

Attachment F

**Competitive Design Alternatives Report –
Building Groups D and E**

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URBIS

COMPETITIVE DESIGN ALTERNATIVES PROCESS REPORT

Competition 1 – Blocks D and E, 130 Joynton
Avenue, Zetland

Prepared for
DEICORP
03 April 2024

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Report Number	Final V01

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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 Deicorp (**the Proponent**) for the Competitive Design Alternatives Process (**Competitive Process**) undertaken for Blocks D and E at 130 Joynton Avenue, (**the site**). The Competition Report outlines the competitive process, provides a summary of each of the competition schemes, and the Selection Panel's recommendation.

The competitive process was conducted in accordance with the Competitive Design Alternatives Process Brief (**Brief**), endorsed by City of Sydney Council (**Council**) on 18 January 2024 which was issued to all invited competitors on 18 January 2024 and is included at **Appendix A**.

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:

- Candalepas Associates (established firm) and Lachlan Seegers Architect (emerging firm)
- DKO (established firm) and Wowowa (emerging firm)
- Turner Studio (established firm) and Panov Scott (emerging firm)
- Furtado Sullivan (established firm) and Curious Practice (emerging firm)

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 in March 2024.

1.2. THE SITE

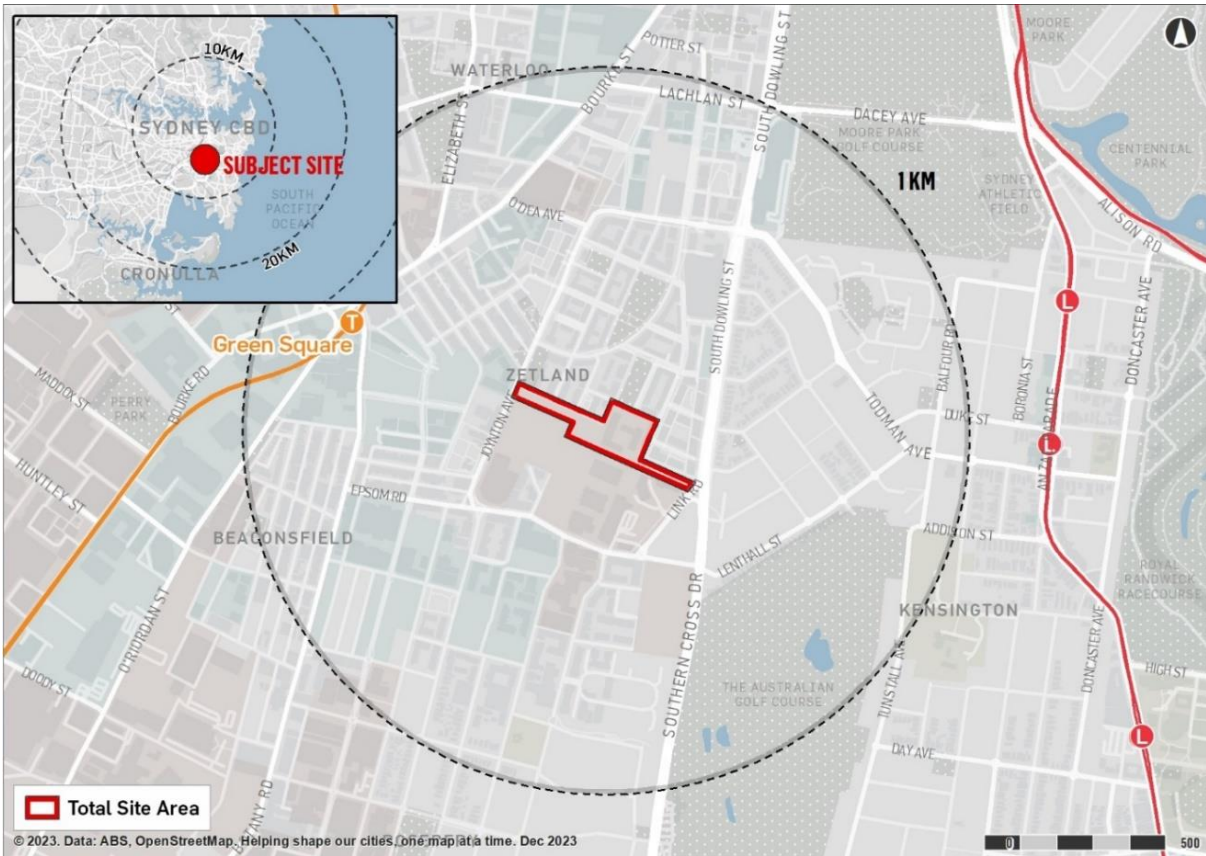
The site is located at 130 Joynton Avenue, Zetland and within the southern portion of the City of Sydney LGA (Figure 1). The site has an area of 17,173m² and is legally described as Lot 1 of Deposited Plan 850686.

The site has a southern frontage to Zetland Avenue, western frontage to Joynton Avenue, eastern frontage to Defries Avenue, and western frontage to the future Goerge Julius Avenue, proposed by the Green Square Structure Plan to continue across the site.

The site is located to the east of Green Square station and is within the Green Square Epsom Park area of the wider Green Square renewal precinct. The site lies within an area subject to significant transformation from industrial to residential and mixed-use developments. The site is predominately level, with a minor fall from east to west from RL21.54 to RL18.54.

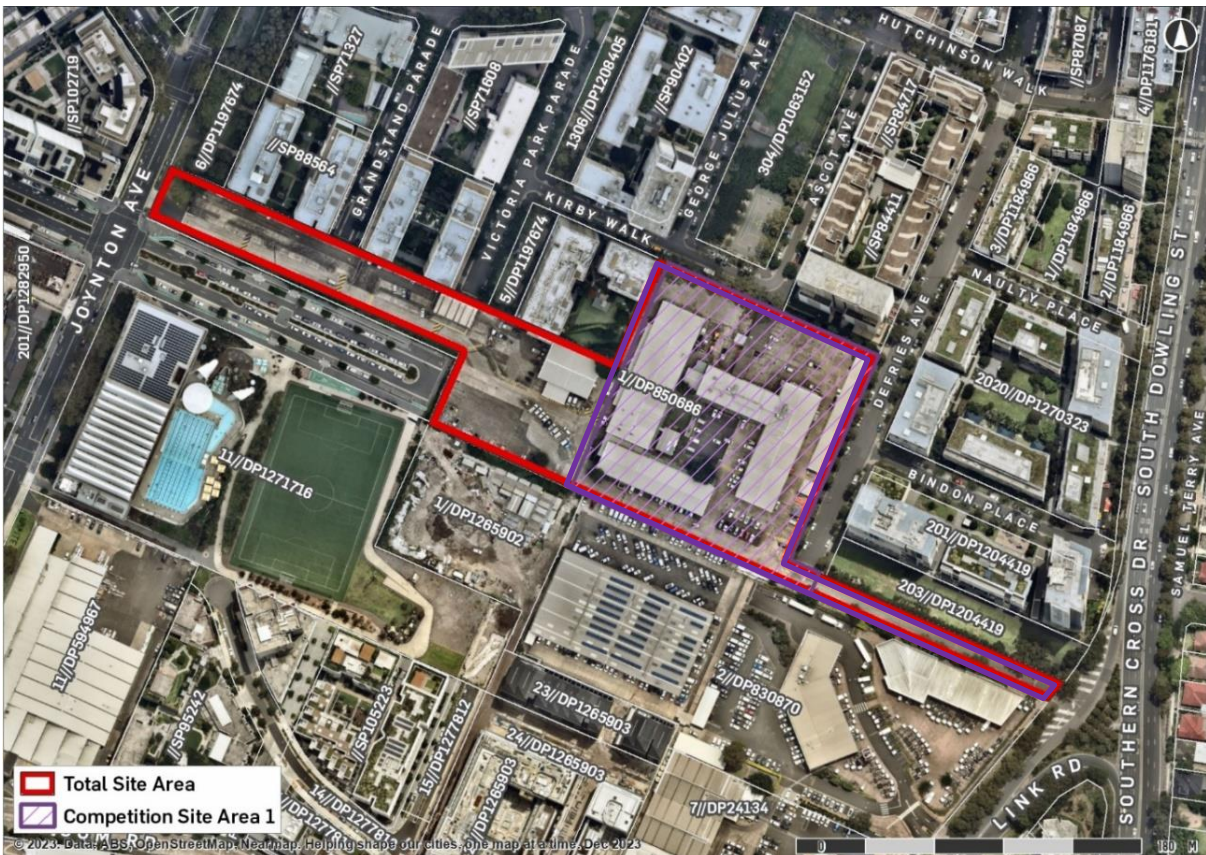
The competitive process relates only to building envelopes of D1, D2, D3, E1, E2, and E3 (Design Competition 1) as shaded purple in Figure 2 and Figure 3 below. Design Competition 1 does not apply to the public domain areas which will be developed in accordance with the approved Public Domain Plan by the Proponent in consultation with Council.

Figure 1 – Locality Map



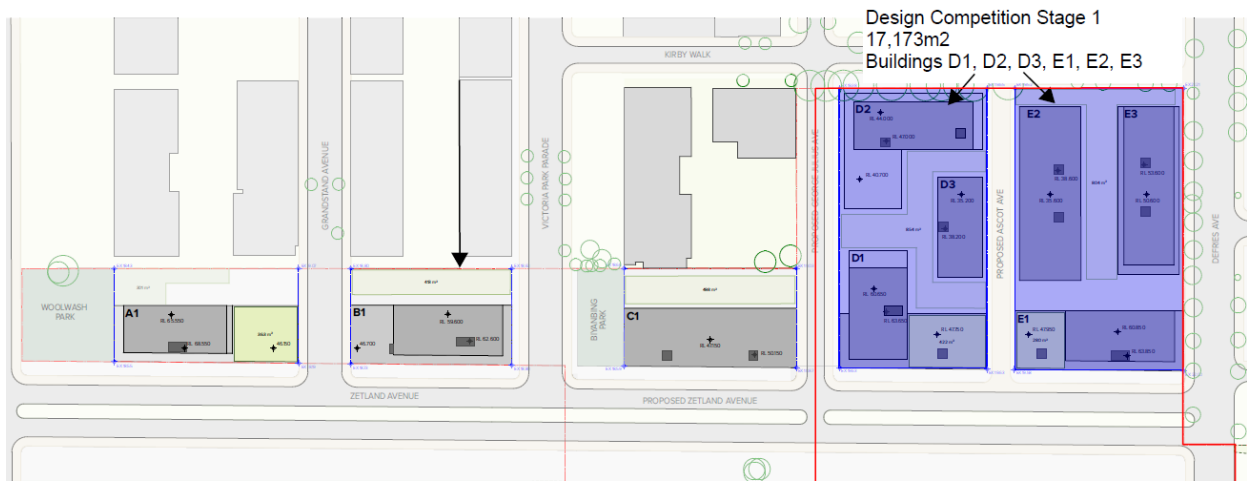
Source: Urbis

Figure 2 – Site Aerial



Source: Urbis

Figure 3 – Location and extent of Design Competition 1



Source: Deicorp

1.3. THE PROPONENT

Deicorp Project (Joynton Ave) Pty Ltd is the Proponent for this development.

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 of 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 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 Candalepas Associates and Lachlan Seegers Architect 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 Candalepas Associates and Lachlan Seegers Architect 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 DESIGN ALTERNATIVES PROCESS

2.1. OVERVIEW

The competitive design process undertaken is described below:

- Four competitors participated in the competitive process, held over a six-week period.
- A briefing session was held for the competitors on 22 January 2024, followed by a site visit.
- 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 29 January 2024, 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 11 March 2024 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. KEY DATES OF COMPETITIVE PROCESS

The key dates for the competitive process were as follows:

Table 1 – Key Dates

Date	Milestone
18 January 2024	Commencement Date Design Competition Begins. Brief issued to competitors.
22 January 2024	Competitors briefing session (and site visit) A briefing session for all competitors held at Deicorp's Head Office. Details released at the commencement of the Competition separate to the Competition Brief.
29 January 2024	Selection Panel briefing session (and site visit) A briefing session for the Selection Panel held in person at Deicorp's Head Office. A site visit followed.
From 15 February 2024	Quantity Surveyor meeting Each competitor was given the opportunity to meet with the Quantity Surveyor (QS) prior to the lodgement of final submissions. Competition Manager meeting Competitors were to secure a meeting date via the Competition Manager. A City of Sydney observer was invited to attend. Meetings were held via Microsoft Teams.
29 February 2024	Final submission lodgement date Competitors submitted final submissions to the Competition Manager by 5.00pm (AEST). Submissions were audited by the Competition Manager (refer to Section 4.9 of the Competition Brief for details). Within 24 hours of the lodgement deadline, competitors were notified of any exceedance and pages deleted. The Competition Manager issued an electronic copy and hard copies of final submissions to all Selection Panel members and the City of Sydney within 48 hours of the lodgement deadline.

Date	Milestone
	<p>Summary pack lodgement date Competitors submitted a .zip file for the Competition Manager by 5:00pm (AEST). The Competition Manager audited the packs and requested removal of any additional or new material.</p>
29 February – 7 March 2024	<p>Review of final submissions and technical reporting A high-level review was 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 QS reports were issued to respective competitors, Selection Panel and City of Sydney 2 days prior to the presentation date.</p> <p>Note: Final submissions were reviewed by the selection panel independently prior to the final presentations.</p>
6 March 2024	<p>Lodgement of presentation date material Competitors submitted 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 requested that competitors to delete any additional or new content.</p>
11 March 2024	<p>Presentation date Competitors presented final submissions to the Selection Panel. Presentations were held at: Deicorp Level 2, 161 Redfern Street Redfern The schedule of the presentations was provided directly to the competitors ahead of the presentation date.</p>
11 March 2024	<p>Decision date Date on which entries were evaluated by the Selection Panel with a recommendation made for formal appointment of the successful competitor.</p>
02 April 2024	<p>Notification to competitors Date on which all competitors were notified in writing of the decision.</p>
04 April 2024	<p>Competitive Design Alternatives Report Date on which Competitive Design Alternatives Report prepared by the Proponent was submitted to the City of Sydney.</p>

3. REVIEW OF DESIGN ALTERNATIVES

3.1. SELECTION PANEL

Three (3) Selection Panel members were nominated by the City of Sydney and three (3) were nominated by the Proponent. The Selection Panel has extensive experience covering architecture, urban design and planning.

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

- Kim Crestani (Principal, Order Architects) – Proponent nominee – Selection Panel Chair
- Robert Nation (Principal, Nation Architects) – Proponent nominee
- Oi Choong (Specialist Consultant, Context) – Proponent nominee
- Kerry Clare (Director, Clare Design, Visiting Professor Bond University) – City of Sydney nominee
- Lee Hillam (Co-Director, Dunn and Hillam Architects, Adjunct Professor at UTS) – City of Sydney nominee
- Dr Michael Zanardo (Director, Studio Zanardo) – City of Sydney nominee

3.2. TECHNICAL ADVISORS

The Proponent made available the following technical advisors to provide technical assistance to all Competitors:

- Ashleigh Ryan (Urbis) – Urban Planning
- Joe Gallace (RWDI) – Wind consultant
- Michael Dakhoul (Construction Consultants) – Quantity Surveyor
- Ryan Campbell (ABC Consultants) – Structural Engineer
- Daniel Fettell (Mott Macdonald) – Flooding

3.3. CITY OF SYDNEY 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

3.4. FURTADO SULLIVAN AND CURIOUS PRACTICE

The Selection Panel acknowledged that the Furtado Sullivan and Curious Practice scheme was generally compliant with the DCP envelopes and building heights. The scheme adjusted building heights to reduce overshadowing to adjacent residential development, a key objective of the Brief.

The scheme delivered a diversity of communal open spaces throughout the development, and achieved a high degree of street activation from ground floor residential apartments directly accessible from the street. Further ground floor activation was enabled through the positioning of the loading dock at a lower ground level and the unique positioning of the driveway access at the north eastern corner of the site, away from the ground floor retail along Zetland Avenue.

The Panel noted the sense of activation provided by the double-fronted retail spaces at the ground plane. However, there were some concerns raised about the practicality of these spaces from an operational perspective. The scheme achieved the required quantum of commercial floor space on the ground level.

The Panel discussed the external building forms and façade treatments. The ground-floor colonnades were identified as having the potential to result in adverse wind impacts, and it was also noted that this would not result in the expressed awning as required by the DCP. The individual building and ground-floor unit entries were considered to be well defined throughout the development.

While it was acknowledged that the scheme provided diverse façade treatment, there were questions as to whether this would result in a 'unified' development. The perforated aluminium screens to the exterior of Building E1 may be difficult to manage and maintain. The project team was cognisant of construction costs and similar construction systems were employed across all of the buildings while enabling their different external treatments without the need to design or construct six separate façades.

Internal apartment layouts were generally found to be well considered; however, some potential issues were identified with regard to adequate solar access and views to the 'rounded' rooms (dining banquettes) at Buildings E2 and E3. Balconies were inboarded in some of the building plans where privacy was preferred to solar access and these balconies would form a greater part of the living area. The long internal corridors were also questioned, although it was noted that these areas provide additional storage space.

The proposed use of stairs and open corridors was acknowledged to provide greater opportunities for social interaction within building D3. Larger areas of deep soil would have been beneficial.

Figure 4 – Indicative Perspective – Furtado Sullivan and Curious Practice



Source: Furtado Sullivan and Curious Practice, February 2024

3.5. DKO AND WOWOWA

The DKO and Wowowa scheme presented a design that challenged the DCP building envelopes and reference building envelopes, namely the removal of Buildings D3, the joining of Building E3 to E1, and re-orientation of Building E2 to create a central, publicly accessible open space. The strong colonnade feature would need to be revised to sit within the chamfered corners of the DCP. While the Panel appreciated the rationale behind this concept, it was identified that this departure from the DCP envelopes may result in operational challenges with regard to maintaining common open space for residents in a secure manner at all hours. Revised flood mapping would also be required. The need for this publicly accessible open space was also questioned, given the site's proximity to Gunyama Park. It was, however, acknowledged that the removal of Building D3 and reorientation of Building E2 would result in increased solar access to lower-level apartments at Buildings D1 and E1.

The Panel complimented the proposed landscape scheme for its demonstration of Connecting with Country principles and the way in which it represented open space as a dynamic part of the urban environment. However, the scheme did show a departure from the DCP layout plan in designing Ascot Avenue as a non-orthogonal movement corridor, and this was a point of concern for the Panel as the street is intended to be used by vehicles in the future.

The removal of Building D3 and reorientation of Building E2 resulted in additional mass on the remaining buildings. In order to remain under the maximum height limits for the land, this meant 'thicker' building footprints (as opposed to additional height). The Panel identified potential issues with this approach, as related to acoustic and visual privacy (particularly at the internal 'L'-shaped corners) and a higher proportion of south-facing apartments within fewer buildings. While acknowledging that the scheme demonstrated design diversity, the Panel questioned the amenity value and buildability of the curved, cantilevered Juliet balconies. Sun-shading and window operations needed more development.

The scheme consolidated vehicular entries to the basement to increase street activation, though acknowledged that traffic advice on the quantum of cars accessing the basement had not yet been sought. Further activation of the ground plane was achieved through the proposed landscaped 'stoop' condition which could also delineate the public and private spaces at the end of the communal space.

Figure 5 – Indicative Perspective – DKO and Wowowa



Source: DKO and Wowowa, February 2024

3.6. ANGELO CANDALEPAS AND ASSOCIATES AND LACHLAN SEEGER ARCHITECT

The Panel were positive about the overall compliance of this scheme with the DCP building envelopes, noting that it was the scheme showed few departures while achieving most of the aims of the Competition Brief. The floorplans of the proposed buildings were considered to be logical and rigorous.

The Panel noted the unit mix was not in accordance with DCP requirements, however the design submission indicated various alternatives to ably adjust and calibrate the arrangement of alternative apartment mix, whilst satisfying the brief. The Selection Panel complimented the adaptability of the apartments and appreciated that their internal dimensions slightly exceeded minimum ADG requirements as required by the Brief.

The Selection Panel appreciated the clear and deliberate design intent of the scheme, however questioned if the portions of façades addressing Zetland Avenue, Defries Avenue, Ascot Avenue and Kirby Walk with minimal width apertures, be reconsidered and widened to improve adequate daylight access and natural ventilation to the bedroom spaces whilst addressing the aspect to those streets.

Although sun-shading has been considered it will need to be applied to large south-western windows as well.

The Panel appreciated the long, slender units ('semis in the sky') at the building edges, noting that they provided good solar access and clear sightlines to the outside. The removal of these apartments at the upper floors enabled light/ventilation into common areas at these floors which was well considered, as well as assisting to reduce overshadowing to the south.

The typical layout of the 1-bedroom apartments was also complimented for its overall amenity and liveability. While acknowledging the efficiency of the 2- and 3-bedroom apartments, the Panel suggested that the floorplans of these units be amended minimise the number of doors to private spaces (namely, bathrooms and bedrooms) off the main living area. The Panel noted the exceedance of the minimum ADG apartment dimensions as providing the possibility for internal layout readjustments without altering design intent.

The Panel were complimentary of the arrangement of the external façade treatments to the buildings and the simple materials palette of face brickwork and pre-cast elements.

It was noted that the hit-and-miss brickwork on the central building demonstrates a high-quality aesthetic outcome that affords good solar access to apartments behind, however the Panel would recommend that the final resolution provides adequate outlook as well as visual privacy to bedrooms behind.

The panel expressly supported the way the built form and top of buildings "touch the sky".

Figure 6 – Indicative Perspective – Angelo Candalepas and Associates and Lachlan Seegers Architect



Source: Angelo Candalepas and Associates and Lachlan Seegers Architect, February 2024

3.7. TURNER STUDIO AND PANOV SCOTT

The Turner Studio and Panov Scott scheme was designed largely in accordance with the DCP buildings envelopes, however showed a departure through its introduction of a new east-west through-site link to the north of Buildings D1 & E1, called 'Makers Walk'. Makers Walk would be designed to achieve a sense of intimacy and activation (including through work-live/SOHO-type dwellings and corner retail tenancies), and also a positive entry experience from different approaches.

The scheme provides a clear understanding and demarcation opportunities between the private and communal open space and the intended publicly accessible Makers Walk.

The benefits of providing a visual connection from Defries Avenue to Joynton Avenue through aligning the northern facades of the Zetland Avenue buildings was noted and appreciated by the Selection Panel. The re-orientation of Building D1 also reduced overshadowing to Gunyama Park, a key objective of the Competition Brief. Concern however was raised as to whether this link would compete for pedestrian movements with the wide and tree-lined Zetland Avenue, and further that the location of basement vehicular entrance points could undermine the success of the otherwise well considered laneway environment. Revised flood mapping would be required.

With regards to the architectural design, the Turner Studio and Panov Scott scheme included many buildings which included a grand scale and proportions with a cohesive language throughout the precinct, though still achieving architectural diversity. Some buildings showed an appropriate residential or finer grain character. Façade strategies including blinds and hoods were employed to introduce passive shading on some of the buildings with a higher window-to-wall ratio.

This scheme included an optional 'pixel model' for building D3, which was informed by the Panov—Scott developed co-living model design for the City of Sydney Council called PIXEL in 2020. It was acknowledged that the Competition was an opportunity to present innovative design ideas, noting however that the co-living model was not required by the Competition Brief. The competitor however also provided an option to revert to traditional build-to-sell floor plates if not supported by the developer.

The innovative façade design for Building E3 enabled "pointing to home" from the street, personalising the building for residents, and providing an animated façade subject to the choice of future residents.

Figure 7 – Indicative Perspective – Turner Studio and Panov Scott



Source: Turner Studio and Panov Scott, February 2024

4. SELECTION PANEL RECOMMENDATIONS

The Selection Panel sets out its recommendations, which are made to 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 Candalepas and Associates and Lachlan Seegers Architect 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 retained:

- Simplicity of the architectural expression, with variety introduced through changes to texture and colour.
- Clarity of the plan with elongated units around perimeter ('semis in the sky' concept).
- Green roofs to central buildings to enable positive views from above.
- Architectural detailing and proportions, and material selection, in particular the precast stepped beams with glass above and below.
- Collection of window/balcony openings under a single spandrel – which presents as a simple and clean design detail.
- Treatment of corners to enable solar access into apartments and daylight into corridors.
- Approach to the relaxed, informal character of the landscaping across the site including the integration of meandering pathways, mounding, fencing, thematic outdoor seating areas, public art and deep soil provision in appropriate locations, all as indicated in Jane Irwin's conceptual design.
- Providing a clear and strong street address to every building.
- Multiple windows at ends of straight corridors to provide light and air.
- Number of lifts and overall lifting strategy.
- Considerations for concealing downpipes and services.
- General buildability including rational structure, basement depth and architectural rationalisation.

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 be resolved and addressed during design development for DA submission:

- Unit mix will need to be calibrated to meet DCP targets.
- Individual entries to ground-floor units – further design development is required to ensure clarity of access points and security to private gardens accessible directly from the street.
- The Panel recommend the reconsideration of increasing the width of vertical windows to bedrooms addressing Zetland Avenue, Defries Avenue, Ascot Avenue and Kirby Walk to improve access to natural light and ventilation.
- The Panel recommend a review of opportunities for apertures/windows at upper-level blank walls to provide potential additional views and amenity from apartments.
- Further development of sun shading to buildings will be required through the detailed design.
- Consideration of judiciously placed openings to hit and miss brickwork, to provide a better outlook from bedrooms behind whilst ensuring privacy concerns are satisfied (where this is the only window to the bedroom).
- Revisiting the 2-bedroom corner internal floorplans to:

- Enable kitchens to have greater amenity
- Improve amenity of living spaces by reducing number of doors that open onto them (including doors to service spaces such as bathrooms)
- Provide clarity around the potential ‘study’ rooms as shown in some floorplates to avoid internalised habitable rooms and the installation of joinery
- Continue to develop the ground plane landscape and roof gardens to unify and enhance the overall setting, further addressing the integration with the public domain, key site entries and vistas, the linear orientation of the outdoor spaces and deep soil for substantial tree growth.
- Private open space, communal open spaces and publicly accessible open spaces to be clearly demarcated and integrated into the overall landscape setting.
- Recommend the improved treatment of blank walls created by the substation and loading dock.

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.

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 Selection Panel's recommendation for the preferred design.

It is considered that the preferred scheme by Candalepas and Associates and Lachlan Seegers Architect, subject to further refinement as set out in Section 4 of this report, 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.

Panellist	Position	Signature	Date
Kim Crestani	Principal at Order Architects		04 April 2024
Kerry Clare	Director at Clare Design		04 April 2024
Lee Hillam	Co-Director at Dunn and Hillam Architects, Adjunct Professor at UTS		04 April 2024
Oi Choong	Specialist Consultant at Context		04 April 2024
Dr Michael Zanardo	Director at Studio Zanardo		04 April 2024
Robert Nation	Principal at Nation Architects		04 April 2024

APPENDIX A DESIGN COMPETITION BRIEF

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DESIGN COMPETITION BRIEF STAGE 1

Buildings D & E
130 Joynton Avenue, Zetland

Prepared for
DEICORP PROJECT (JOYNTON AVE) PTY LTD
18 January 2024

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Consultant	Catherine Kelly
Project Code	P0050022

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

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

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ADDITIONAL INFORMATION

Appendix	Document Name	Prepared by	Description
Appendix A	Design Excellence Strategy	Gyde Consulting	This Strategy has been prepared in accordance with Section 3.3.2 of the Sydney Development Control Plan 2012 (SDCP) and the City of Sydney Competitive Design Policy 2013. (PDF)
Appendix B	Assessment Criteria	City of Sydney	Assessment Criteria and weighting for judging of entries. (PDF)
Appendix C	CGI Viewpoints for Rendered Perspectives	Deicorp	Digital images and viewpoint coordinates for the preparation of perspectives/photomontages. (PDF)
Appendix D	Services Report (Electrical)	JHA Services	The services concept design report and preliminary services strategy. (PDF)
	Services Report (Water)	Opal Water	Preliminary services strategy for sewer and water. (PDF)
Appendix E	Flood Assessment Report	Mott MacDonald	Includes a brief of the appropriate flood levels for vehicular and building lobby entries. (PDF)
Appendix F	Preliminary Public Art Strategy	Gyde	Includes a brief on the requirements of art in publicly accessible places. (PDF)
Appendix G	Geotechnical Investigation	Douglas Partners	Describes the rock mass and groundwater conditions below the current basement level across the site. (PDF)
Appendix H	Wind Design Brief	RWDI Australia Pty Ltd	Outlines considerations for managing wind effects and comfort. (PDF)
Appendix I	Waste Management Brief	Elephants Foot	Outline the waste management strategy for each design competition and building. (PDF)
Appendix J	Transport, Vehicular Access and Loading Brief	JMT	Outline the basement entrance points, loading strategy and basement strategy. (PDF)
Appendix K	Indicative Building Envelopes	Turners	Building envelope plans. (PDF)
	Electronic 3-D Model	AA3D	Electronic 3-D model of approved concept building envelope. (PDF)
Appendix L	Competitor Planning Compliance Table	Urbis	Planning compliance template to be completed by competitors. (Word format)

Appendix	Document Name	Prepared by	Description
Appendix M	Summary of Contamination (DSI)	Douglas and Partners	Contains summary of existing contamination on site. (PDF)
	Remediation Action Plan	EI Australia	Proposed ongoing contamination management and remediation strategy. (PDF)
Appendix N	Site Survey and draft Plan of Subdivision	LTS	Site survey (PDF) and draft Plan of Subdivision (PDF and CAD base layer).
Appendix O	Acoustic Assessment	Acoustic Logic	Contains acoustic impacts and recommendations for site. (PDF)
Appendix P	Indicative Shadow Diagrams	Turner	Contains shadow impacts on site. (PDF)
Appendix Q	Public Domain Landscape Plan	Urbis	Outlines design themes hard and soft landscaping in public domain. (PDF)
	Private Landscape Plan	Urbis	Outlines design themes hard and soft landscaping in private domain. (PDF)
Appendix R	Passive Sustainable Design Guide	City of Sydney	This guide provides practical guidance to assist designers and applicants to design energy efficient, resilient and sustainable buildings which respond to local climate and place. (PDF)
Appendix S	Area Schedule Template	Urbis	This is to be completed to assist the Quantity Survey to complete their cost assessment of each scheme. (Excel)

Note:

Except for appendices containing planning controls where there is any inconsistency between the brief and appendices, the brief prevails. Information and assumptions contained within appendices:

- are for this competitive design process only and may be preliminary in status
- are not to infer or to be taken as an approval, agreement, or endorsement by the consent authority
- in no way fetter the consent authority's determination regarding compliance with the relevant planning controls and policies.

1. INTRODUCTION

1.1. PURPOSE OF THIS COMPETITIVE DESIGN ALTERNATIVES PROCESS

The purpose of this invited Competitive Design Alternatives Process (competitive process) is to select the highest quality architectural, landscape and urban design solution for the development of Blocks D and E at 130 Joynton Avenue, Zetland. This competitive process (Design Competition 1) relates only to buildings D1, D2, D3, and E1, E2, E3 (Design Competition 1) as shaded purple in Figure 1 below.

The Proponent will undertake two invited Competitive Design Alternatives Processes for the whole site, consistent with the design excellence strategy prepared for the site. The redevelopment of the site is to be in accordance with:

- The City of Sydney's Competitive Design Policy 2013 (Competitive Design Policy);
- Division 4, Section 6.21(D) of Sydney Local Environmental Plan 2012 (SLEP 2012); and
- The development standards and controls contained within the SLEP 2012 and the provisions contained within the Sydney Development Control Plan 2012 (SDCP 2012).

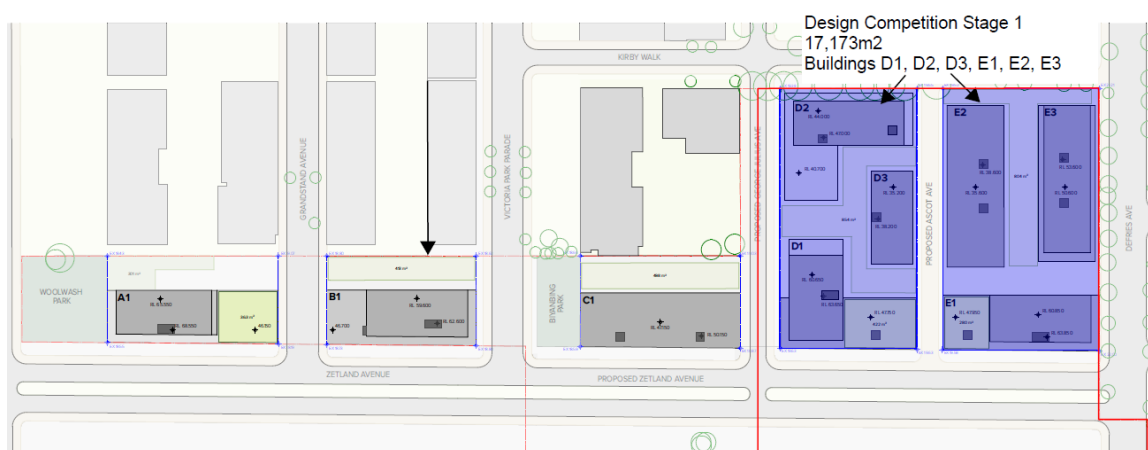
The key objective of this competitive process is to ensure that any future development outcome on the site is capable of exhibiting "design excellence" as defined within the SLEP 2012.

The proponent has invited four (4) competitors each accompanied by an Emerging Architect to prepare proposals for the site. The emerging Architectural practice must design at least one building in Block E and one building in Block D.

Competitors are to prepare schemes for the design of the mixed-use development consisting of:

- Building envelopes D1 and E1 containing a podium with tower above. The podiums are 8 storeys in height and address the street edge on Zetland Avenue, containing non-residential uses on the ground floor. The towers range from 9-12 storeys in height.
- Building envelopes D2, D3, E2 and E3 are residential flat buildings, which are 4 – 9 storeys in height. The buildings are located on the northern side of the site and are grouped around central courtyards.
- Building envelopes D1 and E1 containing non-residential uses and shop top housing and residential flat building uses.
- 2 basement levels connecting Building D and E for servicing purposes.
- Vehicular access to Defries Avenue and George Julius Avenue.
- Loading access from Defries Avenue.
- Associate servicing, landscaping and excavation.

Figure 1 Location and extent of Design Competition 1



Source: Deicorp

1.2. PROJECT VISION

Deicorp's vision is to deliver an outstanding development outcome for the site which achieves meaningful benefits to Zetland by providing development that enhances the future character of the area including the provision of housing and community infrastructure in an accessible location.

1.3. FUTURE VOLUNTARY PLANNING AGREEMENT AND PUBLIC DOMAIN WORKS

The Proponent has commenced negotiations with the City of Sydney to enter into a VPA as part of the redevelopment of the site for the dedication and construction of new roads and drainage infrastructure (Public Domain Works). While the design of the VPA works do not form part of this competitive design process, Competitors are to provide proposals which provide an appropriate interface with and relationship to the VPA works.

The Public Domain Works consist of upgrades to infrastructure, the delivery of new parks and delivery of new roads including:

- Extension Woolwash Park
- Provision of Biyanbing Park
- Extension of Grandstand Ave
- Extension of Victoria Park Ave
- Extension of George Julius Ave
- Extension of Ascot Ave
- Proposed extension to Zetland Ave
- Upgrades to Defries Ave
- Proposed grassed area between Defries Ave and Link Road

The delivery of the Public Domain Works is subject to a separate agreement between the Developer and the City of Sydney and do not form part of the competitive design process.

1.4. DESIGN COMPETITION 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
- design competition procedures.

As required by the City of Sydney Competitive Design Policy 2013, the City of Sydney has reviewed and endorsed this brief on 18 January 2024.

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

This competitive process was notified to the Australian Institute of Architects (AIA) for its information on 18 January 2024.

1.5. DESIGN EXCELLENCE COMPETITION SUMMARY

The following table outlines the key details of the competitive process.

Table 1 Summary of key details of the competitive process

Category	Details
Site Address	130 Joynton Avenue, Zetland (Block D&E)
Site Legal Description	Part of Lot 1 of Deposited Plan 850686
Site Area	17,173 sqm
Total Site Area	28,790 sqm
Competition Type	Competitive design alternatives process
Competition Manager	Ashleigh Ryan Director, Urbis aryan@urbis.com.au 02 8233 9990
Proponent	Deicorp Project (Joynton Ave) Pty Ltd
Consent Authority	Central Sydney Planning Committee
Competition Fee	\$105,000 (excl GST)
Technical Advisors	Technical advisors that competitors can engage with throughout the competition: Town Planning: Urbis, Ashleigh Ryan Wind: RWDI, Joe Gallace Structural Engineer: ABC Consulting, Ryan Campbell Flood Engineer: Mott Macdonald, Daniel Fettell

1.6. KEY DATES

The competitive process will run over an approximate four-week period from the commencement date to the final submission's lodgement date. Key dates for the competitive process are as follows:

Table 2 Key dates for Competitive Process

Date	Milestone/Competitive Process
18 January 2024	Commencement Date Design Competition Begins. Brief issued to competitors.
22 January 2024	Competitors briefing session (and site visit) A briefing session for all competitors will be held at Deicorp's Head Office. Details will be released at the commencement of the Competition separate to this Brief.

Date	Milestone/Competitive Process
22 January 2024	<p>Selection Panel briefing session (and site visit)</p> <p>A briefing session for the selection panel will be held in person at Deicorp’s Head Office.</p> <p>A site visit will follow.</p>
From 15 February 2024	<p>Quantity surveyor meeting</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. The competition manager will be present and City of Sydney observer invited to attend. Meetings to be held via Microsoft Teams.</p>
29 February 2024	<p>Final submission lodgement date</p> <p>Competitors are to submit final submissions to the competition manager by 5.00pm (AEST).</p> <p>Submissions will be audited by the competition manager – See Section 4.9 Final Submissions Restrictions. Within 24 hours of the lodgement deadline, competitors shall be notified of any exceedance and pages deleted.</p> <p>The competition manager is to issue an electronic copy of final submissions to all selection panel members and the City of Sydney within 48 hours of the lodgement deadline.</p> <p>Summary pack lodgement date</p> <p>Competitors are to submit a zip file for the competition manager via 5:00pm (AEST). The competition manager will audit and request removal of any additional or new material.</p>
29 February – 7 March 2024	<p>Review of final submissions and technical reporting</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 survey</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>
4 March 2024	<p>Lodgement of presentation date material</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>

Date	Milestone/Competitive Process
	<p>Summary pack lodgement date</p> <p>Competitors are to submit a zip file for the competition manager via DCM by 5:00pm (AEST). The competition manager will audit and request removal of any additional or new material.</p>
7 March 2024	<p>Presentation date</p> <p>Competitors present final submissions to the selection panel.</p> <p>Presentations to be held at:</p> <p style="padding-left: 40px;">Deicorp</p> <p style="padding-left: 40px;">Level 2, 161 Redfern Street</p> <p style="padding-left: 40px;">Redfern</p> <p>The schedule of the presentations will be provided directly to the competitors.</p>
7 March 2024	<p>Decision Date</p> <p>Date by which entries are evaluated by the selection panel with a recommendation made for formal appointment of the successful competitor.</p>
TBA	<p>Notification to competitors</p> <p>Date by which all competitors are notified in writing of the decision.</p>
TBA	<p>Competitive Design</p> <p>Date by which Competitive Design Alternatives Report prepared by the proponent is submitted to the City of Sydney.</p>

1.7. THE PROPONENT

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

1.8. 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.

1.9. THE COMPETITION MANAGER

The proponent Deicorp has appointed Urbis as competition manager.

The competition manager is:

Ashleigh Ryan
 Director, Urbis
aryan@urbis.com.au
 02 8233 9990

All communications with the competition manager are to comply with the communication protocols set out in Section 4.8.

1.10. THE DESIGN EXCELLENCE STRATEGY

This design competition brief has been prepared by Gyde and Urbis in accordance with the approved Design Excellence Strategy, Appendix A.

1.11. OVERVIEW OF PLANNING CONTROLS

The key planning controls for the proposal are contained within State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development, SLEP 2012 and SDCP 2012. Competitors are to submit entries based on these controls, Refer to Section 3.2 of the brief and the Planning Compliance Table at Appendix L.

2. THE SITE

2.1. SITE LOCATION AND DETAILS

The site is located at 130 Joynton Avenue, Zetland and within the southern portion of the City of Sydney LGA (Figure 2).

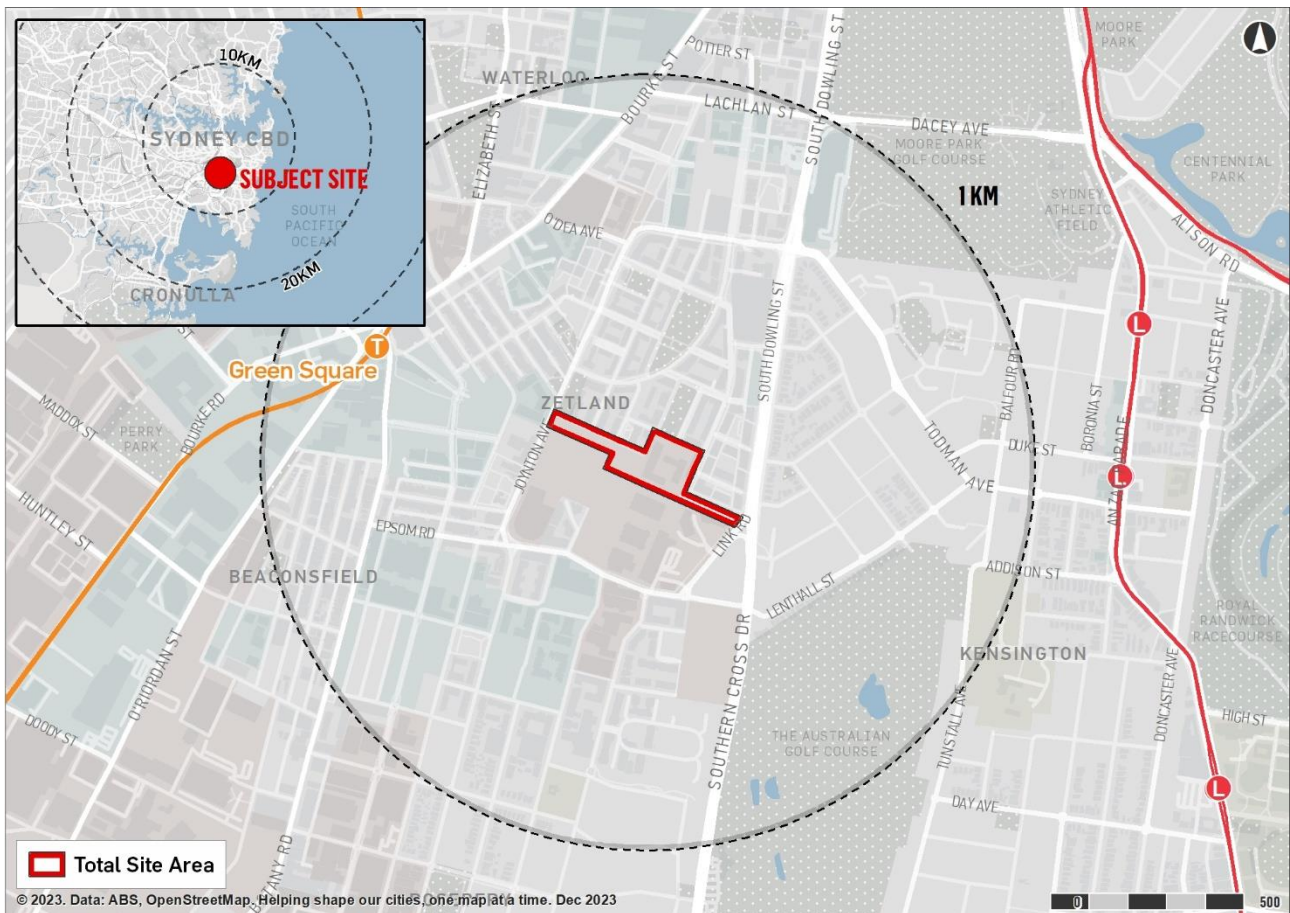
The site has a southern frontage to Zetland Avenue, western frontage to Joynton Avenue, eastern frontage to Defries Avenue and adjoins existing residential development along the northern site boundary. Please note that the site sits at a lower level (RL) relative to neighbouring properties and the Council verge trees located adjacent the northern and eastern site boundaries.

Vertical to the northern boundary are three roads, Grandstand Avenue, Victoria Park Parade and George Julius Avenue which are proposed by the Green Square Structure Plan to continue across the site. The site has an area of 17,173m² and is legally described as Lot 1 of Deposited Plan 850686.

The site is located to the east of Green Square station and is within the Green Square Epsom Park element of the wider Green Square renewal area. The site lies within an area subject to significant transformation from industrial to residential and mixed-use developments. The site is predominately level, with a minor fall from east to west from RL21.54 to RL18.54.

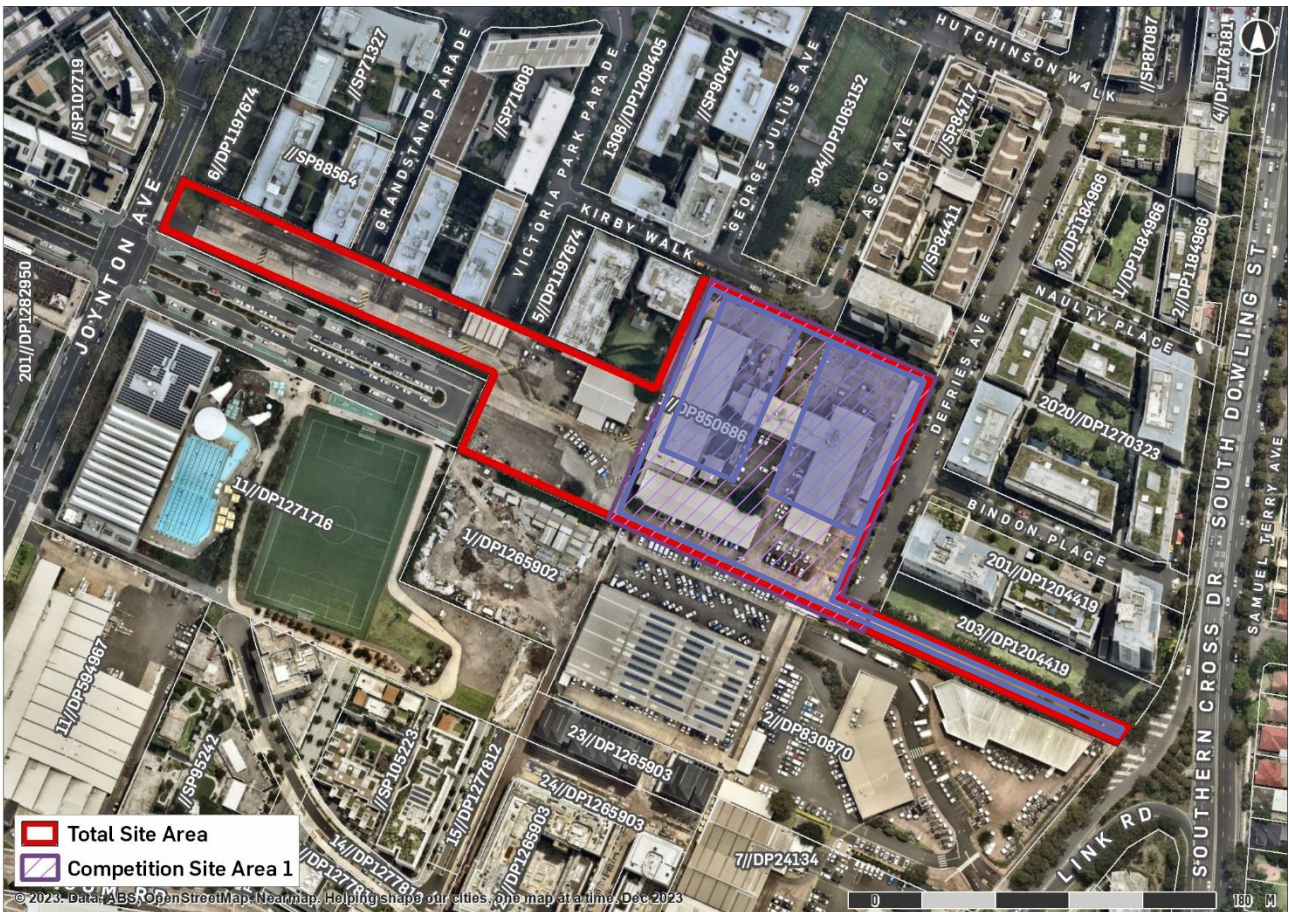
The competitive process relates only to building envelopes of D1, D2, D3, E1, E2, and E3 (Design Competition 1) as shaded purple in Figure 1 and Figure 3. Noting that the Design Competition 1 will not apply to the public domain areas which will be developed in accordance with the approved Public Domain Plan by the Proponent in consultation with Council.

Figure 2 Locality Map



Source: Urbis

Figure 3 Aerial of the Site



Source: Urbis

2.2. SITE CHARACTERISTICS

2.2.1. Existing built form and vegetation

The site is a former AusGrid facility, with site access from Joynton Avenue through security gates. The site is predominately hard stand, with storage containers and one storey buildings along part of the northern boundary. A larger two-storey building is located on the eastern part of the site. There are 11 trees located within the whole site with pockets of vegetation along parts of the southern boundary.

2.3. SITE PHOTOS

The following figures illustrate the existing site improvements.

Figure 4 Site Photos



Picture 1 Existing access to the site from Joynton Avenue through security gates

Source: Gyde Consulting



Picture 2 At-grade car parking and hard-standing located in north-western part of the site

Source: Gyde Consulting



Picture 3 One storey buildings along southern boundary of the site

Source: Gyde Consulting



Picture 4 Two-storey building on western part of the site

Source: Gyde Consulting

2.4. SURROUNDING CONTEXT

2.4.1. Existing Context

The site is located within an area undergoing significant renewal. Historically an industrial suburb, the existing site context does continue to feature warehouses and light industrial buildings. However, as illustrated within Figure 4 and Figure 5, the existing context also includes contemporary and newly constructed mixed use and residential buildings that have been proposed to achieve the desired future character of Green Square. The existing context also includes recently completed parks and public spaces, such as the Drying Green, which support the renewal of the locality for significant new residential density.

Gunyama Aquatic Centre and an active recreation space are located to the south of the site on the opposite side of Zetland Avenue. The aquatic centre provides both an indoor and outdoor 50m swimming pool and leisure areas. Zetland Avenue is a boulevard, with tree lined central reservation and cycle way along each of the single direction lanes. Ticketed 2P parallel parking is provide along both sides of the two-single direction lanes.

To the north and west of the site, is significant high density residential development, comprising a mix of residential flat buildings and shop top housing connected through tree lined avenue and single lane access.

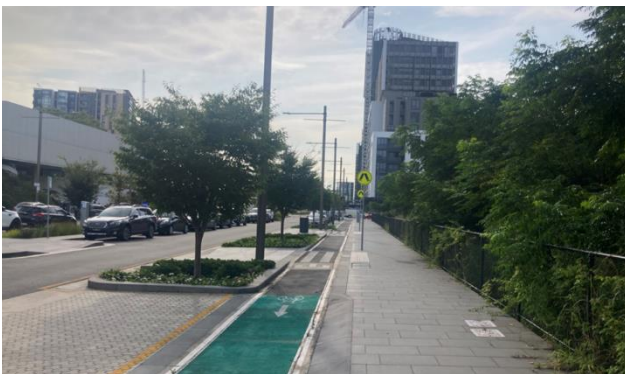
Figure 5 The Site and Surrounding Context



Source: Urbis

The following photos illustrate the surrounding development and context of the site.

Figure 6 Photos of site surrounds



Picture 5 Zetland Avenue, viewed towards west, showing cycle land along southern frontage of the site

Source: Gyde Consulting



Picture 6 Gunyama Park Sports Field to the south west of site



Picture 7 View looking along Zetland Ave with Gunyama Park Aquatic and Recreation Centre to south



Picture 8 High density residential development along the northern boundary of the site



Picture 9 View along Defries Avenue, looking south.



Picture 10 Joynton Avenue, viewing north with existing high density residential development to the west



Picture 11 View of Gunyama Park Aquatic Centre and Recreation Centre looking south along Joynton Avenue

Source: Gyde Consulting



Picture 12 Mixed Use development to the west of the site along Zetland Avenue, Site 15 in background



Picture 13 High density residential development to the west of the site

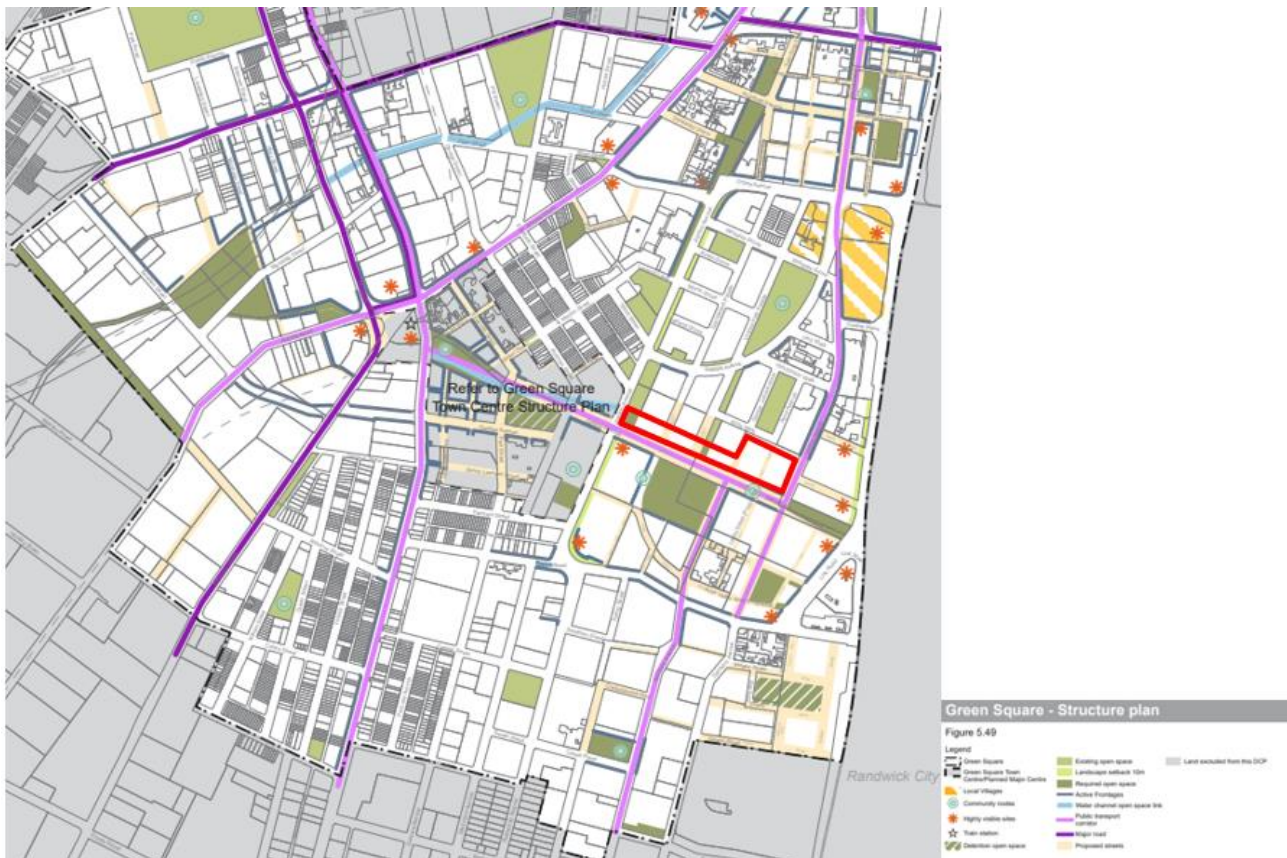
Source: Gyde Consulting

2.4.2. Future Context

The surrounding locality is in a period of transition, with extensive construction and redevelopment for residential and mixed-use purposes, comprising a mix of residential flat buildings and shop top housing ranging in height, as well as community facilities and public domain works.

The site is located within the Green Structure Plan (Structure Plan) as shown in Figure 7 below. The Structure Plan is guiding the redevelopment of the area in terms of open space, building envelopes, new roads and transport connections. The Structure Plan envisages that Zetland Avenue will connect to the Link Road in the future, providing a connection to the Eastern Distributor and South Dowling Street.

Figure 7 Green Square Structure Plan



Source: Sydney DCP 2012

To the south-east of the site is the former Suttons City car dealership complex which is intended to be redeveloped for residential and mixed-use purposes. There is a planning proposal for this site which proposed to redistribute the building volumes to improve solar access to a proposed park and apartments. Further notable proposed and approved developments in the immediate proximity of the site is listed below and in Figure 8.

Figure 8 Future Development in surrounding context



Source: Urbis

Emerging development in the surrounding area comprises the following development:

- A State Significant Development Application was approved on 12 May 2022 for the construction of Green Square Integrated Community Facility and School (D/2021/1245) which was approved. The development comprises a public primary school, community facilities and associated works at 3 Joynton Avenue Zetland. A recent modification application (D/2021/1245/C) approved on 26 June 2023 consented to minor modifications to the amphitheatre, access and on site detention.

Original DA approval:

<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=1560506>

Latest modification approval:

<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=1951848>

- A Development Application for “the construction of a mixed-use development of three buildings up to 14 storeys in height, comprising 271 residential apartments, retail and commercial tenancies and public domain works” at 8 Fuse Street Zetland, was approved on 20 June 2020 (D/2019/976). The construction of the mixed use development is being lead by Meriton and is located immediately south of the site. A most recent modification application (D/2019/976/U) was approved for amendments to the staging of public domain works for the approved Meriton buildings which are currently under construction, nearing completion.

Latest modification approval:

<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2028658>

Original DA approval:

<https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=1444004>

- A Planning Proposal was approved on 27 March 2023 to “enable the redevelopment of the site under 'alternative controls' for a mixed-use development comprising residential, commercial and retail uses” at the old Holden Suttons Site at 118-130 Epsom Road and 905 South Dowling Street Zetland (PP-2022-2350), located south-east of the site. The alternative controls allow for additional height of up to 90m in some areas of the site, with areas of height reduction elsewhere.

Original Planning Proposal Approval: <https://www.planningportal.nsw.gov.au/ppr/post-exhibition/118-130-epsom-road-and-905-south-dowling-street-zetland-sydney-lep-2012-amendment>

2.4.3. Acoustics

A Noise and Vibration assessment (Acoustic Assessment) has been prepared by Acoustic logic (Appendix O). The assessment considers noise intrusion from traffic at surrounding streets and noise emissions (in principle) from mechanical plant.

The assessment determined that the major external noise sources as:

- Existing: Traffic noise from Joynton Ave and Southern Cross Drive.
- Future: Traffic from the local roads to be extended as part of the project.
- Operational noise from the adjacent commercial buildings.

An assessment was made to determine what glazing and wall construction would be required to meet the criteria. The assessment determined that facades facing Zetland Avenue, Defries Avenue and Joynton Ave require heavier levels of acoustic treatment. Competitors refer to Section 3.2.11 Acoustics.

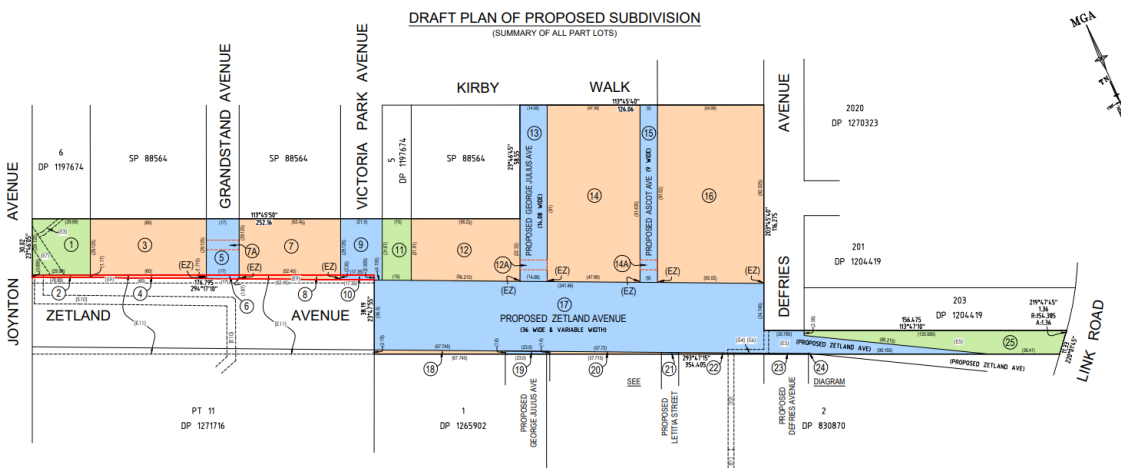
2.4.4. Land Dedication

Land will be dedicated in accordance with the construction staging and is subject to separate negotiation between the Proponent and the City of Sydney. This will include elements of the site to provide an extension to Zetland Avenue linking to Grandstand Avenue, Victoria Park Parade, George Julius Avenue, Ascot Avenue and Defries Avenue, and two parks being Woolwash Park and Bianbing Park. Each of these areas intended to be dedicated are illustrated in blue and green in the following Figure 9.

An overview of the existing easements and strategy for the inclusion of new easements is outlined at Appendix N. In summary, competitors are to consider the following easements in their submissions:

- Existing easement for drainage 1.83m wide (E3) to be retained.
- Existing easement for stormwater 6.095m wide (E7) to be retained, subject to Sydney Water.
- Existing easement for water supply purposes 4.5m wide (E10) to be retained.

Figure 9 Draft Plan of Subdivision



Source: Draft Plan of Subdivision, Appendix N

2.4.5. Transport and Site Access

A Preliminary Transport Study has been prepared by JMT Consulting (Appendix J). The transport study assesses the anticipated transport implications of the project during the construction and operational phases.

The site is currently accessed via Joynton Avenue and Zetland Avenue. Zetland Avenue is a key cycleway and pedestrian thoroughfare with limited opportunities for permanent vehicle entry to the site. The City of Sydney Cycling Strategy and Action Plan 2018-2030 identifies Zetland Avenue as part of the local bike network.

During construction, temporary vehicle access to the site will be provided via Zetland Avenue, however future development will utilise new vehicle access points via the new north-south road connections to Zetland Avenue including primarily George Julius Avenue and Defries Avenue.

Future expansion of the road network will extend Zetland Avenue towards the east to connect with South Dowling Street. A public transport corridor is proposed along Zetland Avenue with a transport interchange to be developed at the corner of Zetland Avenue and George Julius Avenue. The future road network proposed around the the site is illustrated in the following figure.

Figure 10 Future transport network



Any future on-site parking will need to be designed in accordance with the SDCP 2012, as stipulated within the Preliminary Transport Study. Future development will also need to consider the provision of bicycle and motorcycle parking in accordance with Council's parking rates.

2.4.6. Public Domain Strategy

The design of the public domain areas will not form part of the competitive design process scope and will be developed by the proponent in conjunction with the City of Sydney.

2.4.7. Flooding

The subject site is affected by flooding and which will have implications for building design, project staging and interim measures.

The site is located within the Alexandra Canal catchment as described in Council's Floodplain Risk Management Plan. The topographical features of the catchment result in some areas of trapped sag ponding which is drained via the formal network of open channels, covered channels, in-ground pipes, culverts and pits.

In the immediate vicinity of the site, flooding is primarily a result of overland flow where surface runoff exceeds the capacity of the stormwater network. Joynton Avenue is one location where ponding occurs as a result of the topographical features.

Flood immunity and resilience for the current development is provided by the trunk drainage system, and flood storage available in the local road reserves.

The 1% AEP storm is mostly contained within the local road corridors with maximum depths of up to 250mm in the vicinity of the site. With the introduction of the development much of the trapped low area is eliminated whereby grading of the Zetland Avenue road reserve provides for continuous overland flow paths. Maximum depths of approximately 250mm remain adjacent Joynton Avenue within the public domain area.

The report recommends flood planning levels for the commercial areas and vehicle entry points.

A copy of the preliminary flood assessment mapping in Appendix E.

2.4.8. Site Contamination

The DSI by Douglas Partner (Appendix M.1) undertook an investigation of past and present uses of the site, including reviewing previous contamination studies, and extensive historical research review including aerial data. Key findings of the investigation included:

- The site was originally part of the Victoria Park racetrack. The racetrack was initially used for horse and later for motor sports racing.
- The racetrack was subdivided in the 1950's and the land used for various commercial and industrial purposes.
- Ausgrid purchased the site in the 1960's and has been the owner and occupant since that time.
- The site was previously regulated by the Environmental Protection Authority (EPA). The EPA has determined the site no longer requires regulation.
- Safework NSW records indicated that chemicals were stored on site and that there were underground (UST) and aboveground storage tanks. Records indicate some of those tanks have been removed but there is no record of validation of the remediation.

The DSI concludes that that the site can be remediated to be made suitable for a high density residential or commercial development using conventional remedial methods. The remediation approach would need to be documented in a Remediation Action plan when proposed land uses are better defined and prior to commencing any remedial works. A Remediation Action plan (RAP) accompanies this assessment (Appendix M.2) and identifies a sequential process for remediation and validations works, to guide remediation activities. Its remediation goal is to make the site suitable for the proposed use.

2.4.9. Geotechnical and Groundwater

A Geotechnical report has been prepared for the site by Douglas Partners (Appendix G).

The investigations found the following general conditions:

- Fill: To depths of between 0.5m – 2m. Fill consists of sandy gravel, gravelly sand and sandy clay, with trace amounts of concrete, plastic and other matters.
- Sandy soils: Encountered at depths between 7.3m and 14.7m, increasing in density with depth.
- Clayey soils: Stiff to hard clay encountered at depths between 7.7m and 14.2m.

- Weathered rock: Encountered at depths between 8.1m and 14.7m
- Groundwater encountered at depths of between 2.5m and 3.5m below existing ground level.

Key conclusions from the assessment are:

- Any proposed works would need to be designed to allow for potential high groundwater levels and it is likely that any basement levels would have to be 'tanked' or made completely waterproof.
- The uncontrolled fill on the site is likely to settle unevenly under loads.
- The natural sands underlying the site are mostly medium dense or dense, which are relatively good for foundations, but if excavations are proposed in these soils, particularly beneath the groundwater level, then continuous retaining walls will be required to support any excavations.

The Geotechnical report does not identify any significant impediments to development but does identify matters that must be considered in detailed engineering design, including provision of containment cells within the roadways and proposed open space areas.

2.4.10. Landscape

The site has been significantly altered as a result of the previous uses, with 51 trees located within or immediately adjoining the site. 11 of these trees are located within the subject site, six are situated within neighbouring properties and 34 trees are high valued Council street trees.

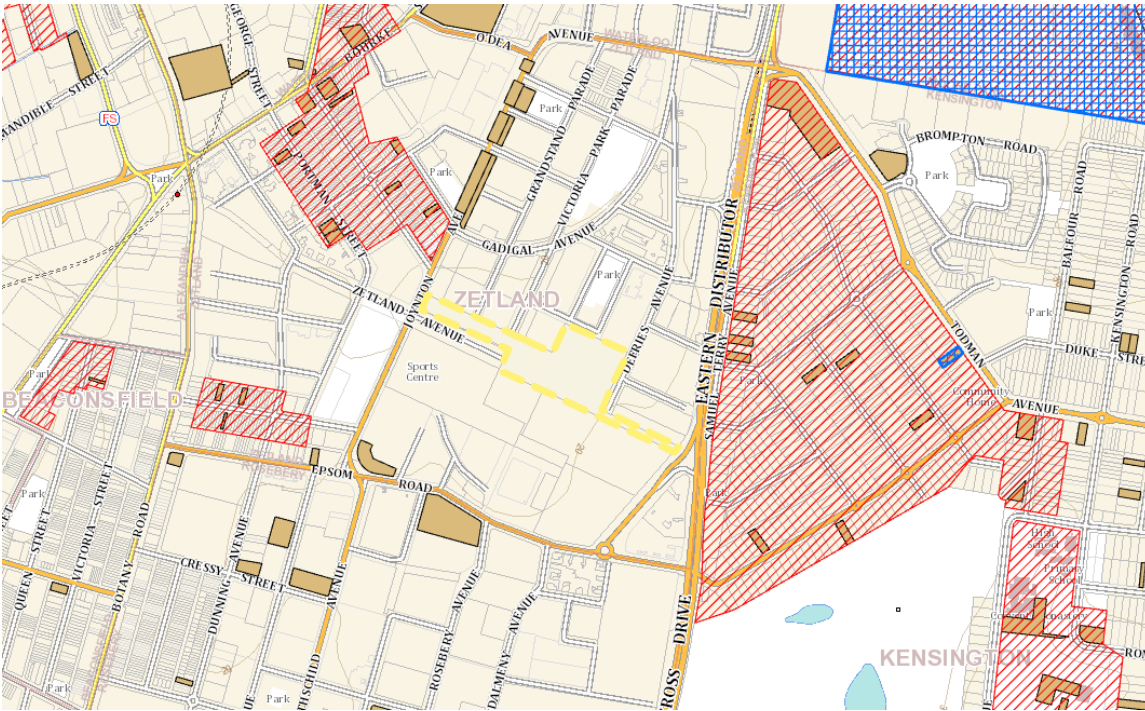
The proposed design will need to accommodate any future requirements identified in an Arboricultural Impact Assessment that is developed in accordance with the Australian Standard for the protection of trees on development sites.

2.4.11. Heritage

The site is not identified as a heritage item and is not located in a heritage conservation area under Schedule 5 of the SLEP 2012. The site is located in the vicinity of a number of heritage conservation areas. The following heritage items are identified within the site surrounds:

- Heritage items are located north of the site along Joynton Avenue including Street trees in Joynton Avenue between O'Dea Avenue and Gadigal Avenue (Item 2210), a horse trough at the corner of Joynton Ave and Elizabeth Street (Item 2214) and the former Victorica Park Racecourse group at 100-106A Joynton Avenue (Item 2212).
- The Former Joseph Lucas office, stairs and showroom is also located at 146-158 Joynton Avenue, to the south of the site (Item 2280).
- The Former "Morafatt Virtue" warehouse is located to the south of the site at 1-3 Rosebery Avenue (Item 1379).
- Land to the east site on the opposite side of the eastern distributor is identified within West Kensington Heritage Conservation Area. The HCA contains a number of heritage items.
- Land to the west of the site is identified within the Zetland Estate Heritage Conservation Area to Elizabeth Street and Portman Street.

Figure 11 Heritage context



Source: NSW Planning Portal

2.4.12. Utilities and Services

The full range of utility services are available at the site including electricity, gas telecommunications, water, wastewater and stormwater drainage.

2.5. RELEVANT PLANNING HISTORY

The site is subject to a detailed development control plan outlined in Section 5.3 of Sydney Development Control Plan 2012 (SDCP 2012). The SDCP 2012 outlines detailed building heights in storeys for the site (refer Figure 9 below).

Figure 12 Epsom Park Building Height in Storeys



Source: Sydney DCP 2012

The Design Competition 1 Indicative Building Envelope Plans have been prepared generally in accordance with the SLEP 2012 and SDCP 2012 controls. Please note that a 4m setback to Kirby Avenue is required to enable retention of existing street trees and help meet minimum deep soil and canopy cover targets.

Following completion of the competitive processes for Competitive Process 1 and 2, development consent will be sought for the entire site comprising the Design Competition 2 design for Blocks A, B and C and Design Competition 1 for Blocks D and E and separate public domain works design.

3. OBJECTIVES FOR THE PROPOSAL

3.1. PLANNING OBJECTIVES AND REQUIREMENTS

3.1.1. Framework

The planning objectives for this competitive design process are to:

- select a design that is capable of achieving design excellence; and
- comply with the relevant planning controls, including SLEP 2012 and SDCP 2012.

The planning objectives for this competition are to ensure that that all schemes comply with the statutory framework of:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
- State Environmental Planning Policy (Housing SEPP) 2021.
- State Environmental Planning Policy (Resilience and Hazards) 2021.
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- Sydney Local Environmental Plan 2012 (SLEP 2012).
- Sydney Development Control Plan 2012 (SDCP 2012);
- Greening Sydney Strategy and Urban Forest Strategy 2023;
- Guidelines for waste management in new developments
- Other relevant City of Sydney and applicable State plans and policies.

The design should also complement the City of Sydney's following policies and initiatives:

- Local safety strategy initiatives.
- Traffic management initiatives.

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

A summary of the key statutory planning documents is provided in the Planning Compliance table at Appendix L, however, the Competitors shall be responsible to ensure the relevant planning controls are addressed in their design submissions.

Where there is an instance of non-compliance against the objectives and strategic direction of any applicable controls, adequate justification must be provided with the competition submission.

Non-compliances are discouraged by the proponent and the consent authority. Where non-compliances are proposed, the justification for any non-compliances with the planning controls is to be included in the Statement of Compliance as part of the competitor's final submission.

3.1.2. Land Use Zone

The site is located in the MU1 Mixed Use zone pursuant to SLEP 2012. Commercial premises and shop top housing uses are permitted with consent in the MU1 Mixed Use zone under the SLEP 2012, of which shop top housing development is a form of residential accommodation.

All submissions shall demonstrate consistency with the zone objectives and be consistent with the emerging character of locality.

3.1.3. Key SLEP Development Standards

The key development standards of the SLEP 2012 applying to the site are set out in the compliance table at Appendix L. A summary of the quantitative standards is outlined below:

Maximum Building Height: Multiple height controls between 28m fronting Kirby Walk and -45m fronting Zetland Avenue, as illustrated in the following figure.

Maximum FSR: Pursuant to SLEP 2012 clauses 4.4 Floor space ratio and 6.14 Community infrastructure floor space at Green Square, the total site is subject to a maximum permitted floor space ratio (FSR) of:

- 1.25:1 (base FSR); plus
- 0.5:1 (community infrastructure floor space).

SLEP 2012 clause 6.21D(3) states that a building demonstrating design excellence is eligible for up to 10% additional floor space. In this case, up to an additional:

- 0.175:1

Please note that competitors are instructed to target the maximum GFA outlined in Section 3.4 of this brief, rather than recalculate the maximum available GFA based on the site area for Design Competition 1 and the relevant FSR control. The proponent will be submitting a single development application (DA) in the future for the redevelopment of the whole site, and compliance against the FSR controls will be recalculated across the whole site for the purposes of the DA.

Competitors are required to complete the Area Schedule Template at Appendix S and include it as part of their submission.

Maximum Car Parking Provision: Refer to the rates in the compliance table at Appendix L. The maximum will be determined based on the final mix of units and uses.

Figure 13 Height of Building Development Standard



Source: Sydney Local Environmental Plan 2012

3.1.4. SDCP 2012 Provisions

The SDCP 2012 supplements the SLEP 2012 with more detailed provisions. Each submission is to demonstrate consistency with the relevant objectives and design principles in the SDCP 2012 by completing the compliance table at Appendix L of this brief. Some of the provisions in the SDCP 2012 will not apply at this competitive process stage but in those circumstances, a capability of compliance should be demonstrated.

3.2. DESIGN OBJECTIVES AND REQUIREMENTS

3.2.1. Overall Design Objectives

The overall design objectives for this competitive process are set out 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 high quality built form which response to the relevant controls and guidelines set out in SLEP 2012 and SDCP 2012.
- Minimise overshadowing impacts on existing residential development within the vicinity of the site. The massing and modulation of any buildings should aim to minimise overshadowing of the adjoining residential development.
- 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.

3.2.2. Key Residential Objectives

The key residential objectives are listed below:

- Provide a high standard of residential amenity across a variety of dwelling types (1, 2 and 3+ bedroom dwellings), with particular attention to solar access, natural ventilation, views and outlook and visual and acoustic privacy that is capable of achieving the objectives of the ADG.
- The residential component of the development shall be designed to be compliant with the maximum number of apartments off a circulation core on a single level and to provide daylight and natural ventilation to common circulation spaces, in accordance with Objective 4F of the ADG.
- The residential component of the development shall be provided with an area of communal open space in accordance with the requirements of both the ADG and SDCP 2012. This area will be for the exclusive use of residents.

- The residential component of the development shall be provided with an area of communal open space in accordance with the requirements of both the ADG and SDCP 2012. This area will be for the exclusive use of residents.
- No air conditioning units on balconies.
- Provide suitable access and security in accordance with the principles of CPTED.
- Consider external noise sources in the planning and design process, including tensions between achieving requisite internal noise levels versus ADG natural ventilation objectives. Any acoustic measures to reduce noise impacts from existing or planned external sources must maintain natural ventilation to habitable rooms.
- Competitors should refer to the design guidance contained in Sections 4B, 4H and 4J of the ADG and SDCP provision 4.2.3.11.
- Design useable balconies (refer to Section 3.3.4 of Brief) to appropriately account for wind conditions and maintain natural cross ventilation, where balconies are noise affected or above 30m in height in accordance with clause 4.5A of the SLEP 2012 and section 4.2.3.13 of the SDCP 2012.
- Setback bedrooms are not acceptable. Competitors are to refer to SDCP 2012 provision 4.2.3.14 relating to apartments with setback bedrooms which states that 'the design excellence bonus will not be awarded where a building includes apartments with setback bedrooms
- Achieve visual privacy within common residential areas and individual apartments.
- Comply with the adaptable dwelling mix requirements of Section 3.12.2 of the SDCP 2012 and silver level apartment universal design requirements of ADG 4Q.
- Achieve acoustic privacy by considering location of communal areas, plant equipment and party walls in relation to sensitive receivers. Competitors should refer to the design guidance contained in the ADG and SDCP 2012 provision 4.2.3.11.
- Floor to ceiling heights must comply with the relevant provisions.
- Competitions shall aim for apartments with good solar access and natural ventilation.
- Competitors are to orientate living spaces towards the best views and outlooks available from the site.

3.2.3. Ground Plane and Activation

The design objectives for entries, lobbies and the ground floor interface are as follows:

- Active frontages are to be provided in accordance with the SDCP 2012 *Sheet 018: Active frontages map*. The following principles should be given consideration in the achievement of activation:
 - Avoid blank walls to the public domain, maximise entries, display windows and activities which provide a positive and safe pedestrian experience when arriving and departing the site and encourage incidental social interaction;
 - All lobbies for residential, retail and commercial uses are to have a prominent street frontage
 - Contribute to a vibrant neighbourhood with a mix of uses, facilities and spaces and active street frontages.
 - Pedestrian entries to commercial lobby(s) shall be:
 - directly accessible from both street frontages;
 - designed for people of all abilities.
 - distinctly separate from retail entrances and vehicular access; and
 - facilitate passive surveillance and encourage social interaction.
 - Residential uses at ground and first floor are to consider:
 - SDCP 2012 provision 5.3.4.1 including being in accordance with Figure 5.87 which requires increased setbacks at this interface:

- private open spaces to all dwellings on the ground floor are to address the street and be accessible from the footpath.
 - individual entries are to be provided to each ground floor unit.
 - the building and landscape design must achieve a balance of passive surveillance of the public domain and privacy to the ground floor residential units.
- Continuous awnings are to be provided in accordance with the SDCP 2012 *Sheet 018: Footpath, awnings and colonnades map*.
 - Achieve required flood planning levels. Flood planning levels and equitable access are to be achieved simultaneously with well-designed and integrated solutions, noting 1 in 20 access walkways perpendicular to the street edge are preferred for all building users. Refer to Section 3.4.14 Flooding.
 - Incorporate corner splays to ground level as per SDCP 2012 provision 5.3.4.2 and Figure 5.88.
 - All landscape setbacks mapped in the SDCP 2012 *Sheet 018: Building setback and alignment map* are to be genuine deep soil for the mapped dimension with no structures above or below ground.

3.2.4. Maximum Envelope, and Built Form

- The building height must not exceed the relevant height of building standards (Section 5.3.4 of the SDCP 2012 and Clause 4.3 of the SLEP 2012).
- The building must not exceed a maximum height of building standard, inclusive of all lift over-runs, parapets, vents, chimneys, aerials, antennas, lightning rods, any roof top garden plantings, exhaust flues etc.
- Designs should be contained within the indicative envelope drawings shown in Appendix L and must the SDCP 2012 Section 3.5 Urban Ecology with objective to protect existing habitat features within and adjacent to development sites.
- Building D2 should be setback a minimum of 4m to prevent significant impact on the high valued street trees on Kirby Walk.
- Schemes should demonstrate compliance with Section 4.2.4 and 5.3.4 Building Form and Design of the SDCP 2012, providing fine grain built form scale within each block, appropriate street frontage lengths, appropriate building separation, and varied architectural character.
- Any long street blocks, should have a variety of facades, articulation, massing and architectural character, presenting as a group of buildings to the street.
- Create a positive relationship between the building design and the future public domain, developing an appropriate relationship between the development site and the surrounding public domain.

Figure 14 below shows the Epsom Park Building Height in Storeys Map from section 5.3.4 of the SDCP 2012, which provides indicative building envelopes and locations for the distribution of up to 10% additional floor space to be sought through the Competitive Design Alternatives Process.

Figure 14 Epsom Park Building Height in Storeys Map



Source: SDCP 2012

3.2.5. General Floor Heights

Floor to floor heights should exceed the minimum outlined in the ADG for mixed use development and should consider Section 4.2.1.2 of the SDCP 2012. Competitors should seek to achieve best practice standards, targeting 3.2m floor to floor height for the residential elements and 4.6m floor to floor for the residential and commercial floors.

3.2.6. Landscape Design

Submissions are expected to address The Sydney Landscape Code: Volume 2 and note that:

- Public Domain Works do not form part of this Design Competition 1.
- Submissions should achieve a design with a high emphasis on high quality, sustainable landscaping integrated with the buildings, terraces and roof tops, private and communal spaces.
- Details of the distribution, location, size, sun/shade, access and intended use of the communal open spaces should be provided. These spaces should meet the recreation needs of future residents and be diverse in scale, aspect, and use. Access to all communal open spaces must be direct and equitable to provide for all residents, with direct access from each building to useable, sunlit open space.
- The landscape design should provide places that people would want to be in, and a balance of hard and soft landscape and an emphasis on canopy cover. Fixed furniture such as seating, tables, BBQs and shade structures must be facilitated to ensure the spaces are inherently useable.
- Where planting occurs on podiums or roof terraces, adequate soil depth and volume should be provided to support planting in accordance with the requirements of the Apartment Design Guide (ADG) and the Sydney Landscape Code. The building parapet height must enable this and allow all planting to be safely and directly accessed for maintenance without a fall risk. The need for any specialised safety equipment for maintenance should be minimised.
- Deep soil should be co-located with deep soil in the public domain wherever possible, and should be used to facilitate large canopy tree planting wherever possible.
- Submissions should address the City's greening and canopy cover targets, outlined in the Greening Sydney Strategy and Urban Forest Strategy. The extent of canopy required, as summarised below, is to be achieved on each street, park and property and documented in the landscape and other plans to show that the overall percentages have been achieved. The canopy cover targets are 15% within each building site (e.g. Blocks D and E).

- Each new building is to apply green roofs to their roof/podium areas wherever possible.

3.2.7. Overshadowing

Competitors are required to provide an overshadowing strategy within their final submission to demonstrate how overshadowing to surrounding residential buildings and public open space has been minimised through the design. Competitors should carefully consider the form and orientation of the building in order to minimise overshadowing on surrounding residential buildings.

Refer below for further details.

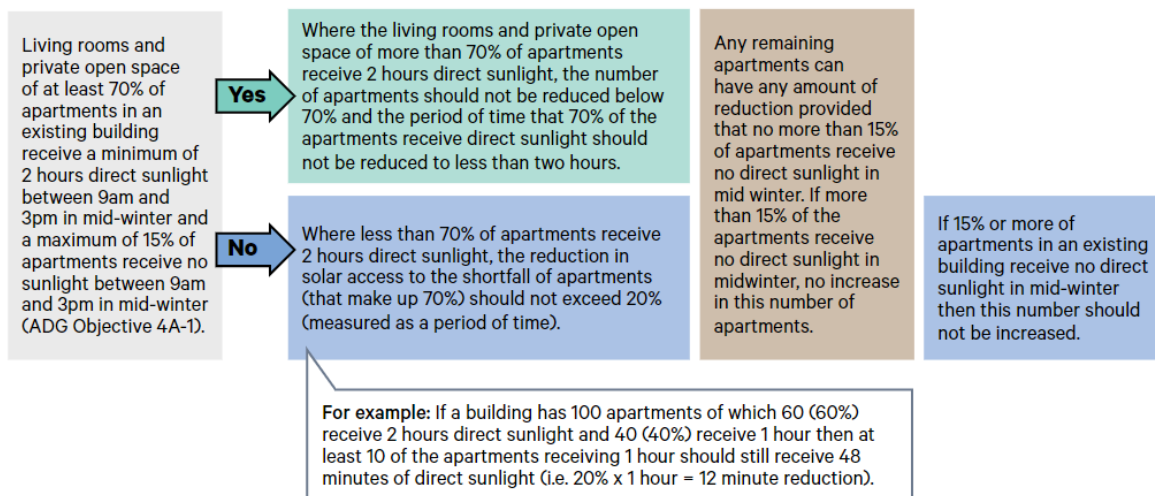
3.2.7.1. Public Domain

The Indicative scheme for shadow diagrams provided by Turner depicts the shadows created by the proposed building envelope in the month of June from 9am to 3pm. For detailed information, refer to Appendix Q and specifically plans SK790-001 and SK790-002 attached with the Brief. Competitors are instructed to have particular regard to potential overshadowing to Gunyama Park located to the south west of the site.

3.2.7.2. Surrounding Properties

Competitors will need to consider overshadowing impacts to neighbouring apartment buildings at 12 and 14 Defries Avenue and to achieve consistency with ADG objective 3B-2. Competitors are advised that the new built form on the Competition Site does cause additional overshadowing to these properties. As such, Competitors are advised to demonstrate how their scheme minimises the impact of additional overshadowing in accordance with the objectives of the ADG.

To assist in measuring the impacts of overshadowing to surrounding residential buildings, Competitors are to consider the following summary of ADG Objective 3B-2 and the associated Objectives 4A and 3D in the design of the building. Further guidance / requirements are provided on this issue by the City of Sydney *DRAFT Minimising overshadowing of neighbouring apartments Documentation guide*:



Note: At the time of writing this brief, the Proponent acknowledges that the solar impact analysis on adjacent residential buildings undertaken to assist Competitors to address overshadowing in their design submissions is preliminary in status. Reliance upon assumptions in this brief are for the purposes of the competitive process only.

Further work as well as consideration of other relevant matters will be required following the competitive process and may affect or alter the assumptions contained in this brief. Further design development will be required to respond to the relevant ADG objectives and provisions.

Nothing in this brief is to infer or to be taken as an approval, agreement or endorsement by the City of Sydney. This report will in no way fetter the Council's determination in regard to compliance with the relevant objectives and provisions of the ADG or other.

3.2.8. Solar Access

Competitors must demonstrate that their scheme exceeds the minimum required solar access to proposed living rooms and private open space of the proposal required by the Apartment Design Guide.

3.2.9. Basement Design

Design vehicle access and basement layouts and levels to maximise pedestrian safety and create high quality ground level relationships between the building and the public domain.

Due to the ground conditions, it is recommended that the basement has a maximum 2.5 levels containing all parking, servicing and loading facilities for the entire development, consistent with the provisions of section 3.11 of the SDCP 2012. For all services vehicles manoeuvring turntables can be considered.

The detailed design of the building must provide for all vehicles to enter and leave the site in a forward direction.

The basement entries must be protected from flooding without relying on the use of flood gates.

Basement designs shall include the following elements in addition to car parking:

- End-of-trip facilities and bicycle parking consistent with 3.11.3 of the SDCP 2012.
- Car share spaces consistent with the requirements of section 3.11.2 of the SDCP 2012.
- Efficient inclusion of building storage rooms for all uses (residential/commercial/retail)
- Loading and unloading provision for all land uses to be incorporated into the design solution. Noting waste, removalist and delivery loading and unloading are to be wholly contained within the site boundaries and basement extents with no access across the public domain at ground level needed for these functions.
- Provision of waste material storage and handling for residential and non-residential uses / loading area to be incorporated into the design solution, including access for a 10.6m waste vehicle.
- A car wash bay.

3.2.10. Vehicular Access, Loading and Parking

The proposed development will require new access points to the road network. Access principles to be addressed by the Competitors include:

- No permanent vehicular access points from Zetland Avenue to avoid impact on pedestrian and bike routes and interruptions to the active street frontage.
- Access points for Building E1 to be setback 25m from the intersection with Zetland Avenue to prevent conflict with future signalised intersections.
- Other driveways to be located a minimum of 12m from their streets intersection with Zetland Avenue.
- Driveway widths for basement car park should be designed in accordance with Section 3.11.11 of the DCP.
- Driveway widths for service vehicles to be reduced as far as practical, and not exceeding 6 metres.
- Treatment of vehicle/car park entries and access ramps and any loading, service or waste management holding areas located at street level are to be integrated within the building envelope. To achieve a high-quality interface with the public domain, all surfaces visible from the public domain are to be treated in material quality equal to the standard of the principle building facade.
- Car parking is to be provided consistent with the maximum car parking rates prescribed in the SLEP 2012. The final car parking rates will be determined as part of the assessment of the detailed DA design stage and will depend on the allocation of the final mix of land uses and calculated in accordance with the maximum car parking rates in SLEP 2012.

- The location of any new driveways shall ensure it does not require the removal of any existing street trees. The driveway shall be appropriately setback so as it does not adversely impact on any existing street trees both below and above ground.

3.2.11. Acoustics

Facades facing Zetland Avenue, Defries Avenue and Joynton Ave require heavier levels of acoustic treatment.

There are a range of options which should be considered to address compliance with natural ventilation and acoustic attenuation simultaneously including: careful siting and layout, façade solidity and depth, absorptive materials to soffits, balconies and other relevant hard surfaces, various window types, careful placements and opening arrangements, and screening awnings and hoods.

Acoustic plenums are a device of last resort, and if needed, vertical plenums are preferred over horizontal plenums. Some strategies are outlined in Section 5.2.5 of the Acoustic Assessment (Appendix O) to enable natural ventilation to be achieved in accordance with the criteria outlined in Section 4.2.3.11 (7)(b) of the SDCP 2012.

Any acoustic measures to reduce noise impacts from external sources must not compromise the provision of natural ventilation to habitable rooms. Competitors are to refer to the design guidance contained in Sections 4B, 4H and 4J of the ADG and provision 4.2.3.11 of the SDCP 2012.

3.2.12. Visual Privacy

Separation between windows and balconies is to be provided to ensure visual privacy is achieved in accordance with Part 3F of the Apartment Design Guide. The layout of apartments and balconies are to be designed to allow views and passive surveillance of the street while maintaining visual privacy.

3.2.13. Communal Open Space

- Communal open space is to be provided in accordance with Part 3D of the Apartment Design Guide, the Sydney Landscape Code Volume 2, the SDCP 2012 and the detail stated in Section 3.4.4 above. Where possible roof top terraces are to be included to support adequate, useable and sunlit space, being accessible for residents in each building.
- Communal open space facilities are to be provided at a suitable location in the development. Ensure the overall design can be used for the recreation and amenity needs of residents with a high standard of finish, choice and amenity.
- Communal open space is to achieve ADG requirements for direct sunlight.
- Providing communal open space and green roofs on the rooftops of mixed use developments and residential flat buildings may be considered and in accordance with the SLEP 2012 height of building standard for the site.
- Consider community garden for residents at grade, atop the podium or on the roof.

Music practice rooms

- Competitors are to provide for one acoustically isolated common room of approximately 20m² that may double up as a music practice room for residents' use.
- Competitors are to provide an acoustically isolated common room of a minimum of 20m² that may double up as a music practice room for residents' use. Locate the room in association with communal open space.

3.2.14. Interface with the Public Domain

The development is to be designed to ensure an interpreted interface between the public domain and ground floor.

The development should be consistent with the public domain and private landscape plan prepared by Urbis (see Appendix Q.1 and Q.2).

3.2.15. Wind

Competitors are to address wind mitigation of pedestrian level wind conditions within the site and adjacent public domain outlined in the Wind Assessment prepared by RWDI (see Appendix H) to ensure a safe and comfortable pedestrian experience and be appropriate to the intended uses.

The environmental wind criteria contained in the section 3.2.6 of the SDCP 2012 is to be considered for all public and outdoor areas of the building. Particular attention should be paid to pedestrian level wind conditions and any areas proposed for outdoor uses such as open spaces, seating, dining, and/or recreation facilities.

The following objectives are to be considered in relation to wind management:

- The wind environment in public domain areas must not result in uncomfortable or unsafe conditions.
- All wind environments must be suitable for the intended uses.
- Ensure high quality amenity is delivered that supports outdoor dining.
- Wind conditions in Competitor's proposed schemes should be reduced. Wind effects will be further considered as part of the future detailed DA, and mitigating measures incorporated where appropriate. These mitigation measures should be achieved through building, rather than landscape design wherever possible.
- Soft landscaping should not be relied upon for wind mitigation. Note Appendix H references to soft landscaping should not be relied upon for wind mitigation strategies.
- Any adverse wind impacts on communal open spaces, particularly roof top terraces, must be mitigated through building design, ensuring the quality of space, solar access and general use is not adversely impacted.
- In relation to the private domain, balconies are to be designed to minimise wind impacts and maximise useability and comfort through recessed balconies, operable screens, pergolas and shutters, noting balconies must be recessed on buildings over 45m where possible. Refer to Sections 3.2.6 (5) and (6) of the SDCP 2012 for balcony design parameters to mitigate wind. Clause 4.5A of SLEP 2012 and Section 4.2.13 of SDCP 2012 for additional guidance on wind affected balconies where greater levels of enclosure are proposed, noting this only applies only to residential flat buildings which are over 30m high.
- Awnings are recommended for all street front faces of the proposed buildings noted as active frontages to reduce the impact of downwash winds. Setbacks can be incorporated where this is not possible. Porous vertical screening above the awning is also advised to reduce wind accelerations around the corner and to reduce the impact of channelling winds.
- Landscaping can be evolved to reduce pedestrian movement near the corners of the building where high wind activity is generally expected. This can be achieved through the use of non trafficable green zones with low dense landscaping or artwork located close to corners.
- Lobby entrances along Zetland Avenue should generally be recessed to provide shelter from winds. Alternatively, screening with a height of 1.5m can be incorporated around the entrances to provide buffer to the winds.
- Any outdoor seating areas should correspond to favourable wind locations. Therefore, locating these away from corners on the ground level is recommended. Inclusion of localised measures such as screening is also recommended particularly if planned along Zetland Avenue.
- It is recommended to incorporate full height screens (impermeable or louvred) along one of the aspects of the corner balconies within the development to reduce the acceleration of winds around the exposed corners. Alternatively, 1.5m high impermeable balustrades can be used around the perimeter of the corner balconies.
- It is recommended to incorporate 1.5m high impermeable screening along the perimeter of any planned rooftop terraces to reduce direct exposure to regional winds. Localised canopies are also recommended within these spaces to reduce the impact of wind recirculation. Additional hard landscaping elements are also recommended within the rooftop terraces to provide buffer to the winds. Any seating areas should incorporate screening to provide protection from strong winds expected on the rooftops.

3.2.16. Flooding

Competitors should address the recommended flood planning levels for the commercial areas and vehicle entry points outlines in Table 3 below and the Flooding Report prepared by Mott MacDonald September 2023 (see Appendix E).

Table 3 Flood Planning Levels

Building	Flood planning level	Entry ground level
D1	L7 – 20.33	L7 – 20.01
	L14 – 20.80	L14 – 20.50
	L15 – 21.05	L15 – 20.70
	L16 – 20.84	L16 – 20.64
		L17 – 19.94
E1	L8 – 20.53	L8 – 20.20
	L9 – 20.63	L9 – 20.30
	L10 – 21.30	L10 – 20.73
	L11 – 21.20	L11 – 20.54
	L12 – 21.30	L12 – 20.70
	L13 – 21.20	L13 – 20.52
Notes:	<p>(1) The remaining building envelopes to be set above overland flow constraints in the adjacent public domain/road reserve areas and above the adjacent levels of buildings listed in this table with constraints from Zetland Avenue flooding.</p> <p>(2) The results should be read in conjunction with the Flooding Assessment Report</p>	

A flood contour map has been provided as part of this brief to inform the location of pedestrian access points to the proposed development. As part of any flood design and considerations, level change solutions are required - no flood gates are to be used.

3.2.17. Environmentally Sustainable Design

The target ESD benchmarks required to be achieved by the development are set out in the approved Design Excellence Strategy (Appendix A). They are provided for guidance and are to be carried through the competitive design phase, design development, construction and through to completion of the project to deliver an exemplar of environmentally sustainable development. The target ESD benchmarks are summarised as follows:

The key ESD targets for the proposal are as follows:

- satisfy the requirements outlined in SEPP (Sustainable Buildings) 2022
- exceed the BASIX Water and Energy score requirements by +5.
- satisfy the Deemed to Satisfy Provisions of Part J of the National Construction Code.
- explore solar PV to rooftops and water retention for landscape irrigation.

ESD targets and sustainability initiatives will be carried through the design competition, design development and construction stages to completion of the project to deliver the ESD targets.

3.2.18. Façade Treatment to manage solar access and reflectivity

The use of external shading is fundamental to passive solar design in Sydney. External solar shading should be designed to provide maximum protection from the summer sun while also providing good access to winter sun. See Appendix R Draft Passive Sustainable Design Guide.

Competitors should provide a high-performance building facade solution that effectively balances building heating and cooling loads, natural light, thermal, visual, and acoustic comfort and indoor air quality requirements. The following additional objectives are to be addressed:

- Designs should seek to achieve a very high proportion of shading in summer and minimise the proportion of shading in winter for each facade orientation.
- Fixed shading strategies and devices should be integral to the architecture.
- Extensive glazing that is unprotected from mid-summer sunlight is to be avoided and reliance upon high performance tinting or glazing as a midsummer sun control is not appropriate.

Competitors should provide the following in their Final Submissions, proposed:

- Window to wall-ratio
- Facade performance
- Solar shading strategy

Reflectivity

Reflective materials used on the exterior of buildings can result in undesirable glare for pedestrians and on occupants of other building and potentially hazardous glare for motorists. In relation to reflectivity (as set out in the SDCP 2012 Section 3.2.7), reflective materials are to be avoided. The following objectives should be addressed in relation to reflectivity:

- Facade treatments 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.
- Generally, light reflectivity from building materials used on facades must not exceed 20%.

3.2.19. Public Art

The City of Sydney encourages the provision of high-quality public art in new developments which benefit public outcomes and the wider community. The Proponent has committed to the delivery of public art as part of the proposed development.

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 (Appendix F).

The Preliminary Public Art Strategy for 130 Joynton Avenue prepared by Gyde Consulting at Appendix F identifies several potential locations for the future public art, to be considered by competitors.

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

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

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

<https://www.cityofsydney.nsw.gov.au/development-guidelines-policies/interim-guidelines-public-art-private-developments>

3.2.20. Waste Management

Waste management facilities must comply with Council's requirements for waste management facilities in accordance with Sections 3.11, 3.14 and 4.2.6 of SDCP 2012 and the City's Guidelines for Waste Management in New Developments (2018) (the guidelines).

Competitors should refer to the Waste Management Brief prepared by Elephants Foot (see Appendix I). The Waste Management Plan covers the waste management requirements for both design competition 1 and design competition 2.

Waste management, storage and collection is to be located off street, wholly within the site in a loading bay or within the building's basement car park.

To facilitate on-site waste collection, the design is to accommodate access and service vehicle parking for a 10.6m long Council truck including:

- maximum grades of 1:20 for the first 6m from the street, then a maximum of 1:8 with a transition of 1:12 for 4m at the lower end;
- a minimum driveway width of 3.6m; and
- a minimum turning circle radius of 10.5m

Schemes should address, the following requirements:

- Waste management systems and facilities that promote safe and convenient access for all users including residents, building management and waste collectors;
- Resident access to waste and recycling disposal points at each residential level in accordance with the requirements for maximum walking distances and waste chute requirements in the guidelines;
- Waste rooms at the base of each chute within the basement level;
- Adequately sized waste storage areas, sized to accommodate predicted waste and recycling generation for residential and non-residential use as per the rates within Reference A of the guidelines;
- Any additional waste storage and collection requirements of the retail space;
- Waste management, storage and collection is to be located off street, wholly within the site in a loading dock. A loading dock is to be provided at Building E with servicing between basements to be undertaken via a bin tug. and provision made for the safe and efficient transfer of residential and non-residential waste between all cores serviced by that loading dock.
- Safe and convenient access for waste collection staff must be demonstrated with a maximum manual handling distance by council contractors of 10m. This may require provision of an adequately sized waste holding area, adjacent to the loading area, that can accommodate all residential bins presented for collection;
- Non-residential components must have separate waste facilities. Commercial tenancies must not have access to residential waste storage areas (if non-residential components are proposed).

3.2.21. Building Services and Plant

A Services Report (Electrical) prepared by JHA Services and a Services Report (Water) prepared by Opal Water has been provided at Appendix D to provide preliminary information relating to electrical, sewer and water services available at the site. Competitors are not to provide detailed building services design and are instead to:

- Allow sufficient space within the design to accommodate building plant and services. Plant is to be located within the building envelope.
- All roof level services are to be concealed. Enclosures and screening of any plant areas and essential services are to be of high-quality material equal in standard to the primary façade.
- Treatment/finishes to service plant areas should be designed to conceal equipment and provide an attractive façade, minimizing any potential visual impact on the outlook of neighbouring developments and public domain.

- Parapets are to conceal all services and plant and provide an architectural resolution to the top of the building.
- No air conditioning units are to be located on balconies/terraces/habitable rooftop areas.
- Development must consider the provision for substations and account for existing network assets on the site.
- Location of plant and services rooms and utilities must be discretely located within the building footprint, enclosed with façade treatment equal of that of the primacy façade. Building services must not compromise presentation of the building to the public domain.

The roof of the development will feature prominently, overlooked by public domain and the surrounding neighbourhood. Treatment of the roofscape must be highly designed and present positively to the public domain and overlooking neighbourhood. Any plant /services and utilities must be designed to be integrated, recessive and not detrimentally impact views. Innovative treatment of the roofscape is encouraged.

3.2.22. Substations

A substation will be required within the site. Substations are to be integrated with building or landscape structures and are not to be a free-standing kiosk.

The location and design of substations:

- Should ensure chambers and enclosures are recessive and positively contribute to the architecture, landscape and public domain design quality.
- Enclosures and screening are to be of high material quality equal in standard to the facade treatment applied to principle buildings.
- Should not compromise activation of street frontages nor the public domain.

It is expected the site will require a new indoor Ausgrid chamber substation located at ground level with suitable access to the street. This substation infrastructure will require the following considerations:

- A footprint of approximately 17.0m L x 9.0m W x 3.2m H.
- Clear 4.0m wide x 4.0m high right of way from a public road to the substation doors.
- All building elements within a 3.0m radius in all directions must have an FRL of 180/180/180 and 2kPa blast rating.
- Any building ventilation openings (natural or forced) are to be a minimum 6.0m in a stringline away from the substation louvred doors.
- No hydrants or boosters are to be located within 10.0m of the substation.
- The new substation infrastructure will utilise the ample existing HV feeders within Joynton Avenue for supply.

Competitors are to refer to Appendix D Services Report.

3.2.23. Vertical Transport

The design should provide the following to achieve the vertical transportation criteria as per the National Construction Code and relevant Australian Standards.

3.2.24. Structural and Geotechnical Objectives

A Geotechnical Investigation prepared by Douglas Partners has been prepared and included at Appendix G describe the rock mass and groundwater conditions below the site to inform structural considerations for building on this site. Notably the building design is to:

- Achieve basements ranging to 2-3 levels.
- Prior to any excavation an appropriate full depth retention system must be installed.

- Consider the impact of the proposal upon neighbouring structures, roadways and services, and the basement excavation retention systems designed so as to limit lateral deflections.
- Footings for the building and retaining walls shall be founded within material of similar strength to provide uniform support and reduce the potential for differential settlements.

3.3. COMMERCIAL OBJECTIVES AND REQUIREMENTS

3.3.1. Floor Space and Land Use targets

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

Table 4 Floor Space and Land Use Targets

Land Use	Target
Retail and Commercial	<ul style="list-style-type: none"> ▪ Schemes should target a maximum ground floor commercial GFA of 810-900m² within the extent of Design Competition 1. ▪ A range of employment uses (i.e. commercial and retail uses) limited to the ground floor of the development and supported by end of journey facilities. ▪ Produce a feasible and commercially viable design that is attractive to prospective retail tenants and owners, and residents.
Residential	<ul style="list-style-type: none"> ▪ Schemes should target an indicative residential GFA of 32,120m² within the extent of Design Competition 1. Note that a 4m setback to Kirby Walk is now required which may impact the achievement of the yield target. ▪ 100% residential uses on all floors above ground level, including apartments with a high level of amenity supported by communal facilities. ▪ Optimising GFA is not to cause departures from required ADG amenity outcomes including but not limited to natural ventilation, natural cross-ventilation, solar access, and noise protection beyond what has already been considered in the building envelopes.
Basement	<ul style="list-style-type: none"> ▪ 2 levels of basement parking is preferred with links between basements for waste servicing and loading only (refer to Indicative Basement Plan as part of the Indicative Building Envelope Package (Appendix K). ▪ Maximum parking allocation should be achieved relative to the unit mix and retail/commercial GFA.

3.3.2. Number of Apartments, Mix and Size

Competitors are encouraged to explore ways of maximising the net lettable area by designing single level apartments and using efficient layouts including open stairs and corridors grouping around lift stair cores or open galleries and corridors, notwithstanding schemes are not limited to these methods.

The overall indicative estimated apartment yield is 350-370 units across the entirety of the Design Competition 1.

Competitors shall seek to achieve the maximum density on the site through consideration of the internal apartment areas and desired apartment mix outlined in Section 3.3.2 below. Internal apartments shall exceed the ADG and aim to be a minimum area of those listed in Table 5.

Table 5 ADG Guidelines

Apartment type	Area
One bedroom	An internal area of 50sqm
One bedroom plus study	An internal area of 58sqm
Two bedrooms	An internal area of 80sqm
Two bedrooms plus study	An internal area of 85sqm
Three bedrooms	An internal area of 101sqm
Three bedrooms plus study	An internal area of 105sqm

Two (2) and three (3) bedroom apartments shall have two (2) bathrooms, of which one (1) bathroom is an ensuite off the main bedroom. In two (2) bedroom plus study and three (3) bedroom apartments the main bedroom shall be a minimum of 12m² and other bedrooms shall be at least 9.9m². Hallways shall be a minimum width of 1.0m and lounge rooms a minimum width of 4.0m.

The desired apartment mix for Design Competition 1 phase, which is generally consistent with the mix requirements under provision 4.2.3.14 of SDCP 2012, is as follows:

Table 6 Apartment Mix Target

Desired Apartment Mix	Target
One bedroom	7.5%
One bedroom plus study	7.5%
Two bedrooms	35%
Two bedrooms plus study	35%
Three bedrooms	7.5%
Three bedrooms plus study	7.5%

3.3.3. Number of Commercial/Retail Tenancies, Mix and Size

- Schemes shall provide commercial/retail space at the ground floor facing Zetland Avenue, targeting 810-900m² of net lettable area.
- Ceiling heights for non-residential ground floor uses shall be 4.5m.
- The target market is small to medium size tenants e.g. retail, food and beverage and office.

3.3.4. Balcony Sizes

Balcony sizes and depths must satisfy the minimum requirements of the Apartment Design Guide. It is important that balconies function as effective outdoor living areas and for this reason the following more generous balcony size ranges are provided by the proponent as a guide:

- 1 Bedroom 8 to 10 sqm
- 2 Bedroom 12 to 14 sqm
- 3 Bedroom (small) 14 to 16 sqm

- 3 Bedroom (large) 16 to 20 sqm
- 4 Bedroom 20 + sqm
- Penthouse 30 sqm or larger when setback allows

3.3.5. Project Construction Budget

The construction budget for the competitive process is \$149,600,000 excluding GST.

3.4. BUILDABILITY OBJECTIVES

Competitors should have regard to a feasible and efficient construction methodology and align with the project budget, whilst satisfying the functional requirements of the brief.

The design is to demonstrate an efficient and hence cost-effective structural design which will minimise structural transfers and cantilevers. Designs with innovative and practical solutions, rational structural grids, floor plate flexibility for tenant integration and potential base building modifications incorporation will be considered favourably.

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

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

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

3.4.1. Construction Methodology/Buildability

- The basement levels shall be designed and constructed in accordance with the recommendations outlined in the Geotechnical Report (see Appendix G).
- Structures shall be as efficient as possible, including minimising transfer structures.

3.4.2. Construction Staging

- The development shall be constructed in four (4) stages.
 - Stage 1 will comprise Building E1, E2, E3 and construction of Ascot Avenue and Defries
 - Stage 2 will comprise Building D1, D2, D3 and construction of George Julian Avenue
 - Stage 3 will comprise Building C1, extension of Zetland Avenue and embellishment of Biyanbing Park (not subject to this competitive design process).
 - Stage 4 will comprise Building A1 and B1 and extension of Victoria Park Parage and Grandstand Avenue (not subject to this competitive design process).
- Competitors are to clarify indicatively via a site plan where the staging intersects above the ground floor.

3.4.3. Strata

The Proponent has advised the project will generally comprise of retail, commercial and residential stratum. The total number of stratum will be determined in the future, subject to or following detailed design.

4. DESIGN COMPETITION PROCEDURES

4.1. DESIGN COMPETITION ENTRY

This design competition is by invitation only, limited to 4 Competitors, each with an emerging architect firm.

Each competitor must be a person, corporation or firm registered as an architect in accordance with the *NSW Architects Act 2003*. Each Architect must be registered Design Practitioners under the *Design & Building Practitioners Act 2020*.

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

4.2. COMPETITION MANAGER

The proponent has appointed Ashleigh Ryan, Urbis, as the manager of this competitive process. 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 competitor's questions during the competitive process and coordinating responses
- verifying the design competition submissions meet submission requirements
- coordinating the drafting of the Architectural Design Competition Report.

All communications with the competition manager are to comply with the communications protocols set out in Section 4.8 of this brief.

4.3. IMPARTIAL OBSERVER(S)

This design competition 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. Observers must be provided with at least one weeks' notice and will be present at:

- the briefing and site visit for competitors and jurors
- any further briefings or site visits
- presentations
- selection panel discussions and deliberations

All communications and information issued to and received from competitors and the selection are also to be copied to the observers.

The observer may be present when submissions are opened.

4.4. THE SELECTION PANEL

4.4.1. Selection Panel

The Selection panel is to comprise a total of 6 members in the following composition:

- Three members nominated by the proponent;

- Three members nominated by the City of Sydney and who have no pecuniary interests in the development proposal or involvement in approval processes.

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

Selection panel members are to:

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

The selection panel will:

- include persons who have expertise and experience in the design and construction professions and related industries
- include a majority of registered architects with urban design expertise.
- include a least one member who is a representative of the consent authority's design review panel.

4.4.2. Selection Panel Chair

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

In coordination with the competition manager, the Chair shall at the conclusion of the selection panel deliberations, supervise:

- letters of notification to the winning and unsuccessful competitors
- the writing of selection panel comments to be included in the Competitive Design Alternatives Process Report
- review and endorsement of this final report as prepared by the proponent.

4.4.3. Selection Panel Obligations

In accepting a position on the selection panel, selection panel members agree to:

- 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 during presentations of the submissions
- evaluate submissions promptly in accordance with competitive process timetable. Refer to Section 1.5 Key Dates abide by the requirements of the brief
- 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 an Competitive Design Alternatives Report explaining their decisions
- sign a statement confirming they have read and understood the selection panel obligations for the duration of the competitive process.

4.5. PROPONENT'S OBLIGATIONS

In relation to the site or the competitive process, and unless otherwise specified by this brief, the proponent agrees to have no contact with the selection panel, competitors from their time of appointment, nor Central Sydney Planning Committee, 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 design competition, then the design competition may be terminated.

4.6. TECHNICAL ADVISORS

4.6.1. 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. The following technical advisors will be made available to the selection panel:

- Town Planning: Urbis, Ashleigh Ryan
- Wind: RWDI Joe Gallace
- Quantity Surveyor: Construction Consultants, Michael Dakhoul

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.

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

4.6.2. 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 4.8 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.

- Town Planning: Urbis, Ashleigh Ryan
- Wind: RWDI Joe Gallace
- Structural Engineer: ABC Consultants, Ryan Campbell
- Flooding: Mott Macdonald, Daniel Fettell

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.

4.6.3. Quantity Surveyor

The proponent's appointed quantity surveyor (QS) must provide an indicative cost estimate of the competitor's proposal based on submissions and completed area schedule/yield analysis set out in Section 5 - Presentation material submission requirements. The QS report may also include a discussion on how the design is an economically feasible development option.

The competition manager will issue QS estimates to the selection panel and 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 design competition 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 4.8 of this brief.

4.6.4. Town Planning

The proponent will engage and retain Urbis to provide planning advice to each competitor throughout the competitive process.

Town Planning advice will be made available by the proponent for the competitors for a maximum of three hours of advice, per discipline, per competitor.

The competition manager will provide a Planning Compliance Summary to the selection panel and the City of Sydney two days prior to the final presentation date.

All communications with the Town Planner must be conducted strictly in accordance with communication protocols set out in Section 4.8 of this brief.

4.6.5. Technical Advisor 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 4.19 and will be required to sign a confidentiality agreement with the proponent to keep the content and intellectual property of each scheme confidential.

4.7. AMENDMENTS TO THE BRIEF

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

A change to the design competition 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.

4.8. COMMUNICATIONS AND QUESTIONS

Competitors should submit to the competition manager in writing (mail or email), all communications, questions and enquires relating to this competitive process, brief or the project generally.

Ashleigh Ryan (Director)
Urbis Pty Ltd
Level 8 123 Pitt Street Sydney NSW 2000
aryan@urbis.com.au

Except where otherwise specified in this brief, competitors should not communicate regarding clarification of the competitive process with:

- the Proponent
- Selection panel members
- Technical advisors(s)
- City of Sydney
- Consent authority
- Councillors
- 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.

4.9. FINAL SUBMISSION 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.

4.10. LODGEMENT OF FINAL SUBMISSION

Competitors shall lodge their final submissions electronically via the file transfer site at the following address:

Urbis Pty Ltd
Level 8 123 Pitt Street Sydney NSW 2000

Attention: Ashleigh Ryan aryan@urbis.com.au

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 1.5 Key dates.

4.11. DISQUALIFICATION

Submissions that fail to meet the design competition 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 the selection panel outside the final presentation date.

The selection panel will determine any disqualifications.

4.12. PRESENTATION DATE – PRESENTATION MATERIAL

On the presentation date (refer to Section 1.5 Key Dates), competitors will 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 1.5, and the maximum page limit prescribed in Section 5 Presentation Material for competitor's submissions.

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.

4.13. SELECTION PANEL ASSESSMENT AND DECISION

A minimum of 4 competitive process submissions are to be considered as part of this architectural design competition.

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 B 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 design competition 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 design competition.

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

The selection panel may decline to declare a winner of the design competition 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 design excellence and thus end the design competition.

4.14. 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 1.5 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.

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 design competition.

4.15. ANNOUNCEMENT

The competition manager will in writing advise all competitors of the selection panel's decision within the timeframe as per Section 1.5 Key dates.

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

4.16. ARCHITECTURAL DESIGN COMPETITION REPORT

When the design competition submissions have been assessed, the competition manager is to prepare and submit to the City of Sydney a Competitive Design Alternatives Report prior to the submission of the detailed DA for the building.

This report shall detail:

- the competitive design 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 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(D) 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 1.5 Key Dates.

Following the selection panel's decision, the City of Sydney may require the proponent to hold a public exhibition of the design competition entries.

4.17. ACHIEVING DESIGN EXCELLENCE

The proponent and selection panel acknowledge that design competition 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.

4.18. DESIGN COMPETITION FEE

A competitive process fee of \$105,000 excluding GST shall be paid to each competitor for participating in this invited design competition.

Prior to the commencement of the design competition, 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.

4.19. 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 design competition that is made public.

4.20. 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 design competition 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 design competition 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.

5. PRESENTATION MATERIAL – SUBMISSION REQUIREMENTS

5.1. PRESENTATION MATERIALS 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 exhibition.

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

Note: 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.

5.2. DOCUMENTATION

Table 7 Document Submission Requirement

Appendix	Submission Requirements	Details (Items B-D.1 constitute the report body to be strictly limited to a maximum of 40 x A3 pages) All pages must be numbered	Indicative no. of A3 pages/slides (unless a maximum)
A	Cover Page and Content	Limited to cover page with competitor's identity and contents list only.	Not counted
B	Statement of intent/design	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"> ▪ 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. 	6-10
C Drawings and graphics			
C.1	Location context Sketch Plan (1:1000)	-	1
C.2	Site Analysis (1:500)	-	1
C.3	Concept Site Plan (1:500)	Include existing and new streets, public domain improvements, building form and massing on site and adjacent area.	1

Appendix	Submission Requirements	Details (Items B-D.1 constitute the report body to be strictly limited to a maximum of 40 x A3 pages) All pages must be numbered	Indicative no. of A3 pages/slides (unless a maximum)
C.4	Ground floor plan (1:200)	Include landscape and the relationship to the public domain	1
C.5	<i>Typical plans, elevations and sections including basement level (1:200)</i>	All plans, elevations, sections and 3-D massing studies must: <ul style="list-style-type: none"> ▪ Include adjacent properties to clearly represent the proposed design in relation to neighbouring context ▪ Illustrate the proposed design relative to Concept DA envelopes or Site Specific DCP controls, shown as an overlay on each drawing ▪ Include a scale bar (where a scaled drawing) ▪ Include a north point (all plans). ▪ Critical relative levels on relevant sections & elevations 	6-10
C.6	<i>Roof Plan (1:200)</i>	-	1
C.7	<i>Landscape concept plan (1:200)</i>	Include deep soil calculations.	1
C.8	<i>Typical apartment layouts (1:100 or 1:50)</i>	Include typical layouts for studio, one, two, three bedrooms, etc.	2-3
C.9	3-D computer, hand - generated perspectives or photomontages	Three (3) rendered perspectives of the proposal utilising the identified viewpoints as set out in Appendix C.	3
C.10	<i>3D supporting graphics</i>	The number and type of 3D perspectives or photomontages, in addition to the prescribed views in Appendix C, 3-D computer generated perspectives or photomontages, is at the competitors' discretion, whilst observing the maximum page limit.	
C.11	<i>Digital materials/image board</i>	Provide indicative finishes. Samples are not required.	1

Appendix	Submission Requirements	Details (Items B-D.1 constitute the report body to be strictly limited to a maximum of 40 x A3 pages) All pages must be numbered	Indicative no. of A3 pages/slides (unless a maximum)
C.12	<i>Concept DA envelope / regulatory controls overlay</i>	<u>Overlays</u> illustrating compliance with envelope <u>must be included</u> on relevant plans, sections, elevations and 3D massing model.	N/A
C.13	<i>Indicative facade system detail (1:50 or 1:20)</i>	Typical principle facade system detail and description. Competitors should provide the following in their Final Submissions, proposed: <ul style="list-style-type: none"> ▪ Window to wall-ratio ▪ Facade performance ▪ Solar shading strategy 	1-2
C.14	<i>Shadow impact diagrams</i>	Diagrams are to clearly present shadow impacts of the proposed relative to Concept DA / site-specific DCP building envelope shadow impacts.	2-4
C.15	<i>Amenity diagrams</i> <i>a) Solar access diagrams</i> <i>b) Natural cross ventilation</i> <i>c) Visual privacy (building separation distances)</i>	Demonstrate satisfaction of ADG requirements. <ul style="list-style-type: none"> ▪ Items a, b and c are to be addressed. ▪ Item c, may be demonstrated by providing dimensions on plans and sections. 	1
C.16	<i>GFA plans (Scale – 1:500)</i>	Illustrate the accounting of GFA. In coordination with the required area schedule.	1
D Schedules			
D.1	Area Schedule/Yield Analysis	Competitors must complete and submit their own yield schedule. The schedule must include: <ul style="list-style-type: none"> ▪ Gross Floor Area (GFA), as per Sydney LEP 2012 definition ▪ Gross Building Area– the total of the enclosed and unenclosed area of the building at all floor levels measured between the normal outside 	1

Appendix	Submission Requirements	Details (Items B-D.1 constitute the report body to be strictly limited to a maximum of 40 x A3 pages) All pages must be numbered	Indicative no. of A3 pages/slides (unless a maximum)
		<p>face of any enclosing wall, balustrades, terraces and supports;</p> <ul style="list-style-type: none"> ▪ Target Net Saleable Area; and ▪ Commercial mix <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 at Appendix S and is excluded from the page count).</p>	
			TOTAL Maximum 40 pages
	Submission Requirements	Details Items E-F are excluded from the maximum 40 x A3 page/slide limited noted above	No. of A3 Pages/Slides
E	Statement of Planning Compliance	<p>Appendix L 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 include an explanation of how the proposal complies with the relevant controls. "Yes" or "Complies" answers will not be accepted without sufficient explanations.</p> <p>Each submission must also identify and justify any non-compliance with the applicable controls for the competitive design process site. Sufficient explanations of any non-compliance must be given. Competitors must use the standard template provided.</p>	
F	Presentation Date Material	<p>At time and date specified in 1.5 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>	

Appendix	Submission Requirements	Details (Items B-D.1 constitute the report body to be strictly limited to a maximum of 40 x A3 pages) All pages must be numbered	Indicative no. of A3 pages/slides (unless a maximum)
		No new material is to be presented over that lodged as final submissions. Refer to section 4.12 Presentation Date – Presentation Material.	

5.3. 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 4.6.3 Quantity Surveyor. The competition manager will issue the estimates to the respective competitors two days prior to the final presentation date.

Estimates will be based on the competitor’s submissions and completed area schedule/yield analysis described above at D.1.

5.4. MODELS

Physical or digital models should not be submitted and will strictly not be accepted, nor form part of the selection panel’s assessment.

5.5. DIGITAL ANIMATIONS

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.

6. SUMMARY PACK

The following submission requirement is for the purpose of potential media. Refer to Section 4.20 Copyright.

The Summary Pack shall be submitted to the Competition Manager in electronic format only at the time and date specified in Section 1.6 Key Dates.

This summary pack:

- will not be issued to or considered by the selection panel
- does not form part of Section 5.2 Documentation
- must be a copy only of material submitted under Section 5.2 Documentation
- must not contain any additional information, drawings or graphics as submitted under Section 5.2. Documentation

The City of Sydney does not accept responsibility for incorrect spelling or missing, names or attributions submitted by competitors.

<i>SUBMISSION REQUIREMENTS</i>	SUMMARY PACK DETAILS
<i>COMPETITION SITE ADDRESS</i>	Building D & Building E, 30 Joynton Avenue, Zetland
<i>SUBMISSION DATE</i>	29 February 2024
<i>DEVELOPMENT DETAILS</i>	Mixed-use development consisting of two shop top housing buildings (D1 and E1) and four residential apartment buildings containing podiums and residential towers ranging from 4 storeys to 12 storeys in height.
<i>COMPETITORS NAME</i>	The competitors name in full, including joint authors, partners
<i>LIST OF ATTRIBUTIONS</i>	Practice, consultants, photographers, other
<i>STATEMENT OF INTENT/DESIGN STATEMENT</i>	A summary of the statement of intent/design statement, which best describes the competition proposal. <u>Word limit:</u> Strict maximum 300 words
<i>DRAWINGS AND GRAPHICS</i>	All submitted drawings and graphics must be in the following format: <ul style="list-style-type: none"> • A4 landscape or portrait • JPG • 300dpi The pack is to include: <ul style="list-style-type: none"> • ground and typical floor plans and sections (strict maximum 10 JPGs) plus • up to three (3) renders or hand sketches (strict maximum up to 3 JPGs)
<i>SUBMISSION METHOD</i>	All Summary Pack submissions, including details, summary statement, drawings and graphics should be compiled into a zip file and are to be submitted in accordance with Section 4.10 Lodgement of final submissions

7. DISCLAIMER

This report is dated 18 January 2024 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 Deicorp Project (Joynton Ave) Pty Ltd (**Instructing Party**) for the purpose of Design Competition 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).

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APPENDIX A

DESIGN EXCELLENCE STRATEGY

APPENDIX B

ASSESSMENT CRITERIA

APPENDIX C

CGI VIEWPOINTS FOR RENDERED PERSPECTIVES

APPENDIX D

SERVICES REPORT (ELECTRICAL)

APPENDIX E

FLOOD ASSESSMENT REPORT

APPENDIX F

PRELIMINARY PUBLIC ART STRATEGY

APPENDIX G

GEOTECHNICAL INVESTIGATION

APPENDIX H

WIND DESIGN BRIEF

APPENDIX I

WASTE MANAGEMENT BRIEF

APPENDIX J

**TRANSPORT, VEHICULAR ACCESS AND
LOADING BRIEF**

APPENDIX K

**INDICATIVE BUILDING ENVELOPES
AND ELECTORNIC 3-D MODEL**

APPENDIX L

**COMPETITOR PLANNING COMPLIANCE
TABLE**

APPENDIX M

SUMMARY OF CONTAMINATION (DSI) AND REMEDIATION ACTION PLAN

APPENDIX N

**SITE SURVEY AND DRAFT PLAN OF
SUBDIVISION**

APPENDIX O

ACOUSTIC ASSESSMENT

APPENDIX P

INDICATIVE SHADOW DIAGRAMS

APPENDIX Q

**PUBLIC DOMAIN LANDSCAPE PLAN
AND PRIVATE LANDSCAPE PLAN**

APPENDIX R

PASSIVE SUSTAINABLE DESIGN GUIDE

