

# **Attachment D1**

<b>Competitive Design Alternatives Report</b>
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# COMPETITIVE DESIGN ALTERNATIVES PROCESS REPORT

## COMPETITIVE PROCESS SITE 3

**118-130 Epsom Road & 905 South Dowling Street,  
Zetland**

18 September 2024

### PREPARED BY

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## Selection Panel Endorsement

Name	Signature	Date
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## Contents

<b>1</b>	<b>Introduction .....</b>	<b>4</b>
1.1	Overview .....	4
1.2	Site Description .....	5
1.3	The Proponent.....	5
1.4	The Consent Authority .....	6
1.5	Regulatory Framework.....	6
1.6	Assessment of the Scheme and Winning Design .....	6
<b>2</b>	<b>Competitive Design Alternatives Process .....</b>	<b>7</b>
2.1	Overview .....	7
2.2	Participating Architectural Consortiums .....	7
2.3	Technical Advisors .....	8
2.4	Observers.....	8
2.5	Selection Panel .....	8
2.6	Key Dates .....	9
<b>3</b>	<b>Assessment of Final Submissions.....</b>	<b>10</b>
3.1	Consortium 1 – PTW and Collins + Turner .....	10
3.1.1	Overview of the Design Scheme.....	10
3.1.2	Assessment of Submission.....	11
3.2	Consortium 2 – Hames Sharley and Sibling Architecture .....	13
3.2.1	Overview of the Design Scheme.....	13
3.2.2	Assessment of Submission.....	14
3.3	Consortium 3 – MHNDU and AHMM .....	16
3.3.1	Overview of the Design Scheme.....	16
3.3.2	Assessment of Submission.....	18
3.3.3	Recommendations .....	19
<b>5</b>	<b>Conclusion.....</b>	<b>21</b>

## Annexure

**Annexure 1: Design Competition Brief**

**Annexure 2: Assessment Criteria**

**Annexure 3: Summary Packs**

# 1 Introduction

## 1.1 Overview

The purpose of this Competitive Design Alternatives Process Report (“the report”) has been prepared to inform the City of Sydney Council (City of Sydney) of the process and outcomes of the Competitive Design Alternatives Process for the redevelopment of Competitive Process Site 3 at 118-130 Epsom Road & 905 South Dowling Street, Zetland, and the selection of the winning architectural design.

Karimbla Properties (No. 60) Pty Ltd (the Proponent), part of the Meriton Group, selected three architectural consortiums to participate in the Competitive Design Alternatives Process and prepare design proposals for Competitive Process Site 3.

	<b>Consortium 1</b>	<b>Consortium 2</b>	<b>Consortium 3</b>
<b>Lead Architect</b>	PTW	Hames Sharley	MHNDU
<b>Emerging Architect</b>	Collins + Turner	Sibling Architecture	AHMM

All three architectural consortiums participated wholly in the Competitive Design Alternatives Process and produced a final submission for consideration and assessment by the Selection Panel.

The Competitive Design Alternatives Process was undertaken in accordance with the Sydney Local Environmental Plan 2012, the Sydney Development Control Plan 2012, and the City of Sydney Competitive Design Policy 2020.

Section 4.3 of the City of Sydney Competitive Design Policy 2020 sets out the requirements for a Competitive Design Alternatives Report, as follows:

- 1. When competitive design alternatives have been prepared and considered, the consent authority requires the applicant to submit a Competitive Design Alternatives Report prior to the submission of the relevant Stage 2 Development Application.*
- 2. The Competitive Design Alternatives Report shall:*
  - a. Include each of the design alternatives considered;*
  - b. Include an assessment of the design merits of each alternative;*
  - c. Set out the rationale for the choice of the preferred design and clearly demonstrate how this best exhibits design excellence in accordance with the provisions of Clause 6.12C(2) of the Sydney Local Environmental Plan 2012 and the approved Design Excellence Strategy.; and*
  - d. Include a copy of the brief issued to the architectural firms.*
- 3. The consent authority will advise the applicant whether it endorses the process and outcome and whether it fulfils the requirements of the competitive design alternatives process in the form of pre-development applicant advice.*
- 4. The consent authority may need to determine whether the resulting development application or subsequent Section 96 modification is equivalent to, or through design development, an improvement upon the design qualities of the endorsed outcome. If necessary, further competitive processes may be required to satisfy the design excellence provisions.*

This report has been prepared in accordance with Section 4.3 and outlines the Competitive Design Alternatives Process, the Selection Panel's assessment of each scheme, and demonstrates the

Selection Panel's rationale for selection of the winning scheme. Each Selection Panel member has reviewed and endorsed the content contained within this report.

The Competitive Design Alternatives Process was undertaken in accordance with the approved Design Excellence Strategy for the Subject Site, and in accordance with the Competitive Design Alternatives Brief prepared by Meriton Property Services Pty Ltd and endorsed by the City of Sydney on 5 June 2024.

## 1.2 Site Description

The Competitive Design Alternatives Process relates Competitive Process Site 3 within the Subject Site known as 118-130 Epsom Road and 905 South Dowling Street, Zetland. The Subject Site is legally described as Lot 7 in Deposited Plan 24134 and Lot 2 in Deposited Plan 830870.



### Legend

- Competitive Process Sites
- Competitive Process Subject Site Boundary

Figure 1: Location of Competitive Process Site 3

## 1.3 The Proponent

The Proponent for this Competitive Design Alternatives Process is Karimbla Properties (No. 60) Pty Ltd, part of the Meriton Group.

## **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 Competitive Process Site 3 will be the Central Sydney Planning Committee (CSPC) since the estimated value of the project will exceed \$50 million.

The Competition Manager liaised with Council Officers throughout the Competition. Council Officers observed the Competitive Process and the competitor's final presentation to ensure the integrity of the Competitive Design Alternatives Process and the outcome.

## **1.5 Regulatory Framework**

The key Environmental Planning Instrument that applies to the site is the Sydney Local Environmental Plan 2012 (SLEP).

Clause 6.21D(3)(b) of the SLEP allows the Consent Authority to grant a Floor Space Ratio bonus of up to 10% if it is satisfied that the development is the result of a Competitive Design Process and that the building exhibits design excellence.

The Proponent is seeking to be granted up to 10% additional floor space in accordance with Clause 6.21D of the SLEP.

## **1.6 Assessment of the Scheme and Winning Design**

An analysis and assessment of the designs was undertaken in accordance with the assessment criteria contained within the Competitive Design Alternatives Brief. This included the design, planning and commercial objectives of the Brief, compliance with the relevant planning controls and the approved Stage 1 Concept DA.

The Selection Panel, by majority vote, recommended the **MHNDU and AHMM** submission as the winning scheme for the competition. Details of the competitor's schemes and the Selection Panel's deliberation are discussed in the following sections.

## **2 Competitive Design Alternatives Process**

### **2.1 Overview**

The Proponent selected three consortiums made up of two architecture firms to prepare submissions in response to a Design Brief as part of the Competitive Design Alternatives Process. The Brief was prepared by Meriton Property Services Pty Ltd and endorsed by the City of Sydney Council on 5 June 2024. The process undertaken is described in more detail as follows:

- Three architectural consortiums were selected, each consortium was comprised of a lead architect and an emerging architect, all architects are recipients of an award or commendation from the Australian Institute of Architects (AIA), or the equivalent international association.
- The Competitive Design Alternatives process commenced on 6 June 2024, ran for 8 weeks, and concluded on 2 August 2024 with final submissions lodged to the competition manager.
- A site visit and briefing session was held on 11 June 2024 to provide an overview of the site, allow competitors to see the site in its context, outline the planning controls and parameters of the Competition Brief, and outline key elements of the brief procedures to be adhered to during the process.
- The Selection Panel members were provided a copy of the Design Brief on 9 July 2024.
- An optional Progress Session was made available to each competitor during the Competition for competitors to ask questions of Technical Advisors. All three consortiums elected to participate in a Progress Session.
- A Register of Questions and Clarifications was kept during the process to document all questions received, responses given, clarifications to competitors and amendments to the Brief, without revealing the source of the questions.
- All competitors submitted an electronic Design Report (Final Submission), articulating their architectural proposal for the site.
- Each competitor presented their proposed architectural scheme to the Selection Panel during the Final Presentation date held on 14 August 2024. The Selection Panel deliberations were held immediately following the presentations on 14 August 2024. The discussions and deliberations of the presentations form the basis of this report.

The Competitive Design Alternatives Process was undertaken in an open and transparent manner with full consultation, consideration and disclosure with the City of Sydney in attendance as observers. In accordance with the City of Sydney's Competitive Design Policy, the Council was involved in the process as follows:

- Reviewed, provided comment and endorsed the Brief.
- Provided clarification on procedures where necessary and relevant advice.
- Approved brief amendments.
- Copied in to all correspondence between competitors and the Competition Manager regarding questions, amendments and clarifications.
- Attended the briefing session, the site visit, progress sessions, QS meetings, final presentations and were present during Selection Panel deliberations.

### **2.2 Participating Architectural Consortiums**

The three architectural consortiums which participated in the Competitive Design Alternatives Process were:

1. PTW Architects and Collins + Turner
2. Hames Sharley and Sibling Architecture
3. MHND Union and Allford Hall Monaghan Morris



All architectural consortiums listed above participated wholly in the Competitive Design Alternatives Process.

## 2.3 Technical Advisors

Technical Advice was made available to the competitors throughout the process and an assessment of the final submission schemes was undertaken. The technical advisors involved in the Competitive Design Alternatives Process are outlined in the table below.

<b>Name</b>	<b>Company</b>	<b>Advising for</b>
William Brindle	Meriton Property Services Pty Ltd	Competition Manager/ Planning
Eirian Crabbe	Taylor Thompson Whitting (TTW)	Flooding
Ben Liddell	TRAFFIX	Traffic
Joanna Zhou	Meriton Property Services Pty Ltd	Structural Engineering
Steven Wehbe	Meriton Property Services Pty Ltd	Quantity Surveyor

## 2.4 Observers

The following observers from the City of Sydney were present at various stages of the process.

<b>Name</b>	<b>Organisation</b>	<b>Position</b>
Anita Morandini	City of Sydney Council	Design Excellence Manager
Silvia Correia	City of Sydney Council	Design Excellence Coordinator
Marie Quattromani	City of Sydney Council	Design Excellence Planner
Michael Stephens	City of Sydney Council	Senior Planner, Planning Assessment
Andrew Rees	City of Sydney Council	Area Planning Manager - South

The following observers from Meriton Group were present at various stages of the process.

<b>Name</b>	<b>Company</b>	<b>Position</b>
Kim Samuel	Meriton Group	Director Planning and Development
Walter Gordon	Meriton Group	Head of Planning and Development
Frank Ru	Meriton Group	Head of Architecture
Ian Lim	Meriton Group	Head of Design
Ching Oung	Meriton Group	Senior Design Manager

## 2.5 Selection Panel

The Selection Panel was comprised of two members selected by the Proponent, and two selected by the City of Sydney. The Selection Panel comprised the following members.

<b>Name</b>	<b>Company</b>	
Peter Spira	Spira Consulting	Proponent Nominee
Tai Ropiha	Director, CHROFI Architects	Proponent Nominee
Elizabeth Carpenter	Managing Principal, FJC Studio	CoS Nominee
Richard Johnson AO MBE	Hon. Professor UNSW BE	CoS Nominee

All members of the Selection Panel have extensive experience in architectural design.

## 2.6 Key Dates

DATE	TASK/EVENT
	<b>Commencement Date</b>
<b>6 June 2024</b>	Design Competition began. Brief issued to Competitors
<b>11 June 2024</b>	<b>Competitors briefing session and Site Visit</b> A briefing session for all competitors was held online at 10:00am. A site visit followed at 2:30pm.
<b>3 July 2024</b>	<b>Progress Session</b> An informal progress session to seek clarifications limited to planning and technical compliance only was held. The session did not involve members of the Selection Panel. Presentations to be held online.
<b>23 July 2024</b>	<b>Selection Panel briefing session</b> A briefing session for the Selection Panel was held online.
<b>24 July 2024</b>	<b>Quantity surveyor meeting</b> Each competitor met with the quantity surveyor (QS) prior to the lodgement of final submissions.
	<b>Final Submission Lodgement Date</b>
<b>2 August 2024</b>	Competitors lodged their final submissions to the Competition Manager by 5:00pm (AEST).
<b>9 August 2024</b>	<b>Lodgement of presentation date material and summary pack</b> Competitors submitted a PDF presentation to the Competition Manager by 5:00 pm (AEST)
	<b>Presentation Date</b>
<b>14 August 2024</b>	Competitors presented final submissions to the Selection Panel. Presentations to be held at Meriton head office: Level 11, 528 Kent Street, Sydney NSW 2000]
<b>14 August 2024</b>	<b>Decision Date</b>

## 3 Assessment of Final Submissions

### 3.1 Consortium 1 – PTW and Collins + Turner

#### 3.1.1 Overview of the Design Scheme

The design proposed by **PTW and Collins + Turner** is shown in **Figures 2 and 3**. A summary of the schemes credentials is detailed below:



PTW + COLLINS AND TURNER

19th August 2024

stage 3 - 118-130 Epsom Road and 905 South Dowling Street, Zetland 12

Figure 2: View from Epsom Road towards Block S-3



Figure 3: View from North West, corner of Defries Avenue and Peters Street

Element	Proposal		
Unit Mix	1 Bed/1 Bed + MPR	54	(24.5%)
	2 Bed	106	(48%)
	3 Bed	56	(25.5%)
	4 Bed	4	(2%)
	Total	220	
Residential Commercial / Retail	22,717 m <sup>2</sup>		
	1,373.5 m <sup>2</sup>		
Gross Floor Area (Max 24,090 m <sup>2</sup> )	24,090.5 m <sup>2</sup> 0.5m <sup>2</sup> exceedance		
Car Parking	Residential	N/A	
	Visitor	N/A	
	Retail	N/A	
	Total	246	
Amenities	1 x communal pool		
	1 x gym		

### 3.1.2 Assessment of Submission

The Selection Panel provided the following evaluation of the **PTW and Collins + Turner** scheme and presentation and its ability to meet the objectives of the brief and the potential to achieve design excellence.

**PTW and Collins + Turner** provided a well-considered collaborative approach between the architectural practices providing a clear proportioning between buildings with strong elements and materiality. Buildings were broken down in scale utilising 20m façade elements sitting upon a unifying colonnade.

The urbanist ambition for the project with the buildings designed as a restrained backbone to the public space was commended.

The scheme displayed a sound ratio of solid to void (window to wall) across the façade and has integrated good ESD principles and objectives.

Ground floor connections to open space was a sound strategy.

The use of colonnades provided grounding for all buildings and was a strong and unified element both architecturally and planning wise, including creating continuity along Link Road.

The facades were robust and would withstand design development and the lifetime of the buildings, whilst the materiality palette had a sound use of materials such as brick and subtle use of colours, creating differentiation across the scheme, and provided a good variety in elevational make up. The acoustic attenuation measures employed along Link Road was a good passive way to treat noise.

The loading dock location and configuration was a good solution however further architectural screening and development was required, whilst the width of the crossover should be minimised.

Further resolution of key architectural elements such as the loading dock façade to Link Rd and Epsom Rd, internal apartment planning and façade translation, integration between the strong podium and tower elements above, façade articulation cohesion and hierarchy, and translation of colonnade elements was needed to achieve design excellence.

The Proponent and Selection Panel thanks **PTW and Collins + Turner** for their submission and recognises the quality and extent of the work involved. Despite the strengths of this scheme, it was decided not to proceed further with this proposal.



## 3.2 Consortium 2 – Hames Sharley and Sibling Architecture

### 3.2.1 Overview of the Design Scheme

The design proposed by **Hames Sharley and Sibling Architecture** is shown in **Figures 4** and **5**. A summary of the schemes credentials is detailed below:



Figure 4: View from Epsom Road towards Block S-3



Figure 5: View from North West, corner of Defries Avenue and Peters Street

Element	Proposal		
Unit Mix	1 Bed	30	(14%)
	1 Bed + MPR	13	(6%)
	2 Bed	112	(51%)
	3 Bed	57	(26%)
	4 Bed	7	(3%)
	Total	219	
Residential	21,968.1 m <sup>2</sup>		
Commercial / Retail	1,410.23 m <sup>2</sup>		
Gross Floor Area (Max 24,090 m <sup>2</sup> )	23,379.33 m <sup>2</sup>		
Car Parking	Residential	N/A	
	Visitor	N/A	
	Retail	N/A	
	Total	208	
Amenities	1 x communal pool		
	1 x gym		

### 3.2.2 Assessment of Submission

The Selection Panel provided the following evaluation of the **Hames Sharley and Sibling Architecture** scheme and presentation and its ability to meet the objectives of the brief and potential to achieve design excellence.

**Hames Sharley and Sibling Architecture** are to be commended for the quality and comprehension of its submission and presentation material. The Panel were impressed with the urban analysis and design principles which informed the scheme and the concept of connectivity at both a local level and beyond the site.

The scheme displayed a sound ratio of solid to void (window to wall) across the façade and has integrated good ESD principles and objectives. The Selection Panel acknowledges the scheme's consideration of the health and wellbeing of Country.

Building location and articulation was thoughtful and allowed good access to natural light within the buildings and through to the public domain, but would benefit from further detailed refinement. The Panel commended the scheme on its appropriate provisioning of lifts throughout the buildings, and solid internal unit planning throughout.

The communal village feel/composition is positive and is achieved through the breaking down of built form with different scales. The through site link in Block S-2 (next to potential gallery space connecting to the future signalised crossing and east-west pedestrian link through Block S-1 connecting Link Road and Mulgu Park is a positive outcome.

The design principles were strong but would have benefited from further design development to ensure strong architectural expression and materiality. The glass façade to Blocks S-1 and S-3 lift lobby facing Epsom Road was a good outcome which allowed light and views to the lobby experience whilst mitigating noise impacts to apartments from the Epsom Road.

The loading dock configuration with a through-site shared zone was an innovative and potentially a workable solution but needed further refinement and consideration of façade treatment and activation. The positioning of maisonettes at the head of Mulgu Park also diminished the potential to activate this shared zone and Rose Valley Way.

The Proponent and Selection Panel thanks Hames Sharley and Sibling Architecture for their submission and recognises the quality and extent of the work involved. Despite the strengths of this scheme, it was decided not to proceed further with this proposal.



### 3.3 Consortium 3 – MHNDU and AHMM

#### 3.3.1 Overview of the Design Scheme

The design proposed by **MHNDU and AHMM** is shown in **Figures 6 to 9**. A summary of the schemes credentials is detailed below:



Figure 8: View from Defries Avenue towards Block S-3



Figure 8: View from North West, corner of Defries Avenue and Peters Street





**Figure 8: View of Block S-2 from future Mulgu Park**



**Figure 8: View of Block S-1 from Defries Avenue**

Element	Proposal		
<b>Unit Mix</b>	1 Bed	14	(6.4%)
	1 Bed + MPR	32	(14.7%)
	2 Bed	112	(51.4%)
	3 Bed	56	(25.7%)
	4 Bed	4	(1.8%)
	<b>Total</b>	<b>218</b>	
<b>Residential</b>	22,830.45 m <sup>2</sup>		
<b>Commercial / Retail</b>	1,277.30 m <sup>2</sup>		
<b>Gross Floor Area</b> (Max 24,090 m <sup>2</sup> )	<b>24,107.75 m<sup>2</sup></b> 17.75 m <sup>2</sup> exceedance		
<b>Car Parking</b>	Residential	196	
	Visitor	29	
	Retail	23	
	<b>Total</b>	<b>244</b>	
<b>Amenities</b>	1 x communal pool		
	1 x gym		

### 3.3.2 Assessment of Submission

The Selection Panel provided the following evaluation of the **MHNDU and AHMM** scheme and presentation and its ability to meet the objectives of the brief and its potential to achieve design excellence.

The Selection Panel by unanimous vote, recommended the **MHNDU and AHMM** submission as the winning scheme for the competition. **MHNDU and AHMM** presented the most compelling scheme demonstrating consideration of the health and wellbeing of Country and a strong understanding and response to the surrounding precinct and urban design.

It is considered that the scheme best fulfilled the design, commercial and planning objectives of the brief and demonstrated the potential to achieve design excellence as required by Sydney Local Environmental Plan 2012, the Sydney Development Control Plan 2012 and the City of Sydney Competitive design Policy 2020. It proposed buildings that created a distinctive skyline, a good level of urban integration and delivered high levels of amenity to future residents, all of which will benefit the immediate precinct.

The scheme displayed a sound ratio of solid to void (window to wall) ratio across the façade and has integrated good ESD principles and objectives. The Selection Panel acknowledged the scheme's consideration of the health and wellbeing of Country.

The Selection Panel were impressed by the scheme's calm, cohesive and simple approach to design with a sophisticated understanding and use of materiality, façade composition, site context, and memory of place. The schemes four individual and unique architectural façade concepts reflecting the history of the site and surrounding land uses was strong and clear, and will accommodate future design development well. Locations of lobbies were clearly visible from the public domain, had clarity from Mulgu Park and provided a distinctive amenity of arrival for residents and visitors.

Location and orientation of retail was commendable and prioritised visibility from public domain whilst integrating well into adjoining sites. Through-lobbies combined with a generous through-site

link from Mulgu Park to surrounding streets created strong permeability opportunities throughout the site.

The loading dock location and configuration was a sound attempt but would benefit from further development and consideration of façade appearance and activation.

The Proponent and Selection Panel thanks **MHNDU and AHMM** for their submission and recognises the quality and extent of the work involved. The Selection Panel recommended this scheme as the winner of the Competitive Alternatives Process.

### **3.3.3 Recommendations**

**The Selection Panel recommended retention of the following strong elements of the scheme during design development:**

- Maintain the scheme's compliance with Solar and Natural Cross Ventilation controls under the ADG.
- Approach to ESD initiatives and the solid to void (window to wall) ratio.
- The four individual building concepts – maintain and develop the building concepts whilst maintaining architectural cohesion. The expression of a complete project is to be maintained.
- Maintain the approach to site and planning constraints such as Block S-3 setbacks.
- The location and configuration of retail spaces in Block S-1 and their relationship with the future public domain and supermarket on the North-East Stage.
- Clearly defined lobby locations and visibility from Mulgu Park.
- Clarity of the tower form, transition to ground and being a clearly identifiable element.
- Calm and cohesive whilst achieving diversity with a sophisticated understanding of materiality, façade, and memory of place.
- The through-site link in Block S-2 (east).
- Concept of bay windows.
- Orientation of apartments away from Link Rd and Epsom Road towards Mulgu Park.
- Clear, direct and high amenity entry sequence accessing apartments.
- Services and core placement towards Link Road in Block S-1
- Generosity of publicly accessible areas and private domain at block edge – S-1 Colonnade, S-2 through-site link.
- Well-proportioned lobbies with views to Mulgu Park, the streets or open space.
- Location and control of fire egress away from Mulgu Park
- The interface of Block S-3 to the adjoining development to the west, including articulation and junction between buildings.
- Access to landscaped roof terrace in each block.

**The Selection Panel recommended the following improvements to the scheme:**

- Further development of the landscape and its consideration of the health and wellbeing of Country.
- Privacy issues between apartments within Block S-2 and configuration of apartments within floor plate creating long corridors.
- Loading dock arrangement and location to minimise impact on public realm and achieve functionality. Blank façade to a park is less desirable than to Link Road.
- Consider CPTED issues in the resolution of the ground floor fronting Epsom Road – Architectural treatment should be employed to blank walls if unavoidable
- Further resolution of levels and accessibility across the site to ensure generosity of public access.
- Balance between importance of Mulgu Park and Epsom Road
- Create a clear hierarchy of residential and non-residential uses along Epsom Road

- Develop Block S-1 façade to improve visual connection from balconies to Mulgu Park whilst protecting privacy and managing western solar access.
- Further resolution of Block S-2 deep corner apartments long entry corridors within common areas and units.
- General internal unit planning – bedroom locations and kitchen locations should be revised to achieve best outcome.

## 5 Conclusion

This report summarises the outcomes of the Architectural Design Alternatives Process for the redevelopment of Competitive Process Site 3 at 118-130 Epsom Road & 905 South Dowling Street, Zetland.

The design competition process has been carried out in a professional and thorough manner in accordance with the Competitive Design Alternative Brief, prepared by Meriton Group.

The winning entry, designed by **MHNDU and AHMM**, best fulfils the design, commercial and planning objectives of the Brief and demonstrates the potential to achieve design excellence.

The significant efforts made by all Competitors are recognised and the Selection Panel and Meriton Group wishes to thank all teams for their participation.

This report is endorsed by the Selection Panel.

## **Annexure 1: Design Competition Brief**

# Competitive Design Alternatives Brief

## **118-130 Epsom Road and 905 South Dowling Street, Zetland (Competitive Process Site 3)**

5 June 2024

### PREPARED BY

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## Contents

<b>1</b>	<b>Introduction.....</b>	<b>7</b>
1.1	Overview & Purpose of the Competitive Design Alternatives Process .....	7
1.2	Land to Which the Competitive Design Alternatives Process Applies .....	7
1.3	Proponent .....	7
1.4	Voluntary Planning Agreements .....	8
1.5	Design Excellence Strategy.....	8
1.6	The Competitive Process Brief .....	8
1.7	Consent Authority.....	8
1.8	Competition Manager .....	8
1.9	Status of planning controls and Stage 1 Concept DA (D/2023/724) .....	9
1.10	Key dates for the Design Competition .....	9
1.11	Glossary.....	12
<b>2</b>	<b>Site Description .....</b>	<b>13</b>
2.1	Site Location .....	13
2.2	Site Description.....	13
2.3	Competitive Process Site .....	14
2.3.1	Competitive Process Site 1 and Competitive Process Site 2.....	15
2.4	Surroundings.....	16
2.5	Future Site Context .....	17
2.6	Special Site Characteristics .....	18
2.6.1	Public Domain .....	18
2.6.2	Mulgu Park .....	19
2.6.3	Chimes Street Public Plaza (Civic Park).....	20
2.6.4	Easements and Restrictions .....	21
2.6.5	Flooding .....	22
2.6.6	Existing Transport and Site Access .....	22
2.6.7	Site Levels.....	23
2.6.8	Views Corridors .....	23
2.6.9	Wind.....	23
2.6.10	Acoustic .....	23
2.6.11	Trees.....	23
2.6.12	Contamination .....	24
2.6.13	Geotechnical .....	25
2.6.14	Heritage .....	25
<b>3</b>	<b>Relevant Planning Applications Relating to the Site.....</b>	<b>27</b>
3.1	Planning Proposal .....	27
3.2	Stage 1 Concept DA .....	27
3.3	Epsom Park Precinct Public Domain Concept (City of Sydney) .....	29
<b>4</b>	<b>Objectives for the Proposal .....</b>	<b>30</b>
4.1	Planning Objectives and Requirements.....	30
4.1.1	Key Statutory Instruments & Planning Controls .....	30
4.1.2	Planning Context .....	30
4.1.3	Site-Specific Planning Controls.....	32
4.1.4	Voluntary Planning Agreement .....	34
4.2	Design Objectives and Requirements .....	34
4.2.1	Overall Design Objectives .....	34
4.2.2	Chimes Street Public Plaza .....	35
4.2.3	Flood Planning .....	36
4.2.4	Built Form.....	37
4.2.5	Ground Plane .....	38
4.2.6	Residential .....	38

4.2.7	Non-Residential / Retail / Commercial .....	38
4.2.8	Site Access .....	39
4.2.9	Basements, Parking and Bicycle Parking.....	40
4.2.10	Waste infrastructure .....	41
4.2.11	Communal Open Space and Facilities.....	42
4.2.12	Overshadowing and Solar Access .....	42
4.2.13	Privacy .....	43
4.2.14	Landscape.....	43
4.2.15	Acoustics and natural ventilation .....	44
4.2.16	Environmentally Sustainable Design (ESD).....	44
4.2.17	Facade treatment to manage solar gain and reflectivity .....	45
4.2.18	Wind.....	46
4.2.19	Public Art.....	46
4.2.20	Building Services and Plant.....	47
4.2.21	Electrical Substation .....	47
4.3	Commercial Objectives .....	47
4.3.1	Buildability .....	48
4.3.2	Unit Mix .....	48
4.3.3	Construction Costs .....	48
<b>5</b>	<b>Design Competition Procedures .....</b>	<b>50</b>
5.1	Design Competition Entry.....	50
5.2	Competition Manager.....	50
5.3	Impartial Observers.....	50
5.4	Selection Panel .....	51
5.5	Selection Panel Obligations.....	51
5.6	Selection Panel Chair.....	52
5.7	Proponent's Obligations .....	52
5.8	Technical Assistance to Competition Selection Panel .....	52
5.9	Technical Assistance to Competitors.....	52
5.10	Quantity Surveyor .....	53
5.11	Technical Advisor Obligations .....	53
5.12	Progress Session.....	53
5.13	Communications and Questions.....	54
5.14	Final Submissions – Restrictions.....	55
5.15	Lodgement of Final Submissions.....	55
5.16	Presentation Date – Presentation Material .....	55
5.17	Amendments to the Brief.....	56
5.18	Disqualification.....	56
5.19	Selection Panel Assessment and Decision.....	56
5.20	Appointment of the Architect(s) of the Winning Submission(s).....	57
5.21	Announcement.....	58
5.22	Competitive Design Alternatives Process Report.....	58
5.23	Achieving Design Excellence .....	58
5.24	Competitive Process Fee .....	59
5.25	Copyright .....	59
5.26	Confidentiality .....	59
<b>6</b>	<b>Presentation Material Submission Requirements .....</b>	<b>60</b>
6.1	Presentation Material for Competitor's Submissions.....	60
6.2	Documentation.....	60
6.2.1	<b>SUBMISSION REQUIREMENTS .....</b>	<b>60</b>
6.2.2	<b>DETAILS .....</b>	<b>60</b>
6.2.3	<b>SUBMISSION REQUIREMENTS .....</b>	<b>62</b>
6.2.4	<b>DETAILS .....</b>	<b>62</b>
6.2.5	<b>DETAILS .....</b>	<b>62</b>

6.3	Estimate of Construction Costs .....	62
6.4	Digital Animations .....	62
6.5	Summary Pack.....	63

## Annexures

Annexure	File Name	Prepared by	Description	Status
Annexure 1	Final Design Excellence Strategy v3	Meriton	Design excellence framework for each competitive process stage within the overall site.	Referred to in condition 5 of the recommended Stage 1 Concept DA conditions.
Annexure 2	Stage 1 Concept DA Conditions	City of Sydney	Recommended Stage 1 Concept DA conditions to be considered for all future DAs on the subject site.	Pending approval by City following finalisation of VPA.
Annexure 3	Stage 1 Concept DA Drawings	MAKO Architecture	Stage 1 Concept DA Drawings	Referred to in condition 2 of the recommended Stage 1 Concept DA conditions.
Annexure 4	In force SLEP 2012 and SDCP 2012 – Site Specific	City of Sydney	Site – Specific SLEP and SDCP controls made as a result of the site-specific Planning Proposal.	Final
Annexure 5.1	Site Survey.dwg. (Existing and Proposed Overlay)	MAKO Architecture	Site Survey showing all existing and proposed site conditions including future levels, flood planning levels, future lot boundary, tree protection zones etc.	Based on Concept DA information
Annexure 5.2	Site Survey – Easements	Real Serve	Survey Plan showing locations of existing easements	Prepared 20/05/2020
Annexure 6	Plans of winning scheme for Competitive Process Site 1	MAKO Architecture	Plans of the winning scheme for Competitive Process Site 1 (NE blocks) immediately to the north of Competitive Process Site 3.	Indicative, provided for contextual information only.
Annexure 7	Concept DA Proposed Landscape Masterplan	Urbis	Concept DA Proposed Landscape Masterplan	Submitted with the Concept DA.
Annexure 8	Mulgu Park Concept Design	Gallagher Studio (for the City of Sydney)	Landscape design for the future Mulgu Park.	To be refined to reflect DCP and Stage 1 DA Concept Drawings alignments and public domain boundaries.

Annexure 9	Flood Impact Assessment	TTW	Preliminary flood assessment with indicative flood planning levels for the competitive process site to address the flood risk	Submitted with the Concept DA, referred to in condition 32 of the recommended Stage 1 Concept DA conditions.
Annexure 10	Proposed Civil Drawings	Sky Engineering	Preliminary Civil Engineering drawings showing location of roadways and other civil infrastructure.	Submitted with the Concept DA.
Annexure 11	Environmental Wind Assessment	SLR Consulting	Preliminary Environmental Wind Assessment outlining areas of heightened wind impacts.	Submitted with the Concept DA.
Annexure 12	Noise and Vibration Assessment	E-Lab Consulting	Noise and Vibration Assessment outlining areas of increased acoustic impacts.	Submitted with the Concept DA.
Annexure 13	Arborist Report	Jacksons Nature Works	Arborist Report outlining trees to be removed and retained.	Submitted with the Concept DA, referred to in condition 28 and 29 of the recommended Stage 1 Concept DA conditions
Annexure 14	Epsom Park Precinct Public Domain Plan	City of Sydney	Public domain plans for the precinct.	Provided for contextual information only.
Annexure 15	ADG, LEP, DCP Control Summary v4	Meriton	A summary of the applicable planning controls including site-specific	Prepared for the competitive process.
Annexure 16	Meriton Design Standards	Meriton	Meriton Design Standards	
Annexure 17	ESD Report	Efficient Living	Ecological Sustainable Development Report	Submitted with the Concept DA.
Annexure 18	Public Art Strategy	Aileen Sage	Public Art Strategy which demonstrates the commitment to commission, implementation and management of high-quality public art.	Submitted with the Concept DA, referred to in condition 27 of the recommended Stage 1 Concept DA conditions.
Annexure 19	Building Services Checklist	Meriton	Building services requirements for Meriton Projects	Prepared for the competitive process.
Annexure 20	GFA Schedule	Meriton	Area Schedule & Yield Analysis	Prepared for the competitive process.

Annexure 21	Perspective Image & Location Map	Meriton	Perspective Image & Location Map	Prepared for the competitive process.
Annexure 22	Electronic Model.dwg	MAKO Architecture	A 3D electronic model which includes site terrain, survey information, future public domain set out and the proposed concept envelope (as amended and lodged with the City of Sydney on December 2023	Indicative only. Updated model that reflects the approved Stage 1 Concept DA yet to be submitted for review and approval by City (as required by condition 36).
Annexure 23	Extracts from Urban Design Report	MAKO Architecture	Extracts from Urban Design Report	Extracted for the competitive process.
Annexure 24	Assessment Criteria	City of Sydney	Criteria and weighting used by the Selection Panel to assess submissions.	Final.

Where there is an inconsistency between the Brief and documents contained within annexures, the Brief prevails. Most of the information in annexures is preliminary and provided for background information only. Where information and assumptions change, any required modifications to the winning scheme will be addressed as part of the detailed DA.

# 1 Introduction

## 1.1 Overview & Purpose of the Competitive Design Alternatives Process

The purpose of this Competitive Design Alternatives Process (competitive process) is to select the highest quality architectural, urban design and landscape solution for the development of Competitive Process Site3 located at 118-130 Epsom Road and 905 South Dowling Street, Zetland.

This competitive process is to be undertaken in accordance with the City of Sydney's Competitive Design Policy (Policy) and Clause 6.21C and 6.21D of the Sydney Local Environment Plan 2012 (SLEP 2012).

Competitors are to prepare a design scheme for the development of the site in accordance with the SLEP 2012, the Sydney Development Control Plan 2012 (SDCP 2012), and the Stage 1 Concept DA (D/2023/724).

The overall redevelopment of the Subject Site will deliver:

- A large mixed-use development, comprising a mixture of residential and non-residential uses with basement parking, landscaping, public domain, open spaces and roadways.
- The provision of nine separate blocks spread across three precincts.
- Development blocks will range from 2 to 25 storeys in height.
- A total GFA of 90,275sqm
  - ➔ Residential GFA: 85,722sqm
  - ➔ Non-Residential GFA: 4,552.76sqm
- Specialty retail, cafes, restaurants, childcare and a supermarket will be provided on site.

The proposed development that is the subject of this Competitive Process Site 3 is to comprise:

- Four distinct development blocks;
- Mixed use residential tower with ground floor retail;
- Low to Mid-rise mixed use residential flat building; and
- Associated communal open space.

## 1.2 Land to Which the Competitive Design Alternatives Process Applies

The subject site is known as 118-130 Epsom Road and 905 South Dowling Street, (see **Figures 1 and 2**). The subject site is legally described as Lot 7 in Deposited Plan 24134 and Lot 2 in Deposited Plan respectively. This Design Competition applies to part of the subject area known as Competitive Process Site 3 as identified in **Figure 3** below.

The Subject Site is located within the wider Green Square Precinct. The Subject Site is positioned toward the south-eastern extent of the precinct along South Dowling Street/Southern Cross Drive as illustrated in **Figure 1 and 2**. Below and represents the largest single remaining development site in the area.

## 1.3 Proponent

Karimbla Properties (No. 60) Pty Ltd is the Proponent of this competitive process and has invited three (3) consortiums comprised of two (2) persons, corporations or firms registered as an Architect in accordance with the Architects Act 2003 NSW to participate in this competitive process.

Karimbla Properties (No. 60) Pty Ltd is a member of the Meriton Group which is Australia's largest residential developer having designed, developed and built more than 77,000 apartments and some of the tallest towers across the east coast of Australia.

## 1.4 Voluntary Planning Agreements

A Voluntary Planning Agreement (VPA) between Karimbla Properties (No. 60) Pty Ltd (Proponent) and the City of Sydney Council has been executed and registered in association with the Planning Proposal (PP-2022-2530) to amend the Height of Building (HOB) standards under the SLEP 2012 as it applies to 118-130 Epsom Road and 905 South Dowling Street, Zetland. Further details of the Planning Proposal VPA are provided in Section 4.1.4.

An offer to enter into a VPA between Karimbla Properties (No. 60) Pty Ltd and the City of Sydney Council was submitted with the Stage 1 Concept DA in accordance with Clause 6.14 Community infrastructure floor space at Green Square under the SLEP 2012 to enable a floor space bonus of up to 1.5:1. Further details of the Community Infrastructure VPA are provided in Section 4.1.4.

## 1.5 Design Excellence Strategy

The Proponent developed a draft Design Excellence Strategy for the site which is provided in **Annexure 1**.

## 1.6 The Competitive Process Brief

This Brief sets out the:

- objectives of the proposal;
- basis for participation;
- responsibilities and obligations of the competitors, Proponent, selection panel and the technical advisors;
- responsibilities of the Competition Selection Panel and details assessment processes to provide the option of selecting the best design for each stage;
- role of the Competition Manager and the City of Sydney; and
- competitive process procedures

As required by the City of Sydney Competitive Design Policy, the City of Sydney has reviewed and endorsed this brief on 5 June 2024.

This competitive process was notified to the Australian Institute of Architects (AIA) for its information on 6 June 2024.

The outcome of the Design Competition will not fetter the decision of the Consent Authority in the determination of any subsequent DA submissions for this project. The Consent Authority will not directly form part of the selection panel; however, representatives from the City of Sydney may act as an impartial observer(s) to the Design Competition.

## 1.7 Consent Authority

The subject site is located within the City of Sydney Local Government Area (LGA). As the proposal is estimated to have a development cost of over \$50million, the Consent Authority for the detailed Development Application will be the Central Sydney Planning Committee (CSPC).

## 1.8 Competition Manager

Meriton Property Services has prepared this Brief and will act as the Competition Manager of this Competition. The Competition Manager from Meriton Property Services is:

Primary Contact	Secondary Contact
<b>William Brindle</b> Senior Town Planner, Meriton Property Services Level 11, 528 Kent Street Sydney NSW 2000 Email: <a href="mailto:williamb@meriton.com.au">williamb@meriton.com.au</a>	<b>Luke Marquet</b> Senior Town Planner, Meriton Property Services Level 11, 528 Kent Street Sydney NSW 2000 Email: <a href="mailto:Lmarquet@meriton.com.au">Lmarquet@meriton.com.au</a>

## 1.9 Status of planning controls and Stage 1 Concept DA (D/2023/724)

The key planning controls applicable to the subject site are contained in SLEP 2012 and SDCP 2012. A Planning Proposal to amend the SLEP 2012 and SDCP 2012, which includes the significant redistribution of height across the site, was approved by the Central Sydney Planning Committee and Council in June 2023, and was finalised and gazetted by the NSW Government on 3 May 2024. These controls are now in force.

At the time of commencement of this competitive process, the Stage 1 Concept DA associated with this competitive process has not yet been determined. At its meeting on 9 May 2024, the Central Sydney Planning Committee provided delegated authority to the Chief Executive Officer to determine the DA. The brief is written on the basis that the Stage 1 Concept DA will be determined with the recommended conditions set out in **Annexure 2** and, for the purpose of the competitive process, competitors are to assume the same.

Nothing in this Brief (or annexures) approves a departure from the relevant planning controls, including any relevant State Environmental Planning Policies (SEPPs), the SLEP 2012 and SDCP 2012 controls and the VPAs. Where there is any inconsistency between this Brief and the relevant planning controls, the relevant planning controls and the VPAs prevail.

## 1.10 Key dates for the Design Competition

The Design Competition will run over an approximate eight (8) week period from Commencement Date to the Final Submissions Lodgement Date.



DATE	TASK/EVENT
<b>6 June 2024</b>	<b>Commencement Date</b> Design Competition begins. Brief issued to Competitors
<b>11 June 2024</b>	<b>Competitors briefing session and Site Visit</b> A briefing session for all competitors will be held online at 10.00am. A site visit will follow.
<b>1 July 2024</b>	<b>Progress Session lodgement date</b> Competitors are invited at their discretion to submit preliminary concepts in progress for technical review. Competitors may submit progress documents to the Competition Manager by 5 pm (AEST).
<b>3 July 2024</b>	<b>Progress Session</b> Competitors at their discretion may attend an informal progress session to seek clarifications limited to planning and technical compliance only. The session does not involve members of the selection panel. All advice will be summarised and issued in writing by the Competition Manager within 1 working day following the progress session date. City observer/s may be in attendance. Sessions to be held online.
<b>Week 6 or 7 (TBC)</b> <b>Week 6 Begins 15 July 2024</b>	<b>Selection panel briefing session</b> A briefing session for the selection panel will be held online.
<b>Week 7 (TBC)</b> <b>Week 7 Begins 22 July 2024</b>	<b>Quantity surveyor meeting</b> Each competitor is to meet with the quantity surveyor (QS) prior to the lodgement of final submissions. 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. The Competition Manager will provide a written summary of the meeting to the City of Sydney within 1 working day following the QS meeting. Meetings to be held online
<b>2 August 2024</b>	<b>Final Submission Lodgement Date</b> Competitors to lodge final submissions to the Competition Manager by 5:00pm (AEST). Submissions will be audited by the Competition Manager – See Section 5.13 Final submissions - Restrictions. Within 24 hours of the lodgement deadline, the Competition Manager shall notify competitors of any exceedance and confirm the pages for deletion. The Competition Manager to issue an electronic copy of Final Submissions to the City of Sydney and a hard and electronic copy of Final Submissions to all Selection Panel members within 24 hours of the lodgment deadline.
<b>5 August – 12 August 2024</b>	<b>Review of final submissions and technical reporting</b> 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 a minimum of 3 days prior to the presentation date. <b>Cost estimate by proponent's quantity surveyor:</b> 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. Note: final submissions will be reviewed by the selection panel independently prior to the final presentations.

DATE	TASK/EVENT
<b>9 August 2024</b>	<p><b>Lodgement of presentation date material</b></p> <p>Competitors are to submit a PDF presentation to the Competition Manager by 5:00 pm (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> <p><b>Summary Pack Lodgement Date</b></p> <p>Competitors are to submit a zip file to the Competition Manager by 5:00pm pm (AEST). The Competition Manager will audit and request removal of any additional or new content.</p>
<b>14 August 2024</b>	<p><b>Presentation Date</b></p> <p>Competitors present final submissions to the Selection Panel.</p> <p>Presentations to be held at Meriton head office: Level 11, 528 Kent Street, Sydney NSW 2000</p> <p>The schedule of presentations will be provided directly to Competitors.</p>
<b>Within 14 days of the Presentation Date</b>	<p><b>Decision Date</b></p> <p>Date by which submissions are evaluated by the Selection Panel with a recommendation made for formal appointment of the successful Competitor.</p>
<b>Within 14 days of the Decision Date</b>	<p><b>Notification to Competitors</b></p> <p>Date by which all Competitors are notified in writing of the decision.</p>
<b>Within 21 days of the Decision Date</b>	<p><b>Competitive Design Alternatives Report</b></p> <p>Date by which Competitive Design Alternatives Report prepared by the proponent is submitted to the City of Sydney.</p>

## 1.11 Glossary

The following provides a summary - in alphabetical order - of the terms used in this document:

- **Brief** means Competitive Design Alternatives Brief
- **CBD** Central Business District
- **Community Infrastructure VPA** means the VPA associated with the Stage 1 Concept DA
- **Competitive Process** means the competitive design process required by Clause 6.21D of Sydney LEP 2012 and the competitive design alternatives process under the Policy
- **Competitive Process Site 3** means the site that is the subject of this competitive process and this Brief
- **Competitors** means the invited architectural firms participating in the Competitive Process
- **Consent Authority** means the Central Sydney Planning Committee
- **DA** means Development Application
- **DCP** means Sydney Development Control Plan 2012
- **ESD** Ecologically Sustainable Development
- **Policy** means the City of Sydney's Competitive Design Policy
- **SDCP 2012** means the Sydney Development Control Plan 2012
- **SLEP 2012** means Sydney Local Environmental Plan 2012
- **Observer** means impartial Observer/s of the Competitive Process
- **Planning Proposal VPA** means the VPA associated with the Planning Proposal
- **Proponent** means Karimbla Properties (No. 60) Pty Ltd
- **SEPP** means State Environmental Planning Policy
- **Stage 1 Concept DA** means the Stage 1 Concept DA (D/2023/724)
- **VPA** Voluntary Planning Agreement

## 2 Site Description

### 2.1 Site Location

The subject site is located at 118-130 Epsom Road and 905 South Dowling Street, Zetland and is situated on the eastern edge of Green Square within 800 walking distance of Green Square station and town centre. The site is bounded by Epsom Road (south), Defries and Zetland Avenue (north) and Link Road (east) and residential housing (under construction) to the western boundary. **Figure 1** shows the general location of the site and **Figure 2** shows an aerial view of the site and its boundaries.

**FIGURE 1: LOCATION AERIAL SUBJECT SITE OUTLINED BLUE (SOURCE: NEARMAPS MARCH 2024)**



### 2.2 Site Description

The Subject Site comprises two (2) lots as described below:

Lot/DP	Address	Title Area
Lot 7 DP 24134	118-130 Epsom Road, ZETLAND	16,180m <sup>2</sup>
Lot 2 DP 830870	905 South Dowling Street, ZETLAND	24,686m <sup>2</sup>
<b>Total area by title</b>		<b>40,866m<sup>2</sup></b>

The collective allotments are referred to as the Subject Site within this document. The site is irregular in shape. The site has a combined frontage to Link Road of 227.275m and a combined frontage length to Epsom Road of 103.72m. It has a curved frontage of 9.37m to the intersection of Link Road and Epsom



Road. The site has dimensions of 265.3m to the northern boundary and 152.635m to the western boundary, and 93.855m to the southern side boundary adjoining 106-116 Epsom Road. A site survey plan is included at **Annexure 5**.

**FIGURE 2: AERIAL VIEW OF THE SUBJECT SITE (SOURCE: NEARMAP MARCH 2024)**



### 2.3 Competitive Process Site

The Competitive Process Site is identified below as 'Site 3' and will be herein referred to as Competitive Process Site 3.



FIGURE 3: COMPETITIVE PROCESS SITES



#### Legend

- Competitive Process Sites
- Competitive Process Subject Site Boundary

### 2.3.1 Competitive Process Site 1 and Competitive Process Site 2

A competitive design process has recently been completed for Competitive Process Site 1 located adjacent (to the north east). Plans of the competition winning scheme are provided for information at **Annexure 6** and are indicative only (prepared by MAKO Architecture, Aileen Sage, and Djinjama). A competitive design process for Competitive Process Site 2, located adjacent (to the north west) of Competitive Process Site 3 (refer **Figure 3**), is being undertaken concurrently.



## 2.4 Surroundings

Zetland is an inner-city suburb of Sydney, located approximately 4km to the south of the Sydney Central Business District in the City of Sydney Local Government Area.

The site is within the wider Green Square Precinct which is currently undergoing extensive urban renewal. The Green Square Urban Renewal Area is Australia's largest urban renewal area and features the Green Square Town Centre at its heart. The Urban Renewal Area is forecast to grow to around 32,000 dwellings, housing around 63,000 people by 2036. Much of the locality has undergone significant redevelopment with a number of sites within the immediate locality containing approved or recently constructed high density residential developments.

A number of sites within the immediate locality contain approved or recently constructed residential flat buildings and mixed-use developments. **Figure 4** below and **Table 1** below identify and describe the surrounding development.

**FIGURE 4: LOCATION OF ADJOINING DEVELOPMENT/PLACES OF NOTE**



**TABLE 1: ADJOINING DEVELOPMENT/PLACES OF NOTE**

Site #	Address	Description
1	106-116 Epsom Road & 8-12 Peters Street	Immediately adjoining the subject site, a mixed-use development comprising five buildings ranging between five and 14 storeys,

		accommodating 555 residential apartments and 840sqm of retail. Approved under D/2015/913.
<b>2</b>	94-104 Epsom Road	Further west of the subject site, a mixed-use development comprising three buildings up to 14 storeys. Approved under D/2019/976.
<b>3</b>	Gunyama Park	Adjoining the subject site to the north-west is Gunyama Park and Gunyama Park Aquatic Centre and Recreation Centre. Approved under D/2016/824.
<b>4</b>	130 Joynton Avenue	The former Ausgrid Zetland Depot at 130 Joynton Avenue, which has recently undergone a design competition. It is noted that this site occupies Zetland Avenue (future roadway) and adjoins the (entire) northern boundary of the subject site.
<b>5</b>	12 & 14 Defries Avenue	Residential flat building developments to the north and north-east fronting Eastern Distributor, Zetland Avenue, Bindon Place, Defries Avenue and Naulty Place.
<b>6</b>	1 Link Road & 132-136 Epsom Road	To the south-east and on the opposite site of Link Road is a mixed-use development with heights between 5 and 15 storeys.,
<b>7</b>	67 Epsom Road	This site, immediately to the south across Epsom Road, was approved for the construction of a part nine, part fourteen storey mixed use development.

## 2.5 Future Site Context

There are two sites of note within the vicinity of the subject site which are yet to undergo redevelopment.

The undeveloped balance of Site 3 (identified in **Figure 4** above) will be incorporated into the Gunyama Park Recreation Centre under D/2016/824 (as modified). The final stage of Gunyama Park is known as 'Gunyama Park Stage 2'. See **Figure 5** below.

Site 4, being the former Ausgrid Depot, has recently been sold. There is no current development information available for this site however a design competition has recently been completed.



**FIGURE 5: GUNYAMA PARK REDEVELOPMENT**



## 2.6 Special Site Characteristics

### 2.6.1 Public Domain

The scope of this competitive process is limited to buildings and associated communal spaces. The competitive process does not include the design of any areas of the public domain.

The existing development on the subject site has a very high site coverage resulting in very little quality public domain or open space. Future development on the site has opportunities to greatly improve the public domain interface.

Internal road networks within the subject site are set by the draft Sydney Development Control Plan and the Stage 1 Concept DA. It should be assumed that the internal road network is as per the DCP.

Concept designs for future public parks and spaces are discussed in the following sections. A site-wide Concept DA Landscape Masterplan Report prepared on behalf of the Proponent and submitted with the Stage 1 Concept DA is shown below in **Figure 6** and included at **Annexure 7**. The roadways (kerb-to-kerb only) are subject to a separate DA (D/2023/753).

Section 4.2.2 of this brief sets out the design objectives for the public domain elements that schemes are to respond to.

**FIGURE 6: PROPOSED STAGE 1 CONCEPT DA LANDSCAPE MASTERPLAN (EXCERPT FROM ANNEXURE 7)**  
**2.3 LANDSCAPE CONCEPT MASTER PLAN**



### 2.6.2 Mulgu Park

The Subject Site contains the future Mulgu Park, located within but outside the scope of Competitive Process Site 3. The Mulgu Park Concept Design prepared by Gallager Studio for the City of Sydney is provided at **Annexure 8**. The City's Mulgu Park Concept Design (**Annexure 8**) should be relied on where there are inconsistencies with site-wide Concept DA Landscape Masterplan Report prepared on behalf of the Proponent at **Annexure 7**. Design refinements will be required to reflect the final alignment of development blocks, additional plaza areas and the like and will be reflected in a future DA for the park to be prepared by the Proponent.

Mulgu Park will be delivered by the Proponent in accordance with the VPA, as detailed in Section 4.1.4.

Competitive Process Site 3 adjoins three sides of the future Mulgu Park.

The future Mulgu park is proposed to contain the following key elements:

- Native Garden;
- Bio-Filtration Garden;
- Central Lawn/Informal Plan;
- BBQ and Dining Area;
- Shared Zone; and
- Fruit Tree Garden.

An excerpt of the future conditions of Mulgu Park is provided below at Figure 7.



FIGURE 7: PROPOSED MULGU PARK LANDSCAPE MASTERPLAN (EXCERPT FROM ANNEXURE 7)  
**2.7 DETAIL PLAN - MULGU PARK AND CIVIC PARK**



### 2.6.3 Chimes Street Public Plaza (Civic Park)

The Stage 1 Concept DA Landscape Masterplan Report (see **Annexure 7**) includes a new public plaza located on Chimes Street between Block S-1 and future Mulgu Park. The extent of the Chimes Street Plaza also extends to the north and south of Block S-1. The design of Chimes Street Plaza is outside of the scope of Competitive Process Site 3, however schemes are to respond to the design objectives for the plaza (see Section 4.2.2).

The City's Mulgu Park Concept Design (**Annexure 8**) did not contemplate a civic plaza fronting Block S-1 and Mulgu Park, however it does include concept designs for the areas north and south of Block S-1, included as community garden and native garden respectively.



FIGURE 8: PROPOSED CHIMES STREET PLAZA LANDSCAPE MASTERPLAN EXCERPT



#### 2.6.4 Easements and Restrictions

There are a number of easements and covenants within the site boundaries (see **Annexure 5.2**). Each easement or covenant is outlined below:

- (C) Easement for drainage burdening part of the subject land (Vide dealing No. G167065)
- (E) Easement for drainage 3.05 wide burdening part of the subject land (Vide dealing No. F722199)
- (M) Easement for drainage burdening part of the subject land (Vide dealing No. F722199)

It is to be assumed that Easement (C) described above and shown in **Annexure 5.2** will be extended south to adjoin the future lot boundaries of Block S-2 and Block S-3 to accommodate the future Green

Square Trunk Drainage. Additionally, it is to be assumed that Easements (E) and (M) will be extinguished or altered prior to the commencement of any construction.

### 2.6.5 Flooding

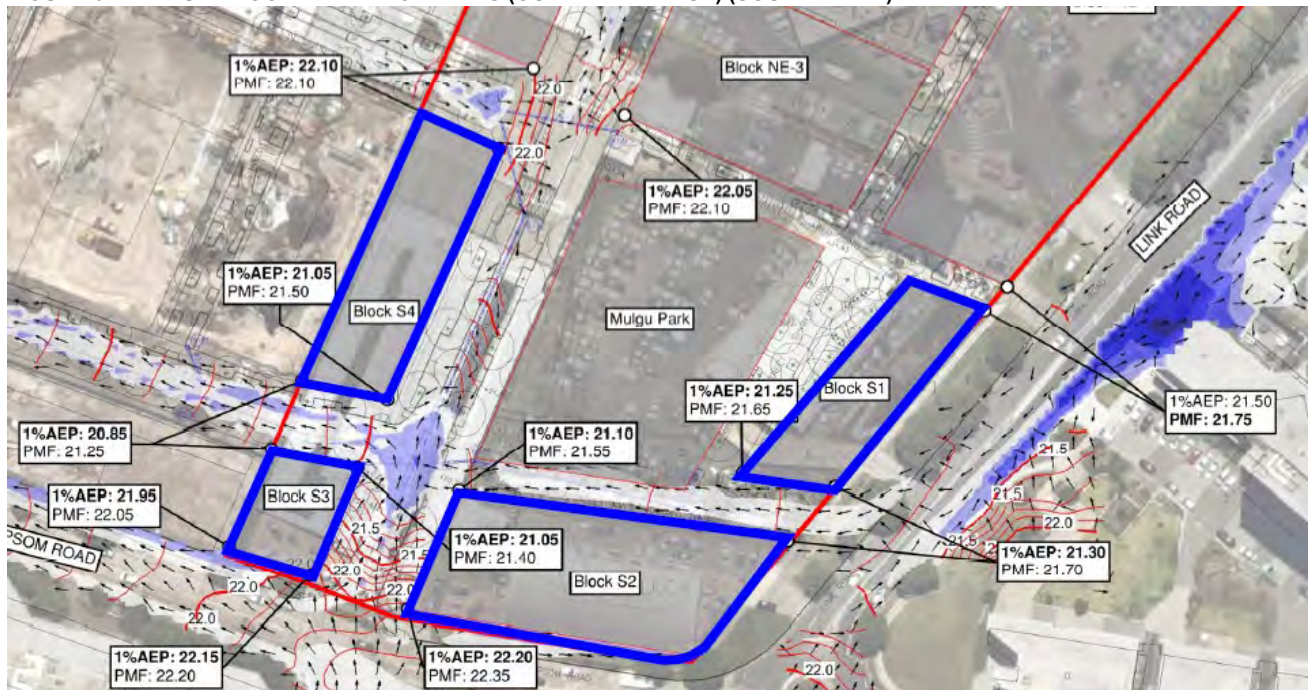
The subject site is identified as flood prone land and is affected by:

- The findings of the City's Alexandra Canal Flood Risk Management Study
- The NSW State Governments Flood Prone Lands Policy as detailed in the NSW Government's Floodplain Development Manual, and
- The City's Alexandra Canal Floodplain Risk Management Plan.

Due to the flood affected nature of the subject site, development is required to meet designated Minimum Flood Planning Levels at ground floor and all basement entry points.

The Flood Impact Assessment prepared by TTW that accompanies the Stage 1 Concept DA nominates Minimum Flood Planning Levels above the 1% AEP depths and are outlined below and in **Annexure 9**.

**FIGURE 9: MINIMUM FLOOD PLANNING LEVELS (OUTLINED IN BLUE) (SOURCE: TTW)**



Refer to Section 4.2.3 for Minimum Flood Planning Level requirements and objectives.

### 2.6.6 Existing Transport and Site Access

The Subject Site is currently accessed via four separate vehicular entry points from Epsom Road and Link Road. In the long term, vehicular site access will be via Defries Avenue (from Epsom Road) and Rose Valley Way (from adjoining site). The proposed site access arrangements in the Stage 1 Concept DA are discussed at Section 4.2.8.

The Subject Site is located within 750m of Green Square Train Station which provides direct heavy rail links to the Sydney CBD, Sydney Airport and southern suburbs of Sydney.

Bus stops are located immediately adjoining the Subject Site on Epsom Road and are serviced by the 370 bus route between Coogee and Green Square/Glebe Point. To the west of the Subject Site on



Joynton Avenue Bus Stops are serviced by 304, 320, and 343 bus routes between Circular Quay/ Gore Hill and Kingsford. To the south of the Subject Site is a Bus stop serviced by the 306 bus route between Redfern Station and Mascot.

#### 2.6.7 Site Levels

The future levels and alignment of the finished roads will be considerably higher than existing levels. The proposed layout, including levels are included at **Annexure 5** and **10**.

#### 2.6.8 Views Corridors

There are significant views available from the site:

- North partial view towards Sydney CBD
- North-East uninterrupted view towards Centennial Parklands
- East view towards Randwick Racecourse
- South district views towards Sydney Airport
- West district views

Neighbouring buildings, generally to the south/south-east of the Competitive Process Site 3, enjoy views from upper-level residential dwellings. Views include:

- Views west from 3 Link Road towards Sydney CBD;
- View north-west from 142 Epsom Road over Zetland; and
- Views north from 67 – 77 Epsom Road towards Sydney CBD.

These view vectors are over the subject site, in particular Competitive Process Site 3.

#### 2.6.9 Wind

The preliminary Pedestrian Wind Environment Study submitted with the Concept DA (**Annexure 11**) includes results of a detailed investigation into the wind environment impact of the proposed development at the site. Refer to Section 4.2.18.

#### 2.6.10 Acoustic

A Noise and Vibration Impact Assessment (**Annexure 12**) was submitted with the Stage 1 Concept DA which outlines noise intrusion from internal and external noise sources to the site.

**Annexure 12** identifies development facing Epsom and Link Road are impacted by noise with development in the north-western corner not exceeding relevant noise targets. Noise mitigation is to be addressed in conjunction with natural ventilation in building design. See Section 4.2.15 for requirements and objectives relating to acoustics.

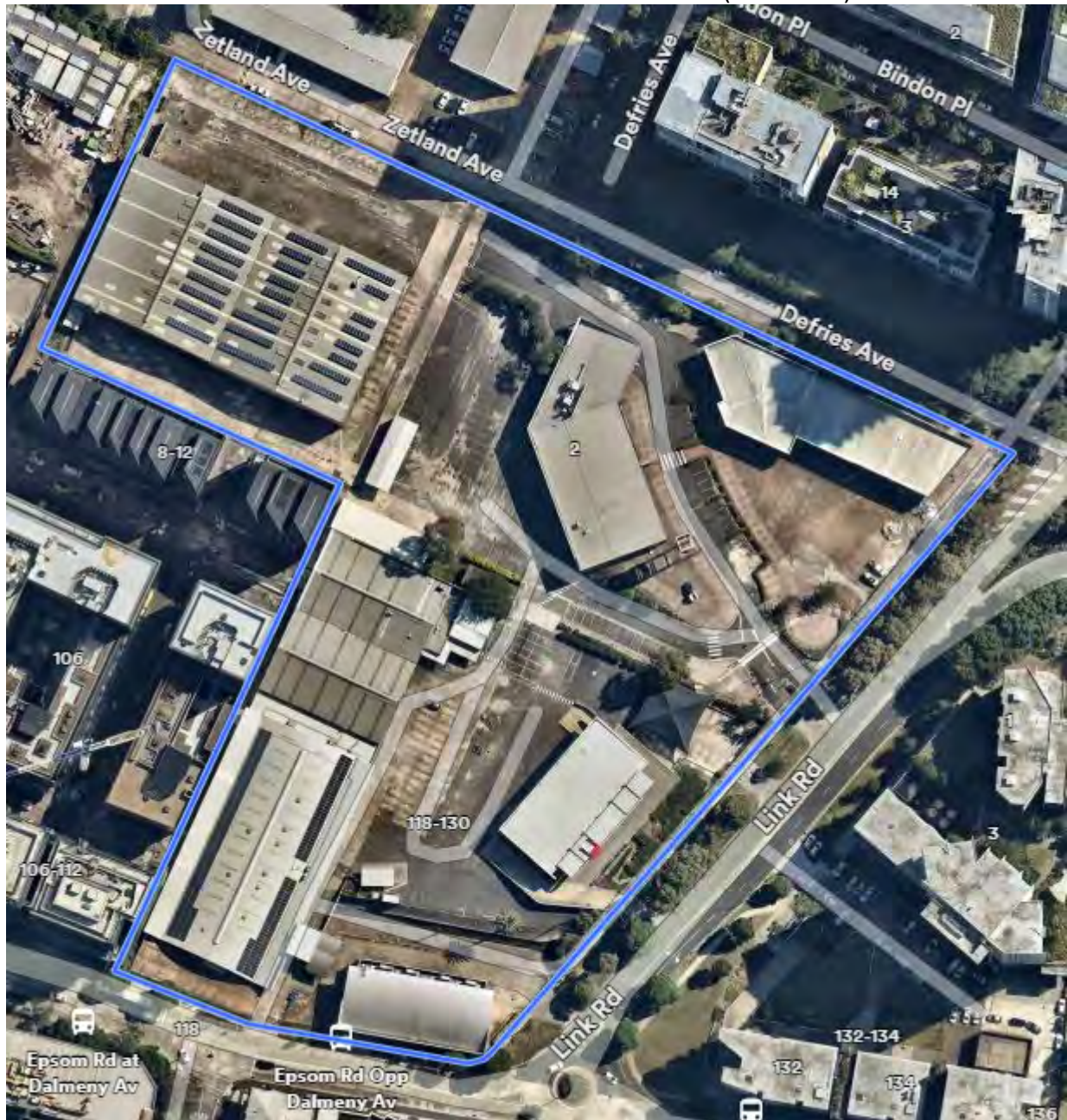
#### 2.6.11 Trees

The Subject Site is generally void of any meaningful landscaping with much of the site covered by hardstand parking and commercial buildings. Similarly, there are few notable trees on site. The aerial image in **Figure 10** below shows existing trees on site. A copy of the Arboricultural Report is provided in **Annexure 13**.

The Stage 1 Concept DA identifies trees that may be removed and trees that are to be retained. As per the Arboricultural Report in **Annexure 13**, and Condition 29 of the Stage 1 Concept DA Conditions in **Annexure 2**, identifies trees which must be retained.

Established Council street trees are located primarily along the eastern boundary to Link Road. Trees within the road reserve are proposed to be maintained under the Stage 1 Concept DA.

**FIGURE 10: AERIAL IMAGE SHOWING EXISTING TREES (MARCH 2024)**



## 2.6.12 Contamination

A Framework Remediation Action Plan has been prepared to accompany the DA for internal roads, subdivision and remediation. Due to the current site conditions, a Detailed Site Investigation is yet to be undertaken. The key findings from previous investigations, as outlined in the Framework Remediation Action Plan are as follows:

- Metals, specifically, copper, nickel, zinc and lead concentrations in soil samples were recorded above adopted ecological criteria for residential uses.
- Hydrocarbon concentrations were recorded in shallow subsurface soil samples.
- Asbestos was identified within cement fragments in the ground surface.
- Elevated concentrations of zinc and copper were identified in groundwater samples.

Site remediation will be undertaken in accordance with D/2023/753. Competitors are to assume that the site can be made suitable for the proposed development.

### 2.6.13 Geotechnical

A Desktop Geotechnical Assessment has been undertaken for the subject site, limited by the existing uses on site still being intact. Subsurface conditions on the site can be summarised as follows:

- Sandy soils predominate to substantial depths but clay bands are present although vary in length and thickness.
- Generally, there is a transition to clay soils at depths of 17m to 23m.
- Sandstone bedrock is present at depths of between 18m and 26m in the subject site to the west and 25m in the subject site to the east.
- Varying thickness of fill was found within the subject site between 0.4m and 2.7m.
- Groundwater within the subject site was recorded at depths of 3.5m to 4.5m (RLs unknown).

### 2.6.14 Heritage

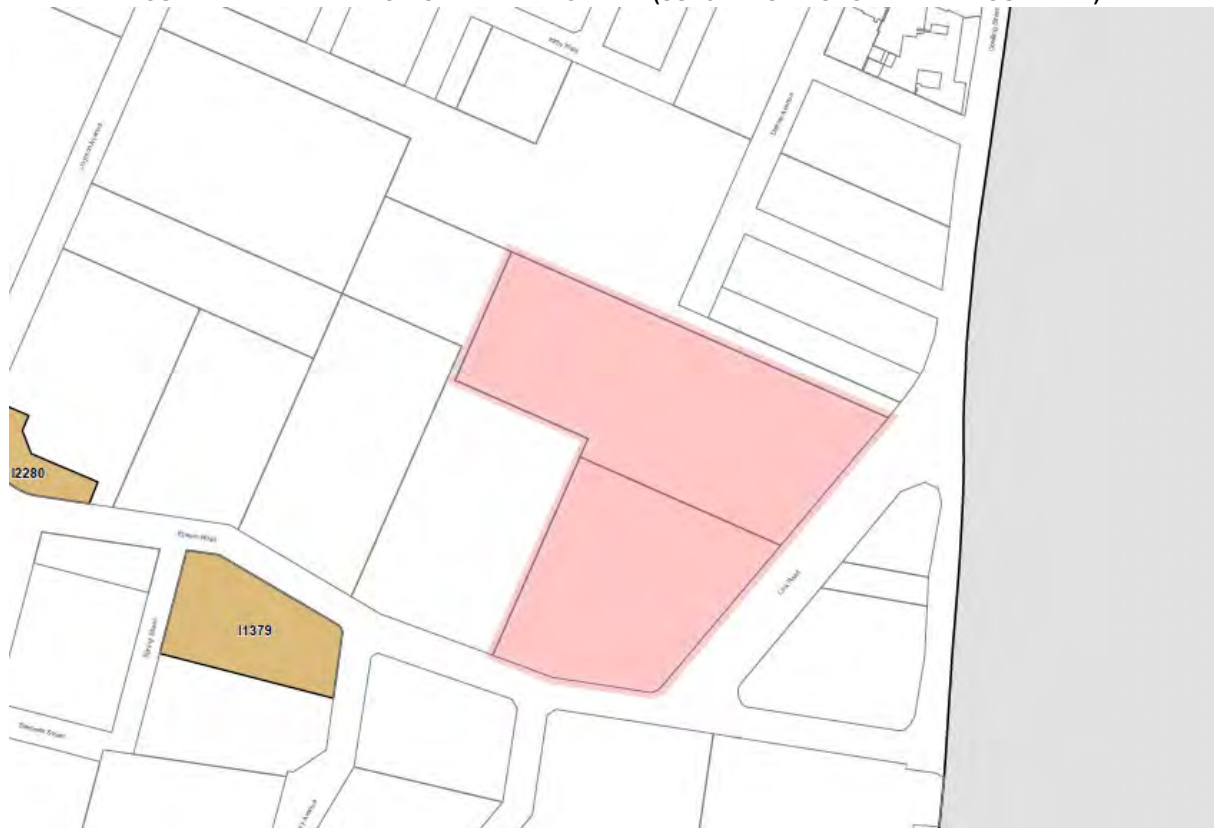
The Subject Site is not identified as a heritage item, nor is it located within a heritage conservation area. Notwithstanding, the Competitive Process Site 3 is within proximity to a number of items of heritage significance and a heritage conservation area (see **Table 2** and **Figure 11**).

**TABLE 2: HERITAGE ITEMS IN PROXIMITY TO SUBJECT SITE**

<b>Description</b>	<b>Address</b>	<b>Significance</b>	<b>Item No.</b>
Former "Maffat Virtue" warehouse and office building including interiors	1-3 Roseberry Avenue, Roseberry	Local	I1379
Former Joseph Lucas office, stairs and showroom including interiors and building setback	146-158 Joynton Avenue, Zetland	Local	I2280
"Hastings", Federation Dwelling	55 Milroy Avenue, Kensington	Local	I135
West Kensington Heritage Conservation Area	N/A	Local	C4



**FIGURE 11: EXCERPT FROM SLEP HERITAGE MAP (SUBJECT SITE SHOWN IN RED OUTLINED)**



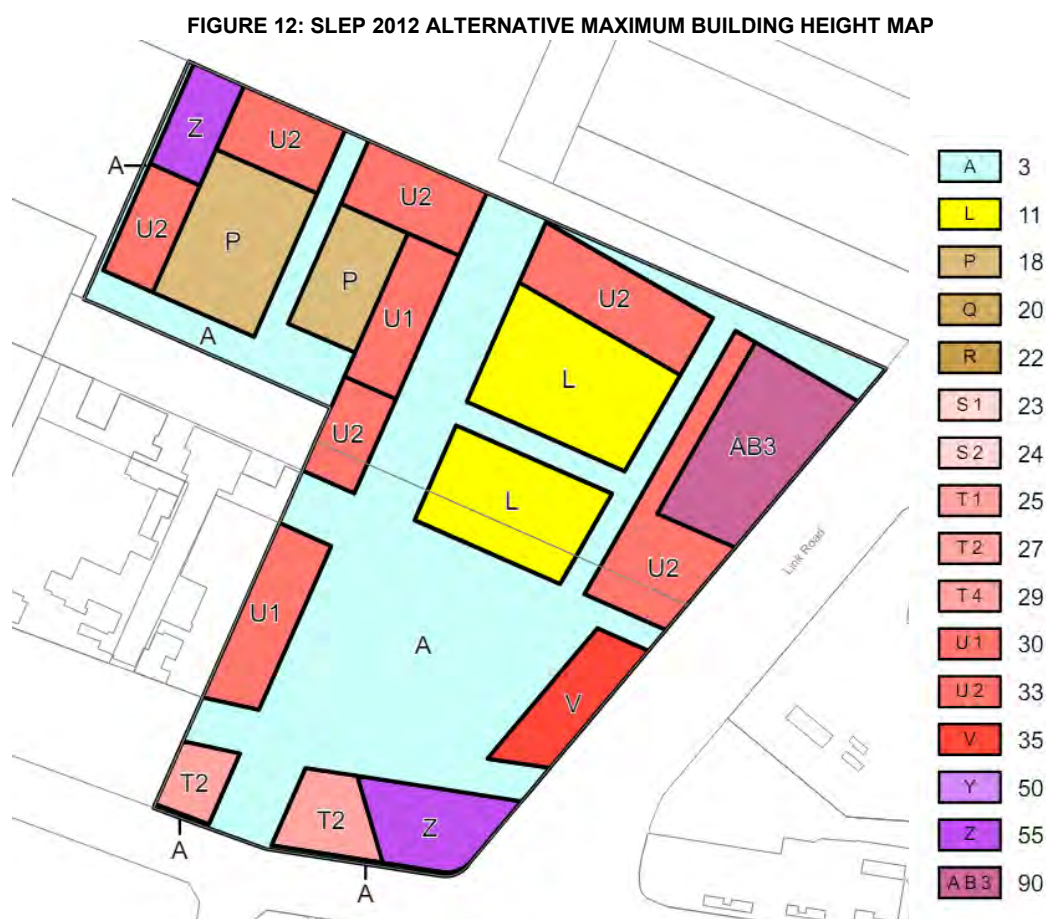
## 3 Relevant Planning Applications Relating to the Site

### 3.1 Planning Proposal

A Planning Proposal (PP-2022-2530) was submitted on 2 September 2022, to allow increases to the maximum height of buildings as demonstrated in **Figure 12** below. This Planning Proposal included alternative maximum building heights with additional energy and water sustainability measures and non-residential floor area. The Planning Proposal has been approved by the Central Sydney Planning Committee (CSPC) and was finalised and Gazetted by the NSW Department of Planning, Housing and Infrastructure on 3 May 2024.

The primary intent of the Planning Proposal was to provide alternative maximum building heights in the SLEP 2012 as follows:

- North-Western Precinct: Increase building height to 3m-55m.
- North-Eastern Precinct: Increase maximum building height to 11m-90m.
- Southern Precinct: Increase maximum building height to 3m-55m.



### 3.2 Stage 1 Concept DA

On 9 May 2024, the Central Sydney Planning Committee provided delegated authority to the Chief Executive Officer to determine the Stage 1 Concept DA (D/2023/724) for:

- building envelopes for nine (9) development blocks
- a mixed-use development comprising indicative commercial, retail, childcare centre and residential uses

- public benefits comprising land dedication, the delivery of trunk drainage, roads and parks and embellishment works for footpath widening and a through-site link between pocket parks and Defries Avenue

Consent has not yet been granted and is pending finalisation and registration of the Community Infrastructure VPA (see Section 4.1.4) as well the grant of required airspace approvals.

The Stage 1 Concept DA provides the high-level planning, design, layout and form outcomes for the site as a whole. The site will be separated into three distinct stages as shown below.

A copy of the draft Stage 1 Concept DA documentation is provided in **Annexure 3**.

The brief is written on the basis that the Stage 1 Concept DA will be determined during the competitive process and subject to the recommended conditions as set out in **Annexure 2**. For the purpose of the competitive process, competitors are to assume the same.

**FIGURE 13: STAGE 1 CONCEPT DA PROPOSED STAGING PLAN (COMPETITIVE PROCESS SITE 3 IS SHOWN IN GREEN)**



For the purposes of this competitive process, South Stage of the Stage 1 Concept DA (excluding roads and associated public domain) is the Competitive Process Site 3.

Compliance with the Stage 1 Concept DA, as to be approved, will be required for the subsequent Stage 2 Development Application.

Where there is an inconsistency between the proposed Stage 1 Concept DA, and the SLEP 2012 and SDCP 2012, until the determination of the application, the planning controls prevail over the Stage 1 Concept DA.

### 3.3 Epsom Park Precinct Public Domain Concept (City of Sydney)

The Epsom Park Precinct Public Domain Concept Plan prepared by the City of Sydney for the Epsom Park Precinct includes the Competitive Process Site 3 and is provided for information at **Annexure 14**. This Plan sets out the future public domain concept for the wider precinct. The more detailed public domain concepts relevant to Competitive Process Site 3 are discussed at Sections 2.61-2.63 of this brief.

## 4 Objectives for the Proposal

### 4.1 Planning Objectives and Requirements

#### 4.1.1 Key Statutory Instruments & Planning Controls

The key planning objective for this competitive process is to develop an appropriate design response to the proposed Stage 1 Concept DA (D/2023/724) and the relevant planning control framework, including (but not limited to) the following Environmental Planning Instruments.

- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Housing 2021)
- Sydney Local Environmental Plan 2012
- Sydney Development Control Plan 2012

The above-mentioned documents can be viewed on the NSW Legislation website at <https://legislation.nsw.gov.au/> and the City of Sydney's website at <https://www.cityofsydney.nsw.gov.au/>. The site-specific controls are included at **Annexure 4**.

A summary of the key statutory planning controls that apply to the site is provided in **Annexure 15**. However, Competitors are responsible for ensuring that the relevant planning controls are addressed in their design submissions and any variations.

Non-compliances are discouraged by the Proponent and the Consent Authority. Any instance of non-compliance is to be clearly identified and is to be justified against the objectives of the applicable planning controls. Justification for non-compliance is to be included in the Statement of Compliance as part of the Competitor's final submission. Refer to Section 6.2 – Documentation for more information.

The Sydney Local Environmental Plan 2012 allows the Consent Authority to grant up to an additional 10% of floor space or height if it is satisfied that the building demonstrates design excellence i.e. the development is subject to a competitive design process and exhibits design excellence. The Proponent is seeking up to an additional 10% additional floor space in accordance with Clause 6.21(7) of the Sydney LEP 2012. See Section 4.3 for the allocation of floor space for Competitive Process Site 3.

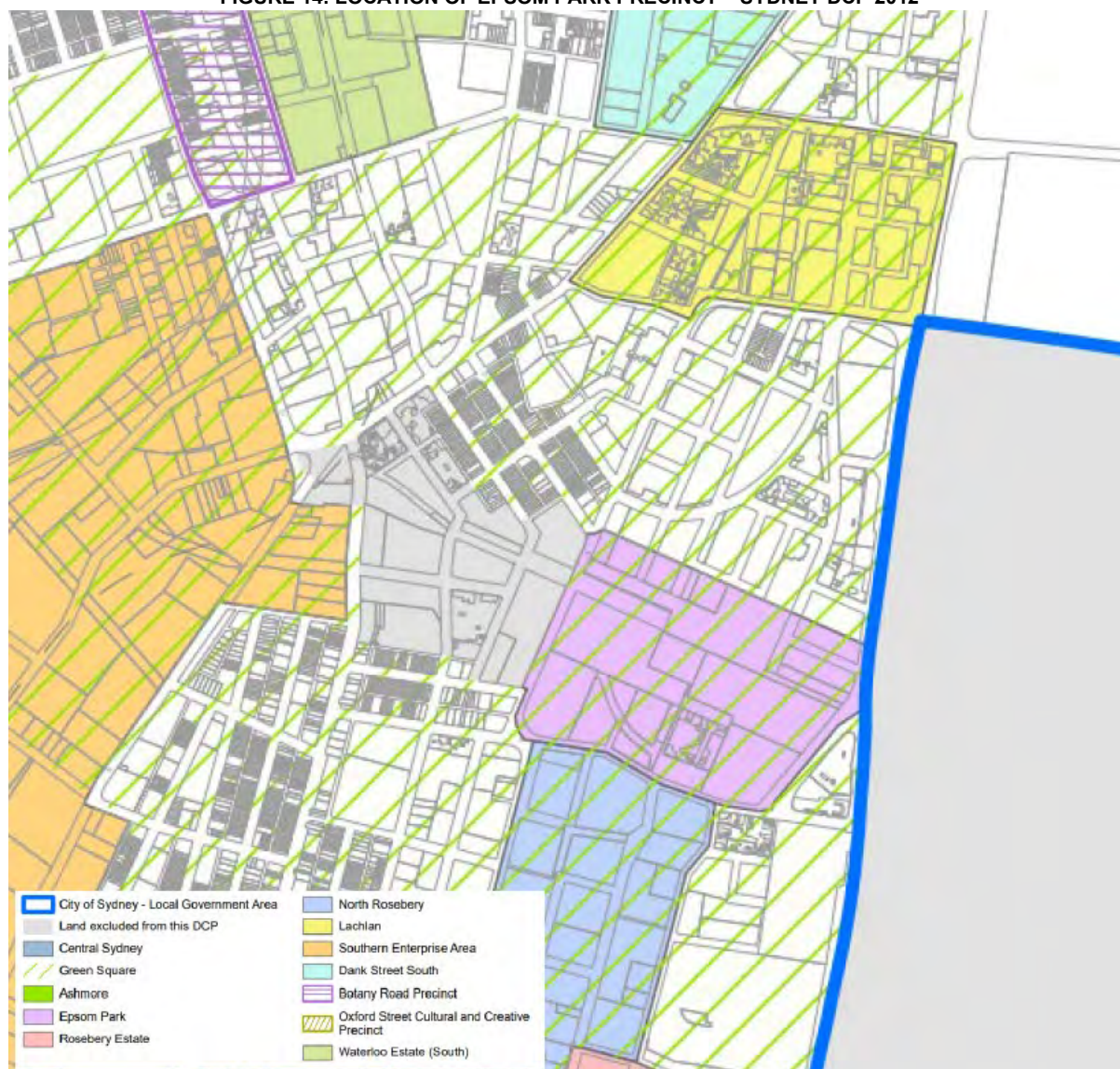
Any additional floor space pursued under Clause 6.21 of the Sydney LEP 2012 must not cause an exceedance of the relevant maximum height control.

#### 4.1.2 Planning Context

The site is situated within the Green Square – Epsom Park Precinct, part of the wider Green Square Urban Renewal Area. The Epsom Park Precinct is undergoing significant transformation from light industrial uses to high density residential and mixed-use developments.



FIGURE 14: LOCATION OF EPSOM PARK PRECINCT – SYDNEY DCP 2012



Section 2.5.5 Epsom Park of the SDCP 2012 includes a locality statement for Epsom Park as well as principles and key elements of the vision for the site as part of the Epsom Park Precinct, including:

### Principles

“(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.

....

(c) Encourage a transport interchange with commercial and retail uses at the intersection of Zetland Avenue and Defries Avenue.

(d) Encourage commercial offices and retail activity in suitable locations, for example car showrooms along Epsom and Link Roads.

(e) Link Road is to continue its role as an important connector to South Dowling Street.

(f) Zetland Avenue is to be of a grand scale and provide ample space for generous footpaths to accommodate outdoor dining areas, dedicated bicycle paths, future light rail (or interim bus service), local vehicular access and car parking.

(g) Buildings along the Zetland Avenue are to address the street frontage, defining and contributing to ground level activity associated with retail, café/ outdoor seating, and commercial uses.

(h) The alignment of, and development along Zetland Avenue is to ensure that views to the Sacred Heart College in Kensington are retained.

....

(j) Street trees located along the length of the Zetland Avenue are to integrate with the character of Gunyama Park to provide a unified link into the park and reinforce the landscaped character of the neighbourhood.

....

(l) North-south streets should be quiet streets that are predominantly low in scale, typically with buildings three to four storeys of maisonette and townhouse typologies. Building entries, small front gardens, overlooking windows, and balconies are encouraged. Pedestrian and bike access will characterise the street.

(m) Innovation in design, drawing on the neighbourhood's attributes and industrial history, most notably the British Motor Company Leyland, is encouraged.

(n) Public art and the public domain are to interpret the neighbourhood's connection with the Sheas Creek catchment."

#### 4.1.3 Site-Specific Planning Controls

In addition to the SLEP 2012 and SDCP 2012, the key planning controls for this competitive process are the site-specific SLEP 2012 and SDCP 2012 controls. See **Annexure 4**.

Key controls include:

- **Building Height** - Building heights are to comply with the heights shown on the LEP Alternative Height of Buildings Map (see Section 3.1 of this brief) and the built form heights in SDCP 2012.
- **FSR** – The FSR must not exceed the maximum permissible under the SLEP 2012. The overall FSR for the site is 2.2:1 which equates to an indicative GFA of 89,870sqm across the overall development site, made up of the following permissible FSR components:
  - Base FSR - 1.5:1
  - Community infrastructure, Area 6 - 0.5:1
  - Additional floorspace for a building demonstrating design excellence - 0.2:1 (10%)

**The indicative total permissible GFA for Competitive Process Site 3 is 24,090sqm, inclusive of all eligible additional floor space.**

**Note: GFA allocation will be as set out in the Stage 1 Concept DA.**

The assumed site area for Competitive Process Site 3 is 12,916sqm.

- **Tower form** – the tower may be located anywhere within the hatched area shown in 5.3.6.4 of the SDCP 2012 provided that the resulting tower form:

- has a maximum floor plate at any level of 750sqm
- allows for a consolidated area equal to at least 75% of the area of Mulgu Park to achieve 4 hours of solar access between 9am and 3pm on 21 June
- allows neighbouring dwellings to achieve required levels of solar access, as defined in Section 4.2.3.1 of the SDCP 2012 and the NSW Government's Apartment Design Guide. This includes 67 Epsom Road.
- Note: Floor plate size includes external walls, all space bounded by external walls, balconies and external gallery access (measured to the outside face of balustrades) and excludes sun shading elements and vertical fin projections.

**FIGURE 15: EXCERPT FROM SDCP 2012 SHOWING ALTERNATIVE BUILT FORM AND HATCHED TOWER LOCATION ZONE. COMPETITIVE PROCESS SITE 3 IS SHOWN IN BLUE OUTLINE.**

Figure 5.3.6-2

Alternative Built Form - 118-130 Epsom Road and 905 South Dowling Street, Zetland



- X Number – maximum number of above ground storeys (including attics and mezzanines)
- 1R(0) Maximum number of storeys that may be used for the purposes of retail uses otherwise no storeys permitted (0)
- Hatched tower zones A, B and C – tower may be located anywhere within this zone up to the maximum floor plate in 5.3.6.4(3)
- Solar Zone – area that may be occupied only subject to achieving ADG solar access requirements
- Minimum setback of higher levels



#### **4.1.4 Voluntary Planning Agreement**

There are two Voluntary Planning Agreements associated with the site:

##### **Planning Proposal VPA**

The Planning Proposal VPA is associated with the Planning Proposal to amend the height controls under the SLEP 2012 has been executed and provides for:

- Design and construct all future buildings to be capable of providing dual reticulation water system for water consumption
- Provide a minimum of 3,696sqm of non-residential GFA (circa 4% of permitted GFA) to ensure the genuine provision of retail, childcare and other non-residential services.
- Achieve an energy and water BASIX score of at least 5 points above the target for all future residential buildings or residential components of mixed-use buildings. Should the new Sustainable Building SEPP proceed to commencement, the provisions of the new SEPP will prevail.
- Install infrastructure to enable all future private residential parking spaces to be capable of being fitted with an Electric Vehicle Charger (EVC)

##### **Community Infrastructure VPA**

The Community Infrastructure VPA is associated with the Stage 1 Concept DA in accordance with Clause 6.14 Community infrastructure floor space at Green Square. It commits to:

- The embellishment and dedication/transfer of public open space including any associated utility deviation works;
- The embellishment and dedication/transfer of public roads including any associated utility diversion works;
- Construction of a portion of the Green Square Trunk Drainage (GSTD) system under Rose Valley Way and associated utility diversion; and
- The embellishment and dedication/transfer of 1.4m of road widening to Epsom Road.

## **4.2 Design Objectives and Requirements**

### **4.2.1 Overall Design Objectives**

The overall design objectives for this Design Competition are to:

- Stimulate imaginative architectural, urban and landscape design proposals that:
  - Demonstrate the potential to achieve design excellence as defined in Clause 6.21C of the SLEP 2012; and
  - Respond to the site's context having due regard to the constraints and opportunities, designing within the parameters contained in the ADG, SLEP 2012, SDCP 2012, and the proposed Stage 1 Concept DA.
- Protect sunlight access to public open space including Mulgu Park (as per DCP) (see Section 4.1.3 for site-specific controls).
- Positively interface with and active the public open space including Mulgu Park and plaza located on Chimes Street.
- Create a building commensurate to its location in Zetland.
- Create diversity and a fine grain ensemble of buildings across the site by breaking the built form into distinct buildings, each with a distinguished architectural character.

- Provide architectural depth and articulation of podium and tower to animate and positively enhance streetscapes.
- Maximise landscape and deep soil opportunities to support planting fully integrated throughout the development.
- Achieve a high-quality amenity for occupants of the subject site while also maintaining and protecting amenity to surrounding sites and the public domain.
- Facilitate a vibrant retail precinct and safe environment with regards to surveillance, resulting in a high quality and integrated retail precinct within the mixed-use development.
- Appropriately plan the various apartment types, with consideration to structural grid continuity, apartment amenity including views, outlook, and solar access.
- Competitor's design proposals must consider how the development will relate to and provide an appropriate interface with the surrounding future and existing residential developments.
- Design to mitigate and reduce noise impacts on apartments, including consideration for appropriate noise barriers and planting to reduce external noise intrusion from the exhibition/sport activities and other major activities.

#### **4.2.2 Chimes Street Public Plaza**

The scope of this competitive process is limited to buildings and communal spaces. The competitive process does not include the design of any areas of the public domain. See Sections 2.6.1-2.6.3 of this brief.

The Chimes Street Public Plaza, identified as 'Plaza' on Drawing 03200 – Structure Plan – Open space of the Stage 1 Concept DA Drawings (**Annexure 3**) must consider the public dining interface (See Section 2.6.3). The Chimes Street Public Plaza extent is shown below (**Figure 16**). The design objectives for the Chimes Street Plaza are as follows:

- Design proposals should contribute to a high-quality interface with the public domain, integrating green spaces into the built form and strengthening the green street setting.
- Integrate outdoor dining opportunities within Block S-1 adjacent to the Chimes Street Plaza.
- Create a connection between Block S-1, Chimes Street Plaza, and future Mulgu Park.
- Minimise conflicts between outdoor seating/ public plaza use and residential dwellings

FIGURE 16: CHIMES STREET PUBLIC PLAZA (IDENTIFIED AS 'A' IN THE DCP

Figure 5.3.6-1

Alternative Public Domain - 118-130 Epsom Road and 905 South Dowling Street, Zetland



#### 4.2.3 Flood Planning

Flood mitigation is to be addressed in accordance with the City's Interim Floodplain Management Policy.

Meet the minimum Flood Planning Level (FPL) at ground floor and all access points (including stairs and lift shafts) to basement or below ground development (including stairs and lift shafts). Flood Modelling has been undertaken by TTW to assess the impact of flooding on the proposed development (**Annexure 9**). Refer to Section 2.6.5 of this brief and **Annexure 9** for 1% AEP Levels to determine FPL.

No flood gates are permitted.

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

FIGURE 17: MINIMUM FLOOD PLANNING LEVELS (CITY OF SYDNEY)

Development	Type of flooding	Flood Planning Level
Residential	Habitable rooms	Mainstream flooding Local drainage flooding (Refer to Note 2)
		1% AEP flood level + 0.5 m or Two times the depth of flow with a minimum of 0.3 m above the surrounding surface if the depth of flow in the 1% AEP flood is less than 0.25 m
	Outside floodplain	0.3 m above surrounding ground
	Non-habitable rooms such as a laundry or garage (excluding below-ground car parks)	Mainstream or local drainage flooding
		1% AEP flood level
Industrial or Commercial	Business	Mainstream or local drainage flooding
		Merits approach presented by the applicant with a minimum of the 1% AEP flood level
	Schools and child care facilities	Mainstream or local drainage flooding
		Merits approach presented by the applicant with a minimum of the 1% AEP flood level + 0.5m
	Residential floors within tourist establishments	Mainstream or local drainage flooding
		1% AEP flood level + 0.5 m
	Housing for older people or people with disabilities	Mainstream or local drainage flooding
		1% AEP flood level + 0.5 m or a the PMF, whichever is the higher
	On-site sewer management (sewer mining)	Mainstream or local drainage flooding
		1% AEP flood level
	Retail Floor Levels	Mainstream or local drainage flooding
		Merits approach presented by the applicant with a minimum of the 1% AEP flood. The proposal must demonstrate a reasonable balance between flood protection and urban design outcomes for street level activation.
Below-ground garage/ car park	Single property owner with not more than 2 car spaces.	Mainstream or local drainage flooding
		1% AEP flood level + 0.5 m
	All other below-ground car parks.	Mainstream or local drainage flooding
		1% AEP flood level + 0.5 m or the PMF (whichever is the higher) See Note 1

#### 4.2.4 Built Form

The design objectives for built form are as follows:

- Provide a built form compliant with site-specific requirements of the SLEP 2012, SDCP 2012 and the ADG.
- Built form should have a positive relationship between the subject site and adjoining, public domain and development sites (approved, under construction, or completed).
- Protect and enhance the amenity of open spaces and key views into and from the subject site to ensure the built form will have acceptable impact on adjacent development and open space.

- Minimise overshadowing on adjoining development and open spaces, including future developments, ensuring ADG requirements are met.
- Create an ensemble of articulated fine grain buildings of varied architectural expression and character responsive to context.
- Block S-4 is to incorporate a non-habitable interface to its western interface above four storeys to maintain privacy for residents at 10-12 Letitia Street.

#### 4.2.5 Ground Plane

The design objectives for the ground level are as follows:

- Design a building with active frontages along Epsom Road and Link Road in accordance with the SDCP 2012 to create a vibrant public domain. Refer to DCP 3.2.3 Active Frontages.
- Address and activate the Block S-1 frontage to Chimes Street Plaza (see **Figures 7, 8, 16**).
- Avoid blank walls and building services to public domain to maximise street activity.
- Maximise entries and display windows and activities which provide pedestrian interest.
- Activate retail street fronts and maximise visual connectivity, exposure and integration with the public domain.
- Maximise ground floor landscaping and deep soil to provide visual interest enhancing site amenity and the interface with the public domain (see Section 4.2.14 Landscape)
- Enhance activation and natural surveillance along street frontages maximising opportunities provided by multiple building entries to residential, commercial, and retail uses from the public domain.
- Provide continuous awnings where required under 3.2.4 of the SDCP 2012.

#### 4.2.6 Residential

The design objectives for residential are as follows:

- Allocate floor space appropriately within the site addressing building separation and privacy to ensure high levels of residential amenity.
- Provide a high standard of residential amenity across a variety of apartment types with respect to solar access, natural cross ventilation, views and outlook, and visual and acoustic privacy.
- Create visually prominent entry points, readily recognisable from the street.
- Any private open space located at ground level which adjoins communal open space/courtyard areas should be of a sufficient dimension to protect residential privacy. Ideally, private open space provides for a minimum 4 metre separation between habitable rooms to the boundary of a communal open space or courtyard.
- The external architectural expression should not compromise internal apartment layout and residential amenity.
- No air conditioning units are to be located on balconies.
- No polyethylene cladding.
- Refer to DCP provision 4.2.3.14 (7) 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.

Attention is drawn to Meriton Design Standards contained in **Annexure 16**, to be read in conjunction with residential design objectives.

#### 4.2.7 Non-Residential / Retail / Commercial

The design objectives for Non-Residential / Retail / Commercial for the Competitive Process Site 3 are as follows:

- Recognise the importance of Epsom Road and Link Road as an active street frontage with Non-Residential / Retail / Commercial entrances that are interesting and enticing.
- Block S-1 fronting Chimes Street Plaza is to provide opportunities for outdoor dining associated with ground floor non-residential areas, ensuring a holistic approach to the design and experience including connections to Mulgu Park. Outdoor dining is to be accommodated wholly within the Block S-1 competitive design process site boundary and not within the Chimes Street Public Plaza.
- Maximise Non-Residential / Retail / Commercial area on ground floor, facilitate easy servicing, and maximise exposure to passing pedestrian traffic.
- Efficient proposal for the delivery of goods to retail tenancies.

Non-Residential / Retail / Commercial spaces within the Competitive Process Site 3 is to adhere to the GFA outlined under Section 4.3 Commercial Objectives.

Note: Non-Residential / Retail / Commercial tenancies will be delivered by the proponent as 'cold shell' tenancies to be separately fitted out by individual tenants.

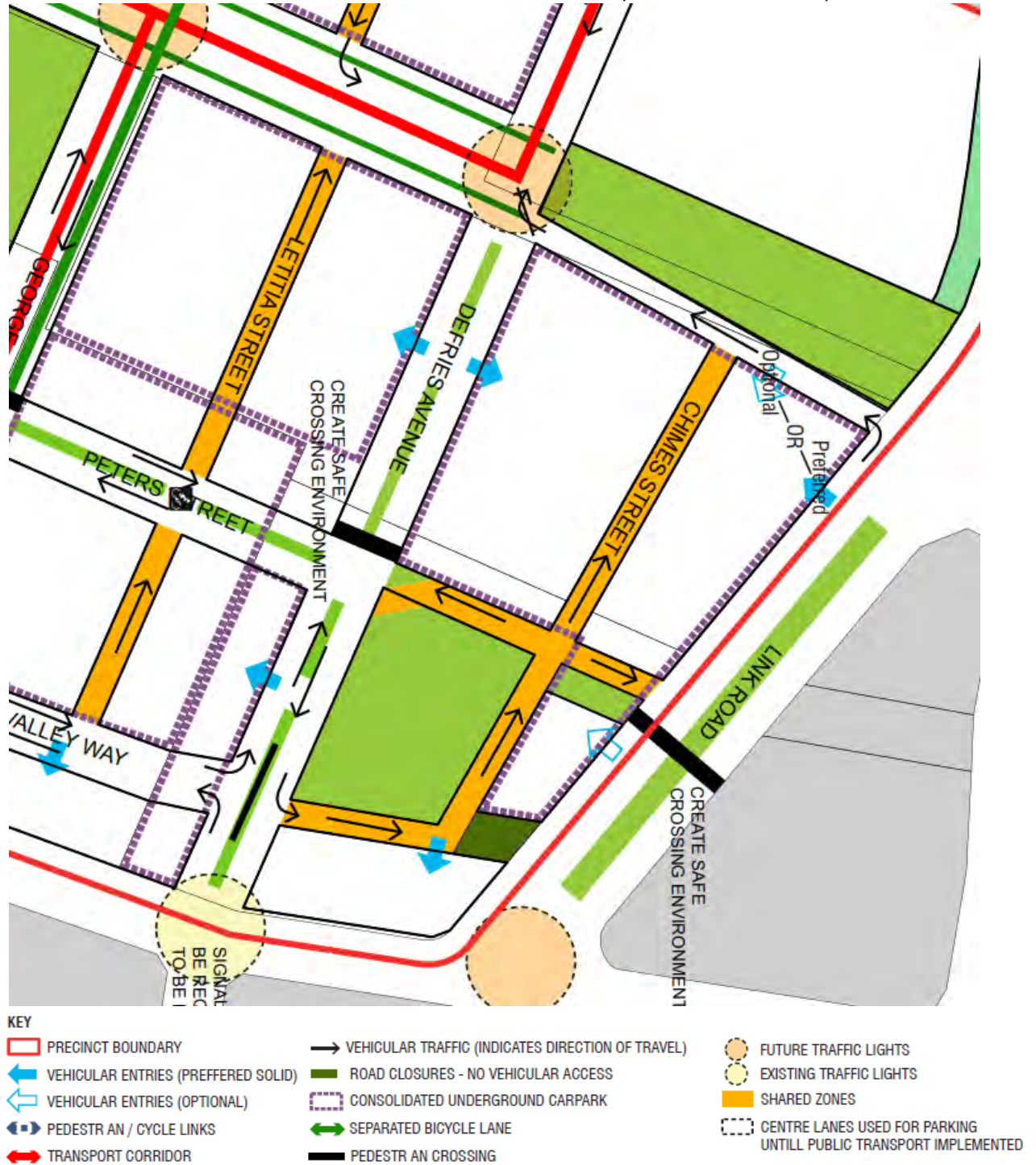
#### 4.2.8 Site Access

- As per 5.3.6.3 of the SDCP 2012, *driveway and vehicle access points are to be consistent with Figure 5.80 Epsom Park Circulation and Access* (refer figure 16 below).
- Integrate access ways/ ramps to car-parking within the building envelope
- Carpark entries are to be treated in material quality equal in standard to the building façade to achieve a high-quality interface with the public domain.
- Vehicular access driveways should comply with the relevant provisions in AS 2890.1 - 2004
- Ramp gradient and lengths are to comply with relevant standards (AS2890.1 – 2004 Parking facilities Part 1: Off-street car parking).
- Minimise driveway widths to maintain pedestrian amenity and continuous footpath treatment and pedestrian amenity to Sydney Street Design Code.
- Clearance under all services and structure to be a minimum of 2.2 metres to meet Australian Standards for car parks, with the exception of service and disabled spaces.
- Waste management and collection must be accommodated within the basement, wholly within the buildings on the site;
- Access for a 10.6 metre City of Sydney waste collection vehicle with a 10.5m kerb to kerb turning circle radius and vertical clearance of 4 metres clear of all ducts, pipes and other services;
- Any outlet from the basement car park's mechanical ventilation plant should be concealed and/or situated in a discrete location.
- Basement access for Block S-1 may be gained via the basement for Block NE-1 (not part of Competitive Process Site 3) underneath the future Peters Street shared zone.
- Basement access for Block S-4 may be gained via the basement for Block NW-2 (underneath the future Peters Street).

Where there are any inconsistencies between the proposed Stage 1 Concept DA and the SDCP 2012, the SDCP 2012 applies.



FIGURE 18: EPSOM PARK CIRCULATION AND ACCESS (FIGURE 5.80 SDCP 2012)



#### 4.2.9 Basements, Parking and Bicycle Parking

- Basement access must be provided in accordance with the SDCP 2012.
- No above ground parking is permitted under the SDCP 2012 and must not be included
- 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 fully 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. All vehicles are to enter and exit the building/s in a forward direction.

- Basements for Block S-1 should connect to basements for Block NE-1 (outside the scope of this competition).
- Basement access for Block S-4 may be gained via the basement for Block NW-2 (underneath the future Peters Street).
- Block S-3 is limited in footprint due to Defries Avenue and Green Square Trunk Drainage, therefore no basement parking is to be within this block. No parking is to be allocated to Block S-3 on another block.
- Basements must not extend beneath the public domain except to allow for linkages between basements and to permit visitor parking in basement linkage
- Basements must not extend beneath the future Rose Valley Way and Green Square Trunk Drainage.
- Provide a 2m minimum clearance from finished ground to top of waterproofing over basement areas located under the public domain. This includes linkages and visitor parking.
- Parking underneath public roadways must be common or unallocated spaces and cannot be held privately.
- Ensure maximise efficiency with respect to car park layout having due consideration of building design including placement of lift cores / wastes chutes and services and the specific sites constraints.
- Loading areas are required to service residential, retail and commercial Service vehicle parking to be provided in accordance with SDCP 2012, Schedule 7, Section 7.8
- Service vehicle access should be designed to minimise conflict with residential car parking and bicycle parking access. Design of service vehicle access and loading area must comply with the requirements of AS 2890.2 (2018) Parking facilities Part 2: Off-Street commercial vehicles facilities and Section 3.11.13 of the DCP.
- Provide bicycle parking in accordance with Section 3.11.3 of the SDCP 2012.
- The layout and design of bicycle parking facilities must comply with the requirements of AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities.

The relevant parking requirements for the proposal are as follows:

#### Residential

Type	LEP Maximum Parking Rate
One Bedroom	0.5 per dwelling
Two Bedroom	1 per dwelling
Three Bedroom	1.2 per dwelling
Four Bedroom	1.2 per dwelling

#### Retail

- 1 space per 50sqm of GFA

#### **4.2.10 Waste infrastructure**

Waste management facilities including waste storage areas, truck access and loading facilities must comply with Council's requirements for waste management facilities in accordance with relevant provisions of the Sydney DCP including, but not limited to, Sections 3.11, 3.14 and 4.2.6 of the SDCP 2012 and the City's Guidelines for Waste Management in New Developments (2018) (the guidelines).

The scheme should address requirements including but not limited to:



- Waste management, storage and collection is to be accommodated wholly within the site, in the building's basement;
- In the case of Block S-3, waste servicing may occur via on street collection from a dedicated waste holding area located within 10m of the street (Rose Valley Way). The waste holding area is to be well integrated within the building form. Separate facilities are to be provided for the management of commercial waste associated with the retail premises.
- Waste management systems and facilities that promote safe and convenient access for all users including residents, building management and waste collection staff;
- Resident access to waste and recycling disposal points at each residential level in accordance with the guidelines;
- Adequately sized waste storage areas, sized to accommodate waste generation as per the rates within Reference A of the guidelines;
- Provision of separate waste storage areas and collection requirements for non-residential component of the development as per the guidelines.

Each stage of the development should be designed to allow for independent, standard residential waste servicing.

#### **4.2.11 Communal Open Space and Facilities**

The design objectives for the communal facilities are as follows:

- An area equal to 25% of the development block site area is to be provided as communal open space in accordance with ADG criteria.
- Communal open space is to:
  - Comprise high quality, useable open space which is directly and easily accessible for each block.
  - Promote resident interaction and enjoyment.
  - Receive solar access in accordance with the ADG and SDCP.
  - Maximise deep soil for tree planting.
  - Where rooftop communal open space is provided, it is not acceptable for residents from one block to access the open space through another block.
  - Ensure that any rooftop communal open space, including lift access, is provided within the proposed height control.
  - Be located in appropriate areas to minimise noise intrusion and nuisance to residents.
  - Include a pool/spa, sauna, gym and associated change facilities incorporated into the design of Block S-2

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 for all residents.

#### **4.2.12 Overshadowing and Solar Access**

Careful consideration is to be given to the impact of any future development on the site on existing and proposed development both within and external to the site.

Of particular note are the requirements of 5.3.6.4(3) of the SDCP 2012. The development, including the tower placement, must:

- ensure that a consolidated area equal to at least 75% of the area of Mulgu Park to achieve 4 hours of solar access between 9am and 3pm on 21 June, as demonstrated by a solar insolation analysis; and

- allow neighbouring dwellings to achieve required levels of solar access, as defined in 4.2.3.1 of the SDCP 2012 and the NSW Government's Apartment Design Guide. This includes the development at 67 Epsom Road and 132-136 Epsom Road.

Reference should also be made to City of Sydney's *Draft Minimising Overshadowing of Neighbouring Apartments Documentation Guide*, found at the link below.

<https://www.cityofsydney.nsw.gov.au/development-guidelines-policies/minimising-overshadowing-of-neighbouring-apartments-documentation-guidelines-draft>

#### 4.2.13 Privacy

Address privacy and overlooking with 67 Epsom Road and 132-136 Epsom Road, and maintain visual privacy of existing apartments, noting:

- Block S-2 located on the northern side of Epsom Road is directly across from 67 Epsom Road. See **Figure 4**.
- Block S-1 located on the western side of Link Road is directly opposite 132-136 Epsom Road. See **Figure 4**.

#### 4.2.14 Landscape

Provide a high-level consideration of landscaped design to the private domain including setback areas, communal areas, and private open space to include:

- A 2m landscape setback to all ground floor residential apartments, provided as deep soil wherever possible.
- A series of diverse spaces to support a range of uses and respond to climatic and spatial conditions whilst contributing to the cohesion of the overall context.
- A strong and consistent landscape character that enhances the public domain by setting back buildings from the public domain in accordance with SDCP 2012 and SDCP 2012 Section 5.3.4.1
- At least 15% canopy coverage of a site within 10 years from the completion of development as per SDCP 2012 Section 3.5.2 Urban vegetation.
- Deep soil provided in accordance with:
  - the ADG criteria
  - SDCP 2012 Section 5.3.4.5 and,
  - relevant provisions within SDCP 2012 Section 4.2.3.6 Deep soil planting:
    - (1) The minimum amount of deep soil is to be 12% of the consolidated site area.
    - (2) For lots greater than 1,000sqm, the deep soil area is to be consolidated with a minimum dimension of 10m.
    - (3) All remaining deep soil areas are to have a minimum dimension of 3m.
    - (4) Where site conditions allow, the deep soil is to be consolidated as one area to assist with the ease of drainage and allow for effective deep soil planting.
- **NOTE:** Deep soil is not equally distributed within each stage. The deep soil diagram provided in the Stage 1 Concept DA details the breakup across the stages noting that each stage is not required to provide 10% of its relative site area.  
The quantum of deep soil for Competitive Process Site 3 is 27% (including Mulgu Park) (See **Annexure 3** Drawing 03201 – Structure Plan – Deep Soil)
- Deep soil is to be unencumbered and free from structures, services and building overhangs.
- Constructed soil zones over basement car park slabs and podiums areas to support healthy plant growth, consistent with City of Sydney Landscape Code Volume 2 for small, medium and large sized trees.
- 2m minimum soil depth to top of waterproofing over basement areas located under the public domain

- Landscaping should emphasise and elevate views to and from the site.
- Address long term sustainability of landscaping including hard landscaping and native/low water planting species.
- Landscape should not be relied upon to mitigate wind impacts

Existing trees onsite are proposed for removal in accordance with the recommendations of the Arboricultural Report **Annexure 13**. As per Condition 29 and 30 listed street trees surrounding the site must be retained.

Competitors are to address and incorporate a response to the:

Sydney Landscape Code: Volume 2 at:

[https://www.cityofsydney.nsw.gov.au/\\_data/assets/pdf\\_file/0009/277848/Landscape-Code-Volume-2\\_Web.pdf](https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0009/277848/Landscape-Code-Volume-2_Web.pdf)

These objectives should be read in conjunction with the objectives for Public Domain in Section 4.2.2 of this brief to create a wholistic approach to landscaping interfacing with the public domain.

A copy of the Concept Landscape Plan submitted with the Stage 1 Concept DA is provided in **Annexure 7**.

#### 4.2.15 Acoustics and natural ventilation

Noise mitigation measures are to be addressed for development with Competitive Process Site 3 and should be addressed in conjunction with natural ventilation in building design.

Design submissions should satisfy the objectives of SDCP 2012 Section 5.3.6.6 Noise and Ventilation and objectives 4B, 4H and 4J of the ADG to provide acoustic privacy and natural ventilation to all habitable rooms, to achieve the noise criteria stated.

See Noise and Vibration Impact Assessment (**Annexure 12**) which includes predicted noise levels across the buildings. It also provides guidance on possible design measures to mitigate noise to acoustically affected rooms as well as provide natural ventilation, note **Annexure 12** does not address the SDCP 2012 Section 5.3.6.6 which must be addressed. Acoustic impacts (and any associated modifications which may be required to the built form to ameliorate impacts) will be assessed as part of the detailed DA.

In instances where the noise impacts are not able to be mitigated through design and layout, the design treatments will ultimately need to be developed in accordance with Council's [Alternative Natural Ventilation of Apartments in Noisy Environments Performance Pathway Guideline](#) and must be capable of achieving natural ventilation without resulting in any unacceptable acoustic impacts.

As per SDCP 2012 Section 5.3.6.6 (3) Acoustic attenuated natural ventilation devices may be used where siting and layout cannot mitigate noise.

Where plenums are deemed necessary, schemes must demonstrate that they do not compromise building appearance or buildability.

#### 4.2.16 Environmentally Sustainable Design (ESD)

The proposal is to optimise opportunities for ecologically sustainable design and best practice environmental performance including low running costs in relation to water and energy. An ESD Report (see **Annexure 17**) was submitted with the Stage 1 Concept DA (D/2023/724).

The development is to achieve high standards in environmental performance, reducing operational and embodied energy demands and providing comfortable spaces that benefit from natural and passive provision of fresh air, sun and shade, daylight, views, and vegetation.

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

Best practice passive design solutions will underpin all design responses, supplemented by highly efficient active systems where necessary.

Environmental performance targets to be achieved, include:

- Energy
  - Low Rise (3 Storey Multi-Units): 67
  - Mid-rise (4-5 Storey Multi Units): 61
  - High Rise (6-20 Storey Multi Units): 60
  - High Rise (20 Storey Multi Units): 63
- Water 40
- Thermal Loads:

Low Rise (3 Storey Multi Units) & Mid Rise (4-5 Storey Units)

Maximum Allowable Thermal Loads (MJ/m <sup>2</sup> /year)	Individual Dwellings	Average of all Dwellings
Heating	32.9	29.7
Cooling	20.4	21.2

High Rise (6-20 Storey Multi Units) & High Rise (20 Storey Multi Units and Higher)

Maximum Allowable Thermal Loads (MJ/m <sup>2</sup> /year)	Individual Dwellings	Average of all Dwellings
Total	38	30
Heating	34.4	28.1
Cooling	21.4	20

- All private residential parking spaces must be capable of being fitted (by future owner/occupant) with an Electric Vehicle Charger (EVC). This means that adequate electrical and other provisioning will be provided with an electrical outlet for each space for connection of an EVC by the future owner/occupant. Provision of the charger and associated equipment does not need to be provided.
- Provide onsite renewable energy generation, including opportunities for Solar PV. All buildings must be capable for providing a dual reticulation water system for water consumption in accordance with the Council's requirements for the Green Square Town Centre. This does not include the design or delivery of any Non-potable Recycled Water Network.

#### 4.2.17 Facade treatment to manage solar gain and reflectivity

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.

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%.

#### 4.2.18 Wind

Testing was conducted to assess the existing and future wind conditions within the site and surrounding areas. The results indicate that wind conditions at 'Ground-level publicly accessible' spaces have the potential to worsen without mitigation.

Recommendations for mitigation are provided in the Pedestrian Wind Environment Study (**Annexure 11**).

It is noted that **Annexure 11** includes landscaping to mitigate wind impacts. This is not supported by the City of Sydney. Soft landscaping should not be relied upon for wind mitigation. Wind impacts (and any associated modifications which may be required to the built form to ameliorate impacts) will be considered as part of wind tunnel testing that will be carried out as part of the detailed DA.

The following objectives should be addressed relating to wind:

- Mitigate wind impacts through employment of recommendations and mitigations contained in **Annexure 11** except for reliance on soft landscaping as noted above.
- Respond to the site's context and prevailing wind conditions through architectural design, expression and articulation.
- Create a pedestrian friendly environment at ground level.
- Ensure private open space, including balconies, are not impacted negatively by wind.

#### 4.2.19 Public Art

The public art objectives of the competition are to create opportunities for innovative artistic responses that:

- Respond to the site's contextual location including proposed use and the constraints and opportunities of the site.
- Align with the *City of Sydney Guidelines for Public Art and the Public Art Policy*.

It is expected that competitors' responses will include a preliminary public art strategy for the location, character and conceptual approach to the proposed development. However, a separately appointed

public art curator will be engaged to prepare the Preliminary Public Art Plan which will accompany the future DA, and the detailed planning and procurement of public art will occur following DA approval.

A Public Art Strategy endorsed with the Stage 1 Concept DA outlines concept locations and styles for the site (see **Annexure 18**).

**4.2.20 Building Services and Plant**

The Building Services checklist at **Annexure 19** of the Brief provides preliminary spatial assumptions for the purposes of the design competition only and does not preclude alternative design strategies.

Competitors are not required to provide detailed building services design.

All plant rooms and equipment are to be screened and fully concealed, enclosed with facade treatment equal to that of the primary facade. Any plant at roof level is to be located behind parapets and fully concealed from sight and overlooking to ensure no impact on the outlook of neighbouring developments and public domain. Plant equipment and lift overruns are to be contained within the prescribed height limits.

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

**4.2.21 Electrical Substation**

Substations are to be integrated into the fabric of the 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 principal buildings
- Should not compromise activation of street frontages nor the public domain

Refer to **Annexure 19** for Substation requirements and dimensions. Substation should be located in Block S-2 with access to public road, preferably along Defries Avenue or Epsom Road, to allow servicing by authorities.

**4.3 Commercial Objectives**

The overarching commercial objectives for this competition area:

- Maximise the allowable GFA on the site. Maximisation of GFA must not compromise the planning and design objectives of the SLEP 2012, SDCP 2012, the Draft Design Excellence Strategy and this brief.
- Maximise floor space efficiency.
- Provide a unit mix and layout to maximise amenity and to meet market demand.

Competitors are to submit an indicative unit mix and Area Schedule (See **Annexure 20**).

The key commercial objectives are outlined in the following table:

GFA - Competitive Process Site 3	
Component	Metric



Maximum GFA	Excluding 10% for a building demonstrating design excellence	21,900 sqm
	Including 10% for a building demonstrating design excellence	24,090 sqm
Proposed indicative GFA Allocation (including 10% for a building demonstrating design excellence)	Residential:	22,717 sqm
	Non Residential / Retail / Commercial:	1,373 sqm
Maximum Building Height	27m – 55m	

#### 4.3.1 Buildability

The objectives for buildability are as follows:

- Carefully consider the cost implications of building materials of the project submission.
- Have regard to construction methodology and staging, including site access and buildability, while taking into account the proximity to adjoining buildings.
- Select materials that are durable and fit for purpose. If innovative materials are proposed for use, evidence is to be provided regarding warranties, durability and examples of prior successful use in the Australian context. Regard for maintenance, servicing and replacement of all selected materials should also be considered.

#### 4.3.2 Unit Mix

The following target mix is based on material submitted as part of the Stage 1 Concept DA and is indicative only. Whether the target number of dwellings can be achieved on the site is unconfirmed. The reference scheme submitted with the Stage 1 Concept DA is untested has not demonstrated compliance with key ADG controls to substantiate targets on apartment numbers or mix as set out below. The approximate target number of new dwellings (219) is also based on a higher residential GFA than that set by this brief and consent conditions.

Indicative Target unit mix - Competitive Process Site 3		
Residential uses are to be provided Approximately <b>219</b> new dwellings		
Each building is to achieve the following unit mix (unit only):		
Typology	Approximate Area	% Percentage
1 bed units	50-60sqm	6-8%
1 bed plus multi-purpose rooms	55-65sqm	11-13%
2 bed units	75-85sqm	48-52%
3 bed units	95-115sqm	25-30%
4 bed units	125+sqm	2-3%

#### 4.3.3 Construction Costs

The estimated total construction budget for Competitive Process Site 3 is \$140,500,000 (including GST) including all works, fixtures and fittings associated with residential, retail, commercial, basement, landscaping, and achievement of ESD targets. The submissions are to confirm the construction budget.

The proponent acknowledges the construction budget is an estimation for the purpose of this competition and is unconfirmed by third party QS assessment.

## 5 Design Competition Procedures

### 5.1 Design Competition Entry

This Design Competition is by invitation only and is limited to three (3) competing Consortiums.

Each Competitor in this Design Competition is to be a person, corporation or firm registered as an architect in accordance with the *Architects Act 2003* (NSW) or, in the case of interstate or overseas competitors, eligible for registration.

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

### 5.2 Competition Manager

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

The role of the Competition Manager includes:

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

All communications with the Competition Manager are to comply with the communications protocols set out in Section 5.13.

### 5.3 Impartial Observers

The Design Competition may be overseen by an impartial Observer(s) (Observer) appointed by the City of Sydney. The role of an observer is to verify that the competitive process has been followed appropriately and fairly.

The Observer(s) must be provided with at least one (1) weeks' notice and will be present at:

- The Briefing and site visit held for all Competitors and Selection Panel.
- Any further information briefings, site visits or progress sessions.
- Presentations.
- Selection Panel discussions and deliberations.

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

The observer may be present when submissions are opened.

## 5.4 Selection Panel

The selection panel is to comprise a total of (4) four members in the following composition:

- Two (2) members nominated by the proponent;
- Two (2) members nominated by the City of Sydney and who have no pecuniary interests in the development proposal or involvement in approval processes.

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

Selection Panel members must:

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

The selection panel will:

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

## 5.5 Selection Panel Obligations

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

- prior to accepting the appointment disclose any conflicts of interest for the record
- have no contact with any of the Competitors in relation to the site and the competitive process from their time of appointment until the completion of the process, other than those occasions as specified in the City endorsed competitive process brief;
- evaluate submissions promptly in accordance with the competitive process timetable. Refer to **Section 1.10 – Key Dates**.
- maintain competitors copyright and withhold from recommending the use of an unsuccessful competitors' scheme in part or wholly
- abide by the requirements of the Brief;
- consider planning or other technical advice provided by the City of Sydney;
- refrain from introducing irrelevant considerations in addition to, or contrary to those described in the Brief, or contrary to the statutory framework relevant to the site
- make every effort to arrive at a consensus in the selection of a winner;
- prepare and endorse a Competitive Design Alternatives Process Report explaining their decisions
- sign a statement confirming they have read and understood the selection panel member's obligations and agree to respect those obligations for the duration of the Design Competitive process.

## 5.6 Selection Panel Chair

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

In co-ordination with the Competition Manager, the Chair shall, at the conclusion of the Competition Selection Panel's deliberations, supervise:

- Letters of notification to the winning and unsuccessful Competitors,
- The writing of the selection panel comments to be included in the Competitive Design Alternatives Report, and
- Review and endorsement of the final report as prepared by the proponent.

## 5.7 Proponent's Obligations

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

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

## 5.8 Technical Assistance to Competition Selection Panel

The Proponent shall engage Technical Advisors (listed in Section 5.9 – Technical Assistance to Competitors below) to provide high-level review as assistance to the selection panel in assessment of final submissions.

The Technical Advisors' advice will be strictly limited to technical and compliance matters pertaining to their professional discipline only and refrain from commenting on matters outside of their remit.

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

The Competition Selection Panel may seek independent technical assistance, if required.

## 5.9 Technical Assistance to Competitors

Competitors are encouraged to seek advice to achieve the best possible architectural outcome for the 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 communications protocols detailed in **Section 5.13 – Communications and Questions**.

**Note:** The role of the 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 technical consultants as needed. All technical advisors will keep the content and intellectual property of each Competitor's scheme confidential.



The Proponent will make available the following technical advisors to each Competitor and pay these services directly over and above the competition process fee.

- |                                 |  |
|---------------------------------|--|
| 1. <u>Town Planning</u> –       | Refer Proponent's Design Competition Manager |
| 2. <u>Flood Consultant</u> –    | Taylor Thompson Whitting (TTW)               |
| 3. <u>Traffic Consultant</u> –  | TRAFFIX                                      |
| 4. <u>Structural Engineer</u> – | Meriton's in house engineer                  |

## 5.10 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 6.1 Presentation material submission requirements. The QS report may also include a discussion on how the design is an economically feasible development option.

Prior to the lodgement of the final submissions, in order to facilitate timely assessment and advice, one virtual meeting will be held with the QS and each competitor, arranged by appointment only through the Competition Manager. The Competition Manager is to be present as observer and provide a summary record of the meeting to the City of Sydney in accordance with the dates set out at Section 1.10 Key Dates. City of Sydney observer(s) will be invited to attend all meetings between the QS and competitors.

The competition manager will issue QS estimates to the respective Competitors two (2) working 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 whether there are any barriers to achieving this budget during detailed design.

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

All other communications with the QS must be conducted strictly in accordance with communication protocols set out in **Section 5.13 – Communication and Questions** of this brief.

## 5.11 Technical Advisor Obligations

All 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 at **Section 5.26 – Confidentiality** and will be required to sign a confidentiality agreement with the proponent to keep the content and intellectual property of each scheme confidential.

## 5.12 Progress Session

Each competitor is invited at their discretion to attend an online progress session and encouraged to submit preliminary concepts as specified in Section 1.10 Key Dates.

The progress session offers competitors the opportunity to have design works in progress reviewed and receive feedback from the technical advisors in relation to high level technical and planning compliance matters only. It does not involve the selection panel and is conducted as an informal consultation. No formal presentation is required, and material may be presented at the discretion of the competitor. Face-to-face meetings between competitors and technical advisors are strictly limited to the Progress Session on the date set out in Section 1.10 Key Dates unless otherwise specified in this brief.

The Competitive Process Manager will provide a written summary of the meeting to individual competitors following the progress session as specified in Section 1.10 Key Dates.

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

### **5.13 Communications and Questions**

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

Proponent's Design Competition Manager:

William Brindle

Email: [Williamb@meriton.com.au](mailto:Williamb@meriton.com.au)

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

- The Proponent;
- Selection panel members;
- Technical advisor(s);
- City of Sydney;
- Consent Authority;
- councillors or
- Other Competitors.

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

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

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

## 5.14 Final Submissions – Restrictions

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

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

## 5.15 Lodgement of Final Submissions

Competitors shall lodge their Final Submissions electronically via file transfer at the following address:

William Brindle – Design Competition Manager  
Meriton  
Email: [williamb@meriton.com.au](mailto:williamb@meriton.com.au)

Files must be labelled with the:

Competitive process name and Competitor's Name.

**"STAGE 3 – 118-130 EPSOM ROAD AND 905 SOUTH DOWLING STREET, ZETLAND –  
DESIGN COMPETITION"**

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 1.10 Key dates.

## 5.16 Presentation Date – Presentation Material

On the Presentation Date (refer to Section 1.10 Key Dates), Competitors present their Final Submissions to the selection panel.

Competitors are to provide an electronic version (PDF file) of their presentation material to the competition manager no later than 72 hours prior to the Presentation Date, in accordance with the Key dates Section 1.10, and the maximum page limit prescribed in Section 6.2 Documentation.

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 shall notify competitors of any non-conformance as set out in Section 1.10 Key Dates. Competitors will then be given the opportunity to resubmit a conforming presentation within 24 hours.

## 5.17 Amendments to the Brief

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

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

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

## 5.18 Disqualification

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

- The submission is received after the final submission lodgement time and date;
- The submission is contrary to the objectives of the City of Sydney planning controls and this Brief;
- The submission is not submitted in accordance with the submission requirements, as stated in the brief; and
- Where a competitor attempts to influence the deliberations of any member outside of the presentation date.

The selection panel will determine any disqualifications.

## 5.19 Selection Panel Assessment and Decision

A minimum of three (3) submissions are to be considered as part of this competitive process.

The Competition Manager is to provide an electronic copy of the final submissions to each selection panel member and the City of Sydney at least one (1) week prior to the final presentation date.

The competitors are to present their final submission to the selection panel in person on the specified presentation date. The presentation is to be no longer than thirty (30) minutes followed by twenty (20) minutes questions from the selection panel.

Each Competitor's submission will be graded by the selection panel in accordance with the Assessment criteria in **Annexure 24** 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). Any request for design amendments shall be in writing.

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 re-present the entry within twenty-one (21) days of the initial presentation. Upon completion of the second presentation to the selection panel, the selection panel will rank the competitive process submissions (first and second).

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

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

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

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

## **5.20 Appointment of the Architect(s) of the Winning Submission(s)**

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 development application
- 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 1.10 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 competitive process.



## 5.21 Announcement

The Design Competition Manager will in writing advise all competitors of the selection panel's decision within the timeframe in **Section 1.10 – Key Dates**.

The competitive design process results will be made public within twenty-one (21) days of the Decision Date.

## 5.22 Competitive Design Alternatives Process Report

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

This report shall detail:

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

The report is to be endorsed and signed by all selection panel members and submitted to the City of Sydney for acknowledgement within the specified number of days of the decision, in accordance with Section 1.10 Key dates.

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

## 5.23 Achieving Design Excellence

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

## **5.24 Competitive Process Fee**

A competitive process fee of \$100,000 (inclusive of GST) shall be paid to each Competitor for participating in this invited competitive process.

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

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

Upon receipt of evidence that a comprehensive Design Competition submission has been lodged, the Proponent must pay the agreed participation fee to the Competitor within 14 days.

## **5.25 Copyright**

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

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

A competitor's lodgement of the final submission in this competitive process shall be deemed as legal permission for the Proponent to publish competitor's submissions. No compensations shall be made for such reproduction or publication.

## **5.26 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.

The 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 complete confidentiality in relation to all submissions received, prior to a decision in relation to the Competitive process that is made public.

## 6 Presentation Material Submission Requirements

### 6.1 Presentation Material for Competitor's Submissions

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

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

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

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

Note:

- When referencing another person's work all sources should be appropriately cited.
- For the purposes of planning coordination, the winning architect may be required to submit to the consent authority a DWG/DGN file of ground floor plan geospatially referenced with MGA (Mapping Grid of Australia) coordinates.

### 6.2 Documentation

	6.2.1 SUBMISSION REQUIREMENTS	6.2.2 DETAILS	Indicative No. of A3 pages/slides (unless a stated maximum)
		<b><i>Items B. – D.1 constitute the report body to be strictly limited to a maximum of 40 x A3 pages.</i></b>	
		<b><i>All pages must be numbered.</i></b>	
A.	<b>COVER PAGE &amp; CONTENTS</b>	Limited to cover page with competitor's identity and contents list only.	<b>Not counted</b>
B.	<b>STATEMENT OF INTENT/DESIGN STATEMENT</b>	Design statement addressing the proposal's approach, the response to the brief's objectives and the manner in which design excellence is achieved.  The Design Statement is to incorporate: 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. Inclusive of: <ul style="list-style-type: none"> <li>• Window to wall-ratio</li> <li>• Facade performance</li> <li>• Solar shading strategy</li> </ul>	<b>6-10</b>
C.	<b>DRAWINGS AND GRAPHICS</b>		
C.1	<b>Location context sketch plan (1:1000)</b>		<b>1</b>
C.2	<b>Site Analysis (1:500)</b>		<b>1</b>
C.3	<b>Concept (Site) plan (1:500)</b>	Include existing and new streets, public domain improvements, building form and massing of site and adjacent area.	<b>1</b>
C.4	<b>Ground floor plan (1:200)</b>	Include landscape and the relationship to the public domain.	<b>1</b>

C.5	<b>Typical plans, elevations and sections including basement level (1:200)</b>	<p>All plans, elevations, sections and 3-D massing studies must:</p> <ul style="list-style-type: none"> <li>• Include adjacent properties to clearly represent the proposed design in relation to neighbouring context</li> <li>• Illustrate the proposed design relative to Concept DA envelopes and Site Specific DCP controls, shown as an overlay on each drawing</li> <li>• Include a scale bar (where a scaled drawing)</li> <li>• Include a north point (all plans).</li> <li>• Critical relative levels on relevant sections &amp; elevations</li> </ul>	<b>6-10</b>
C.6	<b>Roof plan (1:200)</b>		<b>1</b>
C.7	<b>Landscape concept plan (1:200)</b>	Include deep soil calculations.	<b>1</b>
C.8	<b>Typical apartment layouts (1:50)</b>	Include typical layouts for studio, one, two, three bedrooms, etc.	<b>2-3</b>
C.9	<b>3-D computer generated perspectives or photomontages</b>	1 rendered perspective of the proposal utilising the identified viewpoints as set out in <b>Annexure 21</b> .	<b>1</b>
C.10	<b>3D supporting graphics</b>	The number and type of 3D perspectives or photomontages, in addition to the prescribed views in C.9 3-D computer generated perspectives or photomontages, is at the competitors' discretion, whilst observing the maximum page limit.	
C.11	<b>Digital materials/image board</b>	Provide indicative finishes. Samples are not required.	<b>1</b>
C.12	<b>Concept DA envelope / regulatory controls overlay</b>	<u>Overlays</u> illustrating compliance with envelope <u>must be included</u> on relevant plans, sections, elevations and 3D massing model.	<b>-</b>
C.13	<b>Indicative facade system detail (1:50 or 1:20)</b>	Typical principal facade system detail and description.	<b>1-2</b>
C.14	<b>Shadow impact diagrams</b>	Diagrams are to clearly present shadow impacts of the proposed relative to Concept DA / site-specific DCP building envelope shadow impacts.	<b>2-4</b>
C.15	<b>Amenity diagrams</b> a) <b>Solar access diagrams</b> b) <b>Natural cross ventilation</b> c) <b>Visual privacy (building separation distances)</b>	<p>Demonstrate satisfaction of ADG requirements.</p> <ul style="list-style-type: none"> <li>• Items a, b and c are to be addressed.</li> <li>• Item c, may be demonstrated by providing dimensions on plans and sections.</li> </ul>	<b>1</b>
C.16	<b>GFA plans (Scale – 1:500)</b>	Illustrate the accounting of GFA In coordination with the area schedule included in <b>Annexure 20</b> .	<b>1</b>
<b>D.</b>	<b>SCHEDULES</b>		
D.1	<b>AREA SCHEDULE/YIELD ANALYSIS</b>	<p>Competitors must complete and submit the standard schedule provided in <b>Annexure 20</b>.</p> <p>The schedule must include:</p> <ul style="list-style-type: none"> <li>• Gross Floor Area (GFA), as per SLEP 2012 definition</li> </ul> <p>All accounting definitions are included in the standard schedule provided.</p> <p>A PDF format of the completed schedule is to be included in the report body.</p>	<b>1</b>

	(An Excel file format is also to be provided as an appendix and is excluded from the page count).	
		<b>TOTAL Maximum 40 pages</b>

	<b>6.2.3 SUBMISSION REQUIREMENTS</b>	<b>6.2.4 DETAILS</b> <i>Item E. is excluded from the maximum 40 x A3 page/slide limit noted above.</i>	<b>No. of A3 Pages/Slides</b>
<b>E.</b>	<b>STATEMENT OF PLANNING COMPLIANCE</b>	<p><b>Annexure 15</b> provides a summary of planning controls as a template for competitors to complete.</p> <p>The statement is to be completed by a suitably qualified person indicating the proposal's compliance with the relevant planning objectives controls.</p> <p>Each submission must also identify and justify any non-compliance with the applicable controls for the competitive design process site.</p> <p>Competitors must use the standard template provided.</p>	<b>No. as per the appendix attached</b>
	<b>SUBMISSION REQUIREMENTS</b>	<b>6.2.5 DETAILS</b> <i>Item F. is either a copy or a reformatted version of the submission content A to D.1 (See Section 5.14 Presentation Date – Presentation Material)</i>	<b>No. of A3 Pages/Slides</b>
<b>F.</b>	<b>PRESENTATION DATE MATERIAL</b>	<p>At time and date specified in Section 1.10 Key dates - Lodgement of presentation date material, competitors are to provide a single PDF document of their presentation material.</p> <p>The maximum 40 x A3 slide limit is to be strictly adhered to.</p> <p>No new material is to be presented over that lodged as final submissions. Refer to Section 5.16 Presentation Date – Presentation Material.</p>	<b>Maximum 40 x A3 slides</b>

### 6.3 Estimate of Construction Costs

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

Estimates will be based on the competitor's submissions and completed area schedule/yield analysis described above at D.1 (**Annexure 20**).

### 6.4 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.



## 6.5 Summary Pack

The following submission requirement is for the purpose of potential media. Refer to Section 5.25 Copyright.

The Summary Pack shall be submitted to the Competition Manager in electronic format only at the time and date specified in Section 1.10. Key Dates.

This summary pack:

- will not be issued to or considered by the selection panel
- does not form part of 6.2 Documentation
- must be a copy only of material submitted under Section 6.2 Documentation
- must not contain any additional information, drawings or graphics as submitted under Section 6.2. Documentation

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

<b>SUBMISSION REQUIREMENTS</b>	<b>SUMMARY PACK DETAILS</b>
<b>COMPETITION SITE ADDRESS</b>	<b>118-130 EPSOM ROAD AND 905 SOUTH DOWLING STREET, ZETLAND</b>
<b>SUBMISSION DATE</b>	Date on which this submission is lodged 9 August 2024.
<b>DEVELOPMENT DETAILS</b>	Mixed Use development comprising residential accommodation, retail, and associated parking facilities.
<b>COMPETITORS NAME</b>	The competitors name in full, including joint authors, partners
<b>LIST OF ATTRIBUTIONS</b>	Practice, consultants, photographers, other
<b>STATEMENT OF INTENT/DESIGN STATEMENT</b>	A summary of the statement of intent/design statement, which best describes the competition proposal. <u>Word limit:</u> Strict maximum 300 words
<b>DRAWINGS AND GRAPHICS</b>	All submitted drawings and graphics must be in the following format: <ul style="list-style-type: none"><li>○ A4 landscape or portrait</li><li>○ JPG</li><li>○ 300dpi</li></ul> The pack is to include: <ul style="list-style-type: none"><li>○ ground and typical floor plans and sections (strict maximum 10 JPGs) plus</li><li>○ up to three (3) renders or hand sketches (strict maximum up to 3 JPGs)</li></ul>
<b>SUBMISSION METHOD</b>	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 5.15 Lodgement of final submissions