

Attachment D2

Competitive Design Alternatives Report

Annexure 2: Assessment Criteria Checklist

Assessment Criteria Checklist

	Weighting	PTW	MHNDU	Hames Sharley
1.Compliance with Planning Brief <ul style="list-style-type: none"> <input type="checkbox"/> LEP 2012 <input type="checkbox"/> DCP 2012 <input type="checkbox"/> SEPP 65 - ADG <input type="checkbox"/> other applicable planning policies 	15%	13	13	13
2.Compliance with Commercial Brief <ul style="list-style-type: none"> <input type="checkbox"/> development budget <input type="checkbox"/> marketability <input type="checkbox"/> FSA <input type="checkbox"/> Floor plate area <input type="checkbox"/> FSR <input type="checkbox"/> Use <input type="checkbox"/> Parking <input type="checkbox"/> etc 	15%	13	13	11
3.Compliance with Design Brief <ul style="list-style-type: none"> <input type="checkbox"/> urban design strategy/context /public domain <input type="checkbox"/> site planning <input type="checkbox"/> built form strategy <input type="checkbox"/> architectural concept & character <input type="checkbox"/> internal planning and amenity <input type="checkbox"/> materials & detail <input type="checkbox"/> ESD <input type="checkbox"/> landscape/open space within the project <input type="checkbox"/> heritage <input type="checkbox"/> Public art strategy <input type="checkbox"/> etc 	55%	40	46	37
4.Buildability <ul style="list-style-type: none"> <input type="checkbox"/> construction methodology <input type="checkbox"/> structural design <input type="checkbox"/> services <input type="checkbox"/> etc 	15%	12	13	9
	100%			
		78	85	70

Annexure 3: Summary Pack

Competition Team

MHNDU

Michael Waterman
Amanda Stollery
David Hristoforidis
Stefanie Li
Yammie Ho
Lucy Pailas
Shira Hayim
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Daniel Seligsohn

AHMM

Andrew O'Donnell
Will Marshall
James O'Neill
Ramon Acha Valls

List of Attributions

Jiwah Landscape Architect
Artefact Heritage and Environment Country consultant
Secchi Smith CGIs

Statement of Intent

MHNDU and AHMM have developed a comprehensive urban design and architectural proposal for Site 3, located at 118-130 Epsom Road and 905 South Dowling Street, Zetland. The development features four strategically positioned buildings: the Link Building (S1), Park Tower (S2), Corner Building (S3), and Park Terraces (S4). These structures are oriented around the newly established Mulgu Park and collectively offer 218 residential units and over 1,200 sqm of retail space, enhancing street-level activity.

Each building within Site 3 adheres to the design principles outlined in the urban plan. The Link Building forms the eastern edge of the park, activating the ground level at Chimes Place and serving as a buffer from Link Way. Park Tower, marking Mulgu Park within the larger townscape, strengthens connections from Epsom Road to Chimes Street Plaza through a new through-site link. The Corner Building defines the end of Defries Avenue and frames the urban block along Epsom Road and Rose Valley Way. Park Terraces enhance the western edge of the park, completing the urban block between Rose Valley Way and Peters Street.

The design integrates Green Square's industrial heritage, utilising precast panels with detailed reliefs and textures to provide each building with a distinct architectural identity. This historical reference cultivates a connection to the site's past within the contemporary urban fabric.

The project focuses on creating pedestrian-friendly environments and communal spaces that encourage social interaction and cultural events. Roof gardens, designed with the local Indigenous landscape firm Jiwah, reflect a unified yet diverse landscape vision, incorporating endemic plant species and circular forms that nod to the site's historical connection to water and cultural significance.

The design for Site 3 aims to deliver a cohesive urban area that respects its historical context and meets contemporary needs, fostering a sense of community and enhancing the quality of life for residents and visitors.

Development Calculations



Category					
Residential	<div></div>	4,640	11,952	1806	4,428
Retail	<div></div>	333	789	155	0
		4,973 m²	12,741 m²	1,961 m²	4,428 m²
Level					
Basement 04		26	25	226	90
Basement 03		26	25	305	600
Basement 02		26	60	305	761
Basement 01		409	51	305	740
Ground		619	830	305	699
Level 01		635	1,351	305	649
Level 02		635	1,307	216	453
Level 03		643	1,307		218
Level 04		643	1,307		218
Level 05		645	1,307		
Level 06		646	1,100		
Level 07		20	589		
Level 08			578		
Level 09			578		
Level 10			578		
Level 11			578		
Level 12			578		
Level 13			579		
Roof			13		
TOTAL		4,973 m²	12,741 m²	1,967 m²	4,428 m²

Unit Mix & Amenity



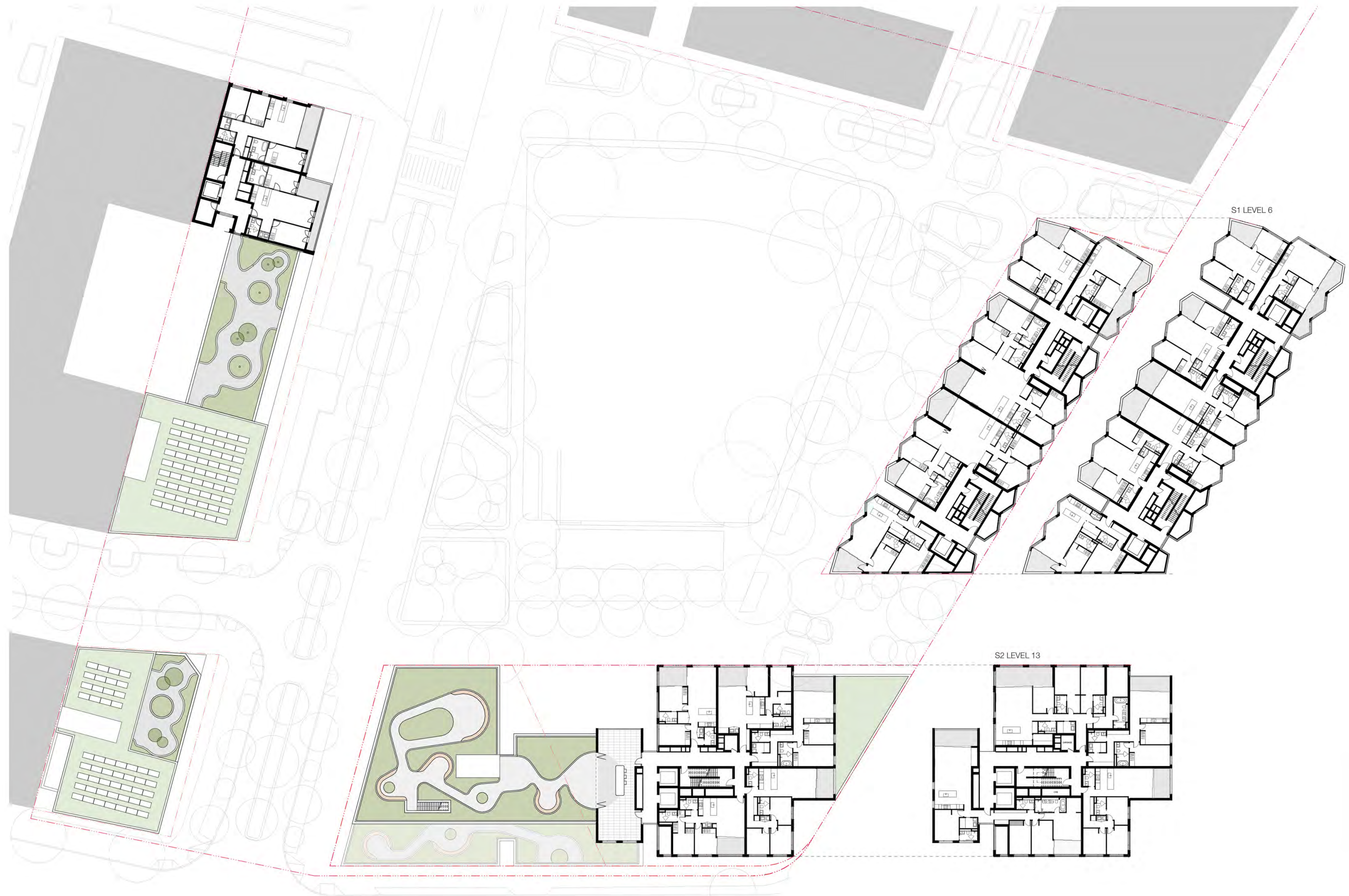
Solar Access									
✓ (2+ hrs)	43	93%	87	74%	12	71%	21	55%	163 75%
Cross Ventilation									
	34	74%	73	62%	12	71%	27	71%	146 67%
Unit Type									
1B	12						2		14 6.4%
1B+			32						32 14.7%
2B	25		58		11		18		112 51.4%
3B	7		25		6		18		56 25.7%
4B	2		2						4 1.8%
TOTAL	46		117		17		38		218 100%
Parking									
Car	58		139		7		48		252
Residential	42		106		7		41		196
Retail	7		16		0				23
Visitor	8		14		0		7		29
Service / Car share	1		3		0				4
Motorcycle	5		11		8		4		28
Residential	3		9		6		3		21
Retail	1		1		1				3
Visitor	1		1		1		1		4
Bicycle	54		156		39		42		291
Residential	46		130		29		38		243
Retail	3		16		5				22
Visitor	5		14		5		4		26

Note: S3 parking spaces are located in S2













Elevations



Elevation A1
Block S1



Elevation A2
Block S2



Elevation B1
Block S2



Elevation B2
Block S1







Elevation C1
Block S3

Elevation C2
Block S4

Block S1

1. Precast concrete panel, Type 1: Dark grey, vertical textured serration
2. Insitu concrete, Type 1: Pigmented, Banksia yellow
3. Precast concrete panel, Type 2: Light grey, smooth face
4. Aluminium framed door & window system
5. Powdercoat perforated aluminium screen, Banksia deep green
6. Prefabricated glass reinforced concrete awning, pigmented Banksia green
7. Powdercoat aluminium louvres, dark charcoal

Block S2

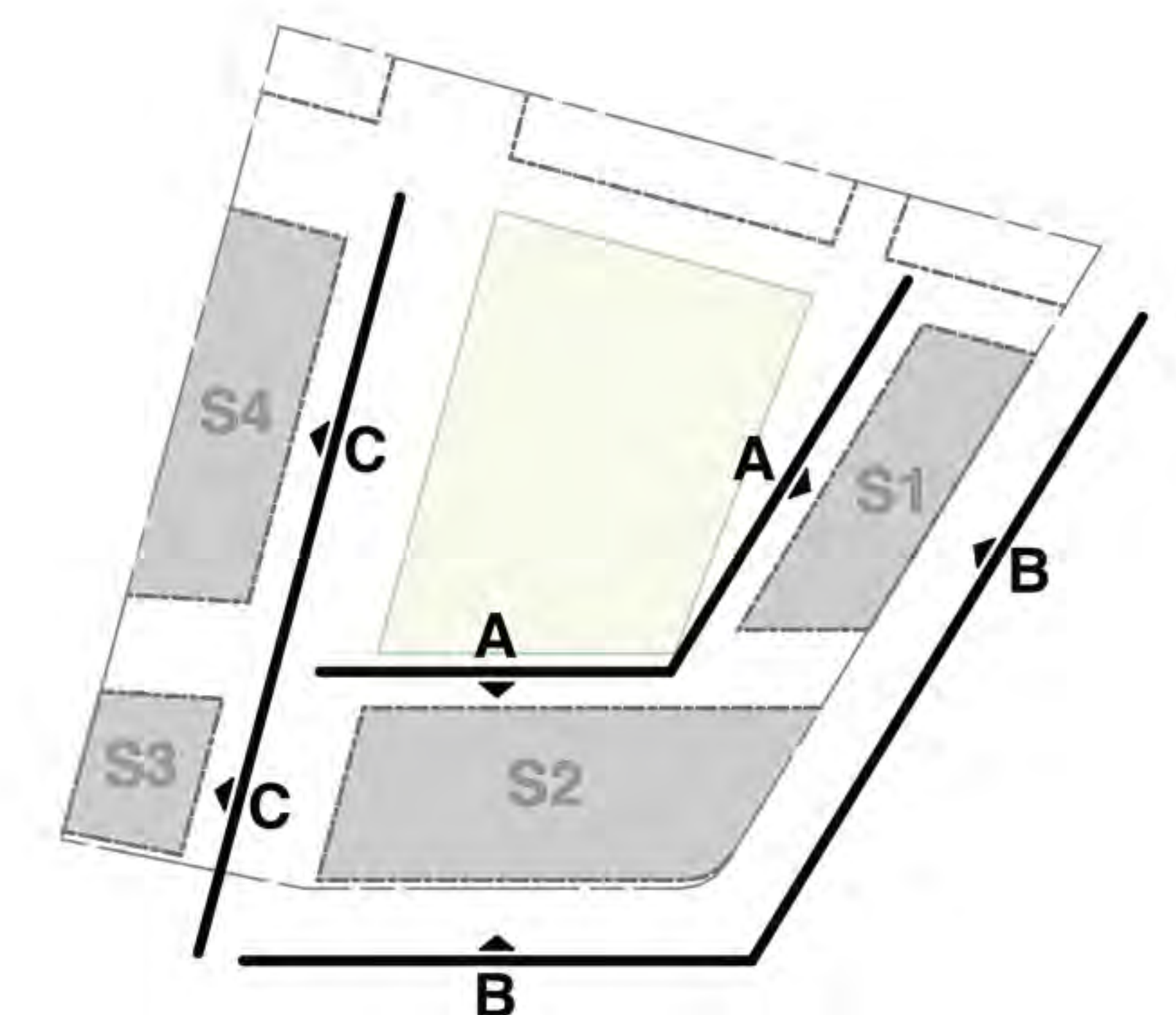
1. Insitu concrete, Type 1: Pigmented, Banksia yellow
2. Insitu concrete, Type 2: Pigmented, Banksia green
3. Precast concrete panel, Type 1: Light grey, horizontally finely corrugated
4. Precast concrete panel, Type 2: Mid grey, vertically corrugated
5. Precast concrete panel, Type 3: Dark grey, horizontally finely corrugated
6. Precast concrete panel, Type 4: Banksia green, vertically corrugated
7. Prefabricated glass reinforced concrete awning, pigmented Banksia green
8. Powdercoat aluminium screen, Banksia green
9. Powdercoat aluminium balustrade, dark charcoal
10. Powdercoat perforated garage door, Banksia deep green
11. Aluminium louvres, Type 1: Powdercoat dark charcoal
12. Aluminium louvres, Type 2: Powdercoat Banksia deep green
13. Aluminium framed door & window system
14. Powdercoat aluminium balustrade, dark charcoal

Block S3

1. Powdercoat aluminium framed window system
2. Precast concrete panel, Type 1: Mid grey, vertical corrugations
3. Precast concrete panel, Type 2: Light grey, smooth finish
4. Precast spandrel panel: Light grey
5. Powdercoat aluminium balcony rail

Block S4

1. Powdercoat aluminium framed door & window system
2. system
3. Precast concrete panel, Type 1: Mid grey, vertical corrugations
4. Precast concrete panel, Type 2: Light grey, rounded profile
5. Powdercoat aluminium balustrade







Legend

- 1. Mulgu Park
- 2. Landscaped communal open space on roof
- 3. Undercover pool
- 4. Indoor gym
- 5. Solar panels





PROJECT INFORMATION:

COMPETITION SITE ADDRESS_ 118-130 EPSOM ROAD AND 905 SOUTH
DOWLING STREET, ZETLAND

SUBMISSION DATE_ 9 AUGUST 2024

DEVELOPMENT DETAILS_ MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL ACCOMMODA-
TION, RETAIL AND ASSOCIATED PARKING FACILITIES

COMPETITORS NAME_ PTW+COLLINS AND TURNER

DESIGN STATEMENT

Our Mulgu Park development proposal envisions a lively, interconnected community where urban life harmonizes with green spaces, all centred around the future park. The project features four residential buildings that elegantly frame the new park, defining three of its edges, with 3-storey terraces completing the outdoor room.

The eastern and southern buildings (S-1 and S-2), with their dual frontages, serve as protective barriers for the park, shielding it from the bustling traffic on Link Road and Epsom Road. Meanwhile, the eastern buildings (S-3 and S-4) seamlessly connect with an existing development to the west, ensuring a cohesive urban fabric.

Building heights range from 5 to 14 stories. The large building footprints in this development are thoughtfully divided into clusters of smaller, neighborhood-scale buildings, avoiding the feel of a monolithic complex. Each building has a distinct character, offering residents identifiable addresses that enhance the sense of place and belonging within the community. This approach not only creates a more human scale but also fosters a diverse architectural landscape, where every building contributes its unique personality to the overall development.

One of the standout features of this development is the elegant colonnade, which visually unites the individual buildings. This architectural element offers a sheltered pedestrian pathway that connects the buildings, creating a sequence of formal entrances. The colonnade also serves as a communal space, fostering interaction, relaxation, and recreation, thereby nurturing a strong sense of community among residents and visitors alike. It is expressed as an independent form, which at times playfully turns into a simpler façade order. Throughout the development, the colonnade remains a defining feature, thoughtfully integrated with the residential blocks to enhance both functionality and aesthetic appeal.

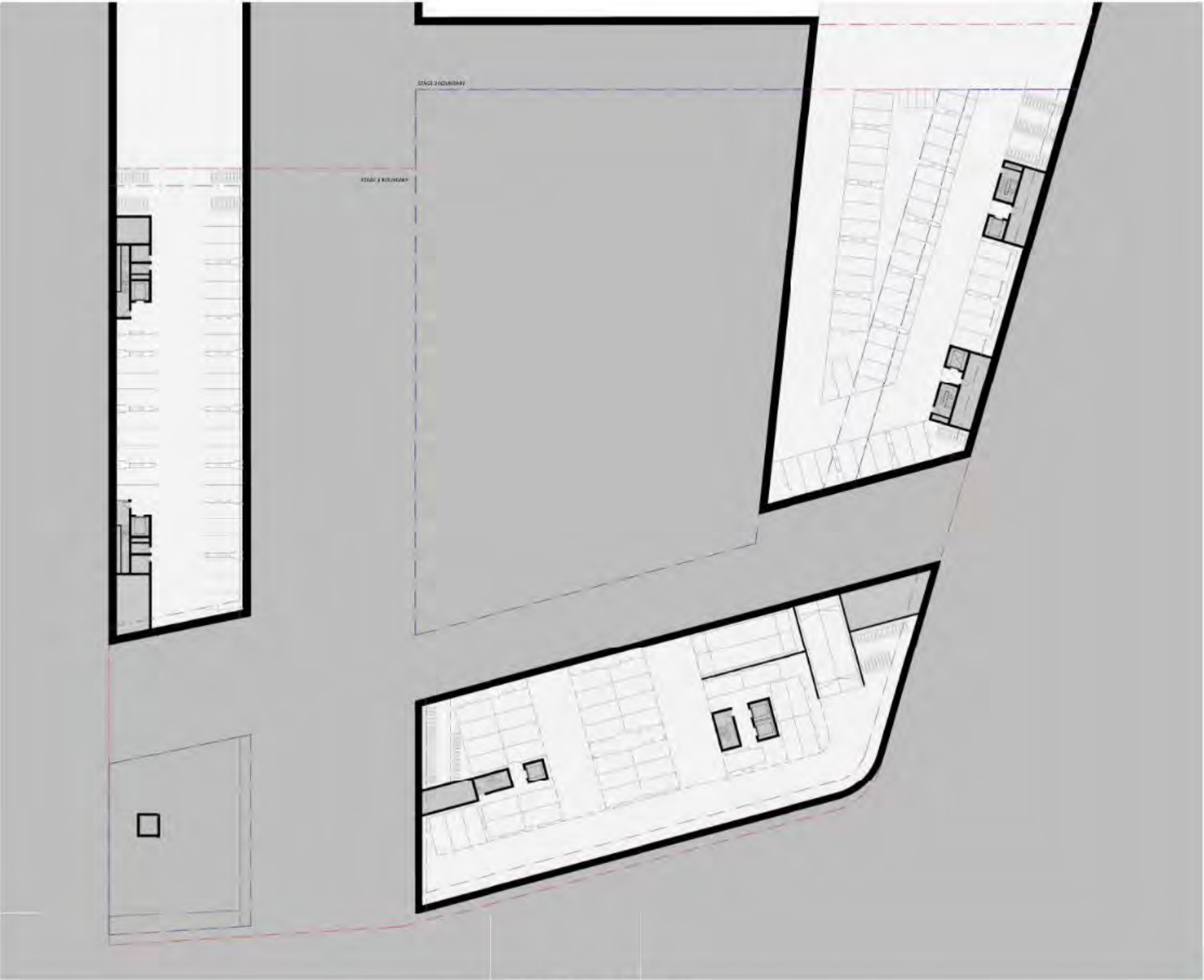
370







372





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

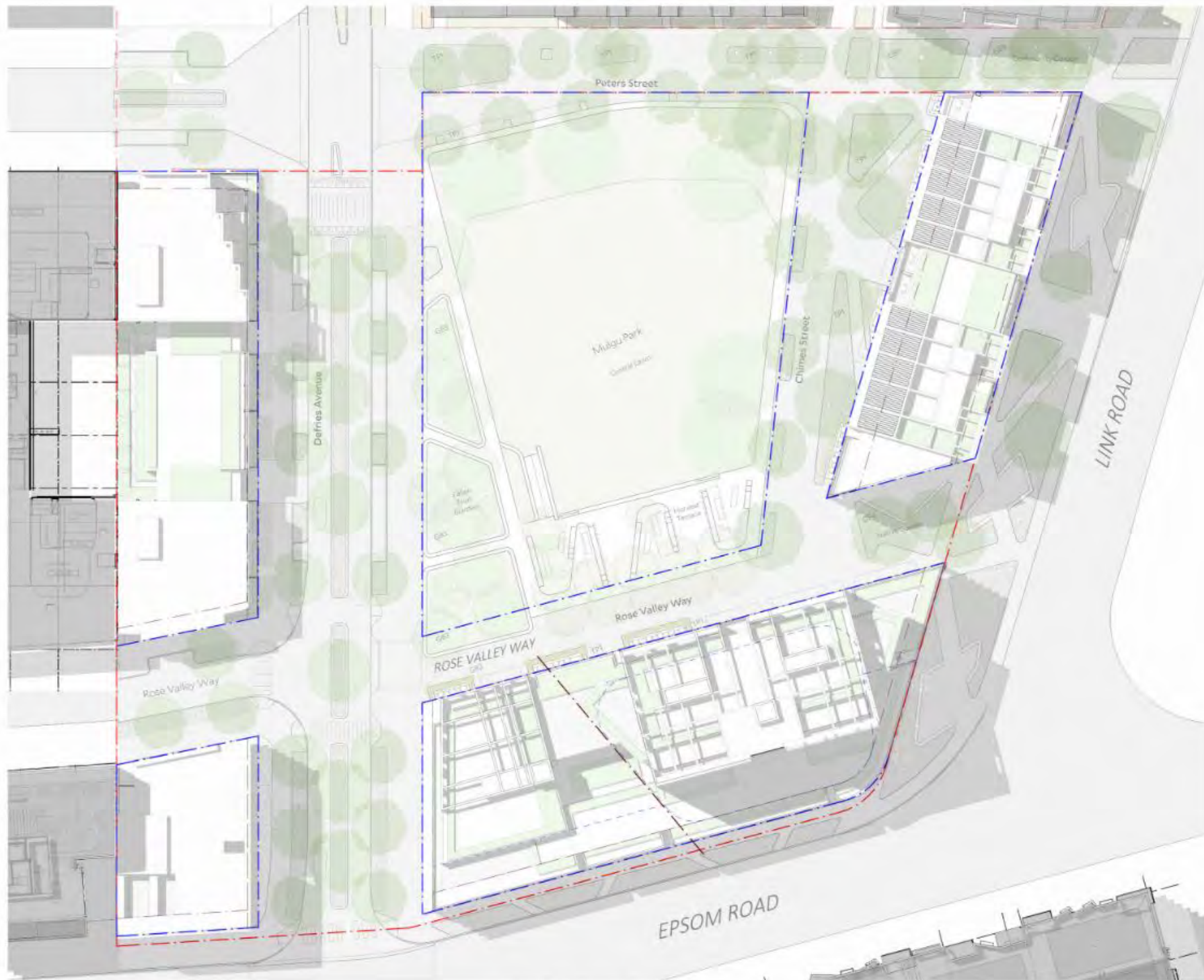
SUMMARY PACK

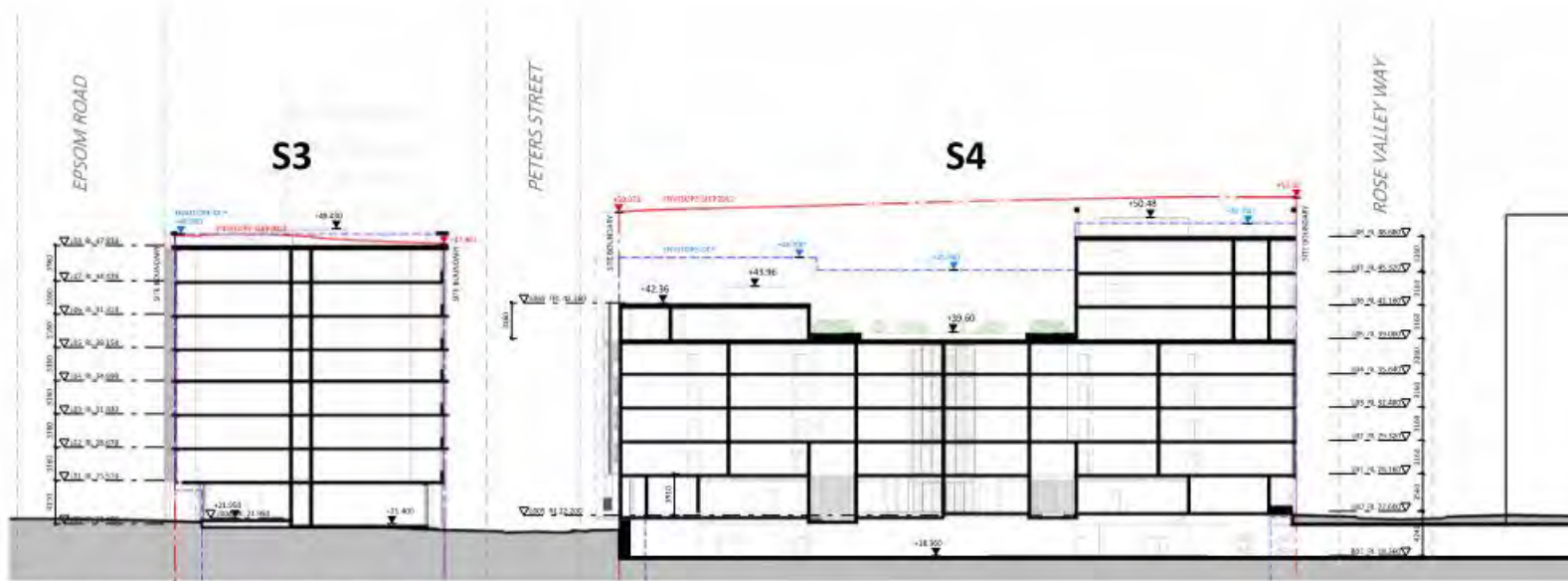




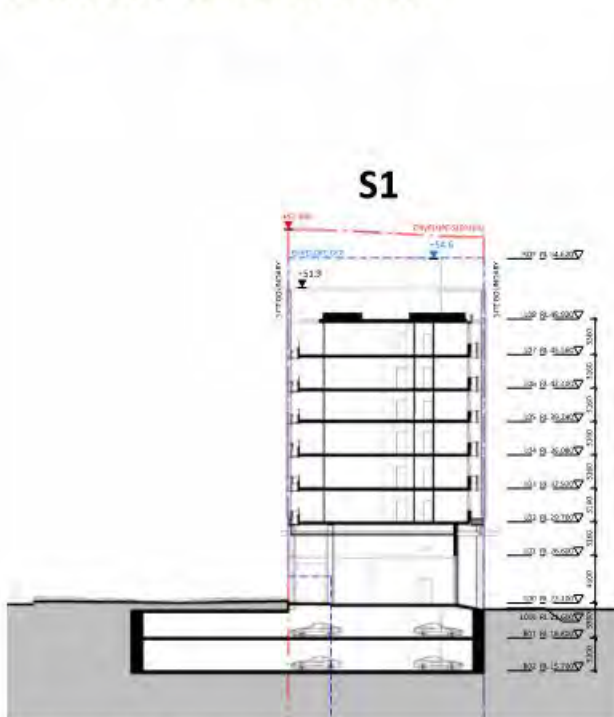




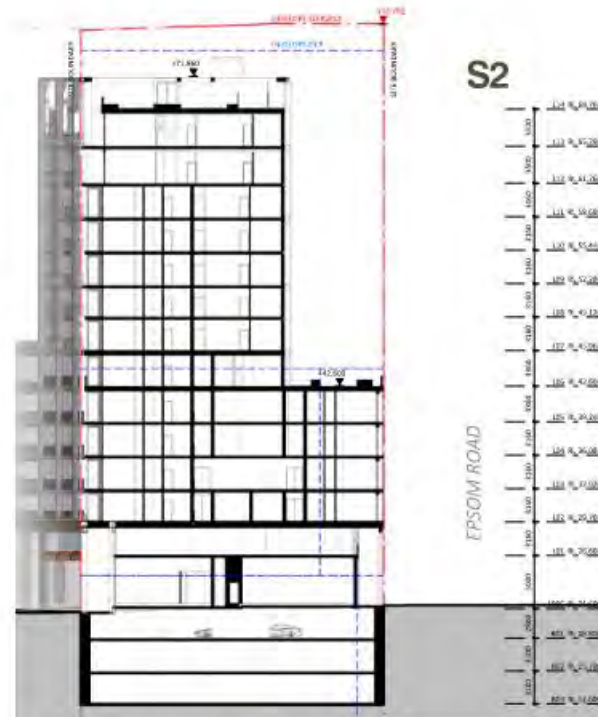




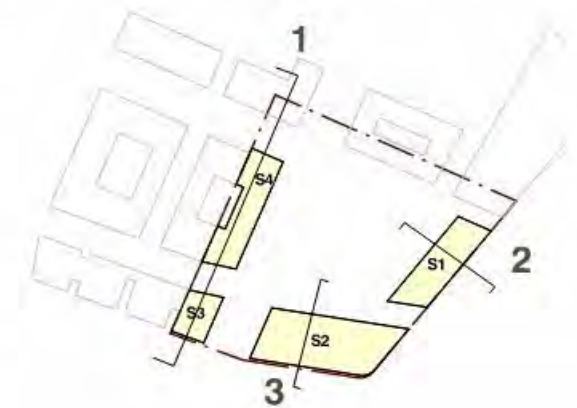
SECTION 1 - BUILDING S3-S4



SECTION 2 - BUILDING S1



SECTION 3 - BUILDING S2







118-130 Epsom Rd & 905 South Dowling St,
Zetland

Competitive Process Site 3

Hames Sharley | Sibling | WSP



Hames
SHARLEY S | B L I N G

Design Statement

Our design concept has been inspired by the social and cultural history of the wider site: the comradeship, sense of pride and ownership, of the working communities that were sited here; and before that of the gathering of Gadigal communities to harvest their sustenance at this natural 'marketplace'. In response we suggest a programme of social activity, instilled with those same enduring values, to surround Mulgu Park and activate this new public space productively.

To translate this idea into a vibrant and sustainable place we developed 5 key principles:

- Reclaiming abundance: encouraging opportunities for flora and fauna to flourish.
- Multiplicity of place: diverse community spaces throughout
- A soft core: extending Mulgu Park through and up the buildings
- Sensory delight: texture, light and form used to create a human scale as well as coherent whole.
- Enduring and robust: modular, adaptable and flexible materials and spaces.

Our approach to built-form places Mulgu Park and its ancillary public spaces at its core, and then activates the ground plane on every edge, and continues activation on all the levels above. Views from circulation, lift lobbies, apartments, balconies, and communal open space and amenity all open to the park and city-skyline beyond, ensuring that Mulgu Park and its environs are safe, and brought to life with neighbourhood activity.

Form, materials and detailing break down each building massing to a townscape human scale. The resulting forms are articulated vertically (informed by inner Sydney urban typologies) with depth, texture, and colour, combining weight and sturdiness with lightness and delight.

Our proposal achieves the yield and mix ambitions of the brief within the Stage 1 DA massing and building envelope whilst minimising impacts to neighbouring developments, view corridors, overshadowing and achieving a high level of solar access for the residential community.

Development Summary

The proposal consists of a vibrant mixed-use residential development in the heart of Zetland.

By meeting the intent of the site specific DCP and following the stage 1 DA envelope, the proposal achieves design excellence through refinements in the detail of planning and in the articulation of the built form.

In summary, the key features of the proposal will consists of:

- Four mixed-use residential buildings
- A development for 219 dwellings
- The provision of 1,410 sqm retail space
- Maximum four levels of basement vehicle parking across the site.
(2 levels for S1 & S2 each, 4 levels for S2)
- A total GFA of 23,379 sqm

Design Principles

i. Reclaiming abundance



ii. Multiplicity of place



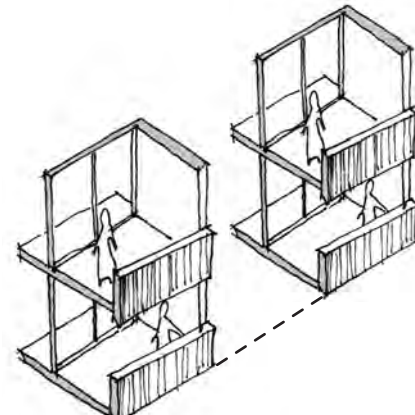
iii. A soft core



iv. Sensory delight



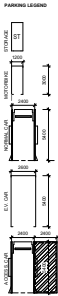
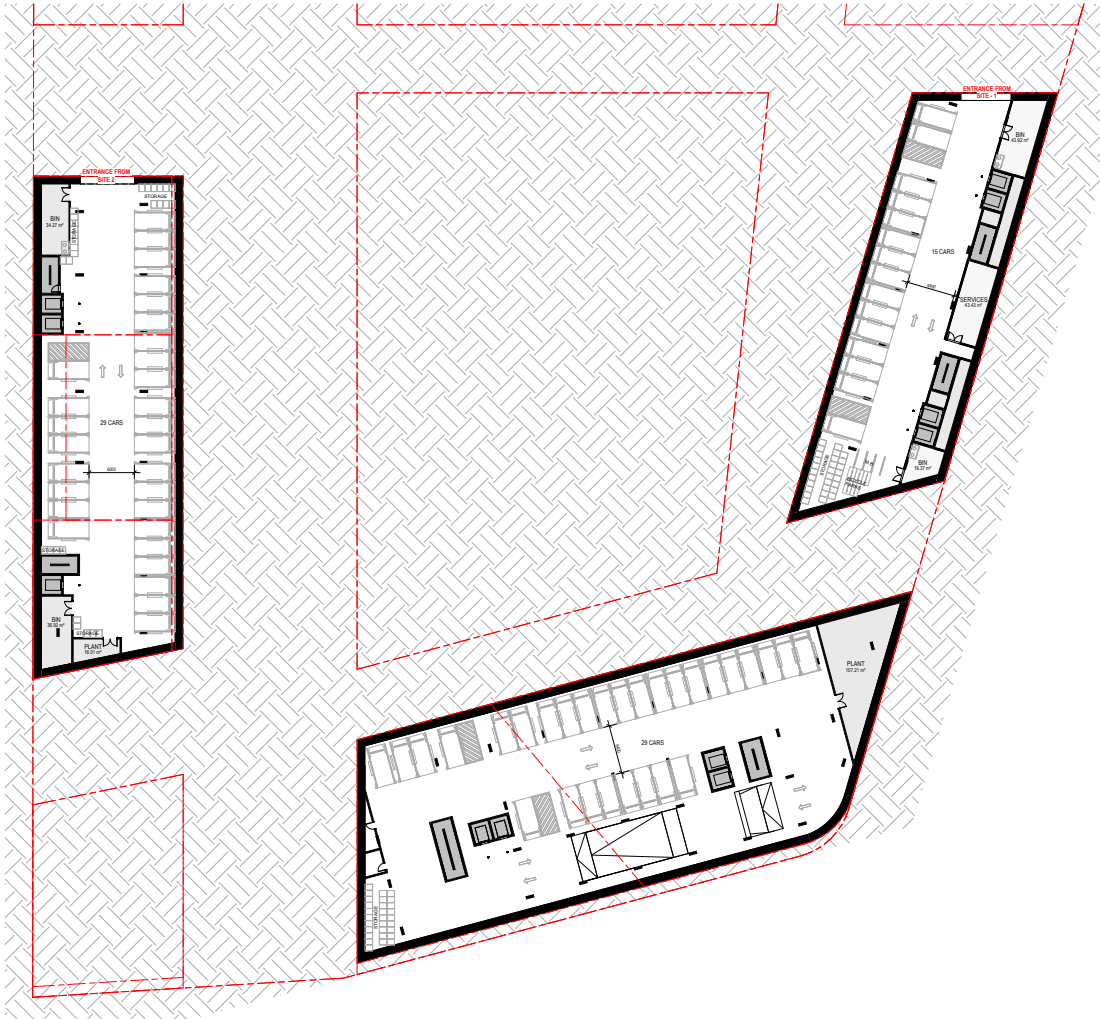
v. Enduring & Robust





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PICK UP CAFE



PARKING SCHEDULE

No.	TYPE
198	CAR
10	ACCESSIBLE CAR
12	MOTORBIKE
50	BICYCLE

Drawings & Graphics

389



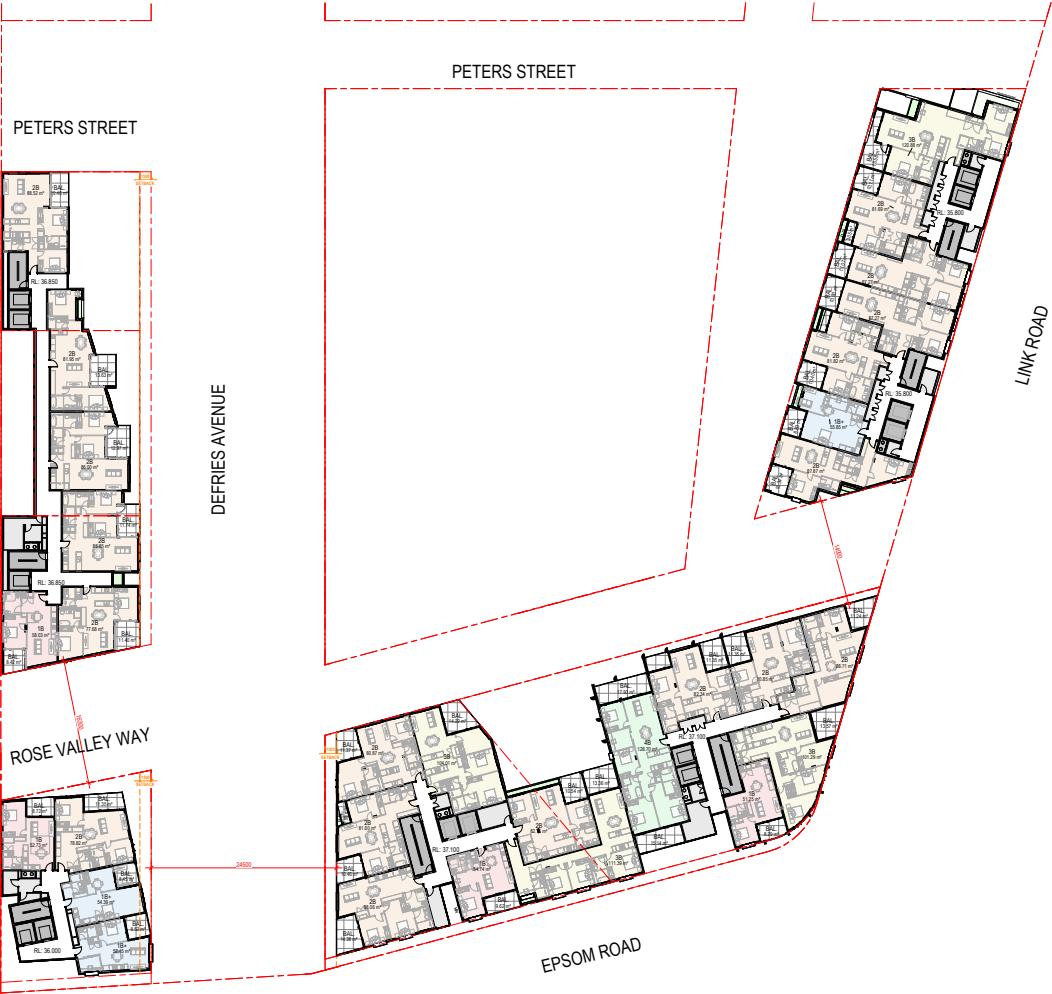
390



Number of Children	Frequency (Number of Families)
0	1
1	2
2	3
3	4
4	5
5	6
6	7
7	8
8	9
9	10
10	11
11	12
12	13
13	12
14	11
15	10
16	9
17	8
18	7
19	6
20	5
21	4
22	3
23	2
24	1



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Level 4 Floor Plan

392



S2 - L6 - Mezzanine
1:250

Level 6 Floor Plan

393



Level 8-12 Floor Plan

Drawings & Graphics

394



Drawings & Graphics



S1 - East Elevation



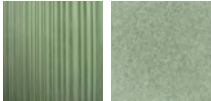
S1 - North Elevation



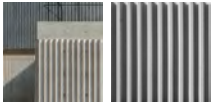
S1 - West Elevation



S1 - South Elevation



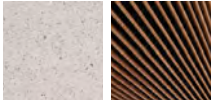
Colour through textured precast concrete, green



Colour through textured precast concrete, grey



Aluminum fins, spandrel and express window frame



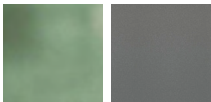
Expressed concrete columns & slab edge frame



Colour-through precast concrete, white



Powdercoated timber looking aluminum battens with acoustic underlay



Green subway tiles



Powdercoated aluminum aerofol louvers



Dulux Highland Green A283-526B9

Dulux Honeydew A233-519E3

Powder-coated aluminium window frames



S2 - North Elevation



S2 - East Elevation



S2 - South Elevation



S2 - West Elevation

Drawings & Graphics



S3 - South Elevation



S3 - East Elevation



S3 - North Elevation



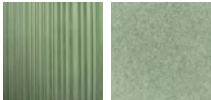
S4 - South Elevation



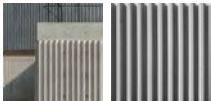
S4 - East Elevation



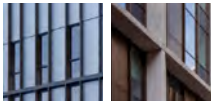
S4 - North Elevation



Colour through textured precast concrete, green



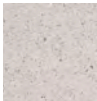
Colour through textured precast concrete, grey



Aluminum fins, spandrel and express window frame



Expressed concrete columns & slab edge frame



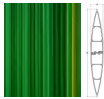
Colour-through precast concrete, white



Powdercoated timber looking aluminum battens with acoustic underlay



Green subway tiles



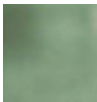
Powdercoated aluminium aerofol louvers



Dulux Highland Green A283-S26B9

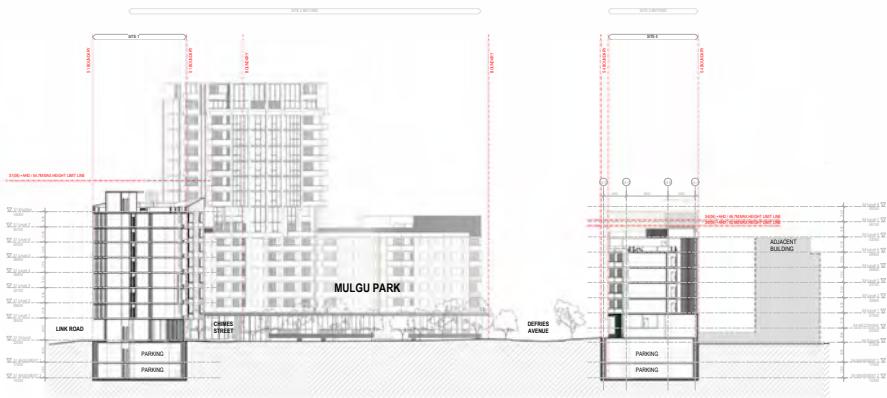


Dulux Honeydew A233-S19E3



Powder-coated aluminium window frames

Drawings & Graphics



Site Sections

