

DESIGN EXCELLENCE STRATEGY

BLOCK C, WESTERN GATEWAY SUB-PRECINCT

URBIS

PREPARED FOR TOGA GROUP

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1. COMPETITIVE DESIGN EXCELLENCE STRATEGY

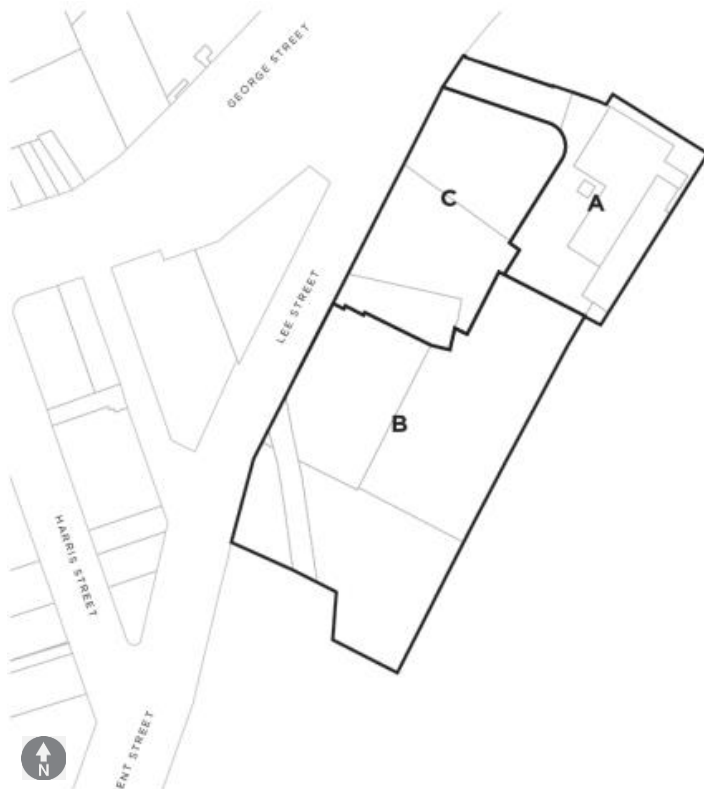
This Design Excellence Strategy prepared by Urbis on behalf of Toga Group (the proponent) guides the competitive design process for the site known as Block C, Western Gateway sub-precinct (refer to **Figure 1**).

The site is located at the north western corner of the Western Gateway Precinct on the corner of Lee Street and the existing northern vehicular access to the precinct. Block C is approximately 5,450sqm in size and includes the area of two long-term Crown leases within the Western Gateway sub-precinct, which is described as follows:

- Lot 30 in Deposited Plan 880518 (Adina Apartment Hotel)
- Lot 13 in Deposited Plan 1062447 (Henry Deane Plaza)

The land that is under TOGA's control (either wholly or by way of a lot that is limited in either height of depth) comprises a total site area of 5,450sqm. The site includes a portion of the pedestrian through-site link from Lee Street to the Devonshire Street Tunnel connecting through to Central Station. For the purposes of this Competition Brief it is noted that the site area described as 'Block C' and the subject of this Architectural Design Competition is illustrated at Figure 1.

Figure 1 – Western Gateway Precinct Development Blocks



Source: Western Gateway Sub-precinct, Version 3, June 2020

The future design and use of the publicly accessible open space on the site within the sub-precinct gateway must be coordinated with the adjacent leaseholders as per the general terms of the Western Gateway Publicly Accessible Space Strategy. The design of the publicly accessible open space therefore requires detailed integration with other stakeholders. As such, the future design of Henry Deane Plaza and the publicly accessible open space surrounding the Adina Apartment Hotel building will be subject to ongoing development and coordination with multiple precinct stakeholders beyond the design competition phase.

The redevelopment of the site is guided by the Draft Design Guide Western Gateway Sub-precinct (2020), and the draft site-specific provisions of the *Sydney Local Environmental Plan 2012* (SLEP 2012) in order to achieve the highest quality architectural, urban design and public domain outcome that best exhibits design excellence.

This Strategy has been prepared in accordance with Clause 1.2 under the City of Sydney Competitive Design Policy and Section 3.1.3 of the draft Design Guide Western Gateway Sub-precinct (2020). This Design Excellence Strategy defines:

- (a) the location and extent of the competitive design process;*
- (b) the type of competitive design process(es) to be undertaken: an open or invited architectural design competition or the preparation of design alternatives on a competitive basis;*
- (c) the number of designers involved in the process(es);*
- (d) whether the competitive design process is pursuing additional building height or floor space;*
- (e) how fine grain and contextually varied architectural design is to be achieved across large sites;*
- (f) options for distributing any additional floor space or height which may be granted by the consent authority for demonstrating design excellence through a competitive design process;*
- (g) the target benchmarks for ecologically sustainable development.*

Note: Nothing in this document approves a departure from the relevant SEPPs, LEP or Design Guide that has been endorsed by the Planning Secretary in accordance with the terms of SLEP 2012.

2. OBJECTIVES

This Design Excellence Strategy is guided by the following objectives:

- Establish how the Proponent proposes to implement the Architectural Design Competition (Competition) for the redevelopment of the site;
- Ensure that the future Competition works within the framework of this Design Excellence Strategy prepared in accordance with the applicable guidelines of the Government Architect NSW or the City of Sydney Competitive Design Policy;
- Confirm the number of architectural practices to participate in the Architectural Design Competition;
- Set out the approach for establishing a Competition brief that ensures;
 - The Consent Authority's design excellence requirements are balanced with the Proponent's objectives;
 - The achievement of design excellence and architectural diversity within the sub-precinct;
 - Procedural fairness for Competitors;
- Set out the requirements for the proposed Competition for the site;
- Consider the approach for the assessment, decision making and dispute resolution within the Competition;
- Ensure that design excellence integrity is continued in the detailed development proposals through from construction phases to the completion of the project; and
- To confirm that the site is not eligible for any design excellence bonus floor space (or building height), notwithstanding a design competition is being held.

3. PROPOSED IMPLEMENTATION

In accordance with Section 1.2(2) of the City of Sydney Competitive Design Policy 2012, as amended, the following the applicant proposes the following Design Excellence Strategy for the redevelopment of the site:

- Undertake an invited Architectural Design Competition for the site (refer to Figure 1) that will inform a detailed State Significant Development Application to be submitted to the NSW Department of Planning, Industry, and Environment.
- Invite five (5) Competitors to participate in the proposed Competition. The selection of invitees to the Architectural Design Competition will be undertaken in consultation with the NSW Government Architect.
- The Competition Brief for the subject site is to be developed in accordance with the following principles:
 - Selection of a range of Australian architectural practices only (no wholly international competitors);
 - Require that each Competitor will be a person, corporation or firm registered as an architect in accordance with the *NSW Architects Act 2003* or, in the case of interstate competitors, eligible for registration with their equivalent association; and
 - The Competition will commence following approval by the NSW Government Architect of this Design Excellence Strategy and the Competition Brief.
- The design period of the Architectural Design Competition will run over a minimum seven (7) week period from Commencement Date to the Final Submissions Lodgement Date. An optional mid-point submission will be available to competitors, in addition to a series of technical advisors.
- TfNSW as a major stakeholder of the sub-precinct will be involved through the Architectural Design Competition as a strategic advisor to ensure that they have a seat at the table for competition deliberations.

4. REQUIREMENTS FOR A COMPETITIVE DESIGN PROCESS

The Competition Brief will be prepared by the Proponent who will liaise with the NSW Government Architect for endorsement prior to the commencement of the Competition. In establishing the Competition Brief for the site the Proponent will ensure that:

- All details about the conduct of the Competition are contained within the Competition Brief only;
- The Competition Brief and appended documents have been reviewed and endorsed by the NSW Government Architect prior to its distribution to competitors' entrants; and
- The Competition Brief for the site is to be generally in accordance with Council's Model Competitive Design Process Brief August 2012 and the City of Sydney Competitive Design Policy 2013.

5. ASSESSMENT AND DECISION MAKING

In establishing a Jury for the Competition, the Proponent understands that:

- The Jury is to constitute a total of six (6) members:
 - Three (3) members nominated by the Proponent;
 - Three (3) members nominated by the NSW Government Architect (or as delegated to the City of Sydney or Department of Planning, Industry and Environment at the discretion of the NSW Government Architect).
- Jury members are to:
 - Represent the public interest;
 - Be appropriate to the type of development proposed; and
 - Include persons who have expertise and experience in the design and construction professions and related industries.

- The Chairperson of the Jury will have expertise in architectural and urban design and be a recognised proponent advocate for design excellence;
- The Proponent will nominate a probity officer to verify that the Architectural Design Competition has been followed appropriately and fairly; and
- The Jury decision will be via a majority vote, should a majority vote not be achieved, the Jury Chair's role is to negotiate disagreement and explore acceptable compromise to achieve a positive conclusion. The decision and advice of the Jury will not fetter the discretion of the Consent Authority in its determination of any subsequent development application associated with the development site that is the subject of the Competition. Unless stated otherwise herein, Clause 3.4 of the City of Sydney Competitive Design Policy will apply with regard to the decision making and resolution process and Clause 3.5 in relation to the preparation of a Competition Report.

6. DESIGN INTEGRITY

6.1 Lead Design Architect

The architect of the winning scheme, as chosen by the Jury, is to be appointed as the Lead Design Architect. The Lead Design Architect is to maintain a leadership role over design decisions until the completion of the project. The role of the lead Design Architect will include at a minimum the following:

- Prepare a State Significant Development Application (SSD DA) for the winning design, including all required information to lodge with the SSD DA;
- Prepare the design drawings for a construction certificate for the winning scheme;
- Represent the project in meetings with the community, authorities and stakeholders, as required;
- Provide a lead role in ensuring design integrity is maintained throughout the development process;
- Prepare the drawings for contract documentation;
- Maintain continuity during the construction phases, through to the completion of the project; and
- Providing any documentation required by the Proponent and the Consent Authority verifying the design intent has been achieved at completion.

The Lead Design Architect may work in association with other architectural practices but is to retain a leadership role over design decisions.

6.2 Design Integrity Panel

A Design Integrity Panel (DIP) shall be established by the Applicant prior to the lodgement of any future Development Application(s). The DIP shall comprise the full Competition Jury, or a sub-group of the Jury, to be agreed with the Competition Jury during the competition.

Alternatively, the NSW State Design Review Panel may be used in the role of the DIP, subject to agreement by the Competition Jury.

Prior to the establishment of the DIP, a detailed Terms of Reference shall be prepared and agreed in consultation with GANSW, outlining:

- the role of the DIP to review and advise on the detailed building design to ensure the achievement of design excellence consistent with the winning proposal selected by the Jury and having regard to any amendments to built form controls and design guidelines that may result from the public consultation process running concurrently with the Design Competition;
- that the DIP will review and provide advice prior to the lodgement of any future DAs and be retained during the assessment and post approval stages;
- governance arrangements including meeting frequency, secretariat functions, dispute resolution and deliverables.

The detailed design shall be presented to the State Design Review Panel/DIP both prior to the lodgement of any future Development Application(s) and during the public exhibition of any such application following lodgement. The DIP must formally endorse the final scheme prior to the lodgement of the DA.

The DA submission must include the endorsed design competition brief, competition report including jury recommendations and evidence of the agreed design integrity process.

6.3 Target Benchmarks for Ecologically Sustainable Development

The ESD targets to guide the Competition are set out in the Draft Design Guide Western Gateway Sub-precinct (2020).

ESD targets and sustainability initiatives will be carried through the competitive design phase, design development, construction and through to completion of the project to deliver an exemplar of environmentally sustainable development.

7. APPLICATION OF BONUS FLOOR SPACE / BUILDING HEIGHT

The development is not permitted to an additional 10% of floor space under SLEP 2012 as a result of undertaking a competitive design process in accordance with the site-specific provisions for the Western Gateway Sub-precinct.

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