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DESIGN EXCELLENCE STRATEGY

1-3 Burrows Road, St Peters

Prepared for
**GOODMAN PROPERTY SERVICES (AUSTRALIA) PTY
LTD**
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1. INTRODUCTION

1.1. DESIGN EXCELLENCE STRATEGY

This Design Excellence Strategy (**Strategy**) is submitted to the Government Architect NSW (**GANSW**) in support of the Competitive Design Alternatives Process (“**competitive design process**”) for 1-3 Burrows Road, St Peters (**the site**) for redevelopment as a functional and adaptable multi-storey industrial and warehouse building.

The development will support the intensification of IN1 zoned land within the City of Sydney Council’s (**Council**) Southern Employment Lands and will set the benchmark for an emerging asset class which has not yet been offered in the Australian market.

This Strategy has been prepared on behalf of Goodman Property Services (Australia) Pty Ltd (**Goodman**) (**the Proponent**).

This Strategy applies to the whole of the site. The parameters for the built form have been informed by the Planning Proposal (**PP-2020-298**) and subsequent amendments to the *Sydney Local Environmental Plan 2012* (**SLEP 2012**) and *Sydney Development Control Plan 2012* (**SDCP 2012**), which was approved on 16 September 2020.

By way of background, a summary of key details associated with Planning Proposal PP-2020-298 is provided in **Section 1.2** below.

In accordance with Clause 1.2 of the City of Sydney Competitive Design Policy (adopted by Council on 9 December 2013) and section 3.3.2 of the SDCP 2012, this Design Excellence Strategy defines:

1. *The location and extent of each competitive design process;*
2. *The type of competitive design process to be undertaken:*
 - 2.1. *an architectural design competition, open or invited; or*
 - 2.2. *the preparation of design alternatives on a competitive basis.*
3. *The number of designers involved in the process;*
4. *How architectural design variety is to be achieved across large sites;*
5. *Whether the competitive design process is pursuing additional floor space or height;*
6. *Options for distributing any additional floor space area or building height which may be granted by the consent authority for demonstrating design excellence through a competitive design process;*
7. *The target benchmarks for ecologically sustainable development.*

The preparation of this Strategy has also been guided by the Government Architect’s *Design Excellence Competition Guidelines (Draft)*, as exhibited in May 2018.

Note: Nothing in this Design Excellence Strategy represents an approval from the consent authority for a departure from the relevant State Environmental Planning Policies (**SEPPs**), SLEP 2012, SDCP 2012 controls. Where there is any inconsistency between this Strategy and the relevant SEPPs and LEP the relevant SEPPs and LEP prevail.

The redevelopment of the site is guided by site specific development controls within SLEP 2012 in order to achieve an enhanced urban outcome with a building and public realm of high design quality.

It is noted that within the site-specific provisions of SDCP 2012 (Section 6.3.19 of SDCP), there is an approved Design Excellence Strategy. This Strategy sets the broad framework for the competitive design process and is included here for reference.

SDCP 2012 – 6.3.19.6 Design excellence strategy

- (1) *Where a competitive design process is required by clause 6.21 of Sydney LEP 2012 it is to be carried out in accordance with the following before the lodgement of a detailed development application for the site:*

- (a) A competitive design alternatives process is to be undertaken in accordance with clause 6.21 of Sydney LEP 2012 for the entire site identified in Figure 6.1 Specific sites map;
- (b) The competitive design alternatives process is to involve a minimum of three (3) invited competitors including at least one emerging architectural firm.
- (c) The Selection Panel is to comprise a total of four (4) selection panel members. The proponent is to nominate two (2) selection panel members and the City of Sydney is to nominate two (2) selection panel members.
- (d) Any additional building height that results from a competitive design process is to be accommodated in accordance with Table 6.4 Height in Storeys and Metres.
- (e) No additional floor space under clause 6.21(7)(b) is to be awarded as a result of the competitive design process.

1.2. PLANNING PROPOSAL

Planning Proposal PP-2020-298 was approved on 16 September 2020. PP-2020-298 amended the SLEP 2012 to increase the maximum building height from 18 metres to 30 metres and introduce site specific provisions for 1-3 Burrows Road, St Peters, pertaining to minimum building frontage setbacks, incorporating ecologically sustainable development measures and measures to minimise the impact of emissions from road tunnel ventilation and controls for business and building identification signage.

The amended to *Sydney Local Environmental Plan 2012* was gazetted on 2 July 2021.

1.3. FUTURE STATE SIGNIFICANT DEVELOPMENT

Pursuant to Schedule 1, Clause 12 of *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*, development for the purpose of 'warehouse or distribution centres (including container storage facilities)' at one location and relate to the same operation that has a capital investment value (CIV) of more than \$30 million is considered State Significant Development.

As the anticipated CIV will exceed the current \$30m threshold, the development will be State Significant Development, and the Consent Authority will therefore be the Department of Planning and Environment. For the purposes of the competitive design process, the GANSW will oversee and endorse the process.

2. THE SITE

2.1. SITE LOCATION AND LEGAL DESCRIPTION

The site is located at 1-3 Burrows Road, St Peters and is legally described as Lot 11 DP 606737 and Lot 1 DP 1227450. The site adjoins Burrows Road to the east with a primary frontage of approximately 528 metres and adjoins Canal Road to the west with a secondary frontage of approximately 289 metres. The site has a total area of approximately 35,895_sqm.

The site is currently occupied by older industrial units comprising four large format steel framed warehouse / distribution facilities. These buildings no longer meet the requirements of contemporary industrial users in this market. Current vehicle access to the site is provided via existing driveways on Canal Road and Burrows Road.

The site is located in the City of Sydney Local Government Area (LGA). An aerial image of the site in the context of the surrounds is illustrated in **Figure 1** below.

The competitive design process will apply to the entire site area, as outlined in 'red' below.

Figure 1 Aerial Image of the Site



Source: Urbis

2.2. SITE CONTEXT

Key features surrounding the site and within the broader area are identified in **Figure 2**.

The site is situated within an established largely industrial area. The site is surrounded by existing industrial and commercial developments to the north-east, south-east and south-west. The Alexandra Canal is located approximately 90 metres to the south-east.

The site is strategically located within proximity to Sydney Airport (situated approximately 700 metres to the south) and Port Botany (situated approximately 6km to the south-east). The Cooks River Intermodal Terminal, a container storage yard, is located about 100 metres northwest of the site.

To the west and north, the site borders the newly completed St Peters Westconnex Interchange, providing links to the new M8 tunnel, future links to M4 / M5 Tunnels and Sydney Gateway.

The site is proximate to several open space areas, most notably, the significant open space area of Sydney Park is located approximately 400 metres to the north-east.

Figure 2 Site Location Context Map



Source: Urbis

3. OBJECTIVES

3.1. KEY OBJECTIVES

The objectives of the Design Excellence Strategy are to:

- (a) Establish a methodology for the Proponent to implement the Invited EOI competitive design process for the development of the site, prepared in accordance with the City of Sydney's Competitive Design Policy 2013 and in consultation with the GANSW;
- (b) Enable the competitive process to operate within the framework of this approved Design Excellence Strategy;
- (c) Confirm the type and number of emerging and established architectural practices to participate in the invited competitive design process;
- (d) Set out the approach for establishing a competitive design brief that provides for:
 - (i) The Consent Authority's design excellence requirements are balanced with the Proponent's objectives;
 - (ii) Achievement of design excellence and architectural diversity;
 - (iii) Procedural fairness for Competitors participating in the competitive processes.
- (e) Set out the requirements for the proposed competitive design process for the site;
- (f) Consider the approach for the assessment, decision making and dispute resolution within the competitive design process in accordance with the City of Sydney's Policy 2013; and
- (g) Provide that design integrity is continued in the subsequent detailed development, through to the construction phase and to the completion of the project.

4. IMPLEMENTATION OF STRATEGY OBJECTIVES

4.1. COMPETITIVE DESIGN PROCESS

In accordance with Section 1.2(2) of the City of Sydney *Competitive Design Policy 2013* and Section 6.3.19.6 of the SDCP 2012, the Proponent will undertake the following design excellence strategy for the redevelopment of the site:

- Undertake an “invited” Competitive Design Alternatives Process for the site that will inform the future detailed State Significant Development Application (**SSDA**).
- Invite a minimum three (3) competitors to participate.
- Each competitor in a competitive process must be a person, corporation or firm registered as an architect in accordance with the NSW Architects Act 2003 or, in the case of interstate or overseas competitors, eligible for registration with their equivalent association.
- The competitive design process will encourage and facilitate diversity as architects may be from either, or a combination of both, emerging and established practices.

5. REQUIREMENTS FOR A COMPETITIVE DESIGN PROCESS

In preparing the architectural Design Competition Brief (Brief) for the competitive design process, the Proponent will specify:

- (a) Details of the conduct of the competitive process are contained within the Brief only;
- (b) Submit the Brief and appended documents for review and endorsement in writing by the GANSW prior to distribution to competitors; and
- (c) Prepare the Brief for the competitive design process in accordance with the draft Government Architect NSW *Design Excellence Guidelines 2018* and the City of Sydney *Competitive Design Policy 2013*.

Note: The Design Competition Brief will be provided to the City of Sydney for review and comment, however final endorsement of the Brief will be by GANSW acting on behalf of the Consent Authority.

6. ASSESSMENT AND DECISION MAKING

In establishing a Selection Panel (**Panel**) for the competitive design process, the Proponent confirms the following:

- (a) The Panel is to comprise a total five (5) members;
 - (i) Two (2) members nominated by the Proponent;
 - (ii) Two (2) members nominated by the GANSW (Selection Panel Chair to be a GANSW nominated member and also a member of the State Design Review Panel); and
 - (iii) One (1) member nominated by the City of Sydney Council.
- (b) Panel members are to:
 - (i) Represent the public interest;
 - (ii) Be appropriate to the type of development proposed;
 - (iii) Include a majority of registered architects with urban design experience;
 - (iv) Include only persons who have expertise and experience in the development, design and construction professions and related industries;
- (c) The Chairperson of the Panel will have expertise in architecture and urban design and be a recognised advocate of design excellence in NSW;
- (d) The consent authority will nominate at least one independent person as observer of the competitive design alternatives selection process to verify that the competitive process has been followed appropriately and fairly; and
- (e) The Panel decision will be via a majority vote, should a majority vote not be achieved, the Panel Chair will make the casting vote. The decision of the Panel 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 competitive process. Unless stated otherwise herein, clause 3.2 and 3.4 of the City of Sydney Competitive Design Policy will apply with regard the decision making and resolution process and clause 3.5 in relation to the preparation of an Architectural Design Competition Report.

6.1. DEVELOPMENT INCENTIVES

In accordance with clause 6.57 (4) of SLEP 2012, no additional floor space under clause 6.21(7)(b) will be awarded as a result of the competitive design process.

It is noted that pursuant to SDCP 2021, clause 6.3.19.1, subject to exhibiting design excellence, additional height may be permitted where it complies with the provisions of Table 6.4.

7. DESIGN INTEGRITY

The Winning Architect 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, in conjunction with the Proponent's Reference Architect, architectural documentation for a State Significant Development Application (SSDA) for the winning design, including all required information to lodge with the SSDA;
- Prepare, in conjunction with the Proponent's Reference Architect, the design drawings for the construction certificates for the winning scheme;
- Present the architectural design in meetings with the community, authorities and stakeholders, as required;
- Provide a lead role in ensuring design integrity is maintained throughout the design development process;
- Prepare, in conjunction with the Proponent's Reference Architect, the design drawings for contract documentation; and
- Maintain continuity during the construction phases to the completion of the project.

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

7.1. DESIGN INTEGRITY PANEL

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

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

Prior to the establishment of the DIP, a Panel Recommendation 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 Selection Panel;
- That the DIP will review and provide advice prior to the lodgement of any future DA and be retained during the assessment and post approval stages; and
- Governance arrangements including meeting frequency, dispute resolution and deliverables.

The detailed design shall be presented to the DIP / SDRP both prior to the lodgement of any future Development Application(s) (**DA**) and if significant design modifications are proposed following lodgement or approval. 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 Panel recommendations and evidence of the agreed design integrity process.

8. ECOLOGICALLY SUSTAINABLE DEVELOPMENT TARGETS

In accordance with the clause 6.57 of SLEP 2012, the proposed development will incorporate the principles of ecologically sustainable development (**ESD**), including measures:

- to minimise the consumption of energy and water, and
- to capture energy and water on site.

Generally, in accordance with section 6.3.19.4 of the SDCP 2012, the environmental performance targets and other sustainability measures for the proposed development which will be included in the Brief, are as follows:

- 5 Star Green Star rating equivalent to Version 1.3 of the GBCA Guideline
- NABERS Energy and Water Commitments as described below:
 - Energy Commitment Agreement targeting 5.5 star NABERS for any ancillary office space component separate to warehouse components.
 - Water Efficiency Labelling and Standards (“WELS”) equivalent to 5 Star rating for all water fixtures and fittings
- On-site stormwater detention and treatment in the form of water tanks and water sensitive urban design (WSUD) bio swales at ground level.
- Primary source of all toilets and irrigation to be from harvested rainwater. Irrigation to include the implementation of SMART irrigation metering to effectively manage water utilisation.
- Provision of a green roof to the ancillary office component only.
- Inclusion of renewable energy system(s), including a photovoltaic (PV) system on the roof of the building to achieve a minimum of 2000 kWp.
- Suitable window shading to all ancillary office components.

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

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