



# Darlington Terraces

Design Excellence Process (Final)

# Design Excellence Process

## Sydney LEP 2012

The University acknowledges the proposed development does not trigger the requirement for a design competition in accordance with clause 6.21 of the Sydney LEP 2012 as the building falls below a maximum height of 25m above the natural ground level and has a capital investment value below \$100 Million.

Notwithstanding the above, the University of Sydney is committed to enhancing the University's reputation in design excellence and recognizes the importance of enhancing precinct identity across campus and as such has conducted a design competition to adhere to and satisfy both the University's and the Sydney LEP 2012 Design Excellence Criteria demonstrated in the table below.

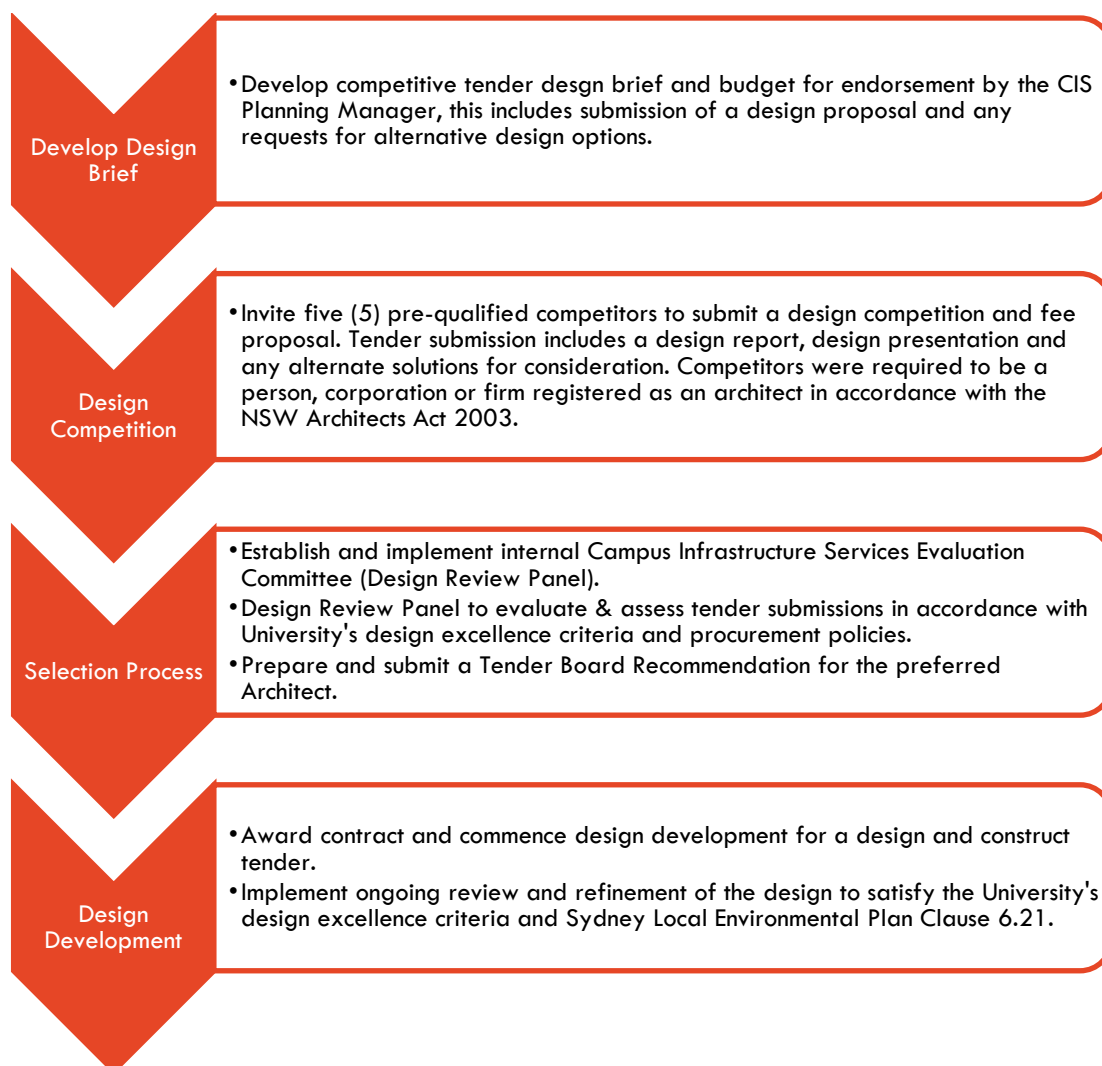
Design Excellence Criteria	Darlington Road Terraces Project
a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	<input checked="" type="checkbox"/>
b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	<input checked="" type="checkbox"/>
c) whether the proposed development detrimentally impacts on view corridors	<input checked="" type="checkbox"/>
d) how the proposed development addresses the following matters:	
i. the suitability of the land for development,	
ii. the existing and proposed uses and use mix,	
iii. any heritage issues and streetscape constraints,	
iv. the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or	<input checked="" type="checkbox"/>
v. on neighbouring sites in terms of separation, setbacks, amenity and urban form	
e) the bulk, massing and modulation of buildings	<input checked="" type="checkbox"/>
f) street frontage heights	<input checked="" type="checkbox"/>
g) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity.	<input checked="" type="checkbox"/>
h) the achievement of the principles of ecologically sustainable development	<input checked="" type="checkbox"/>
i) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,	<input checked="" type="checkbox"/>
j) the impact on, and any proposed improvements to, the public domain,	<input checked="" type="checkbox"/>
k) the impact on any special character area,	
i. achieving appropriate interfaces at ground level between the building and the public domain, and	<input checked="" type="checkbox"/>
ii. integration of landscape design	

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Further information can be found in Appendix D Architectural Design Statement by AJ+C.

## Design Competition Process

To satisfy the University's design excellence process, in 2014, the University of Sydney conducted an 'invited' architectural design competition. The following competitive design excellence process was undertaken.



The Design Brief was prepared in conjunction with CIS Planning, with the objective to obtain design schemes focused on architectural design intent and vision, responding University's vision to create an integrated solution for affordable student accommodation and blended learning.

The invitations were extended to five (5) architectural companies, all listed on the University pre-qualified Architecture panel. The architectural firms selected are as follows (in no specific order):

- Allen Jack + Cottier Architects,
- BVN Architecture
- Hill Thalys Architecture & Urban Projects,
- Scott Carver Pty Ltd, and
- Tonkin Zulaikha Greer.

The design schemes were reviewed by the University Design Review Panel and the Building and Estates Committee (BEC).

The University's Design Review Panel conducted independent scoring of all schemes through the University's eValua on-line tool (evaluated on non-Price and Price criteria).

### **Design Evaluation Criteria**

The design schemes were assessed based on the following design criteria:

- Design board submissions to demonstrate:
  - Site analysis;
  - Benchmarking imagery and precedent studies;
  - Indicative layouts (not a complete design) in part plan and part section showing how the existing terraces may be integrated into the design;
  - Vignettes demonstrating mood, culture, possible look and feel; and
  - Indicative external materials.
- Demonstrated design capability, design approach and understanding of the significance of the adjoining terraces and integration in the design
- Demonstrate the integration of the building block successfully in a safe, efficient and appropriate manner.

The outcome being in order of assessment against the design criteria was as follows:

1. Allen Jack + Cottier Architects;
2. Hill Thalys Architecture and Urban Projects Pty Ltd;
3. Tonkin Zulaikha Greer;
4. BVN Architecture; and
5. Scott Carver Pty Limited.

The Design Review Panel recommended the appointment of **Allen Jack & Cottier Architects** for the concept and detailed design of the Darlington Terraces mixed use redevelopment.

## Design Development & External Consultation Process

Subsequent to the design competition, the University in collaboration with the successful Project Architect Allen Jack & Cottier (AJC) Pty Ltd have developed the design schemes to achieve design excellence adopting both the University's design excellence requirements and the Sydney LEP 2012 design excellence criteria.

During the project design development phase and as a requirement under the SEARs, the University has conducted a pre-SSD consultation with the City of Sydney Council and various Government Agencies, where the University and AJC presented a developed scheme. Government Officers have provided some comments, which have been considered by the University and AJC, and were responded to and integrated into the final design proposal. Responses can be found in Appendix S Consultation Report.

In addition to the pertinent design policies and legislative design requirements, the Government Architect NSW recently released a *Draft Better Placed Architecture and Design Policy* which sets out the NSW Government's framework for examining and reviewing proposals. The University and AJC have reviewed the policy in detail and acknowledges & recognizes the key design excellence principles within the Architectural Design Statement Appendix D and summarized in the table below.

<b>NSW Government Architect's Draft – Better Placed Architecture &amp; Urban Design Policy - Key Design Principles</b>	<b>Darlington Road Terraces Project</b>
<p><u>Contextual, local and of its place</u></p> <p>Great design in the built environment is informed by and derived from its location, context and social setting. It is place based and is relevant to and resonant with local character, heritage and communal aspirations.</p>	<input checked="" type="checkbox"/>
<p><u>Sustainable, efficient and durable</u></p> <p>Design excellence must incorporate environmental sustainability and responsiveness in its construction and usage, meeting the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, liveable design.</p>	<input checked="" type="checkbox"/>
<p><u>Equitable, inclusive and diverse</u></p> <p>By creating accessible, inclusive and welcoming environments, the design of the built environment can contribute to addressing economic and social inequity. Incorporating diverse uses, housing types and economic opportunities will support engaging places and resilient community.</p>	<input checked="" type="checkbox"/>
<p><u>Enjoyable, safe and comfortable</u></p> <p>The built environment must be designed for people to enjoy using and inhabiting. The many aspects that affect the vibrancy, character and 'feel' of a place must be addressed to support good places for people.</p>	<input checked="" type="checkbox"/>
<p><u>Functional, responsive and fit for purpose</u></p> <p>Design excellence reflects a considered, tailored response to the program or requirements of a building or environment, allowing it to meet usage demands efficiently, with the potential to adapt to changes over time.</p>	<input checked="" type="checkbox"/>
<p><u>Value-creating and cost effective</u></p> <p>Design excellence generates ongoing value and reduces costs over time. It is an essential component of achieving durable, resilient and cost effective urban buildings and places. As the arena for daily life, the built environment can dramatically improve value creation if effectively designed.</p>	<input checked="" type="checkbox"/>

Distinctive, visually interesting and appealing

The appearance and visual quality of the built environment is essential to conveying quality, character and community identity. The visual environment has a substantial impact on our feelings of wellbeing, comfort, safety and community identity. Design excellence is the fundamental determinant of these outcomes.



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In response to the University's commitment to design excellence, AJC in collaboration with the University's Design Excellence Review Panel has prepared and Architectural Design Statement Appendix D which demonstrates how the proposal responds to and achieves design excellence. In summary,

- The University has pursued a design competition process to ensure each scheme has been evaluated against a set of prescribed criteria;
- The University's process is equal to, and complements, the City of Sydney's process for design competitions;
- The Objectives of Sydney LEP 2012 Schedule 4 clause 6.21 and the Government Architect NSW 'Better Placed Policy', is therefore achieved and satisfied;
- The project also complies with the University's Design Excellence policy and procedures; and
- Therefore, there is no requirement for a further design competition process.

Overall, the University believes the proposal responds positively to the advice provided by the relevant Government agencies during the SEAR and pre-SSD lodgement phases and satisfies the design excellence criteria established by the University, Sydney LED 2012 and more recently the Government Architect NSW.