

GOVERNMENT ARCHITECT NEW SOUTH WALES

5 May 2025

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PROJECT: 881-885 Bourke Street, Waterloo
Waterloo Mixed Use Development
(SSD-80441462)

RE: GANSW endorsement - Alternative Design Excellence Strategy

Dear Daniel,

I am writing regarding the Alternative Design Excellence Strategy submitted for the above project. The Strategy has been prepared in accordance with the requirements set by GANSW in the letter dated 3 April 2025, and defines an alternative to a competitive design process for the proposed development on the subject site.

The Strategy confirms that the proposed design team has demonstrated experience in multi-residential housing, and will deliver diversity and variety of design to suit the character of the location. The Strategy also confirms that all nominated architects will be appointed for all stages of the project through to completion.

Please accept this letter as confirmation of GANSW endorsement of the Alternative Design Excellence Strategy, version nominated below:

- Alt Design Excellence Strategy - 881-885 Bourke St, 2May2025.pdf

Please note the endorsement of this Strategy does not fetter the consent authority in the assessment of any future development application.

We look forward to progressing the design review process through the State Design Review Panel (SDRP), in consultation with DPHI and Council. Should you have any further enquiries about this matter, please contact the GANSW Competitions Team (designcompetitions@dpie.nsw.gov.au).

Sincerely,



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Alternative Design Excellence Strategy

Waterloo Mixed Use Development

881-885 Bourke Street, Waterloo

Submitted to Government Architect NSW
on behalf of Coronation Property Co Pty Ltd



Prepared by Ethos Urban, a Colliers Company.

2 May 2025 | 2240721



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

In March 2025, Ethos Urban took a major step toward future growth by partnering with leading professional services firm, Colliers. While our name evolves, our commitment to delivering high-quality solutions remains unchanged—now strengthened by broader access to property and advisory services and expertise.

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2 May 2025

This document has been reviewed by:

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2 May 2025

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E. Request for Design Competition Exemption Advice	<i>Government Architect NSW</i>

Disclaimer

Endorsement of this Alternative Design Excellence Strategy does not approve any deviations from the relevant planning controls, including State Environmental Planning Policies (SEPPS) and the Sydney Local Environmental Plan 2012 (SLEP 2012).

The outcome of an endorsed alternative design excellence process does not limit the consent authority's discretion in assessing any future State Significant Development Applications (SSDA) or State-assessed rezoning applications for the proposed development.

When determining any future SSDA or State-assessed rezoning applications, the consent authority will consider the advice of the State Design Review Panel (SDRP) to ensure the proposed development exhibits design excellence in accordance Clause 6.21(C) of the SLEP 2012.

As part of the planning assessment process, the consent authority will also determine whether a competitive design process would be unreasonable or unnecessary in the circumstances, pursuant to Clause 6.21D(2) of the SLEP 2012.

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Introduction

This Alternative Design Excellence Strategy (Strategy) has been prepared by Ethos Urban on behalf of Coronation Property Co Pty Ltd (the Proponent) as the applicant for the State Significant Development (SSD), SSD-80441462, for the Waterloo Mixed Use Development at 881-885 Bourke Street, Waterloo (the Site).

The purpose of this Strategy is to define an alternative to a competitive design process for the proposed development on the subject Site, in order for the consent authority to determine that such a process is unreasonable and unnecessary as enabled by clause 6.21D(2) of the Sydney Local Environmental Plan 2012 (SLEP 2012). The Strategy has been prepared following guidance received by Government Architect of NSW (GANSW), acknowledging that the project has been declared SSD by Ministerial Order dated 17 February 2025 (pursuant to section 4.36(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) following nomination by the Housing Delivery Authority (HDA). The HDA SSD pathway has been established to accelerate delivery of housing, and requires that the subject SSD is lodged within 9 months from receipt of SEARs. As SEARs were issued on 5 March 2025, the SSD is to be lodged by 5 December 2025.

The Strategy has been prepared in accordance with the requirements set by GANSW in letter dated 3 April 2025. This document outlines the strategic design framework to ensure high-quality architectural and urban design outcomes in line with best practice planning and design principles. This Strategy has been developed in consultation with GANSW and was endorsed on 2 May 2025.

By way of context, the Strategy identifies:

- The location of the subject site;
- Project overview; and
- Design Excellence Framework.

As required by GANSW, this Strategy defines:

- How the development will address the design excellence considerations of clause 6.21C of SLEP 2012;
- Evidence to establish that the proposed design team has demonstrated experience in multi-residential housing, and has received peer and industry recognition in delivering quality housing design outcomes;
- Details of the full design team, and how specific areas of design expertise will be applied across the development;
- Confirmation that each nominated Architect is a person, corporation or firm registered as an architect in accordance with the Architects Act 2003 (NSW);
- Confirmation that the proposed design team will deliver diversity and variety of design to suit the character of the location;
- Confirmation that the full design team are appointed for all stages of the project, through to completion;
- Commitment to undertake the design review through a Design Review Panel, administered by a consultant to the applicant that meets the Terms of Reference of the NSW State Design Review Panel
- The outcomes of consultation with City of Sydney Council regarding the alternative design excellence process.

The Proponent is willing to bring forward commencement of works on site as early as practical, this is demonstrated through securing SEARs comprising early works (SSD-80911502). The early works proposal involves preliminary site works to facilitate the subsequent SSD for buildings, including site establishment works, bulk excavation, piled shoring wall and capping beam, services augmentation, erosion and sediment control and tree removal. Clause 6.21B of the SLEP 2012 states that the Design Excellence Division applies to development involving the erection of a new building or external alterations to an existing building. Given that this early works SSD does not involve the erection or alteration of a building, the Division does not apply. This Strategy is therefore prepared to define an alternative to a competitive design process for SSD-80441462 only.

In addition to the above, the proposed development application will be accompanied by a Concurrent Rezoning Report, to facilitate amendments to key planning controls within the SLEP 2012. This will facilitate the opportunity to provide increased housing supply within a highly accessible area, relative to the existing planning controls under the SLEP 2012.

1.0 Alternative Design Excellence Strategy

The following sections address the requirements set by the GANSW in letter dated 3 April 2025 (**Appendix E**).

1.1 The Site

The site is located at 881-885 Bourke Street, Waterloo. It is situated approximately 2.4km south of the Sydney Central Business District, 3km to the east of Moore Park and is located within the City of Sydney LGA. It is legally identified as Lots 1 and 2 in DP1308636. Redfern station is located approximately 2km to the northeast and the site is approximately 1.6km west of the Waterloo Metro Station. The site's locational context is shown at **Figure 1**.



Figure 1 Site Aerial

Source: Nearmap, Ethos Urban

1.2 Project Overview

The proposed development seeks to transform a 2.15-hectare site into a vibrant mixed-use precinct that integrates residential, commercial/retail and public domain (including a new through-road, pedestrian link and open space) into the broader Danks Street South urban renewal precinct. The SSD was recommended to proceed by the HDA with concurrent rezoning.

The key features of the proposed SSDA are to include:

- Detailed development consent for a mixed use development (residential operated as Build-to-rent (BTR), including affordable housing) with part ground floor non-residential uses.
- Four (4) development parcels, two (2) with Young Street frontage and two (2) with Bourke Street frontage, comprising multiple buildings over a connected basement.
- A total of approximately +65,000sqm of Gross Floor Area (GFA), comprising commercial/retail land uses and approximately 750-800 residential dwellings. This will result in a FSR of approximately 3:1 across the site.
- The northern portion of a new central park and substantial portions of public open space.
- A total of 15% of the residential GFA as in-fill affordable housing, achieving circa 90 dwellings.

Further to the above, the public domain requirements established in the Voluntary Planning Agreement (VPA) with Council will continue to be delivered. This includes a new through road with associated street verge and landscaping, pedestrian through site link to Danks Street and the northern portion of the new central park. The

proposed development aims to maximise the utilisation of this amenity for the City of Sydney Build to Rent and affordable housing stock.

The Proponent seeks to deliver a consolidated basement approach between the four development parcels that will utilise land under the area of the VPA to facilitate basement connections. The basement will be designed to mitigate any land ownership or easement impacts associated with the proposed basement connections.

In addition, the proposal will ensure a highly performing development with regard to access to solar and in terms of minimising loss of solar access to surrounding residential receivers.

In conjunction with the SSDA, a State-assessed rezoning process is intended to include the following:

- Localised and selected maximum building height increases to facilitate revised massing (potentially up to 30+ storeys in localised areas subject to design testing, from 8 storeys).
- Increase floor space ratio (FSR) across the total precinct to approximately 3:1 (from 2:1).
- Amendment to 'Clause 6.43 Danks Street South Precinct' to excise the site from these provisions.
- Introduce a new site-specific clause to resolve various LEP matters.

1.3 Design Excellence Framework

By way of background, Clause 6.21D of the SLEP 2012 requires the undertaking of a competitive design process in accordance with the *City of Sydney Competitive Design Policy 2020* (the Policy). The SLEP 2012 and the Policy enables the Consent Authority to grant up to an additional 10% of building height (for this site) if it is satisfied that the development is the result of a competitive design process and exhibits design excellence.

Ordinarily, this requirement is satisfied prior to the preparation and lodgement of a detailed development application. However, as the proposal is subject to a Ministerial Order as per recommendation by the HDA for the progression of a concurrent rezoning and SSDA, a pathway established to accelerate delivery of housing, the proponent is seeking endorsement of an Alternative Design Excellence Strategy. The proponent acknowledges that by not undertaking a competitive design process, the proposed development can no longer utilise the 10% height bonus.

Importantly, the HDA mandate sets out the following timeframes to achieving accelerated housing supply during the Housing Accord Period:

- Proponents must lodge an application within 9 months of approval.
- HDA targeting 275 days for issuing SSD and concurrent rezoning approvals.
- Proponents must commence construction within 12 months of approval.

The undertaking of a design competition, particularly at this scale, would eliminate any ability to meet these timeframes. Notwithstanding this, the proponent remains committed to achieving design excellence on the site, and accordingly this Strategy seeks to fulfil the intention of the design excellence provisions within the Sydney LEP by setting out the processes for achieving a high-quality design outcome at the site.

To accelerate the commencement of works for the proposed development, the Proponent intends to submit SSD-80911502, comprising early works in advance of SSD-80441462 for detailed building works. The early works application will involve preliminary site works to facilitate the subsequent SSD for buildings, including site establishment works, bulk excavation, piled shoring wall and capping beam, services augmentation, erosion and sediment control and tree removal. This will provide the opportunity to facilitate commencement of works as early as possible, in line with the HDA program.

1.4 Clause 6.21C of SLEP 2012

This Strategy confirms that the development will address the design excellence considerations of clause 6.21C of the Sydney Local Environmental Plan 2012 (SLEP 2012), as discussed in **Table 1** below.

Design principles prepared by the architecture team to achieve a high-calibre design response are illustrated in **Figure 2**.



1

Housing Diversity

Ensure a diverse range of housing typologies that cater for different ways of living and set the tone for a new people oriented village

- Build-to-rent housing
- Affordable housing
- Streetwall and Courtyard blocks
- Street level living
- Towers
- Variety of architectural characters



2

Embedded Landscape & Country

Deliver a diverse range of landscapes and open spaces that place a strong emphasis on connected landscapes, building on the established and historic character of Waterloo

- Complement the landscape character of Bourke, Young and Danks Streets
- Urban Park
- Expand and link into the Danks Street South greater precinct, public domain and park
- Celebrate existing trees and restore native vegetation corridors
- Porous ground plane with connected landscape links
- Rooftop open spaces
- Public art opportunities



3

Placemaking & Retail

Establish a retail strategy that supports the existing and future character of Danks Street South, enhancing public life with a variety of retail opportunities to key public areas

- Complement the existing Danks Street retail and anticipated in the Danks Street South masterplan
- Connect retail to landscape
- Considered retail hierarchy
- Laneways and outdoor dining
- Improve visual links
- Park fronting retail with parkside dining
- Communal facilities activating street edges



4

Scale & Grain

Create a human scaled neighbourhood through built form, landscape and activated pedestrian experiences.

- Activated laneway
- Masonry base
- Human scaled
- Spaces between
- Sculpted skyline
- Provide a variety of built form and spaces to create identity and character



5

Local & Respectful

The new village will stitch together existing and future developments, enhance the sites existing street and urban character, and respect the amenity of neighbours

- Celebrating existing trees and landscapes
- Prioritising amenity to neighbouring buildings
- Recognisable and local
- Variety of landscape types
- Regional flora and fauna
- Universal design
- Sustainable material selections

Figure 2 Design principles

Source: SJB and Bates Smart

Table 1 Address of clause 6.21C of SLEP 2012

Clause component	Development Strategy
(1) Development consent must not be granted to development to which this Division applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.	This Division applies to development on the subject site. This Strategy is prepared to outline an alternative process by which the development can exhibit design excellence, in the opinion of the consent authority.
(2) In considering whether development to which this Division applies exhibits design excellence, the consent authority must have regard to the following matters—	
(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	The Applicant has engaged four industry-leading architectural design firms, with significant breadth of awarded residential projects – SJB, Bates Smart, Curious Practice and Chenchow Little Architects. Each firm has committed to demonstrating a high standard of architectural design, following detailed investigation of the character of the South Danks Street precinct. Each firm has articulated this commitment and approach in Section 1.6 .
(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	The architectural teams will build upon the principles established in the City of Sydney approved concept envelopes (D/2020/45) and refine the urban framework to increase the delivery of housing, as well as introducing affordable housing into the precinct. Buildings will be carefully designed to improve the quality and amenity of the public domain, relate to their local contexts, neighbourhoods and various street conditions while expand upon Waterloo's green network. The design approach places strong emphasis on connected landscapes, building on the established character of Waterloo, Bourke, Young, and Danks Streets. Prioritising visual and physical landscape links, the ground floor experience will be made porous, blending the public realm, communal residential spaces, and landscaped courtyards. Spaces between buildings are seen as critical components that contribute to the site's identity and sense of openness.
(c) whether the proposed development detrimentally impacts on view corridors,	The application will be supported by a Visual Impact Assessment prepared by an expert Visual Impact consultant. View corridors, including future view corridors through the South Danks Street precinct following completion of adjacent developments, will be assessed to ensure that there is no detrimental impact. Rather, the architectural terms will seek to enhance view corridors through well-located breaks in the built form that encourage pedestrian and visual permeability.
(d) how the proposed development addresses the following matters—	
(i) the suitability of the land for development,	The subject land is zoned E1 (to Young Street) and M1 (to Bourke Street), and has been recognised by the City of Sydney in their approval of D/2020/45 as being suitable for a high-density mixed used development (existing high-density towers are located in the immediate context), comprising four development parcels arranged so as to incorporate a new through-site road, pedestrian link to Danks Street and new central park (which continues beyond the site to the south). With the public domain elements enshrined in a VPA with Council, the Applicant will continue to deliver the site structure with four development parcels. Further, the applicant will continue to deliver active frontages to the Danks / Young corner, the pedestrian link and to the Bourke Street frontage. This Site has excellent public transport connectivity, including high frequency bus services on Bourke Street, proximity to the new Waterloo Metro Station, and is generally within a walkable and cycle-ready precinct.
(ii) the existing and proposed uses and use mix,	The site has recently been cleared of previous light-industrial and commercial buildings to facilitate remediation to be made suitable for the proposed uses. The residential apartment typology, to be operated as Build-to-Rent (BTR) with affordable housing (operated by a Community Housing Provider) is highly suitable in the dense mixed-use precinct that features existing and recently approved high-density residential accommodation. The inclusion of affordable housing will seek to meet recognised demand for housing that meets a wide array of income brackets, encouraging key workers to live close to work.

Clause component	Development Strategy
(iii) any heritage issues and streetscape constraints,	The site does not comprise items of heritage significance, nor is it a heritage conservation area. However, it is in the vicinity of several heritage items including the Sydney Water Pumping Station and Valve House (I2073) on the site adjacent to the south, the Electrical Substation (I2104) at 241 Young Street and the Commercial Building (I2103) at 198-222 Young Street. While not pertinent to development of the site proper, they contribute to the character of the area and so will form part of the contextual character analysis carried out by the architectural teams in their development of architectural expression and form. Similarly, the diverse Danks Street streetscape, together with the changing streetscape of Young and Burke Streets with recently approved developments commencing construction, will inform the character assessment carried out by the architectural team in developing their architectural response. This includes retention of mature trees at the Danks and Young Street corner, where viable.
(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 on neighbouring sites in terms of separation, setbacks, amenity and urban form,	The architecture teams are investigating towers of varied heights across the site, located where most appropriate from an urban design and environmental impact perspective. The team has modelled existing and recently approved / under construction adjacent residential development, including an approved tower directly south of the site, in order to retain solar and privacy amenity to those developments, as well as to ascertain an appropriate urban design response. The immediate context includes residential buildings of a variety of heights and scales considered appropriate in the context, including marker buildings potentially up to 30+ storeys, which will be interrogated by the design team. The team is guided by urban design principles that preserve and respect the amenity of neighbours, the location of taller elements carefully sited to find the balance between precinct amenity and existing neighbourhood amenity. Separation between towers will meet the ADG Objective for privacy, both between towers on the same site and to a common boundary with an adjacent tower site.
(v) the bulk, massing and modulation of buildings,	The architecture teams are approaching the built form from the perspective of pedestrian permeability, looking to introduce building breaks and recesses to articulate the massing, facilitate movement through the site and enhance ground floor physical and visual connections to landscape. While the current approval contemplates single linear built envelopes – this is to be refined within each development parcel. With benefit of additional height in the HDA scheme, massing can be located to upper levels of buildings, opening the ground plane and enhancing modulation of the built form. A varied built form will reinforce precinct diversity, with a mix of low-rise street wall buildings, courtyard blocks, towers on podiums, and street-scaled terraces that contribute to a dynamic, stepped skyline.
(vi) street frontage heights,	The architecture teams are acutely aware that, across four separate development parcels, each building will be viewed 'in the round', with exposure to existing street frontages, future street frontage (new through site street) and public domain frontages (park and pedestrian link), as well as addressing adjacent development. As such the height of each respective street frontage will be carefully considered for appropriate contextual relationship and to enhance the amenity of the public domain.
(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,	The architectural team will be supported by an expert technical consultant team that will advise on sustainable design, acoustic amenity, wind impact mitigation and minimisation of adverse reflectivity. Further, the architectural teams have demonstrated experience in designing industry-awarded projects. Example projects are identified in Section 1.5.1. These projects, together with additional project examples provided in Appendix A, Appendix B and Appendix C, demonstrate that the architect teams are well versed in sustainable design, and in navigating complex sites to achieve excellent solar and visual amenity. In Waterloo, this expertise will be applied to the development parcels to achieve the best possible outcome for residents and neighbours. Importantly, given that the development is for Build-to-Rent, the Applicant will remain the long-term owner of the site, and is therefore genuinely invested in the comfort and success of the design outcome for residents, as a fully-tenanted development is only achievable if a high-amenity design is provided.
(viii) the achievement of the principles of ecologically sustainable development,	The Applicant commits to achieving an excellent ESD outcome. The architectural teams will embed the principles of ESD including a commitment to: • BASIX Energy 40 for all residential buildings; • BASIX Water 45 for all residential Buildings; and • Rooftop solar PV systems equal to 0.5 kWp per dwelling.

Clause component	Development Strategy
	Distinct sustainability themes will guide the path forward, each encapsulating a targeted area of focus: • Connecting with Country - Embracing the profound cultural significance of this land • Place of Health & Well-being - Nurturing public health and well-being through thoughtfully designed spaces that prioritise physical activity, mental health, and a holistic sense of vitality • Vibrant Community - The design will positively impact the overall quality of life and the strength of community bonds, making this a key factor in creating thriving, equitable and resilient communities • Circularity - Advocates for waste reduction and resource efficiency by embracing recycling, reuse, and sustainable material flows.
(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,	The Applicant is committing to prioritising pedestrian and cycle connectivity by minimising conflict with vehicular movement. Notwithstanding the four distinct development parcels, the design will investigate consolidating basement entry to specific parcel(s) – for waste collection and vehicular entry/exit, rather than to all parcels, with basement links below grade in lieu (below the new through site road). In this manner, an active, pedestrian friendly frontage is achieved, and vehicular access is isolated to zones with less pedestrian flow. Further, collaboration with a waste consultant will seek to minimise the impact of waste collection vehicular movement and waste holding zones, looking to utilise vertical transfer opportunities to lessen the impact of waste and vehicular movement on the ground plane.
(x) the impact on, and any proposed improvements to, the public domain,	A comprehensive public domain strategy has already been prepared and is enforced by the Voluntary Planning Agreement with Council, setting out the location and extent of through site links, open space and a through-road. The architectural and landscape design teams will develop the agreed extent of public domain to further embellish, reinforce and interface with the public domain. At the same time, the quality of the public domain will be carefully considered with respect to the proposed built form, with intent to minimise adverse impact, such as retaining direct solar access to the future central park.
(xi) the impact on any special character area,	The site is not located within, nor in proximity to, a recognised City of Sydney 'special character area'. However, the City states in their locality statement for the subject precinct: <i>Danks Street, Waterloo, is one of Sydney's most interesting and vibrant villages, with art galleries, cafes and restaurants located to the west of Bourke Street. Danks Street, both to the east and west of Bourke Street is identified as a Local Village and is increasingly becoming a thriving retail precinct for residents and workers.</i> <i>The Danks Street South precinct will build on the existing vibrancy and diversity of the wider locality. It will be a predominantly residential precinct, with some retail/ commercial uses fronting a heritage plaza and some large floorplate buildings along Bourke Street, Young Street and McEvoy Street to provide flexible spaces which can accommodate non-residential uses.</i> <i>The existing large industrial land parcels will be subdivided with a new internal street network which maximises legibility and permeability. Redevelopment of the precinct will bring one new parks of about 3,900 square metres that will provide opportunities for passive recreation, and a public square around the Sydney Water heritage listed Valve House of about 1,400 square metres. There will be an emphasis on making streets pedestrian and cycle friendly with slow vehicles speeds. The public domain will be reinforced and celebrated through public art and heritage interpretation.</i> The architecture team is fully cognisant of this existing and desired future character of the precinct and will be led by this vision when executing the design for each development parcel. The scheme, while predominantly residential, will include flexible space for non-residential uses that engage with the street, extending the vibrancy of Danks Street and reinforcing and celebrating the precinct through implementation of public art.
(xii) achieving appropriate interfaces at ground level between the building and the public domain,	Achievement of an active or passive (where appropriate) interface with the ground plane is critical in the context of development parcels that are exposed on most sides to streets, pedestrian links and open space. As such the architectural team has commenced initial sketching of the ground plane interface, which will be enriched by landscape design that demarcates entries, screens inactive frontage or enhances privacy to ground floor dwellings as required. The architecture team's considered approach to the ground level includes contemplation of pedestrian permeability to semi-private ground floor open space within the parcels, consolidated vehicular entry points, a terrace typology with direct street entry that fronts public open space and quieter streets, retention of mature trees as feasible, retail frontage to compliment adjacent retail, and (through collaboration from a flood engineer) defining flood planning levels that seek to appropriately navigate through design any difference from the natural ground level. As a BTR development, the design team will locate ground-level BTR amenity space at key locations to further activate the street.

Clause component	Development Strategy
(xiii) excellence and integration of landscape design.	The Applicant has committed to engaging industry-leading, award winning landscape architecture firm Turf Design Studio, with recognised excellence achieved on residential projects. Landscape design will utilise pockets of deep soil to deliver canopy cover within each development parcel, celebrate retained established trees, demarcate private from communal and semi-public open space and deliver a variety of communal open space areas to service resident needs for both passive recreation and active gatherings. Landscape design will achieve full accessibility for a range of mobilities, provide opportunity to meander, sit, play, dine and find respite from larger public areas. Rooftop open space will capitalise on protected exposure to direct solar, raised planters integrated with seating, opportunities for productive gardening and protecting the building from solar heat gain. Hardscape areas will be softened by water-sensitive species suitable to the Waterloo environment. The landscape design will speak collaboratively to the Connecting with Country principles identified for the site. Site edges and deep soil setbacks will playfully invite residents and visitors, while achieving privacy to ground floor habitable windows, increasing canopy cover and shading street verges.

1.5 Project Team Experience and Recognition

Following engagement with multiple architecture firms with a depth of experience in high density residential development, the applicant identified two established and highly experienced architectural practices, SJB and Bates Smart, in delivering complex large scale development. In addition, two emerging practices: Curious Practice and Chenchow Little Architects have been selected as being the practices best suited to meet the high calibre of design excellence required and bring a fresh approach which is highly regarded. This is demonstrated by their respective experience and industry recognition discussed below.

Further, the applicant has a demonstrated experience delivering projects with both SJB and Bates Smart, being the architects for their high-density residential projects in Erskineville and Ashbury. This existing relationship has demonstrated that SJB and Bates Smart have a strong understanding and appreciation of the Coronation BTR product (operated by Nation). Coronation prioritises excellent resident amenity, with people at the heart of their BTR product, which is fully understood by SJB and Bates Smart in their design execution.

The following sections demonstrate the project experience and industry recognition of each architecture firm. Further detail is provided at **Appendix A** (SJB), **Appendix B** (Bates Smart) and **Appendix C** (Curious Practice).

1.5.1 Demonstrated Experience in Multi Residential Housing

Bates Smart project experience

The following example are extracted from **Appendix B**.

Table 2 *Bates Smart Multi Residential Housing Experience*

Project	Description
Indi Sydney 	Location Sydney, Australia Client Oxford Properties / Investa Area 21,995 sqm, 39 storeys, 234 apartments Completion 2024 Indi Sydney is a Build to Rent tower located over the southern Gadigal Metro Station entry. Its small 'L'- shaped site wraps around the historic Edinburgh Castle Hotel, creating a challenging configuration for a residential building. The 6-storey podium largely contains mechanical plant for the Metro. Above, the tower consists of 30 levels of apartments, stacked between amenity floors at the top and bottom. The tower is expressed as four slender vertical volumes. Images of the polychromatic historic brick context were pixellated to create a palette of masonry hues. Each volume is assigned a colour, breaking down the tower's scale. A vertical slot in the tower introduces light and ventilation to the lift lobby and communal corridors. A large opening on Bathurst Street, scaled to the historic Hotel, announces the Metro entry. Deep masonry verticals in the tower express solidity while providing residents with shading and privacy.

Project

Wentworth Quarter



Description

Location Sydney, Australia

Client City Freeholds

Area 20,792 sqm

Completion 2024

Wentworth Quarter is a new Build to Rent community in Wentworth Point, one of Australia's most densely populated suburbs. The waterfront site is the first stage of a masterplan that extends from Hill Road to the foreshore. Wentworth Quarter meets the neighbourhood's demand for a growing population with 200 high- quality, Build to Rent apartments and eight townhouses.

The architecture comprises two L-shaped buildings, organised around a landscaped courtyard. A 30m-wide foreshore provides new public open space. Buildings step down in height to reduce overshadowing to the foreshore, maximise views over Homebush Bay and deliver apartments with large, landscaped terraces. Facades are faceted opening apartment views to the water. A two-storey foreshore element accommodates the townhouses, where living spaces are cleverly planned to optimise outlook.

Diverse amenities create opportunities for residents to connect, including a co-working space, gym, pool, media and music rooms, rooftop lounge + BBQ terrace and indoor/outdoor dining areas.

Newmarket Randwick



Location Sydney, Australia

Client CBUS Property

Area 12,181 sqm (GFA)

Completion 2020

Newmarket stitches together past and present through its masterplan, high quality housing, retail, dining and public space. The eastern precinct, Newmarket's first completed stage, celebrates the site's landscape and built heritage, combining with new buildings and landscape in a simple masterplan defined by new streets and spaces as an extension to Randwick's public domain:

- The centrally located Inglis Park, by Arcadia Landscape Architects, adapts the heritage Sales Ring into a unique playground under the shade of the famous Moreton Bay Fig
- Yarraman Avenue, a new street, wraps the park and precinct's eastern edge to improve public access and offer future connections to Randwick Girls High School.
- A central pedestrian axis connects the entire site from north to south: from the Barker Street dining precinct, to Inglis Park, past Newmarket House Childcare Centre, to the State Listed Big Stable.

Source: Bates Smart

SJB project experience

The following example are extracted from **Appendix A.**

Table 3 *SJB Multi Residential Housing Experience*

Project	Description
Casba Waterloo 	Location Waterloo, NSW Client Cornerstone Property Group Area 15,729 sqm (site) Completion 2015 Casba is an exercise in renewal and infill. Balancing heritage considerations of the former warehouse precinct with the growing expectations of inner-city living environments. At an urban scale, the project is organised around three principal ideas: a communal publically accessible courtyard, a pedestrian through site link & active street edges. As an infill project, the context demanded a 'to street edge' response, a building that actively participates in the urban form of the street, understanding its role not only in the definition of a building but also in the definition of the street canyon. The buildings are made of brick and are either painted white – to talk to the residential nature of their use or are of recycled brick, speaking of their public nature. The recycled brick references the heritage of the original warehouses and injects a grain and texture to the public realm, while the white brickwork provides a quiet and restrained backdrop to the residential environment within. While the ground plane of the site can be understood more as courtyards punched out of an overall retail form, the upper-level residential blocks are arranged in three discrete buildings, two with direct street frontage and one with its address onto the interior courtyard. Each residential component is located to achieve SEPP65 compliance while taking advantage of district and local views – in particular, the interior building utilises the courtyard to create an outlook where there once was none. The residential blocks investigate a variety of apartment typologies – multiple core, rear access and lofts to achieve close to 100% cross ventilation. The roof of the retail provides a planted cap to provided visual and acoustic separation from the retail below.
Surry Hills Village Wunderlich Lane 	Location Redfern, NSW Client Toga Area 12,695 sqm (GFA) Completion In progress The winning entry in a City of Sydney Design Competition, our vision for reinvigorating the Surry Hills Village is to weave a new precinct into one of Sydney's most historic suburbs. The 12,244 sqm site has been divided into seven 'villages', creating a grain and human scale in sympathy to the context. A new approach to indoor and outdoor living within the apartment context has been realised through balconies and terraces, once the domain of ceramic tiles, giving way to lawns, planting and trees. In parallel to high quality private open space, we have designed a variety of communal open spaces for the residents to enjoy. From walled gardens for quiet contemplation and the occasional yoga class, courtyards for BBQs and community feasts, to roof gardens for veggie plantings and the occasional laying in the sun. Retail includes a large supermarket below grade and a number of flexible tenancies that range from the prominent

Project

Description

and highly trafficked spaces fronting Cleveland Street to the more intimate spaces within a new laneway.

We believe that Surry Hills Village presents a vision of the future for large, dense suburban sites that balances the potential for urban renewal while supporting the fine grain and texture of existing communities.

Newcastle East End Stage 1



Location Newcastle, NSW

Client Iris Capital

Area 227 dwellings

Completion 2021

In 2013, SJB was awarded the master plan for the Newcastle CBD with then owners of the site, UrbanGrowth and GPT. SJB completed extensive community consultation and were determined to bring new life to the neglected centre of Newcastle.

In 2016, the site was purchased by Iris Capital, and SJB were appointed Executive Architect of Stage 1, working in collaboration with Durbach Block Jaggars and Tonkin Zulaikha Greer.

Working collaboratively with the Newcastle City Council's Urban Design Consultative Group and Government Architects, a number of arbitrary planning constraints were made flexible, facilitating greater potential for a built outcome appropriate to the site, the city and the community.

Building envelopes are shaped to provide a sympathetic context for existing buildings, mirroring street wall and building edge conditions, and hollowing out the centre of Stage 1 to allow sunlight into the central "public heart" formed by a new internal laneway through the site.

A consistent design approach across the development based on extensive research into the built fabric of Newcastle has resulted in four exceptional buildings that reflect a shared agenda to retain historical fabric while referencing the nuances of the city surrounds.

9-15 Young Street Quay Quarter Lanes



Location Circular Quay, NSW

Client AMP Capital

Area 15,90 sqm (GFA)

Completion 2021

9-15 Young Street is a mixed-use retail, commercial and residential apartment building; it is nuanced, unique and of its place.

The project is one of three new residences and two heritage conversions set within the new Quay Quarter Lanes precinct enriched by the design collaboration of multiple practices including Studio Bright, Silvester Fuller, Carter Williamson, Lippmann Partnership and public domain by ASPECT Studios. The buildings are connected via activated laneways, fine grain arcades and public art by Jonathan Jones to establish a new urban village at the base of Circular Quay.

Featuring rich, velvety materials, 9-15 Young Street is made of luxurious brick, with deep reflective window reveals sitting above the glazed commercial office façade below. This richness and contrast respond to the historic masonry of nearby Bridge Street. Steel awnings with polished brass soffits are draped from the facade – creating an active pedestrian-scaled yet intimate street experience.

The base of the building incorporates a public arcade creating a connection through the site with boutique retail, cafes and dining tenancies, topped with three levels of light-filled

Project	Description
	boutique commercial office spaces overlooking the revitalised laneways. Eight levels of apartments are perched high in the city skyline with landscaped rooftops and private views of Sydney Harbour. Dwellings enjoy a thick perimeter wall, accommodating window seats and orchestrated framed views of Sydney landmarks. Double-storey voids give selected living rooms a sense of luxury, rare in inner-city

Source: Bates Smart

Curious Practice project experience

The following examples are extracted from **Appendix C**.

Table 4 Curious Practice Multi Residential Housing Experience

Project	Description
Maggie Street 	Location Newcastle, NSW Client Built by Eli Completion 2024 Maggie Street was recently included on the NSW Government Design for Good Housing Map, showcasing exemplar examples of low and mid-rise housing. On the fringe of Newcastle’s city centre, in a rapidly gentrifying area, the dwellings have been designed as boutique townhouses, targeting a broad demographic. The flexibility of the planning allows for a growing family, working from home, or room to have grandchildren stay. The location and typology provide a more affordable option for housing within a close-knit community with easy connections to the city’s amenities. While neighbours live in single dwellings on large lots, Maggie Street manages 4 generous, 2-storey townhouses, each detached and designed as fraternal quadruplets. An all-native landscape plan brings biodiversity back to help repair the site after construction. Maggie Street responds to the increasing demand for more affordable new residences. Appropriate housing density, reduced urban sprawl and a sense of community between occupants are becoming the new standard for developments people actually want to live in—not just buy. Maggie Street was included on the NSW Government Architects Good Design for Housing map. National AIA Jury Citation — <i>“Maggie Street is a project of four beautifully crafted townhouses on a single large house site. It is admirable as a developer-builder and architect collaboration, delivering a progressive housing typology on a small scale and offering a sustainable development model for increased social density in Australian suburbs.</i> <i>The houses are thoughtfully planned to offer flexibility and generous comfort to a broad demographic who might not otherwise afford to live in this area. The building sits in a typical low-density suburban setting and responds to this with its scale and material composition. The project enables four families to live on a site previously intended for one and does so without forsaking a sense of light, privacy and open space, which are achieved with the architects’ skilful composition.</i> <i>The internal experience of the townhouses is one of perfectly crafted and curated spaces, evoking a sense of care and quality in the project. Building fabric is of low-cost, conventional construction but with an impressive level of detail and precision, creating a building of confidence and longevity.”</i>

Project

East End: Stage 4 – Portline



Description

Location Newcastle, NSW

Client Iris Capital

Yield 235 dwellings across 5 buildings

Completion Planning approval obtained

Curious Practice are part of the competition winning scheme for the final stages (3 and 4) of the Newcastle East End Renewal Project, created with the collaborative team of SJB, Durbach Block Jagers and landscaping by COLA Studio. The precinct's design features 235 dwellings across five buildings; the creation of a public square and extensive landscaped areas with an estimated overall construction cost in excess of \$150 million.

Curious Practice have developed our portion of the scheme in relation to the other collaborating architect's buildings and with a large team of diverse consultants reflective of the project's complexity.

Collaboration with First Nations representatives and Dhirra in respect to Designing for Country has meaningfully informed a broad range of urban design, landscape and public art initiatives, and have been deeply integrated into the proposal. This commitment to Connection to Country is proposed to be carried on through the detailed design and delivery of the proposal, in particular the landscape and public art components. The project has obtained planning approval

Dent Street Double



Location Mereweather, NSW

Client Built by Eli

Area 2 dwellings (semi-detached)

Completion 2023

In a popular beachside suburb, the typical developer model of grey and beige boxy forms, squashed together and consuming the bulk of their envelope is driven by yield and return, ignoring the street and environment.

For our buildings, the long, narrow site oriented north toward the street saw an interesting challenge emerge: organising a mirrored plan that created comfortable, light-filled spaces for daily coastal living equally within each dwelling. Separation between dwellings provides each an identity, breaking down the building's mass and scale. A low-pitched hip roof stretches out toward the street—a gesture of protection and a reference to original weather-board cottages of the area.

Internal living spaces are organised around a courtyard with varied, operable apertures that allow seasonal expansion and contraction of the plan, bringing a practical consideration of living patterns like coming home from the beach or shopping, doing the washing, relaxing on a weekend with family or finding a comfortable place to read.

Zetland Competition

Location Zetland, NSW

Collaboration Furtado Sullivan

Curious Practice collaborated with Furtado Sullivan architects on a design competition for the first stage of a large mixed-use project in Zetland. Our role was to develop two buildings within the scheme that reflected the high-density housing aspirations of the area.

We conceived two schemes of contrasting scales and types that developed different ways of living in high and low/medium densities. Each were guided by the overarching principles of establishing community and foregrounding landscape.

Project	Description
	

Chenchow Little Architects project experience

Chenchow Little Architects have provided the following projects as demonstration of their experience.

Table 5 *Chenchow Little Architects Multi Residential Housing Experience*

Project	Description
Waterloo Apartments 	Location Gadigal Completion 2019 Chenchow Little were selected to participate in an invited City of Sydney Design Excellence Competition for a major multi-residential development in the Lachlan Precinct in Waterloo. The building is uniquely sited with a northern frontage overlooking Dyuralitya Park and highly visible facades on all sides. Dyuralitya Park will be the centrepiece of activities within the Lachlan Precinct and our Waterloo Apartments proposal provides an exciting and elegant backdrop to this setting. The design proposal is strongly based on the site context, which was originally dominated by wetlands. The nearby Woolwash Park Pond is the last remaining remnant of this landscape and connects to the vast aquifer below the site. Dyuralitya Park is named after the aboriginal word for brolga, a wetland bird. Our response manipulates the standard concrete gridded structure of a residential flat building to define a distinct base and top whilst also replicating the traditional stilt structures of wetlands through an expressed structural system. The resulting design has sought to balance the requirements of the many interest groups, along with the inherent challenges of the site and council controls, as well as optimising opportunities within the public realm and interface of the building with the surrounding area.
Darling Point Apartments	Location Gadigal Completion 2016 Whilst most apartment renovations focus on surface treatments this Darling Point apartment fit out seeks to capture and embrace the faceting geometry of the original 1970s apartment building. The 160m² apartment is designed for a couple downsizing from a large family home. The clients approached Chenchow Little because they sought something beyond the norm that provided a degree of

Project

Description



formality whilst also embedding a sense of surprise in the interior concept.

The main living space occupies the three structural bays, each with a different orientation and geometry, with openings that can be closed off but also used to frame views and provide connection between rooms. There are many plays with perspective as the lighting track follows the kinking geometry of the room, with the floorboards and timber ceiling emphasising the bending of the space to give a sense of elongation.

The existing geometry finds further expression in the extensive joinery that defines the interior. Joinery pieces, made in American Oak, appear to float and are designed to house the client's extensive art collection. Recessed panels have sliding or hinged doors that offer up additional surfaces that allow the owner to curate a fluid, rather than fixed, art display for the 25 paintings housed in the apartment.

The entry from the elevator displays a mural by artist Esther Stewart that covers the walls and ceiling in a geometric pattern true to her distinctive colour palette. These colours are further echoed and highlighted throughout the apartment.

The Crescent Apartments



Location Gadigal

Completion 2014

Collaboration: BVN Donovan Hill & Sue Barnsley Desi Chenchow Little, in collaboration with BVN Donovan Hill and Sue Barnsley Design, were selected to participate in an invited City of Sydney Design Excellence Competition for a large development, The Crescent, located opposite Wentworth Park in Glebe. The Crescent brings together excellent apartment design with a distinctive commercial and retail precinct to create a landmark building appropriate to the elegance and high civic principles of the early planners of Wentworth Park. The scheme is about the creation and inhabitation of a grand wall. This is an important typology for this site and area, characterised by the strong, simple forms of the federation warehouses on Wattle and Mountain Streets alongside. The wall is articulated with window 'lenses'. These windows provide a clear sense of independent ownership and enable a strong physical relationship between outside and in for apartment inhabitants.

Turf Design Studio project experience

In addition to the architecture teams, the landscape architect provides the below projects as demonstration of their experience in multi-residential landscape design in the City of Sydney. The following example are extracted from **Appendix D**.

Table 6 *Turf Design Studio Multi Residential Landscape Experience*

Project	Description
Central Park Public Domain 	Location Chippendale, Australia Client Frasers Property Australia & Sekisui House Completion 2007—2024 (ongoing) Over the past 15 years, Turf Design Studio, with Mike Horne as Project Director, has been instrumental in the creation of this much loved Sydney precinct. Over this time, Turf Design Studio has implemented 12 major public domain and 8 building projects, including new public parks, street walks and through-site links. The final piece in the puzzle, the State Heritage-listed Brewery Building, is currently under construction. The project has involved intense collaboration between architects and artists, most notably in the creation of Halo in Chippendale Green by Turpin + Crawford, and in the collaboration with curator Barbara Flynn in the overall public art program for the precinct. 2020 AILA National Award of Excellence in Urban Design 2020 AILA NSW Landscape Architecture Award in Urban Design 2019 Green Good Design Sustainability Award 2019 Good Design Award best in class in Architectural and Urban Design
Kensington Street & Spice Alley, Chippendale 	Location Chippendale, Australia Client Frasers Property Australia & Sekisui House Completion Completed 2015 An important place conceived from the Central Park public domain framework is Kensington Street. Bordering the eastern edge of Central Park, it brings to the table Sydney's newest laneway; transforming a once abandoned corner of the city into an 'eat street' destination of premier restaurants, cafes and wine bars. Heritage warehouses and terraces are awash with new creative spaces, contemporary art galleries and innovative retailers combined with student housing and adjacent residential; bringing an eclectic buzz to this urban laneway of Broadway. 2020 DrivenXDesign Australia Gold Award 2018 Urban Taskforce Excellence Awards 2017 IFLA Asia-Pacific Award of Excellence, Cultural & Urban Landscape 2016 Good Design Award, Urban Design & Public Spaces 2016 Good Design Award, Best Overall 2016 American Architecture Prize, Bronze, Landscape Architecture 'Commercial' & 'Small & Large scale projects'
DUO on Broadway	Location Chippendale, Australia Client Frasers Property Australia & Sekisui House Completion 2007 - current



In collaboration with renowned architects Foster + Partners, Turf Design Studio designed the public domain, communal open spaces, roof terraces and atrium.

The planting design incorporates a diverse mix of species, reflecting Chippendale's eclectic local character and enhancing the amenity and drama of DUO's open spaces.

A tree-lined pedestrian link between the two buildings connects Broadway to Central Park Ave and Chippendale Green, the large open green space at the heart of Central Park. An eight level atrium through the centre of the residential levels of the western tower provides a dramatic communal outdoor space featuring landscaped bridges supporting cascading and climbing plants.

1.5.2 Industry Recognition in Delivering Quality Housing Design

Bates Smart awards and recognition

2024

Rivière, Brisbane

- AIA (QLD) State Architecture Awards, The Job and Froud Award for Residential Architecture - Multiple Housing
- AIA (QLD) Greater Brisbane Regional Architecture Awards, Lord Mayor's Buildings that Breathe, Commendation
- AIA (QLD) Greater Brisbane Regional Architecture Awards, Residential Architecture - Multiple Housing, Commendation
- Interior Design Excellence Awards (IDEA), Residential Multi, Highly Commended

Iglu Mascot, Sydney

- AIA (NSW) Architecture Awards, The Aaron Bolot Award for Residential Architecture - Multiple Housing

Yukeembruk ANU, Canberra

- AIA (ACT) Architecture Awards, Residential Architecture - Multiple Housing Award, Winner

LIV Munro, Melbourne (with Six Degrees Architects)

- AIA (VIC) Architecture Awards, Urban Design, Commendation
- Melbourne Awards, City Design, Finalist

2023

Iglu Summer Hill, Sydney

- AIA (NSW) Architecture Awards, The Aaron Bolot Award for Residential Architecture - Multiple Housing

Home Southbank

- FX Awards, Build to Rent, Finalist

2021

Newmarket Eastern Precinct, Sydney

- AIA (NSW) Architecture Awards, The Aaron Bolot Award for Residential Architecture - Multiple Housing

2020

Boomerang Tower, Sydney Olympic Park

- AIA (NSW) Architecture Awards, Residential Architecture – Multiple Housing Award, Winner

Collins House, Melbourne

- Architizer A+ Awards, Architecture and Prefab, Popular Choice Winner

Newmarket Randwick, Sydney

- Randwick City Architecture and Urban Design Awards, 2020, Best Urban Project, Joint Winner
- Randwick City Architecture and Urban Design Awards, 2020, Best Conservation Project, Winner
- Randwick City Architecture and Urban Design Awards, 2020, People's Choice Award, Winner

2019

ONE30 Hyde Park, Sydney

- UDIA (MSW) Excellence Awards, High-Density Development: Stand-Alone, Winner

Collins House, Melbourne

- CTBUH Award of Excellence, Construction Award, Winner

Capitol Grand

- CTBUH Award of Excellence, MEP Engineering Award, Winner
- Iglu Franklin Street, Melbourne
- Think Brick Awards, Horbury Hunt Commercial Award, High Commendation

Iglu Redfern, Sydney

- AIA (NSW), Residential Architecture – Multiple Housing Award, Winner

2018

35 Spring Street, Melbourne

- AIA (National), Architecture Award, The Frederick Romberg Award for Residential Architecture – Multiple Housing, Winner
- AIA (VIC), Residential (Multiple Housing) Architecture Award, Winner

2017

Atelier, Kingston, Canberra

- AIA (ACT), Residential Architecture – Multiple Housing Award, Winner

SJB awards and recognition

2024

- INDE Awards, Multi-Residential Building, Honorable Mention, Nightingale Marrickville
- Urban Developer Awards, Development of the Year, Medium Density Residential, Awarded, Kurra Residences
- NSW Urban Development Institute of Australia Awards, Affordable Housing, Awarded, 2 Macpherson Street
- Urban Taskforce Australia Awards, Best Affordable Development, Awarded, Nightingale Marrickville
- NSW Architecture Awards, Residential Architecture, Multiple Housing, Awarded, Huntington
- NSW Architecture Awards, Residential Architecture, Multiple Housing, Commendation, Nightingale Marrickville
- NSW Architecture Awards, Premier's Prize, Awarded, Nightingale Marrickville
- International Property Awards (Asia Pacific), Best Residential High-Rise Development, Awarded, Ocean, Surfers Paradise
- Australian Urban Design Awards, Leadership, Advocacy and Research – Local and Neighbourhood Scale, Awarded, Quantifying Quality
- Urban Land Institute, Asia Pacific Awards for Excellence, Awarded, Nightingale Marrickville

2023

- WAF/Inside World Festival of Interiors Awards, World Interior of the Year, Awarded, 19 Waterloo Street
- WAF/Inside World Festival of Interiors Awards, Residential Single Dwelling, Awarded, 19 Waterloo Street
- WAF/Inside World Festival of Interiors Awards, Temporary/ Meanwhile Use, Awarded, Eucalyptusdom
- National Architecture Awards, The Robin Boyd Award for Residential Architecture - Houses (New), Awarded,
- 19 Waterloo Street National Architecture Awards, Commercial Architecture, Commendation, Yirranma Place

- Frame Awards, House of the Year, Awarded, 19 Waterloo Street
- NSW Architecture Awards, The Wilkinson Award for Residential Architecture, Awarded, 19 Waterloo Street
- NSW Architecture Awards, Commercial Architecture, Awarded, Yirranma Place
- NSW Architecture Awards, Interior Architecture, Commendation, Yirranma Place
- Australian Interior Design Awards, Residential Design, Commendation, 19 Waterloo Street
- A-Z Awards, Peoples Choice, Awarded, 19 Waterloo Street
- Belle Fanuli Interior Design Awards, Best Residential Interior, Awarded, 19 Waterloo Street
- Think Brick Awards, Horbury Hunt Award for Commercial Architecture, Awarded, Huntington
- Think Brick Awards, Horbury Hunt Award for Residential Architecture, Awarded, 19 Waterloo Street

2022

- National Architecture Awards, The Harry Seidler Award for Commercial Architecture, Awarded, 52 Reservoir Street
- National Architecture Awards, The Walter Burley Griffin Award for Urban Design, Awarded, Quay Quarter Lanes
- National Architecture Awards, Urban Design, High Commendation, Newcastle East End
- Urban Development Institute of Australia Awards, Excellence in Commercial Development, Awarded,
- 52 Reservoir Street
- Urban Development Institute of Australia Awards, Excellence in Mixed-Use Development, Awarded,
- Newcastle East End
- Urban Development Institute of Australia Awards, Excellence in High-Density Development, Awarded, Rhodes Central
- The Urban Developer Awards, Development of the Year - Mixed-Use, Awarded, Rhodes Central
- The Urban Developer Awards, Development of the Year - Urban Regeneration, Awarded,

- NSW Architecture Awards, The Llyod Rees Award for Urban Design, Awarded, Newcastle East End
- NSW Architecture Awards, The Premiers Prize, Awarded, Newcastle East End
- NSW Architecture Awards, Multi-Residential Architecture, Awarded, Newcastle East End
- NSW Architecture Awards, Multi-Residential Architecture, Awarded, Clarion
- NSW Architecture Awards, Multi-Residential Architecture, Awarded, 9-15 Young Street
- Newcastle Architecture Awards, Newcastle Architecture Medal, Awarded,
- Newcastle East End
- IDEA Awards, Sustainability, Awarded, Nyul Nyul Community Packing Shed
- IDEA Awards, The Influencer, Commendation, Nyul Nyul Community Packing Shed
- Urban Design & Architecture Awards, Commercial, Awarded, 52 Reservoir Street
- Urban Design & Architecture Awards, Multi-Residential, Awarded, Newcastle East End

WAF Awards, Inside: Workplace (Large), Awarded, Yirranma Place

2021

- NSW Architecture Awards, City of Sydney Lord Mayor's Prize, Awarded, Waterfall
- NSW Architecture Awards, Residential Architecture Multiple Housing, Commendation, 249 Darlinghurst Road
- NSW Architecture Awards,
- Commercial Architecture, Commendation, BMW + Mini Showroom
- Newcastle Architecture Awards, Residential Architecture - Multiple Housing, Awarded, Lume
- Urban Development Institute of Australia Awards (NSW), High Density Development, Awarded, Waterfall
- Urban Development Institute of
- Australia Awards (NSW), Medium Density Development, Awarded, Clarion

Curious Practice awards and recognition

2025

- Award for Residential Architecture - Houses (New), **AIA Newcastle Architecture Awards 2025**. *Throbsy House*

2024

- Award for Residential Architecture - Houses (Alterations and Additions), **AIA National Architecture Awards 2024**. *Aru House*.
- Award for Residential Architecture - Multiple Housing, **AIA National Architecture Awards 2024**. *Maggie Street*.
- The Hugh and Eve Buhrich Award for Residential Architecture - Houses (Alterations and Additions), **AIA NSW Architecture Awards 2024**. *Aru House*.
- Award for Residential Architecture - Multiple Housing, **AIA NSW Architecture Awards 2024**. *Maggie Street*
- Commendation for Alterations and Additions Under 200sqm, Houses Awards 2024. *Aru House*.
- Award for Residential Architecture - Houses (Alterations and Additions), **AIA Newcastle Architecture Awards 2024**. *Aru House*.
- Award for Small Project Architecture, **AIA Newcastle Architecture Awards 2024**. *Princess Studio*.
- Award for Residential Architecture - Multiple Housing, **AIA Newcastle Architecture Awards 2024**. *Maggie Street*.
- Colorbond Commendation for Steel Architecture, **AIA Newcastle Architecture Awards 2024**. *Maggie Street*.
- Commendation for Residential Architecture - Multiple Housing, **AIA Newcastle Architecture Awards 2024**. *Dent Street Double*.

2023

- Design Award, Good Design Australia Awards 2023. *Cadeau*.
- Commendation for Residential Architecture - Houses (Alterations and Additions), **AIA NSW Architecture Awards 2023**. *Aija's Place*.
- Award for Residential Architecture - Houses (Alterations and Additions), **AIA Newcastle Architecture Awards 2023**. *Aija's Place*.
- Award for Sustainable Architecture, **AIA Newcastle Architecture Awards, 2023**. *Aija's Place*.

2022

- Special Mention, AA Prize for Unbuilt Work, 2022. *House 186.3*.

2021

- Winner of Professional Category, Lake Macquarie City Council dWell Design Competition, 2021. *House 186.3*.
- Winner of Emerging Architecture Practice, Houses Awards 2021.
- Commendation for New House Under 200sqm, Houses Awards 2021. *Lambton House*.
- Commendation for Residential Architecture, The Design Files Design Awards 2021. *Lambton House*.
- Award for Residential Architecture - Houses (Alterations and Additions), **AIA Newcastle Architecture Awards 2021**. *Valencia Street*.
- Commendation for Sustainable Architecture, **AIA Newcastle Architecture Awards 2021**. *Valencia Street*.

Chenchow Little Architects awards and recognition

2023

- Joint Winner, New House over 200 sqm, **Houses Awards 2023**. Shiplap House
- Commendation for Residential Architecture – Houses (New), **AIA NSW Chapter Awards 2023**. Shiplap House

2020

- Award for Residential Architecture – Houses (New), **AIA National Awards 2020**. Glebe House
- Eleanor Cullis-Hill Award for Residential Architecture – Houses (Alterations and Additions), **AIA National Awards 2020**. Redwood
- Commendation, New House over 200 sqm, **Houses Awards 2020**. Glebe House
- Wilkinson Award for Residential Architecture – Houses (New), **AIA NSW Architecture Awards 2020**. Glebe House
- Award for Residential Architecture – Multiple Housing, **AIA NSW Architecture Awards 2020**. Waterloo Apartments
- Award for Residential Architecture – Houses (Alterations and Additions), **AIA NSW Architecture Awards 2020**. Redwood

2018

- Winner, Workplace Under 1000 sqm, **IDEA Awards 2018**. Bresic Whitney Rosebery
- Shortlisted, Interior Architecture, **AIA NSW Chapter Awards 2018**. Bresic Whitney Rosebery

2017

- Winner, Residential Architecture – Houses (New), **AIA National Awards 2017**. Coogee House
- Winner, Residential Architecture – Houses (New), **AIA NSW Chapter Awards 2017**. Coogee House
- Commendation, Colorbond Award for Steel Architecture, **AIA NSW Chapter Awards 2017**. Coogee House
- Commendation, New House over 200 sqm, **Houses Awards 2017**. Coogee House
- Winner, Contract Houses, **MBA Excellence in Housing Awards 2017**. Coogee House
- Shortlisted, **AR House Award (UK)**, 2017. Coogee House

2016

- Global Winner, Sub-Zero and Wolf **Kitchen Design Contest 2015–2016**. Darling Point Apartment
- Winner, Australian House of the Year, **Houses Awards 2016**. Darling Point Apartment
- Winner, Apartment or Unit, **Houses Awards 2016**. Darling Point Apartment
- Winner, Premier Award for Australian Interior Design, **AIDA 2016**. Darling Point Apartment
- Winner, Residential Design Award, **AIDA 2016**. Darling Point Apartment
- Winner, Best of State Residential Design Award, **AIDA 2016**. Darling Point Apartment
- Winner, **MBA Excellence in Housing Awards 2016**. Darling Point Apartment
- Commendation, **Intergrain Timber Vision Awards 2016**. Darling Point Apartment

2015

- Winner, Workplace Under 1000 sqm, **IDEA Awards 2015**. Bresic Whitney Hunters Hill
- Finalist, Timber Design – Interior Fitout (Commercial), **Australian Timber Design Awards 2015**. Bresic Whitney Hunters Hill
- Commendation, **Intergrain Timber Vision Awards 2015**. Bresic Whitney Hunters Hill
- Commendation, Small Project Architecture, **AIA NSW Chapter Awards 2015**. Bresic Whitney Hunters Hill
- Winner, Contract Houses, **MBA Excellence in Housing Awards 2015**. K House

2014

- Shortlisted, Residential Architecture – Houses (New), **AIA National Awards 2014**. K House
- Residential Architecture Award – Houses (New), **AIA NSW Chapter Awards 2014**. K House

2013

- Residential Architecture Award – Houses (New), **AIA NSW Chapter Awards 2013**. Stewart Houses
- High Commendation – New House over 200 sqm, **Houses Awards 2013**. Stewart Houses

2012

- Award for Residential Architecture – Multiple Housing, **AIA National Awards 2012**. Bell-Romero Houses
- High Commendation – **Residential, Think Brick Awards 2012**. Stewart House
- High Commendation – House Alterations and Additions under 200 sqm, **Houses Awards 2012**. Skylight House
- Aaron Bolot Award – Residential Architecture – Multiple Housing, **AIA NSW Chapter Awards 2012**. Bell-Romero Houses

2011

- Residential Architecture Award – Alterations and Additions, **AIA NSW Chapter Awards 2011**. Skylight House
- Winner, Australian Solutions in Steel Award, **HIA CSR Housing Awards 2011**. Pitched Roof House

2010

- Finalist, Custom Built Home over \$2M, **HIA CSR NSW Housing Awards 2010**. Pitched Roof House
- Shortlisted, Completed Buildings – House Category, **World Architecture Festival Awards 2010**. Pitched Roof House

2009

- Robin Boyd Award for Residential Architecture – Houses, **AIA National Awards 2009**. Freshwater House
- National Architecture Award – Small Project Architecture, **AIA National Awards 2009**. Ang House
- Residential Architecture Award – New Houses, **AIA NSW Chapter Awards 2009**. Freshwater House
- Residential Architecture Award – Alterations and Additions, **AIA NSW Chapter Awards 2009**. Ang House
- Commendation for Colour in Residential Interiors, **Interior Design Awards 2009**. Freshwater House

2008

- Winner, Most Innovative Use of Steel, **HIA CSR NSW Housing Awards 2008**. Freshwater House
- Winner, Renovations and Additions (under \$600K), **HIA CSR NSW Housing Awards 2008**. Ang House

1.6 The Design Team, their Expertise and Application to the Project

The following details the team members, their role and expertise, and the application of that expertise to the project, for each architecture practice. Further detail is provided at **Appendix A** (SJB), **Appendix B** (Bates Smart), and **Appendix C** (Curious Practice).

Bates Smart team

Additional information on the experience, education and awards received by individual team members is provided at **Appendix B**.

Table 7 Bates Smart team

Team member + role	Expertise	Application to Project
Matthew Allen Project Director 	Matthew is a social infrastructure expert working across residential; affordable, social and student housing; and urban renewal projects. He has gained specialist expertise in residential masterplans and mixed tenure housing. A collaborative architect, Matt excels at uniting diverse stakeholders and synthesising varied perspectives. Career highlights include leading the multi-firm masterplan for Newmarket, a mixed-use development in Randwick that stitches together local racing history with the community's vision for its future. He is currently leading the redevelopment of MidTown MacPark, which will deliver a mixed-use community with more than 3,500 dwellings in an equitable, tenureblind plan, offering substantial social housing adjacent to new market dwellings.	His extensive experience in urban renewal and complex housing projects positions him well to contribute to the Waterloo residential opportunity
Matt Davis Urban Design Lead 	Matt is highly regarded as an expert in architecture, urban design and planning, and a trusted advisor to organisations delivering complex urban policy and projects. As an SA Planning Commissioner, he authored design guidelines to support better housing design and contributed to major planning reform. Multi-residential housing experience includes medium scale apartment projects recognised through design excellence competitions and AIA Awards programs. Recent experience includes the State Significant precinct at Redfern North Eveleigh, which involved the urban renewal and rezoning of the railyards in Sydney's Redfern into a mixed-use precinct including public spaces and social housing.	With deep expertise in urban design and masterplanning, and a strong focus on Connecting with Country, Matt is well-placed to guide high-density residential developments that balance cultural sensitivity, community benefit and design excellence.
William Miller Project Lead 	William is a project leader and architectural designer who specialises in residential, hospitality, mixed-use and urban design projects. He is a skilled designer who appreciates the collaborative nature of architecture and has worked on several winning competition schemes. He has worked on several complex projects from the competition stage through to delivery. Career highlights include Telopea Masterplan, which will transform an aging 13-hectare site into an integrated, diverse community with high quality housing, new community facilities, better transport links and improved access to health, education and jobs. He is also part of the design team delivering a Build to Rent community at Wentworth Point.	William's depth of experience in urban renewal, residential and mixed-use projects, particularly within Build to Rent models. This makes him well suited to shaping high-density residential developments that respond to evolving market needs and create resilient, liveable communities in urban contexts
Samantha Hayim Residential Lead	Samantha is a highly motivated graduate architect with a keen interest in visual arts, graphic design, and science. Adept at combining artistic vision with her developing	Samantha's experience on high-density residential projects in inner-Sydney has equipped her with a strong

Team member + role	Expertise	Application to Project
	technical understanding, she brings a holistic approach to architectural design. She has gained valuable experience in residential build-to-sell and Build to Rent projects, contributing to significant developments such as 175 Liverpool Street, 903 Bourke Street Waterloo, and the emerging Ashmore Precinct. Her exposure to these projects has strengthened her ability to balance design creativity with practical requirements.	understanding of urban design challenges. Her involvement in both Build to Sell and Build to Rent models enables her to contribute thoughtful, practical design solutions that enhance livability and efficiency.
Dong-Ho Lee Designer 	Dong-Ho (DH) is a skilled designer with primary experience in design phases of projects. He has worked on a wide range of urban design, residential, feasibility, mixed use and hospitality projects. With particular skills in graphical communication, DH has been a key member in winning design competitions including 8 Parramatta Square, Site 18 Green Square Town Centre and Site 68 Olympic Park. His career highlights include Wentworth Quarter, the newly completed Build to Rent project in Wentworth Point.	With over a decade of diverse experience across projects, DH brings a versatile and design-focused perspective to complex urban developments. His strength in early-phase design and graphical communication ensures compelling, high-quality outcomes that respond to both market expectations and planning requirement, particularly valuable in this upcoming residential opportunity in Waterloo.

Source: Bates Smart

SJB team

Additional information on the experience, education and awards received by individual team members is provided at **Appendix A**.

Table 8 SJB team

Team member + role	Expertise	Application to Project
Adam Haddow Project Director 	Adam has been a director at SJB since 2001. As a studio, SJB's work is acclaimed nationally and internationally. SJB's buildings gestate in the belief that architecture should provide an armature for community life; that the activities buildings facilitate are just as important as the physicality of the buildings themselves. Adam is a Churchill Fellow who investigated alternatives to conventional models of urban design. The sabbatical resulted in a research project entitled 'Shall We Dense' an examination into the state of modern density living in Australia and led to successful collaborations within the professional and architectural realms. Adam is the current National President of the Australian Institute of Architects and is a fierce advocate for championing policy change with government officials and institutions to provide better designed homes for all Australians.	Adam's diverse experience in mixed use and multi-residential projects have been recognised as exemplars in design excellence including Quay Quarter Lanes, Waterfall, Casba, Newcastle East End and Nightingale Marrickville. Adam's expertise in mixed use precincts and engagement with government stakeholders to drive collaborative outcomes makes him a key member of the Waterloo project team.
Jonathan Tondi Delivery Director 	Jonathan specialises in high density multi-unit residential projects with a broad range of experience encompassing hospitality, community and leisure facilities. His passion lies in achieving the highest possible outcomes through all stages of the building procurement process. Having worked with many large scale developers he excels in collaborative working environments. With demonstrated experience in project delivery through to site construction phase Jonathan possesses a comprehensive design sensibility that is consistent with delivering innovative solutions at every opportunity.	With decades of experience in delivering large scale, multi-residential projects across Sydney, Jonathan will bring in depth constructability knowledge and lessons learnt to the Waterloo residential project, ensuring that key design principles are able to become realised outcomes.
Rachel Yabsley Project Lead 	Rachel Yabsley is a highly skilled Project Lead with a wealth of experience working on award-winning projects in the commercial, multi-residential, and mixed-use sectors. She is committed to design excellence and has advanced skills in client liaison and subconsultant coordination. She is a natural leader, able to guide and inspire teams to achieve common goals. Rachel relishes the complexity of projects, utilising her coordination and communication skills to ensure that vary project teams are aligned and the deliverables are met.	Rachel's commitment to design excellence is demonstrated throughout her projects at SJB including her recent work on the Surry Hills Village, Young & Loftus and East End Stages 3 & 4, where Rachel coordinated multiple project teams from collaborating design firms, alongside consultants while balancing program, budget and quality. She will bring proven experience in delivering complex mixed use projects to the Waterloo residential project team.

Source: SJB

Curious Projects team

Additional information on the experience, education and awards received by individual team members is provided at **Appendix C**.

Table 9 Curious Projects team

Team member + role	Expertise	Application to Project
Greg Lee Project Director 	Prior to founding Curious Practice in 2015, Greg gained a width of experience with large, Newcastle firms on a suite of project types. He has taught in design studios with the University of Newcastle, acting as a casual lecturer and tutor and has also given keynote presentations on the work of Curious Practice at architectural conferences and talk series. Greg has broad experience in the design and documentation of a range of projects, and in 2023 became a registered Class 2 architectural practitioner for his on-going role as Project Lead on the East End - Portline building.	Greg will utilise his vast experience in a range of typologies, and strength in detail and documentation to deliver the architectural package for the Waterloo precinct. His expertise in consultant coordination and collaboration with design practices makes Greg a valuable member of the Waterloo precinct team.
Warren Haasnoot Project Director 	Holding broad experience on projects of various sizes and building types, Warren has worked for a number of prominent Newcastle architecture firms in before founding Curious Practice in 2015. Since graduating with a Master of Architecture (Hons.1) from the University of Newcastle in 2011, where he was awarded the RAIA NSW Design Medal, Warren has maintained a teaching role in studio design courses with the University. Warren holds a position in the Australian Institute of Architects' Newcastle Chapter, advocating for the profession and organising industry educational and social events.	Warren will bring his expertise in design of residential dwellings of all scales – from private residential, to generous townhouses and multi-storey apartment blocks to the project, with a detailed and meticulous eye for detail, ensuring that clever apartment design is irrespective of scale.

Source: Curious Projects

Chenchow Little team

Table 10 Chenchow Little team

Team member + role	Expertise	Application to Project
Tony Chenchow Project Director 	Tony Chenchow has led the design of many of the practice's award-winning projects. His projects have won the highest Australian Institute of Architects Awards including the National Robin Boyd Award and the NSW Institute of Architects Awards Aaron Bolot Award. Recent completed projects include the Coogee House and the Darling Point Apartment. Projects under construction include new dwellings in Glebe and Balmain. Tony has tutored design at the University of New South Wales and the University of Adelaide, Australia. He has also been a guest studio design critic at the University of Pennsylvania, USA. Tony graduated in Architecture from the University of New South Wales, with first class honours in 1993. During his studies, he won the 1988 Royal Australian Institute of Architects Kann Scholarship, the Royal Australian Institute of Architect's National Biennale Award, the NSW Chapter Prize 1992 and the Royal Australian Institute of Architects Prize 1992.	Tony will use his expertise on a range of residential apartment dwellings of all scales to inform the design of this project, including the quality of detailing, recognised in a range of leading architectural publications and built works.
Stephanie Little Project Director 	Stephanie Little is fully involved with all aspects of each project, working in close collaboration with Tony Chenchow. Recent completed projects include the Coogee House and the Darling Point Apartment. Projects under construction include a new dwelling in Glebe and Balmain. Stephanie graduated in Architecture from the University of New South Wales, with honours in 1994. During her studies, she was shortlisted for the Royal Australian Institute of Architect's National Biennale Award. Stephanie has twice been a juror for the NSW Australian Institute of Architects Awards, in the Residential Houses category in 2012 and Commercial and Interior Architecture categories in 2016. Stephanie has also been an invited juror for the Houses Awards in 2015 and the Victorian Premier's Design Awards 2018.	Stephanie will bring her knowledge of high- density residential projects in inner- Sydney has equipped her with a strong understanding of this project. She will bring proven experience in delivering complex mixed use projects to the Waterloo residential project team.

Source: Chenchow Little

1.7 Confirmation of Registration of Architects

The following confirms the registration of team members. Further detail is provided at **Appendix A** (SJB) and **Appendix B** (Bates Smart) and **Appendix C** (Curious Projects).

Bates Smart registered team members

Table 11 Registration – Bates Smart

Name	Registration
Matthew Allen	Registered Architect NSW 8498
Matt Davis	Registered Architect NSW 7449
William Miller	Registered Architect NSW 10020

Source: Bates Smart

SJB registered team members

Table 12 Registration – SJB

Name	Registration
Adam Haddow	Registered Architect NSW 7188
Jonathan Tondi	Registered Architect NSW 11981
Rachel Yabsley	Registered Architect NSW 10059

Source: SJB

Curious Projects registered team members

Table 13 Registration – Curious Projects

Name	Registration
Warren Haasnoot	Registered Architect NSW 9852
Greg LEE	Registered Architect NSW 10997
Chris Bourke	Registered Architect NSW 12470
Matilda Wilson	Registered Architect NSW 12644

Source: Curious Projects

Chenchow Little registered team members

Table 14 Registration – Chenchow Little

Name	Registration
Tony Chenchow	Registered Architect NSW 6123

1.8 Confirmation of Design Diversity and Contextual Response

The Site comprises four clearly delineated development parcels, separated by a future through-site road, pedestrian link to Danks Street and future central park. The public domain arrangement is established through a Voluntary Planning Agreement with Council. The Design Excellence Strategy submitted and approved by Council in association with D/2020/45 (which was for a concept envelope arrangement), identifies that Parcels 1 and 4 (fronting Young Street) and Parcels 2 and 3 (fronting Bourke Street) would be run as separate competitive design processes, each with a consortium of two architecture practices including one established and one emerging each. The proposed approach for four project architects is commensurate to the City’s design excellence approach.

Specifically, SJB and Curious Projects will be the architects for Parcels 1 and 4 (the western, Young Street parcels) and Bates Smart and Chenchow Little Architects will be the architects for Parcels 2 and 3 (the eastern, Bourke Street parcels) – refer **Figure 3**. Further detail of involvement will be provided within the SDRP presentation.

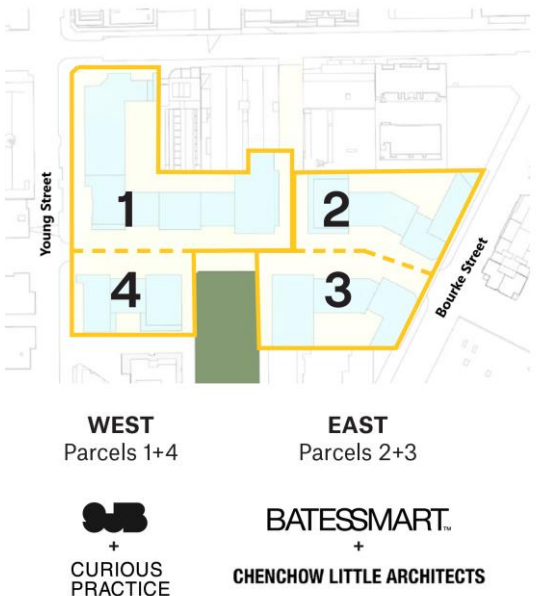


Figure 3 Architect for each Parcel

Each Architect team confirms that they will deliver diversity and variety of design to suit the character of the South Danks precinct in Waterloo, providing the below stated commitments, which are extracted from **Appendix A** (SJB), **Appendix B** (Bates Smart) and **Appendix C** (Curious Practice). Further, Turf Design Studio (landscape architect) has contributed a similar commitment statement with respect to excellence in landscape design. Bangawarra are to be formally procured as a the site Country consultant to expand on their recent work in the precinct.

Bates Smart commitment to design diversity and contextual response

The design team is committed to delivering a rich diversity and variety of built form that responds thoughtfully to the unique character of the location. This will be achieved through a broad range of housing typologies including Build to Rent, affordable housing, and street-level terraces - offering homes that cater to different needs and lifestyles. A varied built form will reinforce this diversity, with a mix of low-rise streetwall buildings, courtyard blocks, towers on podiums, and street- scaled terraces that contribute to a dynamic, stepped skyline.

The design approach places strong emphasis on connected landscapes, building on the established character of Waterloo, Bourke, Young, and Danks Streets. Prioritising visual and physical landscape links, the ground floor experience will be made porous, blending the public realm, communal residential spaces, and landscaped courtyards. Spaces between buildings are seen as critical components that contribute to the site's identity and sense of openness.

Neighbourhood buildings will be tailored to their specific settings, promoting differentiation and enhancing the overall character of the precinct - whether through responding to Bourke Street's acoustic environment, the varied and green setting of Young Street, the warehouse character of Danks Street, or the scale and use of the adjacent park frontages.

Materials and finishes will draw from and celebrate the area's local character and history. A masonry base will provide a unifying element across the precinct, while sustainable material selections with low-carbon content will ensure a future-focused and environmentally responsible outcome.

SJB commitment to design diversity and contextual response

We are excited to present our design for this important site: it is an opportunity that asks for a meaningful contribution to our city. For a place and of a typology that we know well, we propose a new village for Waterloo – a fine-grained, mixed-use village that supports varied retail, residential and commercial experiences for a diverse community.

This site defines a prominent inner-Sydney node. Waterloo's new village demands a strong identity and has the potential to become a popular destination for the local community as well as visitors from further afield. The site can also offer an experience for passers-by, particularly those arriving in Sydney from the airport – we want them to know they've 'arrived' at this point in their journey.

This project offers authentic urban renewal in a changing precinct, it should draw on the historic landscape and the quality remnants of historic built fabric that exist nearby whilst focusing on a future of convenience, cultural presence, and high amenity. The new village will form a gateway and stitch together existing and future developments in all directions.

For visitors we consider a memorable place of varied experiences, moments of beauty and surprise. For retail and commercial tenants we consider ease of access and strong identities. For the future residents of this village we consider comfort, social connectedness and amenity – a series of homes in the canopies to spark pride and joy.

Curious Projects commitment to design diversity and contextual response

Curious Practice's work is an extensive body of ongoing exploration into housing and the way people want to live. Every project we undertake is influenced by the people's lives it touches, an understanding of place, and a respect for time. As a result, those spaces we form from this understanding are inherently intriguing, functional and nuanced in the way they are experienced.

We are excited to approach the Waterloo precinct with a research-based design lens, and believe that each design challenge presents a unique opportunity to learn and innovate. We are committed to the quality of design for the end user, to passive/adaptable spaces and to the use of durable, honest materials.

The design we create will act as a device to connect individuals with the Waterloo and Redfern communities, the street with the private interior and the pattern of daily living with the environment. In this way, we recognise the creation of architecture is not that of a static object, but a living system able to adapt as required. Our approach prioritises the variety of day-to-day experiences inhabitants will have in our buildings from simple functionality to unexpected poetry. In this way, we can embed our care and delight into an adaptable pattern.

Curious Practice recognise that good housing requires an outcome-focused mindset for meaningful results. This places the project's vision and end-users at the forefront of design to guiding every step of the process. By concentrating on the end vision, rather than just producing a set of drawings, ensures that all team member efforts are purposeful, aligned and value-driven.

Turf Design Studio commitment to design diversity and contextual response

At Turf Design Studio, our approach digs deep into the identity of both the project and the place.

The Waterloo project presents a massive opportunity to split one of Waterloo's largest vacant/ industrial lots with the extension of a new street and the creation of a whole new community with a new public park at its core.

On the Gadigal land that was once sand dunes, swamps, creeks and wetlands, Waterloo continues to evolve with continued rapid growth of development, we ask what's next? How we can respect the history of this place and those that came before whilst providing for the future?

Our approach prioritises high-quality, diverse yet restrained design outcomes that reflect the area's evolving character and the nuanced diversity of spaces within a project.

Each new space has the potential to become a new 'place' with a unique character and use based on how it relates to its context, access to light, activation, what's on offer and how the space feels to be in.

Our approach is founded on:

- *Connect with country – Collaborate to imbed stories of country and principles in the design of spaces.*
- *Celebrate the story of water – Harvest, clean, store, reuse and express in the landscape*
- *Make it Lively – Maximise types of amenities and opportunities for people to connect*
- *Embed the story of nature – Maximise deep soil and canopy cover to make room for landscape and ecology*

1.9 Continuity of responsible architect

The Applicant confirms that the nominated architects will be appointed for all stages of the project through to completion. This will ensure that the design quality excellence of the development is retained through to completion. This includes:

- All architects to prepare drawings for a development application
- All architects to contribute to the preparation of material for a construction certificate and contract documentation:
 - The established architects (SJB and Bates Smart) will carry out documentation for both parcels and provide Design Compliance Declaration consistent with the requirements of the *Design and Building Practitioners Act 2020*.
 - The emerging architects (Curious Practice and Chenchow Little) to provide key design development details, participate in workshop and Value Engineering exercise, carry out milestone documentation review and attend site visits to ensure the documentation and construction consistent with the design intent/quality for the parcel(s) which they work on
- All architects will have continuity of design leadership through construction to occupation certificate.

The design architects will have full access to the site and will be authorised by the applicant to respond directly to the Department of Planning, Housing and Infrastructure (DPHI) where information or clarification is required in resolving design issues throughout the life of the project.

1.10 Commitment to Design Review process

The Applicant seeks to commit to the undertaking of design review through the State Design Review Panel (SDRP), attending two panel meetings prior to lodgement.

The project team, in meeting with the SDRP, will accord with the GANSW NSW *Guidelines for Project teams*. The Applicant has arranged the first SDRP meeting with GANSW for 14 May 2025 (with tentative booking six weeks following). As such it is vital that GANSW review this Strategy and provide commentary (if any) for the Applicant to address, in time to endorse this strategy prior to 14 May 2025.

1.11 City of Sydney Council Consultation Outcomes

Coronation and Ethos Urban met with Council on 16 April 2025 to provide an overview of the Draft Strategy. At this meeting, Council raised the following matters, with response to each stated below.

Table 15 Outcomes of engagement with City of Sydney Council

Item	City of Sydney comment	Applicant response
1	Council queried the timing and required documentation for the SDRP. Council suggested that the SDRP should consider the tower forms and massing and avoiding the use of blank walls.	The applicant will proceed with the SDRP to deliver design excellence on the site. The applicant advised that they would consider key environmental issues and block massing as part of the first SDRP meeting. It was advised that the deliverables would be undertaken as per the SDRP Guidelines for Project Teams.
2	Council queried if there was a diverse mix of architectural teams on the site	The applicant advised that there would be two major firms (SJB and Bates Smart) and two emerging architects involved as part of the design process.
3	Council queried the approach between the four separate lots and number of buildings proposed on the site.	The applicant advised that SJB and Bates Smart will lead the massing and urban design modulation approach, with the emerging architects responsible for specific buildings on the site.
4	Council noted that the 3% affordable housing requirement under the City of Sydney LEP would likely need to be delivered as a monetary contribution and any further affordable housing would be separate to this requirement.	Noted.
5	Council noted that the roads and through site link would be dedicated to Council, and as such any basement areas would need to consider lot ownership and parking.	Noted.
6	Council supported the architectural practices and team diversity selected.	Noted.
7	Council noted the importance of continued consultation with Council, including waste, transport and public domain teams.	Noted. Council will continue to be consulted as part of the development application.
8	Council noted the importance of consultation with the community, including the impacts of the concurrent rezoning would have on neighbouring developments such as City West Housing. Council requested a copy of the engagement strategy.	Noted. The applicant noted that further consultation would be undertaken with neighbouring developments in webinar format. The engagement strategy will be shared with Council as the project progresses.
9	Council noted the importance of considering the impacts to surrounding development including City West Housing and the park to be delivered.	Noted. The application advised that the parameters established as part of the previous application such as solar access, the VPA and tree preservation will be considered as part of the application. The development will consider the Apartment Design Guide as part of the application.
10	Council noted further consideration of key environmental factors such as flooding, solar access, wind modelling and airspace operations was required as part of the project.	Noted.
11	Council questioned who was to deliver the park as part of the existing VPA. It was suggested that further discussions were required with adjoining landowners.	Noted.
12	Council requested an understanding of timing on approvals.	The applicant advised that project timings were dependant on incorporating the advice and feedback from the SDRP. It was advised that, as per the HDA EOI requirements, the application was to be lodged within nine months of receipt of SEARs.
13	Council queried if the Public Art Strategy had been considered.	The applicant advised that this may be further considered in the context of the SSD submission.

GOVERNMENT ARCHITECT NEW SOUTH WALES

5 May 2025

Daniel Howard
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Ethos Urban
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CC:
Kieran Thomas
Director, Housing Delivery
Assessments
DPHI
keiran.thomas@planning.nsw.gov.au

PROJECT: 881-885 Bourke Street, Waterloo
Waterloo Mixed Use Development
(SSD-80441462)

RE: GANSW endorsement - Alternative Design Excellence Strategy

Dear Daniel,

I am writing regarding the Alternative Design Excellence Strategy submitted for the above project. The Strategy has been prepared in accordance with the requirements set by GANSW in the letter dated 3 April 2025, and defines an alternative to a competitive design process for the proposed development on the subject site.

The Strategy confirms that the proposed design team has demonstrated experience in multi-residential housing, and will deliver diversity and variety of design to suit the character of the location. The Strategy also confirms that all nominated architects will be appointed for all stages of the project through to completion.

Please accept this letter as confirmation of GANSW endorsement of the Alternative Design Excellence Strategy, version nominated below:

- Alt Design Excellence Strategy - 881-885 Bourke St, 2May2025.pdf

Please note the endorsement of this Strategy does not fetter the consent authority in the assessment of any future development application.

We look forward to progressing the design review process through the State Design Review Panel (SDRP), in consultation with DPHI and Council. Should you have any further enquiries about this matter, please contact the GANSW Competitions Team (designcompetitions@dpie.nsw.gov.au).

Sincerely,



Paulo Macchia
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Appendix A *SJB Capability Profile*

Prepared by SJB

Appendix B *Bates Smart Capability Profile*

Prepared by Bates Smart

Appendix C *Curious Practice Capability Profile*

Prepared by Curious Practice

Appendix D *Turf Design Studio Project Experience*

Prepared by Turf Design Studio

Appendix E *Request for Design Competition Exemption Advice*

Prepared by Government Architect NSW