

ETHOS URBAN

Design Excellence Strategy

201 Elizabeth Street, Sydney

State Significant Concept (Stage 1)

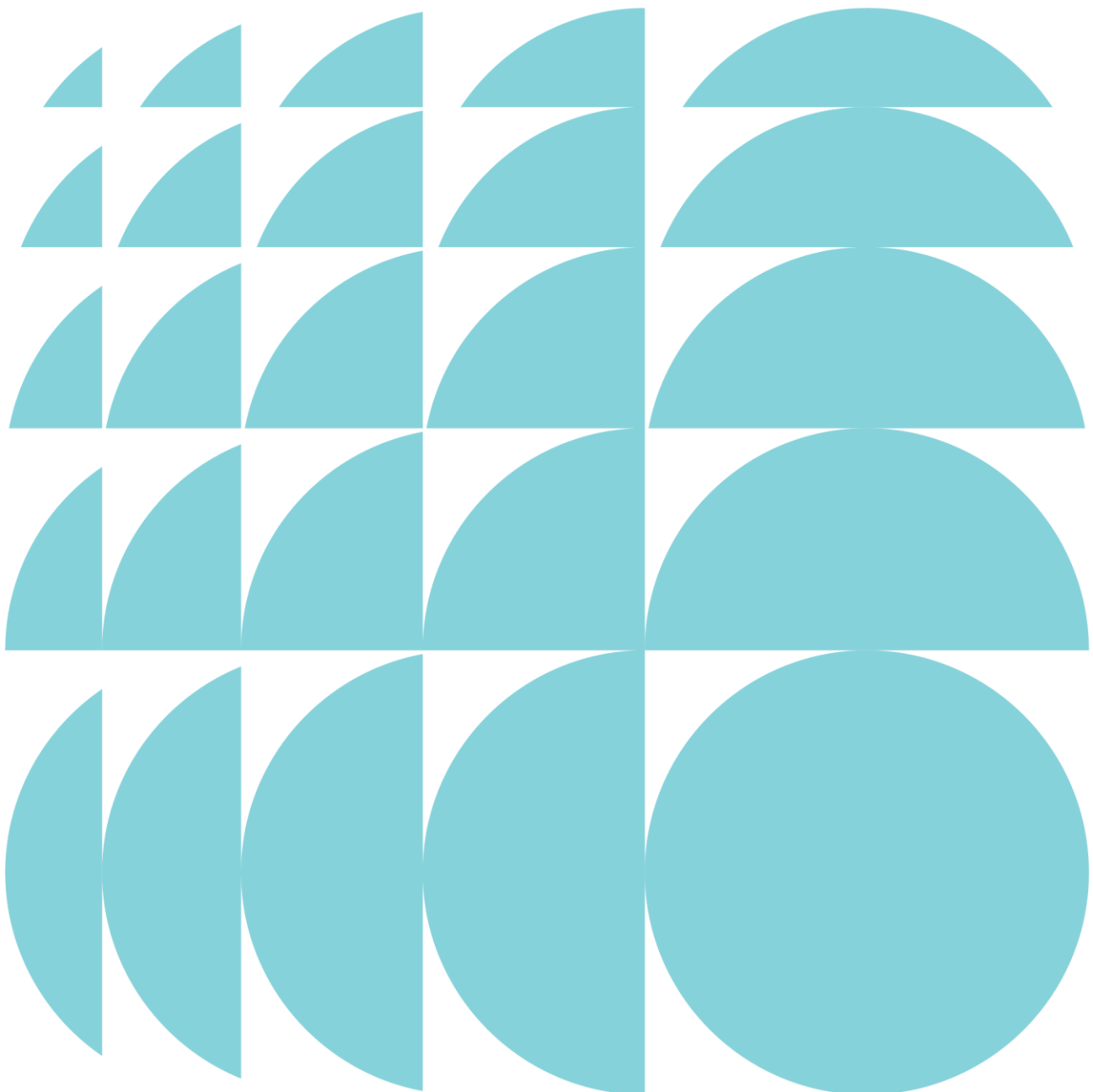
Development Application

Response to Submissions

Submitted to City of Sydney

On behalf of Dexus Property Group

November 2017 | 14262



CONTACT

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3/11/2017

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1.0 Overview

This Design Excellence Strategy has been prepared by Ethos Urban on behalf of Dexus Property Group (the proponent), to support a Concept (Stage 1) SSDA for a mixed use development at 201 Elizabeth Street, Sydney (the site).

In accordance with clause 1.2 of the *City of Sydney Competitive Design Policy* (the Policy) and clause 3.3.2 of the Sydney Development Control Plan 2012 (SDCP 2012), this strategy defines:

- The location and extent of each competitive design process;
- The type of competitive design process(es) to be undertaken:
 - an architectural design competition, open or invited; or
 - the preparation of design alternatives on a competitive basis.
- The number of designers involved in the process(es);
- Whether the competitive design process is pursuing additional floor space or height;
- Options for distributing any additional floor space which may be granted by the consent authority for demonstrating design excellence through a competitive design process;
- How architectural design excellence is to be achieved across large sites; and
- Target benchmarks for ecologically sustainable development.

The proponent has elected to carry out an invited architectural design competition as the competitive design process associated with the development, with a minimum of five (5) invited competitors. It is envisaged that the competitive process will begin as soon as practical after the approval of the concept (Stage 1) SSDA and this strategy, and the endorsement of the competition brief by the City of Sydney.

Note: Nothing in this Design Excellence Strategy represents an approval from the consent authority for a departure from the relevant SEPPs, Sydney Local Environmental Plan 2012 (Sydney LEP 2012), Sydney Development Control Plan 2012 (Sydney DCP 2012) controls or Stage 1 consent. Where there is any inconsistency, the SEPPs, LEP, DCP and Stage 1 consent prevail.

2.0 Design Excellence Strategy

2.1 Extent and location of the competitive process

The site is located at 201-217 Elizabeth Street, Sydney and has the real property description Lot 1 in Deposited Plan 868008. The site has an area of 3,900m² and has frontage to Elizabeth Street, Park Street and Castlereagh Street as shown in Figure 1.

The design competition will apply to the **whole of the site and whole of the development proposed in the Stage 1 SSDA.**



Legend

The site

Figure 1 – Site Location

Source: Nearmap under license

2.2 Type of competitive process

The proponent has elected to conduct a single **invited architectural design competition** for the project. The process is to be undertaken prior to the lodgement of any subsequent detailed State Significant Development Application, in accordance with clause 1.1(2) of the Policy. The architectural design competition will be conducted in accordance with the Policy and *Competitive Design Model Brief*.

2.3 Selection of competitors

The proponent will invite a **minimum of five (5) invited competitors** to participate in the competition. The selection of the invited competitors will be determined by the proponent, undertaken in consultation with the City of Sydney, as follows:

- A Competitor may be a single person or firm, or a number of firms working in partnership, constituted of a principal/lead architect supported by an executive architect(s).
- Competitors may be range of emerging, emerged and established local, interstate or international architects or firms.
- Where a Competitor includes an international firm, this must be in partnership with a local firm. No more than 50% of Competitors can include international firms as the principal/lead.
- A Competitor will either be a person, corporation or firm registered as an architect in accordance with the NSW Architects Act 2003, or, in the case of interstate or overseas competitors, eligible for registration with their equivalent association.

2.4 Establishment of the competition jury

The competition jury is to comprise a total of **six (6) jury members**. The jury will be appointed by the proponent and is comprised of:

- Half the members nominated by the consent authority, who have no pecuniary interests in the development proposal or involvement in approval processes, one of which must be a City of Sydney Design Advisory member; and
- Half the members nominated by the proponent.

Jury members are to:

- Represent the public interest;
- Be appropriate to the type of development proposed;
- Include only persons who have expertise and experience in the, design and construction professions and industry; and
- Include a majority of registered architects with urban design expertise.

The chairperson of the jury will have expertise in architectural design and be a recognised advocate of design excellence.

2.5 Competition brief

The competition brief will be prepared by the proponent who will liaise with City of Sydney for endorsement prior to commencement of the competitive process, as per clause 2.3 of the Policy. In establishing the brief, the proponent will ensure that:

- All details regarding the conduct of the competitive process are contained within the brief and only;
- The brief and appended documents are reviewed and endorsed in writing by the City of Sydney prior to its distribution to competitors, competition jury and technical advisors; and
- The brief is to be generally in accordance with the Competitive Design Model Brief and the Policy.

The competition brief will ensure that the consent authority's design excellence requirements are balanced with the proponent's objectives, the process will promote design excellence and architectural diversity, and that procedural fairness for competitors is achieved.

2.6 Design excellence bonus

The design competition will be pursuing up to **10% additional floor space ratio** under clause 6.21(7) of *Sydney Local Environmental Plan 2012* and the Policy. The building envelope established in the concept (Stage 1) SSDA provides sufficient scope for the distribution of any additional floor space granted by the consent authority for the achievement of design excellence following the competitive design process. Accordingly, the building envelope has been tested to demonstrate that it is capable of accommodating 10% additional floor space. In pursuing up to 10% additional floor space, competitors must have regard to the maximum building envelope established in the concept (Stage 1) SSDA and any relevant conditions of consent.

2.7 Options for distributing floor space within the building envelope

The building envelope of the concept (Stage 1) DA establishes the maximum parameters for the competitive process. It is expected that the additional floor space will be distributed throughout the development and not located in a single portion of the building envelope. The distribution of floorspace within the building envelope will generally relate to alternative podium designs.

2.8 Sustainable design targets

The competitive process is to achieve the ecologically sustainable development (ESD) targets for the development as set out below and in accordance with any relevant conditions of the concept (Stage 1) SSDA:

- BASIX 5+ in the categories of Water and Energy.
- Water performance targets for hotels in accordance with the City's Environmental Action Plan.
- On-site water capture and re-use for end-uses.
- 5 Star Green Star certification.
- Sustainable materials to be used in construction.
- 80% recycling and recovery of construction and demolition waste.

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

2.9 Design integrity

The architectural firm(s) of the winning scheme, (as chosen via the 'competitive design process'), is to be appointed as the Design Architect for the project and will perform this role until the completion of the project.

The role of the Design Architect will include at a minimum the following:

- Prepare a Development Application for the preferred design;
- Prepare the design drawings for a construction certificate for the preferred design;
- Prepare the design drawings for the contract documentation; and
- Maintain continuity during the construction phases through to the completion of the project.

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