

Design Excellence Strategy

Invited Architectural Design Competition



201 Elizabeth Street, Sydney

Stage 1 SSDA (SSD 8105)

Submitted to City of Sydney
On Behalf of DEXUS

March 2017 ■ 14262

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This report has been prepared by:

A handwritten signature in black ink, appearing to read 'Miller', is written over a light grey rectangular background.

Samantha Miller

9/03/2017

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1.0 Overview

This Design Excellence Strategy has been prepared by JBA on behalf of the applicant, DEXUS, to support a 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 2012* (the Policy) and clause 3.3.2 of the *Sydney Development Control Plan 2012* (SDCP 2012) this Strategy defines:

- The location and extent of the competitive design process;
- The type of competitive design process to be undertaken;
- The number of designers involved in the process;
- Whether the competitive design process is pursuing additional height or floor space;
- How architectural design variety will be achieved; and
- Target benchmarks for ecologically sustainable development.

The applicant has elected to carry out an Invited Design Competition as the competitive design process associated with the development, with a minimum of five (5) invited competitors. It is envisaged that the design competition will begin as soon as practical after the approval of the Stage 1 DA on the site.

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) or Sydney Development Control Plan 2012 (Sydney DCP 2012) controls. Where there is any inconsistency, the SEPPs, LEP or DCP or, the SEPPs LEP or DCP prevail, unless justified as part of a competition winning design.

2.0 Design Excellence Strategy

2.1 The location and extent of the competitive design 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 is intended to apply to the whole of the site and whole of the development proposed in the Stage 1 SSDA.

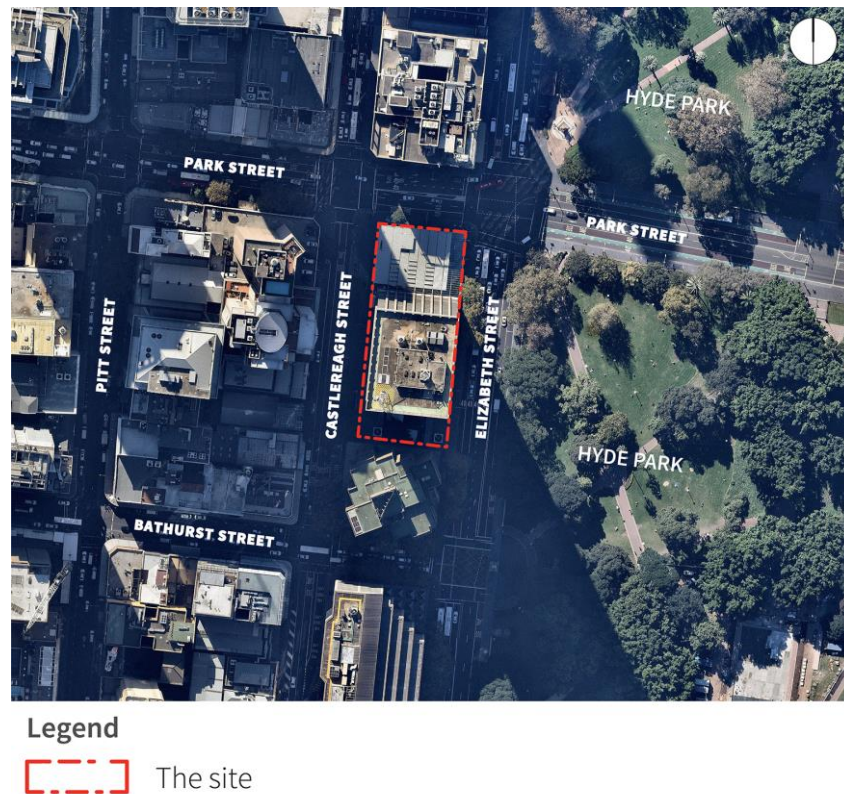


Figure 1 – Aerial image of site
Source: Nearmap under license and JBA

2.2 The type of competitive design process to be undertaken

The applicant will undertake an Invited Design Competition with a minimum of five (5) invited competitors being local and international architects that will either be a person, corporation or firm registered as an architect in accordance with the *NSW Architects Act 2003*. A competitor can also be a number of firms working in partnership. The selection of the invited competitors will be determined by the applicant, undertaken in consultation with the City of Sydney.

The design competition will be conducted in accordance with the Policy and *Competitive Design Model Brief*. The process is to be undertaken prior to the lodgement of any Stage 2 SSDA in accordance with clause 1.2(2) of the Policy and will commence as soon as practicable following the approval of the Stage 1 SSDA.

The Competition Brief will be prepared by the applicant 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 applicant will ensure that:

- All details about the conduct of the competitive process are contained within the Brief and no other document;
- The Brief and appended documents is reviewed and endorsed in writing by the Consent Authority prior to its distribution to competitors;
- The Brief is to be generally in accordance with the *Competitive Design Model Brief*, and
- The design competition will commence only after the Consent Authority's written endorsement of this Design Excellence Strategy and the Competition Brief.

2.1 Jury Establishment

The jury is to comprise a total of (6) 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.

2.2 Options for distributing additional floor space

The design competition will be pursuing up to 10% additional floor space ratio under clause 6.21 of Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy. The building envelope established in the Stage 1 DA 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 Stage 1 DA proposed building envelope has been tested to demonstrate that it is capable of accommodating 10% additional floor space.

It is expected that the 10% additional floor space would be distributed throughout the Stage 1 building envelope. In pursuing up to 10% additional floor space, competitors must have regard to:

- The maximum building envelope established in the Stage 1 DA;
- The requirement to provide a 50% reduction in the existing building's shadow on Hyde Park;
- Design diversity and architectural variety in the immediate context; and
- Maximising amenity to the proposed development and minimising impacts on surrounding properties.

2.3 Target benchmarks for ecologically sustainable development

The Stage 1 DA sets the following sustainability objectives for the project:

- Optimise energy efficiency;
- Optimise indoor environmental quality;
- Mitigate greenhouse gas emissions;
- Water conservation;
- Minimise construction materials and waste; and
- Site-wide sustainable planning and monitoring.

The design competition to be undertaken will aim to achieve these objectives through the following sustainability targets:

- The residential component of the development will be required to achieve an additional five BASIX points above the State-mandated minimum in the categories of water and energy.
- The non-residential component of the development will be designed to meet the requirements of 5-star NABERS Energy Rating.
- The non-residential component will be designed to meet the requirements of 5-star Green Star certification.

3.0 Design Integrity

The designer of the winning scheme (as chosen via the 'competitive design process') is to be appointed as the Design Architect to:

- 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 to the completion of the project.

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