

beam

Design Excellence Strategy
Concept SSDA

Waterloo Estate (South)

Beam Planning acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia. We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we work with.

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Contents

1.	Introduction	4
1.1	Overview.....	4
1.2	Background.....	5
1.3	Design Excellence Objectives.....	5
1.4	Design Excellence Strategy Summary.....	6
2.0	Design Excellence Strategy	7
2.1	The location and extent of the design excellence processes	7
2.2	Types of design excellence processes	9
3.0	Designer Roles	13
3.1	Executive Architect.....	13
3.2	First Nations Architect and Advisors.....	13
3.3	Design Architect	13
3.4	Documentation Architect	13
4.0	Other Matters	14
4.1	Design Integrity	14
4.2	Ecologically Sustainable Development	14

Figures

Figure 1	Aerial view of the site subject to the design excellence process (outlined in a solid red line)	8
Figure 2	Summary of anticipated development stages.....	8
Figure 3	Types of design excellence processes across the Waterloo South blocks	9

Tables

Table 1	Legal Description and Site Ownership.....	7
Table 2	Competitive Design Process Schedule – during the competitive process.....	10

1. Introduction

1.1 Overview

This Design Excellence Strategy (Strategy) has been prepared by Beam Planning on behalf of Stockland and NSW Land and Housing Corporation (the Proponent), to guide the redevelopment of Sydney's largest social housing estate, the Waterloo Estate (South) (hereby known as 'Waterloo South').

The site is located on the traditional land of the Gadigal people of the Eora Nation, within what is now the suburb of Waterloo. The suburb of Waterloo is located within the City of Sydney Local Government Area (LGA) and is located 3km south of Sydney CBD. The site is part of the broader Waterloo Estate, which comprises the northern, central, and southern precincts and accommodates a significant community residing in social housing.

Waterloo Estate (South) (from here out referred to as 'Waterloo South') extends across 10 street blocks within the inner-city suburb of Waterloo. Waterloo South is generally bound by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt and McEvoy streets.

The vision for the site is to create a unique and vibrant mixed-tenure housing precinct that supports the needs of the community and delivers much needed housing in response to National and State Government priorities. The Vision is:

To create a new and unique urban village on the Project Land (Gadigal Land) which:

- **delivers new homes, community places and green spaces with diverse housing choice and amenity;**
- **prioritises the health and wellbeing of residents;**
- **and offers an authentic sense of place and mixed and more sustainable local and mixed communities.**

The proposed redevelopment seeks to respond to this Vision by creating a unique and vibrant neighbourhood that can deliver significant social benefits to residents, visitors, and workers in the Waterloo area and broader City of Sydney LGA. The co-location of community uses with housing and employment will ensure the redevelopment is an integrated, accessible and connected precinct that supports the social needs of community.

Clause 6.21C of the *Sydney Local Environmental Plan 2012* (the Sydney LEP 2012) requires that the development must exhibit design excellence.

This Strategy has been prepared having regard to the City of Sydney *Competitive Design Policy* (City's Policy) and the Government Architect's (GANSW) *Design Competition Guidelines* (September 2023). This Strategy has also been prepared to supersede Section 8.12 of the Waterloo Estate (South): Design Guide (the Design Guide), dated November 2022.

In accordance with section 1.2 of the City's Policy and section 3.3.2 of the Sydney Development Control Plan 2012, this Strategy defines:

- the location and extent of the competitive design process(es);*
- 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);*
- how fine grain and contextually varied architectural design is to be achieved across large sites;*
- whether the competitive design process is pursuing additional building height or floor space;*
- options for distributing any additional floor space or building height which may be granted by the consent authority for demonstrating design excellence through a competitive design process; and*
- the target benchmarks for ecologically sustainable development.*

1.2 Background

1.2.1 Planning Proposal PP-2021-3625

Strategic planning for the renewal of the Waterloo Estate has been ongoing for several years. In May 2020, the NSW Land and Housing Corporation lodged a request with the City of Sydney to amend the planning controls for Waterloo Estate (South). The City of Sydney prepared a planning proposal to amend the controls relevant to the site, and this was publicly exhibited from 3 March to 29 April 2022.

Following several years of planning, on 11 November 2022, the planning proposal, along with a site-specific Design Guide, was finalised with deferred commencement to allow the finalisation of a Voluntary Planning Agreement (VPA) between Land and Housing Corporation as the landowner and City of Sydney.

In February 2023, the tripartite VPA was finalized between DPHI, the City of Sydney, and Homes NSW (formally known as NSW Land and Housing Corporation) in relation to the future development of Waterloo South. As such, the amended controls of the Sydney LEP 2012 and 2022 Design Guide are now in effect.

1.2.2 Waterloo South Design Guide

As outlined above, a site-specific 2022 Design Guide applies to Waterloo South and provides more detailed guidance to complement the controls within the Sydney LEP 2012. The 2022 Design Guide also sets the intention for design excellence at the site, requiring that variety in architectural design is achieved, culturally appropriate and suitable housing is provided, and that excellence is achieved in the design of each building, irrespective of building tenure.

This Strategy seeks to fulfil the intention of the 2022 Design Guide by setting out the processes for achieving a high-quality design outcome at the site, delivered by different architectural practices but with a coherent and logical overarching vision for Waterloo South. As anticipated in section 8.12.2 of the 2022 Design Guide, this Strategy has been prepared to support Section 8.12 of the 2022 Design Guide as part of a concurrent State Assessed Rezoning Proposal (described in **Section 1.2.3**) and a concept State Significant Development Application (SSDA) guiding the future development of Waterloo South.

1.2.3 Sydney LEP 2012 and Design Guide Rectification Amendments

Since the finalisation of the current planning provisions that apply to the site, Stockland, in collaboration with Homes NSW, has continued detailed design development, feasibility testing and delivery planning. This work identified misalignment between the existing planning controls, the 2022 Design Guide and achievable building envelopes, particularly when accounting for the permitted design excellence bonus floor space, as well as other inconsistencies affecting deliverability and interface outcomes. Testing also identified inefficiencies in some residential floorplate assumptions, including limitations in operational suitability for Community Housing Providers.

Given these findings, amendments to the Sydney LEP 2012 and 2022 Design Guide are currently being pursued. This application will also address this Strategy, with the amendments capturing the proposed approach to design excellence.

1.3 Design Excellence Objectives

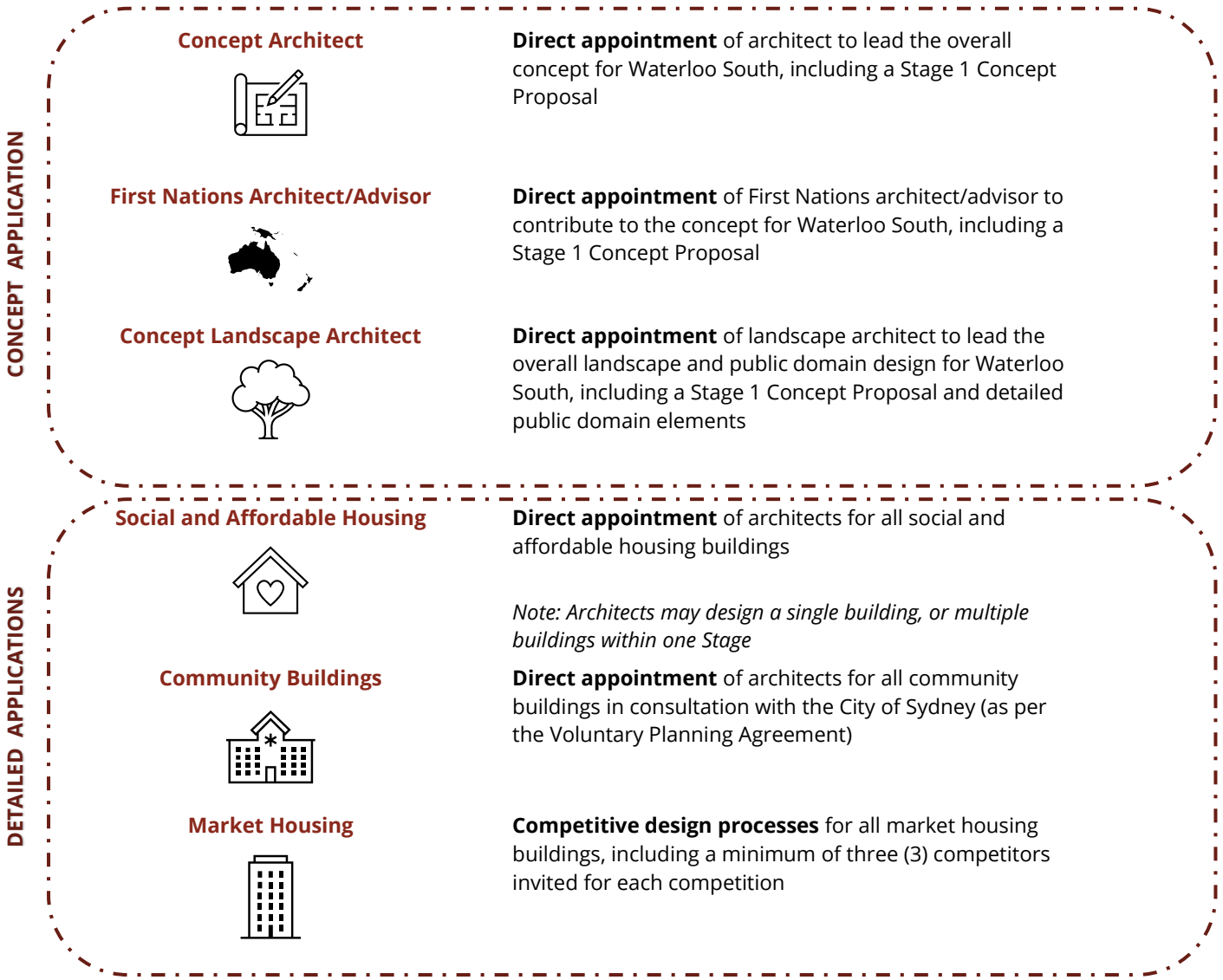
Relevant to this Strategy, the following objectives are provided within Section 8.12 of the current 2022 Design Guide. These objectives have guided the preparation of this Strategy and will inform the execution of the design excellence processes set out in this Strategy.

- (a) Ensure a range of building heights, types and architectural styles to create architectural diversity and visual interest, whilst also achieving a cohesive character in the precinct.*
- (b) Achieve building design that is culturally appropriate and suitable for a range of housing needs, reflecting local cultural diversity, including housing for Aboriginal and Torres Strait Islander people.*
- (c) Achieve variety in architectural design and character across blocks to enrich and enliven the public realm.*
- (d) Ensure the use of high quality façade design and finishes throughout the precinct, with particular attention to tall buildings and buildings located on corners or fronting parks.*
- (e) Ensure equally excellent design for each building, irrespective of building tenure.*
- (f) Ensure an integrated approach to landscape and building design to achieve a diversity of spaces and experiences.*
- (g) Ensure excellent outcomes with regard to solar access, comfort and protection from wind, tree retention, noise and internal acoustic amenity.*

1.4 Design Excellence Strategy Summary

The approach to design excellence for the proposed development comprises a holistic and site-wide approach with tailored processes to reflect the different components of the precinct. As the largest social and affordable housing project in Australia, the redevelopment of Waterloo South has the opportunity to demonstrate best practice and delivery of design excellence, setting a new benchmark for the development of mixed tenure housing in an efficient, effective, and timely manner.

In this context, the following design excellence processes and methods of design procurement are proposed within this Strategy:



State Design Review Panel – Homes NSW

A specific Waterloo South SDRP will be formed for each Stage to review the various buildings and landscape proposed within that Stage and guide the project to achieve design excellence.

2.0 Design Excellence Strategy

2.1 The location and extent of the design excellence processes

Waterloo South) extends across 10 city blocks within the inner-city suburb of Waterloo. Waterloo South covers an approximate area of 11.4 hectares and is bound by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt and McEvoy streets. The legal description of the site is detailed in **Table 1**, while the location of the site is illustrated in **Figure 1**.

Table 1 Legal Description and Site Ownership

Address	Lot/DP
Lots owned by NSW Land and Housing Corporation (land is subject to both the Concept SSDA and this Strategy)	
209-219 Cope Street, Waterloo	Lot 1 DP 217386, Lot 1 DP 225159
238-246 George Street, Waterloo	Lot 1 DP 225159
229-231 Cope Street Waterloo	Lot 3 DP 10721
6 John Street, Waterloo	Lot 1 DP 533762
97-109 Cooper Street, Waterloo	Lot A DP 105916, Lot B DP 105916, Lot C DP 105916, Lot 14 DP 10721,
248-254 George Street, Waterloo	Lot 2 DP 533678
232 Pitt Street, Waterloo	Lot 11 DP 635663, Lot 10 DP 635663
74-76 Wellington Street, Waterloo	Lot 1 DP 224728
331-337 George Street, Waterloo	Lot 3 DP 533680
247-251 Cope Street, Waterloo	Lot 1 DP 533679
339-341 George Street, Waterloo	Lot 1 DP 77168
250 Pitt Street, Waterloo	Lot 313 DP 606576
Cooper Street, Waterloo	Lot 3 DP 217386
Lots owned by others (land is not subject to the Concept SSDA and this Strategy)	
221-223 Cope Street, Waterloo	Lot 6 DP 10721, Lot 7 DP 10721, Lot 9 DP 10721, Lot 8 DP 1147179
225-227 Cope Street, Waterloo	Lot 5 DP 10721, Lot 4 DP 10721
233 Cope Street, Waterloo	Lot 12 DP 1099410, Lots 1-41 SP 79210
116 Wellington Street, Waterloo	Lot 10 DP 10721, Lot 11 DP 10721
111 Cooper Street, Waterloo	Lot 15 DP 10721
291 George Street, Waterloo	Lot 10 DP 1238631, Lots 1-20 SP 96906
110 Wellington Street, Waterloo	Lot 101 DP 1044801, Lots 1-58 SP 69476
336 George Street, Waterloo	Lot 3 DP 10686
213-215 Cope Street, Waterloo	Lot 2 DP 217386



 Waterloo South

NOT TO SCALE 

Figure 1 Aerial view of the site subject to the design excellence process (outlined in a solid red line)

Source: Six Maps, modified by Beam Planning

The redevelopment of Waterloo South will be undertaken over a number of years and will be delivered over various stages. In this context, the site has been divided into development stages, which although subject to evolve, are illustrated in **Figure 2**.

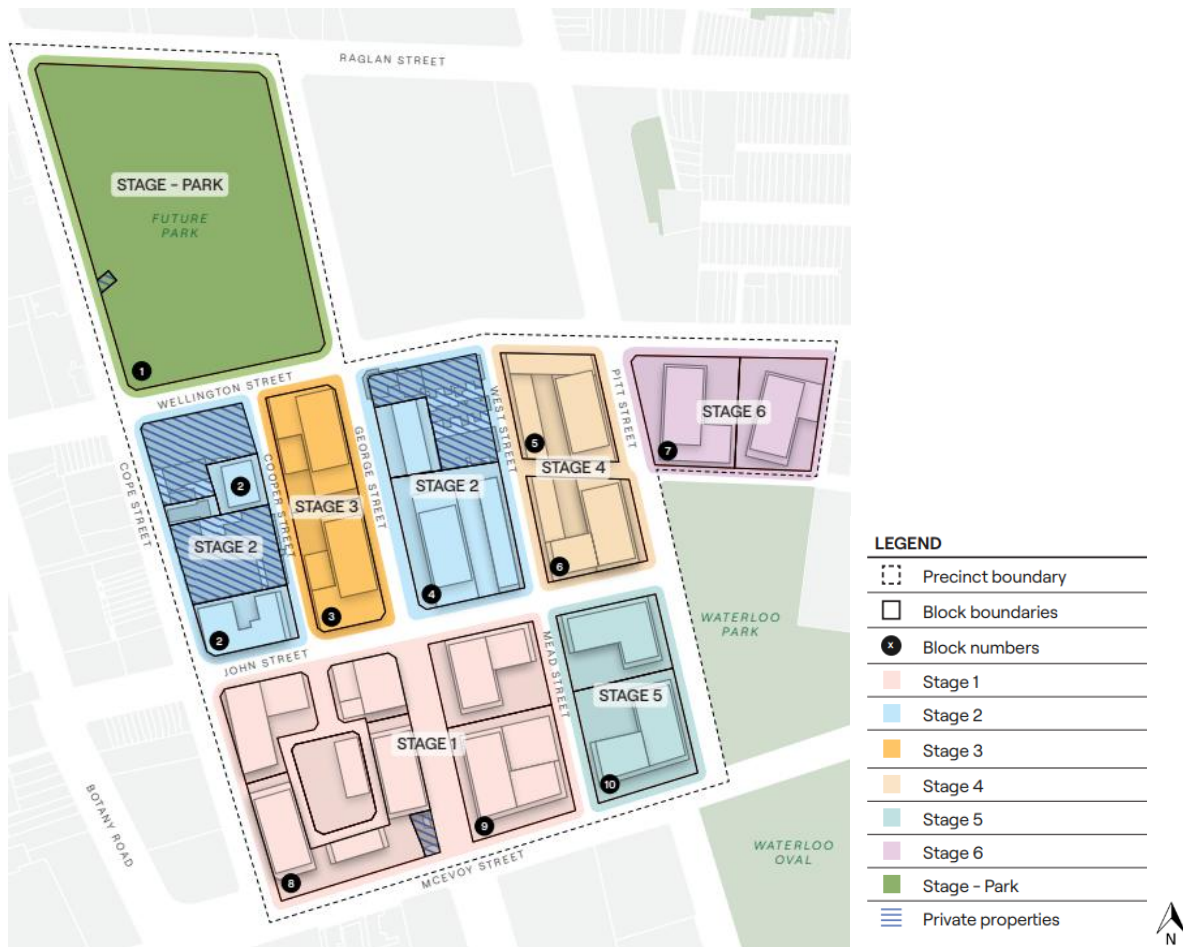


Figure 2 Summary of anticipated development stages

2.2 Types of design excellence processes

As outlined in **Section 1.4** of this Strategy, a tailored approach to the achievement of design excellence will be adopted for Waterloo South given the scale of the project and diverse array of development types and tenures.

A variety of processes are proposed achieve design excellence across the site, reflecting and balancing the key objectives of the project. As the project will be undertaken over a period of 10-15 years, this Strategy must be flexible and adaptive, establishing a quality framework for the achievement of design excellence to set a benchmark in delivering mixed tenure housing in the most efficient, effective, and timely manner.

The proposed design excellence processes are as follows:

- Direct appointment of concept architect, First Nations concept architect/advisor and concept landscape architect. The selected concept architects may also be engaged for future stages of the project.
- Direct appointment of architects for all social and affordable housing buildings.
- Direct appointment of architects for all community buildings, as anticipated under the existing planning framework.
- Competitive design processes for all market housing buildings*, including a minimum of three (3) competitors invited for each competition.
- The direct appointment of an Executive Architect and Documentation Architect to oversee the redevelopment of each Stage and ensure a common and high quality of document production
- A design review process for each Stage, considering all buildings and public domain components of the Stage regardless of tenure.

**NOTE: As per the provisions of Chapter 2 Part 2.2 Division 2 of State Environmental Planning Policy (Planning Systems) 2021, an exemption to the competitive design process requirement will be sought for all market housing buildings lodged prior to 30 November 2027 (being the date this division of the SEPP is repealed).*

Figure 3 illustrates the types of processes which will be undertaken depending on the tenure of housing.



Figure 3 Types of design excellence processes across the Waterloo South blocks

The following section provides a more detailed overview of the design excellence processes proposed to be undertaken to achieve design excellence in the redevelopment of Waterloo South.

2.2.1 Direct Appointment

To expedite engagement of capable and qualified designers for key elements of the redevelopment, the Proponent will direct appoint architects for the concept, social housing, affordable housing, community buildings, and landscape/public domain within Waterloo South. The selection of these architects will be based on important factors such as capabilities, expertise, demonstrated experience, capacity to deliver, and ensuring architectural diversity is achieved through the use of multiple architects. The direct appointment of these architects will ensure the most efficient procurement process to maximise the delivery of key public benefits in the Waterloo South project.

Broadly, the following criteria will be considered in the direct appointment of architects, as well as achievement of the design objectives as set out in the Design Criteria:

- Demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects (AIA) award or commendation, except for 'emerging' practices.
- Demonstrated experience in works of similar nature and complexity, particularly mixed use and urban regeneration and ability to act as an executive architect, except for 'emerging' practices
- Demonstrated experience in designing for Country processes, and where possible inclusion of First Nations Architects as part of the team.
- Demonstrated experience in residential design, mixed use and urban regeneration.
- A mix of emerging and established architectural practices.
- A person, corporation or firm registered as an architect in accordance with the NSW Architects Act 2003.
- Gender representation target ratio of 40% male, 40% female and 20% any gender.
- Experience with DBPA and delivery of Class 2 NCC buildings in NSW.

The term 'emerging practice' refers to a practice in the early stages of establishment, generally within ten years, or one that – while well-established and with a reputation for design excellence in different, smaller or less complex project types – is yet to undertake or is just beginning to undertake work of a larger, different or more complex type.

It is noted that the Proponent may select individual architectural practices on a building-by-building basis, or to design all social or affordable housing buildings within a single block. Where a single architectural practice is appointed, the architect will be limited to design a maximum of two buildings (even if a basement is shared). The direct appointment of architects for community buildings will be undertaken in consultation with the City of Sydney, as per the requirements of the agreed VPA.

2.2.2 Competitive Design Processes

As outlined above, a competitive design process will be undertaken for all market housing buildings proposed within the project (Note: unless an exemption is available under Chapter 2 Part 2.2 Division 2 of the Planning Systems SEPP). The competitive design process will consider the City's Policy and GANSW *Design Competition Guidelines* (September 2023). Each relevant process will be undertaken prior to the lodgement of the detailed development applications seeking consent for the construction of the buildings the subject of market housing.

The type of 'competitive design process' will comprise an 'invited' competitive design alternatives process as set out in the City's Policy. It is intended that the process be completed over a maximum eight (8) week timeframe, as set out in **Table 2**.

Table 2 Competitive Design Process Schedule – during the competitive process

Week	Description/ Milestone
Prior to Commencement	GANSW endorsement of the Design Competition Brief and assessment criteria
4-6 weeks	Competitor Briefing Competitor working time Mid-point check-in Final Submissions by competitors to competition manager
2 weeks	Technical review of Final Submissions undertaken Competitor presentations to the Selection Panel Decision of Selection Panel
After Completion	Preparation and endorsement of Competition Report (including the panel's comments and recommendations for the schemes)

Competitive Design Process Brief

The Competition Brief will be prepared by the Competition Manager on behalf of the Proponent in consultation with GANSW, and subject to one review from the City of Sydney. Final endorsement of the Competition Brief will be obtained from GANSW prior to commencement of the competitive process. In establishing the Competition Brief, the Proponent will ensure that:

- All details regarding the conduct of the competitive process are contained within the Competition Brief.
- The Competition Brief and appended documents are reviewed by the City of Sydney and endorsed by GANSW and Homes NSW prior to its distribution to Competitors, Selection Panel and technical advisors.
- The Competition Brief is to be prepared having regard to the City of Sydney Competitive Design Policy and Section 3.2 of the GANSW Design Competition Guidelines (September 2023).

Competitors

The Proponent will appoint a minimum of three (3) competitors to participate in the invited design competition. Competitors will be well-experienced registered architects with proven capabilities and design skills in residential housing projects. The selection of competitors will be undertaken in consultation with GANSW and the City of Sydney, and competitors will need to satisfy the following eligibility requirements:

- Each competitor must be a person, corporation or firm registered as an architect in accordance with the NSW Architects Act 2003.
- Demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects award or commendation.
- Demonstrated experience in works of similar nature and complexity, particularly mixed use and urban regeneration and ability to act as an executive architect.
- Demonstrated experience in designing for Country processes, and where possible inclusion of First Nations Architects as part of the team.
- Demonstrated experience in residential design, mixed use and urban regeneration.
- Competitors will be a mix of emerging and established architectural practices and a gender representation of 40% male, 40% female and 20% any gender is desirable.
- Experience with DBPA and delivery of Class 2 NCC buildings in NSW.

Selection Panel

The Selection Panel will be comprised of members with industry recognised experience in Architecture, Landscape Architecture, Urban Design and/or Sustainability.

Selection Panel members are to:

- Represent the public interest.
- Be appropriate to the type of development and context of the site.
- Have relevant design expertise and be recognised advocates for design excellence.
- Include persons who have expertise and experience in the design and construction industry.
- Include a majority of registered architects with urban design and architectural expertise and experience.
- Achieve a gender representation target ratio of 40% male, 40% female and 20% any gender.

It is proposed that the Selection Panel will comprise a minimum of five (5) members as follows:

- 2 x GANSW nominees (including the chair)
- 1 x City of Sydney nominee
- 2 x Stockland nominees

The chairperson will be nominated by GANSW and will have expertise in architectural design and be a recognised advocate of design excellence.

The Selection Panel's decision will be via a majority vote and will not fetter the discretion of the consent authority in its determination of any subsequent development application associated with the site.

Technical Advisors

Technical advisors will be engaged by the Proponent to provide technical information and input into the Competition Brief, provide guidance to the Competitors as instructed, provide advice to the Proponent and the Selection Panel during the design competition, provide technical assessment of the competitor submissions and present to the Selection Panel on their relevant disciplines. Technical advisors may also be called upon to provide advice, post competition, in the design review phase. The Competitive Process Brief will detail the procedures for competitors to seek feedback from technical advisors.

Impartial Observers

A number of impartial observers will be invited to attend and observe the key milestones of the competitive process, including a review of Final Submissions and attendance at Competitor presentations. The impartial observers' role will be to verify that the design competition has been followed appropriately and fairly. Impartial observers are anticipated to include:

- **Department of Planning, Housing and Infrastructure:** GANSW and DPHI will each nominate an impartial observer/s.
- **City of Sydney:** Council will nominate an impartial observer/s.
- **Proponent:** Representatives will be nominated from each Proponent member.

Assessment and Decision

A minimum of three (3) Final Submissions must be assessed and each of the designs will be presented to the Selection Panel. The Selection Panel will select a winning architect based on an assessment of their submission against the weighted assessment criteria presented in the Brief. The winning architect across each competition will be appointed to design, document and deliver the market housing.

Competition Report

Following the completion of the competitive design process, and when competition submissions have been assessed and a winner selected, a Competition Report is to be prepared and submitted to GANSW. The Competition Report is to be endorsed prior to the lodgement of any SSDA for the winning scheme by the GANSW.

2.2.3 State Design Review Panel – Homes NSW

To ensure design excellence can be achieved in the context of the various design procurement methods, a Design Review Panel (DRP) will be formed for each Stage of the development. The proposal will utilise the State Design Review Panel (SDRP) – Homes NSW unless as agreed between Homes NSW, GANSW, and Stockland. Each SDRP will be responsible for undertaking design reviews of each of the buildings and landscape (excluding the public domain) within the relevant Stage.

The SDRP will be formed following the completion of the competitive design process and/or direct appointment of the architect(s) and prior to the lodgement of the relevant planning application.

If a competitive design process has taken place, wherever possible the Selection Panel will also form a part of the SDRP for the relevant stage of the development. This will ensure there is a coherent approach to achieving design excellence across each Stage through a variety of processes, while providing continual and consistent design review.

Each SDRP will comprise a minimum of five (5) members, selected in the context of the key design matters and tenure types relevant for that stage of the development. The SDRP will be convened by the Proponent, and will contain the following nominees:

- 1 x GANSW nominee (including the chair)
- 1 x City of Sydney nominee (excluding staff members)
- 3 x Independent nominees

The SDRP will review each Stage at the following milestones:

- Prior to the lodgement of each Detailed SSDA (at a minimum of two occasions per building).
- Lodgement of the Response to Submissions as part of the Detailed SSDA (if changes are proposed to the development following receipt of submissions).
- Lodgement of any significant design modification following the Detailed SSDAs determination.

Each meeting of the SDRP should be documented with an advice letter. This advice letter will include a statement confirming that the design has the potential to achieve design excellence, and whether further SDRP reviews are recommended. Specific reference to advice and recommendations from earlier SDRP reviews should be made in each subsequent minutes to ensure all matters are addressed.

3.0 Designer Roles

Given the various designers who will be involved in the project, this Strategy clearly defines the various designer roles and responsibilities. These roles are outlined below.

3.1 Executive Architect

The role of the executive architect is to coordinate the design development of the buildings across each block and/or stage of the development, and ensure consistency and coordination for communal and/or shared infrastructure across each stage of development (such as basements, ground floor plans, waste management and loading strategies, and the public realm). The executive architect may also design the basements across blocks, with input from design architects, to ensure consistency and the ability to safely handover the basements post-construction. It is possible for the executive architect to also be the winner of the relevant competitive design process for market housing or the direct appointment process for social and affordable housing.

While the designers of individual buildings will be responsible for the preparation of the detailed development applications and the accompanying documents, the executive architect will act in an advisory role, ensuring that each detailed DA is progressing in a considerate way that will contribute to an excellent design outcome for the broader site. The executive architect may also be responsible for the preparation and coordination of construction documentation, with the design architect having an oversight and endorsement role of the design drawings as outlined in **Section 3.3**.

3.2 First Nations Architect and Advisors

An Executive Indigenous Architect will be appointed for the concept SSDA as a lead member of the design team alongside the Precinct Architect and Landscape Architect. This will ensure the First Nations narrative is embedded at the very beginning of the design process and is ongoing through the design of all parts of the project. Through collaboration with the community and our First Nations Engagement Advisor we will document First Nations design principles and priorities for Waterloo South in a way that elevates and, where possible gives statutory weight to these principles.

3.3 Design Architect

The design architect for each building (selected either via the competitive design process or by direct appointment) is to be appointed as the design architect for each building to:

- prepare a development application for the preferred design
- prepare or have oversight and an endorsement role of the design drawings for a construction certificate for the preferred design
- prepare or have oversight and an endorsement role of the design drawings for the contract documentation
- maintain continuity during the construction phases to the completion of the project

The design architect may work in association with other architectural practices, including the executive architect or documentation architect (if a different architect) but is to retain a leadership role over design decisions relating to the building by reviewing key plans and having an endorsement role where plans are prepared by others. The design architect is required to collaborate with the Proponent's nominated technical advisors, consultants, landscape architects and overall design team in the preparation of all documentation.

3.4 Documentation Architect

A documentation architect may be appointed by the Proponent to assist with the preparation of detailed design and construction documentation to meet project specific deadlines and expedite the delivery of new homes across the Waterloo South precinct. The documentation architect will ensure quality, by way of consistent detailing and documentation across the individual blocks and stages. The documentation architect, if appointed, can be the same or separate firm to the executive architect or design architect.

4.0 Other Matters

The following matters are of relevance to the achievement of design excellence and are therefore considered within this Strategy.

4.1 Design Integrity

As outlined in **Section 2.2.2** of this Strategy, the winning architect of a competitive design process, as selected by the Selection Panel will be appointed by the proponent as Design Architect for that component of the project. Where the winning architect is a consortium, partnership or other joint authorship, each must retain representation and a leadership role in all processes following.

To ensure design continuity and excellence of the winning scheme is maintained throughout the development process, as a minimum the Design Architect is to maintain a leadership role in:

- preparation of drawings for the future detailed SSDA;
- preparation, or oversight and final endorsement of, drawings for a construction certificate;
- preparation, or oversight and final endorsement of, drawings/material for contract documentation; and
- continuity of design leadership through construction to occupation certificate.

As outlined in **Section 3.0**, it may be the Proponent's intention for the winning design team to work in association with other architectural practices in the development of the project, notwithstanding this, the winning design team will retain a leadership role over design decisions relating to the scope of the competition or their scope if selected via direct appointment.

4.2 Ecologically Sustainable Development

Ecologically sustainable development (ESD) is an important principle of the redevelopment of Waterloo South. Excellent ESD outcomes are targeted to be achieved to enable a low-carbon precinct which is resilient against the impacts of climate change (including flooding and urban heat) and enables efficient use of resources by future residents.

Some of the key ESD targets as committed between the Proponent and Homes NSW for the project are as follows:

- Green Building Council of Australia Green Star Communities – 6 star rating v1.1;
- Green Building Council of Australia Green Star – Buildings rating of 5 stars v1 Rev C for each Social Housing Unit Building and each Non-Social Residential Unit Building;
- Nationwide House Energy Rating Scheme (NatHERS) average rating of 7 stars in respect of each Social Housing Unit and each Non-Social Residential Unit;
- National Australian Built Environment Rating System (NABERS) Energy rating of 5 stars in respect of each Retail Unit; and
- National Australian Built Environment Rating System (NABERS) Water rating of 4 stars in respect of each Retail Unit.