

187 THOMAS STREET, HAYMARKET –

DESIGN EXCELLENCE STRATEGY



**Submitted to:
City of Sydney**

April 2020

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Quality Information

Document 187 Thomas Street, HAYMARKET

Ref 18-33

Prepared by Helena Miller, Director

Revision History

REVISION	REVISION DATE	DETAILS	AUTHORISED	
			NAME/POSITION	SIGNATURE
Revision 01	14 April 2020	Draft for lodgement	Helena Miller, Director	

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1. INTRODUCTION

1.1 Overview

This Design Excellence Strategy (the Strategy) has been prepared MG Planning Pty Ltd on behalf of Greaton Development and is submitted in conjunction with a Planning Proposal request for land at 187 Thomas Street, Haymarket.

This Strategy has been prepared in accordance with Section 3.3.2 of the *Sydney Development Control Plan 2012* (SDCP) and the *City of Sydney Competitive Design Policy 2013* (the Policy).

In accordance with Clause 1.2 of the Policy and Section 3.3.2 of the SDCP, this Design Excellence Strategy defines:

- (a) the location and extent of each competitive design process, where each competitive design process is to be limited to a single development site or street block;
- (b) the type of competitive design process(es) to be undertaken: an open or invited architectural design competition or competitive design alternatives;
- (c) the number of designers involved in the process(es);
- (d) how fine grain and contextually varied architectural design is to be achieved across large sites;
- (e) whether the competitive design process is pursuing additional floor space or height;
- (f) options for distributing any additional floor space or height which may be granted by the Consent Authority for demonstrating design excellence through a competitive design process;
- (g) the target benchmarks for ecologically sustainable development."

The Proponent proposes to carry out an 'invited' Architectural Design Competition associated with the development, with a minimum of five (5) invited Competitors.

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 between this Strategy and the relevant SEPPs, LEP and DCP then the relevant SEPPs, LEP and DCP prevail. The redevelopment of the site is guided by the Sydney Local Environmental Plan 2012 (LEP 2012) and Sydney Development Control Plan 2012 (DCP 2012) in order to achieve an enhanced urban outcome with a building and public realm of high design quality.

1.2 Objectives

The objectives of this Strategy are to:

- (a) Establish the framework for the Competition in accordance with the Policy;
- (b) Ensure that the Competition works within the framework of this approved Design Excellence Strategy;
- (c) Confirm the number and selection of Competitors to participate in the Competition;
- (d) Establish the process for the selection of a jury;
- (e) Set out the approach for establishing a Competition Brief that ensures:
 - The Consent Authority's design excellence requirements are balanced with the Proponent's objectives,
 - The achievement of design and architectural diversity,

- Procedural fairness for Competitors.
- (f) Ensure that design excellence integrity is continued in the subsequent detailed development proposal and construction phase through to the completion of the project;
- (g) Ensure sustainability initiatives and ecologically sustainable development targets are developed through the Competition, detailed design development and construction phases through to the completion of the project; and
- (h) Clarify the rationale for granting the additional floor space under Clause 6.xx of SLEP 2012 having regard to the planning objectives and building envelope controls outlined in SLEP 2012, SDCP 2012 and the Draft DCP amendment relevant to the subject land.

2. DESIGN EXCELLENCE STRATEGY

2.1 The Site

The Site is legally described as Lot 100 in Deposited Plan 804958 and is located at 187 Thomas Street, Haymarket. The site is located at the intersection of Valentine, Quay and Thomas Streets as shown in Figure 1.

The Competition will apply to the full extent of the site and development under the Draft DCP controls.



Figure 1: Site location with the competition site bounded read and shown yellow (Source: Sixmaps)



Figure 2: Aerial view with the competition site bounded read and shown yellow (Source: Sixmaps)

2.2 Type of Competitive Design Process and Selection of Competitors

The Proponent has elected to conduct a single invited Architectural Design Competition for the project.

The Proponent will invite a minimum of five (5) Competitors to participate in the Competition.

The selection of the participants in the Competition will be undertaken in consultation with the City of Sydney, as follows:

- Include a range of emerging, emerged and established local or interstate or international architectural practices to participate;
- Include a majority of local firms as lead Design Architect; and
- Require that each competitor will 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.

2.3 Competition Brief

In establishing the Competition Brief for the site, the Proponent will ensure that: ▪

- All details about the conduct of the Competition are contained within the Competition Brief only and no other document;
- The Competition Brief and appended documents have been reviewed and endorsed by the City prior to its distribution to Competitors; and
- The Competition Brief is to be in accordance with the City's Model Competitive Design Process Brief and the Policy

2.4 Assessment and Decision Making

The Jury will comprise a total of six (6) members. The Jury will be appointed by the Proponent, in consultation with the City of Sydney, constituting:

- Three (3) City nominated members, one of which must be a City of Sydney Design Advisory member; and
- Three (3) Proponent nominees.

Members of the Jury will be sourced from the City's panel of prequalified jurors.

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 development, 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.

One member of the jury will be a demonstrable expert in the field of ESD.

The City will nominate an observer(s) to verify that the Competition has been followed appropriately and fairly.

The Jury's decision will be via a majority vote. The decision of the Jury will not fetter the discretion of the Consent Authority in its determination of any subsequent development application associated with the development site that is the subject of the Competition.

Unless stated otherwise herein, Clause 3.4 of the City of Sydney Competitive Design policy will apply with regard the decision making and resolution process and Clause 3.5 of the City of Sydney Competitive Design Policy will apply in relation to the preparation of an Architectural Design Competition Report

2.5 Design Integrity

The architectural firm(s) of the winning scheme, as chosen by the Jury, is to be appointed as the Lead Design Architect.

The Lead Design Architect is to maintain a leadership role over design decisions until the completion of the project.

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

2.6 Opportunities for Distributing Floor Space within the Building Envelope

The approved concept building envelope prescribed in Sydney DCP 2012 (Amendment xx) establishes the maximum parameters for the competitive process and the future built form on the site. The detailed proposal must be contained within the approved concept building envelope. The distribution of the maximum permissible floor space will be consistent with the relevant provisions of the SLEP 2012 and any provisions of SDCP 2012 (Amendment xx).

2.7 Target Benchmarks for Ecologically Sustainable Development

The proposed development at 187 Thomas Street has considered sustainable design strategies from the outset of the project. The Project has a strong vision for creating a vertical innovation village through the provision of a complementary range of spaces and services within a world-class building.

An innovative, world-class building of this type must also deliver extremely high standards of ESD. This has been achieved through the holistic approach to sustainable design detailed in the ESD report and Strategy (prepared by WSP at **Appendix 1**) with a strong focus on energy efficiency and low carbon design strategies, waste diversion and reduced water consumption. The project is subject to exceptionally high ESD standards as prescribed in the policies below.

The competitive process is to seek to achieve the ecologically sustainable development (ESD) targets for the development as set out in the ESD Concept Report dated March 2020 prepared by WSP Consulting Pty Ltd (refer **Appendix 1**).

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

In summary ESD targets for the future detailed design include:

- NABERS Energy 5.5 (Commercial Offices);
- NABERS Energy 4.5 (Tech Hotel);
- Compliance with Section J 2019 (Ground Floor - Retail and Commercial);
- Net Zero Carbon;
- Zero Waste;
- Water Efficiency

ESD initiatives to achieve these targets are to include, but not be limited to:

Energy

- Passive design techniques
- High performance glazing
- High efficiency lighting
- High performance building services
- Photovoltaics wherever feasible
- Comprehensive metering strategy
- The overall strategy is able to achieve a 25% reduction in carbon emissions compared to a National Construction Code compliance reference building.

Water

- Efficient fixtures and fittings
- Provision of a rainwater collection tank
- Investigation of greywater recycling in suitable areas of the building

Waste

- Best practice waste management & operations achieving at least a 70% diversion rate from landfill

Materials

- Use building materials, fittings and finishes that: have been recycled; are made from or incorporate recycled materials; and have been certified as sustainable or 'environmentally friendly' by a recognised third party certification scheme.

Biodiversity and Landscape

- Vertical gardens in suitable areas
- Tree Canopy cover where possible
- Native species

Transport

- Reduced car parking to encourage use of alternative modes of transport in this highly accessible location
- Electric vehicle charging stations

- End of trip facilities

Climate Change

- Assessment of risks and potential impacts
- Reducing the urban heat island effect of the building

Social sustainability / community benefits initiatives

- Social and cultural infrastructure to enhance the social and cultural life of the locality
- Public domain enhancements to improve liveability and vibrancy
- Infrastructure tailored to the needs of local student communities
- Infrastructure opportunities for social/ creative sector entrepreneurs
- Culturally-specific responses to the Haymarket/Chinatown community

APPENDIX 1
ESD CONCEPT REPORT