

Attachment A7

Design Excellence Strategy

Design Excellence Strategy

Woolworths Waterloo

923-925 Bourke Street, Waterloo
Planning Proposal

Contents

1.0	Overview	2
1.1	Overview	2
1.2	Objectives of the Design Excellence Strategy	3

2.0	Design Excellence Strategy	4
2.1	The location and extent of the competitive design process	4
2.2	The type of competitive design process to be undertaken	4
2.3	Selection of competitors	4
2.4	Establishment of the competition jury	5
2.5	Competition brief	5
2.6	Proposed allocation of up to 10% additional floor space	5
2.7	Distributing floor space within the building envelope	6
2.8	Public domain considerations	6
2.9	Vehicle accessibility and servicing	6
2.10	Sustainable design targets	7

3.0	Design Integrity	8
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Figures

Figure 1 – Site location and extent of competitive design process	4
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1.0 Overview

1.1 Overview

This Design Excellence Strategy has been prepared by Ethos Urban on behalf of Fabcot Pty Ltd (the proponent). It supports the Planning Proposal for 923-935 Bourke Street, Waterloo which has been submitted to the City of Sydney Council.

The broad intent of the Planning Proposal is to achieve a mixed-use development outcome including a Woolworths supermarket, supporting retail, commercial and residential land uses, which facilitates a suitable urban form to support local strategic planning intent for the establishment of a new 'neighbourhood centre' within the site. This Planning Proposal seeks Council's support for a site-specific amendment to the LEP for the following:

- A site specific exemption for the site from the 1,000sqm cap under clause 7.23 'large retail development outside of Green Square Town Centre and other planned centres', subject to the achievement of defined criteria of site and strategic attributes (by way of inserting a new clause in Division 5);
- A site-specific increase in the site's FSR of up to an additional 0.5:1, but only where that additional FSR is used for below ground retail development (reflecting the addition of the supermarket floorspace). The exemption would bring the site's total maximum FSR to 2.7:1, inclusive of base FSR, community infrastructure and design excellence bonuses (by way of inserting a new clause in Division 5); and
- In relation to building height, provide new mapping to reflect an increase from 15m to between 22m and 27m within the site (between 5 to 7 storeys overall) to redistribute massing to achieve the indicative mixed-use development (under clause 4.3).

The Planning Proposal will facilitate the rejuvenation of the site with an indicative reference scheme accommodating a mixed-use development, including a 3,200m² full-line Woolworths supermarket in a subterranean level, together with a speciality retail podium and servicing, commercial floorspace and residential apartments. The amended indicative reference scheme underpinning the Planning Proposal totals some 17,575m² of Gross Floor Area (GFA), comprising:

- 3,200m² of supermarket GFA
- 1,670m² of retail GFA (inclusive of circulation and lobbies)
- 2,025m² of commercial GFA (inclusive of circulation and lobbies); and
- 10,680m² of residential floorspace, including some 121 dwellings.

Basement parking is accommodated for a total of 216 cars, together with ground level through-site links and podium and rooftop communal residential facilities. The Proponent intends to deliver, as part of this Planning Proposal, affordable housing contributions, electric vehicle charging facilities, site specific sustainability measures and local infrastructure by way of a Voluntary Planning Agreement (VPA) to be entered into with Council

This Strategy has been prepared consistent with the requirements of the Guideline for Site Specific Planning Proposals in Central Sydney. 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;
 - 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;
- Whether the competitive design process is pursuing additional height or floor space;

- Options for distributing any additional floor space ratio or height which may be granted by the consent authority for demonstrating design excellence through a competitive design process;
- Parameters to support the viable planning for a full-line supermarket with supporting speciality retail and ancillary facilities; and
- Target benchmarks for ecologically sustainable development.

The proponent has elected to carry out an Invited Competitive Design Alternatives Process involving a minimum of four (4) architectural firms ranging from emerging, emerged and established architectural firms

It is envisaged that the competitive process will begin as soon as practical after the public exhibition of the Planning Proposal and the endorsement of the competition brief by the City of Sydney.

1.2 Objectives of the Design Excellence Strategy

The objectives of this strategy are to:

- Establish a methodology for the proponent to implement a competitive design process for the redevelopment of the subject site, in accordance with the Policy;
- Ensure that the competitive design process works within the framework of this approved Design Excellence Strategy;
- Confirm the number of architectural practices to participate in the competitive process and how these will be selected;
- Establish the process for the selection of a competition jury;
- 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.
- Ensure the project vision, including the provision of a subterranean supermarket with a minimum 3,200sqm of floorspace, specialty retail, provision of community infrastructure and other VPA commitments, embedded in the competitive design process and to be defined and detailed as part of the competition brief;
- Ensure sustainability initiatives and ecologically sustainable development targets are defined and developed through the Competition, detailed design development and construction phases through to completion of the project; and
- Ensure that design excellence integrity is continued in the subsequent detailed development proposal through construction phase to completion of the project.

2.0 Design Excellence Strategy

2.1 The location and extent of the competitive design process

The site of the proposal is located at 923-935 Bourke Street, Waterloo (refer to the site location provided at **Figure 1**). The site is legally described as Lots 1-3 SP 22332, which contains three separate strata allotments. Prominently sitting at the corner of McEvoy and Bourke Streets, the site is located within the Green Square urban renewal area.

The site is irregular in shape and has a total area of approximately 6,534sqm. The site is bounded by McEvoy Street to the north, Bourke Street to the east, Young Street to the west and the rear of properties with a frontage to Powell Street to the south. The Competition is intended to apply to the whole of the site.



 The Site

 NOT TO SCALE

Figure 1 – Site location and extent of competitive design process

Source: Nearmap and Ethos Urban

2.2 The type of competitive design process to be undertaken

The proponent has elected to conduct a single **invited competitive design alternatives process** for the project. The process is to be undertaken prior to the lodgement of a detailed Development Application (DA) for the redevelopment of the site as planned in the site-specific Planning Proposal.

The Invited Architectural Design Competition will be conducted primarily in accordance with the Policy and Competitive Design Model Brief, however it will also draw on efficiencies supported within the City of Sydney Competition Protocols COVID 19, dated 26 May 2022. Endorsement of the Competition Brief is required by the City of Sydney prior to commencement of the Design Competition.

2.3 Selection of competitors

The proponent will undertake an Invited Design Competition with **four (4) invited competitors**. 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 must be a range of emerging, emerged and established local, interstate or international architects or firms.
- No more than 50% of Competitors can include international firms as the principal/lead.
- Competitors must demonstrate their experience on projects that have achieved a high level of sustainable design and achieved high Green Star Design & As Built or NABERS Energy/Water ratings or international equivalent (LEED, BREAM, other).
- 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 will comprise 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; and
- Half the members nominated by the proponent.
- One member of the jury must be a demonstratable expert in the field of ESD.

Jury members are to:

- Represent the public interest;
- Include only persons who have expertise and experience in the design and construction professions and related industries; and
- Include a majority of registered architects with urban design and retail expertise.

2.5 Competition brief

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

The competition brief will be limited to approximately 30 pages (excluding competition procedures) with compliance schedules and appendices reduced where possible. In establishing the brief, the proponent will ensure that:

- All details regarding the conduct of the competitive process are contained within the brief;
- 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 City of Sydney Competitive Design Policy.

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

2.6 Proposed allocation of up to 10% additional floor space

The design competition will be pursuing up to 10% additional floor space under the site-specific clause resulting from the Planning Proposal and the Policy. For clarity, this floorspace bonus subject to design excellence being achieved, will be on the basis of the applicable current floorspace controls of 2.0:1, for a total above ground floorspace ratio of 2.2:1 inclusive of design excellence bonus. The design excellence bonus will not be applicable to the subterranean supermarket floorspace which will be applied to the site subject to a separate site specific LEP clause.

The Planning Proposal and Draft DCP amendments support a subterranean supermarket and a ground floor speciality retail, loading, servicing and access podium. Residential apartments are to be located above with central communal open space. Fronting the intersection of McEvoy and Bourke Streets is a separate mixed-use envelope comprising commercial and residential uses.

The design competition will be on the basis of the revised maximum building height sought as part of this Planning Proposal which are 27m on the Young Street facing section of the site, 24m on the McEvoy Street facing section and 22m on the Bourke Street facing section of the site as per draft LEP mapping provided with the Planning Proposal.

2.7 Distributing floor space within the building envelope

The proposed site-specific DCP, to be developed, will establish a maximum building envelope for the competitive process and the future built form on the site. The detailed proposal must be contained within this envelope which will allow for an articulation volume to be determined. The detailed proposal is not anticipated to completely fill the building envelope volume. The distribution of floor space within the envelope is to be considered by the competitors in the competitive design process and must be consistent with provisions contained in the Planning Proposal (including Draft DCP Amendments) for the site.

The land uses within the envelope, as per the Planning Proposal, will be subject to the following floor areas and land use mix:

- A total GFA of 17,575m², equating to 2.7:1 FSR;
- A maximum of 3,200m² GFA for the purposes to be located in a subterranean retail / supermarket format (0.5:1 FSR);
- A maximum of 14,375m² GFA to be located at or above ground level (2.2:1 FSR);
- A minimum of 1,500m² GFA for ground floor specialty retail and supermarket pick up;
- A minimum of 2,000m² GFA for commercial purposes at Levels 1-4 fronting the intersection of Bourke Street and McEvoy Street;
- Residential apartments within a Young Street facing building with circa 6,900m² GFA;
- Residential apartments within a McEvoy Street facing building with circa 1,600m² GFA; and
- Residential apartments within a Bourke Street facing building with circa 2,200m² GFA.

2.8 Public domain considerations

The competition brief is to include the DCP identified primary through-site link from adjacent to the southern site boundary. The brief is to also give consideration to a secondary retail through site link which is aligned to the intersection of Bourke Street and Archibald Avenue. The clear width of each through-site link is to be a minimum of 6m.

Priority is to be demonstrated by competitors in relation to the retention of mature canopy trees within road reserve and street setbacks of the site. All designs for building massing parameters and basement extents are to be in line with the recommendations of an arboricultural impact assessment, to be provided as a technical appendix with the competition brief.

2.9 Vehicle accessibility and servicing

The competition brief is to have regard to including the following:

- Basement retail and residential access point and ramp located as far as practical away from McEvoy Street;
- Provision for access from Young Street for ground level Woolworths 'Direct to boot' grocery collection for a minimum of 6 car spaces;
- Ability for ground level loading dock and servicing sleeved by activation accessed from Bourke Street; and

- Separated basement parking for residents, commercial tenants and retail/public visitors, with an overall minimum of 216 parking spaces.

2.10 Sustainable design targets

All energy efficiency and renewable energy targets for office and retail uses within the future development are proposed to be consistent with the City's NetZero Energy 2026 provisions. The competition process is to achieve the following minimum ecologically sustainable development (ESD) targets:

- Supermarket & Retail – consistent with the City's NetZero Energy 2026 provisions;
- Commercial – consistent with the City's NetZero Energy 2026 provisions;
- Residential – BASIX compliance plus 5 points in both Energy (40) and Water (45);
- Incorporation of onsite rainwater capture and re-use for non-potable purposes within the development;
- Development of best practice site-wide resource recovery for operational waste / recycling systems; and
- Commitment to electric vehicle charging facilities in residential, retail and commercial car-parking areas as presented in the VPA Letter of Offer.

The competitive process will draw upon, but is not limited to, the sustainable design strategies identified in the Sustainability Report prepared by Floth (August 2022).

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.

3.0 Design Integrity

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