

# ETHOS URBAN

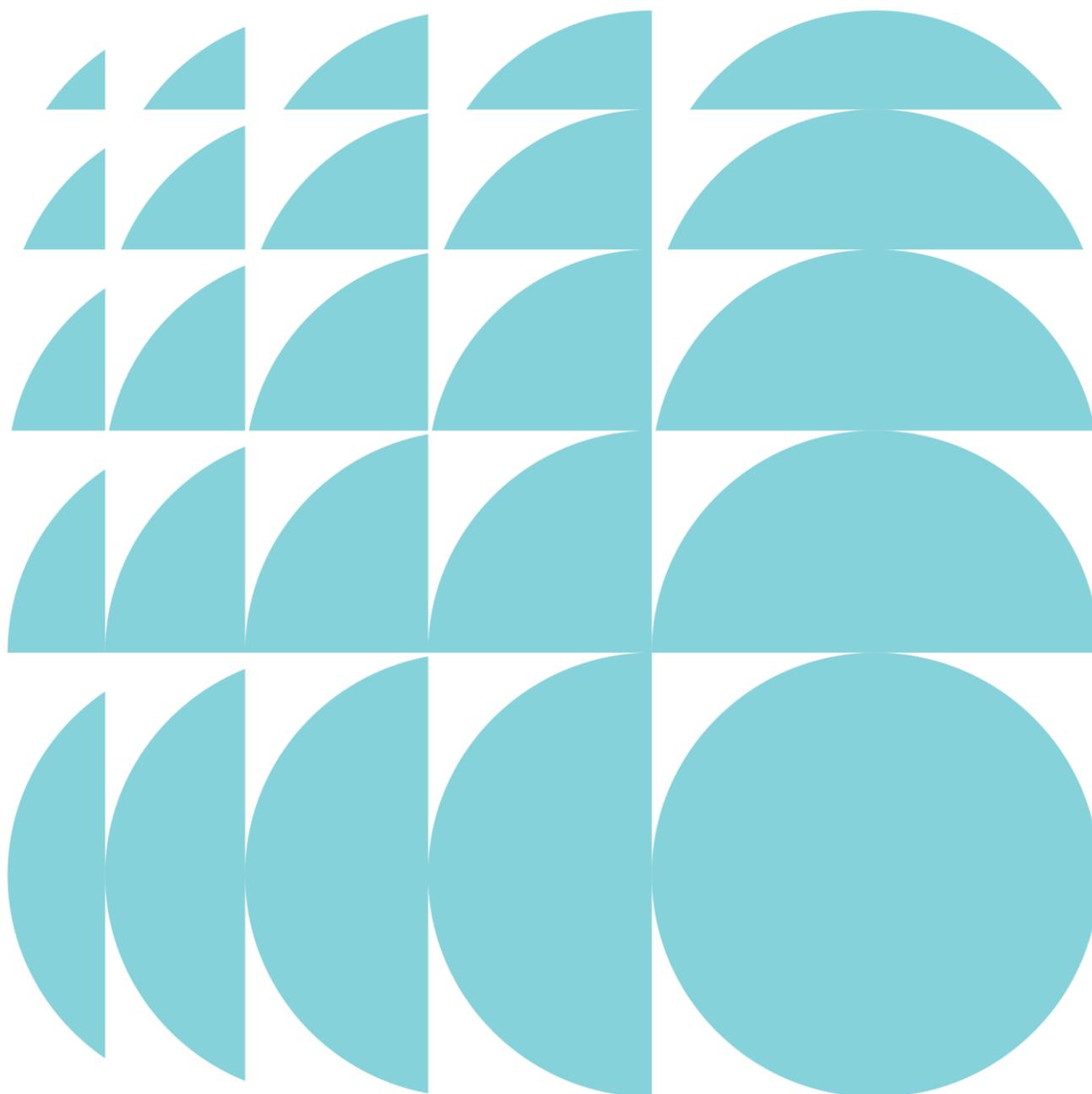
## Design Excellence Strategy

Indigenous Residential College  
622-644 Harris Street, Haymarket  
Site 13-15 UTS City Campus

Submitted to Department of Planning, Industry  
and Environment & the City of Sydney

On behalf of the University of Technology Sydney

August 2021 | 2210184





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## 1.0 Overview

This Design Excellence Strategy has been prepared by Ethos Urban on behalf of the University of Technology Sydney (UTS) to support the redevelopment of land at 622-644 Harris Street, Haymarket, legally described as Lot A DP 87139, Lot 1 DP 87261, and Lot 9 DP 86567 (known as Site 13-15) for an Indigenous Residential College including Knowledge Hub, Arts Centre and Education Space.

This strategy has been prepared in accordance with *Sydney Local Environmental Plan 2012* (SLEP 2012), 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), and 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.
- 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; and
- Target benchmarks for ecologically sustainable development.

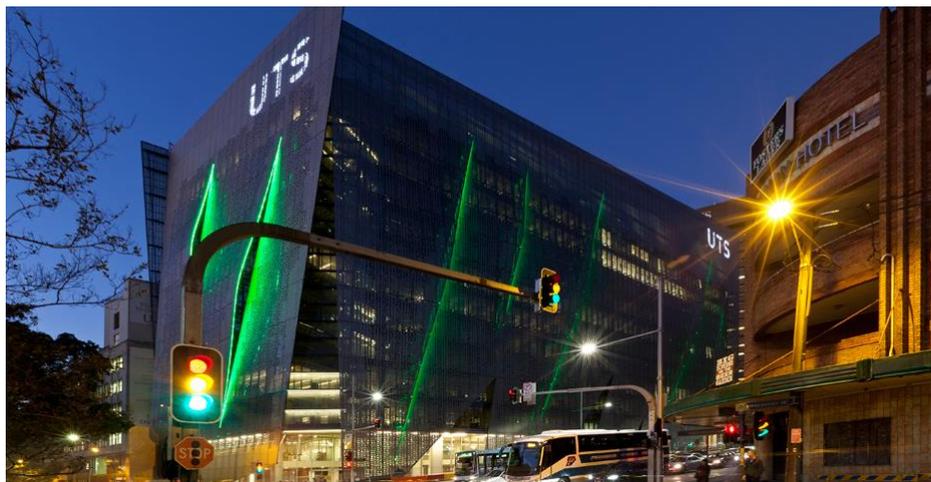
## 2.0 Background and Context

The achievement of design excellence across UTS has been an important theme since the UTS master planning process started in the 2000s and is clearly linked to the long-term strategic vision for UTS ‘to be one of the world’s leading Universities of Technology’.

UTS is committed to design excellence for new development. A mix of techniques have been utilised to achieve design excellence on campus to date. Design competitions have been undertaken to deliver:

- The Faculty of Engineering and IT Building (refer to **Figure 1**).
- The Faculty of Science and Graduate School of Health Building (refer to **Figure 2**).
- The Great Hall and Balcony Room Upgrade.
- The Alumni Green (refer to **Figure 3**).
- The Building 1 and Building 2 podium extension (refer to **Figure 4**).

UTS has a proven track record and is at the forefront of delivering the highest standard of architecture, urban design, and landscaping.



**Figure 1** – Faculty of Engineering and IT Building



**Figure 2** – Alumni Green



**Figure 3** – Faculty of Science and Graduate School of Health Building



**Figure 4** – Building 1 and Building 2 podium

## 2.1 Pymont Key Site Master Plan – UTS Indigenous Residential College

The Master Plan is being progressed under the framework established by the Pymont Peninsula Place Strategy (PPPS), where UTS is identified as one of four “key sites”. The PPPS sets out the NSW Government’s 20-year strategic direction and vision for Pymont, where Pymont’s locational advantages in terms of its proximity to Central Sydney, context within the Innovation Corridor and delivery of a new metro station have been embraced as part of its next evolution as the Western Gateway to the CBD.

As an identified “key site” it is recognised that UTS has the greatest potential to deliver strategic growth and change across the Peninsula together with leveraging the delivery of broader public benefits and infrastructure.

The Master Plan ultimately seeks to inform updated planning controls in relation to UTS’s short-term development plans for the site to deliver Australia’s first Indigenous Residential College (IRC) including Indigenous Arts Centre and Library.

## 2.2 State Design Review Panel

To inform the Master Plan and ensure the future attainment of design excellence, UTS have participated in the State Design Review Panel process. The panel members selected for the project were: Rod Simpson, Digby Hall, Sophie Dyring, Penny Collins, Daniele Hromek, Graham Jahn (City of Sydney nominee), and Olivia Hyde (Chair, SDRP). The IRC concept was presented to the Panel by UTS and its project team on 3 June 2021, 15 July, and 12 August 2021. The panel provided valuable feedback on the competitive process which has been considered and will inform the preparation of the Competitive Design Process Brief.

## 3.0 Design Excellence Strategy

### 3.1 The location and extent of the competitive design process

The site is legally described as Lot A DP 87139, Lot 1 DP 87261, and Lot 9 DP 86567 and is a regular shape with frontage to Harris Street, Mary Ann Street and Omnibus Lane. Refer to **Figure 1**. The site has a total area of approximately 2,154m<sup>2</sup>.

The invited competitive design alternatives process is to apply to the whole of the site.



Figure 5 – Site location and extent of the Competitive Design Process

### 3.2 Type of competitive process

The proponent has elected to conduct an **invited architectural design competition** for the project. The process is to be undertaken prior to the lodgement of any subsequent development application, in accordance with clause 1.1(2) of the policy.

### 3.3 Selection of competitors

The proponent will appoint a **minimum of five (5) competitors**. The proponent has elected to undertake an Expressions of Interest process to select eligible architectural firms. The selection of competitors will be determined by the proponent, undertaken in consultation with the City of Sydney (City).

The eligibility criteria are the following:

- Must be an Australian architectural firm with designer/s with Indigenous heritage, including but not limited to an Architect with Indigenous heritage as the Design Lead.
- Each Competitor will either be a person, corporation or firm registered as an architect in accordance with the *NSW Architects Act 2003* or equivalent in the case of interstate competitors.
- A Competitor shall have demonstrated experience working with Indigenous communities or in the design and delivery of Indigenous projects.
- A Competitor shall have demonstrated experience in the design and delivery of major projects.

### 3.4 Establishment of the Competition Jury

The jury is to comprise a maximum of six (6) members. Half the jury will be nominated by the proponent and half nominated by the City of Sydney. The jury will include Indigenous people, with either design expertise and/or experience working with Indigenous students and/or experience working with Indigenous programs/research within a tertiary institution. The jury will be appointed by the proponent in consultation with the City of Sydney. One of the jurors will act as the chairperson. The chairperson of the jury will have expertise in architectural design and be a recognised advocate of design excellence.

### 3.5 Competitive Design Process Brief

The Competition Brief (the Brief) will be prepared by the proponent who will liaise with the City of Sydney staff 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 no other document.
- the brief and appended documents are reviewed and endorsed in writing by the Consent Authority / City of Sydney prior to its distribution to competitors, jury, and technical advisors.
- the brief is to be generally in accordance with the City of Sydney Competitive Design Model Brief and the Policy.
- the brief sets out clear design objectives for a country led and integrated landscape approach.
- the brief establishes the process for stakeholder feedback to be provided to the jury by UTS Indigenous working groups.

### 3.6 No allocation of additional floor space or building height

No additional building height is to be pursued under Clause 6.21(7)(a) of the SLEP 2012, and no additional floor space is to be pursued under Clause 6.21 (7)(b)(i) of the SLEP 2012.

### 3.7 Target benchmarks for ecologically sustainable development

The competitive design process undertaken will be required to achieve sustainable development targets. These targets are summarised below.

- **Adherence to Section 3.6 of City of Sydney's Development Control Plan (DCP) 2012 – Ecologically Sustainable Development (ESD) provisions for Energy, Water and Waste;**
- **Building Code of Australia (BCA) – mandatory compliance with Section J Energy Efficiency, J1 (Building Fabric) and J2 (Glazing) only;**
- **6 Star Green Star Design & As Built v1.2 rating – achieve a minimum 5 star Green Star Design and As Built rating in accordance with the Credit Criteria outlined in the Green Star Design & As-Built v1.2 Submission Guideline;**
- **BASIX Energy** score of 50;
- **BASIX Water** score of 50 (assuming connection to recycled water);
- **Silver WELL Building rating, but achieve a minimum Bronze WELL Building rating;**
- **Passive House certification**
- **Net zero energy** by maximising on-site generation and/or off-site renewable energy procurement

Consideration will be given to:

- **Management:** Initiatives concerning the management procedures and considerations during design, construction and operation.
- **Indoor Environment Quality:** Initiatives that promote better indoor air quality, access to daylight and improved occupant comfort.
- **Energy and Emissions:** Initiatives to promote better building energy performance and reduce pollutant emissions.
- **Transport:** Initiatives to promote sustainable transport options for occupants.
- **Water:** Initiatives around the smarter use of water reductions in potable water consumption.
- **Materials:** Initiatives that encourage sustainable building materials and waste reduction.
- **Land Use and Ecology:** Initiatives that minimise the impact on ecosystems and water resources.

### 3.8 Design integrity

The architectural firm(s) of the winning scheme, as selected by the Selection Panel, will be appointed by the Proponent as the design architect.

To ensure the commitment to a country led approach, design continuity and excellence of the winning scheme is maintained throughout the development process, as a minimum the Design Architect to be led by an Architect of Indigenous Heritage is 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;
- Maintain continuity during the construction phases through to the completion of the project;
- Provide any documentation required by the Consent Authority verifying the design intent has been achieved at completion; and
- Attend all meetings that pertain to design issues with the community, authorities and other stakeholders, as required.

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