

# ETHOS URBAN

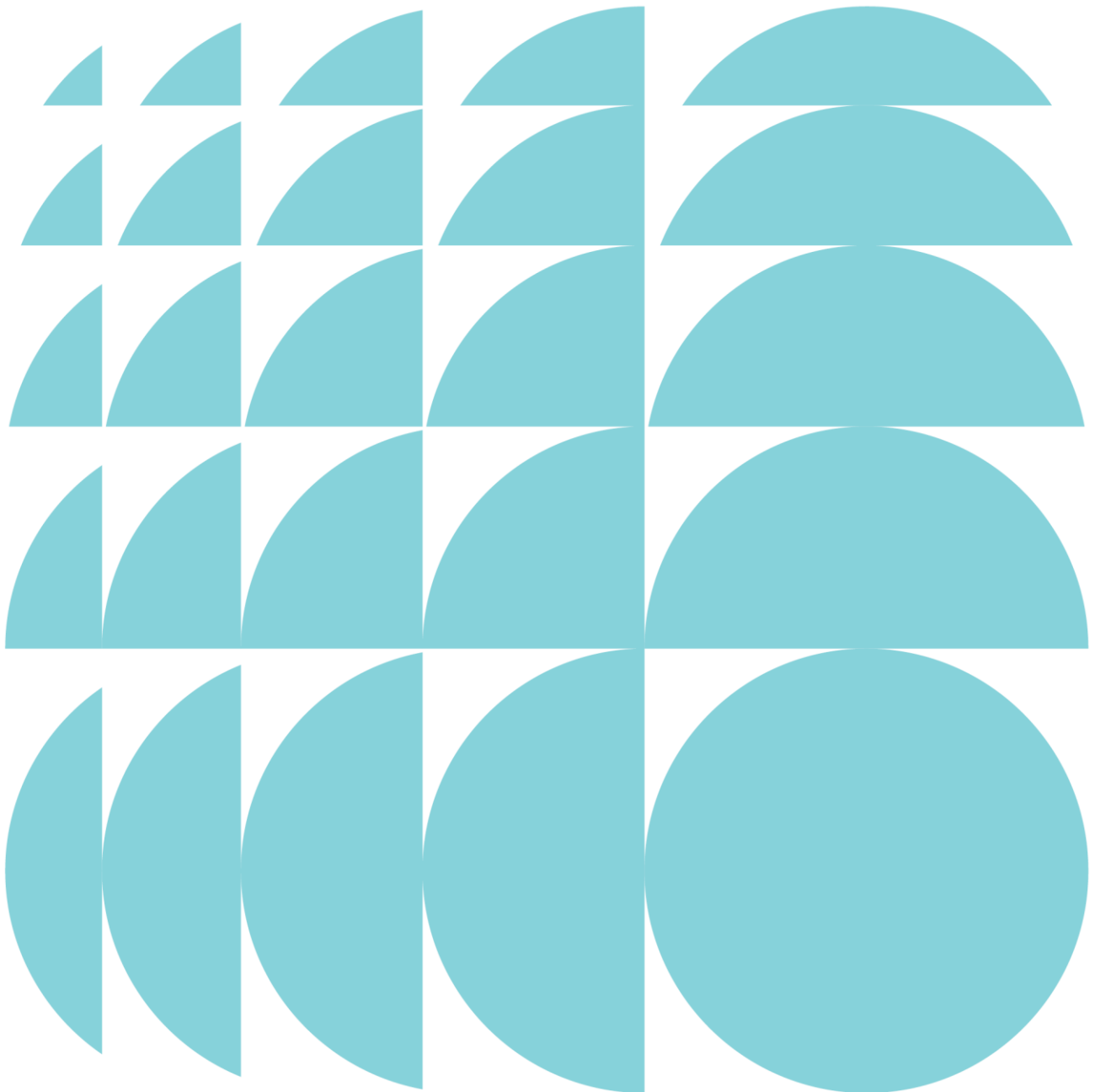
## Design Excellence Competition Strategy

Section 75W to Concept Plan (MP08\_0116)

Bon Marche and Science Precinct Redevelopment  
UTS City Campus, Broadway Precinct

Submitted to Department of Planning and Environment  
On behalf of the University of Technology Sydney

26 September 2019 | 218424





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## 1.0 Introduction

### 1.1 Overview

This Design Excellence Strategy has been prepared by University of Technology Sydney (UTS) to support a Section 75W Application to modify Concept Plan Approval MP08\_0116 relating to the proposed redevelopment of the Bon Marche and Science Precinct at the UTS City Campus, Broadway Precinct.

This Strategy has been prepared having regard to both the NSW Office of Government Architects (OGA) Design Excellence Guidelines (Draft, May 2018) and City of Sydney Competitive Design Policy 2012 (Policy). The Strategy has also been prepared in accordance with the SEARs requirements issued for the Section 75W Application. Given the City of Sydney Council has its own Design Excellence policy and requirements, this will take precedent over the OGA guidelines, beyond the Concept Plan modification approval.

### 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/es for the redevelopment of the subject site, generally in accordance with the Policy;
- Confirm the number of architectural practices to participate in the competitive process/es and how these will be selected;
- Establish the process/es for the selection of a competition jury;
- Set out the approach for establishing a competition brief/s 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 that design excellence integrity is continued in the subsequent detailed development proposal through the construction phase to completion of the project.

## 2.0 Background and Context

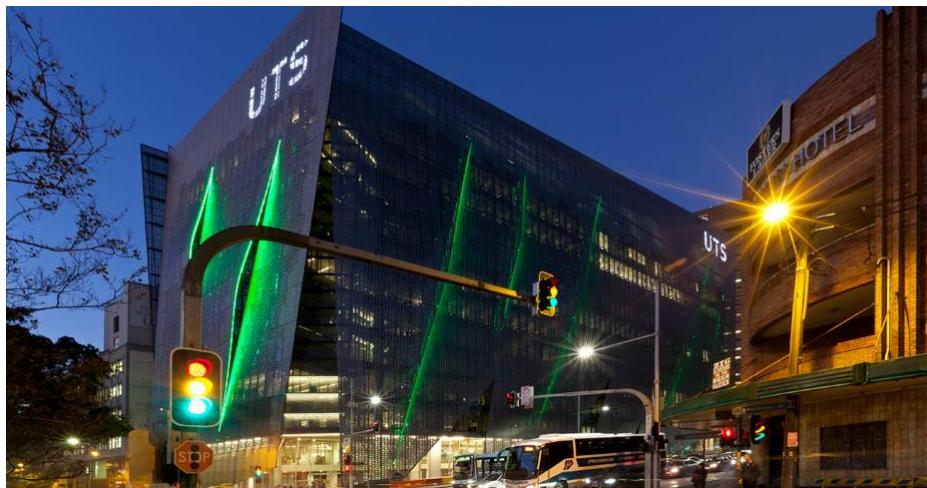
The achievement of design excellence across the Broadway Precinct (and Haymarket Precinct) has been an important theme since the master planning process first started back in the 2000s, and is clearly linked to the long term strategic vision for UTS is 'to be one of the world's leading Universities of Technology'.

UTS is committed to design excellence for new development in the Concept Plan. A mix of techniques have been utilised to achieve design excellence to date.

Design competitions have been undertaken to deliver:

- 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;
- Alumni Green (refer to **Figure 3**); and
- Building 1 and Building 2 podium extension (Phase 1 under construction) (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** – Lacoste + Stevenson winning design competition entry for Building 1 and Building 2 podium

## 2.1 Concept Plan

The UTS City Campus Broadway Precinct Concept Plan (BPCP) was approved by the then Minister for Planning on 23 December 2009 (MP08\_0116). The Concept Plan initially included:

- New Broadway Building and Thomas Street Building with a combined gross floor area (GFA) of 44,650m<sup>2</sup>;
- Expansion of Buildings 1 and 2 with a combined additional GFA of 10,800m<sup>2</sup>;
- Expansion of Building 6 for the provisions of student housing with an additional 25,250m<sup>2</sup> GFA;
- Modifications to Buildings 3, 4 and 10;
- Modifications to Alumni Green with a new Multi Purpose Sports Hall and book vault beneath; and
- Public domain improvements to Broadway and Thomas, Harris, Wattle and Jones Streets.

The Minister also granted Project Approval for the following works:

- Construction of a new underground Multi Purpose Sports Hall; and
- Demolition of Buildings 11, 12 and 13.

The Concept Plan has been modified 5 times to date, with the Bon Marche and Science Precinct redevelopment being progressed through modification No. 6 to the Concept Plan.

Importantly, the Concept Plan approval (as modified) establishes the planning and development framework to guide future development on the site and articulates the University's objectives and goals. This includes a suite of urban design principles and design quality controls to inform and guide the detailed design stage, including informing the design competition briefs for the relevant stages.

## 2.2 State Design Review Panel

To inform the modification application and ensure the future attainment of design excellence, UTS elected to participate in the State Design Review Panel process.

The panel members selected for the project were: Richard Johnson, Michael Tawa, Matt Davis, Garth Paterson, and Lee Hillam (Chair – GANSW). The first presentation was provided to the Panel by UTS and its project team on 25 July 2018, with a second presentation held on 12 September 2018. Over the course of the review undertaken by the Panel valuable feedback was provided and considered/adopted as part of the modification application.

### 3.0 Design Excellence Strategy

Following any approval of the Section 75W Application, a minimum of at least one invited competitive design process is proposed to be undertaken.

No additional floor space or height (beyond that approved under the Concept Plan) will be available as a result of undertaking a competitive design process.

#### 3.1 Number, extent and location of the competitive design process

The Broadway Precinct of the UTS City Campus is located on the southern edge of the Sydney Central Business District (CBD). The UTS City Campus is located entirely within the Sydney Local Government Area.

The Campus has frontages to Broadway, Thomas, Wattle and Harris Streets, and the Goods Line and is less than 700 metres from Central Railway Station. Jones Street runs through the Precinct. The area covered by the Concept Plan (MP 08\_0116) is shown in **Figure 5**. More specifically, the Bon Marche and Science Precinct is located within the eastern part of the Broadway campus between Thomas Street and Broadway with frontage to Harris Street. It incorporates Buildings 3 (Bon Marche), 4, 9 and 18, with all these buildings located within the broader Lot 2012 DP1183894 (refer to **Figure 6**).

A minimum of at least one (#1) competitive design will be undertaken across the Bon Marche and Science Precinct, refer to **Figure 7**.

A second competitive design process (#2) will be undertaken in relation to the Thomas Street wing of Building 4 (refer to **Figure 7**), but only if the following circumstances do not occur:

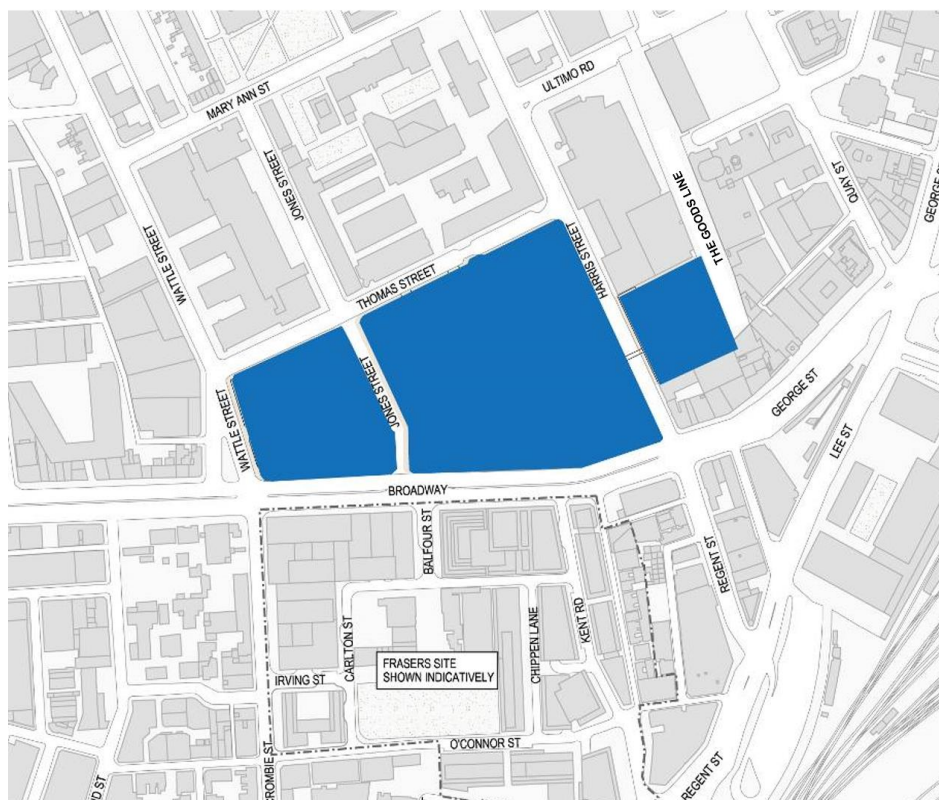
- This part of the precinct is included within competitive design process #1; or
- The same architect that designed Building 7 (i.e. DBJ/BVN and which was the result of a competitive design process) is appointed to extend the existing design further east to Harris Street.

In accordance with Clause 6.21(6)<sup>1</sup> of Sydney LEP 2012, the refurbishment works and alterations to the existing heritage listed Bon Marche, The Terraces and Loft, which from a construction staging perspective are likely to occur earlier than the main redevelopment phase of works, would rightly be excluded from the requirement to undertake a competitive design process.

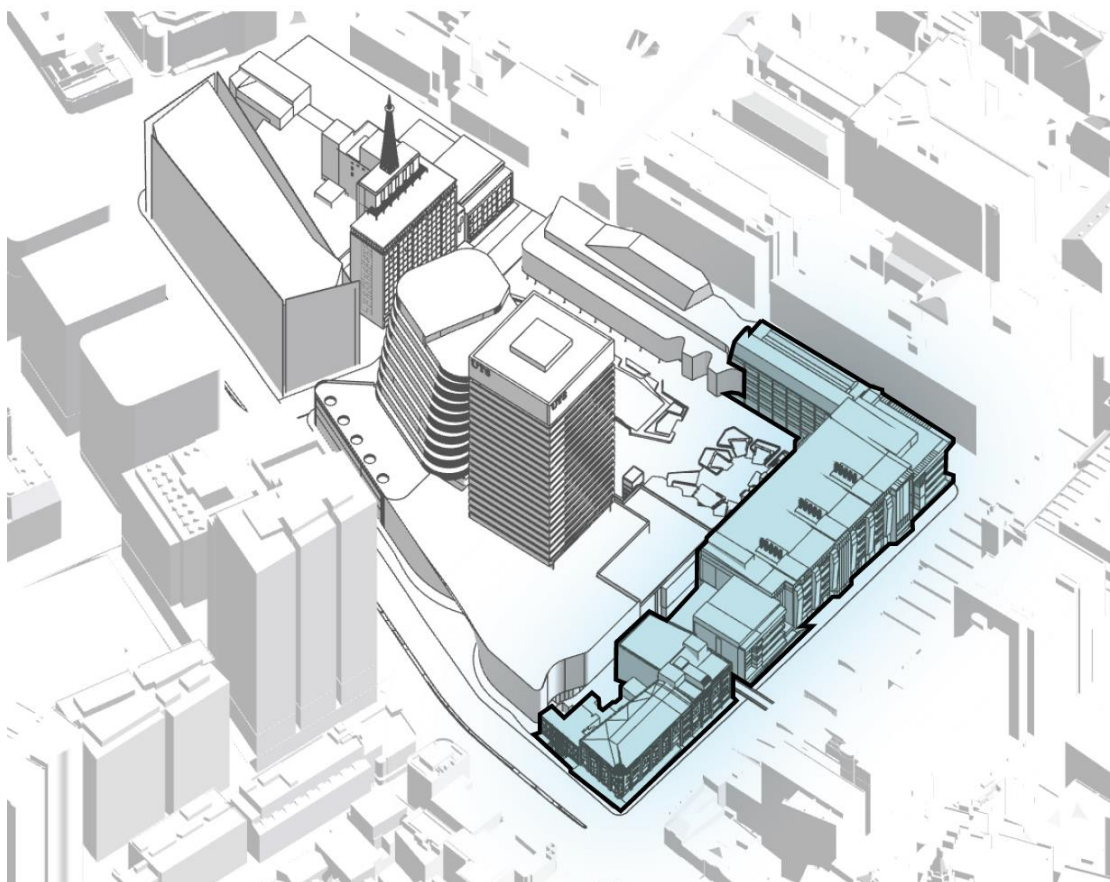
<sup>1</sup> A competitive design process is not required under subclause (5) if the consent authority is satisfied that such a process would be unreasonable or unnecessary in the circumstances or that the development:

(a) involves only alterations or additions to an existing building, and  
 (b) does not significantly increase the height or gross floor area of the building, and  
 (c) does not have significant adverse impacts on adjoining buildings and the public domain, and  
 (d) does not significantly alter any aspect of the building when viewed from public places.

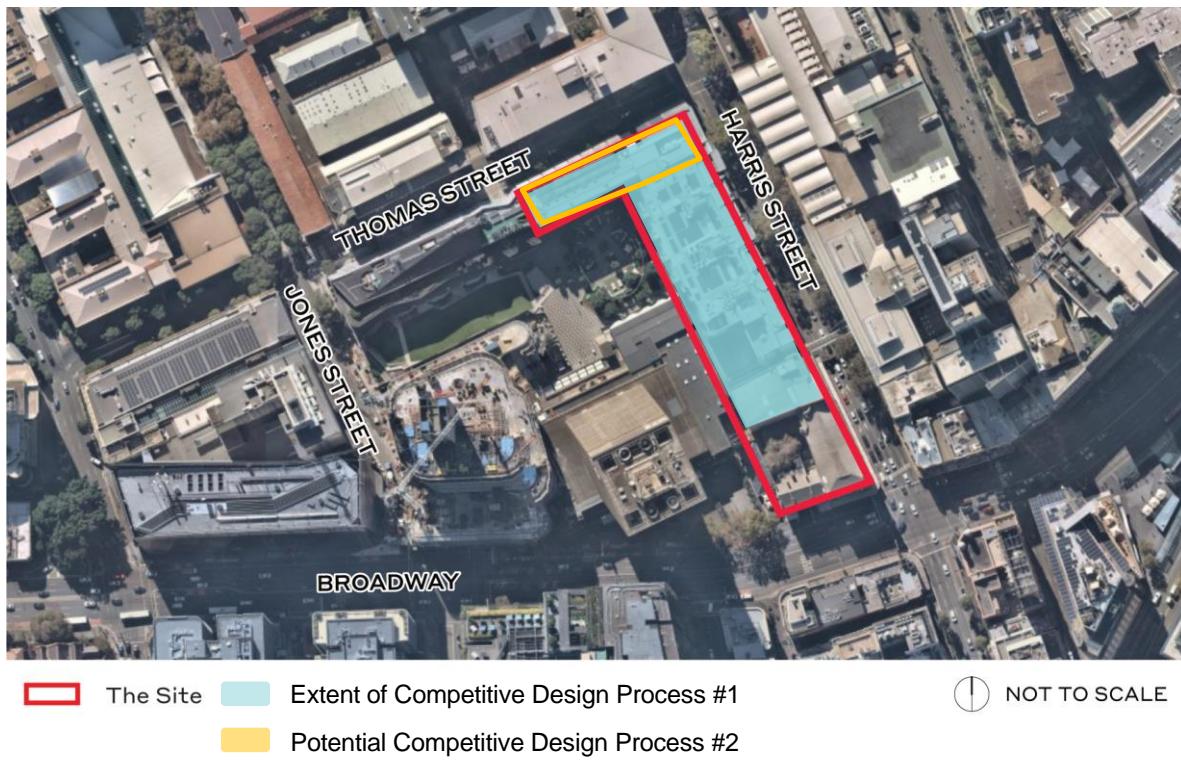




**Figure 5 – Site Context**



**Figure 6 – 3D perspective of the existing Bon Marche and Science Precinct**



**Figure 7** – Aerial image of Bon Marche and Science Precinct and proposed extent/location of competitive design process

### 3.2 Type of competitive process

The type of competitive process selected by the proponent is invited architectural design competitions for the project. The process is to be undertaken prior to the lodgement of any subsequent Development Application for significant development. The architectural design competition will be conducted generally in accordance with the Policy and Competitive Design Model Brief.

### 3.3 Selection of Competitors

The selection of invited competitors for the competitions will be determined by the proponent, undertaken in consultation with the Consent Authority, as follows:

- A minimum of five (5) competitors will be invited to participate in each design competition.
- Competitors may be a range of emerging, emerged and established local, interstate or international architects or firms.
- Where a Competitor includes an international firm, this must be in partnership with a local firm. No more than 50% can include international firms as the principal/lead.
- 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.

### 3.4 Establishment of competition Jury

The competition jury is to comprise a minimum of four (4) and a maximum of six (6) jury members. The jury will be appointed by the proponent and is comprised of:

- Half the members nominated by the Consent Authority (with the local authority to nominate up to 2 members), who have no pecuniary interests in the development proposal or involvement in approval processes; 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.

### 3.5 Competitive process brief

The competition brief (the brief) will be prepared by the proponent who will liaise with the Consent Authority for endorsement prior to commencement of the competitive process.

The City of Sydney is to be invited to review the Brief prior to its endorsement by the Consent Authority.

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

### 3.6 Design Integrity

The architectural firm(s) of the winning scheme (as chosen via the 'competitive design process') is to be appointed as the Design Architect for the project 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.

### **3.7 Sustainable Design Targets**

The brief will require the following ecologically sustainable development targets to be considered in any design:

- A minimum 5 star Green Star Design + As-Built rating is targeted for new buildings;
- A minimum 4 star Green Star Design + As-Built equivalent rating is targeted for major refurbished buildings;

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