

14.04.2020



TURNER **piety**group

ONE

THE WATERFRONT

APPENDIX 2: DESIGN EXCELLENCE STRATEGY

23 Bennelong Parkway
Wentworth Point NSW 2127

S75W MOD 4 (2020)

By: TURNER
For: PIETY THP
Project Ref. No: 18039
Nominated Architect: Nicholas Turner 6695

CONTENTS

01 COMMITMENT TO DESIGN EXCELLENCE

01.1 The Design Process

02 DESIGN CRITERIA

02.1 Built form & urban design

02.2 Visual impacts

02.3 Safety/ public domain/ pedestrians

02.4 Amenity

02.5 Ecologically sustainable development (ESD)

02.6 Other requirements

03 TURNER CAPABILITY STATEMENT

03.1 Innovative sustainable outcomes

03.2 Buildability and built form

03.3 Price and quality

03.4 Awards

04 WORKING IN PARTNERSHIP

05 PROJECT EXPERIENCE

06 TEAM

01 COMMITMENT TO DESIGN EXCELLENCE

The proponent is committed to delivering a design of the highest quality for this prominent site. They understand the importance of design and its influence on the surrounding context and wider community. The 'One The Waterfront' development at 23 Bennelong Parkway is now substantially complete, with only two small components remaining to be built. The small footprint of these two buildings is constrained by the as built scheme, ADG compliance, and the substantially complete car parks, footings and structural requirements below. The proponent therefore proposes that the detailed design of the Building C and F towers does not warrant a Competitive Design Review process.

The proponent believes that they have engaged a quality team of consultants who have the experience and expertise to deliver a successful outcome. Moving forward into design development during the DA preparation, this design team will be able to facilitate robust discussion and engagement to develop designs for a complex urban environment.

In the following pages the proposed process to achieve design excellence is outlined in more detail, as well as Turner's ability to deliver high quality design outcomes. Turner has significant experience with complex urban environments in conjunction with council, community and key stakeholder engagement.



01.1 THE DESIGN PROCESS

The proposal will demonstrate design excellence through a design process that includes:

- Turner as the architect, with a reputation for delivering buildings of the highest quality.
- A team of consultants of the highest calibre who have ability to facilitate best practice design, innovation and forward thinking.
- Thorough explanation and presentation of a detailed design analysis for the scheme during the Development Application phase, with Pre-DA Council meetings/workshops to ensure that all key stakeholders are involved, engaged and in agreement with the design evolution.
- Consideration of design options during design development, leading to a clear explanation of the design rationale and merits of the preferred scheme.
- Careful consideration of the immediate context, and the adjacent as-built scheme to ensure the best outcome for all residents.
- A merits driven design approach that seeks to go beyond 'business as usual' within the previous approved concept plan building envelopes.

We design built elements that respond to the site's complex layers of natural, built and cultural past.

PEMULWAY PRECINCT

Student Housing

02 DESIGN CRITERIA

The Development Application proposal must demonstrate design excellence for each of the design criteria below:

- BUILT FORM AND URBAN DESIGN
- VISUAL IMPACTS
- SAFETY/PUBLIC DOMAIN/PEDESTRIANS
- AMENITY
- SUSTAINABILITY INITIATIVE

Winner Concept Design,
Urban Development Institute of Australia (NSW)
Awards for Excellence, 2015

WOOLLOOWARE BAY STAGE 2

178 Apartments

02 DESIGN EXCELLENCE: PRINCIPLES

02.1 BUILT FORM & URBAN DESIGN

The proposal must provide an Urban Design Strategy that includes:

- Detailed justification for the proposed increases in GFA and height with particular consideration to the height, bulk, scale and setbacks of the proposed development, its impacts on amenity, views, vistas, and how it would successfully relate to the built form of the existing and future character of the surrounding area;
- Provide further consideration of:
 - Building and urban design elements of the proposal and treatment of the public domain
 - Opportunities to integrate best practice Ecologically Sustainable Design (ESD) into the architectural design;
 - Activation of ground level spaces and links between proposed building and other existing public facilities
 - Provide details of clearly defined building entries and adequate pedestrian, vehicle and residential access;
- Provide details of materials proposed to minimise glare/ reflectivity impacts

Undulating ribbon of residential accommodation that wraps around a sloping landscaped terrain.



THORTON VILLAGE PRECINCT, PENRITH

500 Apartments

02.2 VISUAL IMPACTS

A visual impact assessment must be undertaken to identify the visual changes and view impacts of the project to/ from key vantage points and surrounding land.



OASIS, ASHFIELD

79 Apartments

02.3 SAFETY/ PUBLIC DOMAIN/ PEDESTRIANS

The proposal is to demonstrate how the proposed building envelopes, building design and treatment of the public domain and open spaces will:

- Maximise safety and security within the public domain, particularly for pedestrians travelling between the site and the railway station;
- Maximise surveillance and activity within the public domain;
- Maximise safety and security for occupants of the buildings;
- Ensure access for people with disabilities;
- Provide details of any public art provision;
- Minimise potential for vehicle and pedestrian conflicts;
- Demonstrate good urban design and quality landscaping of the public domain



CENTRALE, NORTH RYDE

380 Apartments

02.4 AMENITY

Consider and identify design principles incorporated into the development to mitigate any impacts associated with sunlight/overshadowing, natural ventilation, wind impacts, reflectively, visual and acoustic privacy, and safety and security.

Evocative curved forms create a softness to the composition of buildings that accentuate key focal points.

PARK ONE, 80 WATERLOO ROAD

409 Apartments + Retail

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02.5 ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)

The proposal shall identify how best practice ESD principles will be incorporated in the design of the development, and include innovative and best practice proposals for environmental building performance.

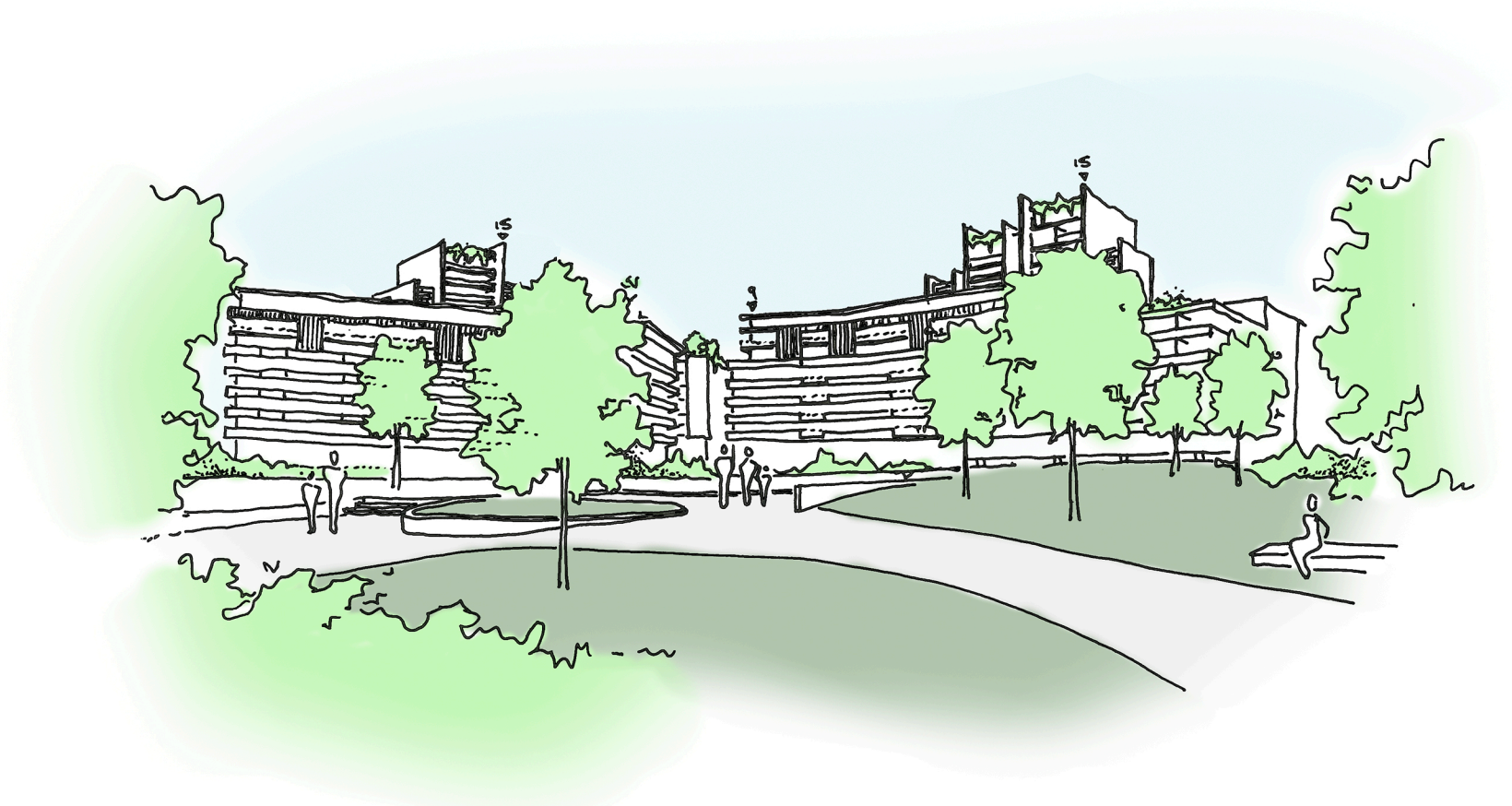
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Consideration of apartment orientation and passive building systems to minimise energy use and promote amenity to residents.

PARAGON, ZETLAND
192 Apartments + Mixed Use

02.6 OTHER REQUIREMENTS

Further to responding the the design principles above, the proponent must also:

- Consult with relevant local, State or Commonwealth government authorities, service providers and the community.
- Provide a report describing pre-submission consultation undertaken, including consultation with the local community, issues raised during that consultation and how the proposal responds to those issues.



03 TURNER CAPABILITY STATEMENT

Turner is a multi-award-winning design practice of approximately 100 staff. Culturally diverse, our studio hosts equal male/ female representation from 28 countries of origin.

We see design as a collaborative process, generating built environments that serve both their purpose well, and bring delight to their occupants.

We utilise a robust methodology for each project to uncover the particulars of the site and its context, to thoroughly interrogate the brief, and to understand the processes required for the building to come into realisation.

We do not set out with a preconceived idea, the process is evolutionary and the investigations can take us to places that we never expected. This approach promotes innovation, underpinned by a pragmatic awareness.

We always remain aware that a project's context includes the social, cultural, economic and environmental as well as the physical. It is important that the buildings and environments they create have lasting qualities that will remain relevant over time.



We develop and evolve each project to create a new legacy for the city.

“Our studio is a passionate working environment where curiosity uncovers new initiatives that are underpinned by a supportive culture and a strong knowledge base”.



Innovative design, environmentally sustainable design principles, issues relating to constructability, and market awareness inform the trajectory of the practice.

The practice has extensive experience in masterplanning, design, documentation and construction advice, with projects valued at over \$3 Billion recently completed or under construction.

Interior Architecture and Environmental Graphics are commonly incorporated as part of the service, as well as separately for stand-alone projects.

Turner is a Sydney-based practice and work across all states in Australia. Recently, the practice opened a new studio in London, offering direct access to opportunities within the UK and wider European markets.

Commendation Excellence in High-Density Development
UDIA NSW Awards for Excellence, 2018

TAIGA WENTWORTH POINT

383 Apartments

03.1 INNOVATIVE SUSTAINABLE OUTCOMES

As a collective of thinkers, Turner is **committed to innovative sustainable design outcomes**.

A consideration of both active and passive environmentally responsive design principles underpins all of our work. Understanding these principles at the outset is essential to ensuring that they are inherent within each design.

A clear analysis of a wide range of initiatives is fundamental at each stage and can inform wide-ranging elements of design from the siting and orientation of the building to technical service installations. It is important that these concerns are supported by an understanding of the direct and indirect social implications of design as integral to the implementation of any ESD initiative.

The guiding principles of ESD are inextricably linked with the concern for the betterment of society. Our starting point for any project is a consideration of the quality of the environment for the occupant.

Turner has had numerous projects published in Local Council and State Government publications promoting design excellence and environmental innovation and we have been short-listed for, and have won awards from the AIA, Property Council NSW, Master Builders Australia and UDIA NSW.



48 O'DEA, ZETLAND

167 Apartments

03.2 BUILDABILITY AND BUILT FORM

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding locality.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes public domain, including their views and vistas, and provides internal amenity and outlook.

Design excellence underpins our approach to all projects. We have delivered a wide range of projects from small-scale refurbishments to large-scale urban masterplans to building delivery.

Our approach to design embraces new technology and innovative building systems from the initial concept design stage right through to project delivery.

We have experience in designing and integrating CLT building

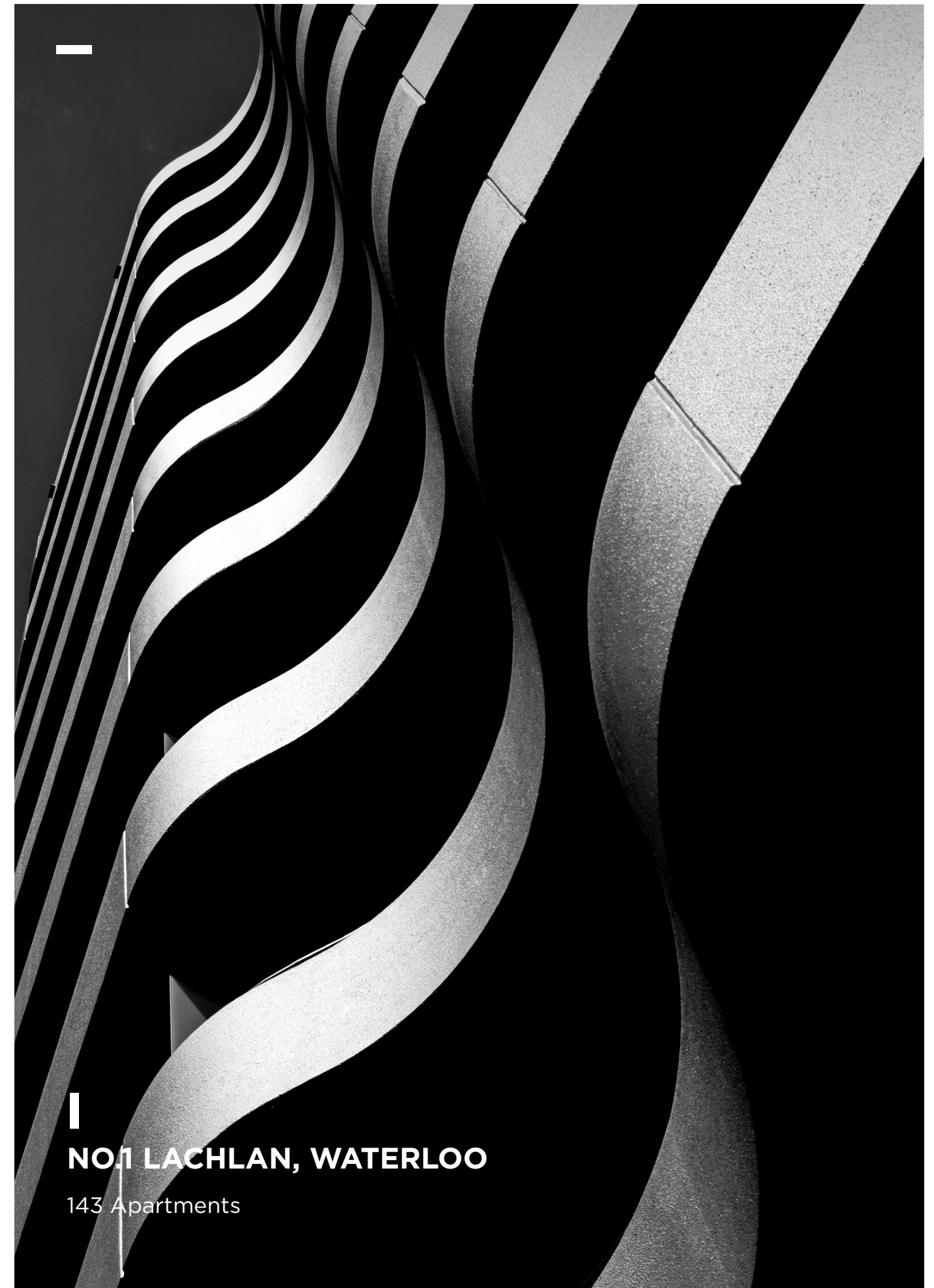
systems as part of the building design.

This experience includes terrace-style developments through to large-scale multi-unit apartment and hotel developments.

Our team understands the construction process and the value of comprehensive documentation, prepared in advance, capturing all decisions, aspirations and directions. We welcome intelligent construction input at an early stage, work-shopping solutions that mean works can be executed and delivered on site with confidence.

Clear lines of communication are critical to the smooth running of any project. We efficiently bring design and documentation together in a coherent manner that is easy to navigate, comprehensive and legible, and packaged into logical groups of drawings.

Turner typically provide a hands-on involvement through the construction process and work very closely with our client to meet all requirements.



NO.1 LACHLAN, WATERLOO

143 Apartments

03.3 PRICE AND QUALITY

Turner view commercial parameters and constraints as real opportunities to reveal project specific, pragmatic, yet unique, design solutions. We are aware of market pressures and drivers in these project types and how the requirements and expectations differ from suburb to suburb, and client to client.

We continually keep up-to-date with changes in the market by collaborating closely on all projects with specialists in the fields of real estate and development. Our projects reflect this knowledge, and keenly offer appropriate typologies and forms that often open up opportunities overlooked by others.

All projects require an appropriate relationship between land price and construction cost. All proposals need to efficiently optimise the solutions. Proposals need to be robust enough to cope with changes brought about by market influences.

At Turner, we understand the importance of value optimisation and take an active role in guiding

the design towards a successful commercial outcome.

Turner adapt well. Experience has taught us that as a project develops, the brief becomes clearer. We maintain a solution based approach to changes in brief, scope of services and deliverables for any project.

Our completed projects are testament to our ability to maintain control and steer a project through to completion delivering exceptional results within a defined program and budget.

BIM

Turner is highly skilled and experienced in the management and operation of CAD/BIM facilities, utilising SketchUp and ArchiCAD. Projects are comprehensively coordinated in 3D models and comply with industry standard Level of Developments throughout all Phases of the Architectural Process.

We deliver a strong building identity within technical and budgetary parameters.

NO.1 LACHLAN, WATERLOO

143 Apartments

Turner was shortlisted as a finalist in the 2018 Property Council of Australia (PCA) Innovation & Excellence Awards in the “Diversity” category.

03.4 AWARDS

5 Murray Rose

- National Winner Best Sustainable Development – New Buildings, Property Council of Australia Awards, 2014
- Winner Sustainable Development Award, UDIA NSW Awards for Excellence, 2013

Alora Apartments Wentworth Point

- Shortlisted AIA NSW Chapter Award for Multiple Housing, 2014

AMG Sydney

- Winner Engineering Design, Activated Light Façade – Good Design Awards, 2018

Audi Service Centre Sydney

- Winner Interior Fitouts \$3m–\$4m, Master Builders NSW Excellence in Construction Awards, 2015

BMW Showroom

- Winner Commercial category \$5-10M, Master Builders Australia Award, 2006

East Village

- Winner Best Mixed-use Development, Property Council Australia Innovation and Excellence Awards, 2016
- Winner Retail / Commercial Development, Urban Development Institute of Australia (NSW) Awards for Excellence, 2015
- Winner Development of the Year, Urban Taskforce Development Excellence Awards, 2015
- Winner Architecture Award, Sydney Design Awards, 2014
- Commendation Design and Innovation, Urban Development Institute of Australia (NSW) Awards for Excellence, 2014

Emirates Wolgan Valley Resort & Spa

- Winner Best Commercial, ASAA Architectural Stone Awards, 2014
- Winner Best Commercial, ASAA Architectural Stone Awards, 2015
- Winner Resorts including Apartments + Aged Care, Australian Timber Design Awards, 2010
- Winner Sustainable Design Commercial, Australian Timber Design Awards, 2010
- Winner National Commercial Master Builder of the Year, National Excellence in Building & Construction Awards, 2010
- Winner Best Environmental Initiative, The Australian Hotels Association NSW Awards for Excellence, 2010
- Winner Regional Deluxe Hotel Accommodation of the Year, The Australian Hotels Association NSW Awards for Excellence, 2010
- Winner Outstanding Contribution to Tourism, The Australian Hotels Association NSW Awards for Excellence, 2010

Figtree Apartments

- Winner Residential category, Master Builders Australia Award, 2006

George & Allen

- Commendation AIA NSW Multi Residential Award, 2016

Kangaroo Valley House

- Commendation, AIA NSW Housing Award, 2009

Platinum

- Commendation, Marketing, Urban Development Institute of Australia (NSW) Awards for Excellence

Shepherds Bay

- Winner Urban Renewal, Urban Taskforce Development Excellence Awards, 2015

Telopea Social Housing

- Winner AIA NSW Multiple Housing Award, 2013

Victoria Square North

- Winner Best Residential Development, Property Council of Australia Innovation and Excellence Awards, 2015

Washington Park

- Winner Social Infrastructure – Urban Development Institute of Australia (NSW) Awards for Excellence, 2018
- Winner Best Masterplanned Community Development, Urban Taskforce Development Awards, 2016
- Winner Masterplanned Development, Urban Development Institute of Australia (NSW) Awards for Excellence, 2015
- Winner Urban Renewal, Urban Development Institute of Australia (NSW) Awards for Excellence, 2014
- Sydney Design Best Urban Design Award, 2014
- Meridian & Monte – Commendation, AIA NSW Multiple Housing Award, 2014

Woollooware Bay Town Centre

- Winner Medium Rise Metro Apartments Development – Urban Taskforce Development Excellence Awards, 2018
- Winner Concept Design, Urban Development Institute of Australia (NSW) Awards for Excellence, 2015
- Stage 1 Residential Development – Winner Marketing Apartment Communities, Urban Development Institute of Australia (NSW) Awards for Excellence, 2014

04 WORKING IN PARTNERSHIP

Turner has a long history of listening to our client, user groups, community groups and other stakeholders in preparing design responses that address community values, aspirations and the needs of all parties.

At Turner, a collaborative process informs our projects. We are a practice that has fostered rewarding relationships with our clients through collaboration.

We are well-accustomed to working collaboratively within joint venture arrangements, and in partnership with small to large multi-disciplined and consultant teams. We have a proven ability in the effective management of a diverse range of community groups, complex user groups and stakeholder groups. Our senior team members have been involved in high profile projects and understand community consultation and stakeholder management.

We actively engage with clients and stakeholders to bring about an open and informed relationship to inform our projects and shape the way that they develop. We ensure stakeholders are well-informed and engaged throughout on progress and key milestones.

In this way we do not enter the process with a preconceived idea that is then 'worked up', the process is evolutionary and the investigations can take us to places that we never expected.

We are highly effective communicators with Authorities, with wide experience in navigating the often-complex process of attaining approvals, and we are able to not only give considered guidance, but also present projects in a manner that engages with Authorities and increases the likelihood of support.



05 PROJECT EXPERIENCE

Turner has recognised **expertise in masterplanning, design and delivery of social infrastructure projects** with a **strong focus on 'place making' for town centres and communities** and **'customer experience'**. We have successfully completed design and documentation of sites up to 15 hectares in area and prepared masterplans for sites up to 400 hectares.

Our experience, as **Principal Design Consultant** covers multi-award-winning **Resort and Hotel** projects, **Affordable Housing** projects, medium to high-density **Residential Mixed-use** projects, **Independent Living Units, Student Accommodation, Recreational and Community** facilities, **Commercial and Workplace** projects, **Car Showrooms** and increasingly, hybrid combinations of these typologies, for a broad range of private and public clients.

The volume and size of completed projects has provided us with

detailed knowledge and understanding of SEPP65, maximising development yields, and complex staging solutions within tight time constraints and budgets. This is evidenced in the number of repeat project clients that we work with.

Interior Architecture and **Environmental Graphics** are commonly incorporated as part of the service, as well as separately for stand-alone projects.

Turner was responsible for the 1998 **300ha Green Square Structural Masterplan** for South Sydney Council and the 2002 **Green Square Town Centre Masterplan** involving complex transport-oriented over-station design with a range of mixed-use integrated high-density apartments, commercial/retail and community facilities, plus an active and passive public domain in a high-density environment that demanded strong place making integration.



DIVERCITY C & D Waterloo

359 Apartments

“We consider everything from masterplan to the details as part of a singular, holistic strategy. Each building has its own story”.

Turner has been involved in the masterplanning and delivery of various stages throughout the **Victoria Park** precinct over the past 14 years. Residential buildings within the masterplan include **Eco Apartments, Nova Apartments, ESP Apartments, Form Apartments, Airia Apartments, Victoria Square North, Apex Apartments, Platinum Apartments** and the world-class multi-award-winning **East Village** mixed-use project.

Inspired by some of the world’s leading urban market places, **East Village is one of Australia’s most progressive and engaging lifestyle communities.**

Turner is the lead design consultant for the **18ha Washington Park Masterplan** and **redevelopment** in Riverwood – the benchmark for innovative integrated architectural design, integrated community and integrated urban design of public spaces in new residential precincts in Australia.

Turner has been engaged to lead urban design and concept planning for the renewal of the **20ha Waterloo State Significant Precinct**

and **Waterloo Metro Quarter** – one of Sydney’s most ambitious projects, involving key stakeholders **Land and Housing Corporation, UrbanGrowth NSW, Transport for NSW** and **The City of Sydney.**

Turner is part of the winning consortium **Aspire** which includes Frasers Property Australia, Citta Property Group and Mission Australia Housing to transform **Macquarie Park’s 8ha Ivanhoe Estate** — Australia’s biggest social and affordable housing project that includes 3,000 apartments, a high school, child care facilities, aged care facility and retail precinct.

In many of Turner’s multi-residential mixed-use projects, such as **Esplanade Norwest, Woollooware Bay Town Centre** in Cronulla, **East Side Quarter** Penrith, **Esplanade Norwest, South Village Kirrawee, Melrose Park Town Centre, Gateway South** Parramatta and **Taiga**, at Wentworth Point, there is an emphasis placed on public domain and a rising demand for high amenities, such as high-end finishes, cinemas, gymnasiums, pools, libraries, music rooms and also bespoke design lobbies frequently with concierge facilities.

Winner Medium Rise Metro Apartments Development

Urban Taskforce Development Excellence Awards 2018



WOOLLOOWARE BAY TOWN CENTRE STAGE 1

178 Apartments

06 TEAM

Nicholas Turner is the Principal and founder of Turner.

The practice has grown over the past 20 years to encompass not only architecture, but also urban design, interior architecture and environmental graphics.

Within the practice, Nicholas leads the design of innovative residential, public, workplace, industrial and hospitality projects that are both responsive and memorable, each with a strong identity that reflects a familial approach to repairing and enhancing the urban environment.

Projects to date include locations as diverse as China, Indonesia, Nigeria, Iraq, Vietnam and Lebanon as well as locally in Sydney, Melbourne, Brisbane, Wolgan Valley, Melbourne, Tweed Heads, and Bowral.

Recently the practice has opened a new studio in London, offering direct access to opportunities within the UK and wider European markets.

Nicholas has a detailed knowledge and understanding of the NSW Government Framework having worked extensively with NSW Government bodies and local Authorities, most recently Urban Growth, Landcom, Transport for New South Wales and the City of Sydney Council to name a few.

Nicholas is an accomplished speaker and highly regarded presenter of ideas by peers and the greater professional industry. He is skilled in providing clarity to the process of designing and delivering buildings, helping to steer a definitive course through the often-complex requirements of approvals and construction.

Nicholas was a design tutor at the University of Technology, Sydney, and he also taught in the Master of Architectural Design course at the University of NSW.



Turner brings a strong Sydney-based team with extensive experience covering full architectural services from small-scale refurbishments to large scale urban masterplans through to construction, and a proven track record of successful project delivery in accordance with planning requirements.

Our senior team are abreast of key market drivers, understand the importance of value optimisation and take an active role in guiding the design towards a successful commercial outcome.

They are well-accustomed to working in partnership within small to large multi-disciplined development teams, and with complex stakeholder groups. They are highly effective communicators with authorities, and have extensive experience negotiating with local councils and government bodies to secure DA planning consents.

Our team is constantly involved in projects at all stages of their development as it is critical to have an understanding of the detail when starting with the big picture. This is an aspect that differentiates us from many practices where we avoid specialisation in order to foster both a breadth and depth of knowledge.

Turner has the capacity and resources to deliver projects throughout all phases and duration of a project. Resourcing is always tailored to the project scale, complexity and program. Our team structure and depth of experience ensures that we will have the best people aligned with the project delivery requirements at each stage.

As such there is a consistency within the team and point-of-contact throughout the entire duration of the project.



“The Turner story is about people, the richness of ideas, the celebration of talent, and colleagues working together to create great architecture. It is exciting to employ such a great mix of design professionals, as they are a key ingredient in the success of our practice. This balanced mix of disparate professionals and varying experience translates diversity into our work”.

Karl May, Managing Director.



PARAGON, ZETLAND

192 Apartments

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