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Director-General



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RESEARCH STRATEGIES RESULTS

8 December 2011

Dr Sam Haddad
Director General
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

not sure if
this is DASP
or PPIU2 Michael
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Dear Dr Haddad,

Director General's Design Excellence Guidelines for Concept Approval MP 10_0101 at 21 – 35 Treacy Street, Hurstville

Pursuant to the Director General's Design Excellence Guidelines it is requested that a design architect be nominated to ensure the design quality of the concept approval for mixed-use residential and retail development at 21 – 35 Treacy Street, Hurstville continues through to the physical completion of the development.

Background:

In March 2011, the Director general of the then Department of Planning wrote to the Planning Assessment Commission (PAC) requesting advice on the Department's recommendation that the proposed concept plan for a mixed-use development at 21 – 35 Treacy Street, Hurstville "is in the public interest" and should be approved.

In May 2011, the Minister for Planning and Infrastructure delegated his power to determine the concept plan application to the PAC. The Minister also requested the PAC Chair to nominate two members to form the PAC that were not previously involved in the advice on the Director General's recommendations on the concept plan application.

Previous Advice from the PAC:

By letter dated 21 April 2011 the Planning Assessment Commission (PAC) provided advice to the then Department of Planning's recommendation on the proposed concept plan for mixed-use development at 21 – 35 Treacy Street, Hurstville.

In relation to architectural design, the PAC recognised the design excellence of the concept proposal and concluded that *"the high quality conceptual plan presented in the design concept, visualisations and architectural drawings prepared by Stanisic Associates Architects on behalf of the proponent, Earljest Pty Ltd was an influential factor in the Commission's support of this project"*.

Concept Plan Approval from the PAC:

By letter dated 1 July 2011 the PAC approved a concept plan application to develop 21 – 35 Treacy Street Hurstville for retail and residential development with basement car parking (refer Major Project 10_0101).

As part of the approval the PAC made a number of relevant comments in relation to architectural design. In general accordance with the previous PAC advice *"the*



Commission agreed that it is of critical importance that the architectural integrity of the concept plan should be maintained in future applications". Once again, the PAC recognised the high quality of the conceptual plan that was presented in the design concept prepared by Stanisic Associates Architects.

Hence as part of the Concept Approval the PAC determined, in relation to design excellence, the following further environmental assessment requirements for approval to carry out the mixed-use development: -

3. DESIGN EXCELLENCE

Future applications for development on the site shall achieve design excellence in accordance with the requirements of the Director General's Design Excellence Guidelines".

Director General's Design Excellence Guidelines:

The Director General's Design Excellence Guidelines have an exceptions clause that allows the Director-General to waive the requirement for a design competition "where it can be demonstrated design excellence will be achieved, such as where concept drawings are submitted for a manifestly outstanding building, and the architect has a reputation for delivering buildings of the highest quality". Furthermore, the Guidelines provide for a design architect to be nominated to ensure that the design quality continues from the development application stage through construction drawings and into physical completion of the building.

We submit the comments in relation to architectural design from both the previous PAC and the PAC that approved the concept drawings prepared by Stanisic Associates Architects demonstrates the exceptionally high level of design excellence that has already been achieved conceptually for the proposed building at 21 – 35 Treacy Street, Hurstville.

We also submit that Stanisic Associates Architect have a demonstrable reputation for delivering buildings of the highest quality. Attached is a CV for architect and urbanist, Mr Frank Stanisic who is Director/ Founder of Stanisic Associates Architects. The CV details a comprehensive and highly successful background in architecture and urban design that has seen Mr Stanisic achieve many professional affiliations and positions.

Stanisic Associates, under Frank's design leadership, has designed innovative, award winning architectural projects including Era (2010 Environ Sustainability Award), Edo (2008 AIA Frederick Romberg, inaugural 2008 AIA Aaron Bolot Award and 2006 BPN/ Environ Sustainability Award), Coda (2008 Environ Sustainability Award), Spectrum and Zone (2005 RAI A Special Jury Award and 2004 FGS/TAS Silver Medal Green Building Award), Mondrian (2004 FGS/TAS Gold Medal Green Building Award, the prestigious 2003 RAI A Wilkinson Award, 2003 MBA Excellence in Housing Award and the 2002 SSDC Green Square Design Commendation), Eco 1 and 2 Apartments (2002 SSDC Green Square Design Award).

Over the years Frank has participated in numerous architectural design competitions with outstanding success and achievements. The CV lists numerous awards and prizes that Mr Stanisic has won over the last 10 years.



Frank has also sat on design juries, award panels and design advisory committees. Frank was the RAI A representative on the Urban Design Advisory Committee (UDAC) for Ultimo-Pyrmont.

The nomination of Frank Stanistic as the design architect pursuant to the Director General's Design Excellence Guidelines will ensure that the design integrity of the concept plan continues from the development application stage through construction drawings and into physical completion of the building in accordance with the requirements of the PAC.

Mr Frank Stanistic will provide certification at key project milestones (ie lodgement of the DA, issue of construction certificate and at completion of the project) that the design is substantially the same and retains the design excellence exhibited in the concept plan approval.

We are also of the opinion that there is no perceived need to appoint a design integrity panel to oversee implementation of the concept approval given the architectural design integrity of the concept plan already prepared by Stanistic Associates and the demonstrable reputation Mr Frank Stanistic has for delivering buildings of the highest quality.

We look forward to the Director General's consideration of our request to nominate Mr Frank Stanistic as the design architect to ensure the design quality of the concept approval for mixed-use residential and retail development at 21 – 35 Treacy Street, Hurstville continues through to the physical completion of the development.

Yours sincerely

Tony Polvere
Director – Infrastructure, Planning and Development

FRANK STANISIC

FS111206CV/longV2

DIRECTOR Architect and Urbanist

Qualifications

Associate, (Royal) Australian Institute of Architects (RAIA), 1980-
Registered Chartered Architect in NSW, 1980-
Bachelor of Architecture (Hons 1), Sydney University, 1977
Bachelor of Science (Arch) Sydney University, 1975

Professional Affiliations and Positions

2010	Design Advisory Panel, Dept of Planning
2008-	Editorial Panel, Steel Profile
2007	Competition Director, Student Hub for UWS
2006	Competition Director, Medical School for UWS
2004	Member, Architecture Awards Jury, (RAIA, NSW Chapter)
2003	Member, Design for Future Living Awards Jury (CSR Hebel)
1996-98	Urban Design Advisory Committee (UDAC), Ultimo Pyrmont
1994-98	Councillor and Vice-President Education, RAIA NSW Chapter
1996-98	Chair, Architecture and Urban Design Committee
1994-96	Chair, Board of Architectural Education (RAIA), 1994-96
1993-96	Member, Environment Board (RAIA)
1986-94	Chair and Member, Urban Design Committee (RAIA)

Frank Stanisic has over 30 years architectural and urban design experience and is responsible for design and client liaison. He has worked in architectural practices in Sydney, Melbourne, London and the USA. He has worked in the Sydney offices of John Andrews International, Ancher Mortlock and Woolley, and Lawrence Nield and Partners.

In 1991 he established STANISIC ASSOCIATES, specialising in architecture, urbanism and interior design. He has been directly involved in a range of architectural projects undertaken in the office, primarily urban housing, mixed-use buildings and cultural buildings. He also provides advice in design competitions and brief writing.

In 1996 Frank was a finalist of the Green Square Urban Design Ideas Competition and went on to prepare the groundbreaking Structure Plan for Green Square for the former South Sydney Council, the largest urban renewal project in Sydney. The office has prepared numerous masterplans and architectural designs for sites in throughout metro Sydney, Newcastle and mainland China. The office is currently involved in major urban projects in the Green Square Town Centre, the new Rouse Hill Town Centre, Victoria Park, Haymarket, Kings Cross and Bondi Beach.

STANISIC ASSOCIATES, under Frank's design leadership, has designed innovative, award winning architectural projects including Era (2010 Environ Sustainability Award), Edo (2008 AIA Frederick Romberg, inaugural 2008 AIA Aaron Bolot Award and 2006 BPN/ Environ Sustainability Award, Coda (2008 Environ Sustainability Award, Spectrum and Zone (2005 RAIA Special Jury Award and 2004 FGS/TAS Silver Medal Green Building Award), Mondrian (2004 FGS/TAS Gold Medal Green Building Award, the prestigious 2003 RAIA Wilkinson Award, 2003 MBA Excellence in Housing Award and the 2002 SSDC Green Square Design Commendation), Eco 1 and 2 Apartments (2002 SSDC Green Square Design Award). Other completed apartment projects include Atlas, Presidio, Datum and Whitehaus.

Over the years he has participated in numerous architectural design competitions including Pyrmont Point, La Defense Paris, Darwin Parliament House, First Government House site and Honeysuckle Ideas. He was competition adviser and brief writer for the Circular Quay Urban Design Ideas Competition and the Sydney 2000 Olympics Homebush Bay Urban Design Studio. He has sat on design juries, award panels and design advisory committees. He was the RAIA representative on the Urban Design Advisory Committee (UDAC) for Ultimo-Pyrmont.

Since 1987 Frank has been regularly involved in senior design studio as both a teacher and visiting critic at the Universities of Sydney, New South Wales and Technology, Sydney and Newcastle. He teaches regularly in the Graduation Studio at UNSW and UTS in the Master of Architecture program.

Awards and Prizes

2011	AIA Architecture Award, Commercial Building, Era AIA National Architecture Award, finalist Commercial Building, Era AIA Architecture Award, finalist, Sustainability, Era AIA Architecture Award, finalist, Urban Design, Era
2010	BPN/Environ Sustainability Award, Small Commercial, Era AIA Architecture Award, finalist, Multiple Housing, Coda
2009	AIA Architecture Award, finalist, Multiple Housing, Coda
2008	AIA Frederick Romberg Award, Multiple Housing, Edo AIA Aaron Bolot Award, Multiple Housing, Edo BPN/Environ Sustainability Award, Commendation, High Density Housing, Coda
2007	BPN/Environ Sustainability Award, Low Density Housing, Edo RAIA Architecture Award, finalist, Residential, Edo
2006	RAIA Special Jury Award, Zone and Spectrum
2004	UDIA Mixed Use Project Award, Rhodes Waterside, Lot 4 FGS/TAS Gold Medal, Green Building Award, Mondrian FGS/TAS Silver Medal, Green Building Award, Spectrum
2003	RAIA Wilkinson Award, Residential, Mondrian MBA Excellence in Housing Award, Mondrian
2002	RAIA Civic Design, short listed, Spanish Quarter RAIA Architecture Award, finalist, Residential, Presidio RAIA Architecture Award, finalist, Residential, Atlas SSDC Green Square Design Award, Eco SSDC Green Square Design Commendation, Mondrian Green City Residential Award, Hurstville City Council, Forest Ridge Marrickville Medal Commendation, Marrickville Council, Domain
2001	RAIA Premier's Award for Excellence in Residential Design, Domain

Competitions and Tenders

2010	Finalist, Maribyrnong Masterplan, Melbourne, Victoria with McGregor + Coxall
2008	Winner, Green Square Town Centre, Design Partner with Mirvac Design Winner, Mission, invited competition for Meriton Apartments and City of Sydney
2005	Winner, Prince Henry @ Little Bay, Design Partner with Stocklands
2003	Winner, Park Central, invited competition for MKH Properties Sydney Winner, Lot 11 Rhodes Waterside, invited competition for Walker Group
2002	Winner, Elsie Street Commercial Building, invited competition for Calwood Properties
2001	Winner, Parramatta Road International Design Competition for IMROC. (with SydneyCENTRAL Team)
2000	Winner, Victoria Park (Stage 1) Residential Development, Zetland, open design and development tender for Landcom Winner, Mondrian Apartments, Waterloo, invited competition for St Hilliers
1999	Winner, Spanish Quarter Improvement Project, limited competition for City of Sydney
1996	Winner, Green Square Masterplan for South Sydney City Council. (with Stanistic Turner and Hassell)
1995	Finalist, Green Square Urban Design Ideas Competition for South Sydney Council

Talks and presentations

2010	Tour/Talk/Drinks, ERA Kings Cross
2009	SEPP 65, Victorian Architect Workshop, Melbourne Hybridform, Master of Architecture, University of Sydney
2008	Room without a view, TNT RAlA, Tusculum FGS/TAS Green Practice, Tusculum Edo, World Architecture Day, Customs House
2007	Density and Housing, TNT RAlA, Tusculum FGS/TAS Green Practice, Tusculum Salon de Refuse AAA, Observatory Recent Projects, Designbuild Convention Centre Rooms in the Sky, Museum of Sydney
2006	Density and Design, TNT RAlA, Tusculum Autonomy and Connection, University of Sydney
2004	Rhodes Waterside, Monday Night Talk, RAlA, Tusculum Aurora Place and Macquarie Apartments Introduction, MoS Alterations and Additions Awards Introduction, Tusculum
2002	Green Square Reflection, Masters of Architecture, UNSW Urban Housing, Premier's Conference
2001	Urban Housing, Master of Architecture, UNSW
2000	Green Square, Master of Architecture, UNSW

Academic

2010	Studio Master, Graduation Studio, Master of Architecture, UNSW Visiting Critic, Graduation Studio, Master of Architecture, UNSW
2009	Guest Critic, Design Super Studio, Master of Architecture UTS Visiting Critic, Graduation Studio, Master of Architecture, UNSW Visiting Lecturer, Master of Architectural Studies, UNSW Visiting Lecturer, Master of Architecture, Sydney University
2008	Design Tutor, Design Graduation Studio, Master of Architecture, UTS
1998-2007	Tutor, Design Studio 6, Architecture, UTS Visiting Critic, Design Studio 6, Architecture, UTS Tutor, Design Studio 4, Architecture, UTS Visiting Critic, Master of Architectural Design (MAD), UNSW Visiting Lecturer, Master of Architectural Design (MAD), UNSW Visiting Lecturer, Master of Urban Design (MUDD), Sydney University
1997	Tutor, Design Studio 6, Architecture, UTS Tutor, Design Studio 6, Architecture, UTS
1995	Tutor in Design 6, Architecture Program, UTS Casual Lecturer and Project Tutor in Design Studio, Masters of Architectural Design (MAD), School of Architecture, UNSW Visiting Critic, Design 3, Dept of Architecture, Sydney University. External Examiner, Design V, Depart of Architecture, Newcastle Uni
1994	Design Teacher in Design 5, Dept of Architecture, Sydney University. Tutor in Design 5, School of Architecture, UNSW Tutor in Design 6, School of Architecture, UTS Casual Lecturer and Design Jury Critic, Design Studio, Masters of Architectural Design, School of Architecture, UNSW Design Jury Critic in Design 2, School of Architecture, UNSW
1988	Tutor and Visiting Lecturer in Design 6, Architecture School, UNSW
1993	Design Teacher in Design 5, Dept of Architecture, Sydney University. Tutor in Design 5, School of Architecture, UNSW Tutor in Design 6, Dept of Architecture, UTS Casual Lecturer and Design Jury Critic in Design Studio, Masters of Architectural Design, School of Architecture, UNSW Design Jury Critic in Design 2, School of Architecture, UNSW.
1987 - 92	Design Jury Critic in Architectural Design 1 and 2 (Years 5 and 6), Dept of Architecture, Sydney University
1987	Tutor in Design 4B, Dept of Architecture, UNSW
1979	Tutor in Photography, Dept of Fine Arts, Sydney University
1978 - 80	Tutor in Design 1A, Man Environment Studies and Photography, Dept of Architecture, Sydney University

Publications

- 2010 Stanisic - LiveWork, 2000-2010 Pesaro Publishing (in print)
Sustainability Awards, BPN Building Products News, October 2010
Wilkinson Award Winners, Domain SMH, 2010
- 2009 Era, National Building News, December 2009
Coda, Tarsha Finney, Monument 92, August-September 2009
Housing Unplugged, Frank Stanisic, Urban Design Forum, June
Era, Specifier, Issue 86
EDO, Specifier, Issue 85
Serves One, Deidre Macken, AFR Magazine, May
Research by Design, Josh Giddon, Steel Profile 102, March 2009
- 2008 Face of Change, Charles Moxham, Trends Commercial Design, Vol 25,
4 November 2008
Object Lessons – 2008 AIA Winners, AFR Magazine November 2008
AIA Awards - the winners, Architecture Australia November /Dec 08
Sustainability Awards, BPN Building Products News, October 2008
Volume 44, Number 9
Annual Architecture Awards, Financial Review Magazine, September 2008
Awards Edition, Architecture Bulletin, July/August 2008
Discover Your City, Sydney Open 08, Historic Houses Trust, 2008
Special Issue the (top 100) Sydney's most influential people, the
(Sydney) magazine, January 08
- 2007 BPN Environ Sustainability Award Winners, BPN November-December
2007
Homes in the Sky, Apartment Living in Australia, Caroline Butler Bowden
and Charles Pickett, The Miegunyah Press/ HHT, 2007
Housing – Where to from here? Edo, Professor Tom Heneghan
Frank Stanisic - The Architects Tale, Kim Powell, Intensity, 01 Spring
Architecture Australia May/June 07
Last Word: Frank Stanisic, Specifier Issue 76
Sky High Ambition, Sue Williams, Australian Wish Magazine, July 2007
Space Age Apartment Living, Sydney Star Observer, Nov 2007
- 2006 Mondrian, AR 100 Special Issue, Architecture Review
Zone, Specifier Issue
New Urban Housing, Hilary French, Lawrence King Press 2006
Spectrum, Philip Drew, InDesign
Awards Edition, Architecture Bulletin, July/August 2006
The Shift Towards Greener Living, Michele Singer, SMH Domain, 28
February 2006
Walk to work, Margie Blok, SMH Domain, 11-12 February 2006
- 2005 Modern Art, The hottest new projects of 2005, Belinda Kotominas, SMH
Domain, 19-20 November 2005
BASIX Instinct, the Price of Energy Efficiency, Julia Nekich, SMH
Domain, 5-6 November 2005
Sydney Architecture, Patrick Bingham Hall and Paul McGillick, Pesaro
Publications, 2005
- 2004 Groove Things, Domain SMH, 25-26 September 2004
Road Architecture, Philip Drew, Indesign 18 August 2004
3D Modelling - the Digital Flying Circus, Frank Stanisic, Architecture
Bulletin March/April 2004
Taming of Ego-terrorism, the Australian, March 2004
The Loo Goes Japanese, Jennifer Stynes, SMH Domain, 12 February
2004
Out of the Box, Daily Telegraph Home, February 2004
Site Bites, Sunday Telegraph Homeowners, 1 February 2004
Fresh for 2004 – show us your wares, SMH Domain, 24-25 January
2004
Sleeper Awakes, Jennifer Stynes, SMH, Domain 15 January 2004
Flats become student housing, AFR, 6 January 2004
Apartment Living, Janna Reed Burns, Hardie Grant Books, 2004

- 2003
- Regulating Aesthetics. Andrew Nimmo, Architecture Australia, Nov/Dec 2003, Sydney Developments, SAA
 - Room to breathe, AFR, 28-30 November 2003
 - Enforcing Design Mediocrity, Gabrielle Morrish, Architecture Bulletin, Sept/Oct, 2003
 - Brick snaps, BPN October, 2003
 - A snappy new brick system, BPN Outdoors, September 2003
 - MBA Excellence in Housing Awards, SMH, 30-31 August 2003
 - Transformation fuels boom in South Sydney, AFR, 01 August 2003
 - Pitt Street building to stretch design boundaries, AFR, 11 Sept 2003
 - Not the block (on line video), Domain. smh.com.au. August 2003
 - Top awards, AFR, 21 July, 2003
 - Mondrian. Philip Drew, Architectural Review, Winter, 2003
 - NSW RAIA Awards, Architecture Bulletin, July/August 2003
 - Star turns, Domain SMH, 9-10 August 2003
 - Sun shines on winners, Domain SMH, 24 July 2003
 - Putting the funk back into functional, SMH, 21 July 2003
 - Leading edge, winner takes all, Domain SMH, 19-20 July 2003
 - Brick snaps, Architectural Products, June/July, 2003
 - Wowing the 'burbs, Domain, 10-11 May 2003
 - Architect working in Hurstville, Architecture Bulletin, Jan/Feb, 2003
 - Urban Fringe, City Weekly Courier, 23-29 Jan 2003
- 2002
- Little bit of Sydney with designs on making it easy to be green, SMH, 12-13 October 2002
 - Spanish Quarter, City Spaces, 2002
 - Carr cashes up Councils for crusade against urban eyesores SMH, September 13, 2002
 - All change, SPECnews #28, Summer, 2002
 - Time to teach developers a lesson, SMH, 14 March 2002
 - Cool and slimline. Jennifer Stynes, SMH Domain, 21-27 Mar 2002
 - SydneyCENTRAL - the truth is out there, Frank Stanicic, Architecture Bulletin, Feb/Mar 2002
 - What's new in 2002. Kirsty McKenzie, SMH Domain, Jan 5-6, 2002
 - Editorial: Parramatta Vision, SMH, 26-27 January 2002
 - Turning a nightmare into a dream run. Elizabeth Farrelly, SMH 22 January 2002
 - Parramatta Road, Urban Design Competition, Architectural Review, Summer 2001/02
 - Visions for Parramatta Road, Bulletin, December 01/January 02
 - Sydney Central Winning vision for Parramatta Road. Architecture Bulletin, Dec 2001/ Jan 2002
- 2001
- Residential Flat Design Pattern Book, Planning NSW – UDAS, 2001
 - Modern workplace plan for Burwood car park, AFR, 13 December 2001
 - U-turn on Parramatta Road. Stephen Nicholls, SMH Domain, 2 November - 5 December 2001
 - Having Designs on the best has its price, SMH, November 24, 2001
 - A nest in the inner west. Jennifer Stynes, Domain, SMH Aug 11-12, 2001
 - Awards Edition, Architecture Bulletin, July/August 2001
 - These flats are right up my street, says Carr, SMH, 25 July 2001
 - This year Carr gets in two bob's worth, AFR, 25 July 2001
 - Upwardly mobile, Domain, SMH, 21-22 July 2001
 - Home is where the art is. Jennifer Stynes, SMH Domain, 28 June- 4 July 2001
 - I'll be a nag to beautify Sydney, Daily Telegraph, 23 June 2001
 - A premier example of Carr's distaste, SMH 2001
 - Green light. Jennifer Stynes, Domain, SMH 19-20 May 2001
 - High anxiety. Jennifer Stynes, Domain, SMH, 26 April 2 May 2001
 - Premier's Award. Bob Carr Premier Architecture Bulletin, April 2001
 - Urban Guru, Architecture Bulletin, January 2001
- 1998
- Green spot on city's backside, Geraldine O'Brien, SMH 1998
 - Green Square's developers set for green light, AFR, September 1998
 - Another Fine Mess, Anne Susskind, SMH, 28 August 1998

- 1997 Spanish Eyes, Architectural Review, 1997
Green Square Master Plan Review. Stephen Buzacott, Architecture Bulletin, November 1997
Care for a cafe ole?, SMH 1997
New blood hired for city centre makeover SMH, 7 June 1997
- 1995 The bronze(d) village, Frank Stanistic, Architecture Bulletin, February, 1997
Southern Vistas, Frank Stanistic Sydney Review, August 1995
Visions for Green Square, Architecture Bulletin, June 1995
Design Competitions - towards an Australian Model, Architecture Australia, May-June 1995
Circular Quay Urban Design Ideas Competition, Architecture Bulletin, April 1995
Crown Street Development - Tracing the Other, Winston Barnett, Architecture Bulletin, March 1995
- 1994 Architectural and Urban Design Policy, Frank Stanistic, Architecture Bulletin, April 1994
Model Urban Housing Program. Frank Stanistic, Architecture Bulletin, March 1994
Governor Philip Tower. Frank Stanistic, Architecture Bulletin, March 1994
St Lawrence Arts Centre. Frank Stanistic, Architecture Bulletin, February 1994
- 1993 Pyrmont Bay Master Plan, Frank Stanistic, Architecture Bulletin, June 1993
The 'Wintergarden' – Bond Building, Frank Stanistic, Architecture Bulletin, April 1993
Interview - Professor Lawrence Nield. Frank Stanistic, Architecture Bulletin, February 1993