

Attachment E

Competitive Design Alternatives Report

Competitive Design Alternatives Process Report

923 - 935 Bourke Street, Waterloo

Competitive Design Alternatives Process

Submitted to City of Sydney Council
on behalf of Woolworths Group



'Gura Bulga'

Liz Belanjee Cameron

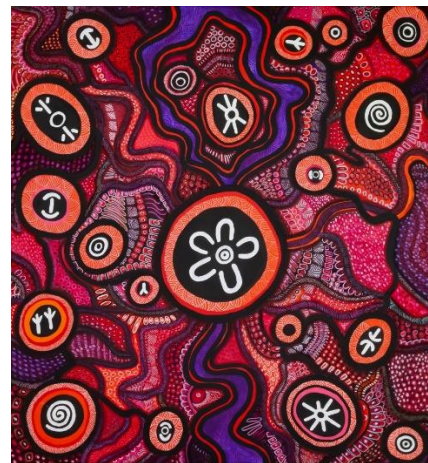
'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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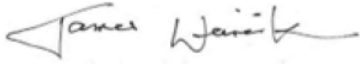
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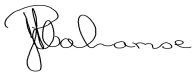
This Competitive Design Alternative Process Report has been reviewed and endorsed by the Competition Selection Panel, which comprises:


Andrew Burns (Selection Panel Chair)
15 May 2024


Anita Panov
15 May 2024


James Weirick
15 May 2024


Phillip Rossington
15 May 2024


Pierre Abrahamse
15 May 2024


Andrew Loveday
15 May 2024

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A. Architectural Design Competition Brief	Ethos Urban & Woolworths Group
B. Competition Design Process Award Letter	Ethos Urban

1.0 Introduction

This Competitive Design Alternative Process Report has been prepared by Ethos Urban on behalf of the Selection Panel for the Competitive Design Alternative Process (the Competition) at 923 – 935 Bourke Street, Waterloo in Sydney (the site). This process has been conducted on behalf of Woolworths Group (the Proponent) for development. The report is prepared in accordance with the requirements of Section 3.5 of the City of Sydney's Competitive Design Policy and summarises:

- The competition process;
- The architectural submissions submitted by each competitor; and
- The Selection Panel's deliberations and recommendations.

This report should be read with reference to the Competitive Design Alternative Process Brief (Competition Brief) provided at **Appendix A**. The Competition was conducted in accordance with the Competition Brief, which was endorsed by the City of Sydney (the City) and issued to all Competitors at the commencement of the Competition.

An overview of the Competition, along with the Selection Panel's final recommendations are outlined in the following sections of this report.

1.1 Competitors

The architectural firms invited to participate in the Competition were selected due to their demonstrated ability to design high-quality mixed-use developments, which integrate built form design with public spaces and respond to their urban contexts. The four (4) selected architectural practices were (in alphabetical order):

- Bates Smart;
- Furtado Sullivan;
- Koichi Takada; and
- SJB.

1.2 Competition Selection Panel

The Competition Selection Panel comprised the following six members:

- Selection Panel members nominated by City of Sydney:
Ms Anita Panov, Director, Panov-Scott Architects;
Emeritus Professor, James Weirick, University of New South Wales; and
Mr Phillip Rossington, Principal, BVN.
- Selection Panel members nominated by the Proponent:
Dr Andrew Burns, Principal, Architecture AND;
Mr Pierre Abrahamse, General Manager Mixed Use Development, Woolworths Group; and
Mr Andrew Loveday, Director Property Development, Woolworths Group.

The Selection Panel selected Mr Andrew Burns as the Selection Panel Chair for the Competition.

1.3 Technical Advisors

The Proponent made available the following technical advisors to provide technical assistance to all Competitors during the Competition:

- Urban Planning (Ethos Urban);
- Quantity Surveyor (MBM);
- Building Services (NewmanMEP);
- Traffic and Access (JMT Consulting);
- Flooding and Stormwater (Capital Consulting Engineering);
- Arboriculture (Birds Tree Consultancy);
- Ecologically Sustainable Development (Floth);
- Retail Planning (W360); and
- Acoustics (Acoustic Logic).

1.4 City of Sydney Observers

In accordance with the Competitive Design Policy and Competition Brief, the following City of Sydney staff acted as the Competition Observers:

- Anita Morandini (Design Excellence Manager, City Planning Development and Transport);
- Marie Quattromani (Design Excellence Planner, City Planning Development and Transport);
- Andrew Rees (Area Planning Manager, Planning Assessment);
- Jessica Joseph (Specialist Planner, Planning Assessment); and
- Veronique Hoffman (Planner, Planning Assessment).

1.5 Competition Manager

Ethos Urban (Daniel Howard, Kimberley Bautista and Matthew Thrum) were engaged by the Proponent to act as the Competition Managers.

1.6 Project Vision and Brief

Woolworths' vision for the project has been to deliver an integrated, high amenity mixed-use development that unlocks the full potential for all users of the site and the surrounding community, enabled by the Planning Proposal. The project will seamlessly combine much-needed housing supply, employment workplaces, specialty retail and a full line supermarket to create a vibrant-mixed use local village that maximises the site's prominent and strategic location.

Specifically, the Competition Brief challenged competitors to develop a new mixed-use development, utilising the whole of site gross floor area (GFA) of 17,641.8m² consisting of supermarket, residential, employment and retail floorspace (inclusive of up to 10% additional design excellence floorspace and an additional below ground consolidated retail premises 0.5:1 bonus floorspace) and a maximum height of 22 and 27m. The proposed schemes were to be designed to create a new mixed-use community that people can call 'home' whilst also providing premium retail floorspace for convenient local shopping that best services the local community needs.

Importantly, Woolworths seeks to optimise the site's strategic location to deliver a new retail ecosystem in South Sydney which is based on a new concept that:

- Evolves Woolworths' offering to deliver a world leading customer experience;
- Allows flexibility in layout to allow for future growth, evolution and activation; and
- Combines generic full-line and mixed-use outcomes with emerging concepts such as 'Direct to Boot' and E-commerce.

The future redevelopment of the site is centred on creating an exemplar mixed-use development, anchored by a full-line supermarket. The key design objectives were to:

- Create a sustainable, high quality architectural design and contextually relevant building that responds to the site's positioning in a highly strategic and optimal location.
- Maximise opportunities for passive ecologically sustainable design and best practice environmental performance including the prioritisation of a high degree of mature canopy tree retention.
- Deliver a below grade full-line supermarket that can achieve 'best in class' services through a premium customer service offering.
- Provide a high-quality public domain experience with legible and safe pedestrian connections that contributes to creating a vibrant place to live and work, with an activated offering that supports the retail and commercial viability.
- Provide for legible residential lobbies readily recognisable from the public domain and identifiable as separate to retail uses at ground level.
- Ensure appropriate urban design outcomes that are designed to the Arboricultural, stormwater and flooding considerations of the site.
- Provide a high standard of residential amenity across a variety of housing types including affordable housing options, with respect to solar access, natural cross ventilation, views and outlook and visual and acoustic privacy.
- Provide suitable access and servicing requirements for retail, commercial and residential uses including vehicular loading access from Bourke Street and customer pedestrian access via Young Street.

1.7 Design Excellence Strategy

The Competition was undertaken in accordance with the Design Excellence Strategy set out in the Site-Specific Development Control Plan (DCP) (Section 6.3.27.5) applicable to the site.

1.8 Statutory Compliance

This Competitive Design Alternative Process has been undertaken in accordance with Clauses 6.21C and 6.21D of the Sydney Local Environmental Plan 2012 and the Selection Panel have concluded that the winning scheme is best capable of demonstrating design excellence in line with this clause.

2.0 Competition Program

An outline of the key milestones of the Competition are summarised in **Table 1** below. A detailed breakdown of the competition program is provided in Section 1.3 of the Competition Brief (refer to **Appendix A**).

Table 1 *Key Competition milestones*

Date	Key milestone	Description
11 March 2024	Commencement of Competition	Competition Brief issued to all invited Competitors.
13 March 2024	Competitor briefing session	An in-person briefing session was conducted by the Competition Manager to brief the Competitors on the competition process.
25 March 2024	Progress session lodgement	Competitors submitted electronic copies of their in-progress submissions via the Design Competition Manager (DCM) online portal to the Competition Manager.
27 March 2024	Progress session meeting	Competitors attended an informal progress session to seek clarifications limited to planning and technical compliance only.
2 April 2024	Selection Panel briefing session	A virtual Briefing Session (via Microsoft Teams) was conducted by the Competition Manager to discuss the Competition Brief, attended by the Selection Panel and Council Observers.
4 April 2024	Quantity Surveyor meeting	Competitors were able to meet with the Quantity surveyor (via Microsoft Teams) during Week 4 of the competition.
11 April 2024	Final submission lodgement	Competitors submitted electronic copies of their Final Submissions via the DCM online portal to the Competition Manager for distribution to the Selection Panel, Council Observers and Technical Advisors.
18-19 April 2024	Technical advisor reports issued to Selection Panel members and Council Observers	Each Technical Advisor completed and issued their technical assessment of each submission back to the Competition Manager for distribution to the Selection Panel and Council Observers.
19 April 2024	Lodgement of presentation material by competitors	Each competition presentation was submitted via the DCM to the Competition Manager for compliance check prior to presentations.
19 April 2024	Quantity Surveyor reports issued to Selection Panel members and Council Observers	The Quantity Surveyor completed and issued their cost estimate of each submission back to the Competition Manager for distribution to the Selection Panel and Council Observers. Individual estimates were also distributed to competitors for their information only.
23 April 2024	Final Presentations, Selection Panel deliberations and selection of competition winner	Competitors presented their final submissions to the Selection Panel. Presentations were held in-person at the Ethos Urban office at Level 4, 180 George Street, Sydney. Following competitor presentations, The Selection Panel commenced deliberations to discuss each competition scheme and determine a competition winner.
24 April 2024	Notification to Competitors of decision	Phone call notification was provided to each competitor notifying them of the outcome of the design competition.
1 May 2024	Additional Selection Panel deliberation	A short additional session to allow the Selection Panel to express in further detail their feedback and views of each of the submitted schemes to inform the competition report.

3.0 Competition Summary

A total of four (4) architectural schemes were submitted and considered by the Selection Panel in the Competition. The Selection Panel highly commends the impressive work and high-quality submissions achieved. The complexity of the site constraints, particularly the tree protection zones, and the program of uses balancing residential, commercial, fine grain retail and a full line supermarket were distinctly challenging, and all Competitors presented robust schemes that were considered capable of achieving design excellence.

While a unanimous decision was reached, there was significant debate and consideration of merits between each scheme, as all submissions were recognised in successfully providing a distinct and inventive response to the Competition Brief. A summary of each scheme and accompanying Selection Panel's assessment is provided in this section of the report.

3.1 Bates Smart

The Bates Smart scheme aimed to renew the site into a place with distinctive character and variety, enlivened by high-quality retail, a permeable ground plane and public spaces. The built form was designed in three key building forms purposely designed to reflect their uses, protect the significant tree canopy on the site, while maximising an activated ground plane. The site planning maximises residential outlook and favourable orientation to maximise amenity, in particular by orienting living spaces primarily towards the north, drawing amenity from the relatively quiet Young Street and a substantial communal open space incorporated into the design.

Active street frontages and key pedestrian permeability links were provided across the site through a series of public laneways converging with a proposed northern public plaza. In addition to the prescribed southern laneway, the scheme proposed an additional east-west through site link connection adjoining the proposed northern public plaza fronting McEvoy Street, elegantly accommodating the tree protection zone of a substantial feature tree and using this constraint to generate a distinctive desire line geometry. A mix of fine grain retail tenancies along the street frontages and pedestrian links were proposed to complement the subterranean supermarket entry located at the north-eastern corner of the site.

The Young Street frontage was alternatively activated by the introduction of a terrace typology with private gardens and access points fronting onto the street, effectively integrated with the mid-rise built form over. The remaining apartments are accessed from three consolidated lobbies located on Young Street, Bourke Street, and the southern through site link, each containing a pair of lifts but with only one lift extending to the basement in order to reduce burden on the supermarket floorplate.

The residential buildings were characterised with earth-toned brick presented through blades in a repetitive splayed geometry that intentionally reflected colours of Country and integrated vertical acoustic plenums within the architectural expression. The buildings' upper levels were further set back to positively respond to the surrounding context, while adopting lightly finished metal fins and an expressed frame that echoed the splays in the brickwork. The scheme's facades were designed with considerable glazing to optimise outlook, daylight, ventilation and passive solar shading. The scheme also included flexible residential floorplates and communal courtyard open spaces for residential amenity.

The commercial building was designed as a distinctly different form to the residential buildings, comprising a triangular form that responds to the corner of Bourke and McEvoy Streets. It adopted a mass-timber structure finished with extensive glazing and perforated forest green metal fins that intersected the glazed façade vertically and horizontally.

Photomontages of the Bates Smart scheme are provided in **Figure 1** below.

Selection Panel Assessment

The Selection Panel commended the Bates Smart scheme for its well resolved architectural design and its place-making identity, with holistic consideration of the Waterloo context. The scheme presented a number of thoughtful features and rigorous design thinking that resulted in a scheme that truly achieves a high-quality mixed-use outcome that is capable of achieving Design Excellence.

The resolution of the building forms, in particular the 'L' shape residential component wrapping around Bourke Street and connecting to Young Street was praised for achieving both flexible residential layouts as well as high quality amenity for residents. The proposed separation of building blocks and positioning of residential terraces was also recognised as a key strength in the proposal for protecting privacy.

The proposal integrated the tree protection constraints in an understated but comprehensive manner, utilising this constraint to deliver subtle shifts in built form and splayed end conditions that simultaneously optimised solar access, minimised cross views and opened view lines to significant features beyond the site.

The ground plane interface was purposefully designed to create a logical and functional public domain with an open space and commercial-retail relationship. The layout of the retail courtyard and the use of the kiosk fronting McEvoy Street to improve the acoustic conditions for the scheme were well founded. Young Street was highly praised with the integration of the residential terraces seen as a strong resolution of this frontage. In particular, the high amenity and reinforcing of the human scale were seen as key benefits of this approach.

There was identified merit in the presence of the proposed commercial building with architecture and materiality that differentiated it from the residential blocks, establishing a distinct identity amongst the site and surrounds and holding the corner of Bourke and McEvoy Streets. The mixed materiality also achieved a bespoke neighbourhood feel and enhanced the architectural interest of the site. The Bates Smart scheme has memorable architecture with clear geometry that have rigour and benefit to how the site functions and appropriately responds to the prominent corner location.

The quality of the podium communal open space was of particular note, being of adequate size and width to avoid a 'corridor-like' condition and substantially enhancing the potential amenity of the space. The space was also successful in opening to Young Street and the ground floor courtyard that it adjoins to the west and north respectively. Reducing the northern building volume to allow more sun into the courtyard was a well-supported move, delivering a very high proportion of solar access and distributing amenity throughout the site.

Public art was addressed and integrated thoroughly through the scheme and was generally well considered. However, concerns were raised surrounding the reliance on the neighbour to the south's wall to mount the art, and the complications this may raise if that site were to pursue redevelopment.



View of the McEvoy & Bourke Street interface



View of the proposed internal public plaza



View of the Young Street frontage – proposed residential terraces



View from McEvoy Street frontage



View of the proposed southern through site link

Figure 1 Bates Smart Photomontages

Source: Bates Smart

3.2 Furtado Sullivan

Summary of Submission

Furtado Sullivan's scheme was underpinned by the vision of renewing the site as a 'magnetic hub where community thrives – a place where people gather naturally, linger comfortably, and engage in joyful play'.

The scheme proposed two parallel modulated building forms that opened into a northern public plaza and separated commercial building. The scheme was arranged around a central courtyard that opened to both the north and south.

At the ground plane, the scheme provided the prescribed southern through site link with an additional open to the sky lane at the northern end of the site, creating several permeable pedestrian connections across the site. The ground plane features a northern plaza, designed as a 'public room' and activated with diverse retail tenancies. The proposed access to the subterranean supermarket was via a main entry point located at the corner of Bourke Street and McEvoy Street as well as accessible off the proposed lane. Identified landscaping and public art opportunities for Connecting with Country were also identified to enhance the public domain.

The residential buildings of the scheme are defined by a strong gridded expression, established by tapered concrete columns which define the façade. These represent a consistent street wall, with openings for balconies subtracted from the massing while maintaining a consistent column presentation. The residential buildings utilised textured concrete and sandstone materiality, grounded by a concrete plinth establishing a defining street wall at the ground plane. The typical residential floorplates were designed to accommodate interchangeable apartment layouts and lift cores were located along the perimeter of the building to minimise obstruction to the supermarket layout.

The Furtado Sullivan scheme proposed a separate and defined commercial building at the north-eastern corner of the site. The building façade comprised a vertical terracotta fin veil that were suspended in front of extensive glazing to create a unique composition that complemented the residential building design. The proposed transparent glazing was designed to allow natural light to enter the building, while mediating heat gain and providing a refined expression.

Photomontages of the Furtado Sullivan scheme are provided in **Figure 2** below.

Selection Panel Assessment

The Furtado Sullivan scheme was appreciated for its contemporary design and refined architectural expression. The Selection Panel praised Furtado Sullivan for a thoroughly considered and well resolved design that successfully integrated the multiple uses and elements on the site.

The Selection Panel praised the scheme's clever positioning of circulation spaces that achieved good access to light and air and the clarity of the apartment design principles. The massing approach created interest along the through site link and provided relief to various frontages. The scheme was praised for its pragmatic response to the Tree Protection Zone constraints which were resolved without becoming the dominant architectural concept. The opportunity for a multi-function room on each level was a positive gesture and the thoughtfulness of the alternative apartment concepts were noted by the panel.

The proposed commercial building was well articulated and held the corner in an effective manner, clearly delineating itself from the residential components, while retaining a shared design vocabulary with the other buildings. The building presented a recognisable commercial identity. The resolution of the Bourke Street frontage was considered well activated and presented a unique streetscape character.

The scheme was specifically recognised for the proposed function and interface of the residential and retail components. The retail arrangements were considered effective, however further resolution around the location of the escalators and travelators was required. Whilst the centrality of the courtyard was appreciated, acoustic attenuation from McEvoy Street may require further design refinement.

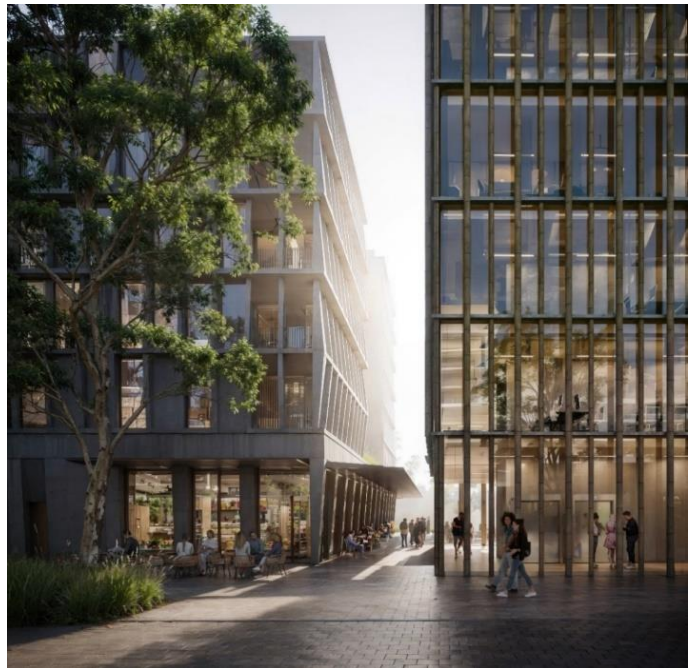
Despite the scheme's strong architectural integrity, it was noted that the proposed architectural language and rectangular grid spanning the residential component was reasonably intense in character and possibly more suited to a commercial building. While the architectural expression was rigorous, the Panel considered there may have been further opportunity to ground it in the location through interpretive architectural means. Further refinements to the ground floor were required to avoid a blank wall treatment of Young Street.



View from the McEvoy & Bourke Street corner



View of the Bourke Street frontage



Through site link



View of the Young Street frontage



View of the McEvoy Street frontage

Figure 2 Furtado Sullivan Photomontages

Source: Furtado Sullivan

3.3 Koichi Takada

Summary of Submission

The celebration, retention and protection of the significant trees within the site formed the foundation of Koichi Takada Architect's scheme. The scheme was specifically designed to curve around tree canopies, enabling a connection with nature. The scheme was based on the concept of 'cutting the building to suit the trees' to allow trees to be the hero of the site and align with Council's Sustainable 2050 vision. The circular scalloped subtractions in the street frontages were continued to the courtyard elevations of the proposal, providing a consistent identity to the built form.

The ground plane interface was designed with active frontages along Bourke Street, Young Street and the proposed public plaza. A covered mid-block pedestrian link in addition to the prescribed southern through site link was proposed to enhance pedestrian permeability across the site. The public plaza was proposed fronting McEvoy Street and featured an elevated wetland feature designed around a tree, envisioned with various seating areas to provide a place for people to gather and meet. The proposed elevated wetland feature was also designed to create a landmark entry point, activated by fine grain specialty retail tenancies that seamlessly integrated with the subterranean supermarket access located at the east of the plaza.

The scheme utilised a common design across the commercial and residential components, with a grey natural solid façade grid which was designed to deliberately offset the significant greenery afforded by the existing tree canopy. In contrast, the scheme adopted natural green aluminium materiality to the internal scalloped facades which played homage to the site's significant tree canopy. These internal building facades incorporated significant landscaping, giving a unique aesthetic to the frontage. The scheme was supported by a variety of communal open spaces, providing high amenity to future residents and commercial tenants.

The proposal also considered a range of sustainability initiatives including the use of low carbon and embodied energy local materials, an all-electric building housing integrated photovoltaic panels and rainwater capture and harvesting systems for greywater reuse in landscape irrigation.

Photomontages of the Koichi Takada Architects scheme are provided in **Figure 3** below.

Selection Panel Assessment

The Selection Panel commended Koichi Takada Architect's intentional and strong design informed by the existing tree canopy. The proposed landscaping and greening strategy were considered strong elements of the scheme and the circular motifs and Connecting with Country through the water treatment was identified as important aspects of the scheme.

The scheme proposed scalloped facades to the internal courtyard in response to the proposed canopy trees, which the Panel considered a successful design gesture that responds to and thoughtfully celebrates the trees of the site – existing and proposed. The proposed concrete and terrazzo facade grid design was also considered a strong contrast to the existing context, presenting a unique streetscape contribution.

The scheme featured a well considered and functional retail plan that was well integrated with the other components of the development. Overall, the scheme was designed in an efficient manner, featuring regular floorplates with potential to accommodate flexible dwelling typologies.

The Selection Panel considered however, that further resolution to ensure solar access cross ventilation compliance with the Apartment Design Guide was required. Through the addition of a fifth core, the multiple core configuration presented an opportunity to provide additional cross-ventilation, while optimising north facing apartments and reducing nil-solar apartments to an acceptable minimum. The extended residential corridors and lobby entry locations presented opportunities for further refinement to enhance resident experience.

While the Selection Panel considered the public plaza with the suspended circular wetland a unique and effective landmark element of the scheme, it also inherently created direct openness to the McEvoy Street which raised acoustic concerns.

The design of the separate vehicular access points along McEvoy Street was commended for providing a functionally sound intervention for traffic safety, however further resolution in regards to the loading and direct to direct to boot parking spaces was required to provide an efficient and user-friendly configuration.



View from the McEvoy & Bourke Street Corner



View of the proposed communal courtyard



Public plaza and elevated wetland feature



View of the Young Street retail frontage

Figure 3 Koichi Takada Photomontages

Source: Koichi Takada



View of the proposed southern through site link



View of the McEvoy Street frontage



View of the Bourke Street landscaped podium

3.4 SJB

Summary of Submission

The SJB scheme sought to create a high-quality, well-connected development that was sympathetic to the site's context and existing highly valued tree canopy. The overarching design concept was designed around creating 'a village of neighbourhood buildings', supported with high amenity communal places for people to gather across the site.

The scheme was characterised by a scalloped façade which was expressed with green brickwork designed to reinforce and complement the significant trees of the site. The façade was carried continuously across all the outer frontages, creating a positive and strong streetscape presence. The scheme complemented the green outer facades with contrasting natural and warm finishes along the internal facades fronting the courtyards and through site link. Collectively, the materiality of the buildings created a striking and contemporary building identity.

At the ground plane, the built form was arranged in separate buildings to create a mid-block connection to complement the southern boundary through site link connecting McEvoy Street and Bourke Street. Fine grain retail tenancy opportunities were provided along the street frontages and pedestrian links. The supermarket was designed with multiple entry points along Bourke Street, McEvoy Street and the proposed pedestrian mid-block link, incorporating a memorable corner volume presenting an elevated supermarket arrival experience.

The SJB scheme consolidated residential access from Young Street, connecting to the broader residential component through a series of dual bridges, suspended above the central courtyard and providing lift redundancy while resulting in a sculptural central courtyard. The typical residential floorplates were designed with generous balconies to allow future residents to feel connected to the tree canopy while inside their apartment. A mixture of communal and private courtyards were provided at podium level as well as communal rooftops, with a vibrant and well-considered landscape presence throughout.

The commercial component of the scheme was designed with a McEvoy Street address with secondary direct access to the retail lane. The commercial component was consolidated into the lower levels and designed to allow flexibility in layout and arrangement for various workplace needs.

Photomontages of the SJB scheme are provided in **Figure 4** below.

Selection Panel Assessment

The Selection Panel commended SJB for their development of a distinctive and extremely well considered architectural proposition. The resultant submission created a neighbourhood of dynamic buildings connected by a network of public spaces to achieve a highly liveable precinct.

The scheme provided a compelling and beautiful architectural expression that positively engaged with the existing tree canopy to create a distinct and unique identity. The Selection Panel appreciated the clear and refined architectural qualities of the scheme, particularly when considering the significant environmental considerations of the site. While the aspiration to retain the existing street trees was supported, the scheme Panel raised concern that in the instance that the scalloped façade had to be refined for planning compliance, there was the risk that the façade may require significant amendments that may compromise the integrity of the design.

The Selection Panel noted that the scheme provided a contemporary design with the pedestrian bridges considered a key element in achieving high amenity outcomes and superior cross ventilation performance. However, the Panel were divided on the suitability of the open approach, specifically in poor weather conditions, concerned that any refinement to the bridges would also detract from the essence of the scheme.

The Selection Panel strongly supported the consolidation of all residential addresses along Young Street, creating an active, recognisable and legible entrance that was effective in distinguishing itself from the operations of retail, commercial and servicing use. However, the Selection Panel noted concern with the provision of several apartments that had a dual frontage to McEvoy Street and Bourke Street and the impact on being exposed to a high level of noise on two frontages. The panel noted that this was however readily resolvable through plenums or other treatments.

The thoughtful design of the laneway was recognised, but the panel identified the potential for this gesture to be compromised with lack of pedestrian footfall. The panel recognised the exceptional architectural quality of the corner Woolworths entry, but noted that it appeared disengaged from the other retail offerings proposed for the site.



View from the McEvoy Street and Bourke Street corner



View of the Bourke Street frontage



View of the Young Street frontage



View of the McEvoy Street frontage



View of the proposed communal courtyard



View of the proposed mid-block through site link

Figure 4 SJB Photomontages

Source: SJB

4.0 Selection Panel Decision

The Selection Panel commends and appreciates the significant skill, effort and resources that were evident in all four submissions, particularly considering the complexities of the site, which included significant environmental constraints. The Selection Panel was also impressed with the quality of the presentation material submitted and presentations delivered by all Competitors were also exemplary.

Following deliberations, the Selection Panel selected by unanimous vote Bates Smart as the winning scheme.

The Bates Smart scheme achieved the key requirements of the Competition Brief, while balancing an innovative and architecturally interesting outcome. Through its refined, sympathetic form and selection of materials, the scheme achieves a sophisticated and vibrant 'neighbourhood' within the dense surrounding context of the Waterloo urban renewal area. The scheme also achieves the important objectives of retaining the significant tree canopy on the site whilst optimising activation to contribute to a vibrant public domain, including welcoming through-site links which have the potential to energise the precinct.

4.1 Key Principles of the design to be maintained and developed

The Selection Panel identified elements of the scheme which were key features in its selection of the Bates Smart scheme and that contribute to its ability to achieve design excellence and should be maintained as the scheme develops. These matters are outlined below:

Commercial building and retail spaces

Note: Competitors were encouraged to explore options for residential or commercial uses in the building located at the corner of Bourke and McEvoy Street. The following points relate only to a commercial building in this location.

- The standalone nature, façade materiality and distinct identity of the commercial building.
- The scale and presence of the commercial building, providing a prominent built form expression at the corner of Bourke Street and McEvoy Street.
- Containment of the retail courtyard offering protection from noise and traffic on McEvoy Street.

Residential buildings

- The clear and nuanced geometry which optimised views to the heritage building to the north, together with outlooks from living areas and balconies.
- The notch on the Bourke Street frontage adjacent to DCP Tree 25, creating clear sight lines as well as celebrating a key featured tree on the site.
- A prominent and integrated retail and residential frontage to Young Street, particularly through the integration of the proposed residential terrace expression.
- The expression of façade elements as splayed brickwork or 'blades' with natural ventilation and acoustic treatment integration.
- The incorporation of notched corners into the vertical façade language on the south-eastern corners of the residential buildings and articulation of the massing with planters.
- Activation of the through site link along the southern boundary, in particular through the provision of access to above grade bicycle parking. It is noted that this relies on an exceedance of the GFA which would need to be determined by the consent authority as part of the detailed DA.

Building performance

- The high residential ADG solar performance of the scheme.
- The resolved triangular corner treatment and planter element are beneficial for acoustic performance and architectural expression.

Access

- The clarity, consolidation and generosity of the residential lobbies.
- The split entry vehicle crossovers.
- The mezzanine bicycle storage prevents conflicts between cyclists and supermarket vehicles in the basement and enables the activation of the through site link.

Landscape and communal spaces

- The private terrace gardens on Young Street.
- The configuration, orientation and generosity of the courtyard.
- The location and distribution of rooftop open space, including proportions that ensure solar access.

4.2 Further Refinements to the Selected Scheme

The Selection Panel identified a range of matters that require resolution during the design development phase of the project to ensure the design continues to respond to all aspects of the Competition Brief, maintains the original design intent, and ensures the scheme is capable of achieving design excellence. These matters are outlined below:

1. Further resolution of the built form is required to improve ecologically sustainable development performance as follows:
 - Reconsider and refine the extent of glazing for both the residential and commercial buildings.
 - Consideration should be given to the solid to void ratio and the explicit performance of the façade depth to optimise passive shading while retaining solar access when desired.
 - Consider the tectonic elements of the commercial façade to provide an integrated design where all façade components contribute to performance while also generating architectural character.
2. Opportunities to positively integrate and optimise the function of the ground floor retail tenancies with the ground plane and further consideration of the supermarket ground level entry experience.
3. Further resolution of the loading dock and 'Direct to Boot' was noted as required to ensure it meets operational requirements of the brief.
4. Increased architectural clarity is required for the kiosk and ground plane at the McEvoy frontage in order to provide sight lines and visibility into the plaza, with attention required to balance acoustic protection and openness to invite visitation.
5. The proposed public art in the through site link should be reconsidered to not rely on the neighbouring wall.
6. The facade and materials are supported, however further refinement of elements such as brick type, plenum requirements and internal brick treatment of the plenum void element is required.
7. The timber structure for the commercial building was not considered as an essential component of the scheme and could be revisited.
8. Whilst the planters and facade planting are positive aspects of the design, the longevity and maintenance were flagged as considerations for further design resolution.
9. The activation of the laneway was supported, however further resolution is needed for the operation and interaction of the retail, public art, residential lobby and mezzanine access, including the consideration of a street-address entry to the southern residential apartments.

The Selection Panel also noted that the winning scheme includes some potential exceedances to the maximum permissible FSR/GFA and height. The FSR/GFA exceedance was a result of the proposed bike storage mezzanine level and the proposed wintergardens fronting McEvoy Street. The Selection panel considers these variations to the FSR/GFA support active transportation to the site and contribute towards high residential amenity. The general massing and form was considered contextually appropriate for the site. Technical matters such as any breaches to maximum GFA/FSR are to be resolved at the DA stage.

5.0 Conclusion

5.1 Achieving Design Excellence

The Proponent and Selection Panel acknowledge the Competition submissions are concepts only and any technical resolution is preliminary. It is therefore understood that, while maintaining design integrity, the winning design must undergo further design development to address technical items and the Selection Panel recommendations in concert with other outstanding matters to demonstrate the achievement of design excellence in any subsequent detailed Development Application at the Competition site.

5.2 Concluding Comments

This Competitive Design Alternatives Process has been carried out in a professional and transparent manner in accordance with the Competition Brief and the Competitive Design Policy. This Design Competition Report documents the Competition and the Selection Panel's decision in selecting the Bates Smart as the winner. The Selection Panel considers that the selected scheme by Bates Smart demonstrates a high degree of design excellence and is well placed to progress to the detailed Development Application stage.

Overall, the significant efforts made by all Competitors is recognised, and the Selection Panel and Woolworths / Fabcot Pty Ltd as Proponent, wish to thank SJB, Koichi Takada Architects and Furtado Sullivan for accepting to participate in this significant architectural exercise. The Selection Panel confirms that this Report is an accurate record of the Competitive Design Alternatives Process and endorses the assessment and recommendations.