

Attachment D

Competitive Design Alternatives Report



WILLOWTREE PLANNING

COMPETITIVE DESIGN ALTERNATIVES REPORT

CORIO ROSEBERY: MIXED USE DEVELOPMENT

12-20 Rosebery Avenue, Rosebery

—

Prepared for
CORIO PROJECTS PTY LTD

Willowtree Planning acknowledges the Traditional Owners of Country throughout Australia and their continuing and ongoing connections to land, waters, and community. We pay our respects to Elders past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land.

We acknowledge the Traditional Owners of the Land on which the proposed development will be located, the Gadigal of the Eora Nation, and pay our respects to Elders past and present.

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SUMMARY OF THE COMPETITIVE PROCESS

TABLE 1: SUMMARY OF THE COMPETITIVE PROCESS

Item	Details		
Project Details			
Site Address	12-20 Rosebery Avenue, Rosebery		
Legal Description	Lot 2 in DP229802		
Project Name	Corio Rosebery		
Description of Development	Demolition of the existing structures and construction of a mixed-use development comprising: - Three (3) buildings containing one (1) retail premises and residential apartments; - Basement carpark vehicular access from Dalmeny Avenue; and - Site servicing via a new private road located at the south-eastern corner of the site.		
Proponent Details			
Company	Corio Projects Pty Ltd C/o Willowtree Planning		
Contact Name & Position	Jim McBirnie, Development Director		
Competition Manger			
Competition Manager	Andrew Cowan, Director Vidhya Ramesh, Associate Director		
Organisation	Willowtree Planning (NSW) Pty Ltd		
Address	Suite 204, Level 2 165 Walker Street North Sydney NSW 2060		
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Competitive Process Summary			
Competition Type	'Invited' Competitive Design Alternatives Process		
Competitors	- Bates Smart - BVN in collaboration with Studio Prineas - WMK Architecture		
Winning Scheme	WMK Architecture		
Selection Panel Members	Nomination	Name	Title
	City of Sydney	Professor Richard Johnson (Panel Chair)	Founding Director, Johnson Pilton and Walker



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Item	Details		
		Anita Panov	Director, Panov-Scott
	Proponent	Kim Crestani	Director, Order Architects Pty Ltd
		Robert (Bob) Nation	Principal, Nation Architects
Technical Advisors	Discipline	Organisation	Contact
(appointed by the Proponent)	Planner	Willowtree Planning	Vidhya Ramesh
	Quantity Surveyor	Coutts Cost Consulting	Matthew Dunk
	Flooding	Enscape Studio Pty Ltd	Ian Harris
Impartial Observers	Nomination	Name	Title
	City of Sydney	Anita Morandini	Design Excellence Manager
		Marie Quattromani	Design Excellence Planner
		Andrew Rees	Area Planning Manager, City South
		Gavin Ho	Senior Planner, Planning Assessments
	Corio Projects	Jim McBirnie	Development Director
Key Dates	Date	Actions	
	3 June 2024	Commencement Date	
	3 June 2024	Competitor Briefing Session and Site Visit	
	18 June 2024	Selection Panel Briefing	
	26 June 2024	Quantity Surveyor Meeting (one (1) hour session per competitor)	
	5 July 2024	Lodgement of Final Submissions	
	8-16 July, 2024	Technical Review by the Proponent's Technical Advisors.	
	15 July 2024	Lodgement of Presentation Material	
	22 July 2024	Technical Briefing for the Panel and Presentation by Competitors	
	25 July 2024	Addendum to the Brief issued to the Competitors	
	09 August 2024	Lodgement of Response to Addendum	
	15 August 2024	Final Presentation by Competitors and Decision Date	



1 INTRODUCTION

1.1 OVERVIEW

This Competitive Design Alternatives Report (Competition Report) has been prepared by Willowtree Planning (NSW) Pty Ltd (Willowtree) on behalf of Corio Projects Pty Ltd (Proponent) in relation to the Competitive Design Alternatives Process (competitive process) for the redevelopment of 12-20 Rosebery Avenue, Rosebery (the site).

The purpose of this Competition Report is to inform the Consent Authority, the City of Sydney (the City) of the process and outcomes of the competitive process and the rationale for the selection of the preferred architectural scheme for the redevelopment of the site.

The competitive process was conducted in accordance with the Competitive Design Alternatives Process Brief (the Brief) prepared by Willowtree. The Brief was developed in consultation with the City where feedback and detailed comments were incorporated into the final Brief endorsed on 31 May 2024. This Competitive Report should be read in conjunction with the Brief provided at **Appendix 1**.

The competitive process was undertaken pursuant to clause 6.21D of the *Sydney Local Environmental Plan 2012* (SLEP 2012) and the City's Competitive Design Policy 2020 (Design Policy).

As required by the Design Policy and Section 4.20 of the Brief, this Competition Report will:

TABLE 2. MATTERS FOR CONSIDERATION	
Matters considered	Part/Section Addressed
Provide a summary and overview of the competitive process.	Section 1.2 and TABLE 1
Include a copy of the endorsed Brief.	Appendix 1
Outline the assessment of the design merits of each competitive submission.	Part 2
- Set out the rationale for the choice of the preferred design and clearly demonstrate how this design best exhibits the potential to achieve design excellence in accordance with the provisions of clause 6.21C of SLEP 2012; - Any critical principles or qualities of the design that must be retained in design development, and	Section 3.2
List any further recommended design amendments relevant to the achievement of design excellence.	Section 3.3

This Competition Report has been endorsed by the Selection Panel (the Panel) (**Section 4.2**) and will be submitted to the Consent Authority.

1.2 OVERVIEW OF THE COMPETITIVE PROCESS

The following actions were undertaken as part of the competitive process:

- The Proponent invited three (3) competitors, as noted below in alphabetical order, to participate in the competitive process that was held over a period of five (5) weeks:
 - Bates Smart
 - BVN in collaboration with Studio Prineas
 - WMK Architecture



- The Brief was issued to the competitors on 3 June 2024. A briefing session was held for the competitors on 5 June 2024 to provide an overview of the Site and the surrounding context, outline the planning parameters, and provide an opportunity for the competitors to ask questions and seek clarification regarding the Brief and the procedures of the competitive process. This was followed by a site visit.
- The competitors asked questions and sought clarification on the planning controls and the Brief during the competitive process. Responses to the questions were addressed *via* email privately or publicly to all competitors according to their nature. All information and responses sent to competitor(s) were also copied to the City's Observer.
- Following the receipt of the final submissions, a technical assessment and compliance review of each scheme was undertaken by the technical advisors appointed by the Proponent between 8-16 July 2024. The assessments were provided to the Panel members four (4) days prior to the Final Presentation.
- On 22 July 2024, the planning consultant and Quantity Surveyor (QS) conducted a briefing to the Panel members prior to the commencement of the presentations to provide an opportunity for the Panel to ask questions regarding the site and brief requirements. Following the technical briefing, each competitor presented their proposed schemes to Panel and answered questions from the Panel.
- The Selection Panel deliberations were held immediately following the presentations on 22 July 2024. During the evaluation of the schemes, the Panel requested competitors provide additional information to address compliance with the maximum building height controls across the site, a key statutory planning control that applies to the site. The Panel recognises that compliance with the gross floor area and building height controls in the SLEP 2012 is fundamental to the selection of a scheme from a planning approval point of view given the limitations in the SLEP 2012 (specifically by Clause 6.36) which explicitly prohibits the site from the application of a Clause 4.6 variation request to either the Height of Building or Floor Space Ratio development standards.
- The Panel noted that competitors should either demonstrate that their schemes comply with the maximum building height controls applicable to the site as shown in **Appendix 2**. In the instance that the scheme submitted does not comply with SLEP 2012 height requirements, all competitors were given an opportunity to amend their design response to achieve compliance with the maximum building height controls in all areas of the site.
- The Panel agreed that the evaluation of the schemes will be extended to a further presentation scheduled on 15 August 2024, to conclude deliberations. The Panel's request was formalised by an addendum to the Brief which was circulated to the competitors on 25 July 2024.
- The competitors' responses were circulated to the Panel on 12 August 2024. All competitors submitted supplementary reports, articulating their proposed architectural scheme for the site responding to the requirements of the addendum. All competitors undertook a thorough review of the original submission and substantially addressed the matters raised by the Panel.
- On 15 August 2024, the competitors presented their schemes followed by questions from the Panel which is herein referred to as 'Final Presentations'. The selection process was based on the material supplied by competitors in the supplementary report and the presentations given to the Panel.
- Following the Final Presentation, on the same day, each scheme was evaluated by the Panel and one scheme was chosen as the preferred design. This decision by the Panel was unanimous.
- An evaluation of the design merits and areas for further development were also identified and discussed during the deliberation process. The Panel prepared a list of matters that required further design development during the next stage of the process.

This competitive process was undertaken in an open and transparent manner in consultation and disclosure with the City observers. The City was involved in the competitive process as follows:



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- Reviewed, provided comment, and endorsed the Brief and the addendum.
- Provided clarification on competitive process procedures, where required.
- Approved amendments to the Brief particularly in relation to key dates.
- Copied into all correspondence between the competitors and the Competition Manager regarding questions or requests/provision of additional information.



2 REVIEW AND ASSESSMENT OF DESIGN ALTERNATIVES

2.1 OVERVIEW

The design schemes presented by the three (3) competitors were analysed and evaluated by the Panel with a focus on design quality and the key evaluation areas identified below, in accordance with the assessment criteria appended to the Brief:

- Compliance with the Brief
- Compliance with the Planning Brief
- Compliance with the Commercial Brief
- Buildability

Based on this method of assessment, a winning scheme was recommended by the Panel. **Appendix 3** provides the Panel's grading of each scheme, as per the assessment criteria appended to the Brief.

2.2 PANEL OBSERVATIONS

The Panel commends all competitors and their teams for their submissions and presentations and the manner in which they have responded to the addendum and translated/retained the key fundamental design concepts proposed in their initial submission.

The Panel noted that the three (3) submissions had different design responses despite all proposing a courtyard building typology. All schemes addressed the site and its setting with sensitivity, responded to the requirements of the Brief and most importantly, were mindful of the proposal's relationship between the existing and proposed public realm. The Panel acknowledged that all the design proposals submitted are conceptual and would require design development.

The Brief required competitors to demonstrate strict compliance with the SLEP 2012 requirements. All submissions were accepted as generally complying with this requirement. The schemes by Bates Smart and WMK Architecture both contained minor variances to the SDCP 2012 controls, but these variations were not determinative factors in the Panel's decision.

The following section discusses each design schemes in more detail.

2.3 BATES SMART

The Bates Smart scheme incorporated a series of key design strategies (refer to **Figure 1**) to provide improved amenity outcomes for the site and the adjoining buildings. The Panel acknowledged that this massing approach assisted in improving cross ventilation, articulation of the street facades and defined entries.

The rational arrangement of the ground floor plane was considered by the Panel to be well resolved, as was the provision of direct entries to the residential units on the ground floor from the principal streets and the northern laneway, which enabled a clear relationship with the public domain. The scheme proposed a six-storey street wall on Rosebery Avenue to maximise the development potential of the site on the basis that it does not cause any amenity impacts on the adjoining properties nor from the public domain, which was supported by the Panel.

The breaking of the building masses into four (4) blocks with centrally located breezeways and functional core location was commended by the Panel.



The interplay of the façade expression consistent with the geometry was well considered; however, the Panel noted that the distinction between the lower and upper levels of the scheme required further development to give prominence to the street wall.

The Panel observed that while small triangular Juliet balconies assist with solar access and amenity, they are frequently underutilised and can have maintenance and buildability issues.

The retail component of the scheme was consolidated to the south-west of the site and of significant size. It would benefit from greater integration and flexibility with the wider ground floor communal spaces.

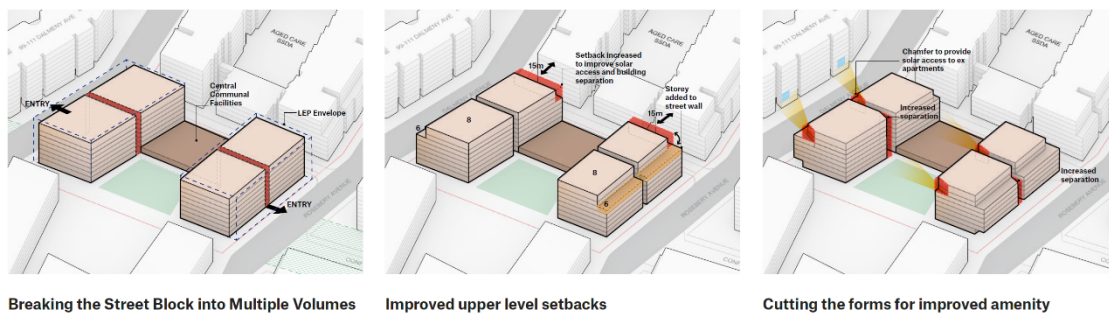


Figure 1: Key design strategies (Source: Bates Smart)



Figure 2: Proposed scheme looking south east along Rosebery Avenue (Source: Bates Smart)



Figure 3: View of the proposed scheme from the through-site link (Source: Bates Smart)

2.4 BVN AND STUDIO PRINEAS

The BVN + Studio Prineas scheme was structured around five (5) key principles (refer to **Figure 4**), which the Panel considered to demonstrate a real clarity of architectural concept. The Panel noted the provision of generous landscape open spaces and the interface with the public domain and laneway/through site links as key attributes of the scheme. The Panel commended the incorporation of sustainability initiatives and consideration of public art within the scheme.



Figure 4: Key Principles (Source: BVN and Studio Prineas)

The architectural expression and planning of the ground floor were particularly successful, with defined and linked street entries, activated through site links, and a generous amount of communal space, giving a resort-like experience and fostering a sense of community.

The building masses were well resolved from a structural, standardisation and buildability point of view but required further resolution of cross ventilation and lift core layout. The Panel was concerned regarding the lift redundancy in a plan with four (4) separate single lift cores, given that other submissions demonstrated that premium lift core arrangements are achievable.

The window-to-wall ratio is responsive to the orientation and was effectively handled with different characters defining the street and courtyard facades. The Panel noted that the street wall facades would benefit from a finer grain and more residential character.





Figure 5: View of the proposed scheme from Rosebery Avenue (Source: BVN and Studio Prineas)



Figure 6: Proposed scheme looking south east along Dalmeny Avenue (Source: BVN and Studio Prineas)





Figure 7: View of the proposed scheme from the through site link (Source: BVN and Studio Prineas)

2.5 WMK ARCHITECTURE (WINNING SCHEME)

The WMK design response generated from an understanding of the site's context and strives to provide a holistic approach to built form, landscape and integrated public domain outcomes, which was commended by the Panel. The urban design strategy and spatial arrangement of the ground plane were deemed the most successful as they delivered a community heart that would provide a usable, flexible and vibrant experience for the residents and one that provided permeability both visually and spatially. The proposed landscape strategy of native species and an integrated billabong swimming pool unifying the central courtyard was very successful.

The scheme was supported by an analysis that explored the materiality based on the local historical and contextual references. This analysis inspired the material selection with earthy tones used in the podium and the use of masonry/concrete on the façade grid with metal panel. The use of these colour tones was strongly supported, and the subtlety of the historical and contextual references was noted by the Panel.

The design strategy of breaking the street wall into four (4) buildings with generous breezeways (refer to **Figure 8**), was successful in providing good cross ventilation, flexible planning and a functional core with redundancy. The scheme proposed a rational plan that was flexible and adaptable and one that connected horizontally and vertically.

The street facades, scale, materiality, and edges softened with curved balconies were particularly successful. The Panel noted that the design of the upper levels requires further resolution to address overshadowing of adjoining properties.

The Panel determined that the WMK scheme was successful. The Panel's reasons for the choice of this scheme as the preferred design and reasons why this exhibits the potential to achieve design excellence, in accordance with the provisions of Clause 6.21C of SLEP 2012, are detailed in **Section 3.2**.

The Panel notes the scheme incorporates robust design ideas that encourage design flexibility, which can evolve and improve through design development with the recommendations outlined in **Section 3.3**.



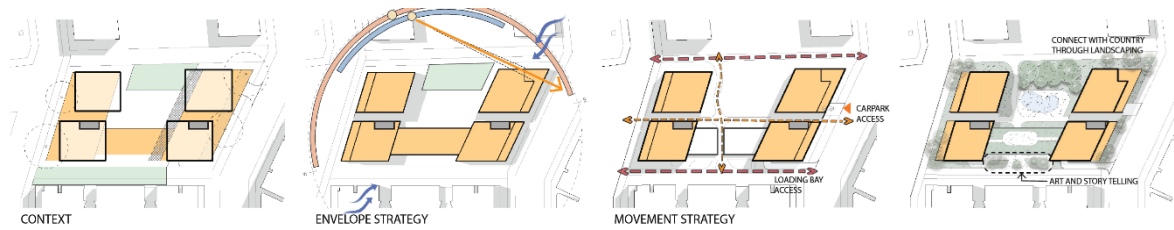


Figure 8: Key Design Strategies (Source: WMK Architecture)

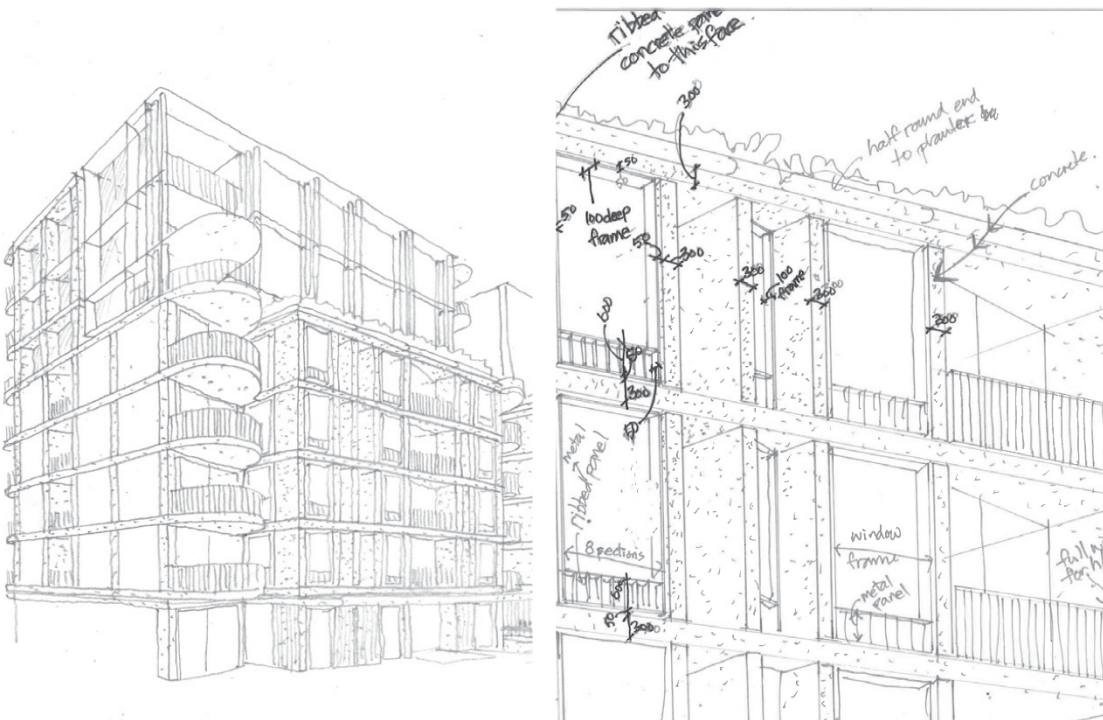


Figure 9: Sketches of the proposed scheme including facade detailing (Source: WMK Architecture)



Figure 10: View of the proposed scheme from the southern through site link (Source: WMK Architecture)



Figure 11: Proposed scheme looking south on Rosebery Avenue (Source: WMK Architecture)



3 SELECTION PANEL RECOMMENDATIONS

3.1 WINNING SCHEME

The Panel evaluated all three (3) design responses submitted against the design, planning and commercial objectives of the Brief. At the conclusion of the Final Presentations and following deliberations by the Panel, the **WMK Architecture** scheme was determined as the winning scheme to progress to the detailed development application (DA) phase with the most potential to achieve design excellence. This decision by the Panel was unanimous.

The Panel acknowledges that the scheme will require detailed design development and made the following recommendations:

3.2 ACHIEVING DESIGN EXCELLENCE

The Panel considers that the following attributes of the winning scheme (in no particular order) were valued and should be **retained** throughout the design and delivery phases of the development.

Site Layout and Spatial Organization

- The Panel considered that the design of the ground floor plane had a clear and considered relationship with the central courtyard and the proposed through site link both spatially and visually. This is achieved by integrating the communal landscape areas and connections to communal resident facilities, the majority of which are open spaces and foster interaction amongst the residents.
- The provision of communal uses along the southern boundary, including the careful design and positioning of utility services and functionality on the ground floor, contributes to the success of the overall design.
- Creating a community heart on the ground floor adjacent to the through site link is strongly supported. As such, the environmental amenity of this key space should be retained as the scheme is developed.

Landscape Strategy

- The fluidity and integration of comprehensive landscaping across the site along with the billabong shaped swimming pool and use of native species should be retained and developed.

Compositional Expression of the Façades

- The breaking up of the facades along the principal street frontages by means of articulating the corners with curved balconies and deep recesses with permeable entries that extend up through the buildings gives a scale and rhythm to the street. This is irrespective of the fine-grain façade detailing, which should be explored during design development.
- The earthy tones and material expression of the façade should be retained and developed.

Layout

- The provision of breezeways and spatial arrangement of the lift lobbies at the upper levels of the buildings should be retained, as this provides daylight and views to both the communal open spaces and the street, improved cross ventilation and functional lift strategy.
- On the upper levels, the placement of living areas on the northern façade of the buildings offered high levels of residential amenity, which were considered by the Panel to be positive aspects of the scheme and must be retained.

Wayfinding

- The intention to provide clear and visible building entries that extend up through the buildings from the principal streets is supported and should be retained.



Rooftop Communal Open Space

- The provision of a communal roof top space on level 1 of the communal building, including access from residential levels to this space, should be retained. This space provides a recreational space with outlook and solar access for future residents to socialise and enables passive surveillance over the through site link.

3.3 DESIGN DEVELOPMENT

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

Façade Design

- The façade resolution and detailing should be adjusted to provide more depth on the upper levels to address solar gain.
- Investigate opportunities for increased facade depth on the western façade to provide passive shading.

Landscape Design

- Develop a landscape plan that retains the integration of the central courtyard with the adjoining public domain to the north and south.
- The design of the central courtyard should provide flexibility to accommodate small and large groups and enable social interaction, as well as providing visual amenity when not in active use.
- It is recommended that a colonnade or the like be provided from the concierge to the building fronting Dalmeny Avenue adjacent to the central courtyard for weather protection.

Operational Consideration

- The Panel supports the arrangement of community facilities on the ground floor, acknowledging the spaces must be rationalised for the weather and operational preferences of the Proponent while retaining the design vision, as this is a particular strength of the scheme.
- The afterhours security arrangements of the publicly accessible areas must be developed in conjunction with the Proponent and should be suitably integrated into the design of the ground floor plane.

Layout and Design of Residential Component

- Residential interfaces at ground level between public domain streets/links should feature generous landscaping, well-resolved levels, and direct access, ensuring a thoughtful balance between passive surveillance to the street and privacy to private open spaces.
- Private open space for all dwellings on the ground floor is to be directly accessible from the public domain.
- The apartment mix should be further explored to achieve compliance with the Brief requirements.
- Explore a solution, where possible, to eliminate dog-legged corridors, as this limits the extent of natural light and ventilation and is a potential safety concern.
- Internal floor plan layout should be developed to respond to the Apartment Design Guide (ADG) requirements and operational requirements of the Proponent.
- Any further design changes must achieve compliance with the solar access and cross ventilation requirements outlined in the ADG.

Building Setbacks and Street Wall Height

- Building setbacks should consider Tree Protection Zones for the trees retained within the site and the public reserve.
- Deep soil landscape setback should be provided on the principal street frontages and the northern laneway in accordance with the SDCP 2012 requirements.



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- A 4m setback from the site boundary to the glass line enclosing an internal space at the ground floor should be provided.
- The design should be tested to ensure the 6-storey street wall proposed on Dalmeny Avenue does not cause additional overshadowing on Building B, 99-111 Dalmeny Avenue. Alternatively, a 6-storey street wall may be explored on Rosebery Avenue to redistribute floor space and avoid overshadowing impacts on adjoining buildings on Dalmeny Avenue.

Other Design Considerations

- The detailed design of the proposed public domain areas (land dedication to the north and through site link to the south) is to occur in collaboration with City's public domain team.



4 CONCLUSION

This Competition Report outlines the competitive process and summaries the Panel's comments and recommendations for the winning scheme, as follows:

- An 'Invited' Competitive Design Alternatives Process was undertaken for the redevelopment of 12-20 Rosebery Avenue, Rosebery.
- The competitive process was undertaken in accordance with clause 6.21D of the SLEP 2012 and the Brief prepared by Willowtree and endorsed by the City on 31 May 2024.
- The relevant provisions of the SLEP 2012 and the Design Policy have been considered throughout this competitive process.
- The competitive process has been carried out in a professional and transparent manner in accordance with the Brief and the Design Policy
- The **WMK Architecture** scheme was recommended by the Panel as the winning scheme of this competitive process. This scheme is to progress to the preparation of a detailed DA for lodgement with the City.
- The Panel considered this scheme to be the best at meeting the objectives of the Brief and ranked it highest in terms of the relevant assessment criteria. The Panel's decision was unanimous in this regard.
- Subject to further refinement as outlined in **Section 3.3**, the winning scheme by **WMK Architecture** fulfils the design, commercial and planning objectives of the Brief, and is considered capable of achieving design excellence.

4.1 ACHIEVING DESIGN EXCELLENCE

The Proponent and 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 Panel recommendations in concert with other outstanding matters to demonstrate the achievement of design excellence in any subsequent detailed DA for the redevelopment of the site.

4.2 ENDORSEMENT OF THE WINNING SCHEME BY THE SELECTION PANEL

The Panel confirms that this Competition Report is an accurate record of the competitive process and endorses the assessment and recommendations.

TABLE 3: SELECTION PANEL ENDORSEMENT

Panel Member	Title	Signature	Date
Prof. Richard Johnson (Chairperson)	Founding Director, Johnson Pilton and Walker		10/09/2024
Anita Panov	Director, Panov- Scott		10/09/2024
Kim Crestani	Director, Order Architects Pty Ltd		10/09/2024



Corio Rosebery: Mixed-Use Development

TABLE 3: SELECTION PANEL ENDORSEMENT				
Panel Member	Title		Signature	Date
				
Robert (Bob) Nation	Principal, Architects	Nation		10/09/2024

