

Architectural Competition Policy

Adoption Date:

DRAFT

Review Date:

Click or tap to enter a date.

Version:

1

Responsible Department:

Strategic Planning

TRIM Document Number:

D03549133

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1. Purpose of the Policy

The Randwick City Architectural Competition Policy, adopted by Council on **(insert date)** establishes the processes an applicant is required to undertake to demonstrate that a proposed development is the result of an architectural competition process. This Policy applies to the strategic node opportunity sites in the Kensington and Kingsford town centres as identified in the Kensington and Kingsford Town Centre Planning Strategy (Figures 1 and 2).

Clause **(insert clause number)** of the *Randwick Local Environmental Plan 2012* specifies the types of development that are required to undertake an architectural competition process. As per the requirements of this clause, development consent must not be granted to those types of development specified unless the proposed development is the result of an architectural competition process.

Clause **(insert clause number)** of the *Randwick Local Environmental Plan 2012* allows the Consent Authority to consider granting the additional amount of height and/or floor space stipulated under Clause **(insert clause number)** that is the result of an architectural competition process.

1.1. Objectives

- (a) Facilitate good design, high quality and innovation thinking to a project through an architectural competition process.
- (b) Provide an opportunity for comparative evaluation of proposals.
- (c) Establish the steps an applicant is required to undertake to demonstrate that a proposed development is the result of an architectural competition process.
- (d) Clarify the timing of an architectural competition process in the Development Application process
- (e) Ensure that the architectural competition process works within the framework of the Kensington and Kingsford Town Centres Planning Strategy and development controls.
- (f) Assist the proponent to establish an architectural competition brief that ensures:
 - (i) the Consent Authority's design excellence requirements are balanced with the developer's objectives
 - (ii) procedural fairness for competitors is maintained.
- (g) Detail the approach for assessment, decision-making and dispute resolution within the architectural competition process.
- (h) Ensure that design excellence integrity is continued into development proposals and development outcomes
- (i) Clarify that the rationale for granting additional floor space and/or building height under Clause **(insert clause number)** of the *Randwick Local Environmental Plan 2012* is to achieve a high level of design excellence and sustainability measures and to deliver the suite of site-specific and public benefits detailed in the Kensington and Kingsford Town Centres Planning Strategy.

1.2. Application

This Policy applies to the strategic node opportunity sites located in the Kensington and Kingsford town centres as identified on the following maps (Figures 1 & 2).

Figure 1: Strategic Node Opportunity Sites - Kensington

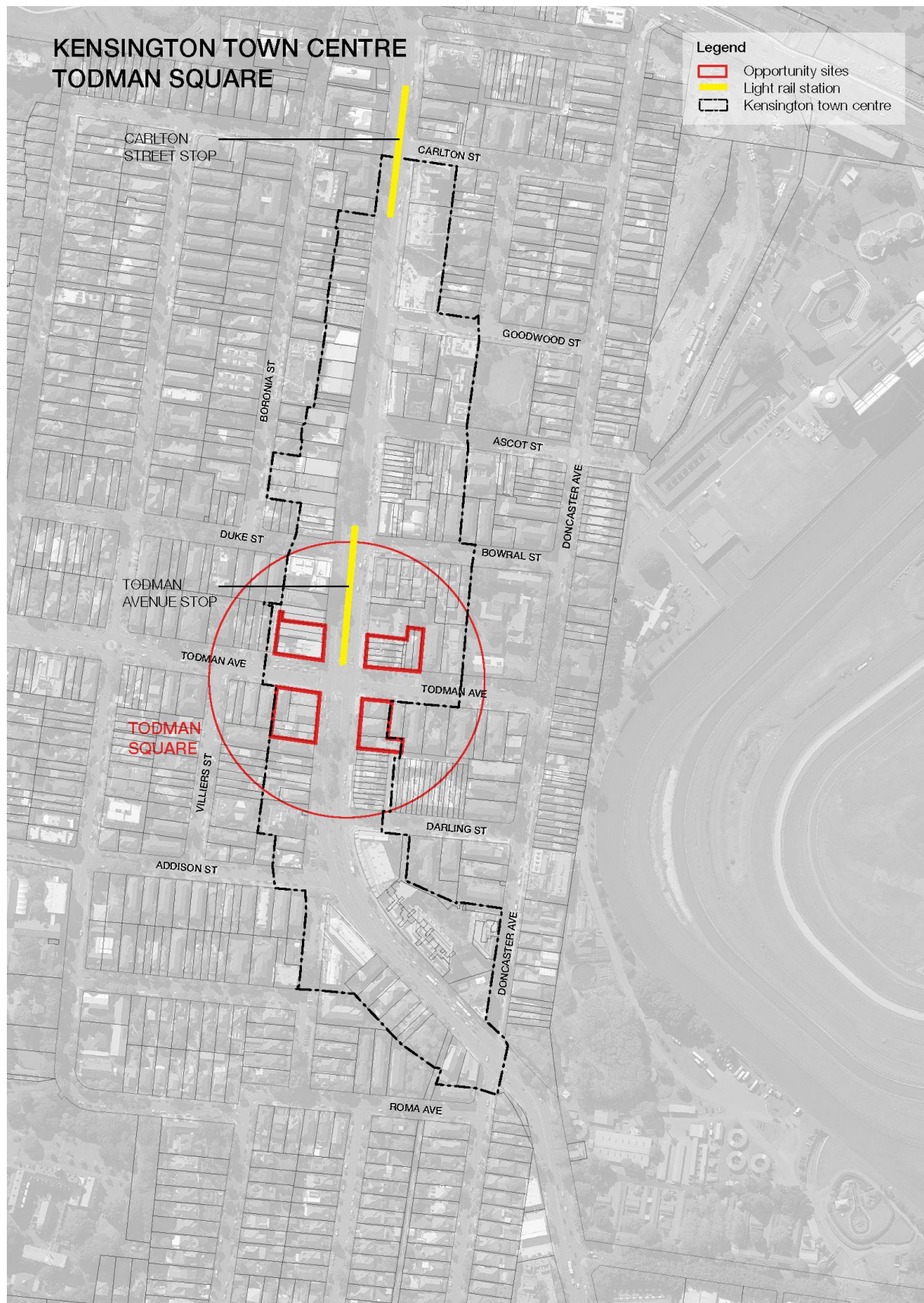
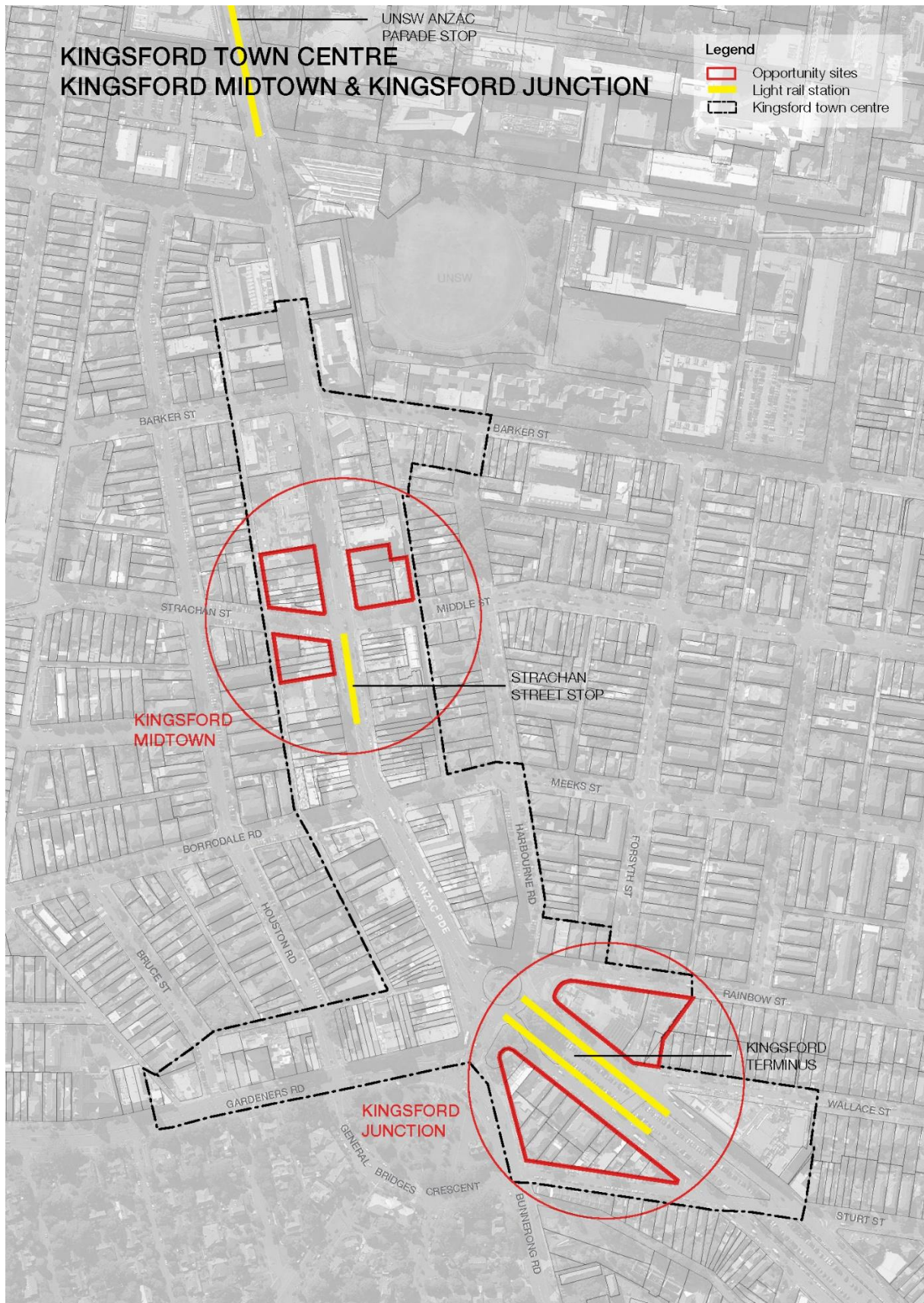


Figure 2: Strategic Node Opportunity Sites - Kingsford



2. Provisions

2.1. Demonstrating an architectural competition process

- (1) The applicant must demonstrate to the Consent Authority that an architectural competition process as required by the *Randwick Local Environmental Plan 2012* has been achieved.
- (2) The architectural competition process is to be undertaken and completed prior to the lodgement of any development application for strategic node opportunity sites.

2.2. Document requirements and costs

- (1) To ensure probity and transparency, the applicant is to ensure that documentation of the process is sufficient to enable an audit to be carried out by an independent person or body such as the Australian Institute of Architects, if so required by the Consent Authority.
- (2) The architectural competition process is to be administered, managed and funded by the applicant.

2.3. The competitive process brief

- (1) All details about the conduct of the architectural competition process are to be contained within the architectural competition process brief and no other document.
- (2) The architectural competition process brief is to be reviewed and endorsed by the Consent Authority prior to its distribution to competition entrants.
- (3) The architectural competition process brief is to include a disclaimer stating that the applicant's decision will not fetter the discretion of the Consent Authority since the Consent Authority will not form part of the judging process.
- (4) If the proposed architectural competition process brief is not approved by the Consent Authority, the Consent Authority is to give its reasons within 14 days of the lodgement of the brief.
- (5) The architectural competition process brief must clearly set out the fees and/or prizes offered to participants in the competition.
- (6) The architectural competition process brief is to set out the design parameters for the site as per the vision, strategies and precinct plans contained in the Kensington and Kingsford Town Centre Planning Strategy.

2.4. The competitive process

- (1) The applicant is required to invite a minimum of three (3) competitors to participate in the process and supply each competitor with the architectural competition process brief.
- (2) Each competitor in the architectural competition process must be either a person, corporation or firm registered as an architect in accordance with the NSW Architects Act 2003 or, in the case of interstate or overseas competitors, eligible for registration with their equivalent association.
- (3) Competitors must be able to demonstrate experience in the design of high quality buildings.
- (3) The architectural competition process must allow the competitors at least 28 days to complete their designs.
- (4) The architectural designs are to be prepared in response to the architectural competition brief and should provide, at a minimum, an indicative design solution for the site, with sufficient detail to demonstrate that it is a feasible development option and achieves design excellence in accordance with the site specific requirements, public benefits and infrastructure detailed in the Kensington and Kingsford Town Centre Planning Strategy.

- (5) The Consent Authority will nominate at least one independent person as observer of the architectural competition process. The observer must be provided with reasonable notice to attend all meetings involved with the architectural competition process.
- (6) The role of the observer is to verify that the competitive process has been followed appropriately and fairly and is adequately documented.
- (7) The observer is not to participate in the judging of the competition.
- (8) The applicant is responsible for nominating the selection advisory panel.
- (9) The applicant determines the outcome of the selection process taking into account advice from the selection advisory panel.

2.5. Assessment and decision

- (1) A minimum of three (3) competitive submissions must be considered.
- (2) A presentation of the designs is to be made to the applicant's selection advisory panel. A copy of the submissions will be provided to the Consent Authority a week prior to the convened presentation.
- (3) The applicant may rank the competition submissions (i.e. 1st, 2nd, 3rd, etc).
- (4) The decision of the applicant will not fetter the discretion of the Consent Authority in its determination of any subsequent Development Application associated with the development site that is the subject of the competition.
- (5) In the event that a winner is not selected, the applicant may recommend that further refinements be made to up to two (2) of the submissions. For these submissions they will list the design issues for the first and second ranked scheme and request they redesign their entry and represent the entry within 21 days of the initial presentation. Upon completion of the second presentation to the applicant, the applicant will rank the competition submissions (first and second).

2.6. Architectural Competition Report

- (1) Once designs have been prepared and considered, the applicant is to submit an Architectural Competition Report to the Consent Authority prior to the submission of any Development Application.
- (2) The Architectural Competition Report shall:
 - (a) Include each of the design alternatives considered;
 - (b) Include an assessment of the design merits of each alternative;
 - (c) Set out the rationale for the choice of preferred design and clearly demonstrate how this best exhibits design excellence in accordance with the provisions of Clause **(insert clause number)** of the *Randwick Local Environmental Plan 2012* and the vision, site-specific strategies and public benefits contained in the Kensington and Kingsford Town Centre Planning Strategy.
 - (d) Include a copy of the brief issued to the architectural firms.
 - (e) Include a statement from the independent observer verifying that the process has been carried out fairly and in accordance with these guidelines.
- (3) The Consent Authority will advise the applicant whether it endorses the process and outcome and whether it fulfils the requirements of this Policy in the form of pre-Development Application advice.
- (4) The Consent Authority may need to determine whether the resulting Development Application or subsequent Section 4.55 modification is equivalent to, or through design development, an improvement upon the design qualities of the endorsed outcome. If necessary, further competitive processes may be required to satisfy the design excellence provisions.

2.7. Design integrity

- (1) The designer of the winning scheme (as chosen via the architectural competition process) is to be appointed as the Design Architect to:
 - (a) Prepare a Development Application for the preferred design;
 - (b) Prepare the design drawings for a construction certificate for the preferred design;
 - (c) Prepare the design drawings for the contract documentation; and
 - (d) Maintain continuity during the construction phases to the completion of the project.
- (2) The winning architect may work in association with other architectural practices but is to retain a leadership role over design decisions.

2.8. Design integrity assessment

- (1) Where a winning scheme is subsequently developed or modified, a Design Integrity Assessment (DIA) is required to be submitted to the Consent Authority with the application.
 - (2) The purpose of the Design Integrity Assessment (DIA) is to inform the Consent Authority as to whether the proposal (Development Application or Section 4.55 modification) is equivalent to, or through design development, an improvement upon the design excellence qualities of the winning competition scheme.
 - (3) The DIA will be prepared by the applicant's selection panel or an independent panel appointed by the Consent Authority at the cost of the applicant.
 - (4) Where a continuation of design integrity has not occurred, the applicant's selection panel or independent panel established by the Consent Authority will make a recommendation as to what further competitive processes or requirements would be necessary to permit an alternative, or revised design to satisfy the design excellence provisions.
 - (5) The applicant's selection panel or independent panel shall make such recommendations within 28 days of a request.
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