



Urban Design Competition

Kensington to Kingsford Town Centres
Sydney, Australia

Synopsis



Introduction

Randwick City Council invites talented professionals to participate in an Urban Design Competition for the Kensington and Kingsford Town Centres, in south-eastern Sydney, Australia.

The K2K Urban Design Competition seeks an overarching vision to facilitate high quality and innovative sustainable design that will enhance the community's quality of life and the economic prosperity of these town centres.

The Competition is being run as an 'ideas' competition, providing the opportunity to undertake a creative visioning of these town centres as they move through a period of transition.

Ideas and concepts generated by the Competition will assist Council and the community in preparing a Comprehensive Planning Strategy setting out the vision and direction for years to come.



Background

The Kensington and Kingsford Town Centres are located in the Randwick Local Government Area (LGA) in the south-eastern suburbs of Sydney, Australia. Both have evolved as traditional strip based centres accommodating a variety of retail/commercial, dining and residential uses. Anzac Parade is the main transport corridor forming the spine of both town centres.

Kensington and Kingsford Town Centres are in a process of transition with the introduction of the CBD and South East Light Rail network along Anzac Parade. To be completed in 2019, the light rail will introduce new infrastructure into the public domain, and is likely to be a catalyst for urban renewal and redevelopment, as evidenced in other precincts that have introduced similar infrastructure.

Both town centres are presently facing redevelopment pressure reflected by a number of rezoning applications received for various sites along the Anzac Parade corridor, seeking substantial changes to the planning controls. The existing planning framework for both town centres has been in effect for more than 15 years and a number of planning and urban design issues have emerged such

as aging building stock, low levels of activation and poor design responses in certain locations.

Kensington and Kingsford Town Centres are likely to be affected by the demands of population growth, with the State Government's projections indicating Randwick City's overall population will increase by around 26% by 2031. A proportion of dwellings required to meet future housing needs are likely to be accommodated in the Kensington and Kingsford Town Centres given they are well serviced by public transport and other facilities, as has historically been the case.

The Competition also comes at a time of major change to the Local Government framework in NSW with the NSW Government initiating a council amalgamation process. The NSW Government has indicated a preference to merge Randwick City with Waverley and Woollahra Councils in the near future, with the Competition Study Area located at the geographical heart of the proposed merger.

A site on Rainbow Street in the Kingsford Town Centre has been identified as a potential option for an Administrative Civic Centre, and should be considered as part of the urban design vision.

Key Themes

Council's objective in undertaking this design led process is to identify an overarching 'road map' that sets out a vision and physical development outcomes that will enhance the liveability, sustainability and economic prosperity of both town centres.

Consistent with this overarching objective, the Competition's Key Themes are:

- Business and economy
- Public domain, streets and open space
- Housing growth and diversity
- Sense of place and identity
- Urban design excellence
- Sustainability.

Submissions will be assessed based on the quality of response to the Comprehensive Competition Brief, and benchmarked against these themes.



The Competition Area



Study Area

Kensington Town Centre

N.I.D.A.

University of New
South Wales

Randwick
Hospital
Complex

Kingsford Town Centre

Map produced by:
Spatial Systems

Date printed:
16 June 2016

01 50 00 200 300 400
Metres



The Competition

The Competition is open to qualified Australian and International multi-disciplinary teams with demonstrated expertise in innovative solutions to urban design, sustainability and liveability challenges.

This is a two-stage competition that has been developed and will be conducted in accordance with the Australian Institute of Architect's 'Guidelines for Architectural Competitions' and the NSW Government's 'Design Excellence Guidelines'.

Stage 1: Request for Expression of Interest

Stage one is an open international call for Expressions of Interest (EOI) from multi-disciplinary teams, from which a short list of up to four teams will be invited to proceed to the second stage of the competition.

Stage 2: Invited design competition

Stage 2 Competitors will be required to prepare a submission that responds to the key challenges affecting the town centres, addresses competition themes and associated design and considers community aspirations for these centres.

Expression of Interest

An Expression of Interest Brief has been prepared which contains further information on the EOI registration and shortlisting process. The EOI Brief is available on the competition website www.k2k.sydney

A Comprehensive Competition Brief, together with detailed design parameters, will be provided to all invited competitors who participate in Stage 2 of the Competition.

Community Participation

Randwick City Council is committed to involving the local community in the process of rethinking the Kensington and Kingsford Town Centres and their environs. The community will be involved in the following stages of the Competition:

- **Comprehensive Competition Brief**

A range of engagement activities will be undertaken to ascertain the community's aspirations for Kensington and Kingsford Town Centres.

Feedback received will be included as an addendum to the Comprehensive Competition Brief that the Competitors respond to.

- **Invited Competition (Stage 2)**

The community will be invited to comment on the short listed Competition Submissions. Community feedback will be forwarded to the independent Jury for consideration in the final selection of a winner.

Key Opportunity Sites

Council prepared the draft Kensington and Kingsford Town Centre Issues Paper in March 2016, which identifies a number of planning and urban design issues affecting Kensington and Kingsford Town Centres, as well as 'Key Opportunity Sites' which may be considered in the Urban Design Vision.

These sites provide potential for new built form outcomes, best practice sustainability measures and/or provision of public spaces and include:

- Gateway sites
- Key intersections close to Light Rail stops
- 1-11 Rainbow St, Kingsford (potential option for an integrated civic/ government building)
- The Kingsford Triangle site at Bunnerong/Sturt and Anzac Parade Kingsford.

The draft Issues Paper also identifies a number of areas where footpath extensions could potentially be accommodated, as well as new public plazas and town centre boundary extensions.

Competitors are not limited to these sites when preparing the Urban Design Vision and will have the flexibility to identify additional sites/locations that would benefit from an improved urban design outcome.

Further detail on Key Opportunity Sites is provided in the draft Issues Paper which is available on the Competition website.

The Program and Key Milestones

Stage	Milestone	Date
Stage 1	Expressions of Interest commences	29 Jun
	Expressions of Interest registration and question period closes	13 Jul
	Expressions of Interest close	15 Jul
	CAG Preliminary review of EOI Submissions	20 Jul
	Jury Evaluation of EOI Submissions	27 Jul
	Respondents informed of the outcomes of the Jury evaluation	29 Jul
Stage 2	Competitors announced	29 Jul
	Competition commences	8 Aug
	Competition question period closes	9 Sep
	Competition closes	16 Sep
	Public exhibition/community engagement	21 Sept - 5 Oct
	Evaluation of Competition Submissions	12 Oct
	Competition winner and Commended announced	17 Oct

Prize Money

A total competition honorarium amount of \$140,000 has been set aside to be equally divided by the short-listed competitors.

An additional prize amount of \$120,000 will be granted to the competition winner.

A prize of \$40,000 may be granted to up to two commended competitors as determined by the independent Jury.

Prizes are in Australian dollars.

Jury Members

An independent Jury panel comprising highly experienced professionals have been formed for the Competition:

Malcolm Snow – Chief Executive, National Capital Authority

Ben Hewett – Deputy Government Architect, NSW Government Architect's Office

Jennifer Neales – Director, Fred St

Kerry Clare – Director, Clare Design

Tim Greer – Director, Tonkin Zulaika Greer

Key Contacts

All communications relating to the EOI process must be directed to the Competition Manager who has been engaged by Council in relation to this Competition.

Name: Andrew McKenzie
Director, Citylab, Architecture and Procurement Consultancy
email: k2k@citylab.com.au

Additional Information

Details on eligibility and the registration process are outlined in the Expression of Interest document and accompanying conditions available at www.k2k.sydney





The
Spot
FESTIVAL
11 MARCH
the spot festival

The
Spot
FESTIVAL
11 MARCH
the spot festival

The
Spot
FESTIVAL
11 MARCH
the spot festival

The
Spot
FESTIVAL
11 MARCH
the spot festival

The
Spot
FESTIVAL
11 MARCH
the spot festival

BF J 62H



Randwick City Council
30 Frances Street Randwick NSW 2031
Monday to Friday | 8:30am - 5:00pm
Tel: + 61 2 1300 722 542

k2k.sydney