



Urban Design Competition

Kensington to Kingsford Town Centres
Sydney, Australia

Competition Brief



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Introduction

Randwick City Council invites eligible design professionals to respond to an Expressions of Interest, from which a shortlist of up to four teams will be invited to participate in an urban design competition for the Kensington and Kingsford Town Centres located in south-eastern Sydney, Australia.

Randwick City Council (Council) invites eligible design professionals to respond to an **Expressions of Interest (EOI)**, from which a shortlist of up to four teams will be invited to participate in an **urban design competition (Competition)** for the Kensington and Kingsford Town Centres located in south-eastern Sydney, Australia.

The Competition seeks an overarching vision for the site, to help Council facilitate high quality and innovative sustainable urban design: addressing future challenges while enhancing the community's quality of life and economic prosperity. As such, ideas generated by the Competition will assist Council in the process of generating a Comprehensive Planning Strategy for the Kensington and Kingsford Town Centres. This strategy will set out the preferred directions for how sustainable growth and urban renewal will be managed in the years to come.

This ideas-driven process has been developed and will be conducted in accordance with the Australian Institute of Architects (AIA) 'Guidelines for Architectural Competitions'. It is endorsed by the AIA and is intended to be endorsed by the Planning Institute of Australia (endorsement pending).

The Competition is multi-layered, and therefore requires multi-disciplinary design-led teams. Council is therefore seeking to select from the EOI competitors that can demonstrate experience in:

- innovative design thinking, approaching urban design as an integrated social, economic and ecological design challenge
- strategic urban planning and
- assembling and leading a multidisciplinary team comprising a diversity of disciplines, including but not limited to: architecture, landscape architecture, urban design and planning, transport planning, sustainable design and community consultation.

Finally, Council also welcomes local community participation within this process of rethinking these town centres and immediate environs. To this end, a defined process of community engagement will inform and be a key component of the Competition, as outlined in clause 7.

The Competition is divided into two stages:

Stage One: Expressions of Interest

All compliant EOI submissions (Submission) will be first reviewed by the Competition Advisory Group (CAG), which will review all Submissions against the evaluation criteria (Evaluation Criteria) and nominate a long list of respondents (Respondents), for review by the Jury (the Jury). The Jury will be provided with a list of all Respondents, and may choose to review other Respondents not long-listed, at the absolute discretion of the Jury. Upon review, and in consideration of the Evaluation Criteria, the Jury will select up to four Respondents to be invited to participate in the Competition.

Stage Two: Invited Design Competition

Competitors invited to participate in the Competition, will be required to submit a compliant Submission, and will be invited to present their Submission to the Jury. Upon review of all Submissions and presentations, and in consideration of the Evaluation Criteria, the Jury will select a winner (Winner) and up to two commendations.

Please note: The Competition is an 'ideas' Competition. The Council does not intend to enter a contract with the Winner or develop sites in accordance with the outcome of the Competition. Rather, it is Council's intent to explore the ideas and design concepts that emerge from the Competition to assist in developing a planning strategy for the Kensington and Kingsford Town Centres.

Any action undertaken by the Council following the completion of the Competition is not part of the Competition process, protocols and scope.



Part A: Background

1. Background to the Competition

In early 2016, Council initiated a comprehensive planning review of the Kensington and Kingsford Town Centres to ensure the planning framework for these centres is up-to-date, reflects community aspirations and is well aligned to meet future needs.

The review is timely given the planning framework for both town centres is over 15 years old, which has given rise to a number of planning and urban design issues including poor design responses and redevelopment pressures in certain locations.

Both town centres are also in the process of major transition stemming from the Sydney CBD to South East Light Rail network, which will soon be introduced along the main spine of these centres on Anzac Parade. The light rail will not only modify people's travel behaviour and movement patterns, but will also result in significant changes to the public domain of these town centres as a result of the new infrastructure.

As a first step in the planning review process, the Kensington/Kingsford Town Centres Issues Paper (draft Issues Paper) was prepared in March 2016 identifying a number of pertinent planning, urban design and public domain issues affecting both town centres, together with strategic directions to be addressed in a subsequent Planning Strategy.

The Competition fits into the next stage of the review process by providing the opportunity to undertake a creative re-imagining of the town centres as they face competing pressures and move through this current cycle of transition.

Creative and strategic design ideas received during the Competition process, together with community feedback, will help inform the new Comprehensive Planning Strategy that will underpin the future of these town centres. Importantly, the Competition provides a valuable opportunity for the community to engage with the challenges and opportunities of the two town centres, and to respond to Submissions, as a genuine platform for community participation in the future direction of the town centres.

2. Key Drivers and Challenges

The following demand drivers and challenges should be taken into consideration when preparing the Submission for the Kensington and Kingsford Town Centres:

2.1 District Planning Directions

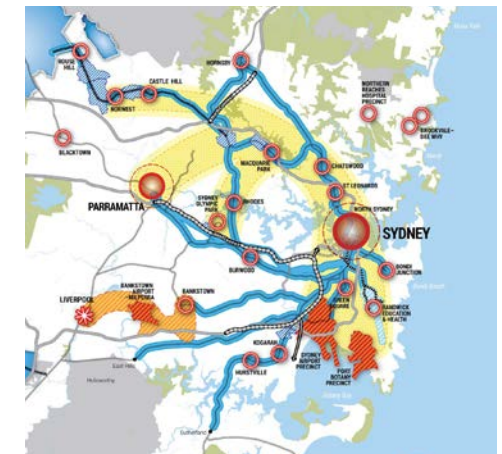
The NSW Government's metropolitan and district planning directions are a key driver for the subject planning review of the Kensington and Kingsford Town Centres.

The metropolitan plan for Sydney *A Plan for Growing Sydney* (doc a) has identified a broad section of Anzac Parade (the main transport corridor for both Kensington and Kingsford Town Centres) as an area for urban renewal opportunities (see map below). The identification of housing, services and jobs in proximity to the City to South East Light Rail network has also been earmarked as a priority.

Both town centres are also located in proximity to the Randwick Education and Health Strategic Centre, comprising several major institutions and destinations, including the University of NSW, the Randwick Health

Campus with four major hospitals forming Australia's largest complex of teaching hospitals, and some of Australia's premier research institutions including Neuroscience Research Australia.

The Strategic Centre plays a vital economic role within Randwick City and the Sydney Metropolitan region. Collectively, the University and Health Campuses are the largest employers in Randwick City, with almost 40 percent of its workforce. The large workforce, students and visitors provide substantial local economic benefits to the nearby commercial centres including Kingsford and Kensington Town Centres.



	CBD		Urban Renewal Corridor
	Regional City Centre		Local renewal opportunities yet to be identified
	Strategic Centre		Western Sydney Employment Area
	Growth Centre - future urban development		Global Economic Corridor
	Urban Investigation Area - potential growth centre		Transport Gateway - airports and ports
	Priority Precinct - major urban renewal		Enterprise Corridor - attracting new economic activity

source: www.rdsydney.org.au/A-Plan-For-Growing-Sydney-WEB.pdf

The NSW Government has projected that the population of Randwick City is likely to increase by 26% resulting in an additional 36,500 people in the Randwick Local Government Area (LGA) by 2031.

While updated dwelling targets for Randwick City have not yet been released, based on the projected increase in population, it is estimated that an additional 15,150 dwellings will be required by 2031 to cater for the incoming population across the LGA.

A portion of these additional dwellings will be accommodated in the Kensington and Kingsford Town Centres given they are well serviced by public transport and are located in close proximity to employment hubs, as historically has been the case.

2.2 Sydney CBD to South East Light Rail

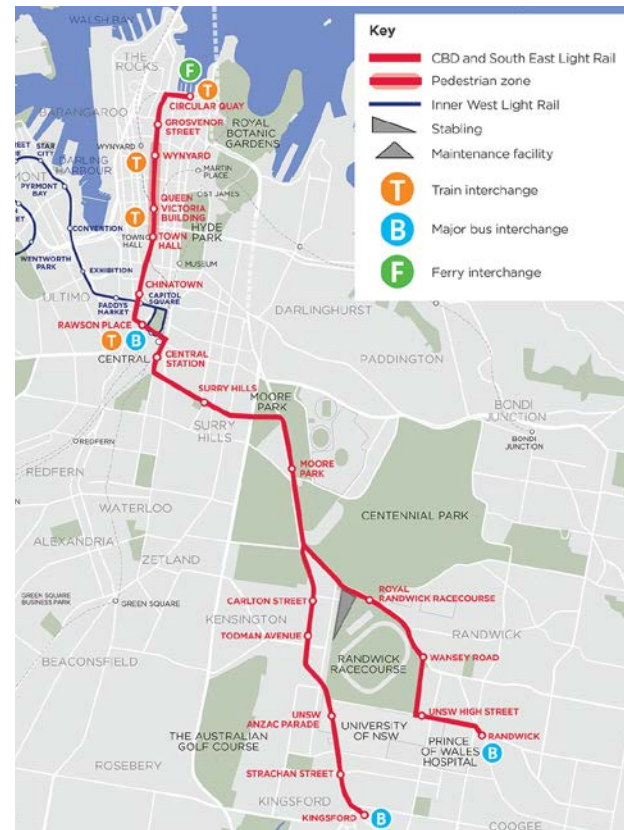
The Sydney CBD to South East Light Rail project, due to be completed in 2019, will introduce a high capacity and high frequency service connecting Randwick City to Central Station and the Sydney CBD, as well as the sporting facilities at Moore Park and Randwick Racecourse.

The route will branch into two sections in Randwick City – to the Randwick Health Campus on High Street and along Anzac Parade through the Kensington Town Centre and terminating south of the nine ways intersection in Kingsford Town Centre.

The introduction of this major piece of public transport infrastructure will have a direct impact on the identity, functionality and amenity of both town centres, and the capacity of the public domain.

Key pieces of new infrastructure to be

introduced include a major terminus south of the nine-ways intersection in Kingsford Town Centre, the removal of the nine-ways round about and new light rail stops. The light rail will also result in the creation of new urban spaces and movement patterns, the relocation of on-street parking in various locations and the undergrounding of overhead powerlines in Kingsford Town Centre.



source: www.sydneylightrail.transport.nsw.gov.au/information/maps



2.3 Redevelopment Pressures

A number of rezoning proposals have been received for sites in Kensington and Kingsford Town Centres, seeking changes to planning controls to facilitate redevelopment (e.g. 84-108 Anzac Parade in Kensington and The Triangle site at 395, 397-397A Anzac Parade and 1 and 17 Bunnerong Road in Kingsford). These ad hoc planning proposals are out of scale and inconsistent with the character of the Kensington and Kingsford Town Centres.

Council's position is that increased density should be based on a review of both town centres with consideration of urban design, sustainability and liveability, rather than restricted to the context of individual development sites. While these proposals have not been supported by Council based on excessive scale and amenity impacts, they do provide an indication of increasing redevelopment pressures in both town centres.

Council's draft Issues Paper (doc e) identifies a number of key opportunity sites that may afford redevelopment potential (refer to clause 6 of this Brief).

2.4 Council Amalgamations

The Competition is being undertaken in the context of major changes to the Local Government framework in NSW, with the Government initiating a process to amalgamate existing councils.

It is anticipated that Randwick City will merge with Waverley (and potentially Woollahra) Council to form an Eastern Suburbs Council in the near future. The Kensington and Kingsford Town Centres lie at the geographical heart of the proposed merger.

A site on Rainbow Street in Kingsford Town Centre has been earmarked as a potential option for an integrated administrative civic centre for the new Council entity, and should be considered as part of the Submission (see section 6 of this EOI for further detail).

3 The Competition site

3.1 Site Maps

The following map shows the Competition area.



3.2 About Randwick City

Randwick City encompasses an area of 3,742 hectares, and lies in the inner south-eastern part of the Sydney Metropolitan area, approximately 9 km to the Sydney CBD. It extends from Centennial Park and Clovelly in the north along the eastern coastline to La Perouse and Port Botany in the south, incorporating 14 suburbs within its boundaries.

The LGA is a long established and attractive inner city area that includes a broad range of natural and man-made assets many of which are major regional attractors. Natural attractions include 29km of coastline, which strongly influences the area's character and functions; iconic beaches such as Coogee, Clovelly and Maroubra; and extensive parklands and open space areas including Centennial Park, Heffron Park and Botany Bay National Park.

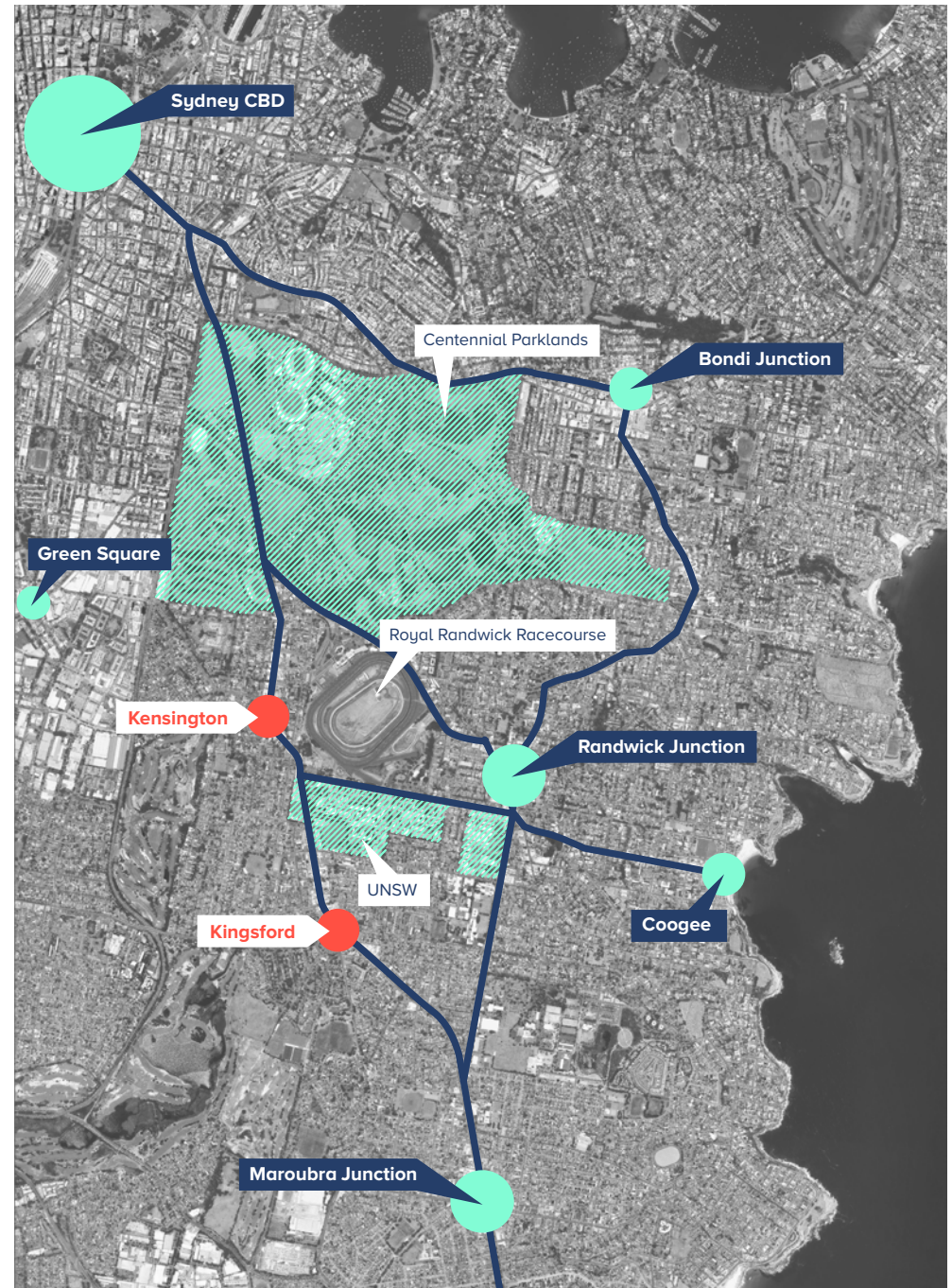
The City has state and nationally significant education and medical facilities including the Randwick Health (Hospitals) Campus (incorporating Prince of Wales Hospital, Royal Hospital for Women and Sydney Children's Hospital and Prince of Wales Private Hospital), the University of New South Wales (UNSW), National Institute of Dramatic Art (NIDA) and Randwick TAFE.

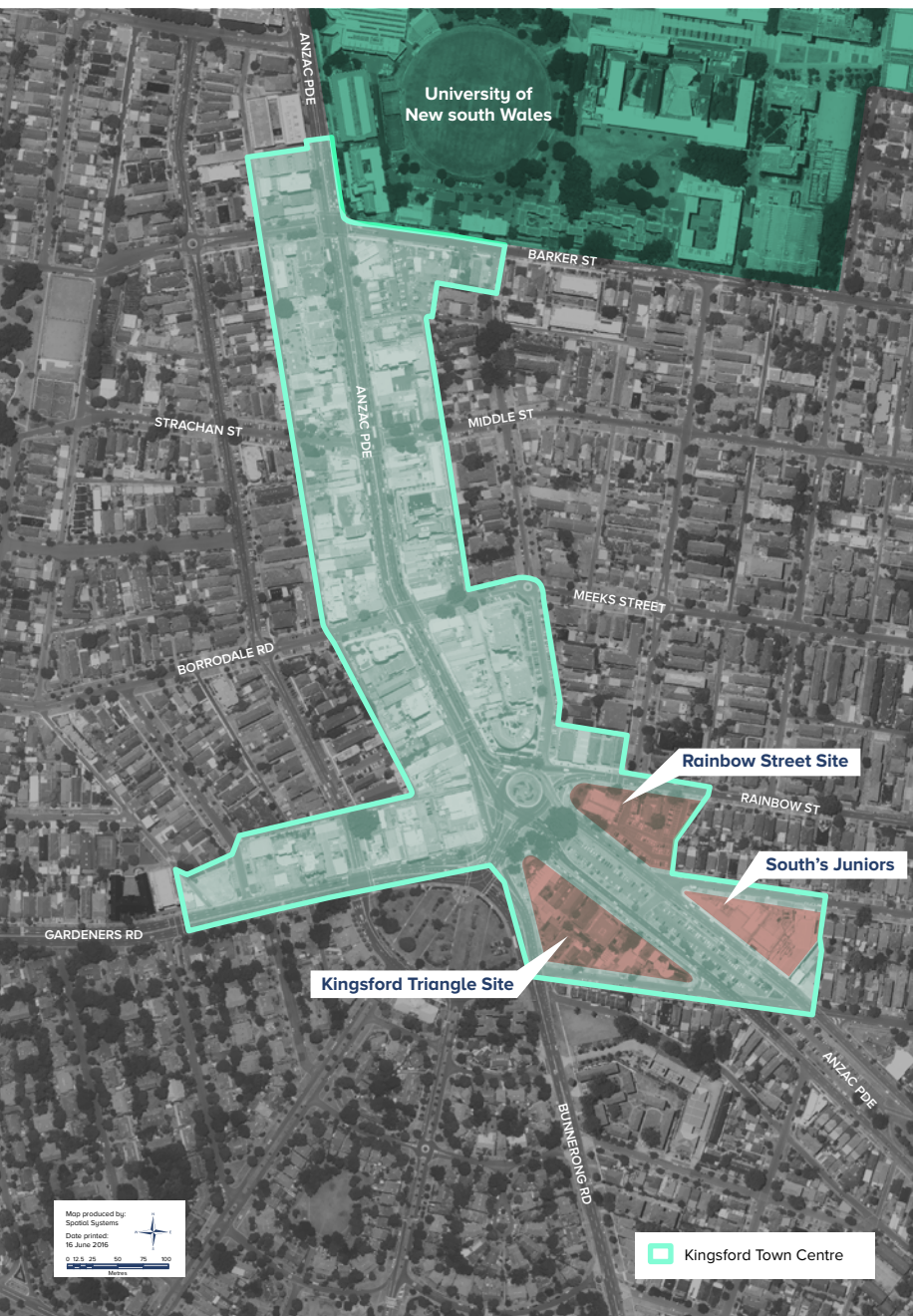
It also includes a number of town centres that serve local and neighbourhood catchments, including the Kensington and Kingsford Town Centres, the subject of this Brief.

3.3 Regional and Locational Context

The Kensington and Kingsford Town Centres are situated along the Anzac Parade corridor in the northern suburbs of Randwick City. The town centres are located approximately 9km from the Sydney CBD and 6km from Sydney International Airport. Nearby centres include Bondi Junction, 6km to the north, and Maroubra Junction 3km to the south.

Key sites and destinations in close proximity to the town centres include the UNSW, the Randwick Health Campus, the Royal Randwick Racecourse and the eastern beaches of Coogee and Maroubra.





3.4 Kingsford Town Centre

Kingsford Town Centre straddles both sides of Anzac Parade, extending from Barker Street on the north to the South's Juniors Club to the south, as well as east and west along Rainbow Street and Gardeners Road respectively.

The town centre occupies a land area of 96,962m² and has evolved as a traditional strip based centre accommodating a variety of business and retail uses ranging from restaurants, cafes and takeaway food outlets to smaller office suites, shop top housing, small scale independent supermarkets, pubs and banks. The town centre has a distinctive retail and Asian dining character, and strong evening economy stemming from its proximity to UNSW and its large student demography.

Much of the established commercial area is concentrated towards the southern end of Anzac Parade and west along Gardeners Road and comprises small fragmented allotments with 'fine grain' two to three storey 'shop top' buildings. A greater concentration of taller, contemporary mixed commercial/residential developments is located towards the north of the town centre.

Kingsford Town Centre has three sites on the south that are separated from the remainder of the town centre's main commercial area due to the nine ways roundabout and existing street structure.

These are:

- South's Juniors Club, which includes the standalone club building of considerable bulk and scale, together with a row of retail uses that fall outside the town centre boundary. These buildings comprise retail and restaurant uses that transition to a lower 2-3 storey scale and interface with the surrounding low density residential neighbourhood.
- Rainbow Street (1-11 Rainbow St, Kingsford Site), which comprises a vacant site accommodating

parking, and also used as a temporary works depot during construction of the light rail. This site has been identified as a potential option for a new integrated civic building following the council amalgamation process.

- Kingsford Triangle site, which includes a variety of development types including low scale two storey strata titled residential flat buildings, single dwellings, a church, boarding house, childcare centre, a large drive in car wash centre and other business uses.

3.5 Kingsford Town Centre: Key Considerations

The draft Issues Paper identifies a number of issues affecting the town centre which should be addressed in the Submission response:

These include:

- Lack of gateway at both ends of the town centre
- Poor activation on Gardeners Road and east-west running streets
- Older building stock in run down condition towards the south of the centre
- Fragmented ownership, making coordinated redevelopment difficult
- Irreversible changes to contributory facades
- Poor shopfront design across the town centre, due to closed façade or discontinuous awnings
- Large floor plates of existing buildings and limited articulation in the larger scaled 80s/90s residential flat buildings located towards the north
- Visual clutter due to signage
- Small number of informal public spaces that are not utilised due to lack of shelter/weather protection, limited landscape treatment, lack of ancillary facilities
- Lack of street trees and landscaping.



3.6 Kensington Town Centre

Kensington Town Centre is bounded by Carlton Street to the north and Doncaster Street to the south and runs down both sides of Anzac Parade. The town centre occupies a land area of around 78,713m² and similarly to Kingsford Town Centre, has evolved as a strip based centre and has a retail and residential character. The centre has a mostly localised catchment other than the Peter's of Kensington store, drawing customers outside of the LGA.

Kensington Town Centre contains a variety of development typologies of varying scales. A cluster of multi-storey mixed use developments (up to 6/7 storeys) are located towards the southern end of the town centre. Recently built multi-storey buildings are also present in other sections of the centre, mostly located at or near street corners/intersections with double frontages.

Low-rise developments in the form of 2-storey shop top housing are largely seen in the remaining areas of the town centre. The town centre also features many residential developments in the form of single-storey dwelling houses or 3-4 storey walk-up flats fronting Anzac Parade. These are largely located towards the northern end of the town centre (along the western side of Anzac Parade).

3.7 Kensington Town Centre: Key Considerations

The draft Issues Paper identifies a number of planning, urban design and public domain issues affecting the town centre, which should be addressed in the Submission response:

- Absence of a gateway to mark the arrival at the town centre
- Lack of transition in height between older style shop top housing and newly developed buildings
- Inactive ground floor frontages due to large proportion of non-commercial ground floor uses, physical structure/design of shopfronts, elevated ground levels, frequent driveway/entry point interruptions and big box store with large footprints
- Lack of continuous awnings
- Visual clutter due to excessive signage
- Lack of public space for social interaction
- Lack of laneways linking major road corridors and local street network which has created challenges for vehicular access, servicing and parking for town centre uses, and reduces the permeability of the block structure
- Lower levels of pedestrian activity, with clusters of activity around Todman Ave and further south at the Doncaster Hotel.



3.8 Planning Framework

The existing planning controls for both the Kensington and Kingsford Town Centres are contained in the *Randwick Local Environmental Plan 2012* (LEP 2012) (doc c) and in section D of the *Randwick Development Control Plan 2013* (DCP 2013) (doc d).

Entrants are expected to and encouraged to think outside the existing planning

framework in order to address opportunities for improvements in the site area. An urban design analysis that addresses the Competition themes and associated planning and design considerations will be required to support any changes suggested.

The LEP 2012 controls applicable to both centres are summarised in the following table.

	Kingsford	Kensington
Land Use Zone	B2 Local Centre	B2 Local Centre
Maximum Height	24m	9.5m 12m 21m 25m 31m
Maximum Floor Space Ratio	3:1	No FSR applies to land within the Centre – building envelope controls for each block are contained within Randwick DCP 2013 (Section D1)
Heritage	One heritage item in the town centre: O'Dea's Corner	Two heritage items in the town centre: - Masonic Centre - Doncaster Hotel
Randwick LEP 2012	- Kingsford Triangle Site - Kingsford Market Site	No Key sites

3.9 Relevant Planning Documents

The following documents should be read in conjunction with this Brief. Direct links to these documents are provided on the Competition website: www.k2k.sydney

a) Plan for Growing Sydney

The NSW Government's Plan for Metropolitan Sydney for the next 20 years, provides key directions and actions to guide Sydney's productivity, environmental management, and liveability – including the delivery of housing, employment, infrastructure and open space.

b) Randwick City Plan

Randwick City's community plan sets out the strategic direction for the LGA over the next 20 year period. The City Plan has a number of relevant directions to the town centres relating to urban design, design excellence, integrated transport and liveability.

c) Randwick Local Environmental Plan 2012

Randwick City's principal statutory document governing land use and development. The LEP 2012 contains zones and development standards applicable to the Kensington and Kingsford Town Centres.

d) Randwick Development Control Plan 2013

Randwick City Council's guidelines for development in the LGA. The DCP includes design guidelines specific to the Kensington and Kingsford Town Centres.

e) Kensington and Kingsford Issues Paper 2016

Sets out the current situation, including key planning and urban design issues affecting Kensington and Kingsford Town Centres. It contains an evidence base for the directions and actions to be covered by a subsequent Planning Strategy for these centres, including key opportunity sites earmarked for change.

f) Randwick Economic Development Strategy

The Strategy provides a framework to guide the economic development of business, commercial and industrial sectors in Randwick City. It includes a number of actions relevant to the Kensington and Kingsford Town Centres including identity/branding, public domain improvements and building partnerships with key institutions such as UNSW.

g) Kingsford Town Centre Strategy 2013

The Strategy addresses key issues affecting the economic viability of Kingsford Town Centre including actions for improving its future health and sustainability. It also identifies a number of planning issues affecting the town centre including traffic, parking, pedestrian accessibility, and deterioration in part of the urban fabric.

h) Randwick Education and Health Specialised Centre Precinct Plan 2011

The precinct plan provides strategic directions and detailed actions to address the Centre's growth demands, that enhance the Centre and surrounds; and responds to the NSW Government's Metropolitan Strategy directives for the Centre.



4. Competition Themes

In consideration of the above key drivers and site considerations, Council's objective in undertaking this design-led process is to provide an overarching urban design vision. This vision will respond to the planning, and urban design challenges faced by Kensington and Kingsford Town Centres, while addressing the site's relationship with adjoining institutions such as the UNSW, the Randwick Health Campus and NIDA.

Consistent with this overarching objective, the Competition's key themes (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.

Refer to section 5 of this Brief for further information on these themes, including Council's preliminary ambitions for the town centres and specific planning and design considerations.





5. Planning and Design Considerations

This section identifies Council's preliminary aspirations for the town centres and a number of planning and urban design considerations under each Competition theme. These will be further refined during the community engagement process undertaken during Stage 1 of the Competition.

The Comprehensive Competition Brief to be provided to invited (Stage 2) competitors will incorporate the community's aspirations for the town centres and include more detailed parameters to guide Competition Submissions. Some themes addressed below will have overlapping considerations with other themes in recognition of the interrelationship between the various urban design principles.

5.1 Business and Economy

The future economic prosperity of the Kensington and Kingsford Town Centres will rely on their ability to attract and retain local businesses, support productivity and innovation, maintain a quality of life for residents and workers and ensure a high level of urban amenity.

Each town centre will benefit from preserving its mixed use character, and leveraging opportunities to stimulate economic growth, such as localised activation around light rail stops along Anzac Parade which will help consolidate sprawl and provide a critical mass of economic activity.

The town centres should also capitalise on their location adjoining the Randwick Education and Health Strategic Centre, and

in particular, play a key role in supporting an emerging innovation district centred on the anchor institutions of the UNSW and Randwick Health Campus.

This emerging innovation district will stimulate economic activity and the creation of jobs through the further clustering of start-ups, business incubators and accelerators in a physically compact, accessible, amenity-rich, mixed use urban environment. The intention is to promote ideas sharing and collaboration in a dynamic, vibrant physical realm that also supports surrounding residential communities with high levels of services and amenity.

(Reference: The rise of Innovation Districts; Brookings Metropolitan Program, www.Brookings.edu/metro)

Planning and Design Considerations

The Submission should consider opportunities to stimulate economic activity within the town centres. This may include:

- Activation around light rail infrastructure
- Retail and other non-residential land uses and flexible floor spaces
- Opportunities to support existing retail/commercial uses (e.g. new infrastructure, public domain improvements etc)
- Enhanced linkages with the adjoining UNSW and Hospitals Campus
- A mix of land uses to foster the innovation district (e.g. incubator spaces, co-working hubs, flexible work spaces, affordable accommodation for students/key workers, childcare centres etc)
- Enhancement of night time economies
- Other improvements that could facilitate adoption of digital technology and communication.

Please note: Council has commissioned research into the appropriate scale, mix, staging of retail and ancillary floor space that could be supported within each centre based on future residential and workforce growth up to 2031. Outcomes of this research will be provided to Competitors participating in Stage 2 of the Competition.

Community Consultation Feedback

'Kensington needs more basic shops, banks and a supermarket that are accessible.'

'Strong local businesses make places for people to connect.'

'Build up businesses so students have access to internships and work experience.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
New and emerging businesses have support through shared workspaces, innovation hubs and connections to other businesses	4.7
Creating more jobs close to transport	4.2
Business should play an important role in attracting people to visit	3.8
Jobs should focus on the education and health themes already here in the University and Hospital	3.7

Other comments/suggestions:

- Develop a viable town centre which is a destination hub of businesses which promotes all types of local businesses
- Consider accommodating businesses which are able to attract up-market, specialised services for a diverse population
- Rejuvenate the side streets to support greenery, activities and residential hubs

5.2 Public Domain, Streets and Open Space

The public environment in the Kensington and Kingsford Town Centres is highly variable, ranging from poor to moderate in quality. The limited amount of public spaces available have little if any civic value, and there is a distinctive lack of well utilised gathering/meeting areas, green open space and consistent provision of street trees, landscaping treatments and street furniture.

The Competition seeks to strategically increase and improve the provision of high quality public space in Kensington and Kingsford Town Centres, recognising its positive impact on economic prosperity and liveability. A well designed and managed public environment, including public spaces, streets and open space, will not only add to the economic value of both town centres, but will contribute to liveability by fostering a sense of social cohesion and safety, providing opportunities for physical activity as well as a host of health and environmental benefits.

A high quality public domain is of particular importance given the impending roll out of the light rail network along Anzac Parade. There will be a need to consider the carrying capacity of existing footpaths,

particularly around the light rail stops, and ensure that the immediate public environment is well designed to manage the competing needs of pedestrians and transport users, reduce congestion and increase transport efficiency.

Planning and Design Considerations

The Submission is to identify an overall concept for the design, enhancement and treatment of streets, public spaces and open space within the Kensington and Kingsford Town Centres. Competitors are encouraged to identify key locations near light rail infrastructure to illustrate an improved public domain and amenity outcome.

The Submission should address the following principles:

- Provide for attractive, accessible and functional public/open spaces to stimulate economic and social vibrancy
- Facilitate a strong synergy between transport infrastructure (e.g. light rail, cycling etc.) and the public environment
- Ensure the public domain retains sufficient capacity to accommodate light rail infrastructure and needs of transport users
- Ensure that footpaths and public spaces are accessible and have sufficient capacity, safety and amenity to support and encourage walking
- Provide a range of green corridors, street trees and landscape treatments that contribute to a sense of cohesion and improve amenity
- Integrate opportunities for cultural, creative and artistic expressions.

Please note: Competitors should refer to the draft Issues Paper (doc e) which identifies a number of issues and challenges affecting the public domain of the Kensington and Kingsford Town Centres.

Community Consultation Feedback

'We need more trees, more green space. Replace concrete strips with greenery and landscaping.'

'Have more social, open green spaces for people to rest and connect.'

'Have a community centre where young people can hang out, this could also prevent anti-social behaviour.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
Having trees, nice landscaping and seating to create a relaxing environment	4.7
Creating places for people to gather, connect, meet and interact	4.5
Making places away from the busy street so that children can play and things are quieter	4.3
Having civic spaces where the community can watch significant events or occasions and celebrate together	3.9

Other comments/suggestions:

- Many people suggested lining Anzac Parade with trees on each side to create a continuous boulevard into the city. This

would require setting back developments to allow trees to grow undisturbed into maturity

- New designs need to incorporate access for people with disabilities and outdoor seating which is free, for public use and away from immediate traffic
- Any opportunity to create green spaces like grass surfaces instead of concrete on pathways and walkways was suggested.

5.3 Housing Growth and Diversity

Kensington and Kingsford Town Centres are highly desirable areas to live given their proximity to key employment hubs including the Sydney CBD and the Randwick Education and Health Strategic Centre, and excellent access to frequent public transport services, facilities, recreation and amenities. As such the town centres will continue to face redevelopment pressures as reflected by the increasing number of rezoning applications received for various sites in both town centres.

Randwick City is experiencing moderate population growth and by 2031 it is projected that an additional 36,500 people will reside in the LGA. It is estimated that around 15,150 additional dwellings will be required commensurate with these population trends, with close to 50% of this figure likely to be accommodated under the existing planning controls, in a variety of sites across the Randwick LGA.

Given their desirable location and access to public transport and facilities, it is expected that Kensington and Kingsford Town Centres will accommodate a proportion of housing growth to meet the future housing needs of the population.

The key challenge is to ensure that housing growth occurs in the right way

and in appropriate locations where there is sufficient infrastructure capacity, while maintaining the community's quality of life.

There is also a need to ensure a suitable mix of housing types, sizes, styles and densities within both town centres to address affordability issues, provide for changing demographics and household structures, an aging population, different lifestyle choices and life stages.

In particular, there is a need to provide for more affordable housing opportunities within both town centres to meet the needs of the student population, and to retain people with a mix of skills and occupations in the locality such as key workers and those in creative and serviced based industries.

It is important to note that both Kensington and Kingsford town centres have an aging population (consistent with the prevailing trends across Metropolitan Sydney), a large number of people from non-English speaking backgrounds, as well as families with children. In terms of household composition, there is a growing trend of single person, and group households in both town centres. There is also growing demand from families choosing to live in apartment buildings.

Planning and Design Considerations

The Submission is to identify appropriate locations in both town centres to accommodate future sustainable housing growth, having regard to the following considerations:

- A suitable mix of housing types, sizes and densities to cater for changing demographic and household characteristics

- An appropriate scale and form for new development
- Affordable housing for students, key workers and low-income groups
- Adaptable/accessible housing to meet the changing mobility needs of the community
- Key principles of residential amenity (acoustic and visual privacy), solar access and natural ventilation
- Carrying capacity of the public domain and public transport
- Liveability parameters including open space and social infrastructure provision
- The character and amenity of adjoining residential neighbourhoods.

Entrants should refer to the following documents for guidance:

- NSW Apartment Design Guide (www.planning.nsw.gov.au/apartmentdesignguide)
- Section D of the Randwick DCP 2013 relating to the town centres (doc d)
- Housing Considerations section of the draft Issues Paper (doc e).

Please note: Dwelling capacity parameters will be provided to shortlisted entrants to assist in the development of the Stage 2 Submission.

Community Consultation Feedback

'Let's have high quality developments which encourage families with more bedrooms and bigger spaces.'

'We don't want a boring community, being lots of different people to the area.'

'Make local streets a destination and places for people to meet.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
Anzac Parade should have activities, businesses and late night shops and restaurants along the street so the whole street is lively and safe	4.2
A range of housing types to suit different people and different life stages	4.1
Having new housing developments which area affordable	3.9
Housing should be a mix of taller and shorter buildings which is interesting to look at	3.6

Other comments/suggestions:

- Have more of a demographic balance between long term residents and transient students and travellers through the area
- Consider how parking will be accommodated in the town centre.

5.4 Sense of Place and Identity

Competitors should look at innovative ideas that can enhance the experience of people who move within the centres and foster a sense of well-being and sense of belonging.

This will require an understanding of the history, culture, function and character of each centre as well as the physical attributes of buildings, streets, infrastructure and street furniture.

Ideas should consider the needs of the diverse community and how to foster

connectedness within the centres for both active and passive uses. A range of design ideas capturing the unique qualities and identity of each centre should be explored to provide guidance and direction for future sustainable, high quality development and improvements to the public domain.

Planning and Design Considerations

The Submission should focus on a range of innovative and cutting edge ideas which put people at the forefront of planning and design within the town centres. The following considerations should be addressed at a minimum:

- Promotion and strengthening of the centres as diverse and multi-cultural places
- Access and enhanced opportunities for people with disabilities
- Promoting access and social interaction for seniors
- Child friendly private and public spaces that enhances play, socialisation and child development (see PIA Policy on Child Friendly Communities and National Statement)
- Application of safety by design principles in public and private spaces
- Design ideas for creating healthy centres (see Healthy Places and Spaces National Program healthyplaces.org.au).

Community Consultation Feedback

'Let's create a more cohesive vibe and feeling of community.'

'Kensington needs life and art and something innovative and interactive to attract people and businesses.'

'Summer eateries and international events could reflect the diverse population of the area.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
Trees and landscaping should help create a sense of place	4.3
Both Kensington and Kingsford should have their own 'heart' or centre where people can meet and connect	4.0
New designs should celebrate the unique character of people from all over the world, including young people which make up most of Kensington and Kingsford	3.8
New designs should make it clear you are in Kensington or Kingsford	3.5

Other comments/suggestions:

- Create a sense of community by increasing the mix of businesses, cultural events and workers
- Have office spaces which attract a diverse range of workers to who spend and interact with the town centres
- Consider child care, services for the elderly and other community services like information services, counselling and non-government agencies
- Consider some drawcard events like art, music, dance and creative activities to create a vibrant culture
- Have indoor and outdoor spaces available for food festivals, market days or short term rented spaces for artists and reading spaces.

5.5 Urban Design Excellence

The need for high quality urban design is paramount as the Kensington and Kingsford Town Centres evolve and change to cater for a growing population and new light rail infrastructure is introduced.

Innovative design will be required for the betterment of these town centres, to enhance the community's quality of life, prosper local economies and contribute to an enriched experience of the urban environment.

The draft Issues Paper identifies a number of design challenges affecting both town centres, ranging from lack of prominent gateway elements, reduced permeability in block structure, poor circulation and low levels of activation in a number of locations.

Competitors should consider how these and any other challenges could be addressed through high quality urban design outcomes, and how design excellence can be achieved in both public spaces and individual buildings. The intention is that both town centres will evolve to be highly attractive sustainable centres where people want to live, work and visit.

Planning and Design Considerations

The Submission is to identify key opportunity sites or precincts within both town centres that would benefit from an innovative urban design approach. In doing so, the Submission should demonstrate how the following principles can be achieved:

- A strong identity and sense of place
- Enhanced urban form and character
- An appropriate scale and form for new development
- An optimal mix of land uses and building typologies

- A safer, healthier and liveable urban environment
- Excellent amenity for residents, workers and visitors
- Enhanced connectivity and permeability through integrated pedestrian circulation networks and linkages
- Improved legibility to promote easy navigation throughout the urban environment
- Opportunities for social interaction and inclusiveness
- A public transport focus
- Gateways to mark the entrance to the town centres
- Flexibility within buildings and urban spaces to evolve and accommodate change over time.

Community Consultation Feedback

'Let's get an amazing feature fountain, grassed open space with benches and cafes.'

'Make the area more creative, make it green and beautiful.'

'Kingsford should no longer be Randwick's ugly sister.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
New designs should make us proud to live in Kensington and Kingsford	4.2
New designs should create somewhere that people want to visit and look at	4.1

Seating, lighting and shade areas should be designed so it looks amazing and different	4.0
There should be at least one or two really special buildings that stand out and say 'you have arrived!'	3.3

Other comments/suggestions:

- Aim to re-energise the town centres to make it more than just rows of businesses along a busy road. Create vibrant town centres where people live, work and shop with open spaces to gather, sit down and relax or observe the world.

5.6 Sustainability

Kensington and Kingsford town centres are expected to set the benchmark for environmental performance in Randwick City. Best practice environmental performance can be demonstrated in the design of buildings, infrastructure, the public domain and open space, and through the use of energy efficient technologies as well as innovation in environmental management practices.

Planning and Design Considerations

The Submission is to consider opportunities to integrate sustainability initiatives within both town centres. This may include:

- Climatically responsive building design
- New technologies
- Carbon neutral, water positive and zero waste opportunities
- Renewable and distributed energy
- Non-motorised transit
- Urban forests and large scale green walls.

Community Consultation Feedback

'Sustainability is the most important for human existence and the future as a whole.'

'New buildings should be of best practice sustainable design quality, like the green building in Central Park, Ultimo.'

'This is an important, contemporary issue and new development gives us an opportunity to start putting things in place.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
New designs should inform and encourage people to be more aware of their environmental impact	4.4
Designs which incorporate the highest level of sustainability should be rewarded and recognised	4.3
All lighting, seating and public areas should use sustainable energy and recycled materials	4.3
All buildings should reflect sustainability principles i.e. green roofs, green walls and solar energy	4.2

Other comments/suggestions:

- Sustainability was of importance to many young respondents. They viewed strong sustainability practices in business and development as vital to the future
- Innovative sustainability practices should be pointed out as motivation for

people to become more aware of the importance of green technology

- Having more trees and greenery was also seen to feed into this objective.

6 Key Opportunity Sites

The draft Issues Paper (doc e) identifies a number of 'Key Opportunity Sites' which provide potential for new built form outcomes, a mix of land uses, the integration of sustainability measures and/ or provision of public spaces. These Key Opportunity Sites include:

- Potential gateway sites.
- Key intersections close to light rail stops
- The Kingsford Triangle at Bunnerong Road/Sturt Street and Anzac Parade Kingsford.

The Paper also identifies areas where potential footpath extensions can be accommodated, new public plazas and town centre zone boundary extensions, which should also be considered.

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

Competitors should refer to the 'Key Opportunity Sites' section of the draft Issues Paper for more information (doc e).

6.1 An Integrated Civic and Administrative Centre

As outlined earlier in this Brief, Randwick City is likely to be merged with Waverley and Woollahra Councils to form an amalgamated Eastern Suburbs Council in Sydney. The existing Administrative/ Civic building located on Frances Street in Randwick will not have the capacity to accommodate the merged Council functions.

A site on Rainbow Street in Kingsford Town Centre has been identified as a potential option for an integrated Administrative/ Civic building consolidating the new Council's administrative functions into a single location and serving as the primary interface with the community. This site has been identified as a 'key site' in the Randwick DCP 2013, and future development will be required to address a number of considerations included in the DCP. The site has also been identified as a 'Key Opportunity Site' in the draft Issues Paper (doc e).

The Competition is not seeking an architectural concept for this site. Rather, Competitors should consider:

- The role of the site in defining the identity of the newly merged Council
- The site's potential to meet the civic and cultural needs of community groups and Council staff
- Opportunity to accommodate a range of land uses compatible with Council functions
- Car parking provision
- The site's location and economic context at the southern edge of Kingsford Town Centre in proximity to shops, cafes and restaurants
- The potential of the site to provide improved connectivity to the town centre and surrounding residential areas
- Opportunities to achieve international best practice on the site measured against Green Star Certification.

Potential public domain upgrades through tree planting, improved lighting, new street furniture, e.g. bike racks

Strachan Street Light Rail Stop

Potential public domain upgrades

16-20 Barker St

Potential footpath extension, with tree planting, lighting and seating

Council proposed Meeks St Plaza

63 Harbourne Rd & 12-18 Rainbow St

Rainbow St Site potential option for an integrated civic/government centre

Kingsford Terminus

Kingsford Triangle Site

582-592 Anzac Pde

Legend:

- Kingsford Town Centre
- Potential Public Domain Improvement Opportunity
- Potential Location for Gateway Treatment
- Key Intersection/Opportunity Corner Site
- Key Site Near Light Rail Terminus
- Potential Town Centre Boundary Extension
- Land Zoning (B2 Local Centre)
- Light Rail Route
- Light Rail Stop

Map produced by:
Spatial Systems
Date printed:
16 June 2016

0 12.5 25 50 75 100
Metres

Carlton Street Light Rail Stop

Todman Avenue Light Rail Stop

Existing public car park - a potential location for a small public plaza

Potential footpath extension, with tree planting, lighting and seating

Legend:

- Kensington Town Centre
- Potential Public Domain Improvement Opportunity
- Potential Location for Gateway Treatment
- Land Zoning (B2 Local Centre)
- Light Rail Route
- Light Rail Stop

Map produced by:
Spatial Systems
Date printed:
16 June 2016
Scale: 1:50,000
Meters

7 Community Participation

Council is committed to involving the local community in this Competition. Community input is vital to the Competition's success. This approach is consistent with Council's Community Consultation Principles and Council's City Plan Outcome 3 – *'An Informed and Engaged Community'* – to ensure our community participates in shaping our City.

Council has a proud history of consulting extensively with the local community on issues small and large whenever it affects an area or where the community can actively contribute to a project and help the decision-making process. Our engagement practices have won awards because they are inclusive, genuine, transparent and designed around a partnership approach to getting the best outcome.

Principles

Council has developed a community engagement framework and strategy to support the competition.

The principles that will guide Council's consultation activities include:

- Multiple and meaningful opportunities for community input
- Involving all relevant stakeholders, including harder to reach sectors
- Strong customer focus and a respect for the community
- Acknowledge the community's right to be advocates for what they want or need
- An awareness and understanding by staff of how Council actions impact on the community

- Honesty and transparency in communication
- Accurate and timely information
- Clear explained decisions and actions of Council at all stages of the consultation process
- Actively listening and acknowledging other points of view
- Respecting individuals and cultural differences.

Objectives

The objectives of the community consultation process are to:

- Inform the community about current pressures on the Kingsford and Kensington Town Centres
- Help the community partner with Council in a meaningful way to influence future development in the area
- Create a meaningful process to empower the community to control its future responding to current demands
- Obtain feedback to help set priorities for public improvements.

The community is involved in the competition in the following ways:

- **Competition Brief:** Council will partner with the community to help develop an addendum to the preliminary brief that the competitors will respond to. This community feedback is intended to enrich the Key Themes, design themes and evaluation criteria that the Jury will use when selecting the winner. In this way the competition brief will respond to identified and agreed community priorities.

- **Invited Competition:** The community will be invited to review Competition Submissions, and will be able to review and make comment in relation to each entry, on the extent to which they have addressed the brief. These comments will be aggregated into a report, which will be provided to the independent Jury for consideration in their final selection of the winners.

Alongside the Competition process, Council will provide a number of different forums and means for people to get involved through a combination of face-to-face, online and direct mail involving interested residents, property owners, students, visitors, workers and institutions and interest groups



8 Timeline

Stage	Milestone	Date
Stage 1	Expressions of Interest commences	29 Jun
	Expressions of Interest registration and question period close	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 close	9 Sep
	Competition close	16 Sep
	Public exhibition/community engagement	21 Sept - 5 Oct
	Evaluation of Competition Submissions	12 Oct
	Competition winner and Commended announced.	17 Oct



Part B: Stage One – Expression Of Interest Invitation

Part B sets out the procedures applying to the EOI invitation. It is a requirement that all respondents participate in the EOI in accordance with these procedures.



9. Eligibility

The Competition welcomes Australian and International consortia, led by a Respondent who is an architect registered in Australia, a member of the Planning Institute of Australia, or a member of the Australian Institute of Architects, in accordance with clause 15.1:

The following people are ineligible to enter the Competition:

- Jury members
- Independent Advisor's to the Competition
- Randwick City Councillors
- Council staff and those involved directly in the development and/or administration of the Competition
- Employer/employees or spouse/partner/children of any of the above ineligible people.

10. Consortium Composition

Council understands the design challenge of the Competition to require the participation of multi-disciplinary team, with all team members to be acknowledged in any publication and media associated with the Competition including the winning schemes.

10.1 Multi-disciplinary Teams

Subject to Clause 9, Council encourages the participation of multi-disciplinary teams, with a disciplinary mix that includes, but may not be limited to:

- Architecture
- Urban design
- Planning
- Landscape architecture and
- Transport planning.

10.2 International Participation

Subject to Clause 9, Respondents are permitted to partner with appropriately experienced international team members.

11. EOI Communications

11.1 Questions and Communications

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

Name: Andrew Mackenzie
Director City Lab, architecture
procurement consultancy

Email: k2k@citylab.com.au

11.2 Communications with Other Council Staff

Communications with Council staff or consultants assisting the Council with the EOI process are not permitted during the EOI process, except with the prior written consent of the Competition Advisor. Nothing in this clause is intended to prevent communications with staff of, or consultants to the Council, if such communications do not relate to this EOI or the EOI process.

12. EOI Timeline

The EOI schedule is as follows, in accordance with the overall Competition schedule (clause 8):

EOI Issued: 29 June

EOI questions and
Registrations close : 13 July

EOI close: 15 July

Jury Shortlisting 27 July

Respondents informed
of EOI outcome 29 July

13. Documentation

It is important that all EOI Respondents read and review the following documentation:

- Part A: Brief
- Part B: Expression of Interest
- Part D: General Conditions

14. Submission Requirements

All Submission responses to the EOI must include the following completed documents

- Schedule 2: Respondent Details and Acknowledgement
- Schedule 3: EOI Response

14.1 Schedule 2 must include the following:

- Signed acceptance of the Competition Conditions and
- Signed and completed declaration of Conflict Of Interest form.

14.2 Schedule 3 must include the following:

- Details of all design practices included within the team, along with a general overview of their background, project history and the key staff nominated to participate in the Competition
- Statement of design expertise across the team, aligned to and in support of the Competition Themes, as outlined in clause 4

- Statement of task appreciation, outlining an understanding of the key challenges and opportunities that are specific to the Competition
- Statement design methodology, outlining the team's intended design methodology to deliver the Competition Submission.

Important: EOI Submissions must include completed Schedules 2 & 3 and must not include a design proposal or a fee proposal. Non-compliant Submissions may be disqualified.

15. Evaluation Process

The evaluation of the EOI will follow a three-step process, as follows:

- Compliance checks
 - Receipt of completed Schedules 2 and 3
 - Approval of all mandatory criteria (Mandatory Criteria).
- Assessment against Evaluation Criteria. Initial long list conducted by the CAG, which will provide a report and recommended long list of Respondents to the Jury.
- Upon reviewing the CAG report the Jury determine any changes to the long list, before further refining to a confirmed short list of Competitors, to be invited to participate in the Competition.

15.1 Schedule 2: Mandatory Criteria

Respondents must complete a compliant Schedule 2. As these criteria are mandatory requirements, Respondents should only submit an EOI if they are able to submit a compliant Submission. EOIs that do not meet any or all of the Mandatory Criteria may be disqualified.

The Mandatory Criteria are as follows:

- Registered as an Architect within Australia or
- Membership of Planning Institute of Australia or
- Membership of Australian Institute of Landscape Architects and
- Acceptance of the Competition Conditions and
- Compliant declaration of Conflict Of Interest form.

15.2 Evaluation Criteria

The equally weighted Evaluation Criteria for the EOI are as follows:

- Overall design achievement of Respondent and team members
- Quality of experience as aligned to the Key Themes
- Quality of task appreciate statement
- Quality of design methodology statement

16. Lodgement of EOIs

Schedule 2 and Schedule 3 responses must be lodged as follows:

1 x soft copy including Schedule 2 and Schedule 3 as separate files saved to a compressed folder, with a combined file size no greater than 25MB. File names must identify the Registrant.

Send file by file transfer to:
k2k@citylab.com.au

EOI Submissions must be lodged no later than Closing Time: 3pm, 15 July 2016.

17. Jury

17.1 Jury Members

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

17.2 The Role of the Jury

The role of the Jury is to meet twice to:

- Review and select a shortlist of up to four Competitors from all compliant EOI Respondents, in accordance with the Evaluation Criteria
- Provide a written report following the EOI evaluation
- Review and select a Winner and up to two Commended, from all compliant shortlisted Submissions received and
- Provide a written report following the Competition evaluation.

Decision-making will be by majority vote or by unanimous vote, as determined by the Chair. The Jury Chair will be a voting member, and will have a casting vote, in the event the Jury reaches a deadlock. Subject to the conditions (Conditions) as set out in this document, Council has vested in the Jury the responsibility of undertaking tasks as outlined in this document.

17.3 Quorum

A quorum of the Jury will be met if a minimum of five members are present.

18. Competition Advisory Group (CAG)

18.1 CAG members

- (Chair) Joanna Hole – Coordinator Strategic Planning, Randwick City Council
- Andrew Mackenzie – Director, City Lab, Architecture Procurement Consultancy
- Sue Holliday – Managing Director, Strategies for Change

18.2 The Role of the CAG

The role of the CAG is to assist the Jury in executing its role. Specifically the CAG will assist the Jury in relation to:

- Review all compliant EOI Respondents and provide a recommended pre-selection of up to four shortlisted Competitors; and
- Review all compliant shortlisted Submissions, and provide a report to the Jury.

CAG advice is provided to the Jury for their consideration. The Jury is not bound by such advice, and may make use of the CAG report at their absolute discretion.

18.3 Probity Advisor

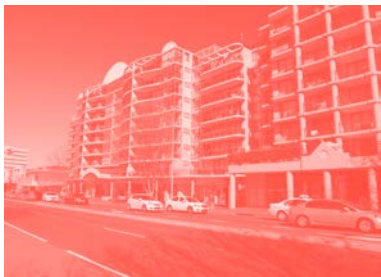
A probity advisor has been appointed to act as an independent procurement specialist to provide advice and validate the probity, equity and integrity of the competition process.

Probity Advisor details:

Michelle Gavri
Business Manager
Local Government Procurement
Ph. 8270 8711

Part C: Stage Two – Urban Design Competition

Part C sets out the procedures applying to the competition. It is a requirement that all competitors participate in the competition in accordance with these procedures.



19. Eligibility

The Competition process is open to those shortlisted Competitors selected by the Jury at EOI.

Please note: Details of all shortlisted Competitors will be publically announced by Council.

20. Competition Communications

All communications relating to this Competition process must be directed as per clause 11.

21. Competition Timeline

The Competition schedule is as follows, in accordance with the overall project schedule (see clause 14):

Competition invitations issued	8 Aug
Competition queries close	9 Sep
Competition Submissions close	16 Sep
Jury Evaluation	12 Oct
Winner Notification	17 Oct

22. Documentation

It is important that all Competitors read and review the following documentation:

- Part A: Stage One – Brief
- Part C: Stage Two – Urban Design Competition
- Part D: General Conditions
- Schedule 1: Competition Brief Addendum

Schedule 1 will be issue issued to all Competitors upon invitation to participate in the Competition.

23. Submission Requirements

Competitors are required to provide the following submission requirements.

23.1 Technical requirements

- Hard copy items below, along with soft copy USB memory stick, wrapped appropriately to avoid damage and with the Competitor's name, to include:
 - Five presentation panels mounted on A1 5mm foam core boards (or a similar durable and high quality material)
 - All panel text copied and pasted onto A4 sheets and printed
 - Signed acknowledgement of the Competition Conditions.
- Soft copy Submission saved onto a USB memory stick, affixed with the Competitor's registration number, to include:
 - Panels saved a separate PDF files no greater than 15MB each

- Each image as used on the panels, supplied as separate files, in high-resolution jpgs at 300 dpi
- Text documents saved as Word, or in a format that can open in Word
- Digital presentation file no greater than 50MB, containing material taken from the above items, as the Competitor's discretion. The file must be a PowerPoint, or capable of being exported to PowerPoint
- Hard copy items listed above saved as separate files, collated into a single compressed folder, no greater than 100MB in total file size.

Note:

- Material not included on panels must not be included in the presentation.
- Three dimensional or supplementary virtual models, including any attached to the boards, will not be accepted. Such models may only be used as reproduced within the panels or in the presentation.

23.2 Content requirements

The presentation panels must include the following:

- Up to five panels numbered 1-5 with contents ordered in sequence
- A key plan of the site, as well as other structure, neighbourhood and precinct plans and diagrams as required (see below) ranging from 1:10000 to 1:1000
- Plans and diagrams to communicate your proposal, which may include:
 - Analysis diagrams, communicating a conceptual analysis of the site and its existing conditions

- Issues diagrams, providing clarity as to key issues that the proposal intends to address
- Strategic principles diagrams, outlining connections, potential consolidations, existing buildings and future potential development, preferred footprints, active frontages etc
- Design objectives diagrams, identifying design strategies that inform more detailed design investigations.
- Cross-sections as sufficient to communicate heights, levels, set-backs and other sectional information
- No less than four detailed eye-level perspectives, as sketched or rendered, sufficient to clearly communicate urban design proposals for:
 - No less than three of the Key Opportunity sites (see clause 6)
 - Other sites within the Competition Site, which the Competitor deems to be an opportunity site.
- Sufficient visual material to describe the public realm and character of the town centres
- Sufficient visual material to sufficiently describe the overall urban design vision
- Maximum 1000 words of text setting out the design philosophy, vision and detail of the proposal
- The entrant registration number clearly marked on the bottom right hand corner of each board.

24. Evaluation Criteria

The Evaluation Criteria for the Competition mirror the Key Themes. As such the Jury will review and evaluate Competition Submissions against the following six criteria:

- Capacity to support local business activation and economic vitality;
- Creates the conditions for a high quality public domain and open space network;
- Allows for and promotes sustainable housing growth, diversity and choice;
- Strengthens the qualities of place, identity, history and social character;
- Achieves a high overall standard of design excellence and innovation; and
- Delivers best practice in environmental sustainability.

25. Lodgement

Submissions as outlined in clause 23 must be lodged at the following address:

Council Tender Box,
Randwick City Council
30 Frances Street
Randwick NSW 2031

Responses must be lodged no later than
Closing Time: 3pm, 16 September 2016.

26. Jury, Competition Advisory Group and Probity Advisor

The Jury the CAG and the Probity Advisor will operate as outlined in clause 17, 18 and 19.

27. Prize Pool

A total Competition honorarium amount of \$140,000 has been set aside by Council and will be equally divided and remunerated to Competitor's, to be paid within 30 days of receipt of a compliant Submission.

A prize of \$120,000 will be granted to the Competition winner.

At the discretion of the Jury, a prize of \$40,000 may be granted to a Commended Competitor.

Prizes are in Australian dollars. GST is not a consideration in the award of the prizes.



Part D: General Conditions

Part D sets out the general conditions that apply to participation in both the EOI and competition. It is a requirement that all respondents and competitors participate in the EOI and competition in accordance with these general conditions.



28. EOI and Competition Documents

28.1 Document Ownership

This document is, and shall remain, the property of The Council. It may only be used for the purpose of preparing and lodging a Submission to the EOI and/or Competition.

28.2 Respondent Obligations

Upon receipt of this document all Respondents are obliged to familiarise themselves with all conditions and requirements of this document, as stated herein, and seek professional assistance if needed.

28.3 Non-disclosure

No person receiving this document and other documentation issued in association with the EOI/Competition shall disclose to any other person its content in whole or in part, or copy its content in whole or in part, or allow it to be disclosed or copied, except with the prior written approval of The Council.

28.4 Council's Right to Amend Documents

The Council retains the right to change any details contained within this document, by advising EOI Respondents/Competitors in writing of alterations, additions or deletions to the EOI/Competition, provided that such advice is given not less than three Business Days prior to Submission deadline.

28.5 Accuracy

The Council does not warrant the accuracy of the content of this document. The Council shall not be liable for any omission from this document.

28.6 Non-binding

No representation made by or on behalf of the Council in relation to the EOI or Competition shall be binding on the Council unless that representation is in writing and is incorporated into a contract(s) formed on the basis of the EOI and Competition.

28.7 Acceptance of Conditions

By lodging an EOI/Competition, a Respondent or Competitor is deemed to have accepted all of the terms herein.

28.8 Not an Offer

Neither the EOI nor the Competition is not an offer. The EOI and the Competition are invitations for Respondents and Competitors to submit compliant Submissions in accordance with this document.

29. Submissions

29.1 All inclusive

Submissions should contain all the documents, information and details specified by this document. Materials submitted before or after, or otherwise non-compliant in relation to the lodgement details in clause 16 and clause 25 will not be accepted.

29.2 Ownership

All Submission documents shall, upon Lodgement, become the property of the Council. The Council will not return any of these documents.

29.3 Reproduction of Submissions

By lodging a Submission, a Respondent or Competitor licenses the Council to reproduce the whole or any portion of the

Submission, for the purposes of evaluation, notwithstanding any copyright or other Intellectual Property Rights (Intellectual Property Rights) that may subsist in those documents, in accordance with clause 33.

29.4 Held in Confidence

All documents provided by Respondents/Competitors will be held in confidence by the Council, its employees, agents and consultants in so far as the law permits.

29.5 Intellectual Property Rights

Such Intellectual Property Rights, as may exist in documents provided to Respondents/Competitors by or on behalf of the Council in connection with the EOI/Competition Process, are owned by (and will remain the property of) the Council except to the extent expressly provided otherwise.

30. Late Submissions

30.1 Definition

A Respondents' or Competitor's Submission lodged after the Closing Time or lodged in a manner that is contrary to that specified in this Invitation will be defined "Late", and may be disqualified from further evaluation.

30.2 Exemptions

Disqualified Submissions due to late lodgement will be ineligible for consideration. A Submission may be exempt from disqualification if the Respondent/Competitor can clearly demonstrate (to the reasonable satisfaction of the Council) that late lodgement of the EOI/Competition:

- Resulted from mishandling on the part of the Council or

- Was hindered by a major incident and
- The integrity of the EOI/Competition process will not be compromised by accepting a Submission after the Closing Time.

31. Incomplete Submissions

If a Submission does not include all the information in the format required by the EOI/Competition, or is incomplete in any way as determined by the Council, may be disqualified.

32. Preparation of Submissions

Respondents and/or Competitors acknowledge and agree that the Council will neither be responsible for, nor pay for, any expense or loss, which may be incurred by Respondents in the preparation of their EOI/Competition.

Submissions will be lodged on the basis that the Respondent/Competitor acknowledges that:

- It does not rely on and will not seek to rely on any representation, letter, document or arrangement, whether oral or in writing, or other conduct as adding to or amending a Submission of any matter deemed to form part of this Submission
- With respect to the EOI/Competition, the relationship between the Council and the Respondent will be governed solely by this document
- The information provided in any Submission (including all attachments, schedules and appendices) is accurate

- The Respondent/Competitor has carried out all relevant investigations and has acquainted itself with and satisfied itself concerning the contents of this EOI/Competition and all information which is relevant to the risks, contingencies and other circumstances which could affect its Submission

- The Respondent/Competitor will make no claim and pursue no action in relation to the selection of a Winner or Commended or any other matter in connection with this EOI/Competition or the process contemplated by this EOI/Competition.

33. Intellectual Property

Competitors acknowledge and agree that the Council may use and exploit ideas contained within Submissions for the purposes of enriching Council's Planning Strategy for the Kensington and Kingsford Town Centres.

33.1 Ownership of Intellectual Property Rights

These Competition Conditions do not affect the ownership of any Intellectual Property Rights in any Submission. Intellectual Property Rights here refers to any and all intellectual property rights throughout the world, including copyright, trade mark, design, patent and all other intellectual property rights, whether registered or unregistered and whether registrable or not.

33.2 Warranties and Indemnity

By entering the Competition, each Competitor:

- warrants that the Competitor owns (or

has the right to exercise) the Intellectual Property Rights in each Submission, such that the Competitor grants a licence to the Intellectual Property Rights, to the Council for the purposes for further development of the Council's Comprehensive Planning Strategy and other urban design strategies related to the Competition Site

- warrants that the use, copying or other exploitation by the Council or any third party, of the Competitor's Submission, in accordance with these Competition Conditions, will not breach any laws or infringe the rights of any person (including without limitation with respect to privacy, confidentiality, Intellectual Property Rights, moral rights or defamation)
- indemnifies the Council against all loss, damage or costs arising from a breach of the above warranty.

33.3 Use of Submissions for purposes of the Competition

By entering the Competition each Competitor:

- acknowledges that the Council will have the right to exhibit, photograph, archive, electronically store, duplicate or record all Submissions without fee or restriction
- grants the Council an irrevocable, royalty free, non-exclusive, perpetual, freely transferable, sub-licensable (with a right to sub-licence) licence to use, edit, copy, sub-licence and reproduce the Competitor's Submission in any way for the purposes of conducting or promoting the Competition, and further developing its themes and design proposals in future urban design strategies. There is no fee or cost for this licence

- acknowledges that the Competitor's Submission may be made publicly available by the Council in its absolute discretion and may be accessible to the general public to view
- where Council makes Submission's publically available, any publication, exhibition or reproduction of a Submission, will be attributed to the team name (Team Name), as supplied within Schedule 2.

34. Disclaimer

Neither the Council nor any of its consultants accept any responsibility to any Respondent, Competitor or other third parties under the law of contract, tort or otherwise for any loss or damage which may arise from anything contained in this EOI/Competition, any matter deemed to form part of the EOI/Competition, the supporting information or documents referred to in the EOI/Competition or any information supplied by or on behalf of the Council.

35. Confidentiality

Respondents/Competitors must keep confidential any information concerning the Council received as a result of, or in connection with the EOI/Competition or their Submission.

36. Unauthorised Communication

36.1 Communications

Respondents/Competitors are required to direct all communications through the Council Representative, unless advised otherwise by the Council Representative or the Council. Unauthorised communication with other staff of the Council may lead to disqualification of a Submission.

36.2 Anti-competitive behaviour

Evidence of any anti-competitive behaviour, including, but not limited to, collusion, coercion, abuse of market place power or breach of any provision of the Trade Practices Act 1974 (Commonwealth) may lead to the disqualification of any Submission received from a Respondent involved in such practices and may result in the Respondent being barred from further EOI/Competition processes or contracts with the Council for a period to be determined by the Council. The matter may also be reported to the Australian Competition and Consumer Commission (ACCC).

36.3 Undue influence

Any attempt by a Respondent/Competitor after the lodgement of the Submission, to exert influence on the outcome of the evaluation process, by lobbying employees, consultants, agents of the Council or members of the Board of the Council by way of an offer of money or other material benefits to personnel, or threats, or actual or threatened legal action, will result in disqualification.

36.4 Assistance

Respondents/Competitor must not seek or obtain the assistance of employees, or contractors of the Council in preparation of their Submission. The Council may in its

absolute discretion, disqualify a Respondent and/or Competitor that it believes has sought or obtained such assistance.

38. Errors, Omissions and Illegible Content

37.1 Errors

If, after a Submission has been submitted, the Respondent/Competitor becomes aware of an error in the Submission (excluding clerical errors which would have no bearing on the evaluation of the Submission) the Respondent/Competitor must promptly notify the Council of such error.

37.2 Unintentional error or omission

The Council may in its absolute discretion, permit a Respondent/Competitor to correct an unintentional error or omission in its Submission where that error or omission becomes known or apparent after the Closing Time, but in no event will any correction be permitted if the Council reasonably considers that the correction would materially alter the substance of the Respondent's/Competitor's Submission.

37.3 Illegible content

The Council may disregard any content in a Submission that is illegible and will be under no obligation whatsoever to seek clarification from the Respondent/Competitor.

38. Withdrawal of Submissions

A Respondent/Competitor who wishes to withdraw a Submission previously submitted by it must immediately notify the Council of that fact in writing. Upon receipt of such notification, the Council will remove that Submission from further consideration.

39. Complaints

Any complaint must be submitted in writing by email to the Competition Advisor.

The written complaint must set out:

- The basis for the complaint (specifying the issues involved)
- How the subject of the complaint (and the specific issues) affect the person or organisation making the complaint
- Any relevant background information and the outcome desired by the person or organisation making the complaint.

The Competition Advisor will forward any such complaint to the Council, and subject to advice from the Probity Advisor, the Council will provide a suitable response in writing back to the Respondent/Competitor.

40. Closing Time & Location

Lodgement must be made in accordance with the relevant clause in this document.

41. Options Available to The Council

After evaluation of all Submissions, the Council may, without limiting other options available to it, do any of the following:

- Select a Winner
- Decide not to proceed further with the EOI/Competition process or
- Commence a new process for calling for Submissions on a similar or different basis to that outlined in this Invitation.

42. Respondent Warranties

By making a Submission, a Respondent/Competitors warrants that:

42.1 Improper assistance

It did not use the improper assistance of Agency employees or information unlawfully obtained from the Council in compiling its Submission;

42.2 Reference documents and necessary information

It has examined this document, and any other documents referenced or referred to herein, and any other information made available in writing by the Council, for the purposes of making a Submission. It has sought and examined all necessary information, which is obtainable by making reasonable enquiries relevant to the risks and other circumstances affecting its Submission. It has otherwise obtained all information and advice necessary for the preparation of its Submission;

42.3 Costs and expenses

It is responsible for all costs and expenses related to the preparation and lodgement of its Submission, any subsequent negotiation, and any future process connected with or relating to the EOI/Competition process;

42.4 Acceptance

It otherwise accepts and will comply with the rules set out in this document;

42.5 Additional information

It will provide additional information in a timely manner as requested by the Council to clarify any matters contained in the Submission.

43. The Council's Rights

Notwithstanding anything else in this document, and without limiting its rights at law or otherwise, in accordance with clause 30 and 36, and their sub-clauses, or otherwise if deemed reasonable and necessary, the Council reserves the right to:

43.1 Times and dates

Vary or extend any time or date specified in this Invitation for all or any Respondents/Competitors

43.2 Rejection

Refuse to consider or accept any Submission, or part of an Submission, or to reject all Submissions

43.3 Termination

Terminate the participation of any Respondent/Competitor in the EOI or Competition process.

44. Governing Law

44.1 News South Wales laws

This Invitation and the EOI and Competition process is governed by the laws applying in the State of News South Wales.

44.2 Legal compliance

Each Respondent must comply with all relevant laws in preparing and lodging its Submission and in taking part in the EOI and Competition process.

45. Definitions

In this document, unless otherwise noting:

Closing Time means the time specified in the relevant clause within this Invitation, by which EOI/Competition must be received.

Brief means the brief and all information contained within Part A of this document.

Commended means one or more Competitors chosen by the Jury to be commended for their submission in the Competition.

Competitor means a Respondent who has been selected to participate in the Competition.

Competition means the processes as outlined in Part C of this document.

Conditions means the requirements of participating in this EOI and Competition, as outlined in Parts B, C and D of this document.

EOI means Expression of Interest as outlined in Part B of this document.

Evaluation Criteria means the criteria by which Submissions are evaluated, as set out in clause 15 (EOI) and clause 24 (Competition).

Intellectual Property Rights means copyright and neighbouring rights, and all proprietary rights in relation to inventions (including patents) registered and unregistered trademarks (including service marks), registered designs, confidential information (including trade secrets and know how) and circuit layouts, and all other proprietary rights resulting from intellectual activity in the industrial, scientific, literary or artistic fields.

Key Themes means those themes that lie behind the Council's undertaking of this Competition, as outlined in clause 4.

Mandatory Criteria means a set of criteria as outlined in Clause 15.1, which, if unsatisfied, may lead to the disqualification of a Respondent or Competitor from further consideration.

Council means Randwick City Council.

Council Representative means the person so designated in clause 11.1 of this document.

Jury means the jury as outlined in Clause 17.

Respondent means a person or organisation that submits an EOI.

CAG means the Competition Advisory Group, out lined in clause 18.

Submission means a completed and lodged submission by a Respondent of Competitor, in response to the EOI or Competition, as outlined in this document.

Team Name means the name supplied in Schedule 2, to which authorship of the Submission will be publicly credited.

Winner means the Competitor chosen by the Jury as the winner of the Competition.



Schedule 1 Community Feedback Report



Community Engagement

Randwick City Council undertook a detailed community engagement program from 29 June to 29 July 2016 to better understand the community's view about the area and to help develop this competition brief.

The consultation included:

- A project website www.k2k.sydney including information, fact sheets, an online survey, interactive map and forum
- Letter and fact sheet mailed to every ratepayer along Anzac Parade in Kensington and Kingsford
- 10,000 flyers to distributed to residents in the area
- Material distributed to restaurants and cafes to place on tables to encourage participation
- Three pop-up sessions held on Anzac Parade in July 2016. Each pop up featured; snacks, posters with information about the competition, questions for people to answer about what they liked about the area and spare paper for people to comment about the competition and provide general feedback
- Three roving intercept sessions where people were stopped along Anzac Parade and asked to participate in an intercept survey to get feedback on the six design themes
- Meetings with local Chambers of Commerce and other stakeholders.

Information for competitors

Competitors are required to review the community feedback and use the information to inform your submission.

Summary of Findings

Overall, people overwhelmingly favoured public domain, streets and open space as their favourite theme. Having nice places to stop, relax and enjoy nature, trees and greenery was a high priority.

The theme of relative least importance was housing and economy with many intercept respondents commenting that there were other themes which should take priority. Through conversations at the pop up sessions and in the intercept surveys, participants seemed to underestimate how their beloved eatery hub related to supporting local business.

Each method of engagement successfully covered different types of community members. The age profile of those who completed the online survey was skewed higher (+30yrs) compared to the age profile of those who were specifically asked to complete the intercept survey (18-29yrs).

Sustainability was notably more important for the younger generations. They had more focus on creating opportunities to use sustainable energy and recycled materials overall.

The people who were motivated to come to the pop up stalls were generally in the >40yr age range and spoke about their belief that the design competition was mostly a good idea which promised to rejuvenate the look and feel of the area. However, they voiced concern about whether changes would actually come into effect and concern regarding empty buildings along Anzac Parade and how that would be managed into the later stages of the competition.

There was a notable difference in the attitudes and behaviour of Kensington

locals in comparison to Kingsford residents. Kensington appears to have a greater sense of cohesion and community with an underlying sense that Kensington is the more upper class version of Kingsford. Kensington locals are more likely to travel to surrounding suburbs as they lack basic services like a supermarket, fresh produce stores and banking. They are also likely to go up the road to visit the eateries in Kingsford. Kingsford residents are less likely to visit Kensington as there are no attractions or features. A lot of the Kingsford population are students, who gravitate towards the lively atmosphere of the businesses and eateries at their end of the street.

The following table represents survey respondents ranking of each theme from most to least important:

Survey Question	Average score (/5)
Public domain, streets and open space	4.7
Sustainability	4.4
Urban design excellence	4.4
Sense of place and identity	4.2
Business and economy	3.9
Housing growth and diversity	3.8

Consultation Feedback by Theme

Below is a list of the key findings from each of the design themes. This information is also included earlier in this document in the document in section 4 'Competition Themes'.

Public Domain, Streets and Open Space

'We need more trees, more green space. Replace concrete strips with greenery and landscaping.'

'Have more social, open green spaces for people to rest and connect.'

'Have a community centre where young people can hang out, this could also prevent anti-social behaviour.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
Having trees, nice landscaping and seating to create a relaxing environment	4.7
Creating places for people to gather, connect, meet and interact	4.5
Making places away from the busy street so that children can play and things are quieter	4.3
Having civic spaces where the community can watch significant events or occasions and celebrate together	3.9

Other comments/suggestions:

- Many people suggested lining Anzac Parade with trees on each side to create a continuous boulevard into the city. This would require setting back developments to allow trees to grow undisturbed into maturity
- New designs need to incorporate access for people with disabilities and outdoor seating which is free, for public use and

away from immediate traffic

- Any opportunity to create green spaces like grass surfaces instead of concrete on pathways and walkways was suggested.

Sustainability

'Sustainability is the most important for human existence and the future as a whole.'

'New buildings should be of best practice sustainable design quality, like the green building in Central Park, Ultimo.'

'This is an important, contemporary issue and new development gives us an opportunity to start putting things in place.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
New designs should inform and encourage people to be more aware of their environmental impact	4.4
Designs which incorporate the highest level of sustainability should be rewarded and recognised	4.3
All lighting, seating and public areas should use sustainable energy and recycled materials	4.3
All buildings should reflect sustainability principles i.e. green roofs, green walls and solar energy	4.2

Other comments/suggestions:

- Sustainability was of importance to many young respondents. They viewed strong sustainability practices in business and development as vital to the future

- Innovative sustainability practices should be pointed out as motivation for people to become more aware of the importance of green technology
- Having more trees and greenery was also seen to feed into this objective.

Urban Design Excellence

'Let's get an amazing feature fountain, grassed open space with benches and cafes.'

'Make the area more creative, make it green and beautiful.'

'Kingsford should no longer be Randwick's ugly sister.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
New designs should make us proud to live in Kensington and Kingsford	4.2
New designs should create somewhere that people want to visit and look at	4.1
Seating, lighting and shade areas should be designed so it looks amazing and different	4.0
There should be at least one or two really special buildings that stand out and say 'you have arrived!'	3.3

Other comments/suggestions:

- Aim to re-energise the town centres to make it more than just rows of businesses along a busy road. Create vibrant town centres where people live, work and shop with open spaces to gather, sit down and relax or observe the world.



Sense of Place and Identity

'Let's create a more cohesive vibe and feeling of community.'

'Kensington needs life and art and something innovative and interactive to attract people and businesses.'

'Summer eateries and international events could reflect the diverse population of the area.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
Trees and landscaping should help create a sense of place	4.3
Both Kensington and Kingsford should have their own 'heart' or centre where people can meet and connect	4.0
New designs should celebrate the unique character of people from all over the world, including young people which make up most of Kensington and Kingsford	3.8
New designs should make it clear you are in Kensington or Kingsford	3.5

Other comments/suggestions:

- Create a sense of community by increasing the mix of businesses, cultural events and workers
- Have office spaces which attract a diverse range of workers to who spend and interact with the town centres

- Consider child care, services for the elderly and other community services like information services, counselling and non-government agencies
- Consider some drawcard events like art, music, dance and creative activities to create a vibrant culture
- Have indoor and outdoor spaces available for food festivals, market days or short term rented spaces for artists and reading spaces.

Housing Growth and Diversity

'Let's have high quality developments which encourage families with more bedrooms and bigger spaces.'

'We don't want a boring community, being lots of different people to the area.'

'Make local streets a destination and places for people to meet.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
Anzac Parade should have activities, businesses and late night shops and restaurants along the street so the whole street is lively and safe	4.2
A range of housing types to suit different people and different life stages	4.1
Having new housing developments which area affordable	3.9
Housing should be a mix of taller and shorter buildings which is interesting to look at	3.6

Other comments/suggestions:

- Have more of a demographic balance between long term residents and transient students and travellers through the area
- Consider how parking will be accommodated in the town centre.

Business and Economy

'Kensington needs more basic shops, banks and a supermarket that are accessible.'

'Strong local businesses make places for people to connect.'

'Build up businesses so students have access to internships and work experience.'

The following table represents the relevant importance of each of the questions asked in the survey average out of 5:

Survey Question	Average score (/5)
New and emerging businesses have support through shared workspaces, innovation hubs and connections to other businesses	4.7
Creating more jobs close to transport	4.2
Business should play an important role in attracting people to visit	3.8
Jobs should focus on the education and health themes already here in the University and Hospital	3.7

Other comments/suggestions:

- Develop a viable town centre which is a destination hub of businesses which promotes all types of local businesses
- Consider accommodating businesses which are able to attract up-market, specialised services for a diverse population
- Rejuvenate the side streets to support greenery, activities and residential hubs.



Schedule 2: Respondent's Details And Acknowledgement

Name of organisation and address of
registered office:

Architects registration no.:

Australian Company Number (ACN):

Australian Business Number (ABN):

Principal office address:

Telephone:

Team name (name to which authorship of
the submission will be credited):

Name of respondent's nominated
representative:

Title of nominated representative:

Email address of nominated representative:

Date:

I _____
acknowledge that:

- I have received and read all referenced EOI documents and questions and clarifications associated with this EOI; and
- As the nominated representative of the organisation detailed above, I am authorised to act on behalf the organisation, in relation to this EOI/ Competition.
- I accept the EOI/Competition Conditions, as set out in this document, and as edited/amended, in accordance with these Conditions.

Nominated representative's signature:

Date:

A conflict of interest occurs when you have a personal, professional or business interest that is likely to either influence your decisions or interfere with the proper performance and/or assessment of your role as Respondent/Competitor. Conflicts of interest are not wrong in themselves but such conflicts must be disclosed and effectively managed.

A perceived conflict of interest occurs when it may appear to others that personal, professional or business interests have the potential to interfere with the proper performance and/or assessment of a person's role. Interests are defined as those interests that can bring benefit or disadvantage to the Respondent/Competitor, or to others such as family and friends.



This declaration is made in relation to
my role as Respondent/Competitor in the
K2K EOI/Urban Design Competition

☐ I do not have an actual, potent or possible perceived Conflict of Interest to declare

☐ I have an actual, potential or possibly perceived Conflict of Interest to declare.

I agree to inform the Competition Advisor of any matter that may give rise to an actual, potential or possibly perceived Conflict of Interest that occurs in my role as Respondent/Competitor in the K2K EO/Urban Design Competition.

Please provide a brief outline of the nature of the conflict, along with the arrangements proposed to resolve/manage the conflict
(Supply additional sheets if required)

This image shows a blank sheet of white paper with horizontal red ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Sign Name:

Schedule 3 EOI Response

Part A Overview of Proposed Team

Provide details of all design practices included within the team, along with a general overview of the practice background for each, project history and the key staff nominated to participate in the Competition. To include a clear understanding of the disciplinary mix that the team is composed of, responding to the specifics of this Competition.

Extent: No more than 3 pages/1000 words.

Part B Team expertise aligned to the Key Themes

Provide a statement of design expertise across the team, aligned to and in support of the Key Themes. To include references to specific past projects that demonstrate a capacity to respond innovatively to urban design challenges aligned to the Competition Site. May also include industry recognition, where relevant to the Competition.

Extent: No more than 3 pages/1000 words.

Part C Task Appreciation

Provide a Statement of Task Appreciation, outlining an understanding of the key challenges and opportunities that are specific to the Competition. This may include high level diagrams or other visual material, to assist in communicating the task appreciation.

Extent: No more than 3 page/1000 words.

Part D Design Methodology

Provide a statement regarding the Respondent's design methodology, outlining the team's intended design processes and methods to deliver the Competition Submission. This may include high level diagrams or other visual material, to assist in communicating the proposed design methodology.

Extent: No more than 3 page/1000 words.

Please note: Specific design proposals are not invited at this time.

Submissions that include design proposals may either:

- have such items deleted/edited or
- be disqualified.

EOI Submissions must not exceed 12 pages or 4000 words in total.





Randwick City Council
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k2k.sydney