



Planning Proposal

To amend Blacktown Local Environmental Plan 2015 Amendment No 26 - Mount Druitt CBD

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Attachments

Attachment 1: Consistency with Greater Sydney Region Plan, Central City Plan,
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- Attachment 2: Consistency with Applicable SEPPs and REPs
 - Attachment 3: Consistency with Relevant Section 9.1 Directions by the Minister
 - Attachment 4: Proposed Map amendments
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 - Attachment 6: Market Appraisal and Economic Feasibility Study – Jones Lang LaSalle
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Part 1 – Objectives or intended outcomes

1.1 Introduction

At its Ordinary Meeting on 21 October 2015, Council resolved to support the creation of Mount Druitt as a strong mixed use centre, activated by its own substantial residential population.

Bates Smart Architects and Jones Lang LaSalle (JLL) real estate and economics consultants were engaged to prepare reports that reviewed our existing land use zones, height of building and floor space ratio (FSR) controls in the Mount Druitt CBD, to ensure these controls align with market expectations and support opportunities for growth.

These reviews of the existing land use zones determined that the B3 Commercial Core zone was not longer an appropriate land use for the Mount Druitt CBD as the report did not identify any opportunity for investment grade office development. As, realistically, there is no market demand for the B3 Commercial Centre, this Planning Proposal seeks to replace that zone with the B4 Mixed Use zone. The B4 Mixed Use zone is considered to be the most appropriate zone to be applied to achieve Council's vision for the Mount Druitt CBD. The reviews also took the 2011 Arup Transport Study into account.

The Planning Proposal also seeks to:

- Increase building heights in the Mount Druitt CBD to make developments more viable
- Introduce incentive building heights for Key and Gateway sites, if additional community infrastructure is provided and design excellence has been achieved through an architectural design competition
- Remove FSR controls that currently apply. This will avoid the conflict that can arise when an applicant cannot achieve the maximum FSR under the Height of Building controls.

This Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and the Guidelines for preparing Planning Proposals published by the Department of Planning and Environment (DP&E).

This Planning Proposal relates to matters to be amended in the Blacktown Local Environmental Plan 2015.

1.2 Applicable land

The Planning Proposal applies to land known as the Mount Druitt CBD (refer to Figure 1). Mount Druitt CBD is defined by Luxford Road, the boundary of Mount Druitt Hospital, the western boundary of the Town Centre Reserve, Mount Street, North Parade and Carlisle Avenue as shown below.



Figure 1 - Mount Druitt CBD

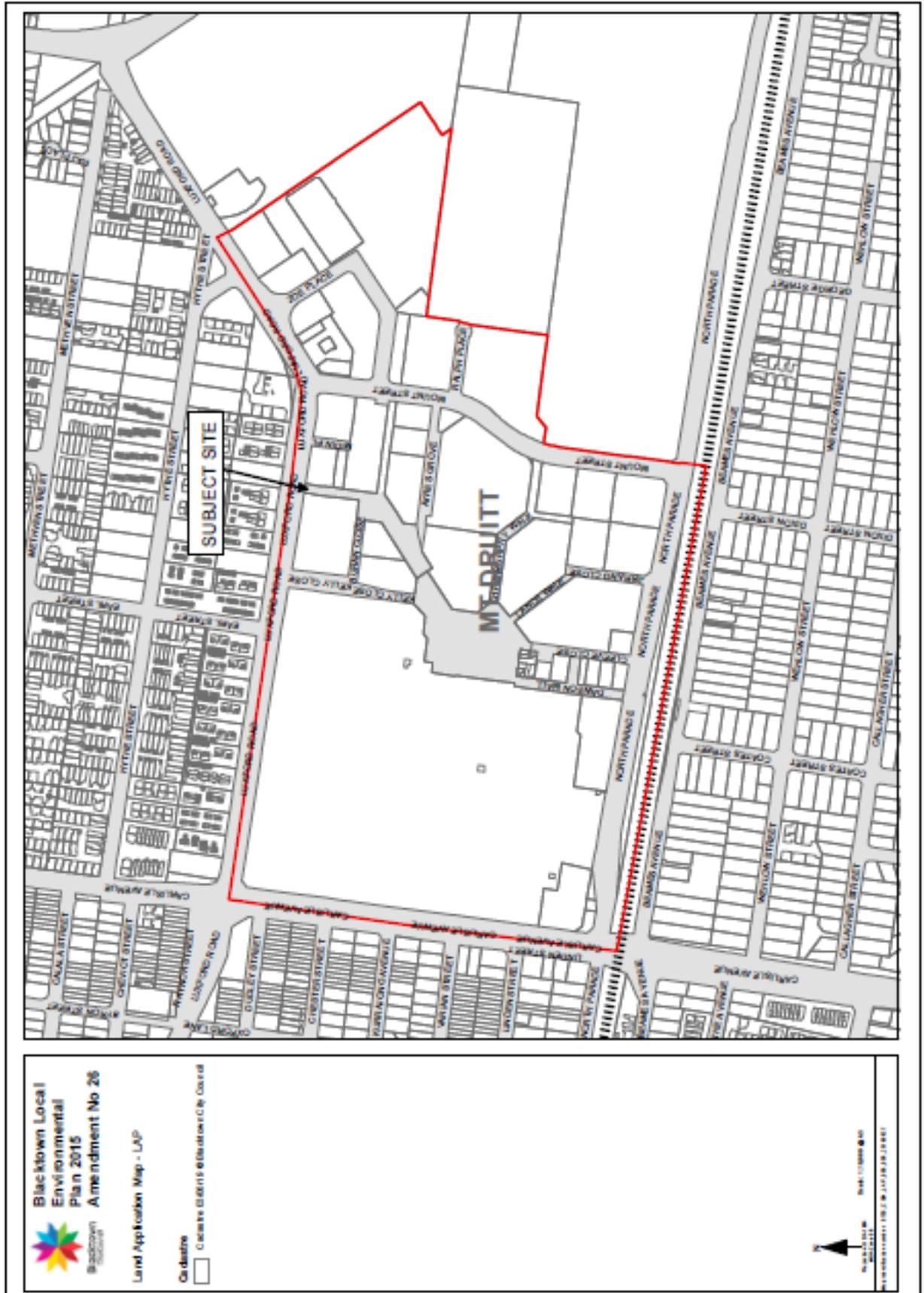


Figure 2 – Land Application map

1.3 Current planning controls

The Mount Druiit CBD is currently zoned with a combination of B3 Commercial Core, B4 Mixed Use, SP2 Infrastructure and RE1 Public Recreation in the Blacktown LEP 2015. The current planning controls are shown in Figures 3-6. The complete planning controls are available at www.legislation.nsw.gov.au.

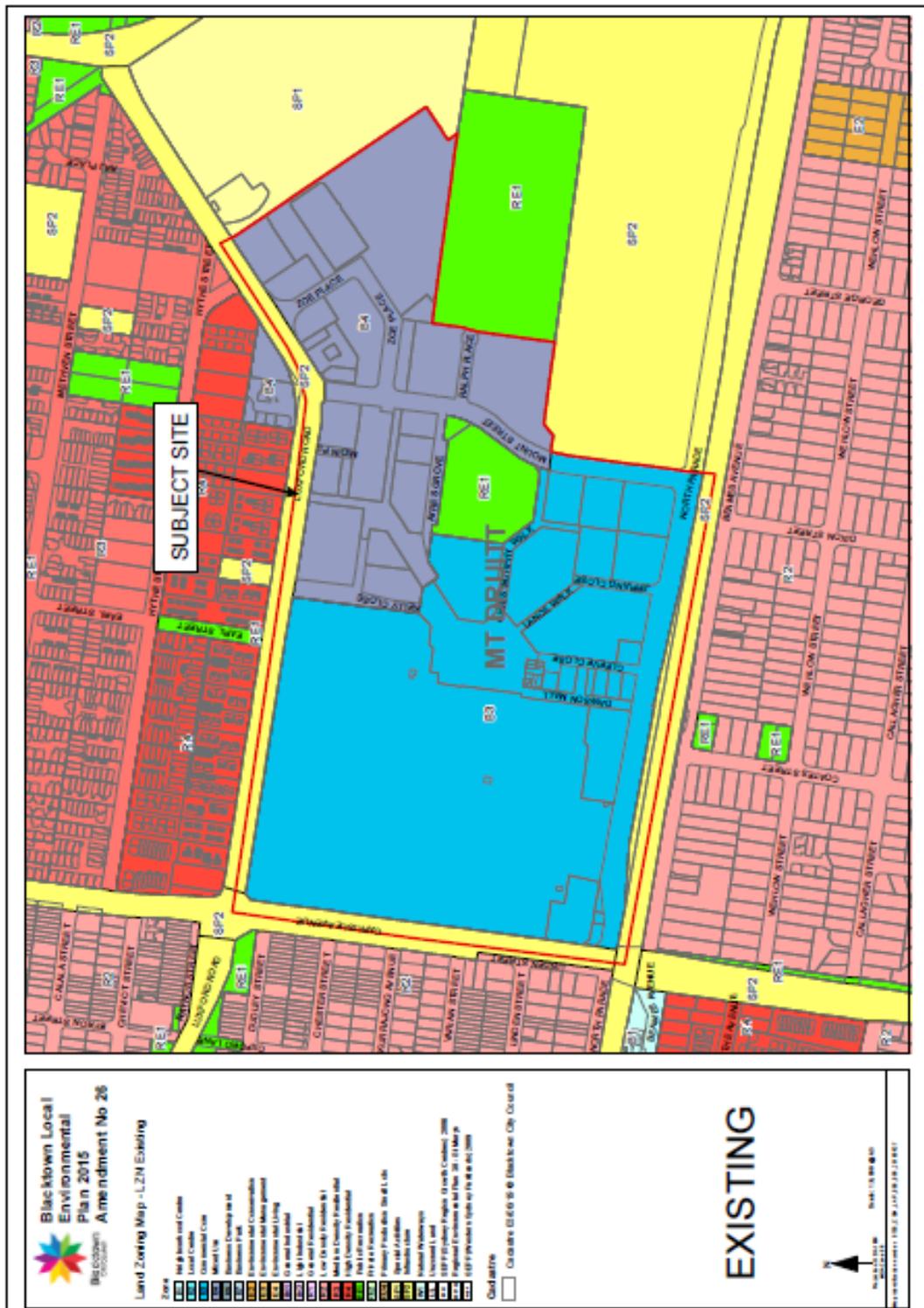


Figure 3 - Existing Land Zoning map

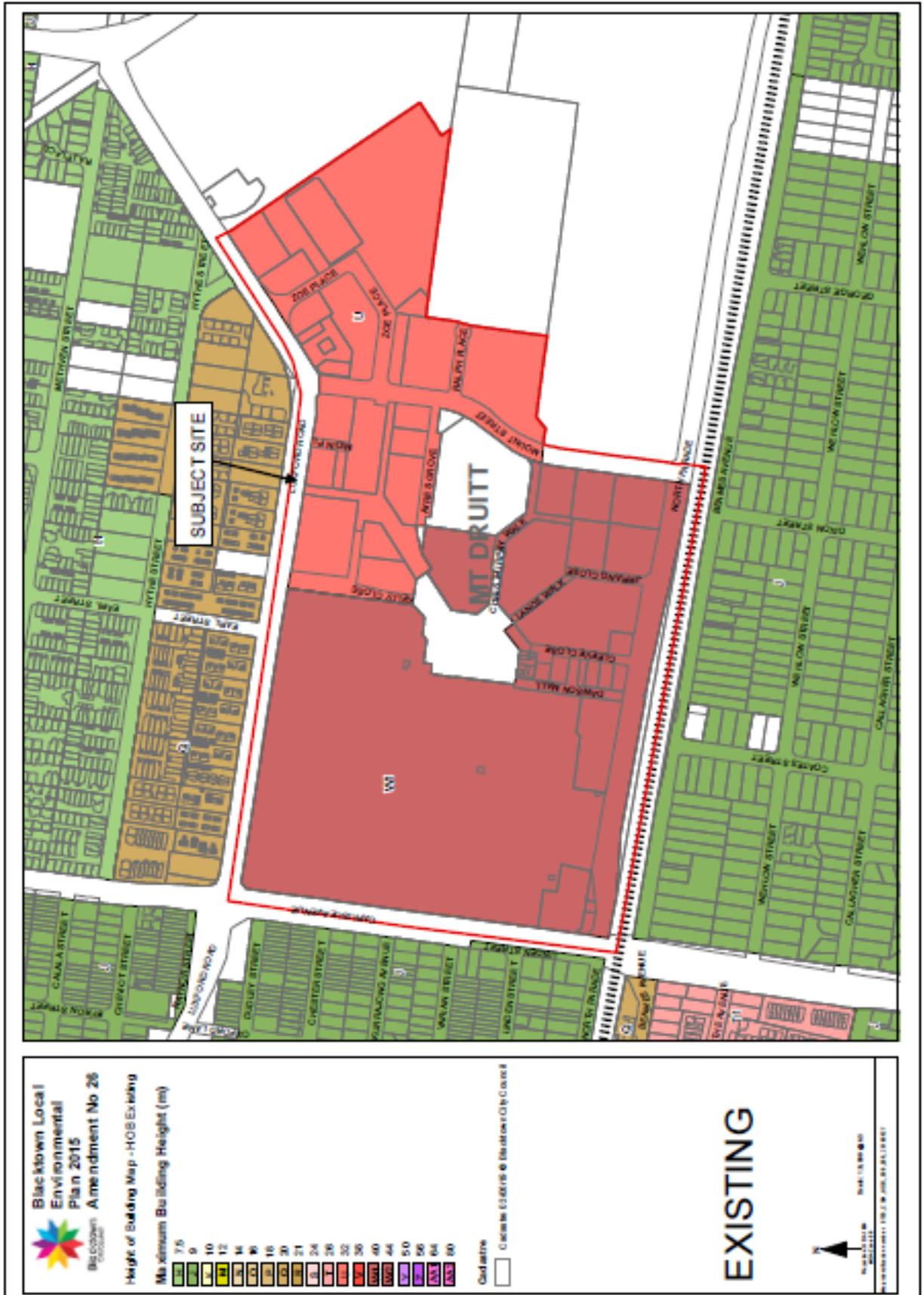


Figure 4 – Existing Height of Building map

Part 2 – Explanation of provisions

2.1 Amendments to Blacktown LEP 2015

This Planning Proposal seeks the following amendments to maps in Blacktown LEP 2015:

- a) Remove the B3 Commercial Core zone that applies to land within the Mount Druitt CBD and replace it with the B4 Mixed Use zone.
- b) Increase the building height in the Mount Druitt CBD as shown on the proposed Height of Building map at Attachment 4 and as detailed in Table 1.
- c) Remove the FSR control within the Mount Druitt CBD.

2.2 Addition of incentive Height of Building map to Blacktown LEP 2015 for the Mount Druitt CBD

This Planning Proposal also seeks to add an incentive height of building map to Blacktown LEP 2015 to achieve Council's vision for Key and Gateway sites.

The objective of that map is to nominate Key and Gateway sites in the Mount Druitt CBD, where additional height of 16 m will be considered above the maximum Height of Buildings, where design excellence is achieved through an Architectural Design Competition.

2.3 Insertion of Clause 7.15 incentive heights for Key and Gateway sites in the Mount Druitt CBD into BLEP 2015

This Planning Proposal seeks to insert the following new clause into Part 7 of Blacktown LEP 2015 to achieve Council's vision for Key and Gateway sites.

Clause 7.15 - Incentive Heights for Key and Gateway sites in the Blacktown and Mount Druitt Central Business Districts.

- (1) This clause applies to land identified on the Blacktown Incentive Height of Building Map and the Mount Druitt Incentive Height of Building Map.
- (2) The objective of this clause is to encourage additional commercial and/or residential development in the Blacktown and Mount Druitt Central Business Districts that achieves design excellence through an architectural design competition.
- (3) The consent authority may approve development that achieves the maximum height of buildings nominated on the Blacktown Incentive Height of Buildings Map and the Mount Druitt Height of Buildings Map, if an architectural design competition has been held to the satisfaction of Council in relation to the proposed development.

Guidelines for an Architectural Design Competition are at **Attachment 5**.

2.4 Mapping amendments

Table 1 - Description of map amendments

Blacktown Local Environmental Plan 2015		Proposed Amendment
Land Zoning	LZN 008	Remove B3 zone from map and replace with B4 zone
Floor Space Ratio map	FSR 008	FSR controls deleted
Height of Building map	HOB 008	See map at Attachment 4 for details
Key and Gateway sites map	KYS 008	<ul style="list-style-type: none"> • Add a 40 m x 40 m parcel on Lot 100 DP 1036517, that is located on the corner of Carlisle Avenue and Luxford Road, as a Gateway site • Add Lot 3 DP 631037 as Gateway site • Add Lot 3 DP 719982 as a Gateway site • Add Lot 13 DP 775622 as Key site
Incentive Height of Building map	IHOB 008	<ul style="list-style-type: none"> • Applies the incentive height of 80 m to Key and Gateway sites

Part 3 – Justification

3.1 Section A – Need for the Planning Proposal

3.1.1 Is the Planning Proposal a result of any strategic study or report?

Council commissioned Jones Lang LaSalle to analyse the current and future demand for and supply of residential and commercial development in both the Blacktown and Mount Druitt CBDs. In summary, the Jones Lang LaSalle report, *Appraisal and Economic Feasibility of Blacktown and Mount Druitt CBDs*, (attached to this Planning Proposal at Attachment 6) identified the following for Mount Druitt:

- There is very little demand for investment grade office development in the Mount Druitt CBD
- Population growth will increase the demand for support office development, which services the local population
- Mixed use development could stimulate redevelopment
- The forecast for Gross Lettable Area Retail (GLAR) in Mount Druitt is 1,760 m² per annum. This demand will increase as population increases in Mount Druitt.

Bates Smart Architects, collaborating with Planning Lab, prepared an architectural and urban design study, *Blacktown & Mount Druitt CBD Studies*. The study identifies particular areas within the two CBDs as Key and Gateway sites. Key sites refer to areas of the CBD which are the focal point of pedestrian crosslinks, whereas Gateway sites identify sites which should have a high level of architectural excellence.

For the Mount Druitt CBD, Bates Smart recommended:

- Rezoning all B3 Commercial Core zoned areas to the B4 Mixed Use zone
- The removal of FSR controls
- Increasing the building height across the CBD
- Assigning an incentive building height of 80 m to 4 sites in the CBD, on the corner of Northern Parade and Carlisle Avenue, on the corner of Carlisle Avenue and Luxford Road, on the corner of Mount Street and Ralph Place and on the corner of Northern Parade and Mount Street.

Council at its Ordinary Meeting of 6 July 2016 resolved to prepare a Planning Proposal that:

- Removes the B3 Commercial Core zone that applies to land within the Mount Druitt CBD and rezoned that land to B4 Mixed Use zone
- Increases building heights in the Mount CBD as delineated on the proposed height of building map at Attachment 4 to this Planning Proposal
- Nominates Key and Gateway sites shown on the map at Attachment 4 to this Planning Proposal, where additional height of 16 m will be considered if public domain improvements, linkages and design excellence in a redevelopment are provided through the mechanism of an architectural design competition.

3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal which seeks to rezone parts of the Mount Druitt CBD from B3 Commercial Core to B4 Mixed Use is the best means to achieve Council's vision to support the creation of Mount Druitt CBD as a strong mixed use centre that is activated by its own residential population, as:

- The removal of the B3 Commercial Core zone and its replacement by the B4 Mixed Use zone will provide greater opportunity for residential development to occur
- Increased building heights aim to make new developments more viable
- The introduction of incentive building heights for Key and Gateway sites will allow for additional community infrastructure to be provided to support increased density and encourage excellence in design
- The removal of FSR controls will alleviate the conflict that arises between FSR and Height of Building controls, when an applicant cannot achieve the maximum FSR due to the Height of Building control.

3.2 Section B – Relationship to strategic planning framework

3.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or district plan or strategy (including the Greater Sydney Region Plan)?

A table indicating how this Planning Proposal is consistent with the objectives and actions in the regional and district plans is at Attachment 1.

3.2.2 Is the Planning Proposal consistent with Council's Community Strategic Plan *Our Blacktown 2036*?

a) Blacktown Planning Strategy 2036

A table presenting how this Planning Proposal is consistent with *Our Blacktown 2036* is at Attachment 1.

3.2.3 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

A table presenting how this Planning Proposal is consistent with applicable State Environmental Planning Policies is at Attachment 2.

3.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 Directions by the Minister)?

A table presenting how this Planning Proposal is consistent with applicable Ministerial Directions is at Attachment 3.

3.3 Section C – Environmental, Social and Economic Impacts

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The land which is the subject of this Planning Proposal is located in the Mount Druitt CBD. There is no critical habitat or threatened species habitat, population or ecological community on the affected land.

3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

This Planning Proposal seeks to facilitate Mixed Use development in the Mount Druitt CBD. It has been prepared according to the vision for the CBD as developed by Blacktown Council and not to facilitate any particular development. The environmental impacts of any specific development facilitated by this Planning Proposal would be considered pursuant to a development application.

3.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The rezoning of the B3 Commercial Core zone to B4 Mixed Use zone will facilitate and increase in the residential population in the Mount Druitt CBD. This will in turn increase the demand for retail and support office development, offering jobs. The demand for investment grade commercial development, which is suited to B3 Commercial Core zoned land, is minimal. The demand for residential land is strong.

An architectural and urban design study was undertaken by Batres Smart Architects to ensure that the impacts of increased building heights would be minimised. Bates Smart recommended locations where building heights controls may increase, with consideration to through site linkages. The Urban Design Study is attached as Attachment 7 to the Planning Proposal.

3.4 Section D – State and Commonwealth interests

3.4.1 Is there adequate public infrastructure for the Planning Proposal?

The Mount Druitt CBD is well serviced by existing infrastructure required to service its population.

Consultation with the Department of Education will be undertaken to ensure they are aware of the potential increase in school enrolments in the future due to the potential increase in population that this Planning Proposal may facilitate.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation will occur in accordance with any conditions in the Gateway Determination.

Part 4 – Mapping

The proposed map amendments to Blacktown LEP 2015 are included as attachments. The mapping changes relate to the Land Use Zoning map, the Height of Building map, the FSR map, Key Sites and Gateway Sites Map and Incentive Height of Building map.

Part 5 – Community consultation

Community consultation will occur in accordance with any conditions in the Gateway Determination and in accordance with Council's notification policy.

Part 6 – Timeline

Stage	Estimated Date
Resolution to prepare	July 2016

Gateway Determination	August 2019
Public exhibition	September 2019
Consider submissions	October 2019
Council resolution to adopt	November 2019
Forward Planning Proposal to Department of Planning, Industry and Environment for the Minister to make the plan	December 2019

Addendum to Planning Proposal to address the requirements of the Gateway Determination

1. Include an approximate maximum residential and employment yield generated by the proposal in each CBD

Residential yield for the Mount Druitt CBD

The Planning Proposal will increase the residential yield or overall capacity of residential development in the Mount Druitt CBD by approximately 2,100 dwellings. Bonus heights provisions will provide an additional yield of approximately 700 dwellings.

Employment yield for the Mount Druitt CBD

The Planning Proposal has the potential to yield an additional 15,100 jobs in the Mount Druitt CBD. This creates an overall capacity of approximately 21,800 jobs within the Mount Druitt CBD.

It is anticipated that take up of capacity will be incremental over a 10-20 year horizon.

2. Include additional information on the capacity of community infrastructure for the proposed growth including impacts on the following:

Parks and public spaces:

The Mount Druitt CBD has a number of existing parks and public spaces located with the CBD or within walking distance of the CBD that provide passive and active recreational activities. These parks and reserves have the ability to be augmented to provide additional capacity to service an increase in population.

Parks and reserves located within the Mount Druitt CBD or within walking distance of the CBD include:

• Mount Druitt CBD	Town Centre Reserve	approx. 5 ha
• Mount Druitt CBD	Aquatic Centre	approx. 1.6 ha
• Mount Druitt CBD	Town Square	approx. 1.2 ha
• Mount Druitt	William Mason Reserve	approx. 2.7 ha
• Mount Druitt	Bukari Reserve	approx. 1 ha
• Mount Druitt	Shennan Walkway	approx. 3,000 m ²
• Mount Druitt	Luke Park	approx. 5,000 m ²
• Mount Druitt	Monahan Reserve	approx. 3,000 m ²

Community buildings including local schools and child care

The Mount Druitt CBD contains a range of community buildings with capacity to service an increase in population including:

- Mount Druitt Community Hub, Senior Citizen Centre and Library
- Mount Druitt Community Hall

Schools

There are a number of existing educational establishments within a 1.5 km catchment of the Mount Druitt CBD. Consultation with the Department of Education will be undertaken to ensure that they are aware of a potential increase in enrolments at local schools.

In addition educational establishments are permitted with consent in the B4 Mixed Use zone. This Planning Proposal seeks to increase the amount of land zoned B4 Mixed Use, which will provide additional opportunity to develop new educational establishments within the Mount Druitt CBD to provide additional capacity to address increases in enrolments due to population increases.

Existing educational establishments include:

- Mount Druitt Public School, Colyton Public School, Rooty Hill Public School, Sacred Heart Catholic School, St Aldans Catholic School, Rooty Hill High School, Chiefly College, Loyola Senior High School, Bethel Christian School, St Bishoy Coptic Orthodox College, Australian Islamic College of Sydney, Mount Druitt College and TAFE Western Sydney Institute.

Child care

There are a number of child care centres in or near the Mount Druitt CBD. As child care centres are generally operated by private operators, the potential increase in population by this Planning Proposal should create additional opportunities for child care providers to cater for any increase in demand. Child care centres are a permitted use with consent in the B4 Mixed Use zone.

Car parking

Current car parking and planning controls require new development to provide car parking on site to meet the additional demand generated by that development. This will provide sufficient capacity within Mount Druitt CBD.

Off-street car parks in the Mount Druitt CBD include:

- Mount Druitt Hub carpark: 157 car spaces
- Commuter carpark: 220 car spaces
- Jirrang Close carpark: 110 car spaces
- Shopsmart Outlet Centre: 370 car spaces
- Vegas Parking lot (paid day parking): 270 car spaces
- Westfield carpark: 2,450 car spaces

Pedestrian links and cycle ways

The Integrated Transport Management Plan identifies several opportunities to improve pedestrian connectivity and accessibility in the Mount Druitt CBD to address population growth by:

- Encouraging active uses of the street fronts, open spaces and pedestrian routes in the Urban Renewal Precinct

- Investigating the potential for new direct east to west and north to south pedestrian and cycle connections through the town centre
- Investigating building a pedestrian bridge over the railway connecting Beames Avenue and North Parade at Mount Street to connect the southern side of the railway line to the recreational and educational activities on the northern side.
- Upgrading existing pedestrian infrastructure to be Disability Discrimination Act compliant.

Local road networks and railway stations

The Mount Druitt CBD local road network is made up of a hierarchy of arterial, sub-arterial and major collector roads. The main north-south spine road is Carlisle Avenue which provides a connection between the M4 Motorway to the south and Luxford Road to the north. There are a number of east-west arterial, sub-arterial and local road connections and these include Woodstock Avenue and Luxford Road. Luxford Road provides excellent road connections to the surrounding suburbs.

Traffic modelling undertaken in 2012 to support the Mount Druitt Masterplan identified that there is significant spare traffic capacity on the existing road network. However, with the predicted growth in population, the traffic model predicted significant daily traffic increases on most of the streets. Some roads that would require widening to increase capacity include:

- Carlisle Avenue from Woodstock Avenue to the Great Western Highway to widen to 6 - 8 lanes
- Carlisle Avenue Overbridge to widen to 8 lanes
- Woodstock Avenue, from Carlisle Avenue to widen to 6 lanes
- Rupertswood Road to widen to 4 lanes
- Kimberley Street to widen to 4 lanes

Railway Stations

Mount Druitt railway station serves the well-established residential, commercial and educational activities in the Mount Druitt major centre as well as the surrounding suburbs to the north and south.

The station offer good accessibility with lift access to the platforms. There is limited at - grade commuter parking on both sides of the railway line. The station offers a good level of service with eight city bound services between 7 am and 8 am and 7 returning services from the City between 7 pm and 8 pm. This equates to an average frequency of one train every 7.5 minutes between 7 am and 8 am and one train from the City every 8 minutes between 7 pm and 8 pm.

Rather than a commercial destination station, Mount Druitt station is an important residential origin station for the Blacktown LGA for morning peak rail passengers. As a major suburban residential origin station, Mount Druitt ranks significantly higher than other Western Sydney locations such as Liverpool, Campbelltown, Penrith, St Marys or Seven Hills.

- 3. Include 3D massing models to demonstrate conceptual building envelopes generated by the proposal

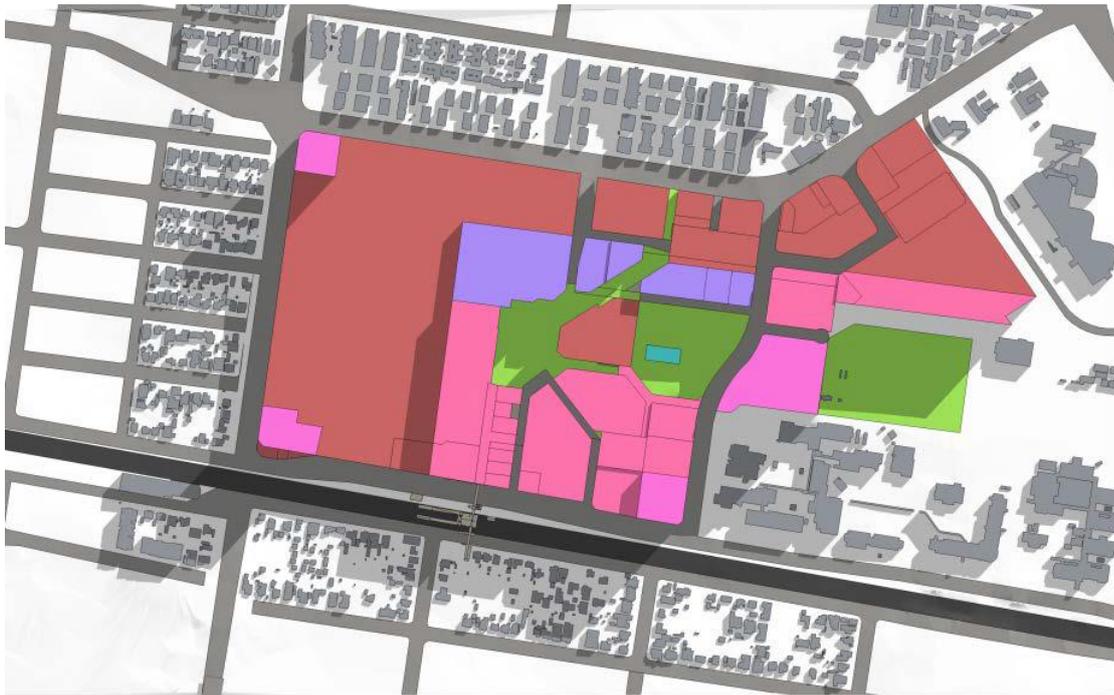


Mount Druitt CBD looking westward



Mount Druitt CBD looking westward with incentive building heights

4. Include shadow diagrams to identify the extent of overshadowing



Mount Druitt shadows 9 am



Mount Druitt shadows 9 am with incentive building heights



Mount DrUITt shadows at 12 pm



Mount DrUITt shadows at 12 noon with incentive building heights



Mount Druitt shadows at 3 pm



Mount Druitt shadows at 3 pm with incentive building heights

5. Include the Guidelines for the Architectural Design Competition

Guidelines for an Architectural Design Competition

The architectural design competition should be undertaken prior to the lodgement of a formal Development Application. This will reduce the potential for delay in the Development Application process by providing more certainty of the final development outcome to both the landowner and the community.

Purpose of the Design Competition

The purpose of an architectural design competition is to promote innovative design solutions that achieve high quality buildings and spaces.

Objectives of the Architectural Design Competition

Design competition objectives are:

- To achieve a diversity of architectural response
- To achieve a high standard of architectural excellence
- To encourage flexibility within the urban design controls to allow for newer or unexpected solutions
- To provide incentive through greater height to provide public domain improvements and linkages
- To encourage a sense of civic pride.

The Design Competition Process

An architectural design competition is required when the proponent is proposing to utilise all or a portion of the additional maximum building height that applies to a site identified on the Blacktown LEP 2015 Incentive Height of Buildings map (IHOB).

The proponent is responsible for the running of and the costs associated with the competition process from initiation and preparation of the brief, through to release of the jury's decision.

The process may be either an open or an invited competition.

The following criteria apply to the invited design competition:

1. The proponent submits EOIs from 5 firms to Blacktown City Council for the City Architect to select a minimum of 3 firms that will participate in the competition.
2. The submissions are to be prepared by bona fide independent architects or firms that can demonstrate experience in the design of high quality buildings.

Each submission, whether in an open or invited competition, will document:

- The contextual analysis and rationale for the design
- Compliance with the competition brief and the statutory planning requirements
- How the design is an economically feasible development option
- The manner in which design excellence is achieved.

Designs do not need to be documented to the level necessary for a full Development Application.

The proponent will supply competitors with the competition brief, which has been previously endorsed by Blacktown City Council.

The Competition Brief

The proponent of a design competition will prepare the design competition brief. The brief is required to include the following:

- Details of the relevant planning controls (LEP and DCP)
- Where a site includes a heritage item, is located within a conservation area or in the vicinity of a heritage item, includes a heritage impact assessment and advise competitors to consider any conservation guidelines set out in the document.
- Describe the proposed uses within the building, the percentage of each use, the proposed gross floor area (GFA) and height of building, estimated project budget and construction costs.
- Indicate the level of documentation required for the submissions. The documentation should be sufficient to explain the design merits of the proposal and may include elevations, plans, montages and digital representations. The extent of documentation should relate to the scale of the project and should not be excessive.
- Provide the terms of reference of the competition jury including the nomination of a jury chair.
- Make it clear that the competition is a public process and confirm that all entrants' names must be clearly visible on the entries.
- State that the copyright of any entry to a design competition remains with the originator of the work.
- State the fees to be paid to each of the entrants and, as appropriate, the awarding of any prizes, commissions or bonus to a successful entrant. Fees paid to entrants must be appropriately scaled to recompense entrants for the extent of work undertaken.
- Allow a minimum period of 28 days for the preparation of submissions by entrants.

Blacktown City Council will assess the brief according to the above requirements and may require the brief to be amended prior to its endorsement and issue to the entrants. If the brief is not endorsed, Blacktown City Council must give its reasons to the proponent within 14 days of the lodgement of the brief.

The Competition Jury

The competition jury will comprise a minimum of 3 and not more than 5 members. At least one member will be a nominee of each of the following:

- The proponent
- Blacktown City Council (BCC)
- Independent Juror (BCC should select this person from the BCC design and development services panel).

There will be equal proportionate representation from the proponent and Blacktown City Council. Jury members must:

- Not have a pecuniary interest in the development proposal
- Not be an owner, shareholder or manager associated with the proponent or proponent's companies
- Not be a staff member or councillor with an approval role in BCC's development assessment process
- Have relevant design expertise and experience.

If the proposed development includes a heritage item or is within a heritage conservation area, Blacktown City Council's heritage adviser should provide a heritage assessment of the proposal to the jury. The proponent will bear the cost of such advice.

The jury will convene for the review of the competition submissions as soon as possible following the close of the competition. If subsequent meetings are required for the jury to complete their deliberations these should flow as early as possible. The competition jury will be convened by Blacktown City Council, including the provision of administrative and secretarial services for the recording of the jury proceedings and preparation of the Design Competition Report. The proponent will be responsible for reimbursing Blacktown City Council for the secretarial services, to a fee up to \$1,000.

The Jury's Decision and Design Competition Report

The Entrants' submissions will be graded by the jury and their considerations and decision recoded in a Design Competition Report. The Report will:

- Summarise the competition process incorporating a copy of the competition brief
- Outline the assessment of the design merits of each of the entries
- Present the jury's decision, including the rationale for the choice of the nominated design and how this exhibits design excellence
- Outline any recommended design amendments or propose conditions of Development Consent that are relevant to achievement of design excellence.

The report may:

- Nominate the winning submission
- Indicate the highest graded submission and recommend design quality improvements that could be made to allow for an approval of a building that utilises the bonus height control
- Decline to endorse any entry.

The proponent may commission the winning architect to prepare and submit a Development Application (DA) based on the winning submission.

Post Competition Process

Design Integrity

To ensure that design quality continues from the Development Application stage through construction drawings and into physical completion of the building, the competition jury will recommend a process to monitor design integrity.

Generally, this will require the designer of the winning submission to be nominated as the design architect. In some cases, the jury may recommend a Design Integrity Panel to monitor design excellence.

Certification that the design is substantially the same and retains the design excellence exhibited in the winning submission will be required at key project milestones, including lodgement of the Development Application, issue of construction certificate and at completion of the project.

Request for Review

In the event that;

- The jury does not reach a decision
- The proponent is not satisfied with the nomination
- The proponent wishes to make a substantive modification
- Blacktown City Council considers the project submitted for approval (or as subsequently modified) to be substantially different, or
- Blacktown City Council indicates it will not grant consent to the design nominated,

either the proponent or Blacktown City Council may request that the jury reconvene and make a recommendation as to what further competitive processes or requirements would be necessary to permit an alternative or revised design.

The jury shall make such recommendations as it sees fit within 28 days of such a request. The cost of such a review shall be borne by the proponent.

Completion of design competition process

A requirement in a LEP that a design competition be held in relation to the proposed development is deemed to be satisfied upon:

- The issue of a report by the competition jury, or
- The completion of any further competitive processes recommended by the jury following a requested review, or
- Should the jury make no further recommendations 28 days after such a request for review is made, in which case the completion requirement is considered discharged with no award of bonus height.