

# Randwick Junction Architectural Design Competition Guidelines

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## Purpose of the Guidelines

The *Randwick Junction Architectural Design Competition Guidelines* establishes the procedures that an applicant must follow to demonstrate that a development proposal is the result of a competitive design 'alternatives' process. These Guidelines apply to development proposals located in the two Strategic Sites in Randwick Junction Town Centre (RJTC) as identified in red outline on the Land Application Map in section 1.2 of this guideline.

Clause 6.11 Design excellence of the *Randwick Local Environmental Plan 2012* specifies the requirements for design excellence and the matters to be considered in assessing design excellence for a development within the applicable Strategic Sites.

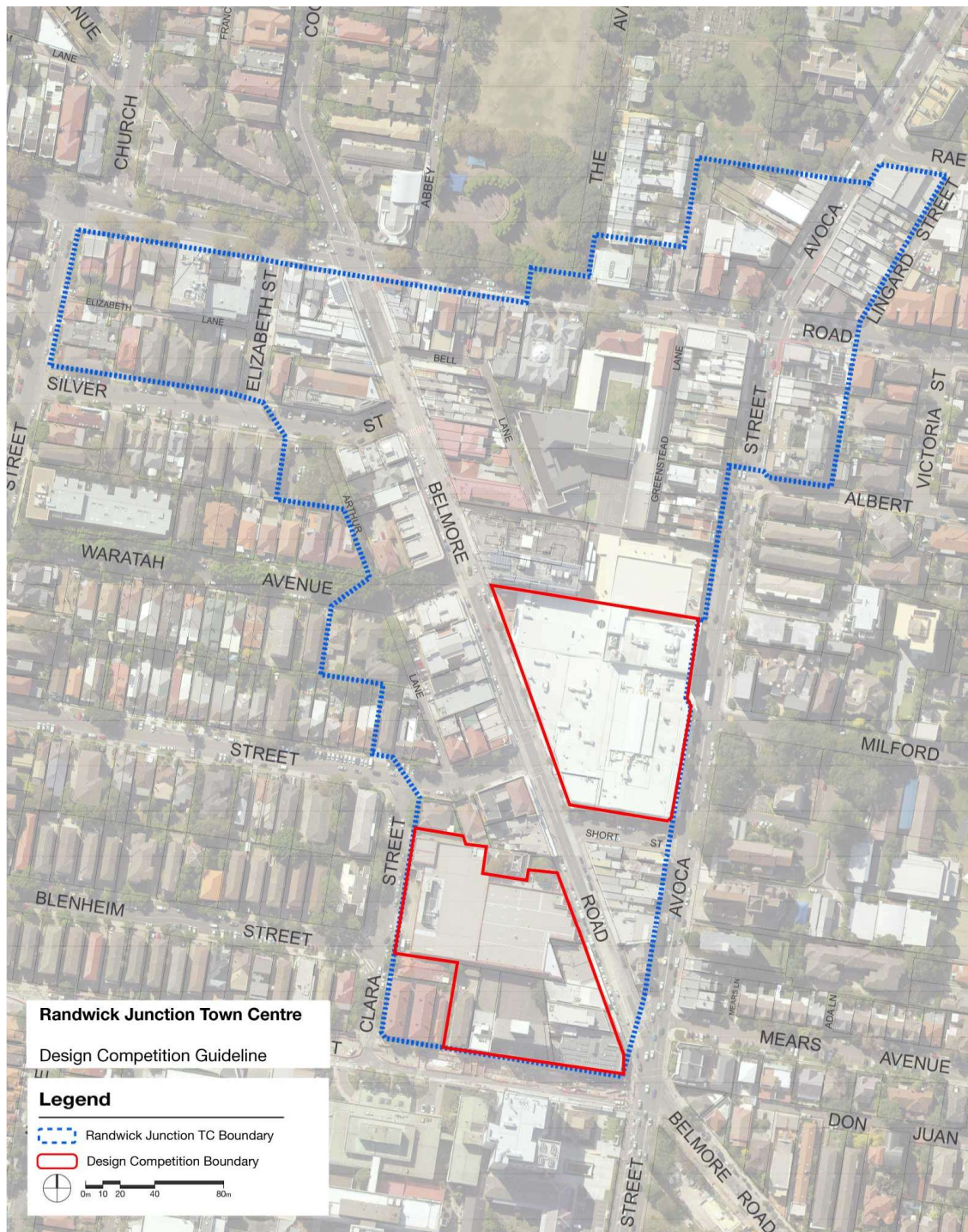
**Clause 6.??** of the RLEP identifies the requirements for a competitive design process for development within the applicable Strategic Sites. As per the requirements of this clause, consent must not be granted to those types of development specified unless the proposed development is the result of a 'competitive design alternatives process'.

### 1.1. Objectives

- (1) Achieve a high level of design excellence and sustainability measures at identified strategic node sites in RJTC.
- (2) Establish the steps an applicant is required to undertake to demonstrate that a proposed development is the result of a design alternatives competition process.
- (3) Clarify the timing of a design alternatives competition process in a staged Development Application process.
- (4) Ensure that the design alternatives competition process works within the framework of the *Randwick Junction Town Centre Strategy* and is consistent with the *Randwick Junction Town Centre Urban Design Report (2023), RCC*.
- (5) Establish a design alternatives competition brief that ensures:
  - (a) The Consent Authority's design excellence requirements are balanced with the developer's objectives; and
  - (b) Procedural fairness for competitors.
- (6) Detail the approach for assessment, decision-making and dispute resolution within the design alternatives competition process.
- (7) Ensure that design excellence integrity is continued into detailed development proposals and development outcomes.

## 1.2. Application

This Policy applies to new development within the two largest Strategic Sites located in RJTC, as identified on the following Land Application Map:



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## 2. Provisions

### 2.1. Demonstrating a competitive design competition process

- (1) The applicant must demonstrate that a design alternatives competitive process required by the *Randwick Local Environmental Plan 2012* has been achieved.
- (2) The competitive design process is to be undertaken prior to the detailed development application stage (Stage 2 Development Application).

### 2.2. Document requirements and costs

- (1) To ensure probity, the applicant is to ensure that the documentation of the process is sufficient to enable an audit to be carried out by an independent person or body such as the Australian Institute of Architects if required by the Consent Authority.
- (2) The design alternative competition process is to be paid for by the applicant.

### 2.3. The competitive process brief

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

### 2.4. The competitive process

- (1) The applicant is required to invite a minimum of three (3) competitors to participate in the process and supply each competitor with the competitive design process brief.
- (2) Each competitor in the design alternatives competitive process must be a person, corporation or firm registered as an architect in accordance with the *NSW Architects Act 2003* or, in the case of interstate or overseas competitors, eligible for registration with their equivalent association.
- (3) Competitors must be able to demonstrate experience in the design of high quality buildings.
- (4) The design alternatives competitive process must allow the competitors at least 28 days to complete their designs.
- (5) The design alternatives are to be prepared in response to the Competitive Design Process Brief and should provide, at a minimum, an indicative design solution for the site, with sufficient detail to demonstrate that it is a feasible development option and achieves design excellence and



sustainability measures in accordance with the site specific requirements and public benefits detailed in the *Randwick Junction Town Centre Strategy*, the *Randwick Junction Town Centre Urban Design Report* and the *Randwick DCP – RJTC Site Specific DCP*.

- (6) The Consent Authority will nominate at least one independent person as observer of the design alternatives competition process. The observer must be provided with reasonable notice to attend all meetings involved with the design alternatives selection process.
- (7) The role of the observer is to verify that the competitive process has been followed appropriately and fairly.
- (8) The applicant nominates the selection advisory panel.
- (9) The applicant determines the outcome of the selection process taking into account advice from the selection panel.

## 2.5. Assessment and decision

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

## 2.6. Design alternatives competition report

- (1) Once design alternatives have been prepared and considered, the applicant is to submit a Design Alternatives Competition Report to the Consent Authority prior to the submission of the relevant Stage 2 Development Application.
- (2) The Design Alternatives Competition Report shall:
  - (a) Include each of the design alternatives considered;
  - (b) Include an assessment of the design merits of each alternative;
  - (c) Set out the rationale for the choice of preferred design and clearly demonstrate how this best exhibits design excellence in accordance with the provisions of Clause (insert clause number) of the *Randwick Local Environmental Plan 2012* and the vision, site-specific strategies and public benefits contained in the *Randwick Junction Town Centre Strategy*, the *Randwick Junction Town Centre Urban Design Report* and the *Randwick DCP – RJTC Site Specific DCP*; and
  - (d) Include a copy of the brief issued to the architectural firms.
- (3) The Consent Authority will advise the applicant whether it endorses the process and outcome and whether it fulfils the requirements of the design alternatives process in the form of pre-Development Application advice.

- (4) The consent authority may need to determine whether the resulting Development Application or subsequent Section 4.55 modification is equivalent to, or through design development, an improvement upon the design qualities of the endorsed outcome. If necessary, further competitive processes may be required to satisfy the design excellence provisions.

## 2.7. Design integrity

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

## 2.8. Design integrity assessment

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

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