



# Draft Amendment to Competitive Design Policy

February 2020

## Instructions

The City of Sydney Competitive Design policy is amended by inserting the following new sections after the current section 5.3:

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### 5.4 Central Sydney Tower Cluster Areas Competitive Design Process

(1) The objective of this section is to recognise the specific characteristics of high density development in *Tower Cluster Areas* included on the Site Locality map in the Sydney LEP 2012 and their intended redevelopment by setting out a specific design excellence framework which will:

- drive innovation through world class sustainable design;
- make an exceptional contribution to the Sydney skyline;
- increase the extent and quality of the public domain and make a high quality contribution above and beyond standard requirements; and
- promote adaptive renewal of existing structures.

(2) For development subject to the provisions of clause 6.21(7A) of *Sydney Local Environmental Plan 2012* an architectural design competition, subject to an endorsed Design Excellence Strategy (as part of a Stage 1 development application (Concept development application), must be conducted in accordance with the competition policy in this section.

(3) For any competition matters not addressed in this section the competitive design policy provisions apply.

#### 5.4.1 Jury Establishment

(1) The jury is to comprise a minimum of six (6) members in total:

- (a) Four (4) members nominated by the consent authority, who have no pecuniary interests in the development proposal or involvement in approval processes;
- (b) two (2) members nominated by the proponent; and
- (c) at least one (1) member is a sustainability expert.

#### 5.4.2 Competitors

(1) The proponent invites a minimum of six (6) competitors to participate in the competition and supplies each with the competitive design process brief.

(2) Each competitor 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 have received an Australian Institute of Architects (AIA) commendation or award in the past 5 years or international equivalent.

(4) A minimum of 50% of competitors must be Australian based architects.

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- (5) At least one (1) competitor is an emerging architect or all competitors must be in partnership with emerging architects.
- (5) Competitors must demonstrate:
- (a) high level of skill in sustainable design; and
  - (b) minimum 50 per cent female representation in their design team and leadership.
- (6) The competitive design process must allow the competitors at least 4 weeks to complete their designs.
- (7) The proponent is to pay each competitor at least \$AUD 150,000 (2020 adjusted by CPI).

### 5.4.3 Design Excellence Tower Cluster Areas Strategy

A Stage 1 development application (Concept development application) and Design Excellence Strategy that seeks additional floor space under clause 6.21(7A) of the Sydney LEP 2012 must demonstrate compliance with Sydney DCP Section 3.3. The Design Excellence Strategy must be endorsed with the Concept development application.

In accordance with the requirements set out in Section 3.3 of the DCP, the Design Excellence Strategy must document:

- a complying massing envelope;
- at least 3 alternative massing envelopes;
- environmental testing of all massing envelopes including:
  - overshadowing of protected public spaces;
  - public view protection planes;
  - Sydney Airport Prescribed Airspace;
  - Special Character Area street frontage heights, setbacks and tower heights;
  - compliance with tower massing and tapering requirements of any relevant development control plan or guide;
  - wind tunnel testing;
  - wind and daylight equivalence form testing; and
  - underground infrastructure.
- indicative FSR for each massing envelope

The massing envelopes, environmental testing and indicative FSR will form part of the competitive design brief.

The consent authority will amend the indicative FSR based on the assessment of the Concept development application.

