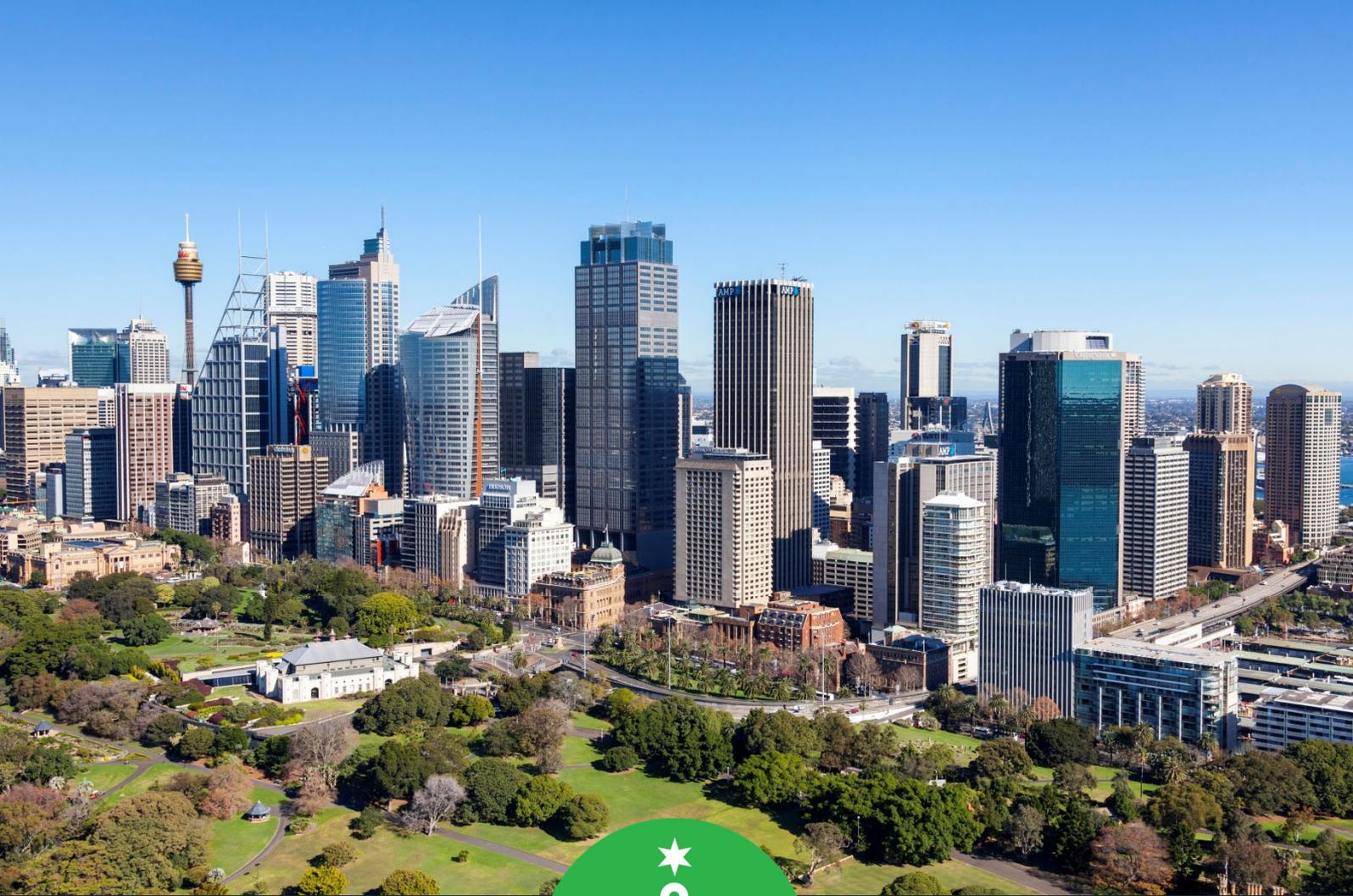


Attachment F

**Draft Amendment to City of Sydney
Competitive Design Policy**



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:

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. This Section applies to the areas identified on the Site Locality Map as 'Tower Cluster Areas' included on the Site Locality map in the Sydney Local Environmental Plan 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.

Where there is an inconsistency between Section 5.4, and any other section of this Policy, Section 5.4 applies to the extent of the inconsistency.

(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 approved endorsed Design Excellence Strategy (as part of a Stage 1 development application (Concept development application or sSite sSpecific DCP)), must be conducted in accordance with the competition policy in this section Policy.

(3) For any competition matters not addressed in this section, all other relevant the City of Sydney eCompetitive Ddesign Ppolicy provisions apply.

5.4.1 Jury Establishment

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

(a) Three Four (34) members nominated by the City of Sydney consent authority, who have no pecuniary interests in the development proposal or involvement in approval processes;

(b) Three two (32) members with architecture and urban design expertise nominated by the proponent made up of including one (1) independent member* with architecture and urban design expertise and no pecuniary interests in the development; and

(c) at least one (1) of the above members is to have appropriate a sustainability expertise.

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~~*an independent member means a person who has no pecuniary interest, nor is a pending or is not a contracted employee or consultant to the proponent except for the purposes of being a juror for the subject design competition.~~

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) ~~A c~~Competitors ~~shall have demonstrated capabilities in design excellence by being the recipient of~~ ~~emust have received~~ an Australian Institute of Architects (AIA) commendation or award in the past 5 years or ~~in the case of overseas Competitors, the same with their equivalent professional association~~ ~~international equivalent.~~

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

(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) ~~their experience on projects that have either received an environmental sustainability award or achieved high Green Star Design & As Built or NABERS Energy/Water ratings~~ ~~high level of skill in sustainable design~~; and

(b) ~~they meet a gender representation ratio of 40% male :40 % female :20% any gender in their design team and 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 (Stage 1) development application ~~or site-specific DCP~~) and ~~Design Excellence Strategy~~ that seeks additional floor space under clause 6.21(7A) of the Sydney LEP 2012 must demonstrate compliance with ~~Clause 6.21 of Sydney LEP 2012 and the provisions under~~ Sydney DCP Section 3.3 ~~and undertake an architectural design competition~~. The Design Excellence Strategy must be ~~approved endorsed~~ with the Concept development application.

In accordance with the requirements set out in Section 3.3.8 of the DCP, the ~~Concept (Stage 1) development application~~ ~~Design Excellence Strategy~~ must document:

- a complying ~~base case~~ 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;

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- 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.

