DESIGN EXCELLENCE

COMPETITION BRIEF

Site Address

Date

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**Prepared by:**

**Title Name / Details**

**Document Version Draft / Final**

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|  |  |  |
| --- | --- | --- |
| **Issue** | **Date** | **Type** |
| 01 | XX | Draft Brief submitted to Council for review |
| 01 |  | Further issues, e.g. Council’s consolidated comments issued to Competition Manager |
| 01 | XX | Final draft submitted for Council endorsement |

# Competition Summary

|  |  |
| --- | --- |
| **Site Address** | XXX |
| **Site Legal Description** | XXX |
| **Project Name** | XXX |
| **Competition Type** | Invited Architectural Design Competition |
| **Proponent** | XXX |
| **Land Owner** | XXX |
| **Competition Manager** | XXX  Phone XXX  Email XXX |
| **CoPC Competition Co-ordinator** | XXXXXX, Design Excellence team, City of Parramatta Council (CoPC)  Work: (02) XXXXX  Email: XXXXX@cityofparramatta.nsw.gov.au |
| **Competition Entrants** | XXX |
| **Competition Entrant Fee** | XXX |
| **Competition Consultants** | * [Town Planner] INSERT NAME, COMPANY, CONTACT DETAILS * [Architect and Urban Designer] * [Archaeologist] * [European Heritage] * [Aboriginal Heritage] * [Structural Engineering] * [Mechanical and Electrical Engineering] * [Quantity Surveying] * [Hydraulic and Fire Services] * [Wind Engineering] * [Façade Engineering] * [Lift Engineering] * [Flood Engineer] * [Other] |
| **Competition Jury Members** | Chair: XXX Government Architect NSW (GANSW) nominee  XXX City of Parramatta Council (CoPC) nominee  XXX Proponent nominee |
| **Key Competition Dates** | XXX - List of Entrants endorsed by CoPC  XXX - Design Competition Brief endorsed by CoPC  XXX - Commencement of Design Competition  XXX - Mid-Point Review  XXX - Lodgement of Submissions to the Competition Manager  XXX - Issue of Submissions to Competition Consultants & the CoPC Competition Co-ordinator  XXX - Issue of Competition Consultant reviews to the Jury & CoPC  XXX - Issue of CoPC independent Consultant peer reviews to the Jury  XXX - Jury Presentation Date  XXX - Date for final Jury report to be forwarded to Council |
| **Site Area** | XXXm2 |
| **Zoning** | XXX |
| **PLEP trigger for competition** | XXX |
| **PLEP 2023 FSR with bonus** | Base FSR = X  FSR including X% Design Excellence Bonus X  or  FSR including unlimited commercial floor space X |
| **GFA** | Base GFA = X  GFA including X% Design Excellence Bonus = XXX |
| **PLEP 2023 Building Height limit** | Base Height = X  Height including X% Design Excellence Bonus = X |
| **Voluntary Planning Agreement** | Yes / No |
| **Construction Budget** | $X |
| **Land Use description** | Provide a brief description of the scheme and breakdown of all land uses proposed and their permissibility within the zoning. |

# Introduction

## Background and Purpose of the Competition

* + 1. Parramatta Local Environmental Plan 2023 (PLEP 2023) is the primary statutory document guiding growth and development in the CoPC LGA. The subject site and proposed development meet the threshold requirements in Clause [insert 7.XX] to undertake a competitive design process prior to the consideration of a development application.
    2. The competitive design process will be undertaken by the Proponent as an Invited Design Excellence Competition(Competition).
    3. PLEP 2023 sets out the objectives of design excellence and matters that must be considered by the consent authority in determining whether development exhibits design excellence. [adjust LEP reference as required]
    4. The overarching purpose of the Competition is to deliver the highest standard of urban design, architecture and landscape design in a manner that satisfies the applicable planning controls and then best aligns with the functional brief.
    5. The Competition is a process in which Entrants are invited to apply their skill to achieve design excellence within the boundaries set by the applicable planning controls.
    6. The recommendations of the Jury will not fetter the independence or discretion of CoPC or the consent authority in their assessment of any subsequent development application. As per the provisions of PLEP 2023, the consent authority will ultimately decide if a future development application achieves design excellence and if any bonus is applicable.
    7. This Brief must be read together with all the attached Appendices, including the Design Excellence Competition Manual, which sets out the roles and responsibilities of the major parties and the procedures involved.

# The Site

## Site Description

The site is located at XXX

The site is legally described as XXX

The site has an area of XXX and boundary dimensions as follows:

|  |  |
| --- | --- |
| **Boundary** | **Distance (m)** |
| North | XXX |
| South | XXX |
| East | XXX |
| West | XXX |

Table -

## Existing Buildings and Structures

XXX

## Easements or Restrictions

XXX

## Topography and Vegetation

XXX

## Special Site Characteristics

XXXX

## Key elements of the surrounding Public Domain

XXXX

## Site and Context Photos

No google street views.

## Context and Site Analysis

Refer to Appendix X.

## Summarize and or refer to the Appendices for all necessary studies for the site, such as:

## Aboriginal Heritage

## European Heritage

## Archaeology

## Contamination

## Drainage and Flooding

## Acid Sulfate Soils

## Geotechnical

## Vehicular Access

## Traffic and Transport

## Other

# Functional Brief

Subject to the applicable planning framework, the Proponent is targeting the following mix of uses to be incorporated into the development:

* + XXXm2 of commercial GFA.
  + XXXm2 of residential GFA.
  + A minimum yield of XXX apartments
  + Desired apartment mix: XXX.

Any specific requirements or relationships the Proponent wishes to include in the brief [must remain consistent with DCP]

# Planning Controls and Guidelines

## 5.1 Statutory Framework

* + 1. Proposals must comply with the following statutory framework:
* State Environmental Planning Policy (Resilience and Hazards) 2021;
* State Environmental Planning Policy (Infrastructure) 2021;
* State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development
* State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
* Parramatta Local Environmental Plan 2023 including any site-specific provisions;
* Parramatta Development Control Plan 2023;
* Any Concept DA consent.
* Apartment Design Guide;
* NSW Floodplain Development Manual 2005; check
* Other relevant and applicable State plans and policies; and
* Any relevant Council resolutions in relation to the site.
* Other

## Additional CoPC Design Guidance

5.2.1 CoPC City Design advises that:

* [For City Centre] Proposals should accept and apply Sections 9.1-9.4 of the Parramatta DCP 2023 – Part 9 *Parramatta City Centre* as setting out fundamental principles, objectives and controls for the development within the city centre in framing the public domain as well scaled and comfortable places for pedestrians.

In particular, close attention should be paid to the objectives and controls, both numeric and qualitative, that relate to the separation of street wall and tower, and the design of the street wall and active ground floor [add further references to Built Form sections for flood affected sites as required].

* CoPC to include any site-specific guidance, for example: To appropriately define the streets and park frontage, proposals should incorporate street walls at the upper end of the permissible height range of 14m-21m under the Parramatta City Centre Development Control Plan.

## 5.3 Context and Site Analysis, Architectural Reference Design

5.3.1 A Context and Site Analysis (including a Streetscape Analysis informed by Section 9.3.4 of the Parramatta City Centre DCP) and an Architectural Reference Design for the site is included in Appendices XX and XX. This work has been prepared by an architect and urban designer not involved in the Competition, commissioned by the Proponent, and developed with CoPC input.

* + 1. The Reference Design is a diagrammatic design. It responds to the opportunities and constraints of the site, takes account of the necessary supporting studies and reports, and satisfies the functional brief and the applicable planning framework. Insofar as can be ascertained from its diagrammatic nature, it is also capable of satisfying the qualitative objectives and controls in the Parramatta DCP 2023 – Part 9 *Parramatta City Centre*.

[adjust references as required for non-city centre sites]

## 5.4 Connecting with Country

Proposals should respond to the Connecting with Country framework prepared by the GANSW.

# Budget and Reviews

## 6.1 Construction Budget

* + 1. All Entrants must undertake their design having regard to the budget construction cost of $XXXX (+ GST) provided by the Proponent. This is based upon a construct only building contract (allowing for full trade, preliminaries and profit but excluding design fees).
    2. The construction budget must allow for a building of quality that fulfils the objective of PLEP 2023 to deliver urban design, architecture and landscape of the highest standard.
    3. Based on the Reference Design, the budget construction cost provided by the Proponent will be reviewed and confirmed by CoPC’s independent quantity surveyor as being adequate for the scale and required quality of the project.

## 6.2 Competition Consultants

6.2.1. The Proponent will engage consultants to provide assistance to Entrants during the Competition, and to review Entrants’ final submissions.

6.2.2. Each submission will be reviewed by the Proponent’s nominated quantity surveyor. Draft concept plans for the purpose of undertaking these costings will be provided by Entrants, by a specific date nominated by the Competition Manager.

* + 1. Each submission will be reviewed by the Proponent’s nominated structural engineer and construction experts to assess structure and buildability. The review must confirm that the structural proposal of each submission is sufficiently resolved to ensure that structural constraints will not compromise design outcomes at later stages of the project.
    2. Each submission will be reviewed by the Proponent’s nominated planning consultant. The Planning Assessment Report must:
* Describe the proposed development in detail and clarify all uses.
* Identify the applicable planning framework in full.
* Identify any non-compliances, both numeric and qualitative, with the planning controls.
  + 1. Each submission will be reviewed by CoPC’s independent ESD consultant.
    2. All of the above consultant reviews will be made available to the Jury.

# Submission Requirements

## 7.1 Lodgement and Distribution

* + 1. Entrants must lodge their proposals to the Competition Manager in [confirm / expand preferred electronic format] at the following address:

XXXX

Each Entrant must also submit 2 USB copies, which must be distributed by the Competition Manager as follows:

XXXX

Optional physical models, if provided, must be lodged at CoPC offices with the Competition Co-ordinator.

[adjust this section as required]

## 7.2 The Submission

7.2.1 Proposals must comply with the requirements listed below. Failure to meet these requirements may, at the discretion of the Jury, result in the disqualification of the submission.

* + 1. Additional material received which exceeds the submission requirements below will not be accepted or considered by the Jury.
    2. Submissions must be in the form of one A3 digital document. Entrants may also elect to provide a physical model, however this is not mandatory.

**Document Format:**

* + 1. The document may be in landscape or portrait format and must contain all the submission material (other than the 3D computer model and optional physical model).
    2. The document must be a maximum of 45 pages (excluding cover and contents pages) with the name of the Entrant clearly visible.
    3. The document must include the following information in the order outlined below:

**Design Approach**

An outline of the approach to the design, which may, at the Entrant’s discretion, incorporate explanatory sketches.

**Drawings**

Drawings must include the following:

* A site and context plan at 1:500 scale.
* Plans, sections and elevations at 1:200 scale – elevations and sections can be provided at 1:400 if adequate. Basement plans must indicate deep soil areas.
* If the site is flood affected, illustration on all relevant drawings how flooding is addressed.
* A ground floor plan including all external areas fully co-ordinated with the landscape plans. The plan must include the adjacent public domain as well as levels, trees and built elements on adjacent sites
* Adjacent context on all drawings.
* The extent of any bonus proposed separately indicated on drawings.
* Street wall elevations at 1:200 scale in context showing existing buildings on the block, and at 1:100 scale showing immediately adjacent buildings. Landscape in the foreground of the proposal must not be shown, or may be shown on additional drawings.
* A street section at 1:200 (or 1:400 if adequate) through the proposal, illustrating the existing as well as possible future context across the street.
* Detail facade plans and sections, including the street wall, at 1:50 scale.
* Ground floor street interface sections and details including the public domain at 1:50 scale.
* Dimensions and levels on drawings that illustrate compliance with applicable numeric controls, which must include the following:
  + - Any street wall or podium setbacks to site boundaries.
    - The tower setback to the street wall and all boundaries.
    - The top of street wall height above footpath levels.
* A detailed description and illustration of materials and finishes.
* Landscape plans demonstrating the treatment to open space areas at 1:100 scale, including deep soil calculations. Architectural plans must be fully co-ordinated with landscape plans.
* Scale bars on all drawings.
* Mid-winter shadow analysis between the hours of 9am and 3pm (hourly intervals). The shadow analysis must include sun-eye view perspectives for residential proposals.
* Demonstration of ADG performance in relation to solar access and cross ventilation.
* A 3D computer model in accordance with CoPC’s 3D Model Submission Requirements (refer Appendix XX), as well as a Sketchup model with a maximum size of 50mb which includes the context on surrounding sites and the public domain.

CoPC has captured the local government area in 3D. The data relevant to the site is available through application to Council for the purposes of the Brief package provided to Entrants.

* Computer generated photomontages, the location of which must be taken from the viewpoints as shown in Appendix XX [CoPC to nominate from Reference Design model and include views of the street walls and ground floors from street level]. Landscape in the foreground of the proposal must not be shown, or may be shown on additional alternate views.

**Detailed Area Schedules and Plans**

Floor by floor area schedules must be provided showing:

* Gross Floor Area (GFA) using the definition from PLEP 2011.
* Nett Lettable Area (NLA) using Property Council of Australia’s definition.

Diagrammatic plans must be included showing how areas are made up.

A schedule must be submitted showing the breakdown of uses, as applicable, by GFA, FSR, percentage of total, and quantity.

**Structure and Buildability**

An analysis of the structural nature of the proposal, its buildability and cost effectiveness must be submitted. The structure must be sufficiently resolved to ensure that structural constraints will not compromise design outcomes at later stages of the project.

**The Physical Model**

* + 1. The optional physical model, if provided, must be lodged at CoPC offices with the Competition Co-ordinator by the lodgement date.

# List of Appendices

|  |  |
| --- | --- |
| Appendix X | Design Excellence Competition Manual |
| Appendix X | Context and Site Analysis |
| Appendix X | Reference Design |
| Appendix X | Site Survey (pdf + dwg) |
| Appendix X | Relevant studies, e.g. Traffic, Flooding, Wind, Heritage, Arboriculture etc. |
| Appendix X | Site Specific DCP or Concept DA (if applicable) |
| Appendix X | VPA requirements (if applicable) |
| Appendix X | 3D MODEL SUBMISSION REQUIREMENTS |
| Appendix X | Locations of Photomontage Views |

[List here + Refer to ONEDRIVE / electronic link for all Appendices]