

# Appendix A – Development Requirements

## Requirements for Design Competition Processes

1. In considering whether proposed development exhibits design excellence, the consent authority must have regard to whether:
  - the design is in accordance with the Master Plan 2030 (2016 Review)
  - the design has been tested and designed in response to achieving equity across adjoining sites and all sites that are affected by overshadowing and reduced views
  - a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved
  - the form and external appearance of the building will improve the quality and amenity of the public domain
  - contributes to quality urban and residential streets and public open space
  - the design contributes to sustainable environmental development
  - the new development detrimentally impacts on view corridors.
2. The consent authority must consider whether the design of the new building is the result of a competitive process undertaken in accordance with an adopted design brief and guidelines that facilitates design excellence.
3. The applicant will be responsible for the organisation of the design competition process from initiation of the competition and preparation of the brief, through to the provision of support for the panel of judges and the award of the commission.
4. To ensure probity, the consent authority may require the competition process and procedures to be audited by an independent person or body.
5. The applicant is to invite a minimum of three entrants to participate in a design competition and supply them with an endorsed competition brief. The applicant will consult with the Sydney Olympic Park Authority Design Review Panel as to the final shortlist of competition entrants and obtain its endorsement.
6. The applicant must prepare the competition brief in accordance with Master Plan 2030 and generally in accordance with a model brief prepared after consultation with the Australian Institute of Architects (AIA). The competition brief must be endorsed by the Sydney Olympic Park Authority Design Review Panel prior to release to the competition entrants. If the brief is not endorsed by the Sydney Olympic Park Authority Design Review Panel an agreed brief must be negotiated.
7. The competition jury should:
  - be equally represented by the applicant and the Sydney Olympic Park Authority Design Review Panel, or similar, to be nominated by the Sydney Olympic Park Authority
  - be chaired by a member of the Design Review Panel, or its nominee
  - be representative of the public interest

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- be appropriate to the type of development proposed
  - include members who have recognised expertise and experience in the design and construction professions, including architects, landscape architects, urban planners and urban designers
  - consist of a minimum of six members.
8. The consent authority will not form part of the judging process.
  9. The jury will grade the competition submissions (i.e. 1st , 2nd , 3rd, etc) on the basis of assessment criteria to be included in the competition brief.
  10. The decision of the jury will not fetter the discretion of the consent authority in its determination of any subsequent Development or Project Application associated with the development site that is the subject of the competition.
  11. Following its determination the jury is required to prepare a Design Competition Report. The report will describe the competition process and include a copy of the brief, and an assessment of the design merits of each entry submission and will set out the rationale for the preferred design and how it exhibits design excellence.
  12. The Design Competition Report must be lodged with the consent authority within 10 working days of the jury's decision, and prior to the submission of a Development Application or Project Application for the nominated site.
  13. In order to achieve design excellence, the consent authority expects the applicant who undertakes a design competition process to appoint the architect who submitted the preferred design as selected by the competition jury. The architect may work in association with other architectural practices and is expected to prepare a Development or Project Application for the preferred design and undertake a full project design and documentation.
  14. Where the jury fails to reach a decision as to the preferred design, or the applicant does not proceed with the preferred design, or the consent authority objects to the preferred design that is the subject of a Development or Project Application, the applicant will be required to consult with the consent authority as to a process to achieve design excellence.
  15. The submitted Development or Project Application must be consistent with the preferred design of the relevant design competition and the preferred architect appointed for the preparation of the Development or Project Application, where relevant.