

Housing Delivery Authority: Alternative Design Excellence Strategy Guidelines

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To support the Housing Delivery Authority (HDA) and streamline the delivery of housing in NSW, the Department has made a design competition exemption pathway available for residential developments declared as State Significant Development (SSD) via the HDA planning pathway.

These guidelines will assist applicants with preparing an Alternative Design Excellence Strategy (Strategy) for their project.

Purpose of the Strategy

The Strategy is required to outline how a proposal will achieve design excellence as required by the relevant Environmental Planning Instruments (EPI) and confirm the details of the alternative design excellence process, in lieu of undertaking a competitive design process.

To obtain Government Architect NSW's (GANSW) endorsement of the Strategy, applicants must respond to the criteria provided in Part 1 and Part 2 below.

Part 1 – Preparing an Alternative Design Excellence Strategy

The Strategy is procured by the applicant and prepared by their independent consultant, who must have relevant expertise and an understanding of the relevant EPIs and the [Design Competition Guidelines](#).

The Strategy should include:

1. A short description of the site and proposal,
2. The applicable planning instruments, controls and the proposed planning pathway, and
3. Details of how the applicant proposes to meet the Alternative Design Excellence Strategy Criteria in Part 2.

Part 2 - Alternative Design Excellence Strategy Criteria

The Alternative Design Excellence Strategy must address the following 8 criteria, ensuring sufficient information is provided to allow for consideration by GANSW.

1. Outline how the development will address the design excellence considerations of relevant Environmental Planning Instruments

The Strategy should include the following:

- Details of design excellence clause in the relevant Environmental Planning Instrument.
- A list of the design excellence matters for consideration in the consent authority's assessment of design excellence, along with the intended approach to address each matter.
- Details of how each matter for consideration are intended to be addressed through the alternative design excellence process.

2. Provide evidence that the proposed design team has experience and recognition in delivering quality multi-residential housing

The Strategy should include the following:

- Documentation certifying that the proposed design team has experience, and peer and industry recognition, in the design and delivery of multi-residential housing. This could include attachments or links to project fact sheets, architectural media, industry awards and/or commendations.
- Ensure each document clearly shows the involvement of the relevant discipline.

3. Provide details of the full design team and note how specific areas of design expertise will be applied across the project

The Strategy should include the following:

- Outline the names and intended project scope of the proposed design team, (e.g. this could include architecture, urban design, landscape architecture, public domain, connecting with Country)
- For large proposals with multiple buildings, or projects undertaking a concurrent rezoning, this should include urban designers and public domain experts.
- It is recommended that annotated plans and/or massing views are submitted to clearly outline the specific role and scope of the proposed design team.
- Outline the applicant's approach to Connecting with Country in response to the GANSW Connecting with Country Framework.

4. Provide confirmation that each nominated architect is a person, corporation or firm registered as an architect in accordance with the Architects Act 2003 (NSW) or, in the case of interstate architects, eligible for registration with their equivalent association

The Strategy should include the following:

- the name and professional registration details of each nominated architect(s), landscape architect(s) and urban designer(s) for the project.
- For large proposals that contain multiple buildings, confirm the appointment of any executive architectural roles and the project scope of collaborating architects.

5. Demonstrate how the proposed design team will deliver diversity and variety of design to suit the character of the location

The Strategy should include the following:

- Provide documentation to confirm that no more than 2 buildings are to be designed by each nominated architectural firm. Noting that if 2 or more buildings share a common basement, or are above a shared podium, each building will be considered as a separate building.
- It is recommended to submit annotated plans and/or massing views to clearly outline the total number of buildings across the site, and the appointment of nominated architects to meet the criteria.

6. Confirm that the full design team are appointed for all stages of the project, through to completion

The Strategy should include the following:

- Include a statement confirming that the applicant commits to appointing the full design team for the duration of the project, through to completion.
- The scope of design services provided by the design team should be agreed and include as a minimum:
 - preparation of drawings for a development application
 - preparation of drawings for a construction certificate
 - preparation of drawings/material for contract documentation
 - continuity of design leadership through construction to occupation certificate.

7. Commit to undertaking design review

The Strategy should include the following:

- A statement confirming the applicant commits to undertaking design review and addressing the recommendations and design advice provided.
- Confirm the nominated design review process, either:
 - NSW State Design Review Panel (SDRP), in accordance with the NSW SDRP Guidelines for Project Teams, **OR**,
 - A Design Review Panel (DRP), administered by a consultant to the applicant that meets the Design Review Panel for a State Significant Development Design Competition Exemption Terms of Reference.
- For large projects with multiple buildings, or projects undertaking a concurrent rezoning, outline the number of design review meetings anticipated, and a high-level outline of the matters to be considered at each meeting.
- For projects pursuing a Design Review Panel, include details regarding panel composition and membership, including the name and qualifications of the applicant panel nominee.

8. Consult with the local council to undertaking design review

The Strategy should include the following:

- List the outcomes of consultation with the local council regarding the alternative design excellence process, in accordance with Undertaking Engagement Guidelines for State Significant Projects as identified in projects Secretary's Environmental Assessment Requirements.

Note

The Alternative Design Excellence Strategy must be endorsed by GANSW prior to design review commencing.

Any floor space and/or height bonus available for a proposal achieving design excellence through a competitive design process will not apply to a project that receives a design competition exemption.