

GOVERNMENT
ARCHITECT
NEW SOUTH WALES

NSW HOUSING



PATTERN

BOOK

DESIGN COMPETITION

Stage 1 - Expression of Interest

Design objectives for NSW
Seven objectives define the key considerations in the design of the built environment.



Better fit
contextual, local
and of its place



Better performance
sustainable, adaptable
and durable



Better for community
inclusive, connected
and diverse



Better for people
safe, comfortable
and liveable



Better working
functional, efficient
and fit for purpose



Better value
creating and
adding value



Better look and feel
engaging, inviting
and attractive

Cover: Millard Place,
WMK Architecture.
Image: Richard Glover.

Acknowledgement of Country

Government Architect NSW acknowledges the Traditional Custodians of the land, the First Peoples of Australia. We honour Australian Aboriginal and Torres Strait Islander peoples’ unique cultural and spiritual relationships to place, and their rich contribution to our society. We acknowledge their evolving, living cultures and dynamic relationships with Country. We pay our respects to their Elders – past, present, and future.

July 2024

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Stage 1 – EOI of the NSW
Housing Pattern Book
Design Competition

Submissions close:
5pm Australian
Eastern Standard Time
August 9, 2024

Submit at:
[www.planning.nsw.gov.
au/pattern-book-
design-competition](http://www.planning.nsw.gov.au/pattern-book-design-competition)

‘We must make sure the pattern that we choose is beautiful, modern and eventually beloved by the community, wherever they are built.’

— Chris Minns MP, NSW Premier



Treehouse, Squillace Architects.

Image: Guy Wilkinson.

Inkmakers Place, Jenson Young Architects.

Image: Victor Young.



Minister's foreword



The Pattern Book offers a chance to do things differently, better and faster, with an emphasis on good design.

NSW has seen a pattern book approach in the past, both in Sydney and in regional centres like Newcastle, Orange, Bathurst, and Dubbo, which feature much-loved terraced houses of the 1900s, and walk-up apartments from the 1920s and 30s.

This competition aims to engage the international design community, architects and students of architecture, to explore bold ideas and develop creative concepts to meet the immediate and future housing needs of the people of NSW.

The Pattern Book Competition looks to build on these achievements, producing housing designs for the 21st Century that are enduring, attractive, practical and affordable, homes that will become the heritage of future generations, homes that will respond to our place, our climate and our lifestyle.

We're inviting the best architectural minds from everywhere in the world to create great designs for NSW and contribute to the diversity and depth of the Pattern Book.

Local architects have been engaged in developing patterns in partnership with the government outside the competition, and while this continues, we're inviting architects from all over the world to contribute.

Many of our projects in New South Wales demonstrate innovation and leadership in residential design, sustainability and connecting with Country. These high standards are integral to the pattern book and to this competition.

The Pattern Book will create more opportunity for more housing where it's needed, supporting a resurgence in the low and mid-rise housing typologies that we know and enjoy, and will unlock dormant potential in well-established areas.

We want the people of NSW to fall in love with their cities and towns all over again; we're convinced changes – thoughtful, considered, and lasting – big and small –will help us do just that.

The Hon. Paul Scully MP,
NSW Minister Planning
and Public Places

Part 1

VISION AND PURPOSE

Arkadia Apartments,
DKO with Breathe and Oculus.
Image: Tom Ross.

1.1 Vision

On 16 November 2023, Premier Minns announced the development of a NSW Housing Pattern Book supported by an international design competition for terraces and mid-rise apartments to be led by the Government Architect NSW.

Government Architect NSW (GANSW) has begun work on the development of a 21st century pattern book of housing designs for this unique part of the world. We already see the outcomes in our cities and towns of enduring pattern based housing. Many of our much loved neighbourhoods and streets are already characterised by terraced houses and mid rise apartments drawn from 19th and 20th Century precedents to this current pattern book.

Through the Pattern Book Design Competition (PBDC), we are seeking modest, adaptable, sustainable, affordable and beautiful designs for the 21st century – homes to suit our needs through all stages of life, from raising our children to working from home and to aging in place.

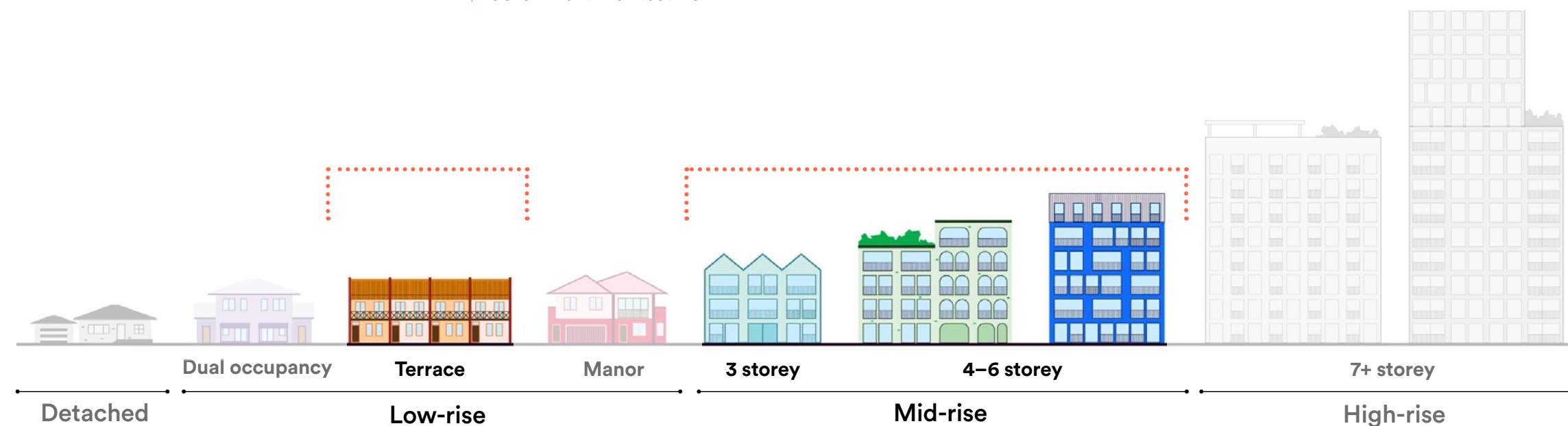
We are excited that this competition will have the opportunity to deliver more than just good ideas. Through partnering with government organisations (Homes NSW, Landcom and Sydney Olympic Park Authority), sites are being committed across Greater Sydney for the competition proposals. These organisations intend to collaborate with the winning architects for each site to deliver a built demonstration housing project.



Putney Hill,
Cox Architecture.
Image: Martin Mischkulnig.

Starting with the principles of Connecting with Country and respect for our place, we eagerly anticipate what the best architectural minds will deliver in response to this exciting design opportunity and we look forward to working with the winners to realise their visions for our home.

Abbie Galvin, LFRAIA
Government Architect NSW



1.2 Connecting with Country

‘It starts with basic site analysis like where are the prevailing winds and the sun direction?’

Where are the significant sites here? What has happened here for thousands of years?

What does the landscape within Country want to be?’

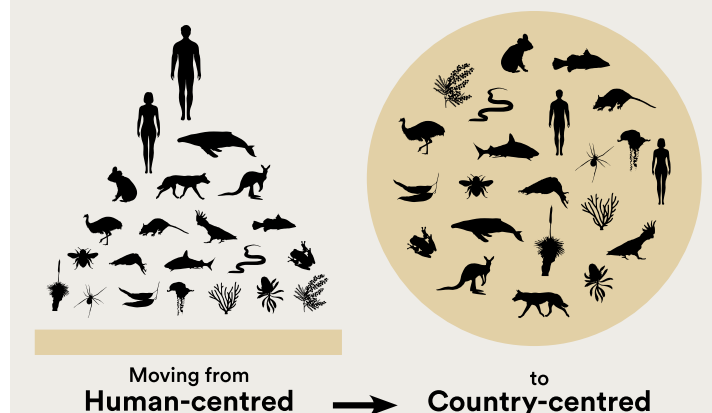
— Alison Page; Walbanga, Wadi Wadi

Constant change demands that we keep reimagining our way of living, and we must be willing to challenge the usual way of doing things.

One challenge is embracing the Aboriginal concept of Country.

Country encompasses everything. It includes both living and non-living elements. It holds everything within the landscape, including Earth, Water and Sky Country, as well as people, animals, plants, and the stories that connect them.

Project teams shortlisted to participate in the second stage of this design competition will be encouraged to consider a Country-centred approach as they develop their concept designs. Section 4 of the **Connecting with Country Framework** explores opportunities for design to support connection to Country in built environment projects and is a useful guide to support healthy Country.



Human-centred approach or Country-centred approach
Diagram adapted from German architect Steffen Lehmann's 'Eco v Ego' diagram, 2010.

1.3 Background and context

The NSW Government is developing a ‘pattern book’ of endorsed building designs that can be used to guide the creation of new housing.

The collection of designs will be for low-rise housing and mid-rise apartment buildings of up to 6 storeys.

The NSW Housing Pattern Book will be a useful resource for developers, architects, planners, councils, and the community.

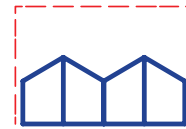
The pattern book will contain designs and guidelines supporting the construction of more high-quality, sustainable housing responding to the design objectives of **Better Placed: an integrated design policy for the built environment of NSW**.

The PBDC will harness design talent and innovation from the international design community to develop patterns that are liveable, buildable and adaptable and responsive to the unique climate, character and Country of NSW.

1.4 Competition purpose

The competition will be run as a 2-stage process, led by GANSW and endorsed by the Australian Institute of Architects.

The competition will establish a global, design-led exploration of housing ideas to support the development of the pattern book for two key housing typologies: the terrace house, and the mid-rise apartment (up to 6 storeys).



**Terrace houses
(2-storey)**



**Mid-rise apartments
(3-6 storeys)**

The Pattern Book Competition will deliver more than just good ideas.

Up to 5 sites across greater Sydney will be committed by Homes NSW, Landcom and Sydney Olympic Park Authority for the development of built demonstration housing projects. At the conclusion of the competition these NSW Government organisations intend to collaborate with the winning architects for each site to deliver a built project based on their competition winning design.

Competition winners will also have the opportunity to work with GANSW to refine their designs into ‘base’ patterns for inclusion in the NSW Housing Pattern Book.

The NSW Housing Pattern Book is to be launched in 2025.

1.5 Competition objectives

The primary objectives of the competition are to:

- Establish a global, design-led exploration and innovation of housing ideas
- Develop designs for the best terrace house and mid-rise apartment buildings that embody the 7 Design Objectives of **Better Placed: an integrated design policy for the built environment of NSW**
- Deliver housing designs that are readily adaptable to a range of sites and contextual conditions
- Support the development of the NSW Housing Pattern Book of endorsed, cost effective and sustainable designs
- Demonstrate how innovation can go hand-in-hand with affordability and replicability
- Bring together a diverse field of international talent and expert design teams with the capability to partner with the NSW government to contribute to NSW Housing initiatives
- Uncover the best housing design concepts which can be developed into demonstration projects and have the potential to be refined and developed into patterns for inclusion in the NSW Housing Pattern Book.

1.6 Competition sponsors

This competition is supported by the following NSW Government organisations.



This EOI process is officially endorsed by the Australian Institute of Architects.



**Eclipse Residences,
CKDS Architecture.**
Image: McKean Photo.

**Portman Street Terraces,
CO-AP (Architects).**
Image: Ross Honeysett.

Part 2

COMPETITION PROCESS

AND

DETAILS

2.1 Competition format

This competition is a 2-stage process, led by GANSW and endorsed by the Australian Institute of Architects:

Stage 1 – Expression of interest (EOI)

Open invitation to Australian and international architects and students with a demonstrated capability, capacity, and willingness to participate in Stage 2 – Design Competition, subject to eligibility criteria.

2 categories (professional and student)

2 housing typologies (terrace house and mid-rise apartment)

EOI entrants must nominate which category in their submission

Professional category entrants may select either one or both housing typologies but will only be shortlisted for one typology if successful.

Student category entrants will only be eligible for the terrace house typology

Jury evaluation will shortlist up to 15 professionals and 6 students to proceed to Stage 2 – Design Competition

No design work permitted in Stage 1 – EOI submissions

Refer to Terms and Conditions (T&Cs) for Stage 1 – EOI.

Stage 2 – Design competition

Seeking designs for a selection of sites across Greater Sydney to be committed by government organisations for the development of built demonstration projects.

Up to 15 professional entrants will be nominated a site and typology for Stage 2 – Design Competition submissions

6 student entrants will design terrace house pattern proposals for a designated site

Stage 2 – Design Competition will run from 9 Sept to 11 Oct 2024

A Stage 2 – Design Competition Brief and T&Cs will be issued to shortlisted entrants

Designs will need to be both site specific and have the ability to develop into a pattern design

Jury will award up to 1 winner per site in the professional category

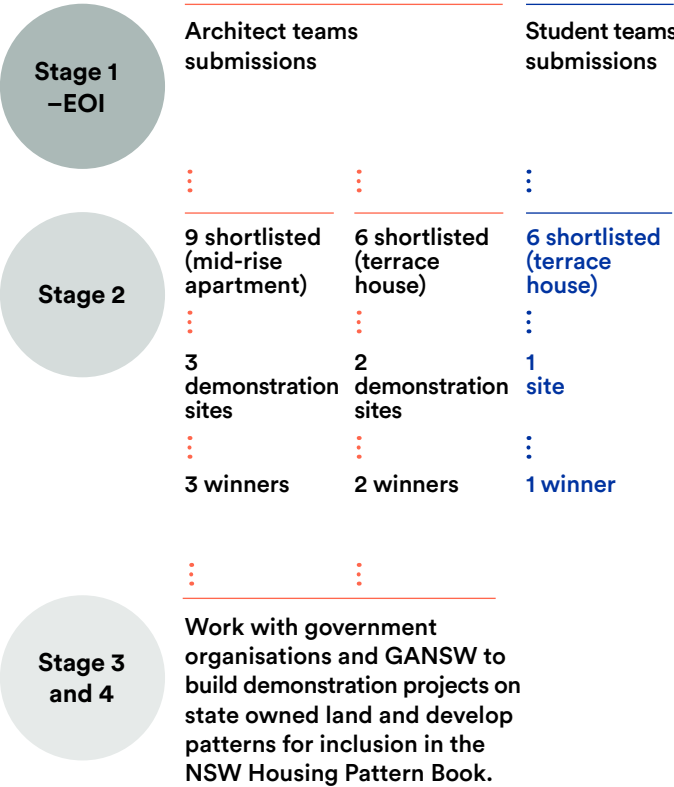
Jury will award commendations in the student category

Each entrant in Stage 2 – Design Competition will receive a competition fee for participation (see Clause 2.6)

Winners of Stage 2 – Design Competition will be announced by the NSW Premier at the completion of the competition

Winning submissions will be publicly exhibited to industry and the community.

Competition format



2.2 Post competition

Stage 2 winners in the professional category will have the opportunity to progress to Stages 3 and 4:

Stage 3 – Design development for demonstration housing projects

Following Stage 2 – Design Competition, Homes NSW, Landcom and Sydney Olympic Park Authority intend to work with the winning architect for each subject site to deliver a built demonstration project.

Professional fees for design work in Stage 3 to be negotiated under a separate procurement.

Following the announcement of the Stage 2 winners, an exhibition and website will be launched allowing PBDC winners to be acknowledged and celebrated by their peers and the public.

The exhibition and website will also provide an opportunity for industry and the community to learn more about the broader NSW Housing Pattern Book project.

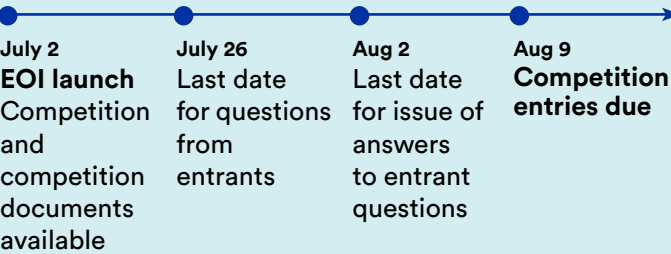
Stage 4 – Design development for the NSW Housing Pattern Book

Winners from the professional category in Stage 2 – Design Competition will be invited to enter into a contract with NSW Government to develop winning designs for inclusion in the NSW Housing Pattern Book.

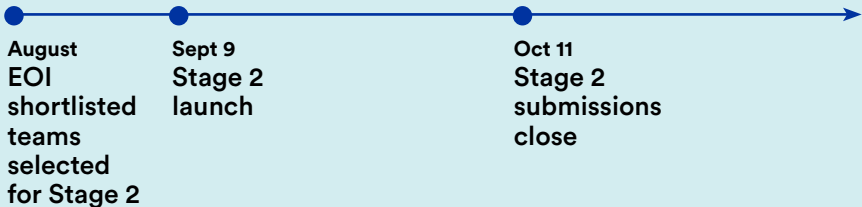
Professional fees for design work in Stage 4 to be negotiated under a separate procurement.

2.3 Competition timeline

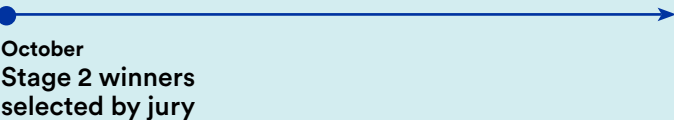
Stage 1: Expression of Interest



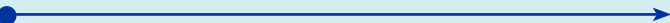
Stage 2: Design competition



Stage 3: Design development for demonstration housing projects



Stage 4: Design development for the NSW Housing Pattern Book



2.4 Competition jury

Both stages of the competition will be evaluated by a jury of architecture, design and housing industry experts chaired by Abbie Galvin, Government Architect NSW.

The jury will comprise 5 members including the chair. Other members will include a nominee from the AIA and 3 recognised design experts (architecture, urban design and landscape). Refer to Clause 13 of the T&Cs for further detail.

Competition advisors

The jury will be supported by an advisory panel and technical advisors during Stage 2 – Design Competition. Refer to Clause 13 of the T&Cs for further detail.

Jury decision

The jury will shortlist up to 21 entrants to proceed to Stage 2 (15 professional, 6 students).

Stage 2 entries will be evaluated against the 7 design objectives of **Better Placed: an integrated design policy for the built environment of NSW**.

The shortlist for Stage 2 participation will be announced in August 2024.

2.5 Stage 1 – EOI details

Eligibility criteria

For professional and student categories refer to Clause 6 EOI T&Cs.

Registration and lodgement

Registration and lodgement of EOI submissions is via the following link:

www.planning.nsw.gov.au/pattern-book-design-competition

Late submissions will not be accepted under any circumstances.

Submission requirements

Each EOI submission must strictly adhere to the submission requirements specified in Clause 10 of the T&Cs.

Evaluation criteria

The jury will evaluate EOI submissions in accordance with Clauses 6 and 10 of the T&Cs, as summarised below.

Competition Terms and Conditions

See T&Cs for full details of Stage 1 – EOI. Detailed T&Cs will be issued for Stage 2 – Design Competition prior to commencement.

2.6 Stage 2 – Design Competition

An outline of the requirements for the Stage 2 are in the T&Cs. A detailed Stage 2 brief will be provided to shortlisted entrants following jury evaluation of the Stage 1 – EOI.

Fees

Professional Category

- Each terrace house entrant/team (shortlisted for Stage 2) will receive a competition fee of \$35,000 AUD (excluding GST).
- Each mid-rise apartment entrant/team (shortlisted for Stage 2) will receive a competition fee of \$60,000 AUD (excluding GST).

Student Category

- Each of the shortlisted entrants/teams in Stage 2 will receive a competition fee of \$5,000 AUD (excluding GST). Students will not be eligible for further development or collaboration post competition.

The jury may also award commendations. These will not receive a cash prize but may be used for promotional purposes.

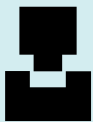
2.7 Communication and questions

All questions relating to this EOI should be submitted before 5pm Australian Eastern Standard Time, Friday 26th July, to the competition manager via the following email address: patternbookcompetition@planning.nsw.gov.au

An update on questions submitted as part of this competition will be posted on the competition website: www.planning.nsw.gov.au/pattern-book-design-competition

Stage 1 – EOI Competition submissions close:
August 9, 2024
5pm Australian Eastern Standard Time

Design objectives



Better fit

Respectful
to the
neighbourhood

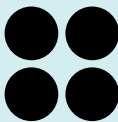
Considered
Country, material
and landscaping



Better performance

Sustainable
lower energy bills
and water sensitive

Enduring
timeless design,
easy to maintain



Better for community

Accessible
inclusive and
connected homes

Diverse
for small and large families
and different lifestyles



Better for people

Livable
for people at all
stages of life

Good amenity
daylight, outlook,
and ventilation



Better working

Flexible
within designed
scope

Functional
well planned,
efficient spaces



Better value

Modest, simple
and affordable

Standard construction



Better look and feel

Attractive homes

Beloved
by the community