



DENSITY AND DIVERSITY DONE WELL

Open Ideas Competition



Queensland
Government



The Density and Diversity Done Well Design Competition is a joint initiative of the DILGP and the Urban Development Institute of Australia Queensland.

The Competition is officially endorsed by the Australian Institute of Architects and the Planning Institute of Australia and supported by the Australian Institute of Landscape Architects and the Urban Design Alliance Queensland.



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Foreword



Queensland is growing and with that growth comes great opportunities and challenges. One of these challenges is the demand for a true diversity of housing choices in our urban centres.

It can sometimes seem that housing in Queensland exists exclusively at very disparate ends of the spectrum, with the choice solely between high-rise, high-density living or free standing, suburban family homes. The new South East Queensland Regional Plan identifies tackling the dominance of these two extremes as key to growing the South East in a sustainable, steady way.

That's what the Density and Diversity Done Well Competition is all about – challenging the status quo and investigating out of the box ideas about how we can do density well and deliver the 'missing middle'.

We are looking for innovative and affordable ideas that will create both exciting places to live now and build great, sustainable neighbourhoods into the future. It is about thinking creatively about how our housing interacts with the world around us and about how we can address growth in our urban areas while preserving the things that make living in Queensland great.

Through a six-week design challenge we are encouraging you to submit designs that embrace the concept of the 'missing middle' and test the 'density done well' theme that is core to the new South East Queensland Regional Plan. The Competition embraces our 'better design agenda' and aims to bring government together with the design and development communities.

I would like to thank both the Urban Development Institute of Australia, the Australian Institute of Architects and the Planning Institute of Australia for joining us to help deliver this confidence. I keenly look forward to seeing your innovative ideas to better our neighbourhoods and deliver great housing for generations of Queenslanders to come.

**The Honourable Jackie Trad MP
Deputy Premier
Minister for Transport and
Minister for Infrastructure and Planning**



The way Queenslanders want to live is undergoing a shift driven by population growth and an overwhelming desire to live our lives close to family, friends and amenity.

We know from the insights gathered through our Research Foundation, presented by Construction Skills Queensland, that home-owners want greater housing choice. People have differing housing preferences based on their stages of life. An ageing population, the changing structures of families, and desire to live near amenities all drive the move away from single detached dwellings on quarter acre blocks.

The ‘missing middle’ is about delivering density at different scales. This Competition is about how we can make it easier to deliver the types and diversity of housing product that residents want. We also want to encourage different thinking on density within neighbourhoods. New ideas are needed to help our members deliver communities that people want to live in. We are very excited about the ideas that will be put forward through this Competition.

We look forward to being part of this process, which will contribute to changing housing in Queensland for the better.

Marina Vit
CEO
Urban Development Institute of Australia Queensland



The Department of Infrastructure, Local Government and Planning through the Office of the Queensland Government Architect is looking to challenge the choice of well-designed medium-density housing and mixed-use development across the state.

We are seeking to draw on the great pool of design talent throughout Queensland — calling on designers in all regions who understand their communities the most — to contribute to this design effort.

Density and diversity done well is a challenge facing all cities. With this mind we would also like to extend the invitation to both national and international design practices.

Disruption may also be part of a good idea and we want to understand what rules need to change in order to realise your design and deliver residential opportunities best suited to Queensland’s regional and urban contexts and its climate.

This is not a unique challenge and I would like to acknowledge the good work of Peter Poulet and the New South Wales Office of the Government Architect in advancing the ‘missing middle’ in NSW and for assisting my office in the preparation of this Competition brief.

I would also like to thank Michael Dickson and the University of Queensland School of Architecture for providing resources for the Competition.

Malcolm Middleton OAM LFRAIA NZIA
Queensland Government Architect
Competition Jury Chair

Part One

Purpose and Vision

The key outcomes from Density and Diversity Done Well will help shape government and local government policy.

The design task is to propose new housing options for Queensland to meet community, urban and environmental challenges – designing for the fertile ‘missing middle’ between the dwelling on a single lot and the high-rise apartment block.



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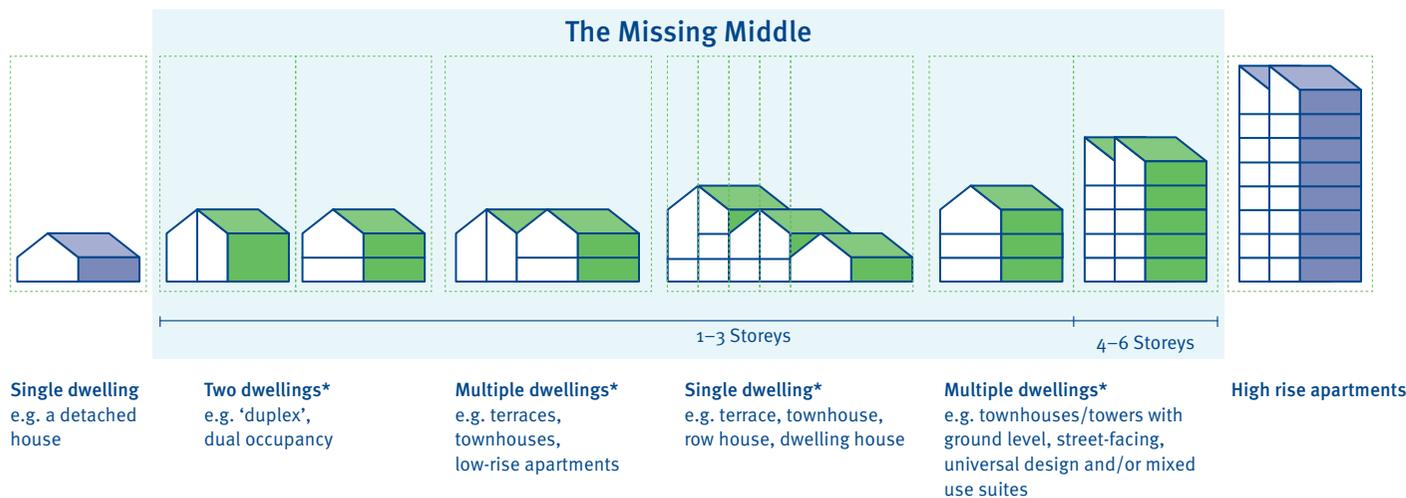
Shaping SEQ and our regions

There is a strong practical challenge to design new residential forms for neighbourhoods that are more compact, mixed-use, connected and active: **Density and Diversity Done Well.**

Current housing stock in Queensland is generally single detached dwellings and, until recently, often not well enough designed walk-up apartment blocks.

The purpose of this Competition is to demonstrate that achieving housing choice and higher densities both within SEQ and across the state does not always mean high-rise development. Good practical design is key to this.

The 'missing middle' is a term used to describe dwellings that are compatible with surrounding lower density residential environments.



* Dwellings may be built on separate freehold titled 'lots' in a body corporate/community title including common property – 'lots' may be vertically or horizontally separated by title



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ShapingSEQ is the first of a series of new regional plans across the state to examine better design outcomes.

A key action of the draft South East Queensland Regional Plan 2016 (ShapingSEQ) is to demonstrate quality built environments by providing new housing diversity and 'missing middle' products including:

— Hidden density/small-scale infill

Small-scale housing, like Fonzie flats, can provide low-cost housing options or support home office use (represents approximately 15–20 dw/ha).

— The 'plexes'

Small multiple dwellings, like townhouses and triplexes, are part of a diverse mix of housing choice. Their design is highly variable and related to the location, site size and shape (represents approximately 25–40 dw/ha).

— Row/terrace housing and medium-rise apartments

Row houses are part of a diverse mix of housing choices. Often row houses are built as an integrated development. Medium-rise apartments 4 to 6 storeys help achieve a greater mix of housing types and a more compact urban form (represents approximately 60–100+ dw/ha).



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This Density and Diversity Done Well
Competition seeks new, affordable and buildable ‘missing middle’ designs that are relevant to the SEQ and Queensland context and climate.

Climatically responsive places that are quiet and full of light; designed to breathe, be warm, cool and to keep dry.

Healthy and safe public and private places that encourage walking, active lifestyles and connections with community and nature.

Intergenerational places which embrace households and businesses of various sizes, ages, abilities and occupations.

Entrepreneurial places to work, learn, invest, innovate, and play, including co-living-working spaces, SOHOs (small office home offices), shop-top housing, and studios for budding and established entrepreneurs and small businesses.

Total energy places involving smart building systems and materials and mobility and storage solutions to reduce energy infrastructure, greenhouse gas emissions and consumer energy costs.



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How will the outcome of this Competition be used?

The Department of Infrastructure, Local Government and Planning (DILGP) will use the submissions to this Design Competition in the following ways:

- To inform, test and contribute to ‘missing middle’ concept in Queensland;
- To promote Competition outcomes, design excellence and the value of a design-led approach; and
- To promote, or be included in (for illustration purposes), discussion papers and articles produced by either DILGP, the UDIA Qld, AIA and PIA.

The provisions regarding intellectual property and moral rights for the submissions made by entrants are set out in Clause 16.1 of the Competition Terms and Conditions. All images used for the purposes outlined above will be credited to the winning individual or practice.

Whilst there is no commitment to build any of the winning designs, the department may seek specific proposals from one or more Competition winners to provide design services for a fee from architects and/or building designers.

About Us

The Department of Infrastructure, Local Government and Planning

The Department of Infrastructure, Local Government and Planning is working to build a prosperous, connected, liveable, sustainable and resilient Queensland.

The department brings together the functions of infrastructure planning and policy, planning, local government and regional services as well as economic and regional development to create better cities, towns and communities through future-focused planning, smart development, engagement and strong partnerships. The department also has a key role in supporting and providing advice to local governments throughout Queensland, and implementing finance and funding programs.

The Office of the Queensland Government Architect

The Office of the Queensland Government Architect helps government departments and local councils deliver an enhanced urban environment for Queensland by providing leadership and strategic advice on urban design, procurement, heritage and the built environment.

The Urban Development Institute of Australia Queensland

The Urban Development Institute of Australia Queensland (UDIA Qld) is the peak body representing the property development industry throughout Australia. The Institute is a not-for-profit industry body dedicated to the representation of Australia’s development industry.

The Australian Institute of Architects

The Australian Institute of Architects (AIA) is the peak body for the architectural profession in Australia, representing 11,000 members. The Institute is a not-for-profit industry body dedicated to assisting the development industry to provide outstanding communities for people.

The Planning Institute of Australia

The Planning Institute of Australia (PIA) is the national body representing planning and the planning profession. Through education, communication and professional development, PIA is the pivotal organisation serving and guiding thousands of planning professionals in their role of creating better communities.

The Australian Institute of Landscape Architects

The Australian Institute of Landscape Architects (AILA) is the growing national advocacy body representing 3,000 active and engaged landscape architects, promoting the importance of the profession today and for the future.

The Urban Design Alliance of Queensland

The Urban Design Alliance of Queensland (UDAL) is a not-for-profit advocacy group promoting coordinated urban design outcomes that improve the quality of public places across Queensland. UDAL multidisciplinary membership consists of built environment professionals, design companies, and community organisations committed to making better cities through design.

Competition Format

Total prize money of \$50,000 with up to 10 Winners

This Competition is a single stage open ideas competition:

- Entries will be assessed by a jury as described on page 13 of this document and in the Terms and Conditions;
- Up to ten first prizes will be selected and awarded the prize money as set out in Clause 14.2;
- The jury may also award Commendations; these will not receive a cash prize but may be used for promotional purposes by DILGP, UDIA Qld, PIA or AIA.



Competition Teams

Who can enter and how?

The density and diversity challenge demands a collaborative approach.

The Competition is open to multidisciplinary teams that include architects, building designers, planners, landscape architects and urban designers in Australia and overseas.

For built environment professionals – a registered architect or building designer must be nominated as the team leader.

For built environment students – a student or graduate architect must be nominated as the team leader.

When submitting your idea please indicate your design team and team leader on the Competition registration form provided to you.

Registration and submission will occur simultaneously.

The anonymity of entrants in this Competition is required. The only means of identifying the authorship of any entry materials will be the entrant's registration number assigned to each entry by the independent Competition Registrar.

The independent Competition Registrar is: **PricewaterhouseCoopers** (pwc).

A Competition site has been established using the pwc open innovation platform.

To access all Competition material, go to –

densityanddiversitydonewell.openinnovation.com.au

Submissions should be uploaded to the Competition site by 5pm, Thursday 13 July 2017.

For the month of July all submissions will be published online (refer Post-Submission Activities on page 17).

Questions and Answers Process

All questions relating to this competition should be submitted before **5pm, Thursday 13 July 2017** to the Competition Registrar via the Competition website (pwc open innovation platform).

An update on questions submitted as part of this Competition will be posted weekly in weeks 1, 2 and 3 of the Competition.

All entrants will be able to see the responses to questions posted on the Competition website.

Competition Timeline

Competition entries due: 5pm, Thursday 13 July 2017

Launch of Competition and Competition documents available **Tuesday 23 May 2017**

Last date for questions from Entrants **Tuesday 20 June 2017**

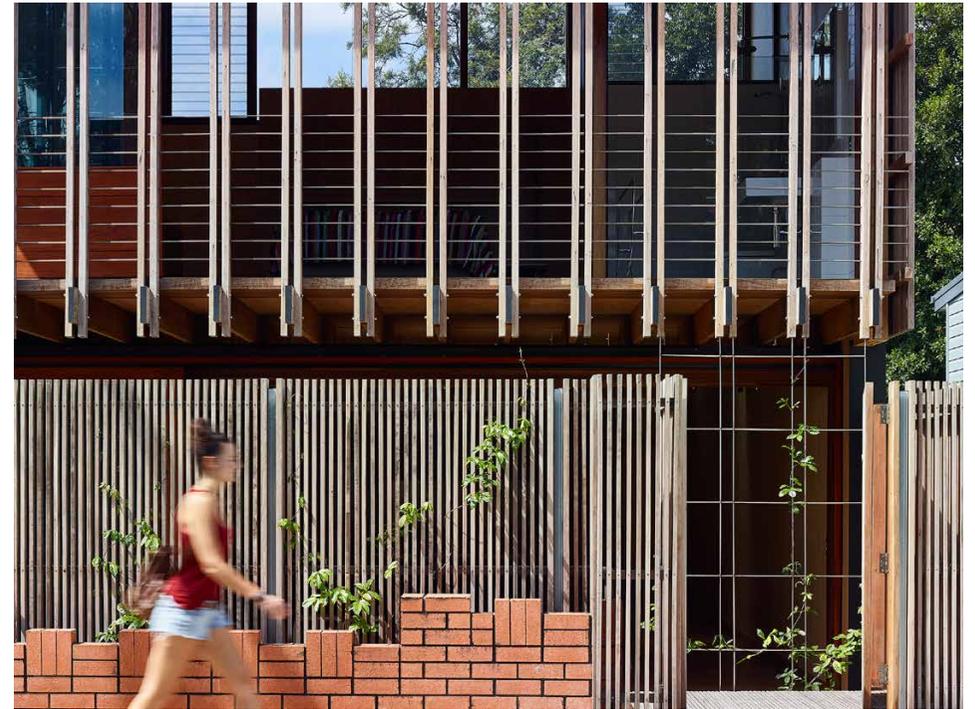
Last date for issue of answers to Entrant questions **Thursday 22 June 2017**

Competition entries due 5pm Thursday 13 July 2017

Online conversation — all conforming entries published anonymously **July 2017**

Announcement of Competition winners **Mid to Late August 2017**

Post-Competition activities **From September**



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Competition Jury

The Competition jury will comprise six members:



Malcolm Middleton (Chair)

Queensland Government
Architect

Malcolm Middleton is an urban designer and architect who brings a wealth of experience to the role of Queensland Government Architect, having been involved in the industry for more than 35 years. He has practical experience in the areas of architecture, master planning and urban design.



Marina Vit

CEO, Urban Development
Institute of Australia Qld

Marina Vit has more than 20 years of senior executive management experience which has seen her take on roles such as Chief Executive Officer and General Manager in dynamic not for profit, commercial and government organisations.



Brit Andresen

Representing the Australian
Institute of Architects
(Qld Chapter)

Brit Andresen is the first woman recipient of the RAIA Gold Medal. Her private practice in Cambridge and partnership with Peter O’Gorman in Brisbane have resulted in design research and built works that have been published and exhibited internationally.



John Byrne

Representing the Planning
Institute of Australia
(Qld Chapter)

John Byrne is an award-winning urban designer and planner with experience across a wide range of urban projects, including master-planned communities, town centres, urban housing, knowledge-based precincts, neighbourhood renewal and crime prevention by design initiatives.



Kerry Riethmuller

Executive Director, Regional
and Spatial Planning, DILGP

Kerry Riethmuller is the Executive Director of Regional and Spatial Planning in DILGP. She has worked as a planner in private consulting and the government sector for over 20 years and as part of her current role, she is overseeing the review of the South East Queensland Regional Plan.



Dr Malcolm Holz

Acting Director, Innovation
and Futures Unit, Economic
Development Queensland

Malcolm Holz is a designer with 30+ years’ practice in property development in Queensland. Malcolm has qualifications in design, urban planning, urban design, and arts, and a doctorate focused on building and urban design for creative industries.

Jury members must:

- Not have a pecuniary interest in any proposal;
- Have relevant design expertise and experience
- Meet and deliberate behind closed doors.
- Declare any conflict of interest to the Competition Registrar.

Design Process

Your neighbour and neighbourhood

Step 1

Download the Competition brief together with the typical neighbourhood plan in a 2D and 3D format.

The neighbourhood contains a range of slab on ground and elevated two to three bedroom houses on 500 – 600 square metre lots.

Step 2

Determine the hierarchy of the four roads surrounding the neighbourhood block (i.e. district, neighbourhood or local access roads) and alter the density, use and form of the surrounding development if this is relevant to your design proposal.

Please note the road hierarchy on your drawings together with any amendments to the urban form.

Designers of liveable housing must confront the practical but solvable challenge of a wide variety of climatic zones across the state. Please determine the north point for your neighbourhood together with any climatic conditions that will inform your design (i.e. prevailing breezes and solar orientation to either heat or cool).



Design Process

Be a good neighbour

Step 3

Select either:

Category 1 — one to three storeys in a suburban context
or

Category 2 — four to six storeys in a higher amenity area
(i.e. near a train station and shops)*

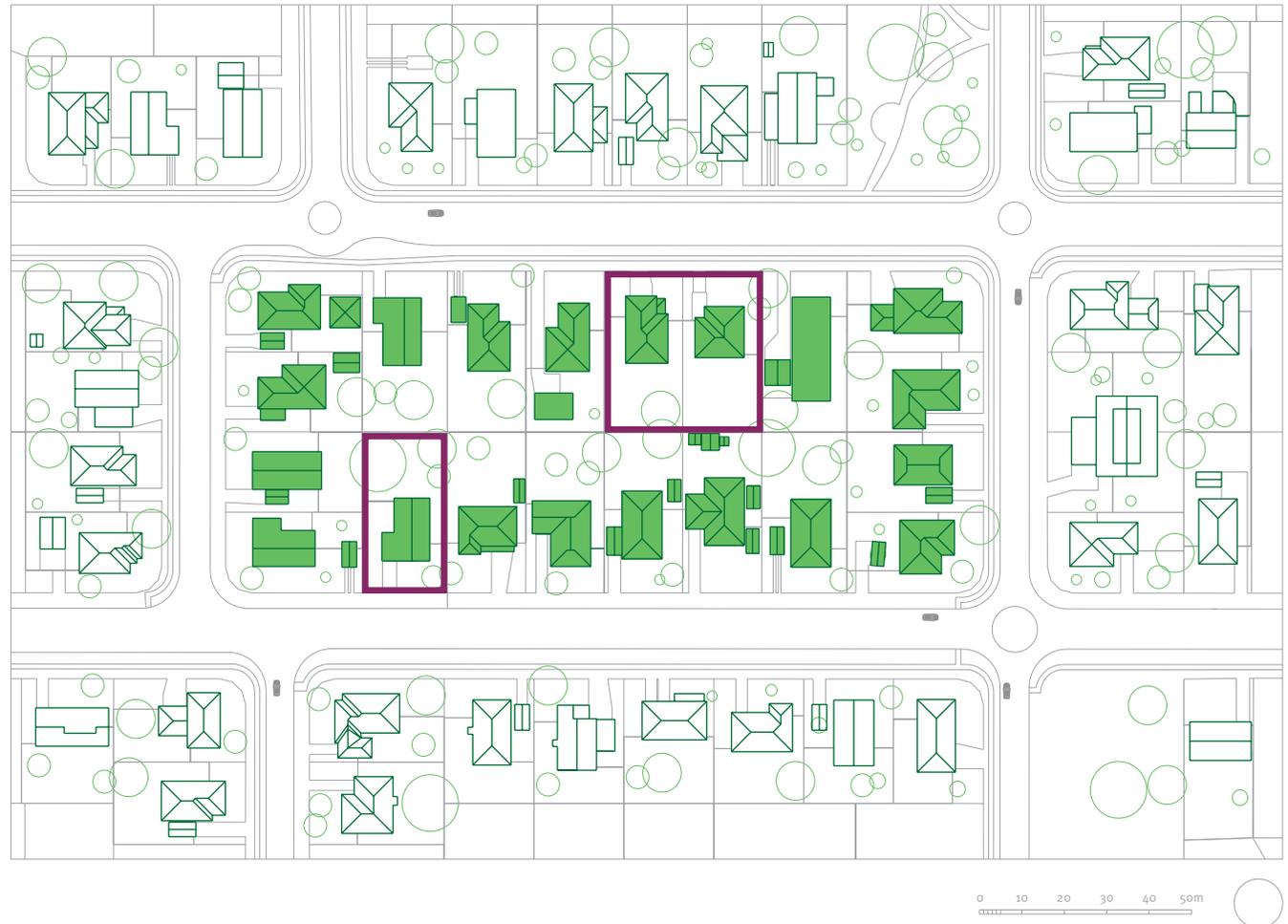
Step 4

Draw your new dwelling/s on your selected lot/s (any of the 20 lots but a maximum of two for this step).

You may retain, raise, move or demolish the existing dwelling/s and determine the building setbacks, parking and open space requirements for your design.

* In Category 2 — 1-3 storey sub-parts of the overall 4-6 storey built form proposed are acceptable.

Please demonstrate the effect your design will have on your immediate neighbours.



Design Process

Be a good neighbour

Step 5

Apply your design/s across your whole neighbourhood block to demonstrate what your idea will look like as others choose to build it over time, either individually or collectively.

When applying your design/s across the neighbourhood block please demonstrate the capacity for your design to be part of an integrated and diverse outcome.

Please utilise the sketch-up model provided to you to produce a 'before' and 'after' perspective of your neighbourhood block (in full or part).

These two comparative images should be included on Sheet 1 of your submission.



Evaluation Criteria

To assist the Jury and others in understanding the basic ingredients of your design idea, please provide a design statement that addresses questions 1-9.

Your design statement should demonstrate a high level of innovation in one or more of the following areas – climatically responsive places, healthy places,

intergenerational places, entrepreneurial places and/or total energy places.

For questions 10 – 22 please indicate where you have put your priorities by nominating a High (H), Medium (M) or Low (L) ranking. Include a response to all High (H) rankings areas in your design statement.

Density And Diversity Done Well

(1 – 3 should be included on Sheet 1)

- 1. Suggest a name for your idea to help explain it.
- 2. Describe in 30 words or fewer where your design is located and how your design positively integrates with the street, local neighbourhood and community.
- 3. How is your design affordable and deliverable?

Basic facts about your design idea

- 4. How big is your typical dwelling/s (building footprint, floor area and number of levels)?
- 5. How many beds can be accommodated in your typical dwelling/s?
- 6. How many bathrooms are in your typical dwelling/s?
- 7. What is the total number of dwellings in your neighbourhood block?
- 8. What is the total number of people living/working in your neighbourhood block?
- 9. What are your typical:
 - A. front boundary setbacks
 - B. side boundary setbacks
 - C. rear boundary setbacks

Climatically responsive places

- 10. Where is your design located?
 - wet-tropics
 - dry-tropics
 - sub-tropics
- 11. How does your design work with this climate (e.g. cross ventilation, sun, wind and rain protection and insect screening)?

Healthy and safe places

- 12. How and where does your design create private spaces and places?
- 13. How and where does your design create social spaces and places?
- 14. Does your design create any new internal public streets, laneways and/or pathways?
- 15. How does your design contribute to the amenity and safety of the street and neighbourhood?

Intergenerational places

- 16. Who will want to live/work in your design?
 - Single Income, No Kids.
 - Double Income, No Kids.
 - Younger Families – at least one parent with at least one child up to high school age.
 - Established Families – at least one parent with at least one child living at home (year 7 or older).
 - Empty Nesters – no children living at home. May be still working, semi-retired or retired. Do not require care facilities. Generally 55 years and over.
 - Other – e.g. professionals, creative industries workers, co-living/working
- 17. Over time how can your design be adapted or personalised to accommodate households of various sizes, ages, abilities and occupations (e.g. extended families, aged, or groups of co-living/workers)?

Entrepreneurial places

- 18. How does your design create spaces to work, learn, invest, innovate and play?

Total energy places

- 19. What is your design made of and how is it constructed?
- 20. How do you deal with car, bicycle and/or mobility scooter parking (on-site and/or on-street)?
- 21. What renewable or innovative energy solutions are incorporated in your design at either a dwelling or neighbourhood level?

Disruption

- 22. What rules need to change for your design to be realised (e.g. planning, infrastructure, tenure, financing)?

Your HML rankings can be completed online and will be used for categorisation purposes.

1-3 will be used as the tag-line when publishing your idea online together with a thumbnail image of your 'after' perspective (refer submission requirements on page 16).

The Jury will evaluate the entries against the Evaluation Criteria set out in clause 12.6 of the Competition Terms and Conditions.

Submission Requirements

Submission requirements are explained below in correlation with a suggested format.

A single A3 PDF document using the A3 template provided to you.

1 x A3 sheet

Your Vision

- A ‘before’ and ‘after’ perspective of your idea

Sheet 1

2 x A3 sheets

Sheets 2/3

Be a good neighbour – Your dwelling

- Floorplans 1:200 or 1:100
- Sections 1:100 or 1:50
- Diagrams and sketches as required

Sheet 2

3

1 x A3 sheet

Be a good neighbourhood

– Your neighbourhood block

- Site plan 1:500

Sheet 4

Your Design Team

- Complete the online Competition registration form when submitting your idea
- This form will be collated by the Independent Competition Registrar

Your Design Statement

- Maximum 500 words
- Refer evaluation criteria on page 15

- All text must be Arial 10pt font.
- **No identifying logos, brand, name should be included on the submission.**
- An entry number will be applied to the submission on lodgement of the entry.
- All pages of the submission must be included in one document, in a PDF format, up to a **maximum of 10mb.**

Post-Submission Activities

The post-submission road map for you:

1. SUBMIT your idea in a PDF (4xA3 sheet) format via the Competition website.
2. LOOK at all the ideas submitted and participate in a 'density and diversity done well' conversation with built environment professionals, the community and the development industry.

Post-submission road map for us:

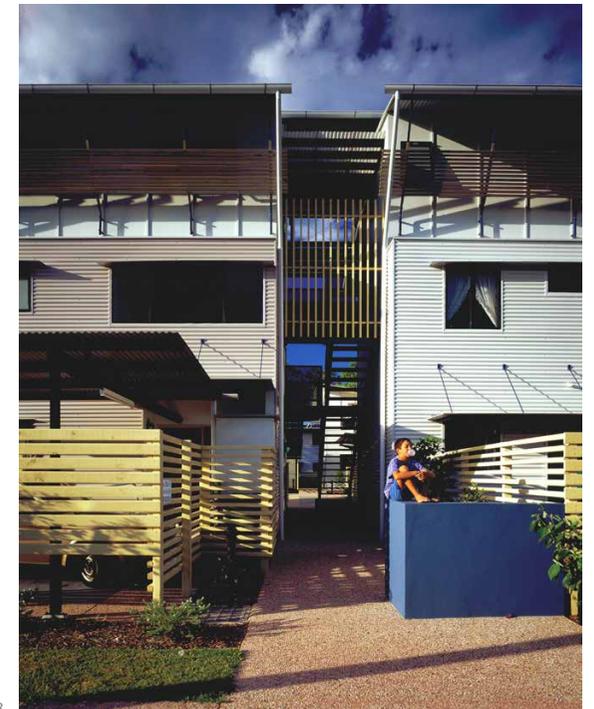
4. REVIEW all the submitted ideas (the Competition jury).
5. ANNOUNCE the winners.
6. PUBLISH these good ideas with the UDIA Qld, AIA and PIA.



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Competition Terms and Conditions



**Density and Diversity Done Well
Design Competition
May 2017**

**Competition Registrar
The Competition Advisor and Registrar is
PricewaterhouseCoopers (pwc).**

1. OVERVIEW

1.1 The Department of Infrastructure, Local Government and Planning with the Office of the Queensland Government Architect invite eligible entrants to participate in this Competition, in accordance with these Conditions and the details set out in the Competition Brief.

1.2 These Conditions are based on the Model Conditions for an Architectural Competition, published by the Australian Institute of Architects (AIA). All relevant provisions of the model conditions are included unamended, except where amendment is required to accommodate specific requirements of this Competition. The Conditions are consistent with the provisions of the AIA's 'Architectural Competitions Policy'. The Competition and its terms and conditions have been formally endorsed by the AIA.

2. SINGLE STAGE OPEN IDEAS COMPETITION

2.1 This is a single stage, open ideas Competition and does not limit eligibility of Entrants other than the broad requirement that entrants must be registered architects, graduates of architecture, architecture students or building designers based in Australia or a team that includes two or more of those persons.

2.2 Its aim, as described in more detail in the Brief, is to explore opportunities for design excellence and innovation within the "missing middle" as defined in the draft ShapingSEQ – South East Queensland Regional Plan. It is not the Department of Infrastructure, Local Government and Planning's intention to engage the author of a winning design to develop the design and complete the winning Entrant's design as part of this competition however, the department may seek specific proposals from one or more design competition winners to provide design services for a fee at a later date.

3. COMPETITION

3.1 Entrants must prepare and submit entries consisting of a concept design for one of the following two categories:

- (a) 1–3 storey category;
- (b) 4–6 storey category;

The entries must respond to the criteria laid out under the competition evaluation criteria, sufficient to determine a winning entry.

3.2 Entrants must:

- (a) use the site provided as part of the competition brief;
- (b) prepare a contextual analysis of the Entrant's chosen site;
- (c) prepare a concept design in one of the two selected categories specified in clause 3.1;
- (d) include key project metrics such as size of dwelling, number of occupants, key floorplans (at 1:100), sections (at 1:100) and diagrams inclusive of a 3D massing model in a sketch-up format; and

- (e) provide/develop one key visualisation of the Entrant's proposal in context; and
- (f) provide a response to the Design Quality Principles of the Design Verification Statement.

4. COMPETITION GOVERNANCE

4.1 The Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect have established an Organising Committee and appointed a Competition Registrar who are responsible for the governance of the Competition and who undertake to:

- (a) act in accordance with and ensure compliance with these Conditions;
- (b) make no attempt to unfairly or inappropriately influence the Jury process or any member of the Jury; and
- (c) accept the decision of the Jury as final.

4.2 The members of the Organising Committee for the Competition are:

- (a) Tess Pickering Director, Growth Projects Regional and Spatial Planning Department of Infrastructure, Local Government and Planning
- (b) Linda Siemon, Principal Communication Officer, Communication Services, Department of Infrastructure, Local Government and Planning
- (c) Peter Nelson, Principal Advisor, Architecture & Urban Design, Office of the Queensland Government Architect

4.3 The Organising Committee:

- (a) is responsible for general oversight of the Competition;
- (b) will review and affirm the details contained in all Competition documents before they are released publicly; and
- (c) will provide relevant advice to, and endorse decisions of the Competition Registrar when requested to do so.

4.4 The Competition Registrar is PricewaterhouseCoopers (pwc).

4.5 The Competition Registrar:

- (a) will ensure the Competition is conducted fairly, equitably and with integrity,
- (b) is authorised by the Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect to prepare and coordinate this Competition and to make all necessary decisions and determinations in relation to it;
- (c) will ensure anonymity of entries, where required by these Conditions;
- (d) will ensure that confidentiality is maintained throughout the Competition;

(e) will ensure that all entries comply in all respects with these Conditions, and disqualify any entry that does not comply;

(f) will ensure that Entrants have the opportunity to ask questions and receive answers to all questions asked by Entrants;

(g) will promptly notify Entrants (and where the Competition is endorsed) of any material change in the Competition Conditions, key dates, the Competition Brief, or the constitution or identity of any of the key participants, including Jury members, and

(h) must promptly respond and take appropriate action after advice of any actual, potential or perceived conflict of interest.

4.6 Where an Entrant needs to communicate with the Competition Registrar in accordance with these Conditions, such communication must be via the Competition website (pwc open innovation platform).

5. COMPETITION INTEGRITY

5.1 To ensure that all Entrants are treated equally and have the same access to participation in the Competition, each Entrant must:

- (a) comply in all respects with these Conditions;
- (b) not act or behave in any way that could bring the Competition into disrepute or compromise its integrity;
- (c) not act or behave in any way that could inappropriately influence, or be seen to influence, the Jury or any outcome of the Competition;
- (d) inform the Competition Registrar of any actual, potential or perceived conflict of interest, and
- (e) co-operate fully with the Competition Registrar to provide any reasonable information requested, or to assist any investigation into potential breaches of these Conditions.

5.2 Except where these Conditions provide otherwise, all communications from Entrants or prospective Entrants, including questions, complaints and notices required or permitted by these Conditions, must be communicated via email and addressed to the Competition Registrar in accordance with clause 4.6.

5.3 Other than as prescribed by these Conditions, each Entrant must not, in relation to this Competition:

- (a) communicate during the Competition with any Jury member, representative of the Office of the Queensland Government Architect, representative of the Department of Infrastructure, Local Government and Planning, or the Competition Registrar;
- (b) make or be associated with any public comment about the Competition or another Entrant, or
- (c) make public any confidential information obtained in relation to the Competition.

- 5.4 Entrants must not request anything from the Office of the Queensland Government Architect, the Department of Infrastructure, Local Government and Planning, the Competition Registrar or any Jury member with the intent of securing preferential treatment, access to information, assistance or advice that is not available to all other Entrants.
- 5.5 Entrants must not engage in any collusion, anti-competitive conduct or similar conduct with any other Entrant or person in relation to their entry in this Competition.
- 5.6 An Entrant may be immediately disqualified for any collusive or anti-competitive conduct.
- 5.7 Entrants must take all reasonable steps and do everything required by these Conditions to ensure that anonymity of their entry is maintained.
- 5.8 Apart from anything made public by the Office of the Queensland Government Architect, the Department of Infrastructure, Local Government and Planning, or the Competition Registrar, all information provided to Entrants in relation to the Competition is confidential and must be kept confidential, except where the Entrant:
- is required by law to provide such confidential information to a court or other responsible authority; or
 - is obtaining advice or assistance from its advisers in relation to the Competition.
- 5.9 The Competition Registrar will ensure the confidentiality of all entries and the designs embodied in them, except where the Competition Registrar or Office of the Queensland Government Architect or the Department of Infrastructure, Local Government and Planning:
- is required by law to provide such confidential information to a court or other responsible authority; or
 - is obtaining advice or assistance from its advisers in relation to the Competition; or
 - makes public submitted materials for the purpose of promotion or exhibition in accordance with these Conditions, or
 - has obtained the consent of an Entrant to make all or part of an entry public.
- 5.10 All complaints in relation to this Competition must be directed to the Competition Registrar, who will investigate and make a determination in relation to the complaint. Any such determination of the Competition Registrar is final.
- 5.11 A complaint must be submitted in writing as soon as practicable after the circumstances that led to the complaint became known. The written complaint must set out, at least:
- the circumstances forming the basis of the complaint;
 - the impact of the complaint on the person making the complaint;
 - any other relevant information, and
 - the remedy or corrective action desired by the person making the complaint.
- 6. ELIGIBILITY**
- 6.1 The Competition may be entered by any person or team who are either registered architects, graduates of architecture, architecture students or building designers based in Australia or Overseas (and in the case of a team, includes two or more of any combination of those persons). Where an entry is made by a team, one eligible person must be nominated as the entrant for the purposes of the registration.
- 6.2 The following are ineligible to enter the Competition:
- all Jury members Malcolm Middleton, Marina Vit, Brit Andresen, John Byrne, Kerry Riethmuller and Dr Malcolm Holz;
 - a family member, associate or employee of any of the Jury members, except where the Registrar (PwC) formally documents that the entrant has declared the relationship substantiated, in writing, that the circumstances of the relationship do not give that entrant any actual or potential advantage over other entrants;
 - Department of Infrastructure, Local Government and Planning employees;
 - Office of the Queensland Government Architect employees;
 - Competition Registrar, and any person involved in the preparation or organisation of the Competition; Any potential entrant who is uncertain about their eligibility status should lodge a question before the deadline for questions (before Monday 29 May 2017) in the manner described in the questions clause.
 - Entrants should identify a potential conflict of interest with the Competition Registrar when completing the on-line submission form.
A Jury member may refrain from the final evaluation of a shortlisted entry where a conflict of interest is declared by either an entrant or Jury member.
- 7. CONDUCT OF ENTRANTS**
- 7.1 In addition to any other obligations set out in these Conditions and for the sake of clarity, all Entrants in this Competition must:
- comply in all respects with these Conditions;
 - acknowledge and accept the Conditions of this Competition by ticking the supplied box in the entry form provided for registration;
 - maintain anonymity and confidentiality at all times during the Competition process, and must ensure that there are no distinguishing features that will make an individual or team recognisable to the Jury;
 - respect moral rights and copyright of others in relation to development of their entry;
 - promptly inform the Competition Registrar of any actual, potential or perceived conflict of interest;
 - make no attempt to unfairly or inappropriately influence the jury process or any member of the Jury, and
 - accept the decision of the Jury as final.
- 7.2 Where an Entrant fails to comply in any respect with these Conditions, the Competition Registrar may disqualify the Entrant. Such non-compliance may include:
- breach of any obligation in clause 5 or clause 7.1 of these Conditions;
 - not submitting an entry before the deadline or submitting it at a location or in a manner not in accordance with these Conditions;
 - submitting an entry that does not address all requirements of these Conditions or the Brief, or
 - disclosure of an Entrant's identity to the Jury, where anonymity is required.
- 7.3 Where the Competition Registrar deems that a non-compliance can be remedied without undue advantage or disadvantage to any Entrant, the Competition Registrar may request the non-complying Entrant to undertake the proposed remedial action and specify the time for it to be complete.
- 7.4 The Competition Registrar must promptly notify, in writing, any Entrant who has been disqualified or who is required to undertake remedial action to avoid being disqualified.
- 8. COMPETITION TIMETABLE**
- 8.1 The timetable in relation to the registration process is as follows:
- Launch of Competition and Competition documents available – Tuesday 23 May, 2017
Last date for questions from Entrants – Tuesday 20 June, 2017
Last date for issue of answers to Entrant questions Thursday 22 June, 2017
Competition Entries Due – 5pm Thursday 13 July 2017
Online conversation – July 2017
Announcement of Competition winners – Mid to Late August 2017
- 9. SUBMITTING ENTRIES ONLINE**
- 9.1 Entrants must submit their entries online at the same time as registering the Entrant's details online.
- 9.2 To enter the Competition, Entrants must, before 5pm Australian Eastern Standard Time on the last date for entries specified in clause 8.1:
- complete all of the fields in the online Registration Form from densityanddiversitydonewell.openinnovation.com.au
 - accept the Conditions and agree to comply with the Conditions by completing the online check box on the registration page on the Competition website ([pwc open innovation platform](http://pwcopeninnovationplatform))
 - submit the required documents specified in clause 10.
- 9.3 Late submissions may not be considered.
- 9.4 Upon receipt by the Department of Infrastructure, Local Government and Planning, all entries will be checked for compliance with the entry requirements. To ensure anonymity of entrants, the Competition Registrar will allocate a registration number to each entry prior to the complying entries being distributed to the Jury.
- 9.5 An Entrant may withdraw their entry from the Competition at any time before the deadline for submitting entries in the Competition. Notice of withdrawal must be given via email, addressed to the Competition Registrar. An Entrant who wishes to withdraw after the deadline for submitting entries, but before the announcement of a winner, may submit a written request to withdraw to the Competition Registrar, who, at their sole discretion, may accept or reject the request. An Entrant may not withdraw from the Competition after announcement of the winner(s).
- 10. ENTRY REQUIREMENTS**
- 10.1 A complying entry in this Competition shall comprise the following:
- SHEET 1 – The Vision
 - Two visualisation images (dwelling and neighbourhood)
 - SHEET 2/3 – Be a good neighbour – Your dwelling
 - Floorplans 1:200 or 1:100
 - Sections 1:100 or 1:50
 - Diagrams and sketches as required
 - SHEET 4 – Be a good neighbourhood – Your neighbourhood block
 - Site Plan 1:500
 - 500 word Design Statement and completed online selection criteria and registration forms;
 - All text must be Arial 10 pt font.
- 10.2 Digital entry submissions must not exceed 10Mb in total. Only one consolidated document (PDF format) must be submitted. Each entry must be submitted by uploading the PDF document onto the Competition Website: densityanddiversitydonewell.openinnovation.com.au
The submission process is designed to be straightforward and includes submitting the Entrant's details, acceptance of the Competition's Terms and Conditions.
- 10.3 The anonymity of Entrants in this Competition

- is required and the only means of identifying the authorship of any entry materials will be the Entrant's registration number assigned to each entry in accordance with clause 9.4 after the entries have been submitted. Knowledge of the identity of each Entrant and their registration number will be restricted to the Competition Registrar.
- 10.4 To maintain anonymity, all Entrants must not include any name, brand device, logo or any other identifier on submitted materials that could potentially identify the Entrant to the Jury or any other person involved in organising the Competition.
- 10.5 Entries will not be returned to Entrants, but may be retained or disposed of by the Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect at their discretion.
- 10.6 Use or publication of submitted entries and the design concepts embodied in them will be in accordance with clause 15.1.
- 11. QUESTIONS**
- 11.1 The Competition Brief contains relevant background, contextual and site information, as well as strategic objectives and functional requirements for the Project.
- 11.2 Entrants may ask questions relating to the Competition to clarify any aspect of:
- these Conditions;
 - the Competition Brief; or
 - any other information considered necessary or desirable to prepare a complying entry.
- 11.3 All questions must be submitted via the Competition website (pwc open innovation platform) before 5pm Australian Eastern Standard Time on the last date for Questions from Entrants shown in clause 8.1.
- 11.4 The Competition Registrar will endeavour to respond to questions within 5 working days of receipt, but in any case, not later than the last date for issue of answers to Entrant questions shown in clause 8.1.
- 11.5 The Competition Registrar's response will be available online to all current Entrants, except where the question or answer:
- relates to confidential or proprietary information of an Entrant, and
 - has no impact on the fairness, equity or integrity of the Competition.
- 12. EVALUATION CRITERIA**
- 12.1 The documents submitted in accordance with clause 10 above represent the entirety of material that will be available for consideration by the Jury for this Competition. Entrants will have no opportunity to present their submissions to the Jury.
- 12.2 Before the date specified as completion of evaluation

- by Jury in clause 8.1, all entries will be provided to the Jury for evaluation. Detailed arrangements for the display, assessment and consideration of entries will be agreed by the Competition Registrar and the Chair of the Jury.
- 12.3 The Jury will evaluate the entries against the Evaluation Criteria set out in clause 12.6.
- 12.4 The Jury will be assisted on procedural and organisational matters by the Competition Registrar, but the Competition Registrar will not participate in the evaluation of entries or in any decisions of the Jury.
- 12.5 The Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect may appoint technical advisers to provide advice to the Department of Infrastructure, Local Government and Planning, the Office of the Queensland Government Architect, the Competition Registrar or Jury as and when requested.
- 12.6 Entries will be evaluated by the Jury on the basis of the following criteria:
- Compliance of the general "missing middle" policy statement as defined in the draft ShapingSEQ. – South East Queensland Regional Plan;
 - Demonstrated contribution to the quality and experience of the streetscape and public realm;
 - Demonstrated impact on quality of life at the scale of the occupant and at a community/precinct level;
 - Demonstrated innovation in one or more realms such as, intergenerational places, entrepreneurial places and/or total energy places.
- 12.7 At the conclusion of the Jury's evaluation, all Entrants who submitted a complying entry will be formally advised whether they:
- are a winner; or
 - are highly commended; or
 - have been unsuccessful.
- 12.8 No explanation, justification or opportunity to seek feedback will be provided to unsuccessful Entrants.
- 12.9 The final design concepts prepared by all Entrants may be exhibited or published as the Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect may determine including with the UDIA, AIA, PIA, AILA or UDAL. By submitting an entry, the Entrant confirms their consent to such exhibition or publication.
- 12.10 The Jury citations prepared may be provided to all Entrants and may also be published as the Department of Infrastructure, Local Government and Planning or the Office of the Queensland Government Architect may determine.

13. JUDGING

- 13.1 The chair of the Jury is Malcolm Middleton who is the QLD Government Architect. The chair will conduct meetings of the Jury and, where the Jury has an even number of members, has the casting vote.
- 13.2 The Jury chair will determine, in consultation with the Competition Registrar, whether decisions of the Jury will be by consensus or majority vote.
- 13.3 In addition to the Jury chair, other members of the Jury are as per the brief.
- 13.4 The Jury:
- will make awards, which are final and which will be made public by the date stated in these Conditions;
 - will give the number and total monetary value of awards stipulated in these Conditions;
 - may, but only in exceptional circumstances and after consultation with the Competition Registrar, distribute the awards differently to that proposed in these Conditions;
 - will award up to 10 winners across the two categories including built environment professionals and students;
 - will finalise its Jury citations prior to the date for public announcement of the winners; and
 - members will remain the same, subject to the need for inclusion of any reserve juror at the discretion of the Competition Registrar.
- 13.5 Procedures for evaluating entries are set out in clauses 12.2 to 12.5 (inclusive).
- 13.6 The criteria or basis for evaluating entries are set out in clause 12.6.
- 13.7 The rationale for the Jury's decisions will be set out in a formal Jury report to the Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect, signed by all jurors.
- 13.8 The report will be available to the Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect prior to the public announcement of the winner(s). After such announcement, the Jury report will be available to all Entrants and, in the interests of transparency and accountability, made public.
- 14. PRIZES**
- 14.1 The Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect will ensure that Entrants are paid all applicable prize money, honoraria and fees relating to participation in the Competition, in accordance with these Conditions.
- 14.2 Subject to the provisions of clause 13.4, the following prizes will be awarded:
- Total prize money of \$50,000 with up to 10 Winners.

- 14.3 All payments of prize money to Entrants for compliant participation in this Competition will be made within 30 days of the announcement of the winner.

- 14.4 Unless specifically indicated otherwise, all monetary amounts referred to in these Conditions are exclusive of GST.

15. PROMOTION AND EXHIBITION

- 15.1 Provided that the Entrants have been paid all prize money, in accordance with these Conditions, the Entrant agrees that the Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect will have the right to use, store, publish or reproduce submitted entry materials in any way relating to the conduct or promotion of the Competition. To this end, the Entrant grants the Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect a world-wide, royalty free, non-exclusive, perpetual, freely transferable, sub-licensable and irrevocable licence to use, edit, and reproduce the Entrant's submissions, subject to full and accurate attribution of the Entrant in each instance.
- 15.2 The Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect, with the assistance of the Competition Registrar, will be responsible for promoting the Competition, in relation to:
- the call for entries;
 - any public exhibition or publication of submitted entries;
 - the announcement of winners and prize recipients, and
 - any other promotional activity deemed necessary or desirable as part of the Competition.
- 15.3 The Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect may arrange for the public exhibition or publication, either physically or online, of all awarded entries.

16. GENERAL CONDITIONS

- 16.1 Subject to clause 15.1, ownership of all intellectual property rights and copyright in submitted materials and concepts remains with the Entrant.
- 16.2 The Entrant warrants that in preparing their entry there has been no infringement of the intellectual property rights and copyright of others, and that they have obtained any necessary licences or assignments from third parties.
- 16.3 In relation to any publication, exhibition or public dissemination of design concepts and other submitted materials, the Department of Infrastructure, Local Government and Planning, the

- Office of the Queensland Government Architect and Competition Registrar will take all reasonable action to preserve the moral rights of the Entrant.
- 16.4 The Entrant warrants that in preparing, submitting and presenting their entry there has been no infringement of the moral rights of others, except where they have obtained necessary consents, indemnities or licences from affected third parties.
- 16.5 The Department of Infrastructure, Local Government and Planning, the Office of the Queensland Government Architect and Competition Registrar will accept no responsibility for any costs incurred by an Entrant resulting in any way from their participation in the Competition.
- 16.6 All costs associated with the preparation and submission of an entry in the Competition, including labour, materials, and any indirect costs such as photography, travel and sub-consultant costs must be met by the Entrant.
- 16.7 Each Entrant will be responsible for any tax implications in Australia or any other jurisdiction arising from the payment of prize money, fees or any other payment relating to the Competition. The Department of Infrastructure, Local Government and Planning and the Office of the Queensland Government Architect may withhold from any payment to an Entrant any amount prescribed by law and pay the net amount to the Entrant in full satisfaction of such payment.
- 16.8 For the purpose of this Competition, a ‘conflict of interest’ will occur where an Entrant or any associate has any business, personal or other relationship that could result in, or could reasonably be perceived to result in, the Entrant gaining a benefit not available to all other Entrants in the Competition.
- 16.9 A ‘benefit’ for the purpose of this clause includes non-financial benefits or relationships that might not be considered “material” at law.
- 16.10 An actual or potential conflict of interest may be declared by the affected Entrant, any other Entrant, the Competition Registrar, the Department of Infrastructure, Local Government and Planning or the Office of the Queensland Government Architect.
- 16.11 On becoming aware of any actual or potential conflict of interest, the relevant person must immediately notify the Competition Registrar in writing.
- 16.12 The Competition Registrar will then determine that:
- (a) the Entrant will be required to withdraw from the Competition; or
 - (b) the Entrant may continue in the Competition, subject to the Jury being advised of the relevant circumstances of the conflict, or
 - (c) some other action or actions are required to deal with the conflict.
- 16.13 The Competition Registrar will promptly notify all Entrants of any material change in the Competition Conditions, timetable, Brief, or the constitution or identity of the Jury members.
- 16.14 The Department of Infrastructure, Local Government and Planning, the Office of the Queensland Government Architect, each Organising Committee member, Competition Registrar and Jury member will have no liability arising from these Competition Conditions or the Competition, including (to the extent permitted by law) in relation to:
- (a) rights of the Entrant or any associate regarding any alleged misrepresentation in the provision of information as part of the Competition; and
 - (b) any Entrant information, including proprietary or confidential information, designs or other entry material during its submission or at any time while in the possession of the Competition organisers.
- 16.15 The Entrant will indemnify the Department of Infrastructure, Local Government and Planning, the Office of the Queensland Government Architect, Competition Registrar, each Organising Committee member, Jury member and all their respective officers, employees, contractors, agents and associates and keep them indemnified in respect of any loss suffered as a result of:
- (a) breach of these Competition Conditions by the Entrant or any associate;
 - (b) negligence of the Entrant or any associate, and
 - (c) any unlawful act, omission or fraud of the Entrant or any associate. Such indemnity does not apply to the extent that the loss is caused or contributed to by the Department of Infrastructure, Local Government and Planning, the Office of the Queensland Government Architect, Competition Registrar, any Organising Committee member, or Jury member.
- 16.16 These Competition Conditions are governed by the laws applying in the State of Queensland.
- 16.17 The parties submit to the non-exclusive jurisdiction of the courts of Queensland.
- 16.18 The Entrant must comply with all relevant laws in preparing and submitting their entry and participating in the Competition.
- 16.19 To the extent of any inconsistency between the Conditions and the Brief, the terms of the Conditions will prevail.

Photography Credits

01. Keperra House, A–CH, photographer Alicia Taylor.
02. Fitzgibbon Core Apartments, Arkhefield, photographer Graham Phillip.
03. Coolum Beach House, Majstorovic Architecture, photographer Scott Burrows-Aperture Photography.
04. Annie Street House, O’Neill Architecture, photographer Scott Burrows.
05. Tiny House on Wheels, Tiny House Company.
06. Rowlock, Attewell Street, Nundah, Brisbane, bureau^proberts.
07. Atria at Hamilton Reach, Arkhefield, photographer Scott Burrows.
08. Coorparoo Village – The Village Retirement Group, S3 Architects, photographer Scott Burrows.
09. Cornwall Apartments, New Farm, Donovan Hill
10. Karboora House, O’Neill Architecture, photographer Scott Burrows.
11. Blackwood Street, Arkhefield, photographer Scott Burrows.
12. Cox Architecture, Constance Street – Affordable Housing, Fortitude Valley, Brisbane, photographer Christopher Frederick Jones.
13. Laneway House, 9point9 Architects.
14. West End House, KIRK.
15. Laneway House, 9point9 Architects.
16. Happy Haus White Series Prototype, Vokes and Peters (whilst at Owen and Vokes and Peters), photographer Jon Linkins.
17. Yaroomba Mini-House, Majstorovic Architecture, photographer Wayne Barbe.
18. Cotton Tree Housing 1995, Clare Design, photographer Richard Stringer.
19. Angus Munro (Marc&Co Architects) and Craig Channon (Channon Architects), photographer Scott Burrows.

Brit Andresen’s portrait by photographer Anthony Browell.



Queensland
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