

IMMIGRATION PLACE

A U S T R A L I A



Immigration Place
Invitation to Express Interest
& Design Competition Brief

IMMIGRATION PLACE

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Part 1 –

Invitation to express interest in the select design competition for Immigration Place

The Board of Immigration Place Australia is pleased to invite Expressions of Interest from design teams to participate in a single stage select competition for Immigration Place in Canberra - our National Capital.

We are committed to establishing a significant commemorative place for all Australians to meet, celebrate and reflect on our immigrant heritage and collective achievements. This place will be a beacon to welcome immigrants to their new home and it will encourage the continuing collection and sharing of past and future stories. In this way Immigration Place will be a special and memorable destination for all – one that will further enrich our national identity, culture and experience of country.

We are grateful to the Australian Government for reserving an outstanding site for Immigration Place within the Parliamentary Zone – the seat of government and in proximity to Australia's most significant cultural institutions.

Our intention is to raise funds to engage the winning design team to develop their proposal for approval and ultimately for construction.

We look forward to receiving Expressions of Interest to participate in this competition. We are confident that the talented Australian design community will respond with imagination in translating our aspirations into a place worthy of the nation's capital.



Lt Gen Laurie O'Donnell AC (Retd)
Chairman

About the client – Immigration Place Australia

The Client conducting this select design competition is Immigration Place Australia (IPA).

IPA is an incorporated not for profit organisation. The IPA Board is chaired by Lt Gen Laurie O'Donnell AC (Retd). Board members are Graham French, Imants Tillers, Emmanuel Notaras, Geoff Bowland and Johnny De Bortoli. PricewaterhouseCoopers is business adviser to the Board.

IPA encourages the collection of immigrant stories. At the time of this competition 1,665 stories had been 'crowd sourced' and published on the IPA website. Our mission is to continue to collect stories until completion of the construction of Immigration Place at which time, subject to the agreement of the National Archives of Australia, they will be transferred to their website – Destination Australia.

The Board is encouraged and supported in its endeavours by its ambassadors, sponsors and donors without whom the project would not be possible.

immigrationplace.com.au/about

Patron

In 2014 IPA welcomed Vince Sorrenti as the Patron of Immigration Place. Vince is one of Australia's most loved and leading comic entertainers. He is an outstanding Australian whose family heritage and personal achievement is a model story in our rich history of immigration.



In 2012 Vince Sorrenti won the coveted Mo Award for Australia's Best Stand-Up Comic for the fifth time!

Read more about Vince at vincesorrenti.com

The Design Selection Process

The design for Immigration Place Australia is being procured through a single stage select design competition endorsed by the Australian Institute of Architects and the Australian Institute of Landscape Architects. Participants will be selected from eligible respondents to this invitation to submit an Expression of Interest (EOI).

Subject to the availability of funds, it is the intention of IPA to engage the design competition winning team to develop their proposal sufficient to achieve approval from the National Capital Authority and both Houses of Parliament.

Expressions of Interest to participate in the select competition are encouraged from eligible teams:

These teams should have the passion, experience and capability to develop and deliver their design proposal for Immigration Place.

The EOI does NOT require the submission of a design proposal or of a fee proposal.

From the expressions of interest received **up to five teams** will be invited to participate in the select design competition.

An honorarium of \$8,000 will be paid to each participating team.
An additional \$5,000 will be paid to the authors of the winning scheme.

An eminent Jury will select the shortlisted participants from the EOI and will determine the winning proposal.

The EOI closes on 12 December 2014. The select list of participants for the design competition will be announced on 19 December 2014.

The submission date for the select competition is 2 March 2015 with the announcement of the winners on 21 March 2015.

The Competition Brief and Conditions are attached at Part 2 to assist design teams in responding to this invitation to express interest. These documents include the design aspirations and site context and describe the select competition submission requirements.

The Competition Adviser is Annabelle Pegrum AM LFRAIA

Eligibility to Express Interest

ELIGIBLE teams will:

- Include an architect who is registered to practise in Australia.
- Include a landscape architect who is a member of the Australian Institute of Landscape Architects.

Multidisciplinary teams are encouraged. By way of example, such teams may include engineers, artists, artisans and curators as well as other design professionals.

Because of the competitive nature of the design selection process, people may be members of more than one team only with the written agreement of the relevant team leaders.

The following people are NOT ELIGIBLE to express their interest or to participate as entrants in this select design competition:

- Members of the Jury
- IPA Board members
- Officers of the National Capital Authority
- The Competition Adviser
- The employer/employees or the spouse/partner/children of any of the above.

EOI Submission Requirements

The EOI submission shall:

- Include a clear statement to describe what makes the team 'right and special' for this particular design project;
- Nominate the team leader and give their email and telephone contact details. This person will represent the team and be the primary contact person for IPA. The team leader must be an Australian citizen or a person with permanent residency status.
- Nominate the team members and their respective roles.
- Summarise the relevant experience and capability of team members.

The EOI shall NOT include a concept design or a fee proposal.

EOI submissions must be made electronically. The EOI submission must not exceed six (6) A4 pages (including any images) with text at no less than 11 point font size. The submission must be in PDF format with a maximum file size of 10 MB.

EOI Submission Address:

EOI submissions shall be uploaded to the Competition Adviser at:
immigrationplace.com.au/design

EOI Key Dates 2014

Open EOI	Tuesday 18 November
Close EOI	11 pm AEST Friday 12 December. <i>Late responses will not be considered.</i>
Shortlist selected and advised	Friday 19 December

EOI Selection Criteria

In determining the select list to participate in the design competition the Jury will consider:

- The synergy of the design team with the aspirations of the project.
- The capability and experience of the team leader.
- The experience of the team in designing high quality projects that integrate commemoration or symbolism with public place making.
- The capability of the team to develop and deliver a quality project of similar scale and complexity from design to construction.

The selection criteria are not weighted.

The Jury

The nine Jury members who will select the participants and determine the winning proposal are:



Kerry Clare LFRAIA (Chair)

Kerry Clare is Director, CLARE DESIGN, Sydney; Professor at the School of Architecture + Built Environment, University of Newcastle; Visiting Professor, Abedian School of Architecture, Bond University; and Honorary Senior Fellow at the University of the Sunshine Coast. Kerry established Clare Design on the Sunshine Coast in 1979 (with partner Lindsay Clare) and has been producing architectural projects for 35 years including housing, commercial and major urban and public buildings. Since 1982, Kerry and Lindsay have received 47 awards from the Australian Institute of Architects for housing, public recycling, civic, environmental and commercial projects. Kerry and Lindsay Clare are the recipients of the Australian Institute of Architects Gold Medal 2010 – the Institutes highest accolade that recognises distinguished service by Australian architects in the advancement of architecture.



Howard Tanner AM LFRAIA

Howard Tanner is a Sydney architect well known for his books, articles and exhibitions on architecture, landscape design and history, and early 20th century photography. He has studied appropriate new architecture for established cities world-wide, and has taught at the University of Sydney and most recently as a Professorial Fellow at the University of Canberra. His appointments have included being Chair of the NSW Heritage Council, National President of the Australian Institute of Architects, and Chair of the 2009 Australian Architecture Awards. In 1974 he established the award-winning architectural practice that is now Tanner Kibble Denton Architects. In 2013 Howard Tanner was appointed as a Member of the Order of Australia 'for significant service to architecture, and heritage conservation'.



Professor Alec Tzannes AM LFRAIA

Professor Tzannes is Dean of UNSW Built Environment, a Professor of Practice and the Director of Tzannes Associates, an architecture and urban design practice that has received more than 80 state and national awards for excellence. His projects include the Federation Pavilion and Federation Place at Centennial Park. Professor Tzannes received the 2007 President's Medal from both the Royal Architectural Institute of Canada and from the American Institute of Architects. He is an Honorary Member of these institutes, an Honorary Fellow of the New Zealand Institute of Architects and a Fellow of the Australian Institute of Building. In 2014 Alec Tzannes was appointed as a Member of the Order of Australia for 'significant service to architecture, as a practitioner and educator, and through professional organisations'.



Graeme Dix RAIA

Graeme Dix is a director of Sydney based multidisciplinary design studio Johnson Pilton Walker. The firm is the recipient of many design awards for excellence. Graeme has a broad range of experience in Australia and overseas. He has been closely involved with several award winning projects of national significance in Canberra. He was project director for the National Portrait Gallery, which opened in 2008, and the National Workers Memorial in Kings Park dedicated in April 2013. Graeme Dix is currently working on a range of projects including a masterplan for the South Australian Museum and the Art Gallery of NSW which aspires to transform one of Australia's oldest arts institutions into a cultural destination for the 21st century.



Adrian McGregor FAILA RLA MPIA MAIH

Adrian McGregor is the founding principal of McGregor Coxall, landscape architecture and urban design. He has over twenty six years international experience working, teaching and writing about urban design, landscape architecture and the environment. Nominated as one of Sydney's 100 most creative people, his expertise lies in combining development feasibility, politics, culture and ecology with a passion for design, to create sustainable places in the built and natural environments. His design and mediation skills have been successfully applied to many projects bringing communities, authorities and developers together. Adrian founded biocitystudio.com in 2006 and is in demand as an internationally acclaimed lecturer and author. Adrian McGregor teaches the Biocity Studio at the University of New South Wales.



Oliver Kratzer LFDIA

Oliver Kratzer is the founder and creative director of Ideal Industrial, an award winning industrial design consultancy. He is the recipient of multiple Australian and international design awards including the United States Gold Industrial Design Excellence Award and is a passionate advocate for professional design. Oliver is chairman of the Australian Design Alliance and was National President of the Design Institute of Australia 2010 to 2012. He was a member of the inaugural Australian delegation to Beijing Design Week 2014, is a member of the UNSW Built Environment Dean's Advisory Board, and appeared as guest judge on ABC TV's 'New Inventors'. Oliver Kratzer has authored numerous articles, presented, judged, assessed and advocated all in the name of great design.



Imants Tillers

Imants Tiller is one of Australia's most internationally successful contemporary artists. He is a member of the Board of Immigration Place Australia. Imants represented Australia at the 1986 Venice Biennale, won the Grand Prize at the Osaka Painting Triennial, Japan, 1993, and in 2006 was the subject of a major retrospective at the National Gallery of Australia. Recently he was included in the landscape-themed Australia at the Royal Academy, London, and a collaboration with Michael Nelson Jagamara was displayed at the Musee d'Aquitaine, Bordeaux, France, 2013. In 2014 Imants Tillers' work formed the connection between work by Papunya Tula artists and Giorgio de Chirico in House of Dreams: Aboriginal Art meets de Chirico at the Carlo Bilotti Museum, Rome.



Graham French

Graham French is the Vice Chairman of the Board of Immigration Place Australia. As a graduate of architecture he began his career in Canberra working for Commonwealth Works. He spent nine years at Leightons where he held several roles including Project Manager, Managing Director of Leighton Property Pty Ltd, and General Manager Australia of Leighton Project Management, Technical Services Division. Between 1980 - 1983 Graham was Deputy Director General of NSW Department of Housing, and between 1992 – 2000 he was the Chief Executive Officer of Bovis Australia. He has consulted widely and has been a member of many professional and community boards and committees. Graham French has been a key driver in the development of the Immigration Place project.



Malcolm Snow BRTP (Hons), MLArch, FAILA

Malcolm Snow is the Chief Executive of the National Capital Authority. He has had a diverse career working with and as a member of statutory and commercial boards and as a senior executive including as Head of Urban Design with the City of Melbourne, Director of Urbis, and CEO of South Bank Corporation in Brisbane. Malcolm is one of Australia's leading place makers and managers and was the inaugural Chairman of the Place Leaders Association. He is acknowledged for his place design and development experience and his advocacy for creating better cities. Malcolm Snow has led major city revitalisation programs throughout Australia, Asia and the United Kingdom as an urban planning consultant and advisor to all spheres of government.

Part 2 – Select Competition Brief

All cultures create emblems whose primary purpose is commemoration – the celebration of people, events or ideas that have meaning and value for the community. The importance of commemoration as a means of representing, reinforcing and transmitting collective values is demonstrated by the variety of ways in which it is expressed. Commemorative works are a physical expression of prevailing ideas and beliefs within the community... their strength resides in the fact that they remain as constant markers to be appreciated by generations to follow. Such works when located in a country's capital city, have a special national significance.

National Capital Authority: Guidelines for Commemoration in the National Capital

Aspirations

Immigration Place will be a nationally significant commemorative place in the heart of Australia's National Capital. It will be a place where Australians and visitors to our country can reflect on and celebrate our migrant history and the contribution of immigrants and immigration to our nation's community and culture. It will be a meeting place, a focus for collecting and sharing stories and a place of welcome for migrants and new citizens.

Immigration Place will:

- Provide a rich commemorative experience reflecting on Australia's migrant past, present and future
- Celebrate the continuing contribution of immigrants to Australia's culture, values and identity
- Explore the unique history of migration to Australia
- Display evocative images that draw on migrant stories and memories
- Stimulate interest in the Australian migrant story and build cultural awareness
- Encourage interaction and dialogue to enhance knowledge
- Engage the public – young and old – to foster mutual understanding and appreciation of cultural diversity and so contribute to our unity as a nation
- Complement and enrich the visitor experience of cultural attractions in the Parliamentary Zone.

Symbolic Cues

Immigration Place should embrace powerful symbolism to translates and interpret:

- Recognition of the First Australians before European migration.
- The crossing of oceans by many peoples from distant lands and cultures.
- The synergies between Australia's development and the waves of migration.

Design Parameters

Proposals for Immigration Place should:

- Demonstrate design excellence.
- Complement and enrich the Parliamentary Zone as ‘the place of the people, accessible to all Australians so that they can more fully understand and appreciate the collective experience of this country’ (National Capital Plan).
- Respect the heritage values of the Parliamentary Zone.
- Establish a distinctive visual presence when viewed from Kings Avenue.
- Establish a discrete visitor destination.
- Have a strong landscape character.
- Respect the siting parameters established by the National Capital Authority.
- Convey in form, design language and substance the aspirations for Immigration Place in an interpretive rather than a literal way.
- Accommodate the existing substation and require minimal disruption of in ground services.
- Respect and enhance the setting and character of East Block, the building currently housing the National Archives of Australia.
- Create a legible spatial experience for visitors from arrival to departure and when moving from Immigration Place to East Block.
- Provide a visual separation from the adjacent surface car park.
- Support the conduct of periodic ceremonies and events including appropriate power, sound and lighting infrastructure (assume a ‘cast’ of up to 10 people and an ‘audience’ of at least 50 people).
- Provide a meeting and gathering place that is the focus of the experience and gives weather protection for visitors (assume up to 50 people circulating at any one time).
- Allow for school groups to muster (assume up to 40 children at any one time).
- Integrate lighting and way finding in a sensitive manner to complement the intent and integrity of the design and of the site context.
- Take account of the content security, maintenance and longevity challenges of any proposed digital or electronic technologies for exhibition display.
- Include an accessible record of registrant names (some 5,000 names)
- Not include donor or sponsor names as a physical part of the design (digital recognition may be considered).
- Be robust and durable with a projected life span of 100 years.

The Site

Context

The Australian Government has reserved a prestigious site for Immigration Place in the Parliamentary Zone in Canberra – Australia’s National Capital.

The National Capital Plan is the statutory plan that ensures that *Canberra and the Territory are planned and developed in accordance with their national significance*. The National Capital Plan provisions for the Parliamentary Zone apply to this site. The provisions can be found at:

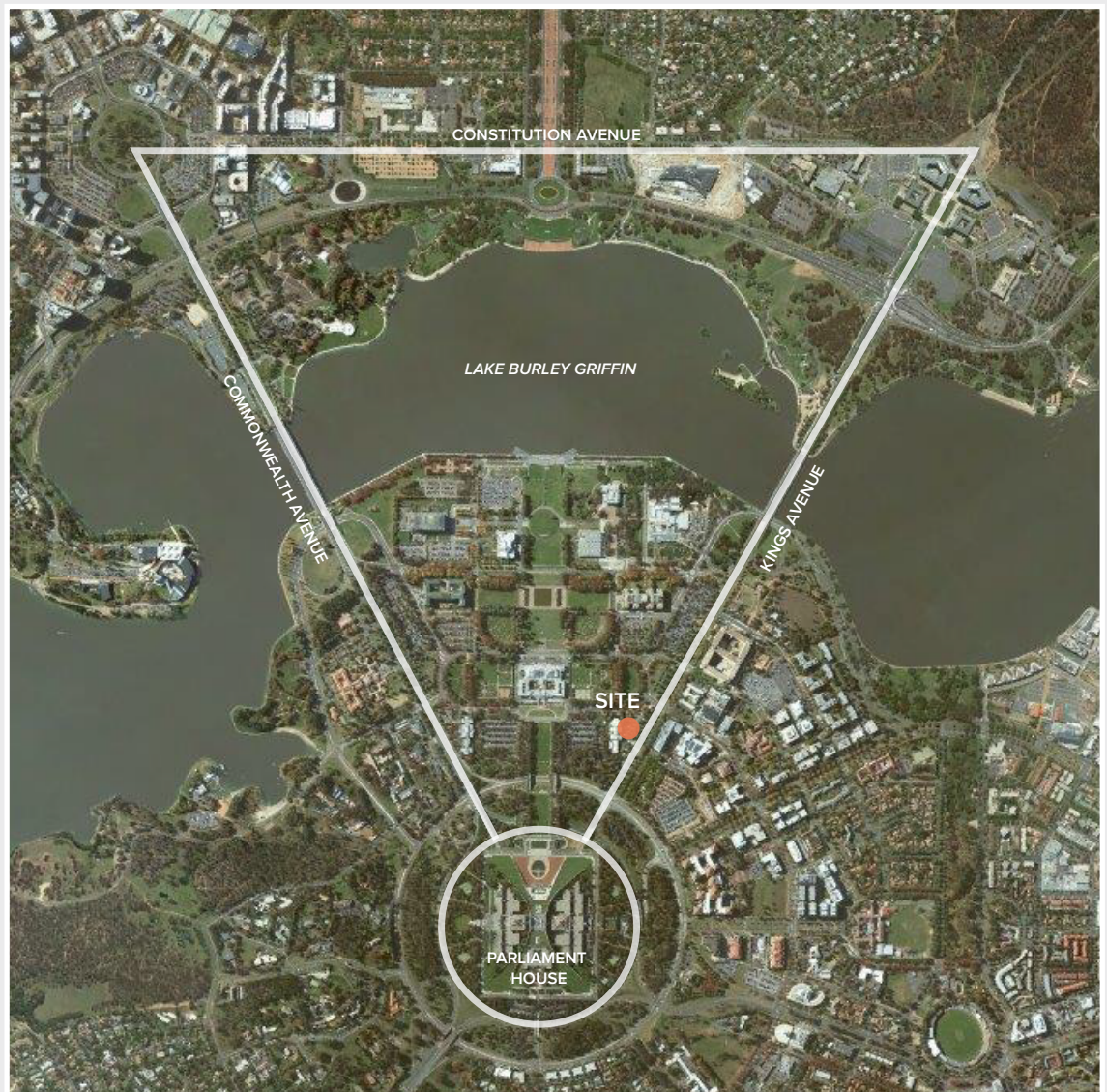
http://www.nationalcapital.gov.au/downloads/planning_and_urban_design/NCP/NCP_AppT_Through_W.pdf

The Parliamentary Zone is part of the Parliament House Vista which is central to the 1912 Walter Burley Griffin design for Canberra. This ‘vista’ is entered on the Commonwealth Heritage List in accordance with the *Environment Protection and Biodiversity Conservation Act 1999*. The Parliament House Vista Heritage Management Plan can be found at:

https://www.nationalcapital.gov.au/index.php?option=com_content&view=article&id=1541&Itemid=377

The site is adjacent to one of Canberra's oldest government buildings – the 1926 East Block which is currently occupied by the National Archives of Australia – and faces Kings Avenue which defines the eastern edge of the National Triangle.

The location and setting will allow Immigration Place to have a subtle yet distinctive presence within the precinct and a visible profile from Kings Avenue.



Scale

The site area is 854 square metres. The site slopes approximately 1 metre from south to north, approximately 0.25 metres from east to west, and is generally level with the Kings Avenue footpath.

Landscape Plantings

The site plantings contribute to the landscape structure and setting of the Parliamentary Zone. Tall tree plantings of *Cedrus* and a hedge of *Ulmus* line the Kings Avenue pedestrian footpath at the eastern 'edge' of the site. A row of trees also bounds the western site boundary. These trees are quite widely spaced yet clearly define the site perimeter and are to be retained. There are three *Quercus palustris* (Pin Oaks) within the site area that are in poor condition and are not part of the important landscape structure.

Together with the topography the plantings give the site a natural sense of containment and introspection that is well suited to the aspirations of Immigration Place.

Access

A small surface carpark (less than 35 car spaces) to the north of the site is accessed from Queen Victoria Terrace. This car park provides good vehicular access but detracts from the visual setting of East Block and the site, requiring special design attention.

No further car parking is required for Immigration Place.

Relatively level pedestrian access from the surrounding national attractions and from Queen Victoria Terrace to Kings Avenue enhances the potential of the site as a visitor destination.

Services

The site is well serviced with water and power and has access to communications and digital broadband. However, the site is also constrained by significant in-ground infrastructure and a large substation within the southern edge of the site – all of which would be costly to remove or relocate.

The National Capital Authority has provided drawings and photographs of the site and a survey that identifies trees to be retained and service infrastructure. These are included in the Resources to this brief on the competition webpage.

immigrationplace.com.au/design





National Capital Authority Siting Parameters

For the purposes of this commemorative place the National Capital Authority has prescribed the site and curtilage for any part of the proposal.

The Authority requires that the following siting parameters are respected with a design proposal that:

- Has a moderate scale no greater than one storey of West Block or 4.5m in height.
- Has form and massing that is largely transparent and maintains substantial visibility of the entryway to the National Archives from Kings Avenue.
- Relates to Kings Avenue, Queen Victoria Terrace and to the East Block building.
- Maintains and improves access and movement around the site, the National Archives and the surrounding area.
- Preserves and protects valued trees on the site.
- Preserves and reinstates the landscape structure of Kings Avenue and of the East Block building.
- Supports accessibility and movement for all levels of mobility.

The site and curtilage and associated CAD files (provided by the National Capital Authority) are included in the Resources to this brief on the competition webpage.

Climate

Canberra's inland location and altitude give rise to warm to hot summers (average 28°C to 13°C) and cold winters (average 11°C to 1°C). Daily and annual temperature ranges are more extreme than in other Australian capital cities. Prevailing winds are from the west and northwest. In summer cooler easterly breezes often alleviate the heat in the evenings.

Frosts and fogs are common in winter with an average of 99 days of frost and 44 days of fog each year. Canberra's high diurnal temperature ranges and prolonged exposure to high levels of ultra violet radiation can each lead to the accelerated degradation of some building materials and finishes. The average annual rainfall is 629 mm, with greater levels experienced in October and November. The lowest rainfalls are in June and July. Drought is not uncommon.

Detailed information may be found at: bom.gov.au/nsw/canberra/climate.shtml

Building Materials

The National Capital deserves places that are constructed with high quality, beautiful and long life materials. Selection of materials may include those that are innovative or crafted for the purpose of making Immigration Place but all should be low maintenance, durable and conducive to high levels of use.

Budget

As a guide for the design of Immigration Place, an indicative project budget has been estimated at an upper limit of \$5M including all fees.

Part 3 – Select Competition Conditions

Competition Submission Requirements

Competitors shall submit 4 X A1 presentations (boards) mounted on 5mm foam core (or a material of a similar light weight that resists bending). Framed or other heavy submissions will not be accepted. These boards may be used for a travelling public exhibition.

The presentations shall incorporate:

- A site context image to establish the relationship of the design proposal to the East Block building, Kings Avenue, the northern surface carpark and any other key contextual elements
- A site layout at 1:100 scale
- Drawings at a scale sufficient to describe the proposal comprehensively
- Drawings sufficient to describe the landscape character
- Details sufficient to describe the materials being proposed and any particular commemorative elements
- A MAXIMUM 400 word statement (on the board/s) setting out the design philosophy.
- A USB with digital copies of the A1 boards in either PDF or JPG format with a file size not exceeding 8mb for each board.

The name of the competitor should be included on the submission.

Three dimensional or supplementary virtual models are not required.

Submission Address

Entries are to be submitted to the
Competition Adviser at:

immigrationplace.com.au/design

Team Presentations

Select teams will have the opportunity to present their proposal to the Jury in Canberra on Tuesday 10 March 2015.

Each team will have up to 20 minutes to describe their proposal as submitted, with a further 20 minutes to respond to any questions from the Jury.

The Jury decision will be advised to the teams on Friday 20 March with a media announcement on Saturday 21 March 2015 as part of Harmony Day.

Key Dates

2014

SHORTLIST SELECTED AND ADVISED	Friday 19 December
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2015

Question period closes	4pm Friday 30 January
Final Answers emailed to short list	By Friday 6 February
SUBMISSIONS RECEIVED	4 pm Monday 2 March
JURY MEETS /PRESENTATIONS	Tuesday 10 March
JURY DECISION ADVISED	Friday 20 March
WINNER PUBLICLY ANNOUNCED	Saturday 21 March - <i>Harmony Day</i>

Questions and Responses

The Competition Adviser will answer all questions about this competition.

Questions are to be emailed to the Adviser at: office@pegumjudd.com.au

The deadline for questions is **Friday 30 January 2015**.

Exhibition and Publication

Competition entries will be exhibited online and at the Gallery of Australian Design in 2015.

All entries and the Jury report will be available online. The IPA and the National Capital Authority reserve the right to also exhibit and publish submitted material in whole or in part elsewhere in Australia and/or overseas.

Competition Material

For the purposes of this competition, the term 'competition material' includes all submission documentation.

Competitors should retain copies of material submitted. IPA will take reasonable care of competition material but assumes no liability for material damaged during transit or while in possession. Competition material will not be returned to competitors. Competition material will become the property of IPA and will be archived.

Copyright

Competitors will retain the copyright and moral rights of attribution and integrity in their entry and the designs embodied in it, and grant to IPA an exclusive and irrevocable licence to use the design for any purpose associated with the publication, exhibition or promotion of Immigration Place or for any similar purpose.

No feature from an unsuccessful design will be incorporated into the execution of the winning design without first reaching written agreement with the author of the specific design feature.

Confidentiality

No competitor may disclose to the media or any other group or individual information relating to their or other entries in the competition prior to the winners being announced. Any enquiries from the media regarding this competition are to be directed to the Competition Adviser.

Arbitration

Decisions of the Jury – including the selection of competitors from the EOI process and the selection of the winning proposal - or of the Competition Adviser will not be subject to any judicial review, and no appeals concerning such decisions will be considered.

Disqualification

Entries may be disqualified if:

- An author of an entry improperly attempts to influence the Jury members or their advisers.
- The entry is received after the submission time (or is postmarked in Australia on or after the submission date).
- There is a breach of any competition provision or instruction.

The Competition Adviser will determine disqualification.

Conflict of Interest

A competitor who identifies a potential or actual conflict of interest must immediately notify the Competition Adviser. The Competition Adviser has absolute discretion to enter into discussion to seek to resolve the conflict of interest or to take any other appropriate action.

Abandonment

IPA intends to proceed with this design selection process and to engage the winning team to develop their design (refer post competition services). However, IPA reserves the right to discontinue with this design selection process for any reason, including if, in the opinion of the Jury, no EOI teams or no design is found suitable.

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Competition Adviser

The Competition Adviser is responsible for the planning and management of the design competition on behalf of IPA. The Adviser provides impartial advice to, and is the intermediary between, the competition stakeholders - IPA, the National Capital Authority and the Jury. The Adviser is the decision maker for those matters related to the administration of the conduct of the competition. The Adviser is not a member of IPA or of the Jury.

PegrumJudd are the advising consultants to the competition. Annabelle Pegrum AM LFRAIA is the Competition Adviser. She has extensive experience in the development and conduct of nationally significant design competitions.

Competition Adviser email:
office@pegрумjudd.com.au

Part 4 –

Post Competition Services

The IPA Board is the client for this competition.

Stage 1 – Design Development and Approval:

Subject to the availability of funds, it is the intention of IPA to commission the winning team to develop their design concept and prepare design documentation sufficient to achieve works approval from the National Capital Authority and from both Houses of Parliament. Such approval is equal to development approval and is required prior to any construction of works in the Parliamentary Zone.

To that end, IPA intends to enter into negotiations with the winning team leader to detail the scope of design services required, the sub consultant contractual arrangements and to negotiate a fee. IPA proposes to use an industry standard form of agreement.

If agreement on the scope and fee cannot be reached IPA reserves the right to terminate any such negotiations. If this occurs IPA reserves the right to choose to enter into negotiations with another of the select teams to develop their design, to select another designer that has not been a party to this process or to not proceed with the project. Please note that the honorarium and the \$5,000 bonus for the winning design is independent of and is not linked to any fee negotiations.

Stage 2 – Documentation and Construction:

On behalf of the Australian Government the National Capital Authority is the asset 'owner' of all public commemorative places in the Parliamentary Zone.

In the absence of a design IPA has not determined whether to proceed with a lump sum contract or to engage a project/construction manager to deliver the works. Regardless of the delivery mechanism, IPA intends to commission the winning team to complete construction documentation and to provide (at a minimum) design quality control to project completion. Whether it does so as a separate contract for administration or by novation (to a project/construction manager) is yet to be determined.

Part 5 –

Planning Governance & Approval

The National Capital Authority manages the Australian Government's continuing interest in planning and development of Canberra as the Australian National Capital.

The National Capital Authority is established under the Australian Capital Territory (Planning and Land Management) Act 1988.

The National Capital Authority looks toward a *National Capital that symbolises Australia's heritage, values and aspirations, is internationally recognised, and worthy of pride by Australians.*

The Authority is responsible for the preparation and administration of the National Capital Plan. The Authority is also responsible for the approval of works in areas of special interest to the capital - these are called Designated Areas in the National Capital Plan.

The site for Immigration Place in the Parliamentary Zone is a Designated Area and the design will therefore require approval by the Authority. Development in the Parliamentary Zone also requires the approval of both Houses of Parliament because the precinct is central to the Griffin's layout for the capital, is the contemporary seat of government and is arguably the cultural heart of Canberra.

Intelligent and sensitive attention to the heritage provisions for the Parliament House Vista will be of special importance in obtaining these approvals.

The Authority also manages public assets in the Parliamentary Zone and for this reason will be responsible for the ongoing maintenance of Immigration Place.