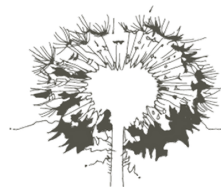




ILLUMANATE

Living Building Challenge
Design Competition 2023

Competition Brief v1.2
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LIVING FUTURE
INSTITUTESM
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Competition Brief

Introduction

The **ILLUMANATE Living Building Challenge Design Competition** asks us to imagine what a *socially just, culturally rich, and ecologically restorative* adaptive reuse looks like within the new mixed-use community known as LUMA.

Hosted by the **Living Future Institute of Australia** in partnership with **Development Victoria**, this ideas competition for a real building on a real site asks designers to conceive something never before seen: a repurposed heritage-listed building that can achieve the **Living Building Challenge™**.

This Competition is not simply about winning a prize: it is about laying the groundwork for transforming how the built environment is created, used, and maintained, showcasing ideas that can be shared to create better places worldwide.

Development Victoria

Development Victoria is a government agency partnering with industry and community to transform ambitious ideas into reality. And together, we deliver places that make a genuine difference to the people of Victoria. We balance community needs with commercial discipline – and our experience shows that sustainable, livable places deliver the best long-term return for all.

The Living Future Institute of Australia

Established in 2012, the Living Future Institute of Australia (LFIA) is an Affiliate of the International Living Future Institute (ILFI) - an environmental NGO committed to creating communities that are socially just, culturally rich and ecologically restorative. It operates the Living Building Challenge™, the built environment's most ambitious performance standard, as well as many other visionary programs.

The Living Building Challenge

What if every single act of design and construction made the world a better place?

The Living Building Challenge (or ‘LBC’ for short) is a certification program, advocacy tool, and philosophy defining the most advanced measure of sustainability in the built environment today. It asks us to imagine a building that is as efficient as a flower; a simple symbol for the ideal built environment. The Living Building Challenge is organised into seven performance areas, known as ‘Petals’: Place, Water, Energy, Health and Happiness, Materials, Equity, and Beauty.

Living Buildings:

- Are regenerative buildings that connect occupants to light, air, food, nature, and community.
- Are self-sufficient and remain within the resource limits of their site.
- Create a positive impact on the human and natural systems that interact with them.

The ILLUMANATE Design Competition pushes the LBC into new territory.

When ‘the Challenge’ was launched in November 2006, we took a leap of faith. We called on the world’s leading thinkers and practitioners to create buildings that support the ecosystems they inhabit. These buildings would have to respond to the unique ecological and cultural circumstances that give each place its distinct character. What we’ve seen since has been amazing. Early Living Building Challenge projects have now gone through rigorous post occupancy evaluations and achieved full certification. We know it is possible to create new buildings that can meet the highest standards for sustainability.

Now we’re asking whether the adaptive reuse of an existing heritage-listed building can do the same.

The Place

The site is in Sunshine North, a suburb of Melbourne 13 kilometres northwest of the city, located within the new residential community of LUMA and in the City of Brimbank Local Government Area. The site location is at 247-251 on the east side of St Albans Road, and south of the Western Ring Road.

The Wurundjeri and Bunurong people are the custodians of the land in the Port Phillip Bay region, including parts of what is now known as the City of Brimbank. The Victorian Aboriginal Heritage Council determined the northern part of Brimbank as Wurundjeri Land and the southern part as Bunurong Land. The north part of Brimbank lies within the area occupied by the Kurung-Jang-Balluk and Marin-Balluk clans of the Wurundjeri people also known as the Woiwurrung language group, who form part of the larger Kulin Nation. Other groups who occupied the land in the area include the Yalukit-Willam and Marpeang-Bulluk clans. A number of Aboriginal archaeological places are located in Brimbank Park.

Sunshine evolved as an industrial and residential suburb situated at the junction of the railway lines to the Victorian cities of Ballarat and Bendigo and remains well connected via public transport links. The suburb at the heart of Melbourne's west is home to many cultures and migrants who have shaped its history, with many second-generation Australians arriving after World War 2. Today, the three largest cultural populations in the City of Brimbank are Vietnamese, Australian and English.

The site forms a part of the Sunshine North Development Plan which was approved in 2019. The broader Development Plan will facilitate a mixed-use development with residential, retail and community uses within the well-serviced Sunshine National Employment and Innovation Cluster. The non-residential uses and new public open space intends to invite and benefit residents of the site and the wider area.

The Development Plan dictates that significant features within the site will be protected, with retention of heritage assets and vegetation of an appropriate arboricultural value. These will be arranged around a new road and open space network that provides permeability through the

site, including linkages to a waterway known as Stony Creek, and existing residential areas to the northeast.

The Design Competition site itself consists of an adaptive reuse of an existing heritage building as well as consideration for adjacent land, part of the heritage listing. Previously obtained heritage advice for the site suggests that in general terms, no new development should be undertaken within the Heritage Overlay Area (HOA), which includes the existing car park alongside St Albans Road (in front of the building) and all vegetation in the HOA should also be retained. The expectation is that any new structures on the broader site should not impinge on the important spatial and visual relationships between the existing building and its landscape. An additional parcel of land was originally conceived as “Supplementary Parking Area (SPA)” to support future intended uses of the community hub, and is included in this design competition to be reconceptualised by competition entrants. Entrants who wish to challenge heritage aspects raised in this brief are strongly encouraged to include a narrative to complement their design.

The Building

Development Victoria acquired the Former Melbourne and Metropolitan Board of Works (MMBW) Western Regional Complex from City West Water in November 2015. The complex which was later known as the 'City West Water Administration Building and Depot Site' is a significant building that was designed by architectural firm A.K.Lines, MacFarlane and Marshall, and built in 1972. The building is two storeys, expressed with clean, horizontal lines and constructed in cream brick and dominant board-marked off-form concrete. The building's principal elevation is to the southwest, expressing a linear line of angled windows. In 1984/5 and 1989, later additions were made to the rear of the building at the northeast.

As a good example of Brutalist architecture of the mid to late twentieth century, the former MMBW Western Regional Complex has been included within a Heritage Overlay in the Brimbank Planning Scheme (HO149). The building complex, carpark and trees within the front setback, form part of the overlay which extends to St Albans Road. The overlay also includes tree controls. This complex is not subject to any other heritage controls at a state or national level.

Elements of the building have been labelled as either having 'Primary Significance' (the original construction in 1978-80), 'Contributory Significance' (external walls and structure, central core walls and additional staircases from 1987 and 1988 alterations) or 'No Significance' (altered fabric internally, including later partitions, floor coverings, ceiling tiles, toilets and sanitary facilities, interior spaces). We therefore anticipate that designs should be largely concentrated on interior spaces and within the spaces defined as carrying no significance. However, where external fabric alterations are proposed, they should be considered to be located on concealed facades or areas of Contributory Significance. In addition, the building is highly unlikely to accommodate additional storeys above or below, i.e., proposing basements or constructing higher levels is discouraged.

The Competition Brief

In simple terms, the brief is twofold: come up with an adaptive reuse design that can theoretically achieve Full Certification under version 4.0 of the Living Building Challenge; and in doing so, design a facility that provides the local residents and broader catchment area with the community services they need. Whilst this is currently an ideas competition, the brief is seeking a mix of practicality, commercial viability and exploration.

The intent is for the building to be a vital community hub that includes (but is not necessarily limited to) the following uses:

- 90-120 place childcare centre;
- family health and wellbeing services (e.g. a gym, allied health, pharmacy);
- commercial office space (e.g. co-working);
- space for education and training;
- café or social gathering space;
- multifunctional creative space (e.g. makerspace, exhibition space);
- community garden;
- some car-parking with EV charging

Given the intent to provide mixed-use services that encourage social connection, the above uses are deliberately loosely-defined, giving entrants the opportunity to explore and propose how they would fit within the existing building and immediately adjacent land as defined by the heritage listing. Design competition entries are also free to propose hours of operation for the various spaces, which should be reflected in any modelling, e.g., energy and water.

Eligibility

To be eligible to enter, all individuals must be over 18 years old at the time of entry, or have prior parental or legal guardian consent to enter. Individuals can enter as a single person or as a group / consortium. Multiple entries are acceptable but each entry must be registered separately.

Design teams located in Australia and/or New Zealand are eligible. **This includes those who are citizens of other countries who currently reside in Australia or New Zealand.**

The formation of interdisciplinary competition teams is encouraged, and you are invited to collaborate with professions not usually included in the development of the built environment.

Registration

All Entrants must register for the Competition via the online form on <https://living-future.org.au/living-building-challenge-design-Competition-2023-registration>

by 11:59 pm (AEST) on Friday 29th September 2023.

Competition documents will be provided to registered entrants.

Timing and Document Submission Guidelines

The design Competition commences at 6:00 am (AEST) on Wednesday 26th July 2023.

The Competition closes at 11:59 pm (AEDT) on Friday 27th October 2023.

Entrants will be sent a submission link upon registration. Completed entries should be uploaded to this link **prior to** 11:59 pm (AEDT) on Friday 27th October 2023. The time of entry will be deemed to be the time the entry is uploaded and not the time of transmission by the Entrant.

Submissions

To be eligible for consideration, all entries must include the following:

1. Completed submission form and entry fee

A submission fee of AUD \$250 per entry is required from professional firms, \$100 from individuals (or teams of no more than two people), and \$25 for student teams. All amounts are excluding GST.

2. A maximum of three A1 sized boards

These are to contain the schematic design and include, at a minimum:

- a. Proposed Site Plan
- b. Proposed Floor Plans
- c. Proposed Building Sections
- d. Diagram(s) that illustrate site responses to the Living Building Challenge Imperatives
- e. Diagram(s) or schedule(s) to express the proposed construction materials
- f. A minimum of one 3-dimensional exterior image showing the design in context
- g. A minimum of one 3-dimensional interior image expressing what it feels like to be inside

Note that all imagery submitted must be provided on these three boards.

3. LBC Narrative

A maximum 2,000 word standalone text-only narrative describing how the proposal achieves the Living Building Challenge 4.0 requirements. This must be a standalone document containing text only (no images).

4. Cost Narrative

A maximum 750 word standalone narrative describing techniques for delivering an affordable solution, and minimising construction costs. Note - this does not need to be a fully-costed proposal; rather, a document that describes the Entrant's approach. This must be a standalone document (that may contain tables and graphs).

5. Advocacy for a Living Future

A list of organisations to whom any ‘advocacy correspondence’ was sent, i.e., correspondence to organisations that have the ability to improve our collective Place, Water, Energy, Health and Happiness, Materials, Equity, and Beauty. This must be a standalone document containing text only (no images).

6. “People’s Choice Award” Poster

A single A1 (portrait orientation) poster that summarises the submission. The content provided on this A1 poster is at the discretion of the competition Entrants, i.e. may include a mixture of narrative, imagery, calculations, diagrams, etc.

Note that these posters will be exhibited at the LFIA Symposium 2023 for people to view and to vote, but will NOT be provided to the Competition Jury members. As such this A1 poster must not contain any information that is not provided elsewhere in the submission.

All entries have the OPTION to add the following to their submission to help describe their proposal:

7. A short poem

This optional piece of writing that uses imaginative words to share ideas, emotions or a story with the reader should be notionally 60 words or less. This must be a standalone document containing text only (no images).

8. Project Video

A 9:16 ratio video in either portrait or landscape, with a maximum length of two minutes.

IMPORTANT:

- Submitted documents must be de-identified, i.e. not include any reference to individual team members or companies involved in the design unless instructed otherwise.
- Text-based parts of the entry must be in English.
- Incomplete, indecipherable or illegible entries may be deemed invalid.

Judging Criteria

The Competition will be judged separately by a panel of judges (Judging Panel) appointed by the Living Future Institute of Australia (LFIA) with the exception of the “People’s Choice Award”.

Entries must be grounded in reality and will be judged at the level of a concept / schematic phase of a typical design project.

Judging criteria are as follows:

ITEM	DETAIL	WEIGHTING
Addressing the LBC Imperatives	Credit is awarded for each of the Living Building Challenge Imperatives that are addressed, considering the level of clarity, completeness, and creativity.	34%
Functionality	Credit is awarded for designs that fulfill the requirements of the brief for a successfully-functioning community hub, considering accessibility, usability, maintenance, etc.	33%
Realisation potential	Credit is awarded for designs that could be delivered from a technological (current and proven technology) and financial (likely reasonable cost) perspective. The winning idea(s) should encourage a deeper study of how proposed visions might be brought to reality, and attract new development partners.	33%

Prizes

The Judging Panel will select:

- One (1) entry to be the overall winner of the Competition (Winner) to be awarded the Prize. The First prize will include \$15,000 cash, payable via invoice and bank transfer in Australian dollars.
- One (1) entry to be the overall Runner-Up of the Competition to be awarded the Prize. The Runner-Up prize will include \$5,000 cash, payable via invoice and bank transfer in Australian dollars.
- One (1) entry to be the winner of the Design Student category of Competition to be awarded the Prize. The First prize for the Design Student Category will include \$3,000 cash, payable via invoice and bank transfer in Australian dollars. Students must be enrolled in a university course in **Australia or New Zealand** during the Competition timeframe.
- Two (2) entries to be the winner of the Design Student category of the Competition's Commendation Prize. The Commendation prize for the Student Category will include \$1,000 cash, payable via invoice and bank transfer in Australian dollars. **Students must be enrolled in a university course in Australia or New Zealand during the Competition timeframe.**

In addition,

- One (1) entry to be the "People's Choice Award", which is to be judged by attendees of the Living Future Institute of Australia Symposium on the 9th of November 2023. Each Submission will be individually judged based on merit and its ability to meet the Competition brief. It is possible for entries to be awarded both a prize as determined by the Judging Panel, and this People's Choice Award.

Special Requests

Consideration of local people and communities

Relevant components of the LUMA Development Plan, Social Context and Heritage Context have been summarised and included as part of a suite of Competition Documents provided to registered Entrants.

Being mindful of the Traditional Custodians and those who may represent these communities, we ask that Entrants respect their time and resources, and progress competition entries on the basis that partnership, engagement, and consultation is an ongoing process that Development Victoria is committed to. In other words, we're trying to avoid inundating Traditional Custodians and representative communities with queries or requests related to this Design Competition, and request that Entrants do the same, by reading the Competition Documents provided, and using the information shared within them as a basis for their entries.

Site visits

To give Entrants an equal platform, reduce travel burdens, and for safety, physical site visits are NOT part of this design competition. Photos, videos, drawings, and other assets are provided to registered Entrants to enable entries to be completed without physically entering the building or its surrounds. Entrants are kindly requested to avoid attempting to enter the site as it is an active construction site.

Enquiries

<https://living-future.org.au/living-building-challenge-design-competition-2023-designers-info-request>

Terms & Conditions

<https://living-future.org.au/wp-content/uploads/2023/07/B.-Terms-and-Conditions-v1.1.pdf>