

16 July 2018

Michael Cassel
Chief Executive Officer
Hunter Development
Corporation

854 HUNTER ST, NEWCASTLE 'THE STORE'
ALTERNATIVE DESIGN EXCELLENCE PROCESS

Dear Michael,

Further to our earlier response to your request for support a waiver for the design competition requirements applicable to 854 Hunter St, Newcastle in the Newcastle LEP, this project has since been deemed not to be state significant.

We note that the site in question triggers the requirement for an architectural design competition in the Newcastle LEP, to be run in accordance with the Director General's Design Excellence Guidelines. In relationship to the request for support for a waiver we note the following comments still stand:

- The process undertaken was a competitive tender with a design component. Only one scheme was presented to and considered by the Design Review Panel due to all other teams being excluded on non-design related criteria. . This is not equivalent to a design competition as outlined in the current Guidelines, however;
- A Design Review Panel (DRP) was established to review the submissions, the panel included membership from GANSW, the Newcastle City Council Urban Design Consultative Group (UDCG) and an independent panellist approved by the Proponent. Observers from Transport NSW are included in sessions regarding the public domain and interface with the NBI. All panellists have appropriate design expertise and no financial interest in the project. The DRP therefore meets the criteria of the Guidelines in regards to a jury for a design competition.

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- Notwithstanding the lack of a competitive design process, the chosen scheme is one that the GA believe to be of a high standard and is capable of achieving design excellence through further design development.
- The architects of the winning scheme are highly regarded and have a track record of delivering design excellence.
- The application to waive the requirement for a design competition is supported by Newcastle City Council.
- The continued involvement of the Design Review Panel through further development of the design has been proposed by HDC.

Revised recommendation

Given the notes above, the Government Architect will grant a waiver to the requirements for a design competition dependant on the following conditions.

A process of design integrity is to be established to ensure the competition winning scheme retains design excellence through to construction. This should include continuing review through design development by the DRP. A record of this process including DRP meeting minutes and proponent's responses should form part of the final development application to Council.

In response to a request to clarify the role of the Design Review Panel past the lodging of the Development Applications we provide the following information; The role of the Design Review Panel continues through to construction unless deemed unnecessary by the design Review Panel themselves. The DRP should continue to review the proposal through the documentation period to review;

- public domain design development
- materials and detailing,
- heritage interpretation strategies
- other issues arising through the design documentation phase.

Any significant changes (as would require a Section 96 modification application) should be reviewed by the Design Review Panel.

The Design Review Panel can also be reconvened at the request of the proponent, Newcastle Council, Hunter Development Corporation or Transport NSW.

The primary role of the Design Review Panel is to ensure the successful delivery of the stated aims of the project (from The Store Design Process Report and Request for Design Excellence Waiver- HDC);
'To deliver an outstanding urban design solution whereby high quality commercial, retail and residential offerings are integrated with the public domain and existing street networks.'

It should be noted that the recommendations above are specific to this project. They should not be taken as a precedent for the position the GANSW may take for other projects.

Sincerely,



Olivia Hyde
Director of Design Excellence