



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

3 November 2020

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
12 Darcy Street
Parramatta NSW 2150

Dear Jim,

DESIGN INTEGRITY PANEL ENDORSEMENT - 8-10 LEE STREET, HAYMARKET [SSD - 10405]

This letter has been prepared on behalf of the Design Integrity Panel (formerly the Design Jury) for the 8-10 Lee Street, Haymarket Architectural Design Competition in relation to the design integrity process. It provides endorsement of the design by the Design Integrity Panel (DIP) prior to the lodgement of the SSD DA.

ShoP and BVN, as the winning architectural team, presented the proposed scheme to the DIP on 14 October 2020 for their review and feedback following design development since the conclusion of the Architectural Design Competition in December 2019. The DIP participating in the design review comprised all members of the original design competition jury as follows:

Table 1 – Competition Jurors/ Design Integrity Panel

Juror	Title
Olivia Hyde (Jury Chair) (GANSW)	Director of Design Excellence, GANSW
Scott Hazzard (Proponent)	Head of Global Real Estate, Atlassian
Graham Jahn (CoS)	Director of City Planning, Development and Transport – City of Sydney
Kim Crestani (Proponent)	Registered Architect, Order Architects
Natalie Vinton (GANSW)	CEO and Heritage Specialist, Curio Projects
Edwin Chan (Proponent)	Architect, EC3 Architects (USA)

It is noted that the DIP presentation session occurred online and was observed by a number of members of the project team, as well as representation from the Department of Planning, Industry and Environment. Panel deliberations were observed only by Urbis in their role as Design Integrity Process Managers.

In accordance with the Jury Recommendations, the DIP feedback on the design presented at the meeting is as follows:

Table 2 Summary of Design Integrity Panel Feedback

Jury Recommendation	Panel Feedback
1. Design elements strongly supported in the scheme that should be retained in order to achieve Design Excellence:	
<ul style="list-style-type: none"> <i>The design and layout of the YHA levels of the building exhibit design excellence and are strongly supported by the Jury, particularly:</i> <ul style="list-style-type: none"> <i>The democratic access to services and amenities.</i> <i>The simple modulated approach.</i> <i>The scale and proportion of the atrium space which demonstrate a good human scale.</i> 	Design Integrity has been maintained even though the YHA has been reduced by 1 floor.
<ul style="list-style-type: none"> <i>The location of the “Town Hall” concept at the intersection of the low rise and high rise lift cores is strongly supported. It provides equitable access to the commercial levels within the building and exhibits Design Excellence.</i> 	Design Integrity has been maintained provided it remains in this location.
<ul style="list-style-type: none"> <i>The ‘double skin’ façade arrangement enables the sustainability and workplace ambitions to be realised. This exhibits Design Excellence and should be retained for both aesthetic design reasons and to help minimise reflectivity from the façade glazing onto surrounding public spaces and transport corridors.</i> 	Design Integrity has been maintained. Changes to the design have further strengthened the resolution of the architectural expression.
<ul style="list-style-type: none"> <i>The detailing with regard to the operable louvred elements are strongly supported and the Jury encourages further refinement and detailing to address the natural ventilation aspirations of the project.</i> 	Design Integrity has been maintained. Changes to the design have further strengthened the architectural expression and natural ventilation performance.

Jury Recommendation	Panel Feedback
<ul style="list-style-type: none"> <i>The soft, aerodynamic form and overall proportions of the building (including faceted glass) in both plan and elevation are to be maintained.</i> 	Design Integrity has been maintained. The overall form of the tower and its proportions have been retained and further refined.
<ul style="list-style-type: none"> <i>The Jury strongly support the spatial condition of inverted timber framed stepped back floorplates and landscaping elements within the facade, and this should be maintained.</i> 	Design Integrity has been maintained.
<ul style="list-style-type: none"> <i>The colour, shape, tones and textures illustrated on Page 36 of the Design Statement are strongly supported for incorporation into the final design subject to satisfying relevant requirements.</i> 	Design Integrity has been maintained. Refer p36 of the Design Statement attached.
<ul style="list-style-type: none"> <i>Maintain the proportions of the floors and truss levels.</i> 	Design Integrity has been maintained.
<ul style="list-style-type: none"> <i>The breathing room (air space) that the scheme allows around the heritage buildings is generally supported. Further design development is required for structural column placement and the interface with the YHA roof form.</i> 	<p>Design Integrity has been maintained. The proposal to lower the tower soffit to RL39m is supported as it maintains the overall design intent to deliver breathing room to the shed roof below and heritage context more broadly.</p> <p>Further development is now required of the soffit to the tower, which remains highly visible.</p>
<ul style="list-style-type: none"> <i>The location of the core within the Shed is generally supported as it does not result in a forced programming of this space. As much of the Shed structure and materiality as possible should be retained, so that the unique, utilitarian character of the shed is still understood within the new development.</i> 	Design Integrity has been maintained. The further refinement of the design has ensured that the expression of the shed, both internally and the roof form is maintained and, in many areas, improved compared to the original competition scheme.
<ul style="list-style-type: none"> <i>Fine grain activation of the ground plane link zone</i> 	Design Integrity has been maintained and improved.
2. Design development related to the following matters is required:	
<ul style="list-style-type: none"> <i>Design Integrity is to be maintained whilst managing project budget constraints.</i> 	In process.
<ul style="list-style-type: none"> <i>A clear understanding of entry and address for both YHA and Atlassian is to be incorporated.</i> 	<p>Satisfactorily resolved.</p> <p>The arrival experience for both the YHA and Atlassian lobbies has been further developed</p>

Jury Recommendation	Panel Feedback
	<p>with the location of the Atlassian lobby to the rear. The developed design responds sensitively and with thoughtful interpretation to the heritage context, materials and detailing.</p>
<ul style="list-style-type: none"> <i>Resolution of the shape, materiality and form of the Shed is required to ensure legibility.</i> 	<p>Nearing resolution.</p> <p>Further refinement of the design has improved the expression and legibility of the shed, both internally and externally notably the roof edge detailing which is now fine, and the expression of the shed structure.</p> <p>The sheer external glazing to the northern shed elevation is not supported and requires review to ensure the shed structure can be fully appreciated, noting the limits in true transparency of north facing glass.</p>
<ul style="list-style-type: none"> <i>The Upper Ground level requires further resolution to achieve a better, more dignified form and use, whilst providing the security requirements for the tenants/ visitors and public.</i> 	<p>Nearing resolution.</p> <p>Successful resolution of the upper link zone has occurred including the re-orientation of the lift core which has enabled a wider link zone responding to future pedestrian flow demand. Small retail stores are now located directly along the link zone to provide activation.</p> <p>The impact of wind from new developments including the TOGA development are not yet fully understood or resolved. The DIP raised concerns on the inclusion of extensive high glazed screening in these areas.</p>
<ul style="list-style-type: none"> <i>The gesture of the 'bleacher' on the roof of the Shed is supportable as an idea (subject to heritage considerations) however it requires further much resolution should this element be incorporated.</i> 	<p>Nearing resolution.</p> <p>The proposal presented significant refinement in approach to the 'bleacher' on the shed roof. This has delivered a response that ensures the thinness of the shed roof remains legible whilst providing an activated publicly accessible zone. The design has delivered on the requested</p>

Jury Recommendation	Panel Feedback
	<p>resolution with respect to heritage considerations.</p> <p>The impacts of wind from the east have been well managed in this area but concerns remain with regards to extensive glass balustrading along the highly visible western face. As per above, further work is required to address wind impacts in a manner that is sensitive to heritage.</p>
<ul style="list-style-type: none"> <i>Resolution of greater daylight access at the Lower Ground level within the link zone. Reference is made to Clause 3.1.2 of the Design Guidelines.</i> 	<p>Resolved.</p> <p>The design has been further developed with respect to the lower link zone which cleverly interprets the existing jack vaults. The addition of glazed brick skylights, also an interpretation of existing skylights, as a means to deliver greater daylight to the lower level whilst responding with a fine grain material heritage context is supported.</p>
<ul style="list-style-type: none"> <i>Strong consideration is required with regard to pedestrian movements through the link zone, both now and when the Central Walk West is opened.</i> 	<p>Nearing resolution.</p> <p>The width of the link zone was demonstrated to respond to the future anticipated pedestrian flows expected once Central Walk West is opened, however concerns remain on wind impacts at the upper levels.</p>
3. Satisfactory resolution of the following:	
<ul style="list-style-type: none"> <i>Design development is to ensure that glare and reflectivity are satisfactorily addressed to limit any impacts on the public domain (not just roads), both immediately surrounding the site and on the periphery.</i> 	<p>Nearing resolution</p> <p>A reflectivity study was undertaken and identifies the development is capable of complying with relevant glare and reflectivity criteria within and surrounding the site. It is noted that detailed assessment of this item will occur as part of the SSDA assessment.</p>
<ul style="list-style-type: none"> <i>Shadowing of Prince Alfred Park should be consistent with the sun access plane controls contained within Sydney LEP 2012. Opportunities to further reduce overshadowing impacts are encouraged to be explored, noting</i> 	<p>Not resolved.</p> <p>Resolution is required to ensure the glass balustrades proposed at the crown of the tower</p>

Jury Recommendation	Panel Feedback
<i>that it is not expected that such measures would necessarily impact on proposed GFA.</i>	for wind protection do not encroach on the sun access plane. Tolerance is to be applied with respect to wind mitigation measures.
<ul style="list-style-type: none"> <i>A façade cleaning regime and maintenance strategy is to be demonstrated.</i> 	<p>Nearing resolution</p> <p>A detailed façade maintenance response was provided which utilises a number of methods to ensure the various components of the façade are maintained, including a BMU for the upper levels of the tower, internal monorail for the internal façade elements, and cranes for the lower levels. It is understood that further detail will form part of the SSDA submission.</p>
<ul style="list-style-type: none"> <i>Appropriate resolution with regard to the management of wind impacts at ground level.</i> 	<p>Not resolved</p> <p>The proposal presented a response to wind impacts in and around the development site.</p> <p>It is noted that ongoing resolution of wind impacts is occurring in accordance with the requirements of the Design Guide, but that current proposals do not as yet consider proposed developments on the TOGA site to the west.</p> <p>Wind mitigation measures should be of a high design quality and respond appropriately to the heritage interface of the site. Extensive reliance of glass balustrading was not supported, other, more heritage sensitive approaches are to be explored.</p>
<ul style="list-style-type: none"> <i>The location of the pedestrian bridge through the future third square is not supported in its current location, and the entire third square interface requires further resolution.</i> 	<p>Work in progress.</p> <p>The third square interface, as well as relationships with the broader Western Gateway Precinct are in a continued state of resolution with a number of stakeholders. The proposal is to ensure the relationship with surrounding sites and public domain are safeguarded.</p>

Design Development elements supported by the Jury:

- Lowering of Tower soffit to RL 39m
- Eastern pavilion above shed roof and its resolution of wind impacts in this area.
- Resolution of lower link zone form and materiality

Further Consideration:

Additional items noted by the Panel for further consideration and resolution include:

- **Glass Balustrades** – Further resolution is required for the following areas with respect to the use of glass balustrades.
 - **Tower** – Resolution is required to ensure the glass balustrades proposed at the crown of the tower for wind protection do not encroach on the sun access plane. Tolerance is to be applied with respect to wind mitigation measures.
 - **Shed Roof** – Wind mitigation measures should be of a high design quality and respond appropriately to the heritage interface of the site. Extensive reliance of glass balustrading was not supported, other, more heritage sensitive approaches are to be explored.
- **External Staircase** -Need to further consider the resolution of the external staircase located on the southern elevation of the shed, particularly if it is to remain as a more permanent structure, due to the potential visual impact on the readability of the shed.
- **Materiality and finish of tower soffit** – Further resolution of the underside of the tower to be explored.
- **Future precinct integration** - Safeguarding the site for integration with the broader redevelopment of the precinct in particular connection with the future third square, as well as the southern interface.
- **Northern elevation of the Shed** – Further resolution is to be explored for the northern elevation of the shed to ensure the internal shed structure remains visible and legible whilst managing the internal comfort of the Atlassian lobby.

Closing comment:

The Panel commend the design team and client on the work undertaken so far. They are satisfied with the level of resolution and design development of the scheme and believe the design as presented maintains the design integrity of the competition winning scheme. The Panel support the design, subject to consideration of the above items.

Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Olivia Hyde Panel Chair		3 November 2020
Graham Jahn Panel Member		3 November 2020
Scott Hazzard Panel Member		3 November 2020
Kim Crestani Panel Member		3 November 2020
Natalie Vinton Panel Member		3 November 2020
Edwin Chan Panel Member		3 November 2020

Attachment – Page 36 – Original Design Competition Submission – ShoP + BVN



STREETSCAPE ELEVATION - NORTH
ATLASSIAN HEADQUARTERS & RAILWAY SQUARE YHA

