

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

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Urbis Pty Ltd
ABN 50 105 256 228

18 July 2022

Mr Michael Cassel
Secretary
Department of Planning and Environment
12 Darcy Street
Parramatta NSW 2150

Dear Michael,

DESIGN INTEGRITY PANEL ENDORSEMENT - 8-10 LEE STREET, HAYMARKET [SSD-10405 - MOD 2 AND MOD 3]

1. INTRODUCTION

This letter has been prepared on behalf of the Design Integrity Panel for the 8-10 Lee Street Haymarket Architectural Design Competition in relation to proposed modifications to SSD-10405.

It provides endorsement of the design modifications by the Design Integrity Panel (DIP) prior to the lodgement of SSD-10405 Modification 2 and SSD-10405 Modification 3.

SHoP Architects and BVN, as the winning architectural team, presented the proposed modifications to the DIP on 21 June 2022 for their review and feedback following design development since the approval of SSD-10405 on 15 October 2021.

The DIP members participating in the design review comprised the following members of the original design competition jury.

Table 1 DIP Members

Panel Member	Title
Olivia Hyde (GANSW) – Panel Chair	Director of Design Excellence, GANSW
Graham Jahn AM (CoS)	Director of City Planning, Development and Transport – City of Sydney
Kim Crestani (Proponent)	Registered Architect, Order Architects
Edwin Chan (Proponent)	Architect, EC3 Architect (USA)

It is noted that the DIP presentation session occurred online and was observed by a number of members from the project team, as well as representation from the Department of Planning and

Environment. Panel deliberations were observed by Urbis in their role as Design Integrity Process Managers.

2. SUMMARY OF MODIFICATIONS

2.1. MOD 2 – BASEMENT MODIFICATIONS

- Minor modifications to the internal configuration of the development within the Basement Levels, Lower Ground and Upper Ground Floors.
- These changes are largely internal recalibration due to greater certainty and clarity on programming and use of basement spaces by the building owner's and occupiers (Dexus, Atlassian and YHA).

2.1.1. DIP Feedback

Table 2 Summary of DIP Feedback – MOD 2 Modifications

Modification	DIP Feedback
Internal reconfiguration modifications	<p>The Panel generally support the proposed internal reconfiguration modifications proposed.</p> <p>The Panel support the reduction in retail space in the lobbies.</p> <p>The Panel raised some concern with regard to the replacement of the stair with escalators and recommended that the applicant demonstrate how the lobby will function when escalators are out of order.</p>

2.2. MOD 3 – TOWER MODIFICATIONS

The proposed design modifications were divided into the following components:

1. Tower Restack
2. Habitat Level 4 Modifications
3. Timber Fire Protection
4. Façade Modifications
5. YHA Internal Planning Modifications

The DIP agrees that the development as proposed to be modified continues to maintain design excellence in accordance with the original jury recommendation dated 3 November 2020.

2.2.1. DIP Feedback

The DIP feedback on the design modifications presented at the meeting is as follows:

Table 3 Summary of DIP Feedback – MOD 3 Modifications

Modification	DIP Feedback
Tower Restack	The Panel support the proposed Tower Restack modifications.
Habitat Level 4 Modifications	<p>The Panel support the proposed modifications to the habitat levels.</p> <p>The reduction in height of the habitat atriums from 4 floors to 3 floors with a full-size intermediate floor is considered acceptable, noting that this addresses fire engineering constraints.</p> <p>Bringing the timber soffit of Level 4 to the façade is supported.</p>
Timber Fire Protection	<p>The Panel accept the proposed modifications relating to timber fire protection noting that this is required to manage fire safety compliance requirements. In accepting this, the Panel were assured that the habitat spaces continue to achieve full exposure of the CLT which is strongly supported.</p> <p>Replacement of timber ceiling soffit finishes require careful consideration to ensure the timber quality of the building is visible and legible both internally and externally per competition scheme intent.</p>
Façade and Crown Modifications	<p>The Panel raise no concerns with the proposed modifications to the façade and the crown as presented.</p> <p>The removal of the external terrace stairs at the crown levels is supported as it allows more greening of the terraces and more useable space.</p>
YHA Internal Planning	The Panel support the proposed YHA internal planning modifications.

MATTERS FOR FURTHER CONSIDERATION

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

- **Greening of atriums** – at an appropriate time, the Panel would like to see more detail of the landscaping in the atriums including the extent and depth of associated set downs and built-up planter beds required to achieve the densely planted environment indicated in the competition winning renders. Consideration of orientation and seasonal changes inside the atriums and landscape management implications such as condensation must also be addressed and explained.

- **Glazing** – achievement of high levels of transparency is very important as it was one of the aspects of the architectural competition scheme that was supported. Reflectivity, climate performance and visible light transmission all need to be carefully considered prior to finalising the package, specifications and procurement. There is a need to better consider how the internals of the building will be viewed from the public domain in the evening and night. The Panel would appreciate being able to view façade Visual Mock-Ups (VMU's) and/or glazing samples prior to the Contractor placing orders for the façade components.
- **Lighting** - A Lighting Strategy must be developed to ensure the detail of the habitats and CLT may be observed through the facade at night time. A revised render demonstrating this outcome is also requested.
- **Interior design** – the interior quality of key internal spaces such as the atria were an element contributing to design excellence for the project. Ensure the competition winning architects remain in a lead design role with regard to the architecture of key spaces defined by the competition specifically the atria, and qualities like the expression of timber soffits where visible, which were very much a design excellence driver,

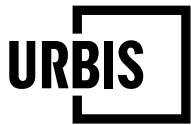
CLOSING COMMENT

The Panel commend the design team and client on their clear presentation. They are generally 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 modifications, subject to consideration of the above items.

Design Integrity Panel (DIP) endorsement:

Name	Signature	Date
Olivia Hyde Panel Chair		18/07/2022
Graham Jahn AM Panel Member		18/07/2022
Kim Crestani Panel Member		18/07/2022
Edwin Chan Panel Member		18/07/2022



DESIGN INTEGRITY PANEL – ATTENDEES

21 JUNE 2022

Design Integrity Panel

Olivia Hyde (Panel Chair)

Edwin Chan

Graham Jahn

Kim Crestani

Presenters

Andreia Teixeira (ShoP)

William Sharples (ShoP)

Ninotschka Titchkosky (BVN)

Zig Peshos (BVN)

Simon Gunasekara (Urbis) - Moderator

Observers

Amy Watson (DPE)

David Glasgow (DPE)

Annika Hather (DPE)

Simon Gunasekara (Urbis) - Moderator

Danielle Blakely (Urbis)

Andrew Harvey (Urbis)

Sarah Noone (Urbis)

Anneli Rice (SHoP)

Alex Elguera (ShoP)

Nadine Oelschlager (SHoP)

Tim Crawshaw (BVN)

Alina Minassian (BVN)

Bernard Whitcher (BVN)

Hew Roberts (BVN)

Julio Pizarro (BVN)

Steve Colomb (Dexus)

David del Villar (Atlassian)

Catherine Hart (Atlassian)

Emma Pyett (BOJV)

Justin Clarke (BOJV)

Anthea Hehir (Generate)