

18 July 2020

PROJECT: Communities Plus, Eden St, Arncliffe
RE: Request for Design Competition Waiver

Saul Moran
Development Manager

Billbergia
Locked Bag 1400,
Meadowbank, NSW, 2114

By email:
saul.moran@billbergia.com.au

Dear Saul,

Thank you for your letter of July 8th regarding a competition waiver request for the above project, made under Rockdale LEP 2011.

Background

LEP Cl. 6.14(6) provides that an architectural design competition is not required if the NSW Government Architect certifies that such a process need not be held, and that a design review panel should instead review the development. Feedback from the design review panel must be carefully considered and incorporated into the development at the relevant stages of the process and the consent authority is required to take into account the findings of the design review panel during assessment of the development.

The project team, with architects Group GSA, presented the proposal to GANSW in April 2020. This letter is to confirm that the requirement for a design competition for this project is waived in accordance with LEP 2011, and substitution with a design review process is supported.

It should be noted the granting of this waiver is specific to the circumstances of this project at this time and should not be interpreted as indicative of future decisions relating to competition waiver requests.

The following factors have contributed to this decision:

- Unprecedented circumstances relating to Covid-19
- Bayside Council supports a competition waiver for this project at this time
- The concept design presented demonstrates sound design principles
- The master planning approach shows a commitment to providing quality public space and improved public amenity in terms of connectivity to surrounding streets and Arncliffe Station
- That Group GSA will remain the lead architects of the project through to completion on site

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Alternative Design Excellence Process

The alternative design excellence process will include the following stages:

Design Review (prior to any planning approval) is to be provided through the NSW State Design Review Panel – timing, number of sessions and fees payable will be agreed in consultation with GANSW.

Design Integrity Process (post approval) is to be conducted in accordance with the SDRP's recommendations.

Please contact GANSW Principal Design Excellence Rory Toomey (rory.toomey@planning.nsw.gov.au) to confirm meeting dates and for any other queries regarding this advice.

Sincerely,



Abbie Galvin
Government Architect
GANSW