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SYDNEY NSW 2000**

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13 December 2024

Elia Leis
Joint Managing Director
Stargate Property

Dear Elia,

STARGATE WEST | 194-214 OXFORD STREET & 2 NELSON STREET, BONDI JUNCTION

DESIGN INTEGRITY PROCESS: SESSION 1

1. INTRODUCTION

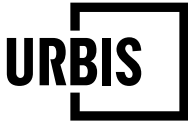
This letter has been prepared by Urbis Ltd on behalf of the Design Integrity Panel (**DIP**), in relation to the Design Integrity Process for the State Significant Development Application at 194-214 Oxford Street & 2 Nelson Street, Bondi Junction.

The objective of this process is to ensure that design integrity is continued as the project “transitions” from the original Competition Scheme to a State Significant Development Application (**SSDA**) that utilises the affordable housing bonus provisions of the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*, through the construction phase to the completion of the project.

This letter provides a record of the Panel’s endorsement of the SSDA scheme, presented by SJB on the 3 December 2024. It provides written confirmation that the revised proposal is capable of achieving “design excellence” in accordance with Clause 6.10 of the *Waverley Local Environmental Plan 2012 (WLEP)*.

The DIP comprises of three Panel members. In accordance with the endorsed Terms of Reference (**TOR**), this includes two (2) members of the Competition Jury and has been selected in consultation with the Government Architect NSW and Waverley Council. The members of the DIP are as follows:

Panel Member	Role / Position
Olivia Hyde (Chair)	Director of Design Excellence at NSW Government Architects’ Office – GANSW
Kim Crestani (Client representative)	Nominated Architect – Order Architects



Panel Member	Role / Position
Ken Maher AO (Council representative)	Hassell Fellow – Hassell Studios

The DIP session was held online and attended by key members of the Design Team and Stargate Property (the applicant). Key stakeholders were also invited to attend the DIP session (including representatives from Waverley Council and the Department of Planning, Housing and Infrastructure). Urbis as the DIP manager were also in attendance. SJB Architects prepared documentation that was sent by URBIS and reviewed by DIP members prior to the session. Noted above

2. DESIGN INTEGRITY PANEL FOCUS AREAS

The following table summarises the DIP’s comments on the scheme as presented by the Design Team during the DIP Meeting No. 1 on 3 December 2024

All Panel comments and feedback reflect the unanimous position of the DIP.

Table 1 Design Integrity Panel Comments

Focus Area	DIP Comment
Design Excellence	<ul style="list-style-type: none"> The DIP is confident that the design as presented, is capable of achieving design excellence in accordance with, what was presented at the Design Competition Stage.
Height of Building and Built Form.	<ul style="list-style-type: none"> The DIP commended that the design and in particular, the location of the additional height from the 30% uplift predominantly on the northern tower, results in greater transition in the scale of the two towers. This height difference delivers improved urban design and built form outcomes, with improved proportions of the northern tower.. The scale difference between the two towers should be retained as part of future design development. The DIP has considered the design in relation to the context of the site and are of the opinion that the 30% density has been applied in a thoughtful and considerate way to minimise adverse impacts. The DIP encourages impacts of views of the proposal from Centennial Park be assessed in comparison to the previous proposal.
Overshadowing	<ul style="list-style-type: none"> The DIP commended that the design as presented would result in proportionally small changes to overshadowing impacts and would not result in any significant amenity impact. The DIP recommends that the building bulk and design be further refined so that there is no overshadowing within the “no impact area” of the Centennial Park. That is the area beyond the 40m setback from the eastern boundary of the Park. The DIP recommends that the project confirm the existing land uses of the neighbouring properties, directly affected by the proposed development. The DIP recommends that a full and detailed study of overshadowing impacts is undertaken and submitted with any EIS, this should include an hour-by-hour study of all current / previously approved and proposed impacts to all neighbours,
Materiality	<ul style="list-style-type: none"> The DIP is comfortable that the materiality of the development is heading in a positive direction. The results of the VMU at 1:1 scale mock ups presented the

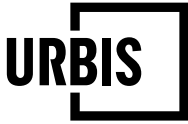
Focus Area	DIP Comment
Affordable Housing Provision	<p data-bbox="544 544 1406 595">scallop material testing and colour /texture that were presented, demonstrates a high-quality design outcome and should be retained.</p> <ul style="list-style-type: none"> <li data-bbox="501 622 1390 703">▪ The DIP is very supportive of the proposal given the benefits it would bring in terms of providing additional affordable housing while maintaining high amenity and design quality. <li data-bbox="501 707 1374 815">▪ The proposal should clearly demonstrate that the affordable housing units will achieve an equitable outcome with regards to amenity (solar access/ cross ventilation etc) and have equitable access to all of the amenities of the development.
Environmental Amenity	<ul style="list-style-type: none"> <li data-bbox="501 842 1366 922">▪ The DIP questioned the effects of south-western winds to the common, open space at the upper level of the development. A wind report will need to be prepared as part of the project. <li data-bbox="501 927 1366 1008">▪ The DIP questioned the effects of noise generated from Sydney Enfield Drive and notes that the same and improved acoustic management design will be maintained from what was presented at the Design Competition Stage. <li data-bbox="501 1012 1406 1093">▪ Noting that the affordable housing is proposed to be located in noisier areas (lower down the building), any future EIS should demonstrate in detail how noise impacts will be mitigated to ensure affordable housing amenity.
Arboricultural	<ul style="list-style-type: none"> <li data-bbox="501 1120 1398 1227">▪ The DIP notes that the Norfolk Pine tree is a key feature of the site and understands it has been struck by lightning. The DIP encourages an alternative, landscaping plan form part of the proposal, in the instance that the tree cannot be retained.
Car Parking	<ul style="list-style-type: none"> <li data-bbox="501 1252 1023 1276">▪ The DIP supports no net increase in parking.
Commercial Podium Design	<ul style="list-style-type: none"> <li data-bbox="501 1312 1398 1420">▪ The DIP encourages the proponent to explore potential design refinements to the podium elevation and plan layout to improve the visual continuation of the commercial shopfronts along Oxford Street, for example through continuation of the awning, key datums etc. <li data-bbox="501 1424 1350 1478">▪ The DIP encourages the proposed design development to explore weather protection, such as awnings, across parts of the southern façade.

3. PANEL RESPONSES

The DIP commended the design team on their thorough response to the previous comments. The DIP appreciated the high level of refinement and resolution.

The DIP confirmed that the proposal, as presented by SJB Architects, is capable of achieving 'design excellence' in accordance with the WLEP. The DIP highlights areas for further design refinements, including:

- Views of the proposal from Centennial Park to be assessed as part of the proposal.
- The DIP recommends that the building bulk and design be further refined so that there is zero overshadowing within the “no impact area” of the Centennial Park.
- The DIP recommends that the project package confirm the existing land uses of the neighbouring properties, directly affected by the proposed development.



- The DIP recommends a wind report be prepared as part of the project, namely to respond to potential south-western winds to the common, open space at the upper level of the development.
- The DIP encourages an alternative, landscaping plan form part of the proposal, in the instance the Norfolk Pine tree cannot be saved after suffering damages from a lightning strike.
- The DIP encourages the proponent explore potential design refinements to the podium layout and weather protection, to improve the commercial shopfronts along Oxford Street.

Subject to these refinements, the DIP endorses the proposal and notes it is suitable for lodgement.

The DIP advises that it will review the scheme when it is lodged with the DPHI as a development application for State Significant Development. A key point for further DIP review includes prior to the Response to Submissions.

4. PANEL

The DIP Chair confirms that this letter is an accurate record of the DIP feedback and that the DIP endorses the observations and clarifications by consensus.

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Design Integrity Panel (DIP) Endorsement

Name	Signature	Date
Olivia Hyde (Chair)		17/12/24



Kind regards,

A handwritten signature in black ink, appearing to read "Andrew Lee". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Lee
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