

05 June 2018

Samuel Newman
Town Planner
KDC
Suite B, 125 Bull St,
Newcastle West
NSW 2302

35 HONEYSUCKLE DRIVE, NEWCASTLE
ALTERNATIVE DESIGN EXCELLENCE PROCESS

Dear Samuel,

I am writing to you in response to your request for support of the competitive design excellence process established for the project above. Previous correspondence and the Design Excellence Strategy dated March 2018 (attached) have informed the comments and recommendations below. We request the following changes be made to the Design Excellence Strategy before submission.

1. The records of the DRP meetings are to be updated to show the completion of that process and all notes from the DRP are to be included.
2. Newcastle Council should also submit a letter stating that they, or their UDCG, have reviewed and approved this scheme.

We note that the site in question triggers the requirement for design excellence to be exhibited to the satisfaction of the consent authority. In relationship to the request for support we note the following:

- The process undertaken was a competitive tender with a design component. This is not the same nor 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 the GANSW, the Newcastle City Council Urban Design Consultative Group (UDCG) and an independent panellist. 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.
- A reference scheme was included as part of the briefing to potential proponents and the way in which the schemes responded to this reference scheme was a consideration in the awarding of the tender.
- Three schemes were submitted for review by the tender and Design Review panels. This is in accordance with the Guidelines.

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- Design was given a 50% weighting in the tender. Additionally, once the other criteria were taken into account, the proposal judged as the best design was awarded the project.
- The architects of the winning scheme are highly regarded and have a track record of delivering design excellence.
- Since award of the contract, the project has been further developed in consultation with the DRP.

Recommendation

Given the notes above, and incorporating the changes as requested, the Government Architect is satisfied that the design excellence process undertaken up to this point meets the objectives of the Newcastle LEP.

The Design Excellence Strategy notably omits any ongoing Design Integrity plan. A process of design integrity is to be established and submitted as additional information in the EIS to ensure the competition-winning scheme retains design excellence through to construction. This should include continuing review through design development by the DRP or engagement with the SDRP process.

The GANSW expects to review the SSDA submission as part of the planning assessment process and will provide further advice and recommendations at that time.

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 of this nature.

Sincerely,



Olivia Hyde
Director of Design Excellence