

4 November 2019

Lisa Danker
Development Manager
Landcom
Level 14, 60 Station St
Parramatta NSW 2150
Via email –

PROJECT: Bella Vista Station Precinct SSD 10344
RE: SDRP SESSION 40 – 25.09.19 (first review)

Dear Lisa,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the design review session held on 24.09.19.

Generally, GANSW support the design and approach to the project, in particular:

1. Ambition to connect to Elizabeth Macarthur Creek;
2. Articulation of a clear design intent;
3. The approach to housing diversity and
4. Solar access considerations.

Please note the following recommendations by GANSW for improving the design and amenity of the precinct:

Place and Context

The setting for the Bella Vista precinct both in its immediate and broader context plays an important role in providing a considered place-based response, which will result in a unique precinct for this part of the Hills Shire. Specific aspects such as the natural elements - Elizabeth Macarthur Creek and its landscape and vistas; and the new Metro infrastructure are significant to set the character of the place. GANSW acknowledges the intent to respond to both elements and provides recommendations where further improvements can be made:

1. Articulate a clear and meaningful approach to Indigenous and European cultural heritage, including an understanding and acknowledgement of Country, for example through local stories which could help inform the character and design of key aspects of the precinct.
2. Improve the relationship of the southern end of the precinct to Norwest by providing a stronger physical connection between the two.
3. Look for opportunities to strengthen the response to Elizabeth Macarthur Creek as a key natural asset. The Creek should be considered as a central element between two neighbourhoods (east and west) rather than an edge.
4. Look at opportunities to ensure the proposed regional open space to the north of the site is well connected, including its relationship to adjacent existing neighbourhoods and to the Kellyville precinct.
5. Provide a stronger response to the Hills and its character, ensuring a response to the Council's draft LSPS. Provide greater communication of the type of place that is intended to be created.
6. Ensure that the Design Guidelines provide strong and clear guidance and sufficient detail to achieve these aspirations.

Public Domain

The design of the public space at Bella Vista metro station is critical to the success of the precinct, for both residents and businesses. Acknowledging that the station is now open with public spaces already in use, the interface of these spaces with those proposed in the precinct is important to ensure public areas can support and connect people easily and clearly. To improve the public domain, the following recommendations are made:

7. Further clarification is required on the hierarchy of spaces and anticipated movement of people from the station to the surrounding areas to ensure an appropriate balance is achieved between movement spaces and those for dwelling.
8. Ensure public domain and open space provisions support State government targets and priorities.

Landscape and Green Infrastructure

The green infrastructure opportunities available in the precinct are strong, and the role of the Elizabeth Macarthur Creek corridor is significant. The following recommendations are made:

9. Provide tree canopy targets consistent with State government targets and priorities.
10. Explore further opportunities to strengthen the design intent for Elizabeth Macarthur Creek as a key public open space for the neighbourhood and a strong green infrastructure element. This requires greater consideration of the corridor as central open space located between neighbourhoods, rather than the eastern edge of Bella Vista.
11. Provide further clarification of ongoing management of the creek corridor and public open space, including confirmation on who will have responsibility.

Streets/interfaces/access/connections

GANSW acknowledges that some streets have already been delivered. Notwithstanding this, there is an opportunity to ensure that landscape and interfaces with ground floor uses create a hierarchy of movement through the precinct, and clear definition of public and private space. Streets are to remain in public ownership, ensuring that there is no basement carparking under the road reservation. The following recommendations are made to improve these aspects:

12. Rationalise pedestrian and vehicle movements to:
 - a. provide further details of the proposed road types, and how the hierarchy responds to the character areas and the way in which people will move. Provide street sections to help describe these.
 - b. improve utilisation of the streets. For example, whilst some streets have already been delivered, there are opportunities to the way in which the street trees, parking, footpaths might be designed to respond to associated uses.
13. Confirm minimum active frontage to the streets and how this will be delivered.
14. Confirm the street ownership.
15. Confirm measures to ensure basements are not incorporated under streets.

Land Uses

A clear land use strategy, including retail strategy is critical to ensuring amenity for residents through the entire precinct and providing the appropriate level of activation to the streets. Around the station, confirmation of approach will

ensure that a realistic and timed retail strategy can be delivered. The single consolidated residential land use to the north of the precinct is not supported. It will result in a homogenous outcome, leaving little opportunity for local retail (corner shops) for the convenience of residents in this part of the precinct. The following recommendations are made:

16. Provide greater clarity on the retail strategy and identify how the staging of ground floor retail uses will work, including temporary activation.
17. Ensure that land use zoning supports incorporation of local neighbourhood shops (corner shops) within the residential areas to the north of the precinct.

Building Envelopes and Massing

The approach to the massing across the site to ensure a response to place and streetscape, provide solar access and an appropriate density is supported. However, greater detail and clarification is required on the overall building envelope massing to ensure that the building envelopes result in the appropriate architectural response at the next stages. The following recommendations are made:

18. Ensure building envelopes are configured to enable innovative design (ie envelope surplus well in excess of max GFA), and a high-quality public domain by confirming the maximum building envelope to GFA ratios.
19. Review the form and orientation of the building envelope above the podiums – tower forms do not need to follow the street geometry and could be more varied in form.

Sustainability

Ongoing sustainability of the proposal is vital, to mitigate against climate change and its impacts. The temperatures in this part of Sydney will be hotter and require an appropriate response. Government agencies have a responsibility to lead in this regard. Clarification of the following is required:

20. Clarify the sustainability targets proposed, including response to greater temperatures. Ensure targets are ambitious but achievable.

Staging, Divestment and Implementation

A staging and divestment strategy is crucial to describe how design intent translated into delivery of different parts of the precinct, and inter-agency relationships are fundamental to ensure success. The following is recommended:

21. Provide a staging, divestment and implementation strategy to describe the intent for delivery.
22. Provide details of the timing of the commercial centre and the public realm. The early stages are the opportunity to set the canvas and provide temporary activation.
23. Develop a working group with all key agencies, (Metro, the Council, Sydney Water, RMS and others as required) to work collaboratively to develop a delivery and on-going management strategy.
24. Clarify the proposed divestment strategy on both precincts. It is stated that *'Landcom is the master developer of the precincts, in collaboration with Sydney Metro (land owner). Landcom's responsibility includes:*
 - *Developing the concept master plans for Kellyville and Bella Vista.*
 - *Facilitating future development by achieving planning certainty*
 - *Delivery of key infrastructure'*

Provide greater detail of Landcom's role as the master developer, and the role of other developers in ensuring design quality through the life of the project.

Design Guidelines

The Design Guidelines are an important document. They must support the concept Master Plan by providing enough detail to ensure subsequent stages deliver on the vision. The following recommendations are made:

25. Provide greater clarity of the role of the Design Guidelines in relation to the concept Master Plan, and subsequent stages of the project.
26. Ensure that they are sufficiently detailed to inform future DCPs for the two precincts. Ensure that the Guidelines allow for and support difference where appropriate and do not support development that is homogenous and non-place specific.
27. Ensure that they are co-ordinated with the Design Guidelines for Kellyville.

A further presentation to the SDRP is recommended during the submission period. The following material should be provided at the next meeting:

1. Updated precinct model.
2. Vignettes at street level of the key area of the public domain.
3. Site sections through the precinct and riparian corridor.
4. Staging, implementation and divestment strategy.
5. Design Guidelines.
6. Resolution of the items 1-27 noted above.

Please contact GANSW Principal Design and Guidance Jane Threlfall (jane.threlfall@planning.nsw.gov.au), if you have any queries regarding this advice and to schedule the next meeting.

Sincerely,



Olivia Hyde
Deputy Government Architect -
Director of Design Excellence Government Architect NSW
Chair, SDRP Kellyville and Bella Vista Station Precincts

Distribution to SDRP and DPIE participants:

NSW SDRP Panel members	Ingrid Mather, Dick Nugent, Sara Stace, Tony Caro (council nominee)
GANSW Chair	Olivia Hyde
GANSW Design Advisor	Jane Threlfall
DPIE	Annie Leung, Marcus Jennejohn
Landcom	Lisa Danker Peter Alevivos Adam Turnbull
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5 May 2020

Lisa Danks
Development Manager
Landcom
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Parramatta NSW 2150
Via email –

PROJECT: Bella Vista Station Precinct SSD 10344
RE: SDRP SESSION 51 – 08.04.20 (Second Review)

Dear Lisa,

Thank you for the opportunity to review the above project. Please find below a summary of advice and Key Recommendations arising from the design review session held on 08.04.20.

Generally, GANSW continue to support the design and approach to the project, in particular:

1. Ambition to connect to Elizabeth Macarthur Creek including ideas for cultural interpretation;
2. The approach to housing diversity;
3. Solar access considerations;

In addition, the following are also supported:

4. The overall approach to Indigenous and cultural heritage, some further points for development are listed under Place and Context;
5. It was agreed that stronger mid-block physical connections at the southern end of the precinct to Norwest were not useful in this location due to the traffic load on the southern end of Celebration Drive. Given the difficulty of introducing stronger physical connections, current visual and physical connections, aligned to desire lines, were considered sufficient;
6. Improved connectivity of the proposed regional open space adjacent to the northern part of the site through widening of the footpath to Celebration Drive as it changes from an arterial road to a local street that can be crossed at any point;
7. Commitment to public domain and open space provisions that meet State Government targets;
8. Tree Canopy target of 40% of the overall site area;
9. Strengthening of Elizabeth Macarthur Creek as a key public open space and Green Grid link, including commitment to a cycle corridor and pedestrian bridge along the riparian corridor. The widening of footpaths to Celebration Drive to support pedestrian movement is vital for this connection to the creek corridor;
10. The introduction of two mixed use/ commercial sites with active frontages to lots B2.0 and A1.0 to allow for local neighbourhood shops in the North of the precinct.
11. Sustainability goals, on the basis these are in line with Landcom stretch targets;
12. The street hierarchy and sections as presented, which includes a range of street types;

13. The reduction in setbacks to 2m in residential areas and zero setback in commercial areas is supported where the benefit to public domain and/or increased private communal open space can be demonstrated (not development yield);
14. The extent of minimum active frontages presented;
15. Building Envelope heights being controlled by solar access to public space;
16. Building envelope to GFA ratios that enable innovative design but ensure that the intending town planning vision is delivered;
17. The divestment and development of the first lot as the town centre to the east of the market to activate the area around the Metro, and;
18. The establishment of a working group with all key agencies, (Metro, Council, Sydney Water, RMS and others as required) to develop a delivery and on-going management strategy for the precinct, and in particular the Elizabeth Macarthur Street riparian corridor (noting that this is a requirement of the Design Guidelines).

RECOMMENDATIONS:

Place and Context

- The Design Guidelines to recommend the use of indigenous language for place naming through engagement with the appropriate LALC's.
- Interpretation to address indigenous heritage as not only an archaeological consideration but a celebration of the past, present and future.
- Further development and articulation in the Design Guidelines on the interpretation of overlapping archaeological sites and proposed public spaces, and instructions on how to deliver.
- Clear communication of the proposed future character and identity of Bellavista as a place in the Design Guidelines, linked to Kellyville, the Hills Shire LGA and its character, and to the Council's draft LSPS.
- Indicate location for the future potential cycle and pedestrian bridge over Memorial Drive (by others) on the Concept Masterplan and in the Design Guidelines.
- Integration of the landscape design response to the draft LSPS into the Concept Landscape Plan of the 'Garden Shire' as a land of "produce and beauty". Include clear articulation on how to achieve this in the Design Guidelines.

Landscape and Green Infrastructure

- Mandate tree canopy target at 40% of individual site coverage in the Design Guideline controls, noting that these are consistent with State government targets and priorities.
- Mandate 25% of residential lot areas as deep soil. Deep soil to be contiguous where possible. While it was appreciated that this may make basement carparking more complex, other carparking options were discussed. A design response is required.
- Design Guidelines to include a Concept Landscape Masterplan and associated studies of Elizabeth Macarthur Creek. Proposed strategy should be based on an overarching regional approach derived from a site specific Aboriginal cultural response and connecting with Country Principles.

Streets/interfaces/access/connections

- Ensure street sections as presented to the Panel are incorporated into the Design Guidelines to ensure delivery of the proposed road types.

- Demonstrate reduced street setbacks accommodate street tree provisions, provide opportunity for increased courtyard canopy planting and more generous private open spaces independently from any increase in GFA.
- Design Guidelines to contain detail on how active frontages will be delivered.
- Design Guidelines to note that there is no private construction (including basement carparking or other basement access) below public roads and streets.

Land Uses

- Provide a clear land use strategy (including retail) that describes the intent for retail and commercial uses in more detail and identifies how the staging of ground floor retail uses will work, including temporary activation.
- Minimum affordable housing provisions to be mandated in the Design Guidelines.
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Building Envelopes and Massing

- Design Guidelines to include detailed envelope controls taking into account the below points.
- Provide confirmation of maximum dwelling numbers and the relationship of this to maximum dwelling numbers in the LEP.
- Confirmation of the proposed GFA as a percentage of proposed building envelopes in the Concept Masterplan. (Noting that 70% is a more generally accepted maximum compared to current proposal).
- Confirm how modifications to the approved concept Master plan would be approved. In particular, provide certainty that the significant height and bulk allowed by the LEP, above and beyond that proposed in Concept Masterplan, will not allow compromise of the delivery of Concept Masterplan outcomes through modifications post-approval, or generally lead to planning uncertainty.
- Provide clarity and consistency across precincts on maximum building envelopes.

Sustainability

- Confirm all sustainability targets.
- Confirm that these targets are in line with the Landcom stretch targets.

Staging, Divestment and Implementation

- Provide a broad staging, divestment and implementation strategy that includes details for early activation, how diversity in housing type and architecture is to be delivered, and how key open spaces and public realm are to be delivered. This will also form a part of the future required Design Excellence Strategy.

Design Guidelines

- Clarify the relationship between the Design Guidelines, Design Controls and LEP controls. Ensure Controls are clearly defined at the front of the document.
- Clearly note that all diagrams are illustrative unless provided as part of a Control.
- To ensure sufficient diversity appropriate to the scale of the precinct, and to support the development of a diverse design and construction sector,

include a design diversity strategy. This should ensure that multiple design teams are involved across the precinct over time. This will also form a part of the future required Design Excellence Strategy.

- Ensure co-ordination of the Design Guidelines for Bellavista and Kellyville.

RECOMMENDATIONS ON ITEMS OUTSIDE THE PROJECT SCOPE:

While it is acknowledged that these issues are outside the site and scope of this project their relevance to the future potential of the site warrants their inclusion.

- Establishment of an interagency working group, including Landcom, Sydney Water, Hills Shire Council and other key stakeholders to ensure coordinated delivery and future maintenance of Elizabeth Macarthur Creek as a critical green grid corridor and associated infrastructure including cycle path and pedestrian bridge.
- Provision of a land bridge over Memorial Ave to ensure easy connection to Kellyville and the Northern regional open space
- Mandate minimum affordable housing in the Design Guidelines. These should be ambitious and able to be modified over time.

A further presentation to the SDRP session is not recommended. The Design Guidelines are to be presented to the Landcom DAP for review with a subsequent letter of endorsement provided to GANSW and DPIE.

Please contact GANSW Senior Design Advisor; Caroline Comino (carolinepeta.comino@planning.nsw.gov.au), if you have any queries regarding this advice and to schedule the next meeting.

Sincerely,



Olivia Hyde
Director of Design Excellence, Government Architect NSW
Chair, SDRP Kellyville and Bella Vista Station Precincts

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	Peter Alevivos
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