

Design Excellence Strategy for the Kellyville & Bella Vista Station Precincts

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Contents

Glossary & Terms	3
Introduction	4
Landcom Sustainable Places Strategy	4
The Hills Local Environmental Plan 2019	5
The Precincts	6
Kellyville.....	7
Bella Vista.....	7
Relationship with Other Documents	8
Design Guidelines	8
SMNWP Public Art Guideline.....	8
Ecologically Sustainable Development Report	9
Objectives of the Design Excellence Strategy	9
Roles and Responsibilities.....	10
Project Structure	10
Sydney Metro.....	10
Landcom	10
Landcom Design Advisory Panel	11
GANSW.....	11
Design Review Panel (DRP)	12
Department of Planning, Industry and Environment	12
The Hills Shire Council	12
A Strategy for Design Excellence.....	13
Project Stages.....	13
Project Approach and Process	15
Design Excellence Benchmarks	15
Concept Design Stage.....	15
Buildings and Built Form.....	18
Public Domain and Major Open Space	21
Proposed Primary School.....	21

Glossary & Terms

Term	Definition
EOI	Expression of Interest
CEO	Chief Executive Officer
CPTED	Crime Prevention Through Environmental Design
Concept SSDs	Concept State Significant Development Application for Kellyville (10343) and Bella Vista (10344) Station Precincts
EIS	Environmental Impact Statement
ESD	Ecologically Sustainable Development Report prepared by AECOM
DAP	Landcom's Design Advisory Panel
DPIE	Department of Planning, Industry and Environment
DRP	Design Review Panel – A panel of 3 or more persons established by the consent authority and is approved by GANSW
GANSW	Government Architect of NSW
ITT	Invitation to Tender
LGA	Local Government Area
PDA	Project Delivery Agreement between Sydney Metro and Landcom
SEARs	Secretary's Environmental Assessment Requirements
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SDRP	State Design Review Panel
SMNWP	Sydney Metro Northwest Places
TEC	Tender Evaluation Committee
THLEP 2019	The Hills Local Environmental Plan 2019
THSC	The Hills Shire Council

Introduction

Landcom and Sydney Metro are committed to delivering great places for the people of NSW.

Design excellence is a key component of each agency's commitment to create communities that demonstrate best practice sustainable urban development.

This Design Excellence Strategy proposes a framework and process for achieving design excellence in the Kellyville and Bella Vista Station Precincts. This is proposed to be achieved via collaboration with key stakeholders including Landcom, Sydney Metro, Government Architect of NSW (GANSW), The Hills Shire Council (THSC) and the Department of Planning, Industry and Environment (DPIE). The Design Excellence Strategy outlines the roles and responsibilities of each stakeholder at each stage of the project lifecycle and enables the project vision and objectives to be retained through development to enable design excellence.

Landcom has submitted Concept Master Plans for each station precinct in the form of State Significant Development Applications (Concept SSDs) which have been lodged with DPIE. The Concept SSDs are supported by Design Guidelines which outline the objectives and provisions which will guide the future development of the precincts. The Concept SSDs will also include this Design Excellence Strategy which outlines the design process requirements, through various stages of the project. These two strategies will contribute to maintaining design excellence through the development of the Kellyville and Bella Vista precincts.

The table below outlines the key stages of the project and details the approach to maintaining design integrity and achieving design excellence. The project is broadly split into three phases during which design can be controlled:

- Concept Master Plan State Significant Development (SSD)
- Tender Process
- Detailed Design DAs

Landcom Sustainable Places Strategy

Landcom's vision is to deliver world class sustainability outcomes across its portfolio.

Landcom has a mandate to create great places that are innovative and productive, resilient, inclusive, affordable and environmentally sustainable. This is implemented through four key areas:

- Climate Resilience Places: delivering low carbon, resource efficient and environmentally sensitive places.
- Healthy and Inclusive Places: world class liveability outcomes founded on social equity, affordability and inclusion.
- Productive Places: driving the delivery of productive places and enabling jobs for the future.
- Accountable and Collaborative: driving accountability and performance along the value chain.

These broad strategies form the framework for which the design and delivery of the Kellyville and Bella Vista Precincts is based.

The Hills Local Environmental Plan 2019

Clause 8.6 in *The Hills Local Environmental Plan 2019* (THLEP 2019) addresses Design Excellence requirements within the Kellyville and Bella Vista Precincts. The clause outlines requirements that must be satisfied prior to development consent for built form being approved. In particular, subclause (4) requires consideration of the following:

- Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.
- Whether the form, arrangement and external appearance of the development will improve the quality and amenity of the public domain
- Whether the development detrimentally impacts on view corridors.
- Whether the development detrimentally impacts on any land protected by solar access controls established in the State Significant Development Application (SSDA) and/or the relevant Urban Design Guidelines.
- Whether the development addresses the requirements in the SSDA and the relevant Urban Design Guidelines.
- How the development addresses the following matters:
 - Suitability of the land for development
 - Existing and proposed uses and use mix (must comply with SSDA)
 - Heritage issues and streetscape constraints
 - The relationship of the proposed development with other development on the same site or neighbouring sites in terms of separation, setbacks, amenity and urban form
 - Bulk, massing and modulation of buildings
 - Street frontage heights
 - Environmental impacts such as sustainable design, overshadowing, wind and reflectivity
 - The achievement of the principles of ecologically sustainable development (must comply with ESD Strategy and Urban Design Guidelines)
 - Pedestrian, cycle, vehicular and service access, circulation and requirements
 - The impact on, and any proposed improvements to, the public domain
 - The impact on any special character area
 - Achieving appropriate interfaces at ground level between the building and public domain
 - Excellence and integration of landscape design

Clause 8.6 also outlines requirements for design review for future DAs. In particular, subclause (5) specifies the following:

- If the development is in respect of a building that is, or will be, higher than 21 metres or 6 storeys (nor both) but not higher than 66 metres or 20 storeys (or both) a design review panel must review the development proposal.
- If the development is in respect of a building that is, or will be, higher than 66 metres or 20 storeys (or both) an architectural design competition must be held in relation to the proposed development¹.

The concept proposal seeks approval for a maximum building height of 68m within the Bella Vista Town Centre. Should a future Detailed DA within this area conform to this building height an architectural design competition must be held in accordance with Clause 8.6(5)(b) of THLEP 2019. However, **this Design Excellence Strategy seeks a waiver to the requirement for an architectural design competition** in accordance with Clause 8.6(6) of THLEP 2019, which allows NSW Government Architect to certify in writing that a design review panel should instead review the development. This certification is sought on the basis that Landcom include a concept design submission requirement which will be assessed during its divestment process. It is proposed that all future Detailed DAs will be reviewed by a design review panel (either SDRP or Council DRP) as outlined in this Design Excellence Strategy.

The Precincts

The precincts which form their own SSD respectively are both being considered by this Design Excellence Strategy. The reasons for this are twofold.

- It responds to legislation: Clause 8.6 of THLEP 2019 applies to both precincts with the objective of achieving design excellence in architectural urban and landscape design.
- Geographical proximity: The individual precincts share an interface at Memorial Ave. Due to their proximity, the technical studies which form the basis of the SSDs consider the cumulative impacts of the proposed developments.

The precincts are described and depicted below.

¹ This clause does not apply if the NSW Government Architect (GANSW) certifies in writing that an architectural design competition is not required and a design review panel will instead review the development proposal.

Kellyville

The Kellyville Station Precinct is located in North West Sydney in the Hills Shire LGA. The SSD site (depicted below) spans an approximate 900m stretch of government owned land stretching from Samantha Riley Drive to approximately 200m north of Memorial Avenue and is bound by Elizabeth Macarthur Creek to the east and Old Windsor Road and the Metro North West Line (MNWL) to the west.



Figure 1 – The Kellyville Station Precinct SSD Site

Bella Vista

The Bella Vista Station Precinct is located in North West Sydney in The Hills Shire LGA. The SSD site (depicted below) spans an approximate 1.4km stretch of government owned land stretching from Memorial Avenue to Celebration Drive and is bound by Elizabeth Macarthur Creek to the east and Old Windsor Road and MNWL to the west. In the southern portion of the site, the precinct extends to the west of the MNWL.



Figure 2 – The Bella Vista Station Precinct SSD Site

Relationship with Other Documents

Landcom (The Applicant) has prepared and submitted a concept proposal for each precinct, which are subject to State Significant Development Applications for Kellyville (10343) and Bella Vista (10344). This document forms part of each Concept SSD and along with other key documents: Design Guidelines, Public Art Guidelines and Placemaking Framework, will need to be considered during future detailed design review processes.

Design Guidelines

Design Guidelines have been prepared which will guide the future development of the precincts. The Design Guidelines outline the vision, performance based objectives and specific provisions which will act as the Development Control Plan (DCP) for the precincts and will guide future development outcomes, along with the Concept SSDA. The Design Guidelines for each precinct can be found within the SSD packages respectively.

SMNWP Public Art Guideline

Landcom and Sydney Metro has developed the Sydney Metro Northwest Places Public Art Guidelines, which will guide the integration of public art through all stages of the project. This Plan will assist development teams and other stakeholders to incorporate public art into development projects and ensure a consistent approach in delivering public art across MNML.

The Guideline provides information on the approach for the consultation, development, production, installation and management of temporary and permanent art within the public domain, private

developments and transit connections across MNRL. Specific to the project, the Guideline details the key thematic framework for public art - the idea of a network represented by the connections we have to things, people, places and the environment, and the mutual effects we have on each other.

The Public Art Guideline is referenced in the Urban Design Guidelines, along with reference to the Landscape Master Plan which includes a location plan for the key public areas suitable for accommodating public art.

Ecologically Sustainable Development Report

The Ecologically Sustainable Development (ESD) Report prepared by AECOM forms part of the SSDA package and is required to be considered by future development. The ESD report includes a list of sustainability targets and initiatives which need to be met by future built form. A prominent, mandatory requirement is that future buildings achieve a minimum 5 star Design and As-Built Green Star rating which is consistent with the Landcom Sustainable Places Policy.

Sustainability forms one of the design excellence benchmarks nominated within this strategy and the ESD Report identifies the relevant benchmarks which must be met.

Objectives of the Design Excellence Strategy

This Design Excellence strategy outlines the design requirements and process through the entire project lifecycle. The key purpose of the Design Excellence Strategy is to deliver outcomes of the highest standard of architectural, urban and landscape design. The objectives of Design Excellence Strategy are:

- Describes the role of the Landcom, the Design Advisory Panel (DAP), Sydney Metro, DPIE, the Government Architect of NSW (GANSW), The Hills Shire Council (THSC), The State Design Review Panel (SDRP) and other key stakeholders.
- Provides detail on the design excellence strategy for the future stages of the Kellyville and Bella Vista developments and outlines how design excellence will be achieved.
- Provides a summary of the entire design excellence process for the Kellyville and Bella Vista Station Precincts including the concept stage (completed) and future stages.

Roles and Responsibilities

Project Structure

A number of agencies and stakeholders have been identified within the Design Excellence Strategy. Roles of responsibilities are clarified below. The project structure including the relationship between Landcom and Sydney Metro is depicted below.

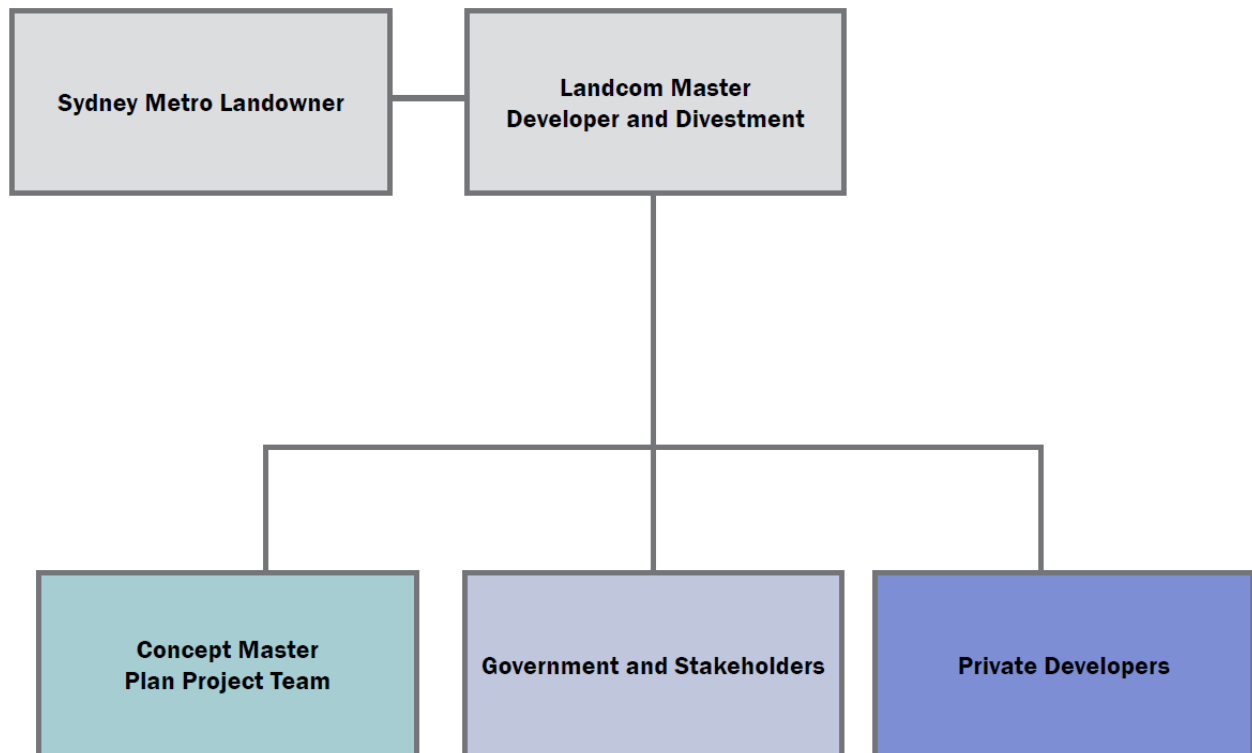


Figure 3 – Project Structure

Sydney Metro

Sydney Metro is Landcom’s project delivery partner and landowner of the station precincts. Sydney Metro’s responsibilities include collaboration with Landcom through development of the Concept Design as well as evaluating tenders during the divestment stage.

During the Detailed DA stage, the proponent will be required to consult with Sydney Metro and obtain landowners’ consent prior to the submission of any DAs.

Landcom

Under a Program Delivery Agreement (PDA) with Sydney Metro, Landcom is responsible for master planning and developing the Kellyville and Bella Vista Station Precincts. This includes the development of the Concept design of each station precinct and submission of SSDAs.

Landcom will also be responsible for divesting superlots and other portions of the site to proponents who will then prepare and lodge Detailed DAs. During preparation of Detailed DAs Landcom will be required to consult with proponents and ultimately will need to provide endorsement for submission of Detailed DAs.

Landcom Design Advisory Panel

Landcom has established a Design Advisory Panel (DAP) with the objective to provide expert design advice across our portfolio of projects.

The DAP has been involved in the preparation of the Concept Master Plans for the Kellyville and Bella Vista Precincts.

Meetings with the DAP commenced in June 2019, with key issues documented and summarised within the Kellyville and Bella Vista EIS documents. These meetings have been chronologically logged and included in the Concept Design Stage Section of this document. The EIS also details how the master plans have been amended based on feedback received. The key issues raised relate to:

- The interface of the development with Elizabeth Macarthur Creek.
- Diversity of the road hierarchy and street network.
- Input into the Design Guidelines proposed by the design team.
- Promotion of architectural diversity
- Appropriate densities and height of buildings in close proximity to each station.

The DAP has been involved with the development of the concept master plans for each precinct. Future DAs will follow the statutory design review panel process and be reviewed by the SDRP or a Council DRP.

GANSW

Landcom and Sydney Metro acknowledge the value of collaborating with GANSW, particularly in the early stages of the project. Accordingly, Landcom and Sydney Metro view GANSW as fundamental in developing this Design Excellence Strategy.

The role of GANSW is proposed to include:

- Collaborating with Landcom and Sydney Metro to develop the Design Excellence Strategy for Kellyville and Bella Vista.
- The project team will present the Concept Master Plan to GANSW and DPIE prior to SSD lodgement.
- Technical expert providing the DPIE with advice during the SSD and further relevant DA assessment periods.
- Chair of the SDRP review process.
- Provide formal feedback to DPIE on the submission during public exhibition.
- Provide guidance to the project team, following the SDRP reviews in relation to design vision and objectives, green infrastructure, movement and place, heritage, sustainability and other design considerations.

Design Review Panel (DRP)

For State Significant DAs the SDRP will be the DRP responsible for Detailed DA review. The SDRP process will be facilitated and chaired by GANSW.

For DAs where THSC is the Determining Authority, the DRP will be formed by Council at its discretion.

Where possible, SDRP or Council DRP members should be retained from the Concept Design stage. This continuity will assist with project objectives and principles being maintained through the Detailed DA stage. The Environmental Impact Statement which supports the SSDs outlines criteria to determine the relevant Determining Authority for future DAs.

Department of Planning, Industry and Environment

DPIE is the Determining Authority for this concept SSD application and for any future detailed DAs which are considered state significant under the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

DPIE is responsible for:

- Scoping Meeting, Scoping Report and SEARs
- Consolidating feedback from agencies and authorities on the SEARs request
- Preparing public exhibition material and communication arrangements
- Consolidating feedback from agencies and authorities on the SSD Application
- Requesting for Response to Submissions (RtS) and additional information / Amendments to Application
- Finalising Assessment and Drafting Conditions
- Making recommendation to the Minister/IPC (Consent Authority).

The Hills Shire Council

THSC played a vital role in the development of the Concept Design of each precinct. Landcom and Sydney Metro utilised Council's intimate understanding of the sites and local context in order to develop a Concept Design which has the potential to create a great place outcome and provide the services and amenities required by the local population.

THSC will be the Determining Authority for future built form DAs that are not considered state significant as defined in the SRD SEPP. Additionally, THSC will be the Determining Authority for open space and public domain DAs, as well as the ultimate asset owner of these spaces.

A Strategy for Design Excellence

Design excellence and great place outcomes are integral to Landcom and Sydney Metro's design, development and delivery philosophy and these remain integral to our approach. Landcom and Sydney Metro have developed a robust Design Excellence Strategy for Kellyville and Bella Vista Station Precincts in consultation with GANSW.

Project Stages

The project has been broken down into three distinct phases:

- The Concept Design Stage (completed)
- The Competitive Tender Stage (future)
- The Detailed Design Stage (future)

The three phase process including the concept design stage is depicted in Figure 4 and detailed in Figure 5.



Figure 4 – Three Phase Design Process

Design Excellence Strategy Overview

A proposed strategy for a coordinated and integrated stakeholder approach for pursuing design excellence.

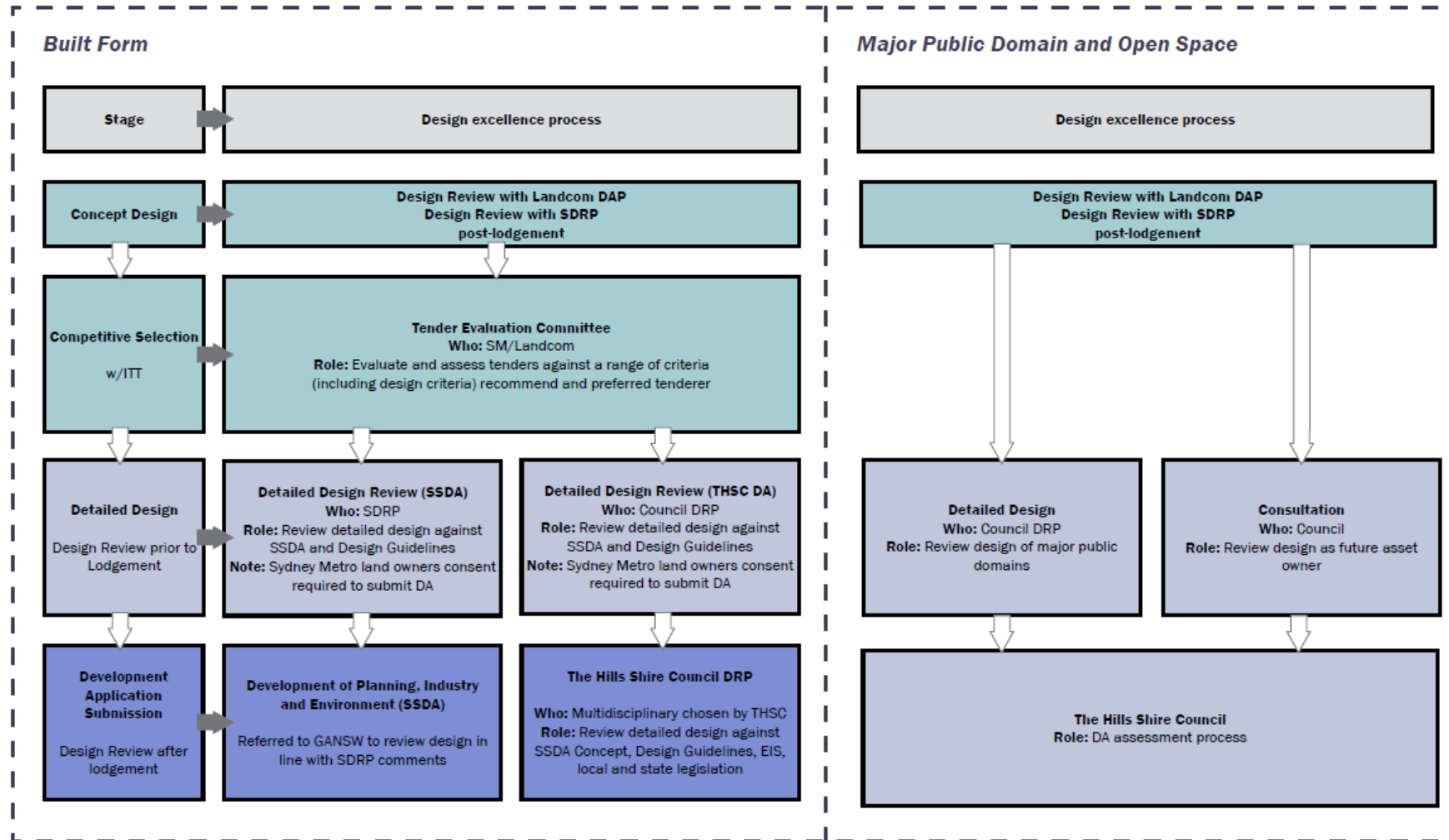


Figure 5 - Design Excellence Framework

Project Approach and Process

Landcom appointed a team of design experts to undertake detailed assessment of the site and to progress its project vision and develop the Concept Masterplans which form the first stage of the project. This included a separate and unique vision for each precinct. The project approach to address this was to appoint an urban design lead on each precinct, to address each precincts' unique requirements. A single landscape designer was appointed to create public realm continuity throughout both precincts.

The urban designers have developed the project vision and design objectives for each precinct in collaboration with Landcom, Sydney Metro and the broader project team. This information can be located in the Environmental Impact Statement (EIS) and urban design reports for each respective precinct. It is the role of future Building and Public Domain DAs to further deliver on the vision and objectives.

Design Excellence Benchmarks

The following design excellence benchmarks have been identified and are required to be achieved during the Detailed Design Stage:

- Architects and landscape architects are to be selected from the Government Architect's 'Prequalification Scheme for Strategy and Design Excellence' or collaborate with a pre-qualified architect.
- All built form development is required to demonstrate architectural diversity in development outcomes. The use of multiple architects which includes both established and emerging architectural firms is encouraged.
- All residential design buildings are to adhere to the Design Guidelines for the specific precinct.
- All development is to be planned and designed on sound Crime Prevention Through Environmental Design (CPTED) principles.
- All development is to comply with the sustainability targets and initiatives outlined in AECOM'S Ecologically Sustainable Development Report which includes a mandatory requirement to achieve a minimum 5 star Green Star 'Design and As-Built' for medium to high density residential development.
- 20% of apartments within the precincts are to achieve a minimum 'Design and As-Built' Liveable Housing Australia silver level accreditation.

Concept Design Stage

Design review through the concept development stage for Kellyville and Bella Vista has been undertaken with SSD applications currently in the assessment and review phase. Detail on design development through the Concept Design Stage has been included within this strategy to provide a comprehensive overview of the Design Excellence Strategy.

During the preparation of the Concept SSD package, there were two key design excellence requirements:

- Development of a design excellence framework strategy to be endorsed by GANSW

- Development of a Concept master plan which has been developed in consultation with government agencies and reviewed by the Landcom DAP and SDRP. The process undertaken in developing the concept master plan includes:

Date	Design Development Process
2015	Initial concept master plan developed by RobertsDay
Jun 2017	Presentation of initial concept master plan to Landcom Design Directorate with comments recorded.
Dec 2018	Procurement of consultants to progress design development of concept master plans. Separate urban designers engaged for Kellyville and Bella Vista precincts, SJB and Hassell respectively. Clouston Associates engaged to prepare landscape master plan.
Dec 2018	Urban Designers undertake peer review of initial RobertsDay master plan.
Jan-Jun 2019	Master plan developed including: <ul style="list-style-type: none"> ▪ Opportunities and constraints analysis ▪ Technical expert input via collaborative design workshops ▪ Peer review of town centre designs undertaken by Esquisse Studio
Jun 2019	Updated master plans presented to Landcom DAP and comments recorded
Jun 2019	Full day site visit and focused design workshop with Landcom DAP and project team addressing key issues recorded during presentation.
Aug 2019	Additional DAP Focus Group focussing on solution to key issues raised during the design review process
Aug 2019	Master plan updated and finalised
Sep 2019	Landcom submit SSDAs to DPIE for assessment
Oct – Nov 2019	SSDA placed on public exhibition with responses from the public and agencies documented.
Sep 2019	SSDA and master plan presented to SDRP with comments documented
Dec 2019	Landcom updated master plan and SSDA package in response to feedback received during SDRP review and public exhibition.
Apr 2020	Landcom presented updated master plans to Landcom DAP and SDRP with additional comments addressed.
1 st Half 2020	Landcom issue updated SSDs and Response to Submissions documentation to DPIE
2 nd Half 2020	Concept SSDA determined

Competitive Tender Process

Landcom and Sydney Metro typically undertake a two-stage Expressions of Interest (EOI) and Invitation to Tender (ITT) process to short-list and select a preferred developer. In both stages a Tender Evaluation Committee (TEC) is convened with members from both Sydney Metro and Landcom. The TEC is responsible for the evaluation of tender submissions and making a recommendation based off this evaluation. The TEC will consider the tender submissions on a range of evaluation criteria and may call on various technical advisors during this phase.

As part of the ITT stage, shortlisted developers will be required to respond to design criteria outlined in the documentation. Additionally, developers will need to present a scheme which demonstrates compliance with the Concept SSD and design guidelines – these form the DCP for the precincts.

Landcom and Sydney Metro may also consider a one stage ITT process or any other divestment process at their discretion.

Detailed Design and Development Application Submission Stage

The proponent of the Detailed Design DA will be contractually required to consult with Landcom and Sydney Metro throughout the preparation of DAs for buildings and built form, prior to DA submission. This process will allow for review of the DA design against the SSDA Concept Design and Design Guidelines and will ensure the principles and objectives of the project are retained throughout development. The developer will be required to achieve Landcom endorsement and Sydney Metro land owners' consent **prior** to lodgement of the DA.

The requirements for consultation with government at this stage will vary depending on the Determining Authority of the DA. For DAs which are not defined as state significant under the SRD SEPP, THSC will be the Determining Authority whereas for DAs which are defined as state significant under the SRD SEPP, DPIE will be the Determining Authority. Consultation with the Determining Authority will be required during preparation of the DA.

The Determining Authority will be required to facilitate the formation of a DRP to review the DA post lodgement if the DA includes buildings taller than 21m or 6 storeys. If the DA is State Significant, the DRP will be the SDRP. If THSC is the Determining Authority, the DRP will be formed by THSC with representatives nominated by THSC and endorsed by GANSW. Where possible, DRP members should be retained from the Concept Design stage. This continuity will assist with project objectives and principles being maintained through the Detailed DA stage.

The review process will include:

- DAs which include buildings that are lower than 21m or 6 storeys – review by a representative from Council.
- DAs which include buildings that are higher than 21m or 6 storeys– review by the relevant DRP.
- This Design Excellence Strategy seeks a waiver to the requirement for an architectural design competition for buildings that are higher than 66m or 20 storeys.

Buildings and Built Form

Stage	Phase	Design Process/Review	Comment
Concept Master Plan Design (SSD Application Preparation and Lodgement)	Project initiation <ul style="list-style-type: none"> Engagement of technical consultants Assess opportunities and constraints Establish vision 	<ul style="list-style-type: none"> Initial meeting with DPIE to ensure alignment on process, scope and timing. Appoint urban and landscape designers from GANSW Strategy and Design Excellence Prequalification Scheme Review of project objectives and preparation of vision. 	<ul style="list-style-type: none"> Kellyville and Bella Vista urban design packages tendered separately due to the differences between the precincts and the skills required. Each precinct should have an individual approach to developing concept masterplan. Single landscape package offered for consideration of overall open space hierarchy and public realm continuity.
	Initial design options <ul style="list-style-type: none"> Initial design development including options for town centres 	<ul style="list-style-type: none"> Options presented in collaborative design workshops Consideration of design guidelines and controls 	<ul style="list-style-type: none"> Initial design options considerate of site opportunities and constraints. Design workshops involved urban designers, landscape design, engineering design, urban planning and other technical experts.
	Landcom and Sydney Metro request SEARs	<ul style="list-style-type: none"> DPIE issues SEARs in collaboration with agencies 	<ul style="list-style-type: none"> SEARs includes design excellence requirements
	Developed design option	<ul style="list-style-type: none"> Engage Landcom Design Advisory Panel (DAP) Develop preferred design option in consultation with agencies. Present developed design options and design guidelines to DAP and record DAP comments. Undertake a focused site visit and design workshop with the DAP on key issues raised during initial meeting. Engage specialist peer review urban designer to review and provide comment on town centre designs. 	<ul style="list-style-type: none"> The Landcom DAP provides independent advice to Landcom on design strategies to achieve architectural design excellence and quality urban design. The DAP was asked to provide feedback on the developed design options and controls to ensure consistency with objectives and design excellence. A focused, full day site visit and workshop was undertaken with the DAP with key issues discussed and incorporated into master plan.
	Resolved design option	<ul style="list-style-type: none"> Finalise plans and reports addressing DAP comments and technical consultant inputs 	<ul style="list-style-type: none"> The resolved concept plan incorporated comments received from the DAP.

		<ul style="list-style-type: none"> Present resolved concept plan and site specific design guidelines to the DAP during a second meeting Discuss design excellence strategy framework with DPIE and GANSW. 	<ul style="list-style-type: none"> The resolved concept plan was presented to the DPIE and GANSW prior to SSDA lodgement.
	Landcom and Sydney Metro submit SSD application and Design Excellence Strategy	<ul style="list-style-type: none"> GANSW provide input into the design excellence strategy. Concept SSDs are placed on public exhibition. Concept plans are presented to the SDRP with comments received to be addressed during Response to Submissions. DPIE collates agency feedback and determines SSD 	<ul style="list-style-type: none"> Landcom prepared an updated SSD package which considered and responded to feedback received during public exhibition from the public, agencies and the SDRP.
	Assessment Period	<ul style="list-style-type: none"> DPIE undertakes assessment of Concept SSDs including public exhibition period. Landcom updates master plans based on feedback received from the SDRP, the public and agencies. DPIE determine Concept SSDs 	<ul style="list-style-type: none"> Landcom submitted a revised concept master plan for each precinct based on independent review undertaken by SDRP as well as changes made based on feedback received during exhibition period.
Tender Process	Landcom and Sydney Metro divest superlots	<ul style="list-style-type: none"> Landcom and Sydney Metro prepare documentation including design based assessment criteria to be outlined within the request documentation. Developers are to provide a design response having regard to the Concept Master Plan and Design Guidelines which responds to the criteria outlined in the ITT. 	<ul style="list-style-type: none"> Submissions will be assessed based on how they address the design principles outlined in the tender documentation and Concept SSD.
	Landcom and Sydney Metro award contract to preferred developer	<ul style="list-style-type: none"> Landcom and Sydney Metro award contract to preferred developer based on Tender Evaluation Committee's recommendation. Specific contract clauses will be included in the sales contract outlining obligations for developers to have Landcom and Sydney Metro review and provide endorsement prior to DA lodgement. 	<ul style="list-style-type: none"> Preferred developer will be required to comply with Concept SSDA design excellence framework.

Detailed Design (DA Preparation and Lodgement)	DA Preparation	<ul style="list-style-type: none"> Developer will be contractually required to consult with Landcom and Sydney Metro during DA preparation. Depending on the scope of the DA, consultation may be required with DPIE, Council and/or GANSW. DA is to be in accordance with the Concept SSDA approval and design guidelines 	<ul style="list-style-type: none"> Levels of consultation will differ based on the scope of the DA. During the preparation of the DA, the developer's design will be reviewed by Landcom and Sydney Metro prior to lodgement.
	DA Review	<ul style="list-style-type: none"> For DAs which include buildings that are lower than 21m or 6 storeys, the DA is to be reviewed by a nominated Council representative. For DAs which include buildings that are higher than 21m or 6 storeys the DA is to be reviewed by a DRP. This Design Excellence Strategy seeks a waiver to the requirement for an architectural design competition for buildings that are higher than 66m or 20 storeys. Contractual requirement for developer to achieve Sydney Metro and Landcom endorsement to submit DA. 	<ul style="list-style-type: none"> Pursuant to clause 8.6 of The Hills Local Environmental Plan 2012, a DRP is required to review DAs which include buildings that are higher than 6 storeys or 21m. The Determining Authority of the applicable DA will be responsible for confirming DRP representation. For DAs determined by DPIE, the SDRP will be the relevant DRP. For DAs determined by Council, Council will nominate a DRP which will be endorsed by GANSW. The review will include an assessment of compliance with the Concept SSDA and Design Guidelines. Sydney Metro required to provide owners' consent and Landcom required to endorse DA package prior to lodgement.
	Developer submits DA	<ul style="list-style-type: none"> Assessment by the relevant planning authority will consider comments received during DA Review Phase. 	<ul style="list-style-type: none"> DA is required to be compliant with approved Concept SSD and design guidelines and reviewed prior to lodgement.

Public Domain and Major Open Space

For major open space and public domain DAs which will be prepared by Landcom or private developers, review will be required by a Council DRP. This will include the main district park in Bella Vista, the 0.7ha local park in Kellyville, the Viaduct Active Playing Courts in Kellyville as well as the linear path adjacent to Elizabeth Macarthur Creek. The open space plan is included overleaf for each of the precincts.

Consultation will also be required with THSC as the Determining Authority as well as the future asset owner. It is proposed that the DA assessment follows the existing THSC DA process.

Proposed Primary School

Review of the proposed primary school location during the development of the Concept Design has occurred via consultation with Department of Education (Education) as well as the Landcom DAP. A number of options were presented to Education with the nominated location being identified as the preferred.

It is envisaged that Detailed Design of the future school will be managed by Education. The relevant DA should be considered State Significant and as such, will require consultation with GANSW and design review via the SDRP process.



Figure 6 – Kellyville Open Space Plan



Figure 6.4 Bella Vista Concept Master Plan



Figure 7 – Bella Vista Open Space Plan

