

8 December 2020

Russell.Hand@planning.nsw.gov.au

Russell Hand  
Principal Planning Officer  
Key Sites Assessments  
NSW Planning, Industry & Environment

Dear Russell

## **NORTH WEST STATION PRECINCTS - DESIGN EXCELLENCE HILLS SHOWGROUND AND BELLA VISTA - COMPETITION WAIVER**

We refer to Landcom's requests for waivers to the requirement to carry out an architectural design competition for buildings over 66m as identified in the Hills Showground Station Precinct Concept (SSD 9653) and Bella Vista Station Precinct Concept (SSD 10344). We note there are proposed building heights in the Hills Showground Precinct and Bella Vista Precinct up to 68m and indicatively 21 storeys, with 68m comprising the maximum height standard under the Hills Local Environmental Plan 2019. There are eight relevant building envelopes within the Bella Vista Precinct and four relevant building envelopes within the Hills Showground Precinct.

We note the requests for waivers have been made following previous reviews of the Concept Proposals by the Landcom Design Advisory Panel and State Design Review Panel (SDRP). Landcom and Sydney Metro are seeking a greater level of certainty for the divestment process for the land, and on the processes proposed in Landcom's Design Excellence Strategies for the Precincts.

The Design Excellence Strategies require future Detailed Design Applications involving buildings over 21m, including buildings between 66m and 68m, to be reviewed by either the State Design Review Panel (SDRP) or Hills Shire Council's Sydney Metro Design Review Panel (Council DRP) prior to lodgement.

Given that the competition height trigger and proposed maximum height (standard to the Hills LEP) vary by only 2m, a waiver is granted subject to the following terms:

- waiver is limited to a building with a height of between 66m and 68m and up to 20 storeys, and not applicable to any building above 68m or 20 storeys
- detailed design applications for the sites being reviewed by design review panels prior to lodgement, and post lodgement as a design integrity process, as endorsed in the Design Excellence Strategies
- demonstration of no additional impact to amenity of public and communal open space, public domain and private open space and living areas arising from any building height above 66m
- the Department of Planning, Industry and Environment's final assessment and approval of the Design Guidelines, and GANSW endorsement of Design Excellence Strategies

Government Architect  
New South Wales  
L24, 320 Pitt Street  
Sydney NSW 2000  
GPO Box 39  
Sydney NSW 2001

government.architect  
@planning.nsw.gov.au  
T +61 (02)9860 1464

- developments subject to this waiver to be designed by architects with a demonstrated capacity to deliver design excellence, for example through the award of peer reviewed prizes
- demonstration of commitment to design diversity for larger sites with multiple buildings subject to this waiver, for example through the use of 2 or more appropriately qualified architects

Please contact me if you have any queries.

Sincerely



Olivia Hyde  
Director of Design Excellence – Government Architect NSW  
Professor of Practice, Architecture - University of Sydney