

# Design Guidelines

## Baptist Care Macquarie Park Concept Masterplan

Amendment to State Significant Development SSD-46561712  
Concept Masterplan  
157 Balaclava Road, Macquarie Park

Rev. 2

# BVN





REVISION	DATE	DESCRIPTION
1	5.03.2024	ISSUED FOR TEST OF ADEQUACY
2	15.04.2024	ISSUED FOR LODGEMENT

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# 1. OVERVIEW OF AMENDED CONCEPT SSDA

This Amended Architectural Design Guidelines document is prepared on behalf of BaptistCare and submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of an amendment to the State Significant Development Application (SSDA) (SSD-46561712) for a Concept Masterplan for the site principally located at 157 Balaclava Road, Macquarie Park. (Lot 60 in DP1107965 and part of Lot 2000 in DP1305792).

Since original lodgement, the masterplan has been revised to address DPHI preliminary assessment, agency advice and submissions, including that made by City of Ryde Council (CoRC). Key amendments to the scheme include:

- Relocation of land uses, including removal of the proposed school, to respond to environmental concerns
- Reconfiguration of the scheme to be centered around open space and informed by Connection to Country, including resurfacing the creek and creating a new circa 1 hectare park.
- Redistribution of GFA to achieve additional open space and improved ground plane connectivity and amenity. The proposed massing has been refined with podium and tower form and increased variation in height.
- Clarifying the publicly accessible land through provision of passive recreation areas, pocket parks and a central plaza for utilisation by residents, visitors and workers.
- Realignment of the internal road network, including a new connection to Herring Road, and deletion of the left-out movement onto Epping Road, to improve vehicular connections and to establish an appropriate road hierarchy that prioritizes pedestrian and cyclist movement.
- Incorporation of Connecting with Country design principles and establishing a precinct scale landscape and urban design response to acknowledge ecology and the deep Indigenous history of the area.

Specifically, consent is sought under section 4.22 “Concept Development Applications” of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the following:

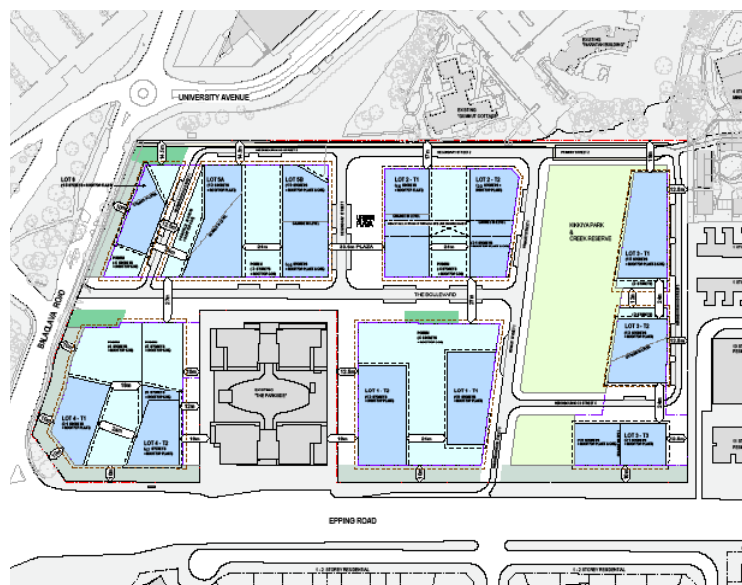
- A mixed use precinct comprising six development lots (refer Figure 1), each with a maximum GFA and contributing to a maximum site-wide GFA, with the following land uses:
  - Seniors housing;
  - Co-living housing;
  - Residential accommodation;
  - Commercial premises;
  - Centre-based child care facility;
  - Health services facility;
  - Roads; and
  - Recreation area.
- A minimum GFA for each non-residential use, co-living housing, seniors housing and affordable housing.
- Planning envelope for each lot, including a maximum height and basement extent in plan (not depth).
- Public domain concept arrangement, including parks, roads and pedestrian connections.
- Identification of trees to be retained and removed.
- Identification of existing structures to be demolished
- A two-stage occupation of lots (prior to and following establishing the New Road 3 connection).

This application does not seek consent for physical works on site. Future works including tree removal, remediation, demolition or construction of public domain, infrastructure and buildings will be sought under future development applications (notwithstanding identification of trees and existing structures to be removed in the Concept plans).

For a detailed project description, refer to the Amendment Report prepared by Ethos Urban. This report is to be read in conjunction with the Concept Masterplan SSDA documentation prepared by BVN and Arterra.

The Concept Masterplan is supported by a Reference Scheme prepared by BVN which indicatively illustrates a possible arrangement of future detailed development within each lot. All parts of the reference scheme, including location of uses, apartment blocking, basement design, loading dock arrangement and detailed GFA breakdown of uses are subject to future detailed development applications.

The Concept Masterplan is supported by a Development Design Guidelines prepared by the project team that provides additional parameters and design-based objectives to guide future development (this document). These Guidelines ensure that future detailed Development Applications achieve the intended outcomes and urban design, sustainability and technical commitments set by the project.



CONCEPT SSD PLAN

# 2. DOCUMENT SCOPE

This Design Guidelines document has been prepared to support the Amendment to the Concept SSD Application (SSD-46561712) for the Macquarie Park Masterplan. They establish design principles used to guide future development of the BaptistCare Masterplan, and provide design guidelines on future built form, road and open space infrastructure and their relationships.

This Design Guidelines document provides guidelines that cover the following elements within the BaptistCare Masterplan:

- Public Realm
  - Streets
  - Key Open Spaces
  - Park
- Built Form
  - Street Walls
  - Setbacks
  - Rooftops
  - Facade Expression
  - Sustainability
  - Universal Design
- Site Conditions
  - Flooding
  - Wind

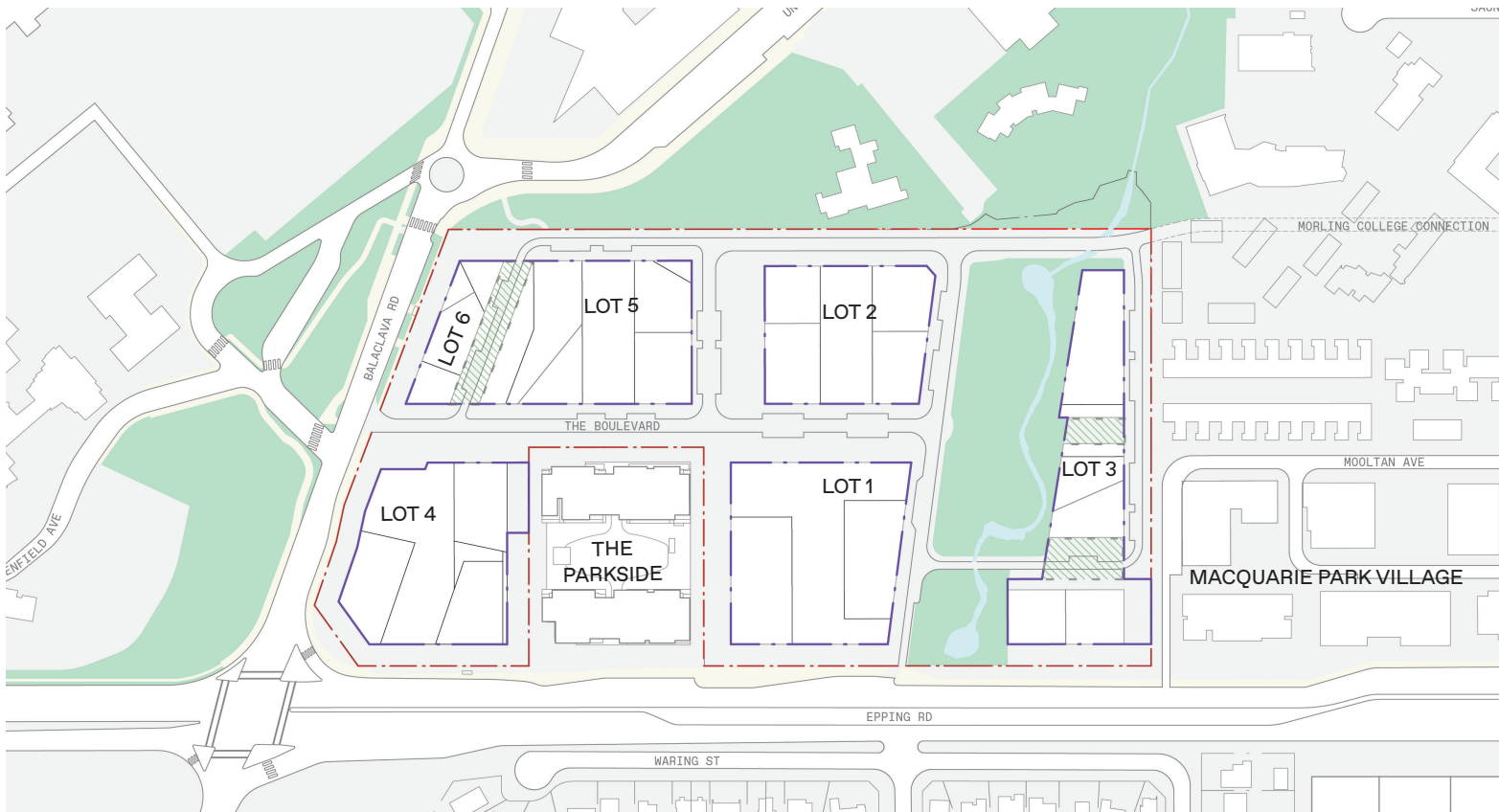
# 3. DEVELOPMENT LOTS

## OBJECTIVES

3.1 To establish the future extent of development lots.

## PROVISIONS

3.2 Land not included within development lots will be publicly accessible and will be identified on title.



FUTURE DEVELOPMENT LOTS

- · - BAPTISTCARE LOT BOUNDARY
- · - FUTURE DEVELOPMENT WORKS BOUNDARY
- · - FUTURE DEVELOPMENT LOT BOUNDARY
- / / / / / PUBLICALLY ACCESSIBLE OPEN SPACE WITHIN FUTURE DEVELOPMENT LOT BOUNDARIES (ABOVE GROUND)

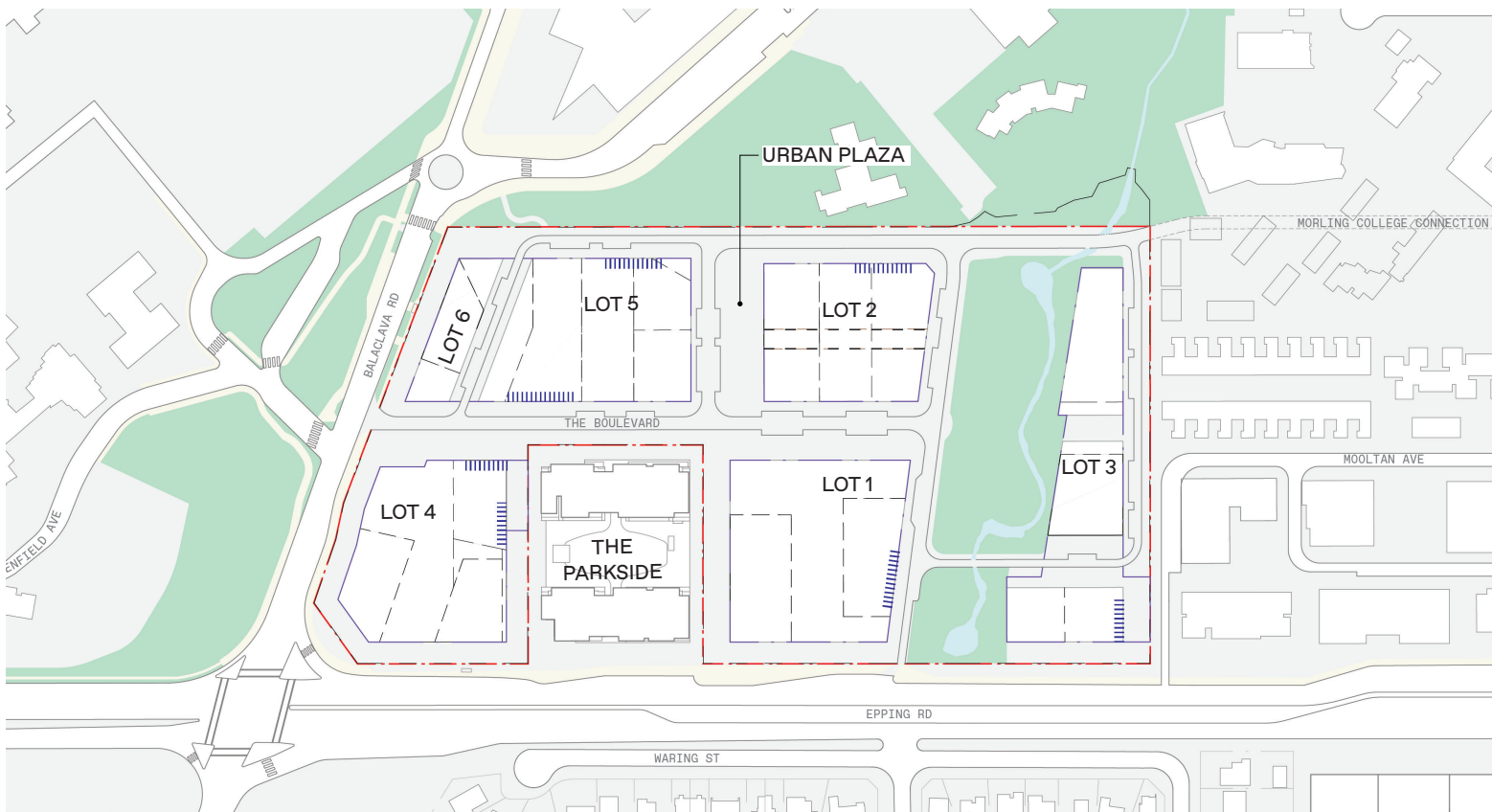
# 4. VEHICULAR ACCESS

## OBJECTIVES

- 4.1 To create high quality streetscapes.
- 4.2 To minimize conflicts between vehicles and pedestrians.
- 4.3 To promote road and pedestrian safety at proposed traffic access points to the Baptistcare site.

## PROVISIONS

- 4.4 Vehicular entries are to be in accordance with the diagram below.
- 4.5 Internal loading docks are to be shared where possible, to limit the amount of driveways and improve public amenity and streetscapes.
- 4.6 Loading docks will be used for both garbage collection and move ins / move outs wherever possible.
- 4.7 Where internal dedicated loading docks are not possible, on-street loading zones will be discretely located close to building entries.
- 4.8 Where loading docks are shared across disparate buildings, waste collection will occur in a centralised location where possible.
- 4.9 A traffic management plan by a qualified consultant is to be developed around the Urban Plaza, incorporating appropriate traffic and urban design measures to slow vehicular traffic.
- 4.10 Clearly separate pedestrian and vehicular entry points.



VEHICULAR ACCESS LOCATIONS

- · - BAPTISTCARE LOT BOUNDARY  
||||| VEHICULAR ENTRY, CARS & LOADING

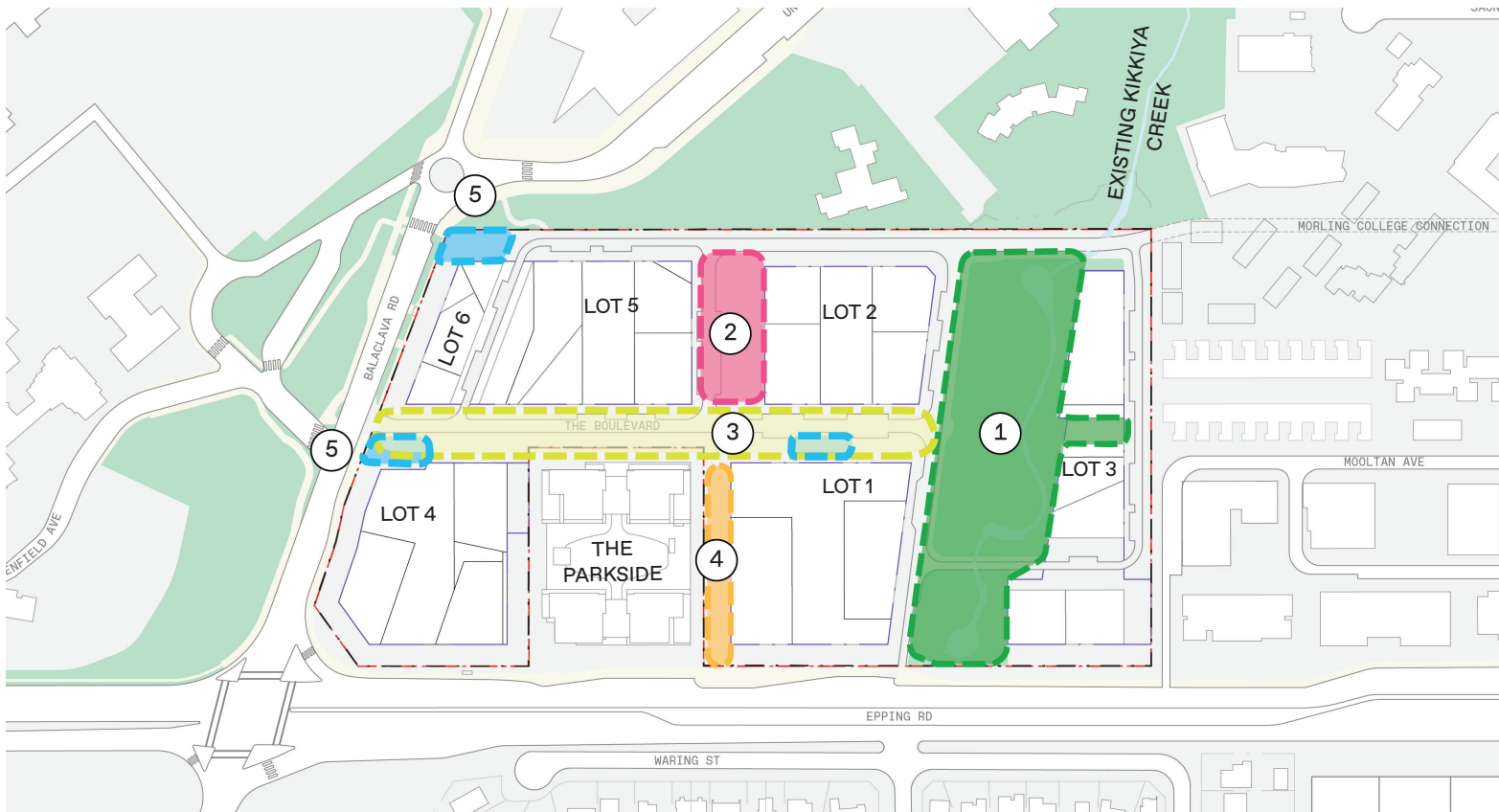
# 5. PUBLIC OPEN SPACE

## OBJECTIVES

- 5.1 To continue the existing Kikkiya Creek, and provide publicly accessible open space along Kikkiya Creek.
- 5.2 To connect new public spaces to the existing open space network.
- 5.3 To provide an adequate area of Public Open Space to enhance residential amenity and provide opportunities for landscaping.

## PROVISIONS

- 5.4 A public park should be provided to the east of the site, as identified on the *Concept SSD Plan* as 'Kikkiya Park'.
- 5.5 An urban plaza should be provided between Lots 2 and 5, as identified on the *Concept SSD Plan* as 'Urban Plaza'.
- 5.6 A central Boulevard is to be provided, as noted on the *Concept SSD Plan*. The Boulevard is to be lined with street trees and provide accessible pathways along the majority of its length.
- 5.7 Parklets are to be provided per the below diagram, to provide readily accessible open spaces throughout the precinct.
- 5.8 Future development lots will seek to maximise communal open space within their lot. Any shortfall to minimum communal open space provisions is to be offset and supplemented by the publicly accessible open space.



PUBLIC OPEN SPACES



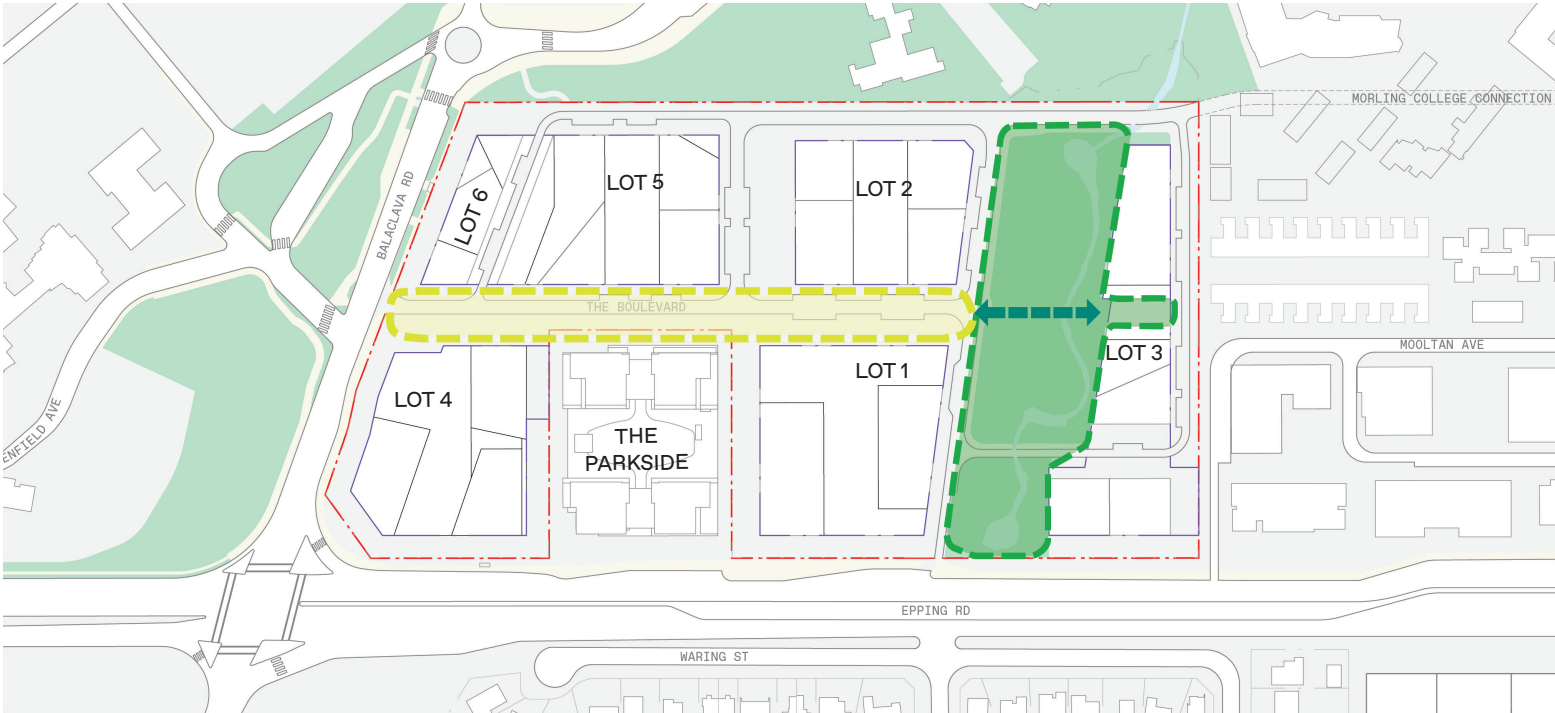
# 6. KIKKIYA PARK

## OBJECTIVES

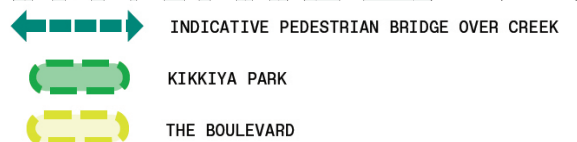
- 6.1 To allow Kikkiya Park to be designed and implemented as the primary and destinational open space area for the precinct.
- 6.2 To enable Kikkiya Park to link with the surrounding streets and urban context via accessible pedestrian pathways, boardwalks and bridges.
- 6.3 To return the existing engineering waterway to the natural state and continue Kikkiya Creek, allowing it to be reinstated to increase biodiversity (also refer: *Kikkiya Creek*).
- 6.4 To adequately manage flood constraints within the landscaped environment.
- 6.5 To enable the Park to provide for a variety of user experiences and recreational uses, including both active and passive recreational pursuits, and provide attractive spaces to gather and socialize within a natural setting close to open water and nature.

## PROVISIONS

- The Park design, and its implementation must include the following:
- 6.6 Running water through a naturalistic creek form.
  - 6.7 Maximize provision of appropriate natural habitat features such the provision of naturalistic creek channel lining and the creation of pools, ponding and riffles.
  - 6.8 The retention of the existing trees identified in the Aboricultural Report.
  - 6.9 Accessible walking circuits and pathways.
  - 6.10 Well considered opportunities for interpretive/ story telling via suitable and well-placed artworks and signage.
  - 6.11 Feature pedestrian bridges to connect the east and western sides of the park above the Probable Maximum Flood levels. The bridges are to be visible from, and aligned with, the Boulevard for ease of navigation.
  - 6.12 Contain a diversity of spaces to ensure a variety of uses including quiet and active uses.
  - 6.13 Appropriate sculpture and artwork that is ideally interactive and playable wherever possible.
  - 6.14 Significantly contribute to the precincts ultimate urban canopy cover of 25% utilizing primarily endemic tree and plant species.
  - 6.15 The Park is to be developed in line with a detailed CPTED strategy.



KIKKIYA PARK



# 7. KIKKIYA CREEK

## OBJECTIVES

- 7.1 To re-instate and extend the existing Kikkiya Creek, evolving the existing underground system into a regenerated natural creek.
- 7.2 To adequately address flood risks on the subject site over the life of the development.
- 7.3 To maintain environmental and aesthetic water flows and reasonably consistent pond water levels, within the confines of the Baptist Care site.

## PROVISIONS

- 7.4 The existing Kikkiya Creek is to be extended into the Baptist Care site.
- 7.5 The creek is to be designed such that the Probable Maximum Flood (PMF) is wholly contained within Kikkiya Park.
- 7.6 The creek is to be designed so that streets are still usable in a PMF event.
- 7.7 The creek is to safely discharge and convey rainwater and flood water from upstream (Epping Road) through to the downstream receiving waters. Engineering structures and similar utilitarian infrastructure should be minimized, sensitively screened via landscape treatments.
- 7.8 The width of the creek is to be no less than 3m, and include a minimum low flow channel dimension of 3.0m wide by 0.6m deep.
- 7.9 The creek is to be designed to ensure water is recirculated and continuously running throughout its length.
- 7.10 A Management Plan is to be prepared for the Creek with a future development application for the public domain, to manage its water level and quality, in line with the following documents: *Australian Government, National Health and Medical Research Council, Guidelines for Managing Risks in Recreational Water (2008)*; *Australian Government, National Health and Medical Research Council, Guidance on PFAS in Recreational Water (2019)*; and *The Royal Life Saving Australia, Guidelines for Water Safety in Urban Water Development (2004)*.
- 7.11 Signage should be provided at appropriate locations advising that the creek water is not safe for drinking or bathing.
- 7.12 The creek is to be designed so that existing trees within Kikkiya Park that are nominated for retention in the Aborigicultural Report are retained.

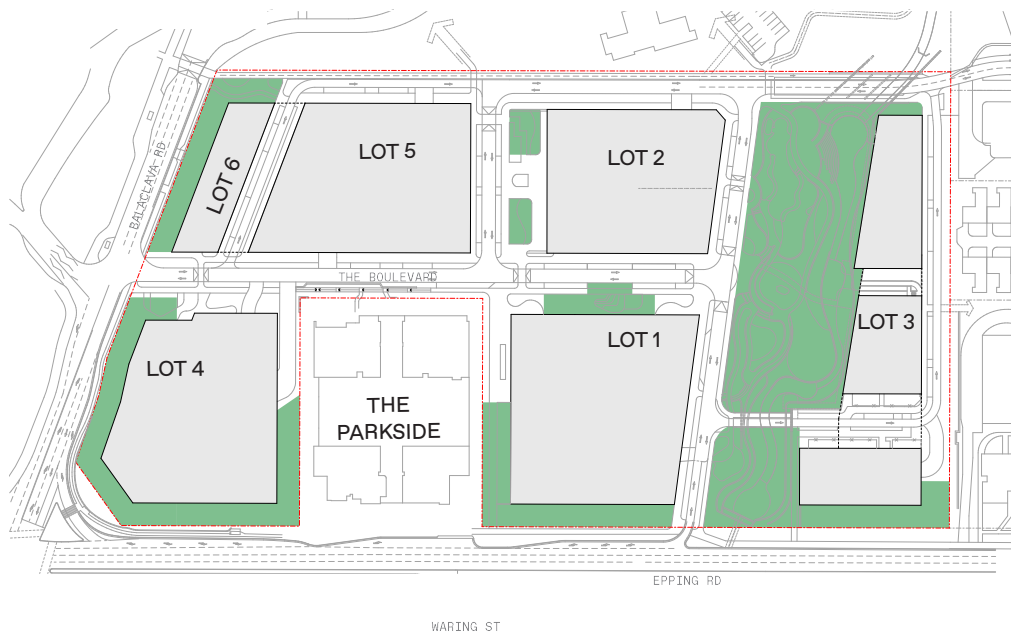
# 8. LANDSCAPING

## OBJECTIVES

- 8.1 To retain existing mature trees, support healthy tree growth and establish new trees.
- 8.2 To provide passive recreation opportunities where possible.
- 8.3 To promote management of water and air quality.
- 8.4 To retain the natural vegetation buffer along Epping Road.

## PROVISIONS

- 8.5 Deep soil is to be delivered and measured across the overall lot area captured within the Baptistcare Lot boundary, rather than to individual future development lots. The area of deep soil to be achieved should be no less than 20% of the overall lot area.
- 8.6 Deep Soil will be maximized, as per the intention of the below diagram, *Potential Deep Soil Area*.
- 8.7 A basement that extends below any streets must allow sufficient depth for street planting.
- 8.8 Existing trees are to be retained and provided with Tree Protection Zones as per the Arboricultural Impact Assessment.
- 8.9 The site is to provide 25% canopy cover as per NSW Government Architect's *Greener Places Design Guidelines*.



POTENTIAL DEEP SOIL AREA

DEEP SOIL  
BAPTISTCARE LOT BOUNDARY

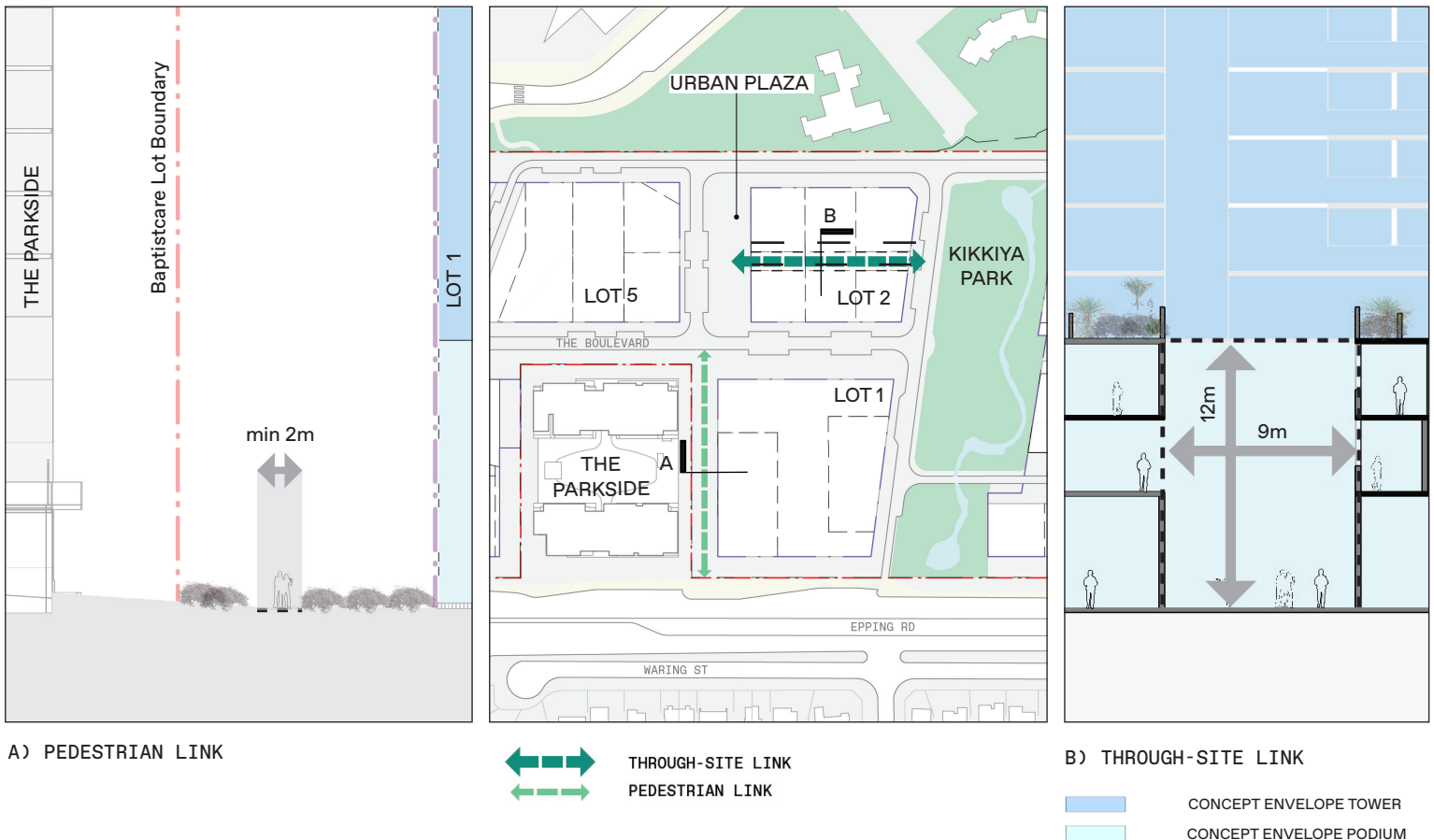
# 9. PEDESTRIAN LINKS

## OBJECTIVES

- 9.1 To provide pedestrian links that address and connect the public domain.
- 9.2 To provide accessible and easily identifiable pedestrian pathways.
- 9.3 To maximize the amenity of Kikkiya Park, the Urban Plaza and The Boulevard.

## PROVISIONS

- 9.4 Provide an accessible pedestrian through-site link through Lot 2 on the *Concept SSD Plan* that connects Kikkiya Park with the Urban Plaza. The through-site link is to have a minimum clear width of 9m for the full height of the podium, to the majority of its length.
- 9.5 Allow for an accessible pedestrian link from Epping Road to The Boulevard with a minimum 2m clear width, between The Parkside and Lot 1 on the *Concept SSD Plan*.



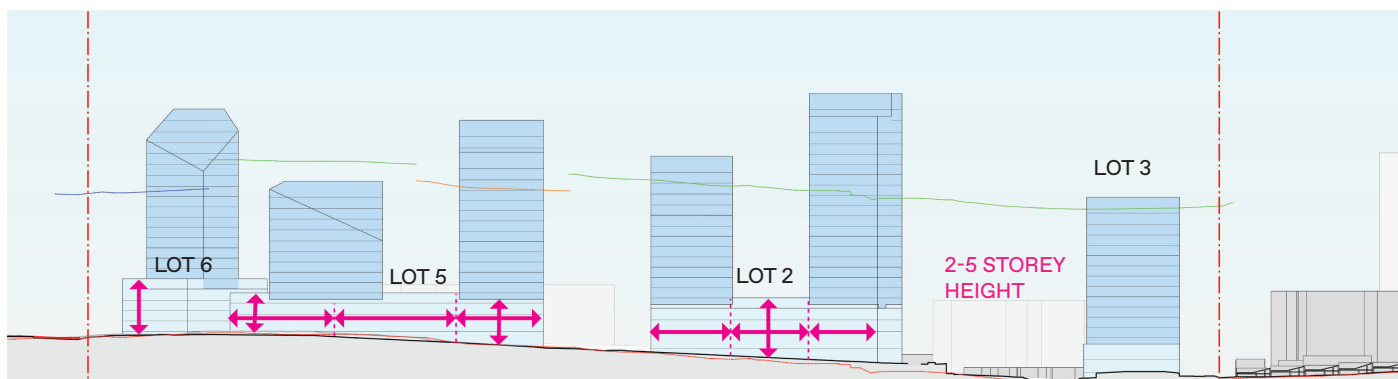
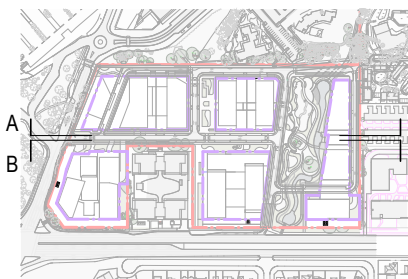
# 10. STREET WALLS

## OBJECTIVES

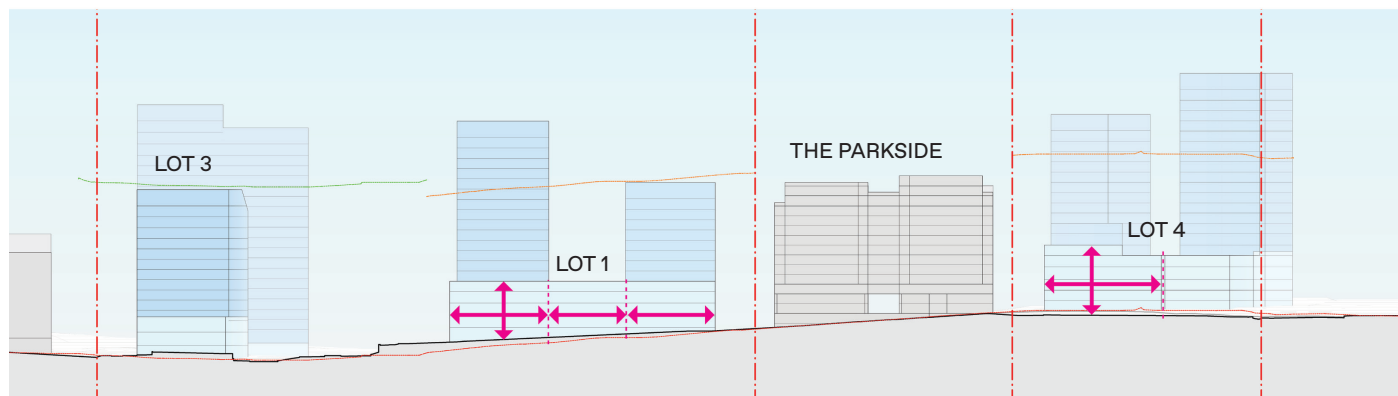
- 10.1 To provide buildings that positively contribute to the physical definition of the public domain.
- 10.2 To provide an appropriate scale of building as perceived from the public domain.

## PROVISIONS

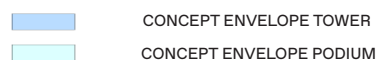
- 10.3 Podiums identified in the *Concept SSD* are to express a 2-5 storey scale in order to create a cohesive street wall height.
- 10.4 At podium level, minimize the length of contiguous street walls. Introduce breaks in the facade through the use of articulation, and/or changes in materiality, to promote a pedestrian-friendly urban scale.
- 10.5 Allow for a continuous podium expression around the perimeter to podium corners.



STREET ELEVATION A: THE BOULEVARD, FACING NORTH



STREET ELEVATION B: THE BOULEVARD, FACING SOUTH



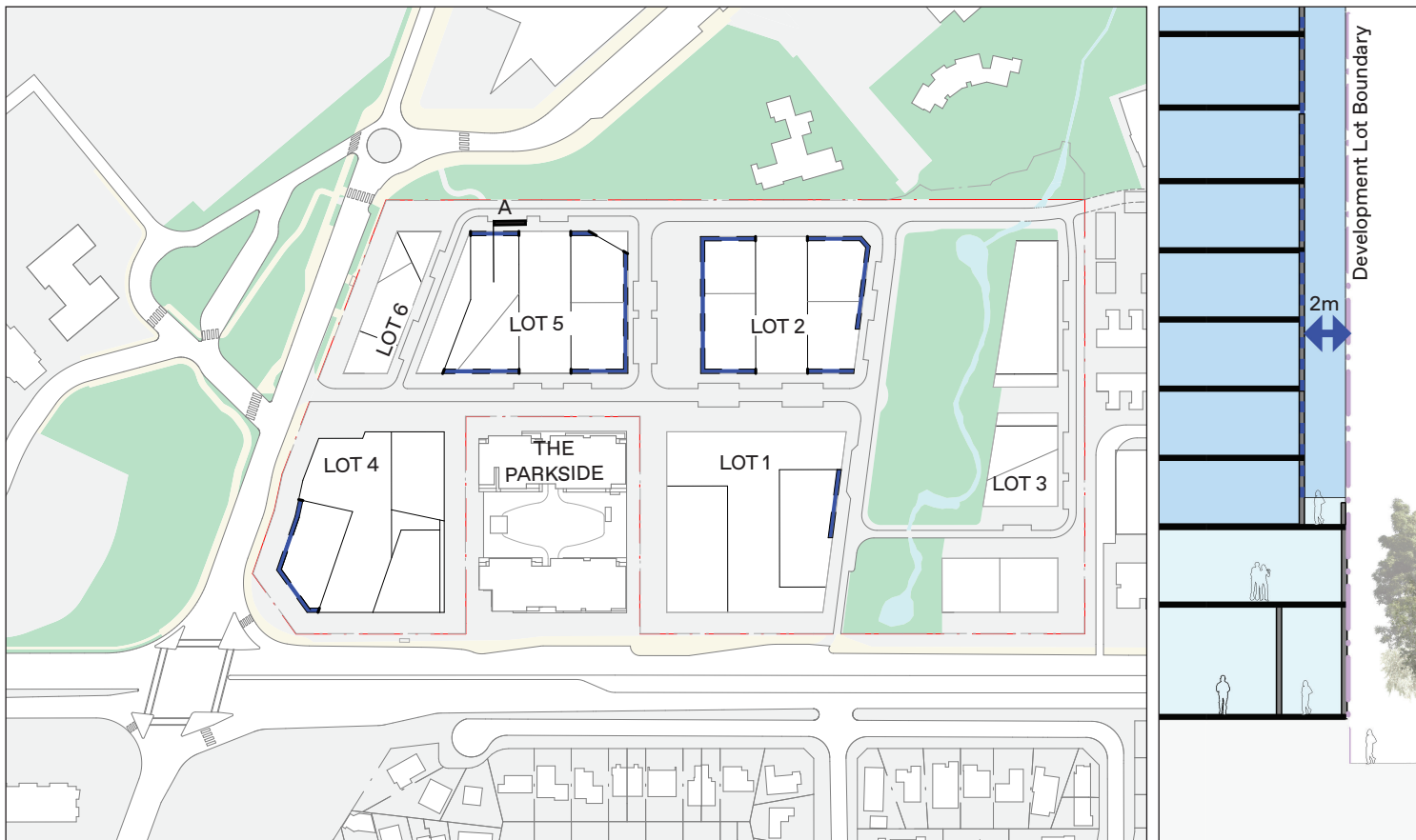
# 11. SETBACKS TO UPPER LEVELS

## OBJECTIVES

11.1 To create tower forms that are distinct from podiums.

## PROVISIONS

11.2 Setbacks from podiums of the upper tower levels are to be per the below diagram. Above the podium roof, the 2m setback can comprise architectural articulation, but cannot be used for private open space to apartments, which must be behind the setback line.



POTENTIAL SETBACKS

— 2M MIN SETBACK

CONCEPT ENVELOPE TOWER  
CONCEPT ENVELOPE PODIUM

A) LOT 5

# 12. ROOFTOPS

## OBJECTIVES

- 12.1 To maximize opportunities to use roof space for residential accommodation and open space.
- 12.2 To incorporate sustainability features into the roof design.
- 12.3 To minimize the visual impact of roof plant.

## PROVISIONS

- 12.4 Communal roof terraces should be provided wherever possible.
- 12.5 Roofs are to have the capacity to accommodate solar panels.
- 12.6 Plant areas should be screened from view. Provide architectural screening, and acoustic treatment, to rooftop plant or services, including telecommunication elements.

# 13. FACADE EXPRESSION & MATERIALS

## OBJECTIVES

- 13.1 To allow opportunity for architectural articulation of the built form that may extend into the setback zone.
- 13.2 To define and reinforce a distinctive character within the masterplan precinct.
- 13.3 To express building functions.
- 13.4 To create buildings that will improve with age.

## PROVISIONS

- 13.5 Façade materials should be durable and low maintenance.
- 13.6 The lower levels of residential buildings should use a robust and durable material as the predominant facade material.
- 13.7 Buildings are to be developed in conjunction with a Connecting with Country strategy submitted as part of the detailed SSD.
- 13.8 Materiality of the street adjacent the Urban Plaza should be complementary to that of the Plaza.
- 13.9 Zones for facade articulation are indicated in the Concept SSD drawings, and intended to allow for finer details that add visual interest and reinforce the overall architectural form. Such articulation encompasses the treatment of building edges, corners and windows, and includes projections from the concept envelopes to the extents indicated in plan; but cannot include private open space, which must be within the concept envelopes, and within any setbacks identified in *11. Setbacks to Upper Levels* of these Design Guidelines.
- 13.10 Towers are to be articulated to create visual interest and diversity against the skyline.
- 13.11 Allow for the articulation of Lot 3 towers fronting Kikkiya Park in the *Concept SSD Plan* to appear distinct from Lot 3 podiums.

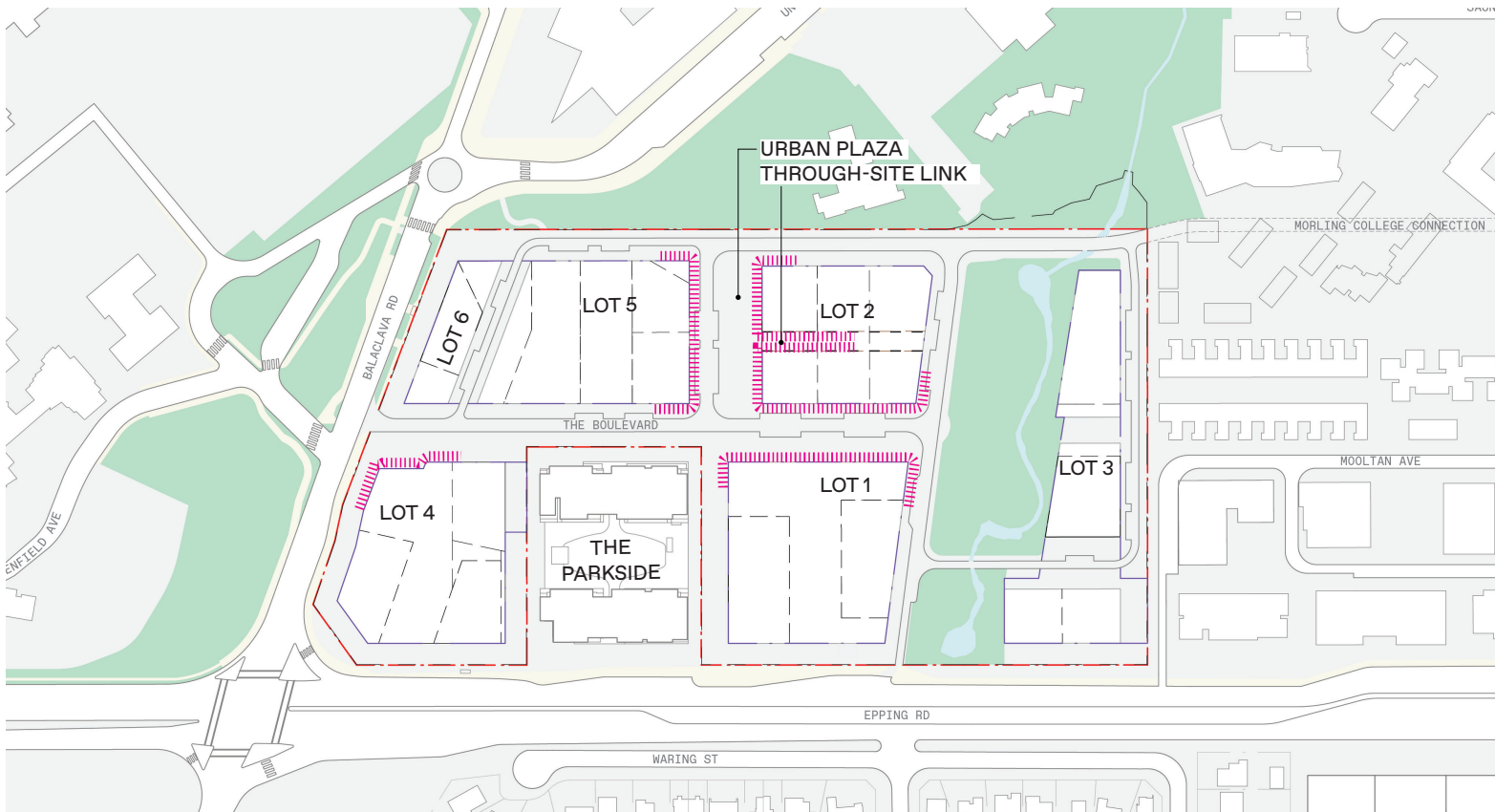
# 14. ACTIVE FRONTAGES

## OBJECTIVES

- 14.1 To provide active frontages with a distinctive civic character to the Urban Plaza and The Boulevard.
- 14.2 To ensure that public spaces and streets are activated along their edges.
- 14.3 Provide distinctive frontage activation that response to place-making of the street frontage.
- 14.4 To deliver amenity and safety for residents when designing street level residences.

## PROVISIONS

- 14.5 Active frontages are to consist of retail and commercial uses, and include lobbies. Fire egress doors and plant to facades are to be minimised.
- 14.6 Minimum active frontages are to be in accordance with the diagram below, along the majority of the indicated facades.



ACTIVE FRONTAGES



ACTIVE FRONTAGE

# 15. AWNINGS

## OBJECTIVES

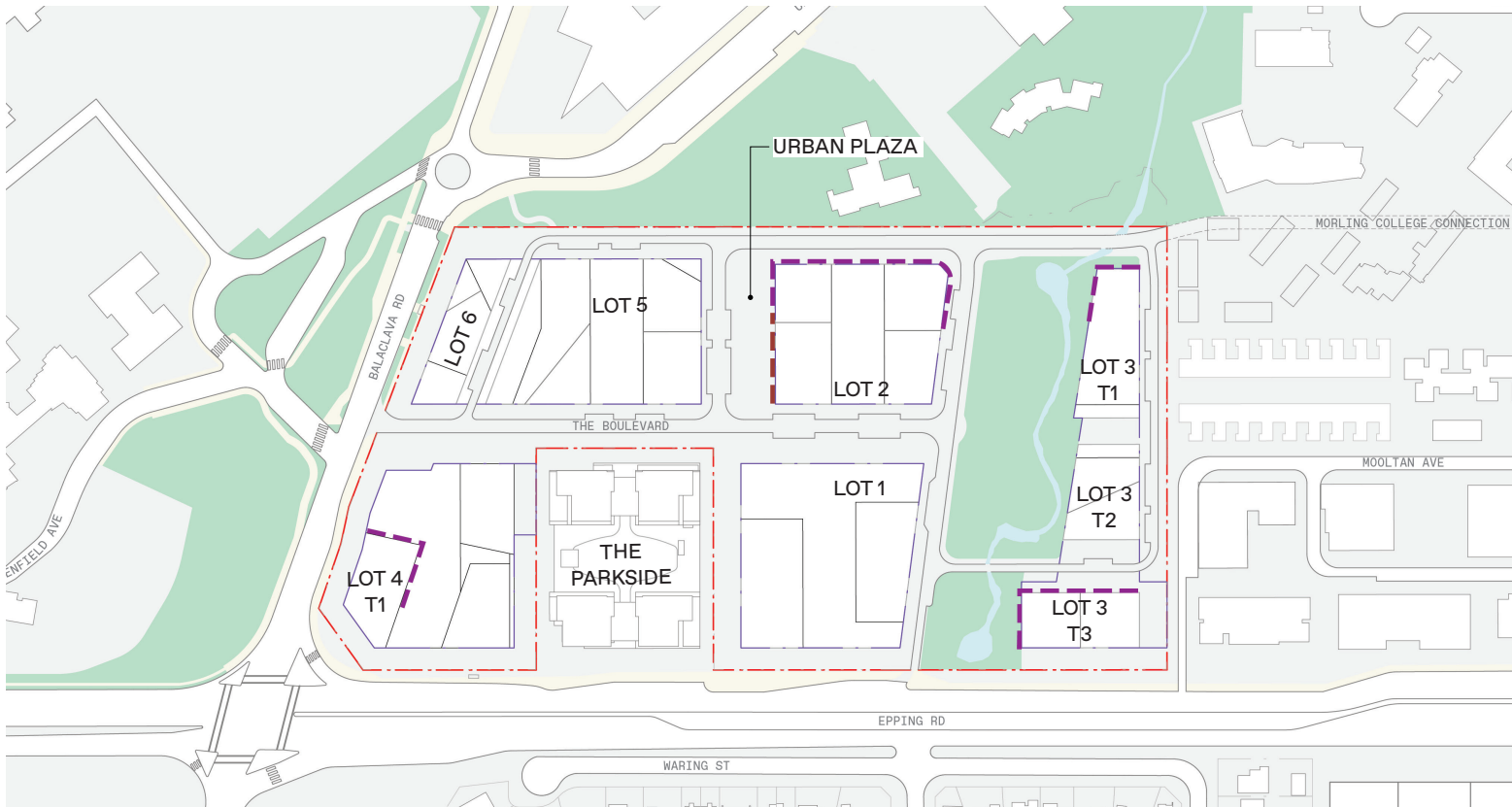
15.1 To mitigate environmental conditions including wind and solar impacts.

## PROVISIONS

15.2 Awnings are to be developed in consultation with wind modeling (refer 19. *Wind*). Awning locations for wind mitigation are to be located per the below diagram.

15.3 Where they occur near a podium corner, awnings are to turn the corner, whilst also addressing the topographical conditions of these locations.

15.4 Awnings to key active frontages are to be considered for urban activation. Provide a covered area to the full length of the Urban Plaza.



POTENTIAL AWNING LOCATIONS

— — — — — AWNINGS FOR WIND MITIGATION  
— — — — — COVERED AREA

# 16. SUSTAINABILITY

## OBJECTIVES

- 16.1 To design a development that enables and upholds sustainable targets in line with State Environmental Planning Policy (Sustainable Buildings) 2022 and the Macquarie Park Innovation Precinct Place Strategy.
- 16.2 To develop a precinct that reduces greenhouse gas emissions throughout its lifecycle from construction through operation and disposal of assets.

## PROVISIONS

- 16.3 The development is to meet the Keystone Target of Net Zero by 2050, and act as a flagship low-carbon development.
- 16.4 The precinct should be all electric, with provision for a Community Battery to store renewable energy. There should also be on-site resources for the generation of renewable energy.
- 16.5 Passive design strategies such as orientation, shading, facades, and insulation are to be carefully utilized in future detailed SSDAs to minimize heating and cooling loads.
- 16.6 90% of construction and demolition waste is to be diverted from landfill.
- 16.7 Water Sensitive Urban Design is to minimize the consumption of potable water. The use of rainwater harvesting, greywater recycling, bio-swales, and passive irrigation are to be considered to minimize the consumption of potable water.
- 16.8 Private car dependency is to be reduced through transport initiatives, such as prioritizing pedestrian-centric planning, arranging for protected bike lanes, reserving parking for car-sharing, prioritizing transport nodes, implementing pick up/drop off bays and providing e Bike/e Scooter docking stations.
- 16.9 Buildings are to be certified with the Green Star Buildings tool, or equivalent.

# 17. UNIVERSAL DESIGN

## OBJECTIVES

- 17.1 Universal design features are included in apartment design to promote flexible housing for all community members.
- 17.2 A variety of apartments with adaptable designs are provided.
- 17.3 Universal design features are included in the design of public and communal open space for all community members.

## PROVISIONS

- 17.4 All seniors and affordable housing should incorporate the Liveable Housing Guideline's silver level universal design features.
- 17.5 Public and communal open space is to be designed to be fully accessible.

# 18. DESIGN EXCELLENCE

## OBJECTIVES

- 18.1 To ensure architectural diversity is achieved.
- 18.2 To achieve a high standard of architectural and urban design, materiality and detailing appropriate to the building type and location.
- 18.3 To ensure the form and external appearance of the buildings improve the quality and amenity of the public domain.
- 18.4 To ensure buildings meet sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency.

## PROVISIONS

- 18.5 All detailed Development Applications should be designed in accordance with the principles of *Better Placed*.
- 18.6 As part of a future detailed application, a Design Statement is to be prepared by the appointed architect. This Statement will demonstrate how the proposed development has achieved the Design Guidelines, including objectives for this section, and how the design development has incorporated and addressed feedback from the DRP / SDRP process.

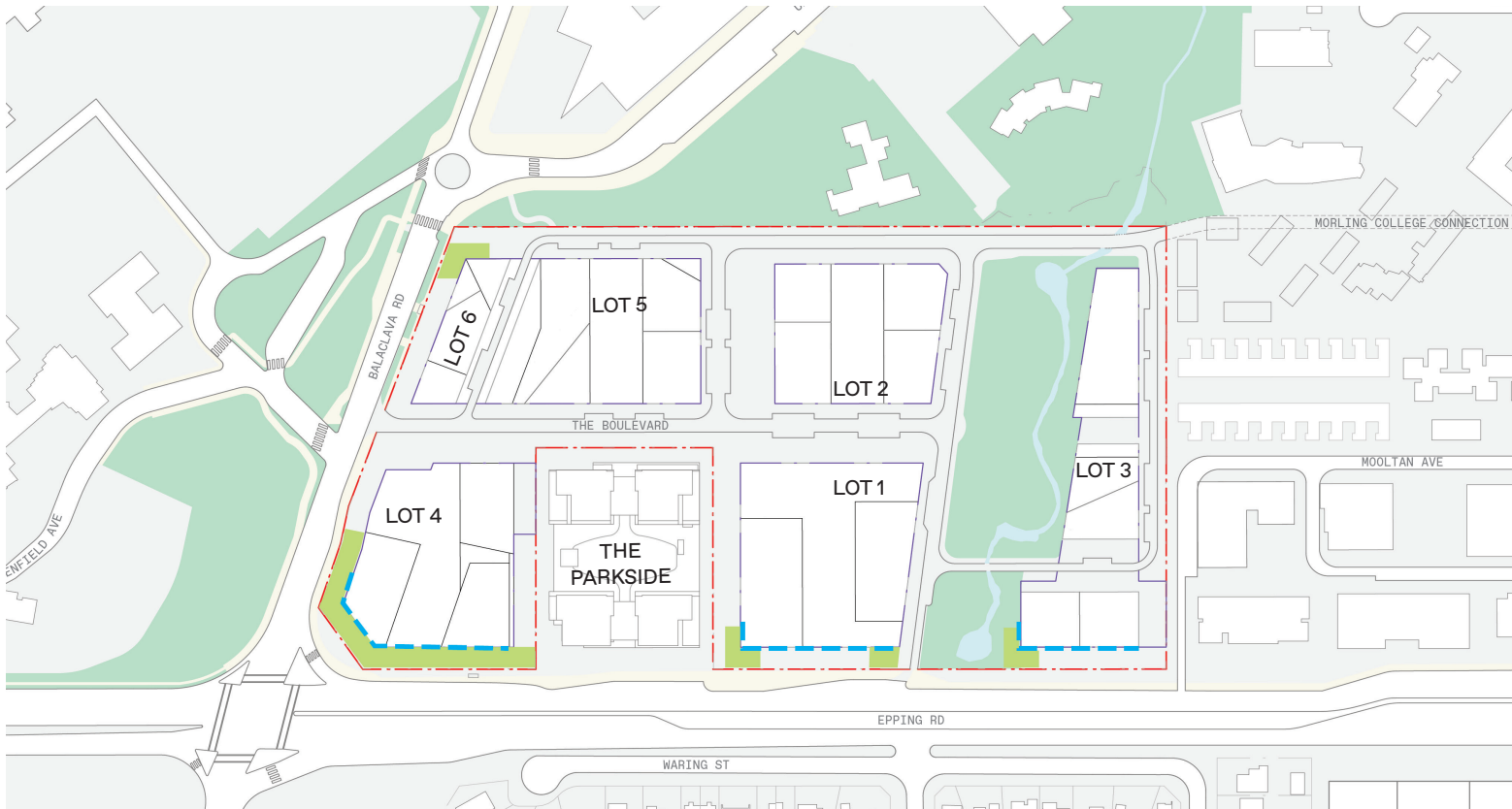
# 19. WIND

## OBJECTIVES



- 19.1 To ensure pedestrian comfort conditions and reduce the frequency of, or even eliminate, any strong winds identified within and around the proposed development.
- 19.2 To improve wind conditions generally, within and around the site.
- 19.3 To minimize the adverse wind impact of down drafts from tall buildings



## PROVISIONS

- 19.4 Landscaping around the perimeter of the site along Balaclava Road and Epping Road is to be developed in consultation with wind modeling. Plantings with large crowns and dense foliage, complemented with underplanting, can help reduce wind activity immediately around them and further downwind.
- 19.5 Maintain comfort levels to outdoor dining areas by situating seating in spaces that typically have calm conditions. Where this is not possible, incorporate vegetation/ screening to reduce wind speeds.
- 19.6 Southern facades of buildings are to be articulated in coordination with a detailed wind model, in locations per the below diagram.
- 19.7 Landscaping and/or screening to open space atop podiums is to be developed in consultation with wind modelling.



## WIND MITIGATION

-  ARTICULATED PODIUM FACADES
-  LANDSCAPING FOR WIND MITIGATION

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