

# Design Excellence Strategy Report

242-244 Beecroft Road, Epping  
SSDA 8784

July 2019



**LANDCOM**

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# Introduction

This report outline the design excellence initiatives taken by Landcom to inform lodgement of the State Significant Development Application for 242-244 Beecroft Road, Epping. The Strategy identifies the steps required to ensure design excellence following Concept Plan approval through to the resulting built form and public domain.

Landcom has demonstrated great places in sustainable urban development and together with Sydney Metro are committed to incorporating design excellence to ensure the best possible outcome for future communities.

## About Landcom and Sydney Metro

Landcom:

*Our Vision - Is to deliver city shaping projects that are more affordable, vibrant, connected and sustainable places to live.*

Landcom has a proven track record in design excellence. We are leaders in the field of urban development and as the NSW Government trusted development partner continuously aim to achieve the highest standard of outcomes for the community and the public realm.

Our project partners for 242-244 Beecroft Road, Epping are Sydney Metro. Sydney Metro has a long standing commitment to design excellence as an outcome and has led the way in setting new benchmarks for delivery of design in for Sydney's first metro service.

Collectively, Landcom and Sydney Metro are committed to delivery great places for the people of NSW.

## About this Design Excellence Strategy Report

This report addresses the design process and design excellence elements of the Secretary's Environmental Assessment Requirements for the proposed development at 242-244 Beecroft Road, Epping.

The Strategy is presented in two parts:

**Section 1:** describes the design review process undertaken for 242-244 Beecroft Road, Epping to realise the resulting Concept Plan, including the role of the Landcom (formerly known as UrbanGrowth NSW) Design Advisory Panel and NSW Government Architect's Office (GANSW)

**Section 2:** provides a design excellence strategy for the future stages of the development to ensure resulting built form and public domain achieve design excellence.

## The Site Area and Local Context

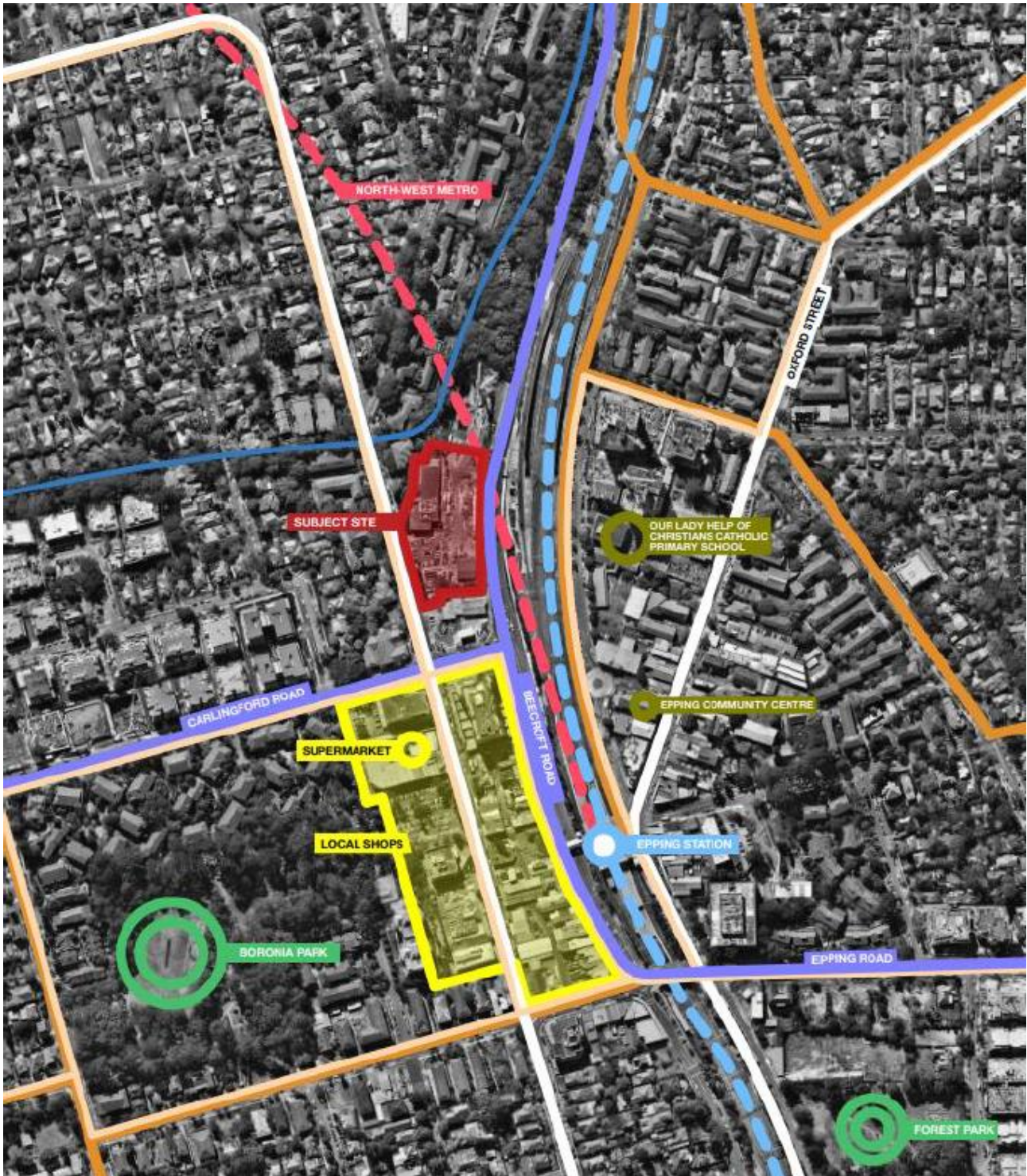


Figure 1: Local Context, Bennett & Trimble (2018)

# Section 1: Design Excellence

## Review Process

Landcom has continually pursued mechanisms to improve the quality of design outcomes in the built environment, from project initiation through to concept development. This has involved significant input from GANSW and their Design Excellence guidelines and policies.

### Project Initiation

#### Urban Design Services

In early 2018 Landcom engaged Bennett & Trimble to undertake urban design services for 242-244 Beecroft Road, Epping. Bennett & Trimble is a Government Architect NSW prequalified supplier and are recognised for their skills and experience in the delivery of innovative design quality in the built environment.

At the start of their engagement Landcom requested that Bennett and Trimble to consider the following design directions:

- Better Placed – Design Policy for the Built Environment of NSW 2017
- Draft Architecture and Urban Design Policy for NSW, 2016
- Draft Greener Places Policy for NSW, 2017
- SEPP 65 Design Quality Principles and Design Criteria contained within the Apartment Design Guide(ADG)
- Local Council Local Environmental Plans and Development Control Plans
- Guide to Traffic Generating Developments
- Liveable Housing Design Guideline (Silver)

### Design Options

#### Design Review # 1 – April 2017 - Landcom Design Directorate

In October 2017, the initial concept was presented to the Design Directorate.

The Design Directorate supported:

- The current zoning and noted that this provides the most appropriate land use for the site
- Inclusion of social infrastructure as part of the non-residential uses on the site such as gym, professional suites or similar
- The amendment to the height controls to achieve greater density through taller, slimmer buildings



- The opportunity of a slip lane for the proposed car access; and 3-4 storey podium to assist in noise mitigation from the elevated existing rail corridor
- The provision for a Community Housing Provider for affordable housing in the project

## Developed Options

The Design Directorate comments were addressed, resulting in a revised option that formed part of the Request for the Secretary's Environmental Assessment Requirements (SEARs) in October 2017.

Following the receipt of SEARs, Landcom undertook consultations with Government Architect NSW (GANSW) and integrated their feedback into the resulting concept plan.

### Design Review # 2 – 13 March 2018 – GANSW

In March 2018, the Concept Proposal was presented to GANSW and recommended that:

- a design excellence strategy be prepared as part of the concept proposal

### Design Review # 3 – 8 May 2018 – GANSW

Landcom presented the draft final concept plans to the GANSW and Department of Planning, Industry and Environment in May 2018.

GANSW recommended that considerations be given to:

- Height, bulk and scale of the proposal given no floorspace ratio applied to the site
- Testing the neighbouring site to ensure full development potential
- Reconsider communal outdoor space, apartment amenity and overshadowing

GANSW supported the provision of deep soil areas in private and public courtyards and its allowance for a tree/s to fully mature. They also supported the revised underground carparking and location of the pedestrian through site link.

## Resolved Option

The resolved option achieves optimal design and amenity outcomes by exceeding the Apartment Design Guideline (ADG) standards for natural cross-ventilation, solar access and deep soil areas. Demonstrating that the proposed density is suitable for the site.

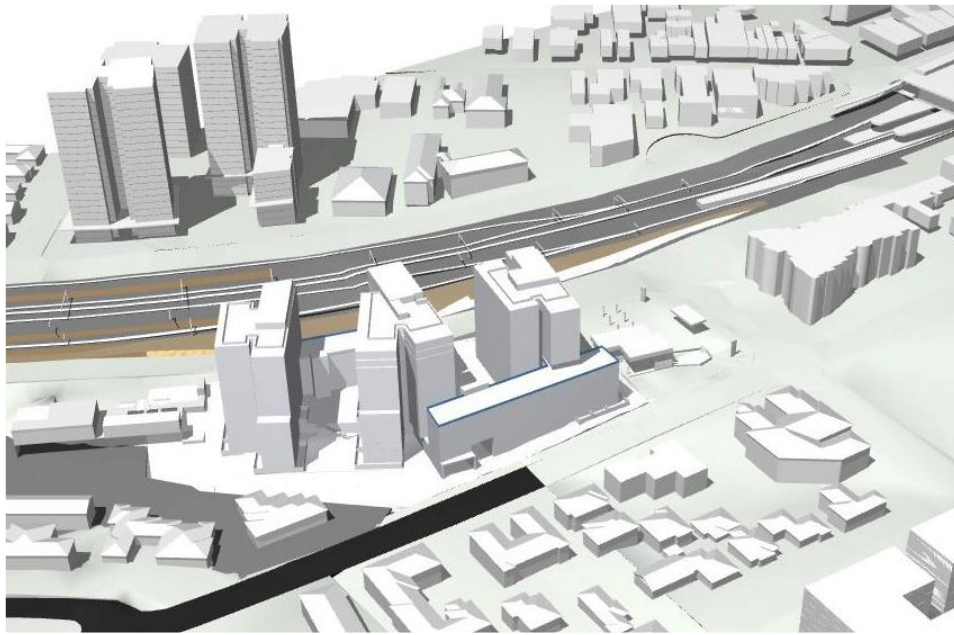


Figure 2: Resolved Option, Bennett & Trimble (2018)

The GANSW recommendations and Landcom’s response is presented in Table 1 below.

Table 1: Summary of GANSW Comments

GANSW Comments	Landcom Response
Height Limit	The resolved option does not exceed the height limit being within the permissible height limit of 48m. The proposed height transitions well with the Epping Town Centre and its surrounds.
Bulk, Scale and Form	The resolved option now demonstrates fine grain tower forms to minimise bulk, creating smaller floor plates and offering increased sunlight, ventilation and views.
Testing of the neighbouring site	<p>The resolved option demonstrates the concept proposal within the Sydney Metro ownership.</p> <p>Low-rise form in the building podiums which are framed with landscape courts allows for a soft transition into the existing Ray Road surrounds (which are generally three-stories high).</p> <p>A view analysis from street level has been included in the Visual Impact Assessment that accompanies the Environmental Impact Statement.</p>
Communal outdoor space and overshadowing	Two surrounding landscape courts at ground level and rooftops of the podium and towers open space allow access to daylight and privacy. The vast number of these communal outdoor spaces allow for a variety of activities.

	<p>The building separations are compliant with the ADG separation requirements, minimising overshadowing.</p>
Apartment amenity	<p>The resolved option towers and podium have been orientated to minimise exposure to the noise generated by Beecroft Road and the rail corridor. Further increasing opportunity for local and district views whilst maximising sunlight access.</p> <p>The slender towers allow for natural cross ventilations, especially the corner and low-rise apartments. The cores and lobbies have also been arranged to allow for a maximum of eight apartments per lobby to allow for communal interactions.</p>



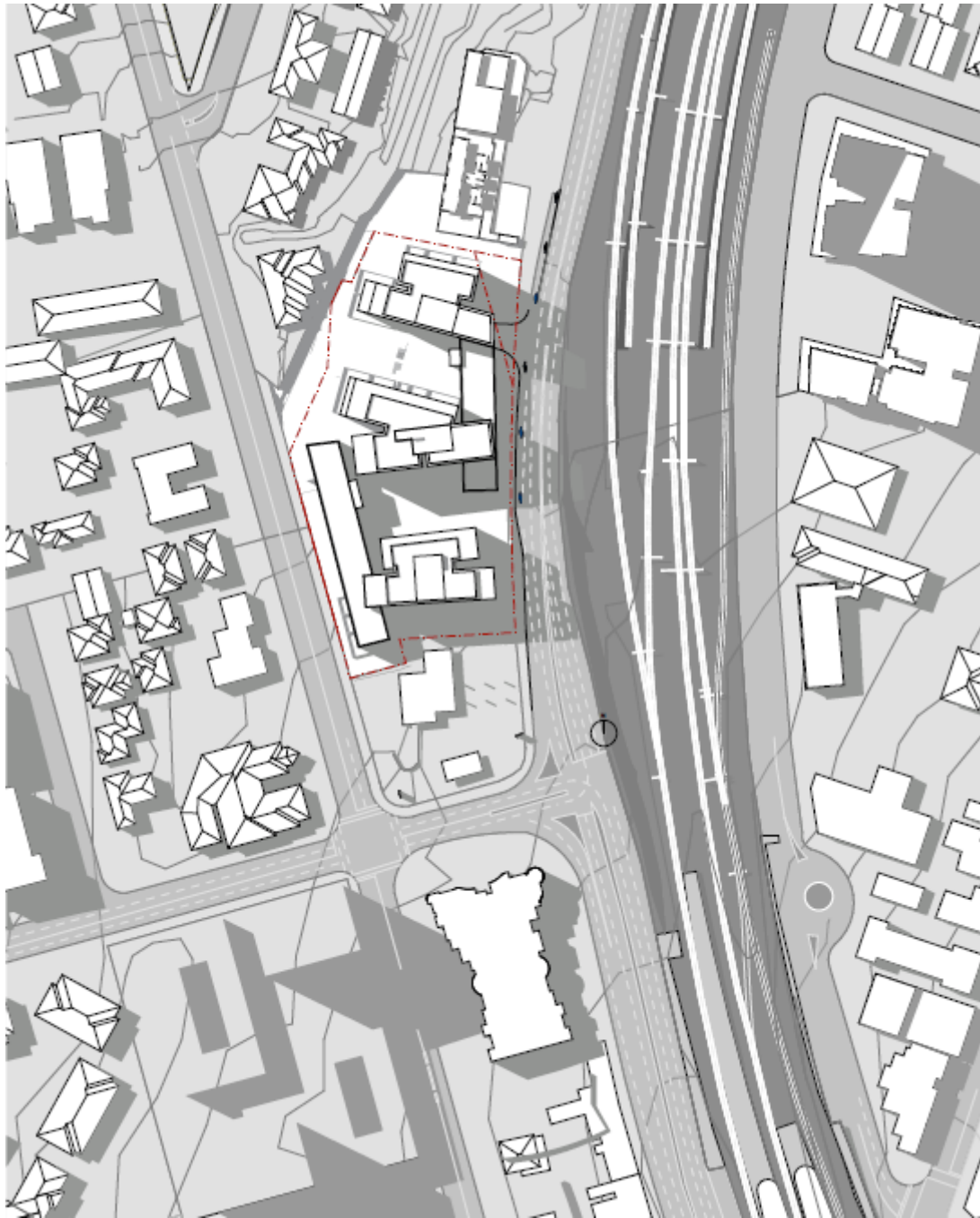


Figure 3: Resolved Option, Bennett & Trimble (2018)

# Section 2: Design Excellence Strategy Overview

A coordinated and integrated approach to achieve design excellence.

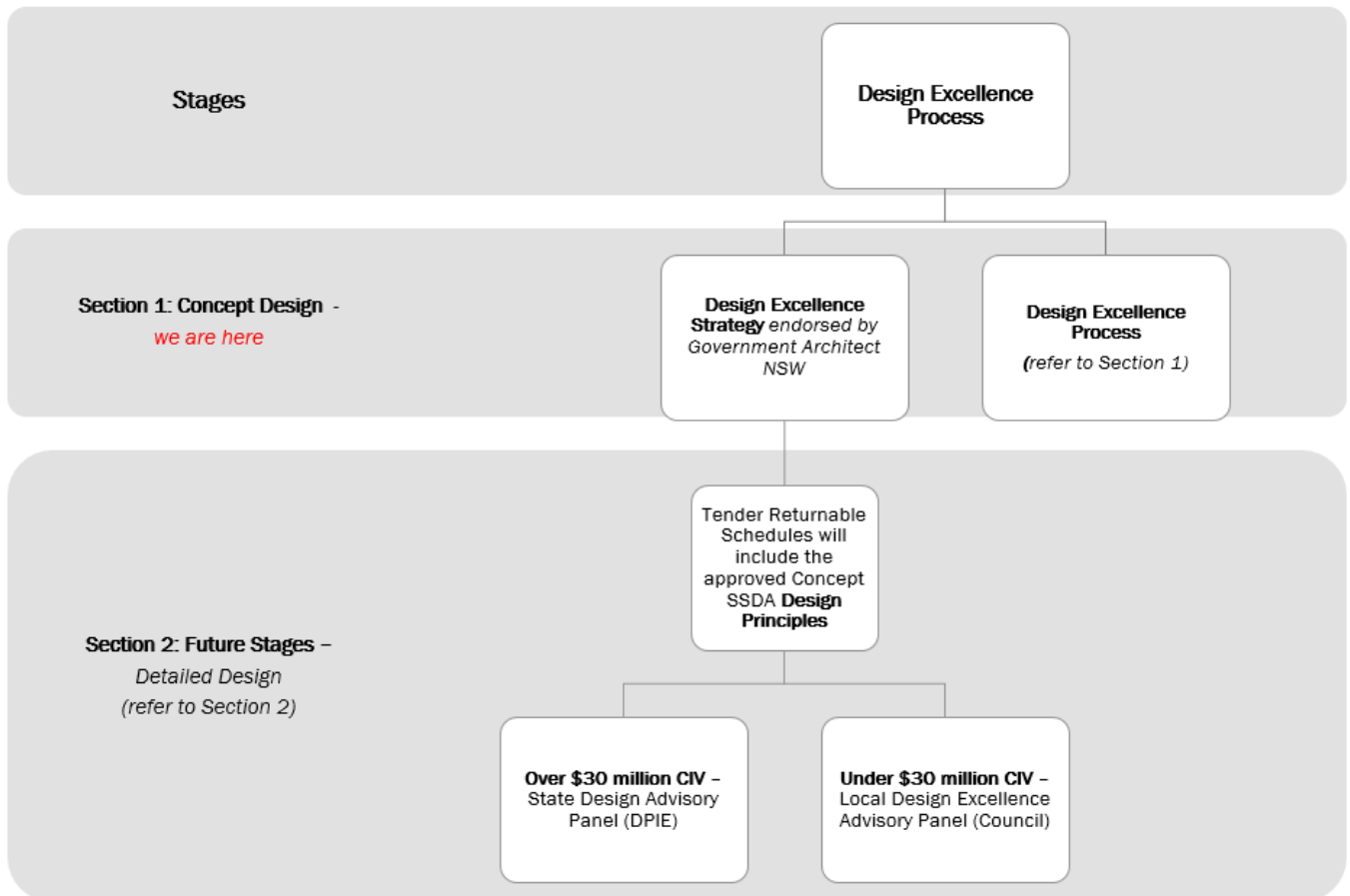


Figure 4: Design Excellence Strategy, Landcom (2019)

## Future Stages – Detailed Design

### Design Principles

At divestment phase, the Tender Returnable Schedule will include the GANSW endorsed Design Excellence Strategy which acknowledges the following State or local Design Excellence statutory processes. In addition, the following approved Concept SSDA Design Principles (refer to SSD 8784 Appendix D) will be highlighted:

- Minimal acoustic exposure
- Maximise solar access and natural cross ventilation
- Pedestrian connectivity through the site
- Landscape network and open space
- Building heights, separations and view lines

*Note: Landcom will not be reviewing the detailed development application against the Design Principles.*

### In the instance of detail design being:

#### **Over \$30 million Capital Investment Value (CIV) – State Design Advisory Panel**

Prior to submission of the detailed development application to the Department of Planning Industry and Environment (DPIE) the successful tenderer will undertake pre-development assessment meetings with DPIE and other relevant organisations.

Upon lodgement of the detailed development application, the application may be referred back to GANSW. The role of GANSW is to provide comments as to whether the development application reflects State Design Review Panel comments and the approved Concept Plan Application.

GANSW will not reassess the proposal as a new application or proposal unless a modification to the concept proposal is proposed.

#### **Under \$30 million Capital Investment Value – Local Environmental Plan Design Excellence Requirements**

Any submission under the \$30 million CIV threshold will be determined by the City of Parramatta Council.

Prior to submission and upon lodgement of the detailed development application to City of Parramatta Council (CoP) the successful tenderer will undertake pre-development/ or pre-lodgement Design Excellence Advisory Panel (DEAP) meeting to present the application with Council and others.

Currently, the Hornsby Local Environmental Plan 2013 (HLEP 2013), Part 6, Clause 6.8 Design Excellence and the following requirements still apply to the site.

## Modifications to the Concept SSDA

Future detailed development application/s may vary from the approved Concept SSDA design.

The detailed development will require a pre-design excellence consultation and/or assessment with the relevant consent authority.

The consent authority is to determine whether the proposed changes are considered improve upon, and that modifications do not diminish or detract from the design quality, or compromise the design intent, of the development for which the consent was granted for.

The consent authority will then either:

- (a) endorse the proposed change(s) prior to the issue of the relevant application or
- (b) not endorse the change(s) and require a Section 4.55 or 4.56 Modification Application to be lodged.