

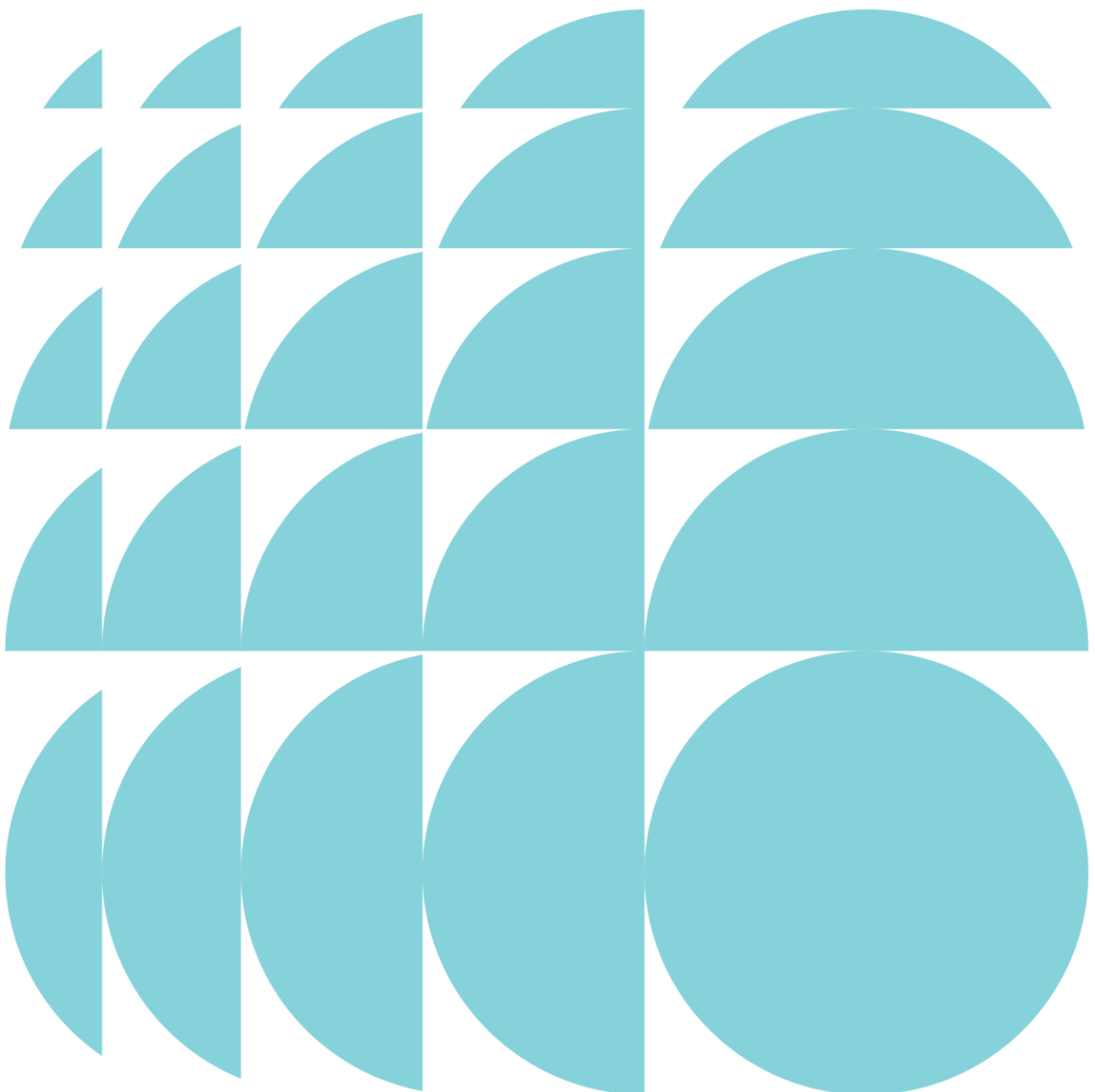
ETHOS URBAN

Design Excellence Strategy

Stage 1 - Ivanhoe Estate, Macquarie Park
Buildings A1, C1, and Public Domain

Submitted to Department of Planning and Environment
On behalf of Aspire Consortium

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1.0 Introduction

This Design Excellence Strategy has been prepared by Ethos Urban on behalf of the proponent, Aspire Consortium. It supports the staged redevelopment of the Ivanhoe Estate, in accordance with the State Significant Development (SSD) Development Application (DA) for the Ivanhoe Estate Masterplan (SSD 17_8707).

The redevelopment of the Ivanhoe Estate is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing, and benefits from good access to transport, employment, improved community facilities and open space. The Masterplan will create a new integrated neighbourhood of approximately 3,400 dwellings (including market, social, seniors and affordable housing), community facilities, a high school, childcare centres, retail, and public open space. The design and delivery of this new neighbourhood will occur in stages over a 10-15 year period.

This Design Excellence Strategy outlines the principles and procedures that will be followed during Stage 1 of the Masterplan delivery program. This will ensure that the architectural and urban design of Stage 1 achieves design excellence and positively contributes to the broader Macquarie Park Corridor and Ryde Local Government Area.

The Strategy more specifically articulates the proposed design excellence process and demonstrates how design excellence will be achieved during this stage of the development.



Figure 1 Indicative Ivanhoe Estate Masterplan

Source: Bates Smart

2.0 Site Description and Characteristics

The Site

The Ivanhoe Estate is located in Macquarie Park near the corner of Epping Road and Herring Road within the Ryde Local Government Area (LGA). The site is approximately 8.2 hectares in area and formerly comprised 259 social housing dwellings.

Open Space

Ivanhoe is home to Sydney Turpentine Ironbark Forest, as well as a riparian corridor along Shrimptons Creek. The retention and preservation of these natural ecosystems along the perimeter is one of the overarching objectives for the masterplan.

Topography

The site falls nearly 30m from west to east, presenting a challenge for accessibility across the site. Due to the site's location adjacent to Shrimpton's Creek, much of the low-lying land is prone to flooding, which will affect ground floor levels and access points to the eastern buildings.

Solar Access

The site is roughly rectangular in shape, with the long sides oriented approximately northwest/southeast. Buildings aligned with this orientation will receive two hours winter sunlight to their northwest and northeast facing facades.

Vehicular Access

Ivanhoe is bound by major arterial roads: Herring Road towards the west and Epping Road towards the south. These highly trafficked roads limit pedestrian and vehicular access into the site as well as generating noise pollution.

Pedestrian and Cycle Access

In addition to the vehicle access from Ivanhoe Place, there is an alternative pedestrian access via the Shrimpton's Creek shared path on the eastern site boundary. The shared path presents a great opportunity for cycle and pedestrian links through the corridor to Macquarie Shipping Centre in the north, and the Ryde Community Sports Centre in ELS Hall Park to the south.

Future Development

The site is earmarked for redevelopment under the Ivanhoe Estate Masterplan (SSD 17_8707) that will deliver a range of residential dwellings and supporting recreation and community facilities, to be designed and delivered over several stages. The Estate is divided into 14 development blocks, within 4 precincts, that establish the framework for future buildings, infrastructure and public domain within the Estate:

- Precinct A accommodates three building lots on the north western edge of the Estate;
- Precinct B accommodates four building lots along the north eastern edge of the Estate;
- Precincts C runs through the centre of the site and accommodates four building lots; and
- Precinct D fronts Epping Road and also accommodates four building lots.

Within each of these development blocks, the Masterplan defines specific building envelopes, desired uses, and the location of roads, public domain and open space, that together inform the detailed design and delivery of each stage of the development.

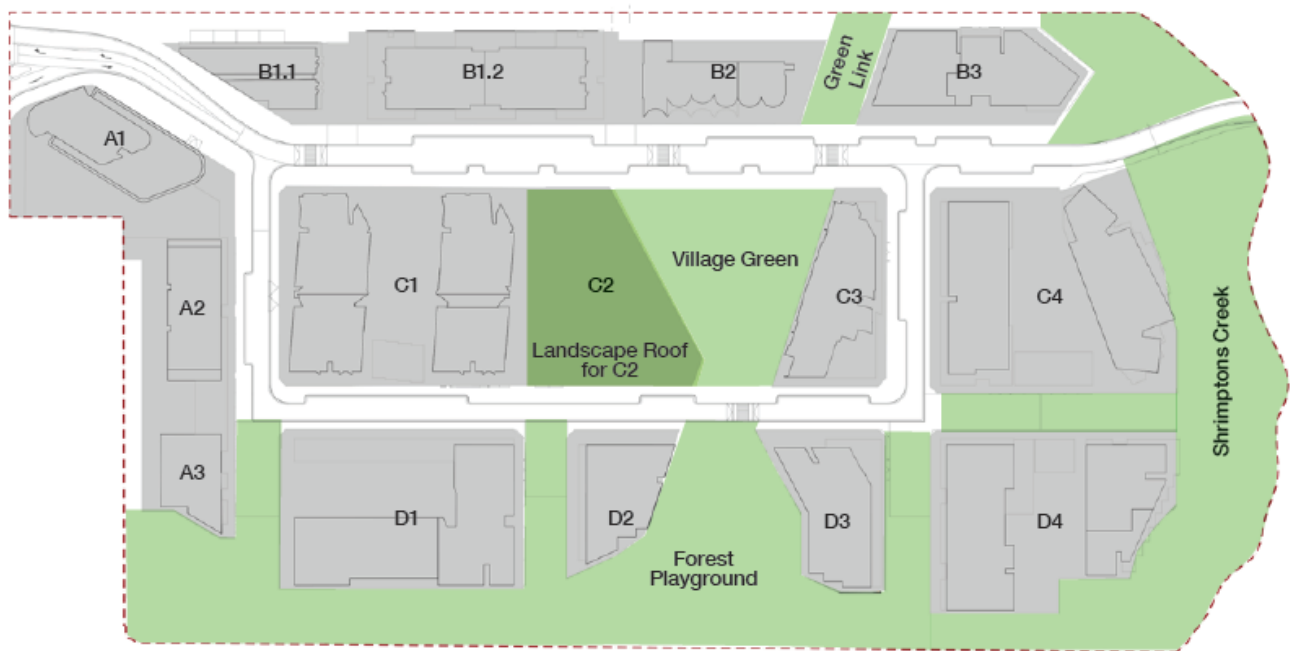


Figure 2 Development blocks and precincts within the Masterplan

Source: Bates Smart

3.0 Design Excellence Approach

It is important to note that design excellence was a major component of the NSW Land and Housing Corporation's (LAHC) tender process to select a development team for the Ivanhoe Estate. This process ran from March 2016 until August 2017 and as part of the process, three proponents submitted detailed Masterplans that were prepared by established Australian Architectural practices. These submissions were then evaluated by LAHC in consultation with their expert design advisors. The Aspire Consortium and their Ivanhoe Estate Masterplan were ultimately selected from this competitive process.

Aspire Consortium is committed to a Design Excellence Strategy and process to ensure that the Ivanhoe Estate Masterplan positively contributes to the Macquarie Park Corridor. A combination of proven techniques is proposed deliver on these design excellence targets.

This Strategy sets out techniques that follow a clear and iterative process and enable the exchange of ideas between the Aspire Consortium team and independent design experts external to the Consortium.

The approach is consistent with what has been adopted in other areas of Sydney, and other major State Significant Development projects within Sydney and beyond. By following this Framework and its design development process, the community and the consent authority can have confidence that an excellent design outcome will be achieved.

The design excellence strategy, as set out in this document, revolves around four key elements:

- the engagement of an expert and varied design team;
- the selection of an independent, expert Design Review Panel (DRP);
- the adoption of Design Guidelines that will guide the design development and assist the DRP in its deliberations; and
- the implementation of reporting and review processes to safeguard design excellence and design integrity.

3.1 The Design Team

3.1.1 Core Design Team

The core Aspire Consortium 'Design Team' for Stage 1 comprises leaders in the field of architecture and urban design, being Bates Smart, Candalepas Associates, and Hassell. These high-calibre firms bring together a wealth of skills and experience in both local and international contexts to ensure that design diversity, innovation, and the best possible design solution is achieved for Stage 1 of the Masterplan.

In terms of design and delivery, the design team will operate as follows:

- Blocks will be allocated across the site to encourage design diversity and create visual interest. No architect will be involved in more than five blocks. Architects outside of the Core Design Team will be selected from the Government Architect's 'Pre-qualification Scheme for Strategy and Design Excellence' or collaborate with a pre-qualified Architect.
- Hassell are engaged for the delivery of the public domain and urban design components. This ensures a high-quality and consistent design standard and public domain treatment is delivered across the site. It will enable the Estate to read as one integrated community.

Bates Smart

For 165 years, Bates Smart has been consistently recognised as one of Australia's top design firms. They take an integrated approach to design, combining masterplanning, architecture, and interior design expertise with strategic wellness and liveability research.

The practice have studios in Melbourne and Sydney employ over 300 staff. In New South Wales, Bates Smart sit on the Government Architect's Prequalified Architects Panel and have collaborated with the City of Sydney on more than 40 Design Excellence projects. In Victoria, they are also consistently invited to participate in some of the region's largest design competitions and projects.

Hassell

HASSELL is a leading international design practice with studios in Australia, China, South East Asia, the United Kingdom and the United States of America. Their design values are shared globally across all the HASSELL studios, by the talented people who work in them: architects, interior designers, landscape architects, urban designers, planners and specialist consultants. We work together in integrated design teams because they produce the best outcomes for our clients. The increasingly complex projects that clients bring to us demand a culture built on collaboration, creativity, and innovation in design thinking and delivery.

Good design is about how a building or place works, as well as how it looks. For over 75 years, they have developed a deep understanding of thousands of clients and the sectors they work in and are proud to have been recognised with more than 1,000 awards from leading industry bodies around the world.

3.1.2 Other Design Advisors

To provide additional technical advice, and design rigour to the social housing, community, and educational aspects of the proposal, the Consortium have also engaged a number of specialist consultants to act as expert advisors to the Design Team. These advisors have been tasked with providing on-going advice on technical matters and specialised operational matters as the design progresses, including critically evaluating the design and providing feedback to the Design Team at key milestones. This ensures that the final design achieves the relevant engineering, social, cultural and functional standards for specific uses/users occupying the Estate.

3.1.3 Design Collaborations

In order to encourage greater architectural diversity, a minimum of 2 development blocks will include smaller / emerging architects that collaborate with a larger practice.

3.1.4 Architectural Design Competitions

A minimum of 2 development blocks will be the subject of an invited architectural design competition. The sites nominated for a design competition are Block B2 and Block B3. The key elements of the competition process are as follows:

- The competition will be managed by the Aspire Consortium.
- The competition brief will be prepared by the Aspire Consortium and provided to the SDRP for comment prior to finalisation.
- The design competition will have a minimum of 3 architects competing.
- The selection panel will comprise the following:
 - Architect NSW nominated representative;
 - Aspire Consortium nominated Architect; and
 - Aspire Consortium nominated development representative.
- The Department of Planning and Environment will be invited as an observer.

The specific location of blocks that will be the subject of a Design Competition has not been determined as part of this Design Excellence Strategy. Development blocks will be selected by the Aspire Consortium and nominated as part of the request for the Secretary's Environmental Assessment Requirements.

3.2 Design Review Panel

The Design Review Panel (DRP) forms a major component of the overall Framework to ensure design excellence is achieved. The DRP will be a project-specific panel, compiled specially to oversee the development of the Ivanhoe Estate, and will be tasked with providing independent, impartial advice on the design of buildings, infrastructure, landscapes and public spaces being delivered as part of Stage 1.

The detailed process, governance, and composition of the DRP has been outlined in the Design Review Panel Terms of Reference included at **Appendix A**, and have been discussed broadly in the sections below.

Objectives

The objectives of the DRP are:

- To provide independent, high-level, design advice for Ivanhoe Estate.
- To advise on the implementation of the Design Guidelines adopted by the Ivanhoe Estate (see **Section 3.3**).
- To help ensure 'design excellence' is achieved.

Role

The DRP will review and provide feedback on the detailed design of the proposal as it emerges. This approach ensures the DRP interacts with the Design Team and their advisors early in the process to more fully contribute to the design as it emerges and develops. More specifically, the DRP will be required to:

- meet at key milestones during the preparation of the Development Application, up to the lodgement of the application;
- provide verbal and written feedback on design development and advise on the application of the Design Guidelines to key design elements (see **Section 3.3**);
- provide feedback on responses to any design-related conditions of the Stage 1 approval, if required; and
- review design and confirm design integrity is retained in any Section 4.55 modifications to the SSD approved plans, and construction drawings (if necessary).

It is noted that the role of the DRP is advisory, and that its recommendations are non-binding. The DRP will not be responsible for authorising any expenditure, works or consultancies, and all meetings and discussions will be confidential unless otherwise confirmed.

Figure 3 below illustrates the iterative process and relationship between the DRP, Design Team, and advisors through the design and delivery stages of the development.

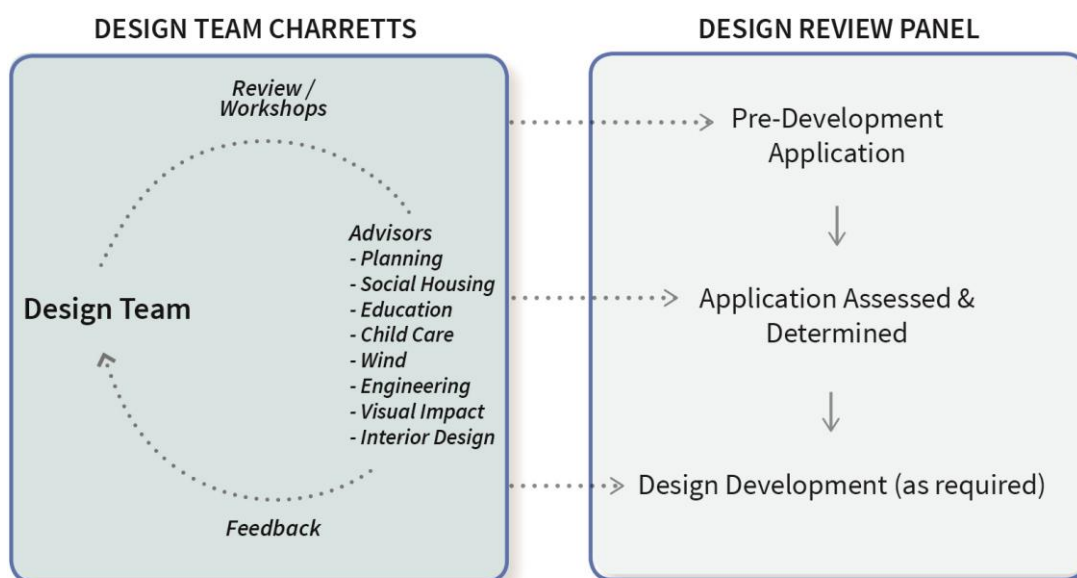


Figure 3 Process and relationship between Design Team, Advisors and Design Review Panel

Composition

The DRP will comprise of minimum three independent experts in the fields of architecture and/or urban design. The independent members of the DRP will be required to demonstrate their relevant design expertise and experience.

The chair of the DRP may approve changes to the DRP membership, with the concurrence of the proponent and DPE, including extensions to appointments and alternate members.

Operational Matters

The DRP will meet at key milestones, to review the design of all components up to the lodgement of the Stage 1 Development Application. The DRP is expected to provide verbal advice and comments at any meetings and review material circulated prior to a meeting and confirm written advice, minutes, and action lists. The DRP may provide formal feedback on particular items when requested by a presenter. Feedback from the deliberations will be provided to the Design Team as soon as practical, either as recorded in meeting minutes, or in more detailed Advice Sheets attached to the minutes.

Aspire Consortium will provide secretarial services to assist the DRP. An agenda will be prepared and circulated prior to each meeting, including a review of the minutes from the last meeting, discussion and feedback on the project, agreed actions moving forward, and a forward agenda. Deliberations will occur in closed session following any presentations, and may include any invitees as relevant. The final minutes and formal feedback will be prepared by the secretariat but will be endorsed by the DRP and issued by the Chair.

Independent Observer

Representatives of the Department of Planning and Environment and Government Architect Offices will be invited to attend sessions of the DRP as observers.

3.2.1 Stage 1 Design Review Panel

As it preceded the creation of the State Design Review Panel (SDRP), a project specific Design Review Panel (DRP) was formed to ensure design excellence is achieved in Stage 1 of the development. The DRP is tasked with providing independent, impartial advice on the design of buildings, infrastructure, landscapes and public spaces being delivered as part of Stage 1.

The detailed process, governance, and composition of the DRP forms part of the Stage 1 Design Excellence Strategy and associated Terms of Reference which forms part of SSD.

3.2.2 State Design Review Panel

The recently established SDRP is convened by the NSW Government Architect and its role is to provide independent, expert and impartial design advice on significant development proposals across the State. The SDRP evaluates the design quality of a proposal by reviewing it against the objectives of *Better Placed* and the requirements of any relevant planning instruments.

The Aspire Consortium is committed to meaningful engagement with the SDRP for this significant project and endeavours to meet with the SDRP at key stages throughout the design process in accordance with their Terms of Reference and the project SEARs for each stage.

Where possible, members of the SDRP will continue across stages to provide continuity of project understanding.

Feedback provided by the SDRP both verbally and through written minutes will be considered by the design team and applied to the project where practicable.

3.3 Design Guidelines

To guide the architectural and urban design of the Ivanhoe Estate development, specific design principles and objectives have been developed for the site including those areas relevant to the Stage 1 application. These will be used as part of the evaluation and assessment process to determine whether the Stage 1 development achieves design excellence, and are detailed in the Ivanhoe Estate Design Guidelines. The Design Guidelines have been developed to shape development and assist in creating:

- a high standard of architectural and urban design, materials and detailing appropriate to the building type and location;
- a form and external appearance for each building that benefits the quality and amenity of the public domain;
- a functional and inclusive design that satisfies the varied uses and users occupying the Estate; and
- a development that meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency.

The Design Guidelines are specific to the Estate and ensure a high quality design and amenity outcome is achieved for the future residents and adjoining development. Their application during the design development and assessment of Stage 1 will safeguard the delivery of an excellent and coherent vision for the Estate.

3.4 Reporting and Review

This component of the Strategy confirms that the final design outcome has achieved design excellence, and that design excellence is translated through to the buildings' construction.

Design Excellence Statement

As part of the Environmental Impact Statement, a Design Statement will be prepared by the relevant architectural firm in the Consortium's Design Team. This Statement will demonstrate how the proposed development has achieved the adopted Design Guidelines discussed in **Section 3.3**, and how the design development has incorporated and addressed feedback from the DRP. A set of 'working documents' detailing the relevant meeting minutes, action lists and advice sheets, and how the Design Team has responded, and is to be kept by proponent and submitted with the relevant Development Application for each stage of the project.

Design Integrity

To ensure that design integrity is maintained, the nominated Design Team will also be retained throughout the design process for Stage 1. In addition to preparing the relevant Development Application documentation, the Design Team will be expected to:

- retain lead roles over the relevant design decisions in the preparation of the design drawings for a construction certificate for the preferred design;
- retain lead roles over design decisions in the preparation of the design drawings for the contract documentation; and
- maintain continuity during the construction phases to the completion of the project.

4.0 Conclusion

This Design Excellence Strategy uses tried and tested methods to ensure design excellence is achieved for the delivery of the Ivanhoe Estate Masterplan. It ensures the community and consent authority can have confidence in the Aspire Consortium team achieving an excellent design outcome.