

4 November 2019

PROJECT: Kellyville Station Precinct SSD 10343
RE: SDRP SESSION 40 – 25.09.19 (first review)

Lisa Danker
Development Manager
Landcom
Level 14, 60 Station St
Parramatta NSW 2150
Via email –

Dear Lisa,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the design review session held on 24.09.19.

The following aspects of the design proposal are supported:

1. Intention to connect to Elizabeth Macarthur Creek.
2. Proposed pedestrian bridge to link the precinct over the creek corridor to the neighbourhoods to the east of the precinct.

Please note the following recommendations for improving the design and amenity of the precinct.

Place and Context

The setting for the Kellyville precinct in its immediate and broader context plays an important role in providing a considered place-based response, which can result in a unique precinct for this part of the Hills Shire. It is crucial to ensure that design guidelines and other methods can deliver on the articulated vision. This includes aspects such as the natural elements - Elizabeth Macarthur Creek and its landscape and vistas; and the new Metro infrastructure. GANSW acknowledges the intent to respond to both elements and provides recommendations where further improvements can be made to these aspects and others:

1. Articulate a clear and meaningful approach to Indigenous and European cultural heritage, including an understanding and acknowledgement of Country, for example through local stories which could help inform the character and design of key aspects of the precinct.
2. Look for opportunities to strengthen the response to Elizabeth Macarthur Creek as a key natural asset. The Creek should be considered as a central element between two neighbourhoods (east and west) rather than an edge.
3. Provide greater response to the Hills and its character, with a link to the Council's draft LSPS. Provide greater communication of the type of place we are trying to create.
4. Provide greater detail of the urban design response to each of the three character areas and what makes these distinct and of their place.
5. Ensure that the Design Guidelines provide strong and clear guidance and sufficient detail to achieve these aspirations.

Public Domain

The proposal provides a sequence of open spaces which move from the station to the north. Understanding the relationship of the public realm at Kellyville metro station located around Station Square is critical to the success of this part of the precinct, and how it relates to and can support the commercial core. Whilst GANSW acknowledge that some streets have been delivered, the splitting and provision of the public space across Daran Avenue is considered problematic and is not supported. In parallel, Lot B is considered over-scaled to a degree that will prevent ease of pedestrian movement. The following recommendations are made:

6. Further investigation of the public space within Lots A and B to rationalise the primary public space (in the form of a square) to respond to the station and retail uses in this part of the commercial core.
7. Introduction of a laneway within Lot B (Darani Avenue and Wuban Street) in order to provide great accessibility. This will improve and increase the public domain and may facilitate the response to the point above.
8. Ensure public domain and open space provisions support State government targets and priorities.

Landscape and Green Infrastructure

The green infrastructure opportunities available in the precinct are strong, and the role of the Elizabeth Macarthur Creek corridor is significant in contributing to this.

9. Provide tree canopy targets consistent with State government targets and priorities.
10. Explore further opportunities to strengthen the design intent for Elizabeth Macarthur Creek as a key public open space for the neighbourhood and a strong green infrastructure element. This requires greater consideration of the corridor as central open space located between neighbourhoods, rather than the eastern edge of Kellyville.
11. Identify the areas of Cumberland Plain Woodland and where these can be retained. Provide justification in areas where it is not able to be retained.
12. Provide details of the open space areas proposed.

Streets/interfaces/access/connections

GANSW acknowledges that several streets have already been delivered within the precinct. Notwithstanding this, there is opportunity to ensure that street, landscape and how they interface with ground floor uses create a hierarchy of movement through the precinct, and clear definition of public and private space. Streets are to remain in public ownership, ensuring that there is no basement carparking under the road reservation.

Vehicular access locations require careful consideration to ensure they do not obstruct areas of public domain. The following recommendations are made:

13. Rationalise pedestrian and vehicle movements to:
 - a. create a clearer circulation hierarchy responding to different character areas of the precinct and the way in which people will move. Identify the different street types – such as collector and other street types, and what characteristics define them and the

way in which they respond to their location and function.
Provide street sections to describe.

- b. improve utilisation of the streets. For example, whilst some streets have already been delivered, there are opportunities to the way in which the street trees, parking, footpaths might be designed to respond to associated uses.
14. Review the location of carpark entries to the eastern side of the site, facing the creek. The current locations do not optimise the opportunities for prioritising pedestrian movement and activation of this area with a direct interface with the creek corridor.
15. Confirm minimum active frontage to the streets and how this will be delivered.
16. Confirm the street ownership.
17. Confirm measures to ensure basements are not incorporated under streets.

Land Uses

18. Review the arrangement of the proposed retail uses within the commercial core in conjunction with the review of public space location and arrangement (item 5 above). There is concern that the proposed flexible approach to retail space may not result in the best outcome.
19. Provide a retail strategy which will describe the intent for retail and commercial uses in more detail, integrated with the public open space intentions.

Building Envelopes and Massing

The approach to the massing across the site does not sufficiently ensure a response to place and streetscape. The proposed building envelopes are too generic and what has driven the outcome is not overly clear. Greater detail and clarification is required on the overall building envelope massing to ensure that the building envelopes result in the appropriate architectural response, that is particular to place at the next stages. The following recommendations are made:

20. Ensure building envelopes are configured to enable innovative design (ie envelope surplus well in excess of max GFA), and a high-quality public domain by confirming the maximum building envelope to GFA ratios.
21. Review the form and orientation of the building envelopes above the podiums – tower forms do not need to follow the street geometry and could be more varied in form.

Sustainability

Ongoing sustainability of the proposal is vital, to mitigate against climate change and its impacts. The temperatures in this part of Sydney will be hotter and require an appropriate response. Clarification of the following is required:

20. Clarify the sustainability targets proposed, including response to greater temperatures. Ensure targets are ambitious but achievable.

Staging, Divestment and Implementation

A staging and divestment strategy is crucial to describe how design intent is translated into delivery of different parts of the precinct. The inter-agencies relationships are fundamental to ensure the success of this. The following is recommended:

22. Provide a staging, divestment and implementation strategy to describe the intent.
23. Provide details of the timing of the commercial centre and the public realm. The early stages are the opportunity to set the canvas and provide temporary activation.
24. Develop a working group with all key agencies, (Metro, the Council, Sydney Water, RMS and others as required) to work collaboratively to develop a delivery and on-going management strategy.
25. Clarify the proposed divestment strategy on both precincts. It is stated that *'Landcom is the master developer of the precincts, in collaboration with Sydney Metro (land owner). Landcom's responsibility includes:*
 - *Developing the concept master plans for Kellyville and Bella Vista.*
 - *Facilitating future development by achieving planning certainty*
 - *Delivery of key infrastructure'*

Provide greater detail of Landcom's role as the master developer, and the role of other developers in ensuring design quality through the life of the project.

Design Guidelines

The Design Guidelines are an important document. They must support the concept Master Plan by providing enough detail to ensure subsequent stages deliver on the vision. The following recommendations are made:

25. Provide greater clarity of the role of the Design Guidelines in relation to the concept Master Plan, and subsequent stages of the project.
26. Ensure that they are sufficiently detailed to inform future DCPs for the two precincts. Ensure that the Guidelines allow for and support difference where appropriate and do not support development that is homogenous and non-place specific.
27. Ensure that they are co-ordinated with the design guidelines for Bella Vista.

A further presentation to the SDRP is recommended during the submission period. The following material should be provided at the next meeting:

1. Updated precinct model.
2. Vignettes at street level of the key area of the public domain.
3. Site sections through the precinct and riparian corridor.
4. Staging, implementation and divestment strategy.
5. Design Guidelines.
6. Resolution of the items 1-27 noted above.

Please contact GANSW Principal Design and Guidance Jane Threlfall (jane.threlfall@planning.nsw.gov.au), if you have any queries regarding this advice and to schedule the next meeting.

Sincerely,



Olivia Hyde
Deputy Government Architect, Government Architect NSW
Chair, SDRP Kellyville and Bella Vista Station Precincts

Distribution to SDRP and DPIE participants:

| | |
|------------------------|---|
| NSW SDRP Panel members | Ingrid Mather, Dick Nugent, Sara Stace, Tony Caro (council nominee) |
| GANSW Chair | Olivia Hyde |
| GANSW Design Advisor | Jane Threlfall |
| DPIE | Annie Leung, Marcus Jennejohn |
| Landcom | Lisa Danker Peter Alevivos Adam Turnbull |
| SJB Architects | Marco Geretto |
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05 May 2020

Lisa Danker
Development Manager
Landcom
Level 14, 60 Station St
Parramatta NSW 2150
Via email –

PROJECT: Kellyville Station Precinct SSD 10343
RE: SDRP SESSION 51 – 08.04.20 (Second Review)

Dear Lisa,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the design review session held on 08.04.20.

The following aspects of the design proposal continue to be supported:

1. Intention to connect to Elizabeth Macarthur Creek;
2. Proposed pedestrian bridge to link the precinct over the creek corridor to the neighbourhoods to the east of the precinct.

In addition, the following are also supported:

3. The addition of a through site link to Block B;
4. Consolidation of the primary open space at the metro station into a larger Station Plaza on Block B;
5. Revised built form controls to the Station Precinct allowing for taller towers with greater distances between them;
6. Revised built form controls for the Residential Core (for Blocks C, D, E, F), to increase access to sun and north-east views and F toward the riparian corridor as well as internal courtyards to engage with this natural green asset;
7. Provision for the future widening of Samantha Riley Drive
8. The engagement of Kelleher Nightingale Indigenous Heritage Consultants to advise on Design Guidelines;
9. Retention of state significant trees through controls in the Design Guidelines
10. Inclusion of character statements for sub precincts in the Design Guidelines;
11. The activation of spaces below the viaducts including cycle lanes and planting;
12. The reduction in setbacks to 2m and 3m in residential areas and zero in commercial areas (with 3m podium setbacks) is supported where the benefit to public domain and/or increased private communal open space can be demonstrated (not development yield);
13. Variation in setbacks relating to the heights of the buildings, to create a more varied streetscape;
14. Building Envelope controls to allow for the towers above podium level to be orientated for maximum solar gain and views.

RECOMMENDATIONS:

Place and Context

- The overall approach to Indigenous and cultural heritage requires development, no specific details have been presented to date.
- A meeting with the LALC's to seek views on cultural landscape is required and preferably undertaken in this stage of the program.
- The use of indigenous language for place naming through engagement with relevant LALC's, in consultation with Hills Shire Council.
- Clear communication of the proposed future character and identity of Kellyville as an active, vibrant urban place in the Design Guidelines, ensuring consistency with the Hills Shire garden character and to the Council's draft LSPS. Further use of sketch vignettes is encouraged.
- Ensure strategies for diversity in built form and architectural character are included in Design Guidelines.
- Greater detail on the urban design of each of the three identified sub-precincts to ensure they are distinctive yet well connected with each other .
- Ensure that the Design Guidelines provide clear guidance and sufficient detail to deliver the aspirations of the Concept Masterplan.

Public Domain

- Location of the Block B through-site link is not yet resolved, as it does not connect through to a logical destination or significantly break down the bulk of the block. Alternative options for its location, and/or the addition of a second link in this Block are required.
- Provide solar access diagrams for the new town square that demonstrate overshadowing from towers to the North is acceptable.
- Design guidelines to mandate solar access. Recommended that 70% of open space should receive minimum 4 hours of sunlight at Winter solstice.
- Provide solar access diagrams for all public open spaces.
- Confirmation that the proposed public domain and open space provisions are consistent with State Government targets and priorities.

Landscape and Green Infrastructure

- Mandate tree canopy target at 40% of individual site coverage in the Design Guideline controls, noting that these are consistent with State government targets and priorities.
- Mandate 25% of residential lot areas as deep soil. Deep soil to be contiguous where possible. While it was appreciated that this may make basement carparking more complex, other carparking options were discussed. A design response is required.
- Design Guidelines to include a Concept Landscape Masterplan and associated studies of Elizabeth Macarthur Creek. Proposed strategy should be informed by both an overarching regional approach and a site specific Aboriginal cultural response derived from Country Principles.
- Remnant areas of Cumberland Plain Woodland to be retained where their location overlaps open space, particularly in the Residential Core. Clearly identify the location of Cumberland Plain Woodland to be retained on the Concept Masterplan.
- Provide details of the open space areas proposed including recreation activity mix, connections to open space network and landscape character.
- Design Guidelines to mandate street trees to be mature at time of installation. Ensure the tree spacing allows for the full mature tree canopy.

- Provide street sections in the Design Guidelines articulating how street tree selection and size relates to building height.
- The character of the wide road corridor to the east and south-east of the metro station is dominated by hard pavements and surfaces. Provide a landscape strategy and guidance for mitigating this character and heat island impacts.

Streets/interfaces/access/connections

- Provide street section at the carpark entries along the eastern edge of the site that include the creek corridor, demonstrating that this interface will not interfere with pedestrian movement.
- Ensure all detailed street sections are incorporated into the Design Guidelines to ensure delivery of the proposed road types. Street sections to be developed with the Landscape Architect to demonstrate optimum utilisation of the streets. These need to be consistent with those proposed for Bella Vista.
- Demonstrate how reduced street setbacks accommodate street tree provisions, provide opportunity for increased courtyard canopy planting and more generous private open spaces independently from any increase in GFA.
- Design Guidelines to contain strategy and details on how active frontages will be delivered.
- Design Guidelines to note that there no private construction (including basement carparking or other basement access) below public roads and streets is permitted.

Land Uses

- Provide a clearly articulated land use strategy (including retail) that describes the intent for retail and commercial uses in more detail and identifies how the staging of ground floor retail uses will work, including temporary activation. There is concern that the proposed flexible approach to retail space may not result in the anticipated or desired outcome.

Building Envelopes and Massing

- Block B requires an increase in permeability due to its length, location in the Station Precinct and associated high pedestrian traffic. Addition of a second laneway or relocation of the proposed through-site link is recommended.
- The single level podium across Block B was not supported as it will not deliver appropriate spatial or urban form outcomes adjacent to the wide street corridor opposite the metro station .
- Alternative options for the massing to Block B should be presented, including multi-level podium.
- Provide less specific tower envelopes in the Concept Masterplan as it is only indicative.
- Design Guidelines to include detailed envelope controls taking into account the items below.
- Provide an indication of maximum dwelling numbers and the relationship of this to maximum dwelling numbers in the LEP.
- Confirmation of the proposed GFA as a percentage of proposed building envelopes in the Concept Masterplan. (Noting that 70% is a generally accepted guideline).
- Confirm how modifications to the approved concept Master plan would be approved. In particular, provide certainty that the significant height and

bulk allowed by the LEP, above and beyond that proposed in Concept Masterplan, will not allow compromise of the delivery of Concept Masterplan outcomes through modifications post-approval, or generally lead to planning uncertainty.

- Provide clarity and consistency across precincts on maximum building envelopes.

Sustainability

- Confirm all sustainability targets.
- Confirm that these targets are in line with the Landcom stretch targets.
- Design Guidelines to include provision that 25% of rooves not used for sustainable energy generation should be green.

Staging, Divestment and Implementation

- Provide a broad staging, divestment and implementation strategy that includes details for early activation, how diversity in housing type and architecture is to be delivered, and how key open spaces and public realm are to be delivered. This should also form part of the Design Excellence Strategy.

Design Guidelines

- Clearly define and specify relationships between the Design Guidelines, Design Controls and LEP controls at the front of the document.
- Clearly note that all diagrams are illustrative unless provided as part of a Control.
- To ensure sufficient diversity appropriate to the scale of the precinct and to support the development of a diverse design and construction sector, include a design diversity strategy. This should ensure that multiple design teams are involved across the precinct over time and be clearly integrated into the Design Excellence Strategy.
- Ensure co-ordination of the Design Guidelines for Bellavista and Kellyville.

RECOMMENDATIONS FOR ITEMS OUTSIDE THE PROJECT SCOPE:

- Establishment of an interagency working group, including Landcom, Sydney Water, Hills Shire Council and other key stakeholders to ensure coordinated delivery and future maintenance of Elizabeth Macarthur Creek as a critical green grid corridor and associated infrastructure including cycle path and pedestrian bridge.
- Mandate minimum affordable housing in the Design Guidelines. These should be ambitious and able to be modified over time.

A further presentation to the SDRP session is recommended to address all items noted above. The Design Guidelines to be presented to the Landcom DAP for review with a subsequent letter of endorsement provided to GANSW and DPIE.

Please contact GANSW Senior Design Advisor; Caroline Comino (carolinepeta.comino@planning.nsw.gov.au), if you have any queries regarding this advice and to schedule the next meeting.

Sincerely,



Olivia Hyde
Director of Design Excellence, Government Architect NSW
Chair, SDRP Kellyville and Bella Vista Station Precincts

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