

Design Excellence Strategy for the Hills Showground Station Precinct

June 2020



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Glossary and Terms

Term	Definition
CBD	Central Business District
CEO	Chief Executive Officer
CIV	Capital Investment Value
Consent Authority	As defined in Section 4.5 of <i>Environmental Planning and Assessment Act 1979</i>
Concept Proposal	Concept State Significant Development Application for Hills Showground Station Precinct (SSD-9653)
CPTED	Crime Prevention Through Environmental Design
DA	Development Application
DAP	Landcom's Design Advisory Panel
DCP	Development Control Plan
DPIE	Department of Planning, Industry and Environment
DRP	Design Review Panel – A panel of 3 or more persons established by the consent authority and approved by the NSW Government Architect ¹
EIS	Environmental Impact Statement
EOI	Expression of Interest
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
ESD	Ecologically Sustainable Development Report prepared by WSP
GANSW	Government Architect of New South Wales
IPC	Independent Planning Commission
ITT	Invitation to Tender
LGA	Local Government Area
PDA	Project Delivery Agreement between Sydney Metro and Landcom
Precinct	The Hills Showground Station Precinct
RtS	Response to Submissions
SDRP	State Design Review Panel
SEARs	Secretary's Environmental Assessment Requirements
SMNWP	Sydney Metro Northwest Places
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011

¹As defined in *The Hills Local Environment Plan 2019, Part 9, Clause 9.5 (7)*.

SSDA	State Significant Development Application
TEC	Tender Evaluation Committee
THLEP 2019	The Hills Local Environmental Plan 2019
THSC	The Hills Shire Council

Introduction

Landcom and Sydney Metro are committed to delivering great places for the people of NSW.

Design excellence is a key component of each agency's commitment to create communities that demonstrate best practice sustainable urban development.

This Design Excellence Strategy (DES) proposes a framework and process for achieving design excellence in the Hills Showground Station Precinct (from now on known as the 'Precinct'). This DES will outline the roles and responsibilities of each stakeholder at each stage of the project lifecycle and enables the project vision and objectives to be retained through development to enable design excellence. The key stakeholders involved in the collaboration include: Landcom, Sydney Metro, Government Architect of NSW (GANSW), The Hills Shire Council (THSC) and the Department of Planning, Industry and Environment (DPIE). The stages of the project lifecycle in which design can be controlled to maintain design integrity and achieve design excellence are:

- The Concept Proposal Stage (SSD-9653)
- The Competitive Tender Process Stage
- The Detailed Design DA Stage.

Landcom has submitted a Concept Masterplan (from now known as the 'Concept Proposal') for the Precinct in the form of a State Significant Development Application (SSD-9653), which was lodged with DPIE on 12 November 2019.

As part of the Response to Submission (RtS), the Concept Proposal is supported by a revised UDG, Ecologically Sustainable Development (ESD) Report and the Sydney Metro Northwest Places (SMNWP) Public Art Guideline. These reports, guidelines and framework should be read in conjunction with this DES during the Detailed Design Development Application (DA) stage.

Objectives of the Design Excellence Strategy

The key purpose of the DES is to deliver outcomes of the highest standard of architectural, urban and landscape design. As mentioned earlier, the DES will outline:

- Roles and responsibility of each key stakeholders
- Propose a framework and process for achieving design excellence in the future stages of the Precinct
- Provide a summary of the entire design excellence process for the Precinct from Concept Proposal Stage (completed) to the competitive tender process and future Detailed Design DA stages.

The Hills Local Environmental Plan 2019

Clause 9.5 in *The Hills Local Environmental Plan 2019* (THLEP 2019) addresses the design excellence requirements within the Precinct; the requirements must be satisfied prior to approval.

The requirements for consideration are outlined in subclause (4):

- a) Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- b) Whether the form, arrangement and external appearance of the development will improve the quality and amenity of the public domain,

- c) Whether the development detrimentally impacts on view corridors,
- d) Whether the development detrimentally impacts on any land protected by solar access controls established in the development control plan referred to in clause 9.4
- e) the requirements of the development control plan referred to in clause 9.4
- f) How the development addresses the following matters:
 - I. Suitability of the land for development
 - II. Existing and proposed uses and use mix (must comply with SSDA)
 - III. Heritage issues and streetscape constraints
 - IV. The relationship of the proposed development with other development on the same site or neighbouring sites in terms of separation, setbacks, amenity and urban form
 - V. Bulk, massing and modulation of buildings
 - VI. Street frontage heights
 - VII. Environmental impacts such as sustainable design, overshadowing, wind and reflectivity
 - VIII. The achievement of the principles of ecologically sustainable development (must comply with ESD Strategy and Urban Design Guidelines)
 - IX. Pedestrian, cycle, vehicular and service access, circulation and requirements
 - X. The impact on, and any proposed improvements to, the public domain
 - XI. The impact on any special character area
 - XII. Achieving appropriate interfaces at ground level between the building and public domain
 - XIII. Excellence and integration of landscape design.

Clause 9.5 further outlines the requirement for design review/s, in particular, subclause (5) specifies the following:

- a) If the development is in respect of a building that is, or will be, higher than 21 metres or 6 storeys (or both) but not higher than 66 metres or 20 storeys (or both)-
 - I. a design review panel must review the development, and
 - II. the consent authority is required to take into account these findings of this review
- b) If the development is in respect of a building that is, or will be, higher than 66 metres or 20 storeys (or both)-
 - I. an architectural design competition must be held in relation to the proposed development²
 - II. the consent authority is required to take into account the findings of this competition.

² This clause does not apply if the NSW Government Architect (GANSW) certifies in writing that an architectural design competition is not required and a design review panel will instead review the development proposal.

The Concept Proposal sought approval for a maximum building height of 68 metres and a maximum of 21 storeys in Hills Showground Precinct West and Doran Drive Precinct.

Should a future Detailed Design DA within these precincts exceed this Concept Proposal building height and/or number of storeys, Clause 9.5 states that an architectural design competition must be held in accordance with Clause 9.5(5)(b) of THLEP 2019. **However, this DES seeks a waiver to the requirement for an architectural design competition in accordance with Clause 9.5(6) of THLEP 2019, which allows the GANSW to certify in writing that a design review panel should instead review the development.**

This certification is sought for on the basis that Concept Proposal was previously assessed by Landcom DAP and SDRP in consultation with THSC during its design review process. Further, it is proposed that all future Detailed Design DA will be reviewed by a design review panel (either SDRP or Council DRP) and where possible the SDRP members involved during the Concept Proposal should be retained for familiarity.

The Site

The Site is located adjacent to the Hills Showground Station at Castle Hill within the Hills Shire Local Government Area (LGA). The precinct is 25km north-west of the Sydney CBD and is in proximity to the following centres in the region that will be accessible along the North West Metro:

- Castle Hill;
- Norwest Business Park; and
- Rouse Hill Town Centre.

The Site (Figure 1) comprises 8.4ha of government-owned land and is situated within the wider 2017 rezoned 'Hills Showground Priority Precinct' which covers 271 hectares of land. The Site is bounded by the Castle Hill Showground and an existing drainage basin to the north, Showground Road to the east, Carrington Road to the south and the Cattai Creek riparian corridor to the west.

The Concept Proposal (Figure 2) demonstrates that the Precinct is envisaged to accommodate high-density residential with mixed-uses well within the permissible building envelopes, as follows:

- Hills Showground Precinct West – zoned B2 Local Centre with a maximum building height of 68m (20 storeys) and floor space ratio of 3.9:1
- Doran Drive Precinct – zoned B2 Local Centre with a maximum building height of 68m (21 storeys) and floor space ratio of 3.2:1
- Hills Showground Precinct East – zoned R1 General Residential with a maximum building height of 52m (16 storeys) and floor space ratio of 2.7:1.

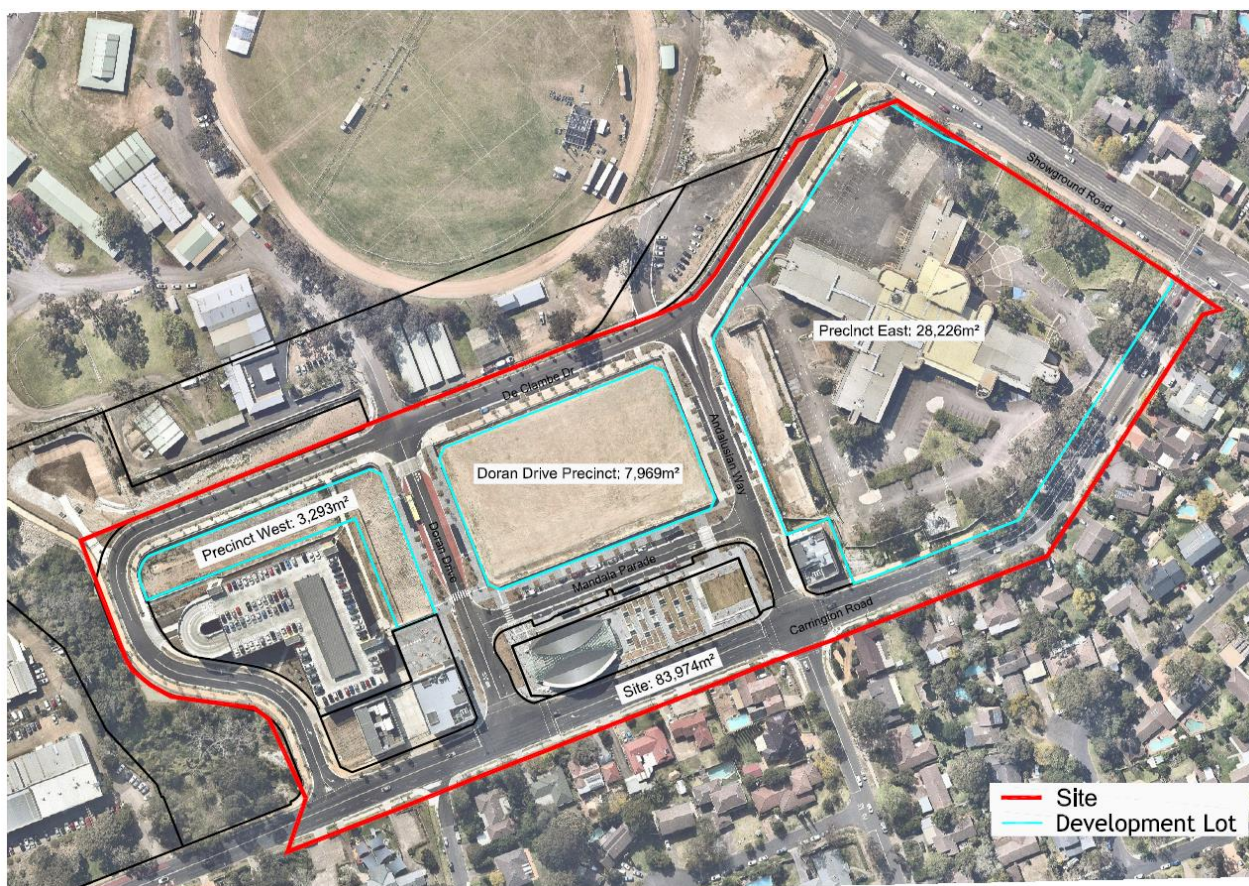


Figure 1: The Site (COX Architecture, 2019)

DES Relationship with Other Documents

The DES relationship along with other key documents included within the Concept Proposal (such as UDG, ESD report and the SMNWP Public Art Guidelines) will need to be considered during the future Detailed Design DA process.

Urban Design Guidelines

The UDG (prepared by Cox Architecture) outlines the Precinct vision and design intent that will guide the future development of the site. The UDG contain both Hills Development Control Plan (DCP) and precinct-specific objectives, controls and design guidance, which will act as the site specific DCP for the Precinct and will ensure future Detailed DAs achieve design excellence.

Landcom Sustainable Places Strategy

Landcom's vision is to deliver world class sustainability outcomes across its portfolio.

Landcom has a mandate to create great places that are innovative and productive, resilient, inclusive, affordable and environmentally sustainable. This is implemented through four key areas:

- Climate Resilient Places: delivering low carbon, resource efficient and environmentally sensitive places.
- Healthy and Inclusive Places: world class liveability outcomes founded on social equity, affordability and inclusion.

- Productive Places: driving the delivery of productive places and enabling jobs for the future.
- Accountable and Collaborative Places: driving accountability and performance along the value chain.

These broad strategies form the framework for which the design and delivery of the Precinct is based.

Ecologically Sustainable Development Report

The ESD Report (prepared by WSP) includes a list of sustainability mandatory and stretch targets which are required to be met in the Detailed Design DA. A prominent requirement is that future buildings achieve a minimum 5 star Design and As-Built Green Star rating, further requirements are listed within the Design Excellence Benchmark section of this strategy.

SMNWP Public Art Guidelines

The RtS includes the SMNWP Public Art Guidelines which informs the integration of public art into the detailed design of the development and will ensure a consistent approach to deliver public art across the SMNWP Project.

The SMNWP Public Art Guidelines provides information on the approach for the consultation, development, production, installation and management of temporary and permanent art within the public and private domain areas. Specific to the Precinct, the SMNWP Public Art Guidelines identifies suitable types of artworks sites could accommodate and the thematic framework for public art - the idea of a network represented by the connections we have to things, people, places and the environment, and the mutual effects we have on each other.

The SMNWP Public Art Guidelines will ensure high quality public art and cultural content is fabricated into the buildings, public domain and other publicly accessible areas. This forms part of the assessment as to whether the development achieves design excellence, in accordance with *Clauses 9.4(4)(c), 9.4(4)(l) and 9.5(4)(e) of THLEP 2019*.

Roles and Responsibilities

Project Structure

During the Concept Proposal design excellence process a number of stakeholders were identified within. A project structure is depicted below with roles and responsibilities clarified in the following sections.

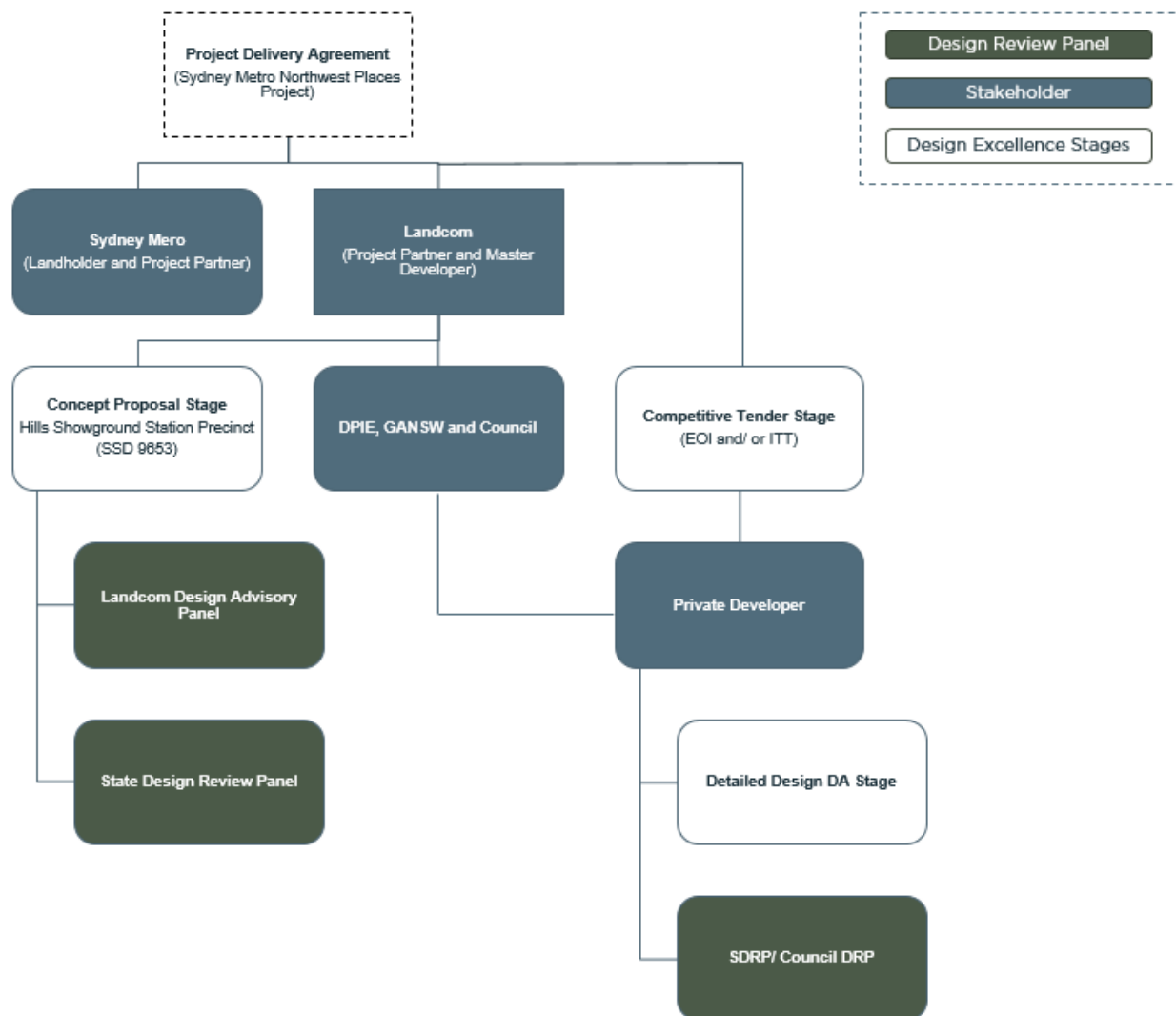


Figure 2: Project Structure (Landcom, 2020)

Sydney Metro

Sydney Metro is landowner and Landcom's project delivery partner in the SMNWP Project. Sydney Metro's responsibilities include collaboration with Landcom throughout the development of the Concept Proposal as well as evaluating tenders, during the divestment stage.

During the Detailed Design DA stage, the proponent will be required to consult with Landcom and Sydney Metro to attain landowners' consent prior to their submission.

Landcom

Under a Project Delivery Agreement (PDA) with Sydney Metro, Landcom is the master developer for land owned by Sydney Metro around the Sydney Metro Northwest stations. As master developer, we are leading studies to support planning for project sites, working with local councils, DPIE other government agencies, local businesses and communities to shape plans for projects.

Landcom will be responsible for divesting superlots, who will then prepare and lodge Detailed Design DA. During preparation of Detailed Design DA, the proponent will be required to consult with Landcom and Sydney Metro, who will provide endorsement prior to the lodgement of Detailed Design DA.

Landcom Design Advisory Panel

Landcom has established a Design Advisory Panel (DAP) with the objective to provide advice on design strategies to achieve architectural design excellence and quality urban design across Landcom's projects.

In June 2018 Landcom established the Landcom DAP to replace UrbanGrowth NSW Design Directorate, which ceased in December 2017. The DAP reviewed the initial Precinct Master Plan on 10 July 2019, a revised scheme in September 2019 and was provided an update to the revised scheme in May 2020 following feedback from the public exhibition period.

For the future detailed design reviews, **Landcom DAP will not be involved** as this design review will follow the statutory design review panel definition as defined in clause 9.5 (7) - a panel of 3 or more persons established by the consent authority for the purposes of this clause and approved by the NSW Government Architect.

Department of Planning, Industry and Environment

The Concept Proposal was considered 'state significant' under clause 19(2), Schedule 1 and clause 14, Schedule 2 of State *Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

The Minister (or delegate) will be the consent authority for the this SSDA

Future Detailed Design DAs will considered as 'state significant' as per clause 12 of the SDRP SEPP **unless** in determining the application, the Minister (or delegate) delegates the responsibility for the determination of subsequent DAs to the Council under section 4.37 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). We propose that for any subsequent DAs with a capital investment value (CIV) of less than \$30 million that these be delegated to Council. .

The DPIE's future role during Detailed Design DA includes (but is not limited to):

- Attendee of the project introduction meeting and issuing of SEARs
- Consolidating feedback from agencies and authorities on the request for SEARs
- Preparing public exhibition material and communication arrangements
- Consolidating submission feedback from agencies and authorities post public exhibition
- Requesting for RtS and additional information / Amendments to Application
- Finalising Assessment and Drafting of Conditions of Consent

- Making recommendation to the Minister/Independent Planning Commission (Consent Authority).

Government Architect NSW (GANSW)

Landcom and Sydney Metro acknowledge the value of collaborating with GANSW, particularly in the early stages of the project. Accordingly, Landcom and Sydney Metro view GANSW as fundamental in developing the DES and playing a vital role in the future Detailed Design DA, this role may include (but is not limited to):

- Providing technical expert advice to DPIE during Detailed DA assessment period.
- Chair of the SDRP review process.
- Providing formal feedback to DPIE on the submission during public exhibition.
- Providing guidance to the project team, following the SDRP reviews in relation to design vision and objectives, green infrastructure, movement and place, heritage, sustainability and other design considerations.

The Hills Shire Council (THSC)

THSC played a vital role in the development of the Concept Proposal. Landcom and Sydney Metro consulted with THSC to understand the Site context in order to develop a Concept Proposal which has the potential to create a great place outcome and provide the services and amenities required for the future local community.

THSC will be the Consent Authority should the Minister (or delegate) delegates the responsibility for the determination, that any subsequent stage of the Concept Proposal with a capital investment value of less than \$30 million is to be determined by the relevant authority and that stage of the development ceases to be State significant development.

State significant Detailed Design DA will still be required to consult with THSC as part of requesting the SEARs. Additionally, THSC will be the Consent Authority for open space and public domain as well as the ultimate asset owner of these spaces - except for those spaces not retained in council ownership.

Design Review Panel (SDRP/DRP)

For State significant Detailed Design DA, SDRP will be the Design Review Panel (DRP). The SDRP will also include an independent member nominated by the relevant local government as their representative; the SDRP process is facilitated and chaired by GANSW.

For Detailed Design DA where THSC is the Consent Authority, the DRP will be formed by Council at its discretion.

Where possible, SDRP should be retained from the Concept Proposal stage. This continuity will assist with project objectives and principles being maintained through the Detailed DA stages. The SDRP members who assessed the Concept Proposal included:

- Ingrid Mather
- Richard Nugent
- Tony Caro (THSC nominee)
- Darlene van der Breggen (GANSW Chair)
- Jane Threlfall (GANSW Design Advisor)
- Emma Kirkman (GANSW Design Advisor)

A Strategy for Design Excellence

Design excellence and great place outcomes are integral to Landcom and Sydney Metro's design, development and delivery philosophy and these remain integral to our approach. Landcom and Sydney Metro have developed a robust DES for the Precinct in consultation with GANSW.

Project Stages

The project lifecycle has been broken down into three stages:

- The Concept Proposal Stage (completed)
- The Competitive Tender Stage (completed for Doran Drive Precinct only)
- The Detailed Design Stage.

PROJECT LIFECYCLE STAGE

DESIGN EXCELLENCE PROCESS

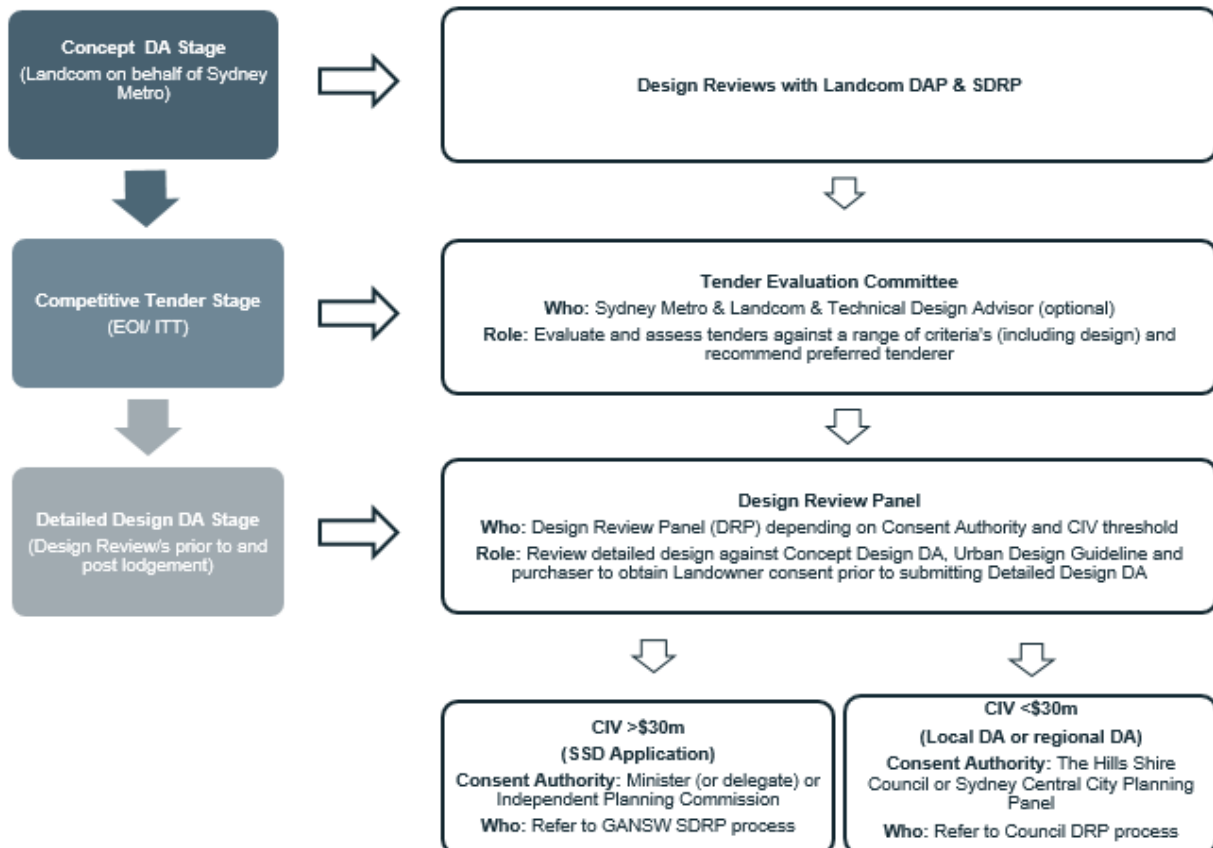


Figure 3: Design Excellence Strategy

Project Approach and Process

Landcom appointed Cox Architecture and Oculus to progress on the project vision and to develop the Concept Proposal.

Project Vision

The Concept Proposal for the Precinct is underpinned by the following vision:

“The Hills Showground Station Precinct will be a thriving local mixed-use centre; a walkable, lively place enhanced by strong connections to world class transport and the cultural and recreational destination of Castle Hill Showground. The precinct will provide diverse housing for different generations and lifestyles, framed by green open spaces that encourage connectivity, and will celebrate its views over Cattai Creek and the wider Garden Shire.”

The project vision is supported by comprehensive Concept Proposal to guide future detailed design.

Project Objectives

The Concept Proposal for the Precinct is underpinned by the following objectives:

- plan and deliver a high-density urban precinct with a great variety of products, built forms, activation, and public domain experience - with streets, a new park and plaza.
- deliver a vibrant mixed-use centre that demonstrates best practice transit-oriented development principles by encouraging walking, cycling and public transport use and reducing demand for private car use.
- maximise the supply and diversity of higher density housing within proximity to the station to accommodate different generations, lifestyles and price points.
- deliver by development partners, an appropriate scale of long-term retail, community and commercial activities in the local centre – especially on the ground floors and around the station.
- incubate a local centre with appropriate non-residential floor space that can be used for a variety of commercial and retail businesses that support the needs of the local community.
- provide high quality built form and public domain works to shape the future character of the Precinct and integrate with surrounding areas.

Design Excellence Benchmarks

The following design excellence benchmarks have been identified and are required to be achieved during the Detailed Design DA Stage:

- Urban design and landscape architects are to be selected from the NSW Government Architect's 'Prequalification Scheme for Strategy and Design Excellence' or to collaborate with a pre-qualified architect.

- All built form development across more than one lot is required to demonstrate architectural diversity in development outcomes. The use of multiple architects, which includes both established and emerging architectural firms, is encouraged.
- All residential and non-residential development are to adhere to the Urban Design Guidelines.
- All development is to be planned and designed to address Crime Prevention Through Environmental Design (CPTED) principles and consider/implement the recommendations of the CPTED Assessment Report (prepared by Cox).
- All future detailed SSDAs are required to submit a CPTED Assessment
- All development is to comply with the sustainability mandatory targets and try to achieve the stretch goals as outlined in the ESD report.
- 20% of apartments within each of the three individual Precincts are to achieve a minimum 'Design and As-Built' Liveable Housing Australia silver level accreditation as per the ADG and Landcom's Housing Affordability and Diverse Policy.

Concept Proposal Stage

A number of design reviews were completed throughout the Concept Proposal stage and as a result the following design excellence requirements were prepared:

- Design Excellence Strategy endorsed by GANSW.
- Concept Proposal (including the RtS version) was developed in consultation with a number of key stakeholders and reviewed by the Landcom DAP and SDRP. The process undertaken up until lodgement of the Concept Proposal can be found Appendix V – Stakeholder Engagement and Outcomes Summary Report. The feedback during public exhibition can found in the RtS report (prepared by Elton Consulting)
- Urban Design Guidelines to guide the future built form and public domain outcomes.



Figure 4: Concept Plan (COX Architecture, 2020)

Competitive Tender Process

Landcom and Sydney Metro typically undertake a two-stage Expression of Interest (EOI) and Invitation to Tender (ITT) process to short-list and select a preferred developer. In both stages, a Tender Evaluation Committee (TEC) is convened with members from both Sydney Metro and Landcom. The TEC is responsible for the evaluation of tender submissions and making a recommendation based off the evaluation criteria plan. The TEC will consider the tender submissions on a range of evaluation criteria and may call on various technical advisors during this stage.

As part of the ITT stage, shortlisted developers will be required to respond to design criteria outlined in the documentation. Additionally, developers will need to present a scheme which demonstrates compliance with the Concept Proposal and Urban Design Guidelines. The option for a Technical Design Advisor (such as the Concept Proposal Architect) will be tasked with reviewing submissions and advising the evaluation committee of compliant and non-compliant schemes.

Landcom and Sydney Metro may also consider a one stage ITT process or any other divestment process depending on the project's vision and objectives.

Detailed Design and Development Application Submission Stage

The proponent of the Detailed Design DA will be contractually required to consult with Landcom and Sydney Metro throughout the preparation of Detailed Design DA submission through to DA lodgement, including Response to Submission and Request for Additional Information. This consultation will review

the Detailed Design DA against the Concept Proposal, UDG and compliance against any other contractual agreements to ensure that the principles and objectives of the project are retained.

The developer will require Landcom's endorsement and Sydney Metro land owners' consent **prior** to lodgement of the Detailed Design DA.

This requirement is in addition to the SDRP/ Council DRP and consultations.

The requirements for consultation with government will vary depending on the Consent Authority of the Detailed Design DA. Future Detailed Design DAs will be considered as 'state significant' as per clause 12 of the SDRP SEPP **unless** in determining the application, the Minister (or delegate) delegates the responsibility of the determination of subsequent DAs to Council under section 4.37 of the EP&A Act. We propose that any subsequent stage of the Concept Proposal DAs with a capital investment value of less than \$30 million be delegated to Council to determine.

The Consent Authority will be required to facilitate the formation of a SDRP/ Council DRP to review Detailed Design DA as per Clause 9.5 of THLEP. The review process will include:

- DA which include buildings that are lower than 21m or 6 storeys – review by a DRP.
- DA which include buildings that are higher than 21m or 6 storeys – architectural design competition.

This DES seeks a waiver to the requirement for an architectural design competition in accordance with Clause 9.5(6) of THLEP 2019, which allows GANSW to certify in writing that a design review panel should instead review the development.

Design Excellence Process

Stage	Phase	Design Process/Review	Comment
Concept Proposal (SSD Application Preparation and Lodgement)	Project initiation <ul style="list-style-type: none"> Engagement of technical consultants Assess opportunities and constraints Establish vision 	<ul style="list-style-type: none"> A project introduction meeting was held with DPIE to ensure alignment on process, scope and timing. Landcom appointed urban design and landscape architects from GANSW Strategy and Design Excellence Prequalification Scheme. Landcom reviewed project objectives and prepared the Precinct vision. 	<ul style="list-style-type: none"> Landcom released a select tender for the urban design and landscape work. The successful tenderer for the urban design work was Cox Architecture and landscape was Oculus. Both were provided with the project vision and objectives.
	Initial design options	<ul style="list-style-type: none"> COX presented initial design option in collaborative design workshops. Design workshop discussion on UDG and control consideration. 	<ul style="list-style-type: none"> Initial design options considerate of site opportunities and constraints.
	SEARs	<ul style="list-style-type: none"> DPIE issued SEARs in collaboration with agencies. 	<ul style="list-style-type: none"> SEARs includes preparation of design excellence strategy and consultation with SDRP. Landcom release scope of work for technical expert work. Design workshops involved urban designers, landscape design, engineering design, urban planning and other technical experts.
	Developed design option	<ul style="list-style-type: none"> Design team presented developed design option through consultation with stakeholders. Design team presented developed design option to Landcom DAP. Design team presented developed design option and draft UDG to SDRP (1). 	<ul style="list-style-type: none"> Design team consulted with GANSW prior to meeting SDRP. Design team presented developed design option to SDRP following Landcom DAP feedback. Landcom undertook a Community Engagement Session with the community and sought feedback on the developed design option.
	Revised design option	<ul style="list-style-type: none"> Design team finalised plans and reports addressing Landcom DAP and SDRP 	<ul style="list-style-type: none"> Design team presented resolved design option to SDRP prior to lodgement. SDRP was

		<p>feedback and further technical consultant inputs.</p> <ul style="list-style-type: none"> Design team presented revised Concept Proposal and site specific UDG to SDRP (2). Landcom discussed Design Excellence Strategy framework with the DPIE and GANSW. 	<p>asked to provide feedback on the resolved design.</p> <ul style="list-style-type: none"> Design team presented the revised Concept Proposal to the DPIE and other stakeholders prior to SSDA lodgement.
	Design Excellence Strategy	<ul style="list-style-type: none"> DPIE and GANSW provides input into the draft Design Excellence Strategy. 	<ul style="list-style-type: none"> Landcom finalises Design Excellence Strategy for the precinct throughout its entire project life prior to lodgement.
	Lodgement of Concept Proposal	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Landcom provided soft and hard copies of the Concept Proposal to DPIE and council for the public exhibition.
Concept Proposal (SSD Application Public Exhibition, Response to Submission/ Additional Information, Assessment and Determined)	Public Exhibition period commences	<ul style="list-style-type: none"> SSD Application is placed on public exhibition for 28 days. 	
	Public Exhibition Period ends	<ul style="list-style-type: none"> DPIE collates feedback and issues. Key Issues Letter to guide Landcom when responding to submissions. 	
	Response to Submissions/ Request for Additional Information	<ul style="list-style-type: none"> Design team seeks clarification on SDRP (2) advice at SDRP (3) Design team provides an update to Landcom DAP on the Concept Proposal since last meeting in September 2019. Design team seeks clarification on stakeholder submission (such as RMS, council, DPIE, GANSW etc.) 	<ul style="list-style-type: none"> A Response to Submissions package is provided to DPIE. The RtS package includes (but is not limited to): a revised UDG, ESD report, SMNWP Public Art Guideline and this Design Excellence Strategy.
	Assessment Period	<ul style="list-style-type: none"> DPIE undertakes an assessment of Response to Submission package. DPIE can request for further information whilst assessing the SSD Application. 	<ul style="list-style-type: none"> Landcom to provide or update design options or reports as per the request for further information (if required).
	Determination	<ul style="list-style-type: none"> DPIE finalises assessment and issues draft conditions of consent. DPIE makes recommendation to the Minister/IPC (Consent Authority). 	<ul style="list-style-type: none"> Landcom reviews draft conditions of consent in consultation with DPIE.

		<ul style="list-style-type: none"> Approved plans and conditions are provided to the Applicant. 	
Competitive Tender Process	Landcom and Sydney Metro divest superlots – EOI/ ITT and Evaluation	<ul style="list-style-type: none"> Landcom and Sydney Metro prepare documentation including a design criteria with an evaluation criteria within the request documentation. During the divestment process, developers are to provide a design response having regard to the Concept Proposal and Urban Design Guidelines, which responds to the criteria outlined in the tender brief. A Technical Design Advisor (optional) will advise the Tender Evaluation Committee on the extent to which the design responses achieve the design principles set out in the Concept Proposal. 	<ul style="list-style-type: none"> An option for a Technical Design Advisor to provide design advice for the Tender Evaluation Committee. Where possible the design expert would have been involved in the development of the Concept Proposal. The Technical Design Advisor will be given criteria by which to assess submissions. Submissions will be assessed based on how they address the design principles outlined in the tender documentation and Concept Proposal.
	Landcom and Sydney Metro award contract to preferred developer	<ul style="list-style-type: none"> Landcom and Sydney Metro award contract to preferred developer based on Tender Evaluation Committee's recommendation. Specific contract clauses will be included in the sales contract outlining obligations for developers to have Landcom and Sydney Metro review and provide endorsement prior to DA lodgement. 	<ul style="list-style-type: none"> Preferred developer will be required to comply with this Concept Proposal Design Excellence Strategy and any other documents outlined in this Strategy.
Detailed Design (DA Preparation and Lodgement)	DA Preparation and Review (prior to lodgement)	<ul style="list-style-type: none"> Developer will request SEARs from DPIE if SSD. Developer will be contractually required to consult with Landcom and Sydney Metro during DA preparation. Developer will be required to consult with various stakeholders (including council) as per the SEARs DA is to be in accordance with the approved Concept Proposal condition of consent, Urban Design Guidelines. 	<ul style="list-style-type: none"> Developer will be required to present design options to Landcom and Sydney Metro prior to lodgement, in addition to other contractual technical reviews. Developer will be required to undertake other design review panel reviews as per SEARs or alike. Developer will require landholder consent from Sydney Metro to lodge detailed design DA.

	Developer submits DA and post lodgement	<ul style="list-style-type: none"> • DA which include buildings that are <u>lower</u> than 21m or 6 storeys – review by a SDRP/DRP. • DA which include buildings that are <u>higher</u> than 21m or 6 storeys– architectural design competition. <p>This Design Excellence Strategy seeks a waiver to the requirement for an architectural design competition for buildings that are higher than 66m or 20 storeys.</p>	<ul style="list-style-type: none"> • Developer detailed design will be assessed under the Concept Proposal and Urban Design Guidelines. • Any modification application to the Concept Proposal scheme, the relevant design review panel may be reconvened for the review of changes. The panel review process should be documented in a Design Integrity Report and lodged with the modification application. The Design Integrity Report provides a summary of feedback provided by the panel and the responses by the Applicant to this advice.
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