



13th August 2018

Paula Bizimis

Senior Planning Officer
Key Sites Assessments
NSW Planning & Environment
320 Pitt Street
Sydney NSW 2001

TALLAWONG STATION SOUTH - STAGE 1 SSD APPLICATION (SSD 9063)

Dear Paula,

The Government Architect NSW has been asked to provide independent design review and advice on State Significant Development application SSD 9063. Please find our response below.

This review is based on the Environmental Impact Assessment prepared by Landcom, focusing on the following:

- Urban Design Report prepared by Bennett and Trimble (Appendix C1-6)
- Design Verification Report prepared by Bennett and Trimble (Appendix D)
- Design Quality Guidelines prepared by Bennett and Trimble (Appendix E1-5)
- Design Excellence Report prepared by Landcom (Appendix H)
- Public Domain and Landscape Strategy prepared by Clouston Associates (Appendix I)
- EIS Tallawong Station South prepared by Landcom

Preliminary plans for this proposal were reviewed by GANSW in March and April of this year, and this response references comments from those reviews, with additional commentary arising from the information provided in the EIS.

The proposed new precinct comprises:

- Up to 16 buildings of varying heights to a maximum of eight storeys
- Maximum gross floor area (GFA) of 94,295m²
- Residential development – approximately 1,100 dwellings equating to approximately 85,000m² GFA
- Commercial, retail and community uses - approximately 9,000m² GFA
- Provision of car parking facilities for the retail, commercial and residential components underground provided in accordance with the following maximum car parking rates.

Key concerns are noted below:

Government Architect
New South Wales
L24, 320 Pitt Street
Sydney NSW 2000
GPO Box 39
Sydney NSW 2001

government.architect
@planning.nsw.gov.au
T +61 (02)9373 2800



Density (Bulk and Scale)

Concerns regarding the proposed density were raised at the previous meetings, with a request for a justification. This is required to ensure good levels of amenity for the proposal and surrounding areas.

Principally, the quality of the streetscape, the public spaces and the habitable spaces of proposed dwellings should not be compromised through overshadowing as a result of the proposed built form.

The overshadowing diagrams indicate that the large open space is minimally affected during mid-winter. This is supported. However, the other two plazas – the retail courtyard and the Cul-de-Sac plaza, and key residential streets appear to be excessively overshadowed on March 21 and June 21. This is not supported.

The Social Needs and Impact Assessment (Appendix K) provides sufficient details of the proposed social infrastructure to support the anticipated population.

Green Infrastructure

The integration of green infrastructure into the scheme from surrounding existing green corridors and open spaces is essential and strengthens the social value of the proposal and its surrounding context. Whilst there is a sound landscape proposal and green infrastructure has been addressed within the Public Domain and Landscape strategy, the broader opportunity to link green infrastructure as a clear holistic concept does not appear to have been fully realised. Opportunities to connect green infrastructure with other ecosystems such as the water sensitive urban design strategy does not appear to be fully integrated within landscape proposals.

These concerns link to previous comments on the overall amenity of the network of public spaces within the development (the main park, other two key spaces and street network).

Public Open Space

Details regarding the function of the public spaces was requested. The proposal addresses this question sufficiently. Notwithstanding this, over-shadowing of

spaces will compromise the amenity of these spaces. This requires further consideration.

Public/Private Interface

Further sections have been provided which illustrate sufficiently the intent for the interface between the public and private domain.

Fine Grain

Principles responding to fine grain have been incorporated within the Design Quality Guidelines.

Address to Schofields Road/Cudgegong Road

Principles and strategies to ensure a positive address to the important corner of Schofields Road and Cudgegong Road have been incorporated sufficiently.

Design Excellence Strategy

The design excellence report adequately addresses the SEARs requirements to describe the design excellence process to date. It does not adequately address the requirement to provide a design excellence strategy for the future.

The Design Excellence Strategy should address the following areas:

Landcom DRP

GANSW support the establishment of an internal Landcom design review panel. The effectiveness of the Landcom panel will relate to its independence and the authority of its advice. This should be articulated in Terms of Reference and described in the strategy.

Diversity of architectural response

The strategy should describe how Landcom will ensure a diversity of architectural response through their EOI and ITT process.

EOI / ITT

It is not clear from the description provided how design quality will be balanced with other considerations. Further detail is required, for example membership of the Tender Evaluation Committee, weighting of design in the tender, etc.

Design competition

Developments of this scale are recommended to include a design competition element for key site(s). This process would take place post tender and be undertaken by the successful developer following the Government Architects Design Excellence Competition Guidelines.

Design excellence beyond development approval

The panel role should continue beyond development approval to ensure design quality extends into final construction quality - this should be described in the strategy.

Any Modifications to the Concept Plan coming to DPE should be reviewed by the SDRP (State Design Review Panel).

Blacktown Council

It is understood that future development stages will be assessed by Blacktown Council. The strategy should describe what design excellence processes are expected to be addressed through the Blacktown assessment process.

Design Quality Guidelines

The Design Excellence Strategy should describe how the Design Quality Guidelines are to be used and implemented at each stage.

On the basis of the materials submitted, our design recommendations are:

1. Revisit density, bulk and scale to address the overshadowing issues of the two plazas and surrounding streets;
2. Establish stronger connections to surrounding green infrastructure as part of a holistic concept;



3. Preparation of a revised design excellence strategy addressing the issues raised. GANSW are available to assist.

Please contact us should any of the comments require further clarification.

Sincerely,

Olivia Hyde
Director Design Excellence
Government Architect NSW