

GOVERNMENT ARCHITECT NEW SOUTH WALES

23 April 2021

Scott Clohessy
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PROJECT: Telopea Concept Plan and Stage 1A
RE: SDRP Extended Session – 01 April 2021

Dear Scott,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the first design review session held on Thursday 01 April 2021.

The ambition of a landscape-led design response is supported - specifically;

- an urban structure and spatial arrangements led by tree retention
- well-connected, multiple public open spaces - in lieu of a singular large public open space
- community well-being and environmental/ecological outcomes.

The following issues require further consideration prior to the next SDRP session:

Public domain, open space and landscape:

- Landscape and Country – tree retention is strongly supported and is noted as aligning with the principles of Designing with Country. However, further opportunities for connecting with Country should be investigated eg. through consideration of ecological regeneration, planting that supports local ecologies and biodiversity or connecting to riparian corridors.
- A water strategy should be developed for the site – including handling, storage and reuse, along with Water Sensitive Urban Design initiatives.
- Review the scope and extent of public open space, to cater for diverse recreation needs, including spaces other than formal sports courts and fields - e.g. informal 'kick-around' spaces.
- As a major civic space, Station Plaza is currently a missed opportunity – further design development is required to address;
 - optimising the spatial potential for gathering and informal recreation – eg station proximity, ridge location as natural arrival and gathering point.
 - linking the station to the Eyles Street pedestrian way
 - increased safety through passive surveillance
 - recognition / acknowledgement of Country – through discussions with local knowledge holders.
- Successional planting strategies are required for the retained trees.
- Undergrounding power lines will significantly benefit street trees and maximize the benefits of canopy cover. Feasibility to be addressed in future consultation with

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utility providers and as part of the developer contributions process (e.g. Voluntary Planning Agreements).

- Eyles Street pedestrian way – provide strategies to optimise the impact and public benefit of this significant ridge to valley link, including;
 - public access and ownership for the entire length of the pedestrian way, including the residential portion at the eastern Core (New Marshall Road to Benaud Lane).
 - future development opportunities at the Evans Road shops site, to enable a public and continuous ridge-to-valley pedestrian connection - from the Station Plaza to Moffatts Drive and onto Ponds Creek public open space.
- Station Plaza /Stage 1A intersection – improve pedestrian amenity at the intersection through reduction in kerb radii to reduce vehicle speeds and minimise street width at this critical pedestrian crossing point.

Sustainability:

- Green Star & carbon emissions - the proposed carbon neutral operation and 6-star Communities/5-star Buildings ratings is supported, provided further information as to how these ambitious targets will be achieved.

Built form and layout

- Preliminary envelopes indicate limited potential for diversity or character across the precinct – opportunities for a broader range of architectural expression should be investigated and these could include:
 - avoiding generic outcomes through appreciation of and emphasis on local character.
 - utilising the variety of street blocks (sizes, orientation falls, interfaces etc) to generate a range of built form outcomes.
 - greater height variation across the precinct – possibly above the current maximum heights if there are appropriate height reductions elsewhere and/or reductions in building footprints.
- Preliminary building layouts indicate poor internal amenity outcomes - design development should address:
 - corridors and circulation - promote daylighting, solar access, views and cross-ventilation.
 - varied floor plate widths and reduced overall footprint sizes to optimise amenity and circulation.
- Further information and resolution required for building access and entries – these should be welcoming and engaging, irrespective of public or private use, and positioned to provide a clear address to the public domain.
- Greater engagement (e.g. brief development) with the Aboriginal Housing Office (AHO) is required to address the specific values, needs and aspirations of AHO residents and promote integration of AHO housing within the entire site.

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Stage 1A – Polding Place sub precinct

- The current sub-precinct layout is not supported:
 - the site area is too large for the approach taken; the site requires through-site links with proper street frontage to provide suitable access to the developments within the sub-precinct
 - the proposed cul de sac is inadequate as a means of providing access to all parts of the sub precinct
 - public open spaces are not legible as such and not welcoming or engaging for the community
 - communal open spaces are unsuitable for a wide range of uses
 - building orientations result in a majority of units having sub-optimal solar access.
- Improve connectivity through the sub precinct by, for example, extending the cul de sac to connect directly to the Station plaza. Ensure generous path widths and landscape treatments.
- Equity of solar access – refine the planning to increase solar access to apartments that currently receive the least amount of sun.

Requests for future SDRP

In addition to the issues outlined above, the following material should be provided at the next SDRP:

1. Site sections that include:
 - details of key interfaces across the site's public domain
 - key level changes and how the buildings respond to existing topography, showing full building heights and trees (existing & proposed).
2. An open space Dedication Plan – identifying what is public, communal/strata and proposed for long-term Council ownership.
3. Solar access and over shadowing studies.
4. Station Plaza – alternative design options addressing the issues raised in this letter.
5. Landscape plans clearly showing trees to be removed, retained trees and proposed new trees, as well as strategies for succession planting.
6. Evidence of engagement and initiatives that indicate an appreciation of Country.
7. Further information in relation to the proposed AHO site(s) – including a project approach to Country and specific considerations in relation to resident amenity.
8. Sustainability - details and initiatives for;
 - the site's water handling, storage and reuse, within a 'water-story' narrative
 - bio-diversity and opportunities for local ecology and its restoration.
9. Provide a DDA Access plan, including
 - details of equitable access and circulation for all residents - specifically at key interfaces with the public domain
 - access to key adjacent facilities such as the school and local open space

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10. Information on existing and proposed recreation facilities – including user demographics and the distance to existing local and regional facilities.
11. Built form strategies for:
 - achieving design diversity throughout the precinct, including study options for GFA distribution
 - benefits for the ground plane in response to minor increases in building height, eg reductions in floor plate.
 - improving internal amenity and solar access.
12. Stage 1A sub precinct options for creating through-site connections.
13. A summary response to the points raised in this letter.

We trust this information is helpful and look forward to seeing the proposal as it develops. Please contact GANSW Design Advisor, Angus Bell (Angus.Bell@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,



Olivia Hyde
Director of Design Excellence
Chair, SDRP

CC

NSW SDRP Panel members

GANSW Design Advisor

DPiE

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Fraser's Property

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Teloopa Concept Plan and Stage 1A**Response to SDRP Extended Session – 1st April 2021**

SDRP feedback	Teloopa design team response
Public domain, open space, and landscape	
Landscape and Country – tree retention is strongly supported and is noted as aligning with the principles of Designing with Country. However, further opportunities for connecting with Country should be investigated eg. through consideration of ecological regeneration, planting that supports local ecologies and biodiversity or connecting to riparian corridors.	Noted. Refer to response below
A water strategy should be developed for the site – including handling, storage and reuse, along with Water Sensitive Urban Design initiatives.	Fraser's sustainability report, commits Fraser's to achieving a 6 star green star communities rating (the highest available rating for green star communities). Within this commitment we are targeting the following water related points: <ol style="list-style-type: none">1. Stormwater – Performance Pathway2. Water Sensitive Urban Design – Performance Pathway We are separately investigating (with Sydney water) the potential for an onsite blackwater treatment plant dedicated to supplying recycled water for irrigation purposes.
Review the scope and extent of public open space, to cater for diverse recreation needs, including spaces other than formal sports courts and fields - e.g. informal 'kick-around' spaces.	Hassell have prepared a new overview document to highlight the boarder open space available and to ensure that our proposed new open spaces are designed to complement the existing spaces and not to replicate them.
As a major civic space, Station Plaza is currently a missed opportunity – further design development is required to address; - optimising the spatial potential for gathering and informal recreation – eg station proximity, ridge location as natural arrival and gathering point. - linking the station to the Eyles Street pedestrian way - increased safety through passive surveillance - recognition / acknowledgement of Country – through discussions with local knowledge holders.	Hassell have re-imaged this space to focus informal recreation. The Fulcrum Agency have further prepared a connecting with country strategy document. This highlights some of the more important opportunity to align with indigenous focused thinking. This is only the first step, the next step will involve reaching out and engaging with relevant indigenous stakeholders and working together on the highlighted opportunities. It should be noted that Fraser's are committed to a long-term engagement strategy and will do so throughout the masterplan, and subsequent stages over the coming decades.
Successional planting strategies are required for the retained trees.	Master plan succession plan principles include replacement of trees at two trees for each single tree removed. Species selection guided by relevant research and tools including 'Which Plant Where', to ensure urban longevity and success of planting in changing climate for a resilient urban landscape. Species representative of local species that support local biodiversity.
Undergrounding power lines will significantly benefit street trees and maximize the benefits of canopy cover. Feasibility to be addressed in future consultation with utility providers and as part of the developer contributions process (e.g. Voluntary Planning Agreements)	Noted. Fraser's have included this suggestion into the current VPA discussion occurring with City of Parramatta Council.

<p>Eyles Street pedestrian way – provide strategies to optimise the impact and public benefit of this significant ridge to valley link, including;</p> <ul style="list-style-type: none"> - public access and ownership for the entire length of the pedestrian way, including the residential portion at the eastern Core (New Marshall Road to Benaud Lane). - future development opportunities at the Evans Road shops site, to enable a public and continuous ridge-to-valley pedestrian connection - from the Station Plaza to Moffatts Drive and onto Ponds Creek public open space. 	<p>Eyles Link will be a continuous, uninterrupted open space – linking Telopea Station Plaza to Benaud Lane, with the potential to connect through to Evans Road shops and Ponds Creek (subject to future development).</p> <p>To reinforce the legibility of the ridge to valley connection, Eyles Link will be characterised by a continuous and consistent design character along its length. The palette will include a consistent suite of street elements such as tree species, tree grates, handrails, balustrades, pole top lighting, bollards & bicycle hoops)</p>
<p>Station Plaza /Stage 1A intersection – improve pedestrian amenity at the intersection through reduction in kerb radii to reduce vehicle speeds and minimise street width at this critical pedestrian crossing point.</p>	<p>Noted. Frasers will continue discussions with TNSW to target a reduction in kerb radii.</p>
<p>Sustainability</p>	
<p>Green Star & carbon emissions - the proposed carbon neutral operation and 6-star Communities/5-star Buildings ratings is supported, provided further information as to how these ambitious targets will be achieved.</p>	<p>The target green star pathways have already been established and incorporated into our sustainability report for the development application. These pathways are based on real life examples that we know are achievable (Frasers award winning Central Park and Discovery point projects).</p> <p>The Carbon Neutral operation will be achieved through a combination of on-site solar PV, carbon offsets and off-site renewable energy to ensure all energy provided is carbon neutral, independently certified under the Australian Government’s National Carbon Offset Standard. We are able to realise this through our embedded network which is being provided in each building and operated by Frasers own subsidiary Real Utilities.</p>
<p>Built form and layout</p>	
<p>Preliminary envelopes indicate limited potential for diversity or character across the precinct – opportunities for a broader range of architectural expression should be investigated and these could include:</p> <ul style="list-style-type: none"> - avoiding generic outcomes through appreciation of and emphasis on local character. - utilising the variety of street blocks (sizes, orientation falls, interfaces etc) to generate a range of built form outcomes. - greater height variation across the precinct – possibly above the current maximum heights if there are appropriate height reductions elsewhere and/or reductions in building footprints. 	<p>Envelopes</p> <p>The amended envelopes ‘shrink wrap’ the revised reference design, protecting amenity to the public domain, enhancing and committing to a diversity of character across the precinct. This results in the ratio of GFA/Envelope area increasing from 62% to 70%.</p> <p>North and South</p> <p>A new 2-3 storey free-standing-terrace typology is proposed in both the North and South precincts, increasing diversity and creating a greater variety of street wall scales. Key sites have been identified as having the capacity to increase in height by 1-2 storeys, resulting in no change to overall floor area.</p> <p>Height Variation</p> <p>Previously the upper core was defined by four towers to the maximum height. The proposed refinements create a more differentiated silhouette by maintaining one tower at its previous height, proposing two taller towers with reduced footprints (~700m² GFA) and reducing the fourth tower to 12 story’s above podium, improving amenity to both residents and public open space.</p> <p>A new building break is provided in the lower core, reducing street wall lengths, with key sites identified as being capable of minor height breaches.</p>

	It is important to note that the overall allowable GFA has been maintained.
<p>Preliminary building layouts indicate poor internal amenity outcomes - design development should address:</p> <ul style="list-style-type: none"> - corridors and circulation - promote daylighting, solar access, views and cross-ventilation. - varied floor plate widths and reduced overall footprint sizes to optimise amenity and circulation. 	<p>Residential Amenity</p> <p>Previously all upper core buildings were defined by large footprints with central cores. The refined masterplan has improved residential amenity by reducing building footprints, providing a variety of floorplate widths and sizes, reducing the number of apartments per core, improving ventilation, views, daylight and solar access.</p> <p>Stage 1A has been redesigned to provide a variety of built form which relies on typical max. 20m building depth. The shorter buildings provide good amenity with various solutions to promoting daylight, aspect and amenity</p>
<p>Further information and resolution required for building access and entries – these should be welcoming and engaging, irrespective of public or private use, and positioned to provide a clear address to the public domain.</p>	<p>Public Domain Improvements</p> <p>The public domain has improved by pedestrianising Wade Lane and increasing the open space adjacent to the library, improving clarity and safety to building entries. Building footprints have been reduced to improve solar access to the public domain and improving visual connectivity between open spaces. The retail courtyard has grown, improving tree protection and opening views between the Eyles Street tree clusters. A new building break is provided in the lower core, reducing street wall lengths and improving connectivity.</p> <p>The redesign for Stage 1A provides a new road allowing for clear lobby entry points into the buildings. They are reinforced by the architecture and built form to naturally guide people to the individual entry points.</p>
<p>Greater engagement (e.g. brief development) with the Aboriginal Housing Office (AHO) is required to address the specific values, needs and aspirations of AHO residents and promote integration of AHO housing within the entire site.</p>	<p>Please note that to date we have attempted to engage with AHO on multiple fronts, however the current advice is that they are seeking for LAHC to purchase their land holding directly and to amalgamate it into the LAHC development. The AHO land holding is 1 x 600m² land lot, within the 13,000m² Telopea masterplan.</p> <p>We will of course engage with AHO in the connecting with country process should they be interested.</p>
Stage 1A – Polding Place sub precinct	
<p>The current sub-precinct layout is not supported:</p> <ul style="list-style-type: none"> - the site area is too large for the approach taken; the site requires through-site links with proper street frontage to provide suitable access to the developments within the sub-precinct - the proposed cul de sac is inadequate as a means of providing access to all parts of the sub precinct - public open spaces are not legible as such and not welcoming or engaging for the community - communal open spaces are unsuitable for a wide range of uses 	<p>Noted. Frasers and Plus have now undergone a complete re-design of stage 1A to address the SDRP concerns and improve the overall development.</p> <p>The introduction of a road provides further clarity to the access and permeability within the site, reinforcing the through site links to the stations and engaging with the public park proposed. The proposed built form supports the spatial quality and solar access of the public domain while ensuring the residential solar amenity is considered in relation to the future built context.</p>

- building orientations result in a majority of units having sub-optimal solar access.	
Improve connectivity through the sub precinct by, for example, extending the cul de sac to connect directly to the Station plaza. Ensure generous path widths and landscape treatments.	<p>Noted. Frasers and Plus have now undergone a complete re-design of stage 1A to address the SDRP concerns and improve the overall development.</p> <p>The proposed road connects through the site and aligns with the wider road network. Generous footpaths adjacent and the relationship with the proposed park reinforce the site pedestrian permeability.</p>
Equity of solar access – refine the planning to increase solar access to apartments that currently receive the least amount of sun.	<p>Noted. Frasers and Plus have now undergone a complete re-design of stage 1A to address the SDRP concerns and improve the overall development.</p> <p>Solar access studies and alignment with the Core development to the north allows for sufficient solar access to the development.</p>
Requests for future SDRP	Teloepa design team response
<p>1. Site sections that include:</p> <ul style="list-style-type: none"> - details of key interfaces across the site's public domain - key level changes and how the buildings respond to existing topography, showing full building heights and trees (existing & proposed). 	Noted. Sections will be provided as part of presentation package.
2. An open space Dedication Plan – identifying what is public, communal/strata and proposed for long-term Council ownership	See attached indicative ownership plan.
3. Solar access and over shadowing studies.	Noted. Will be provided as part of presentation package.
4. Station Plaza – alternative design options addressing the issues raised in this letter.	Hassell have re-imaged this space to focus informal recreation, refer to briefing package
5. Landscape plans clearly showing trees to be removed, retained trees and proposed new trees, as well as strategies for succession planting.	Noted. Will be provided as part of presentation package.
6. Evidence of engagement and initiatives that indicate an appreciation of Country.	The Fulcrum Agency have prepared a connecting with country strategy document. This highlights some of the more important opportunity to align with indigenous focused thinking. This is only the first step, the next step will involve reaching out and engaging with relevant indigenous stakeholders and working together on the highlighted opportunities. It should be noted that Frasers are committed to a long-term engagement strategy and will do so throughout the masterplan, and subsequent stages over the coming decades.

7. Further information in relation to the proposed AHO site(s) – including a project approach to Country and specific considerations in relation to resident amenity.	<p>Please note that to date we have attempted to engage with AHO on multiple fronts, however the current advice is that they are seeking for LAHC to purchase their land holding directly and to amalgamate it into the LAHC development. The AHO land holding is 1 x 600m² land lot, within the 13,000m² Telopea masterplan.</p> <p>We will of course engage with AHO in the connecting with country process should they be interested.</p>
8. Sustainability - details and initiatives for; - the site's water handling, storage and reuse, within a ' <i>water-story</i> ' narrative - bio-diversity and opportunities for local ecology and its restoration.	<p>Fraser's sustainability report, commits Fraser's to achieving a 6 star green star communities rating (the highest available rating for green star communities). Within this commitment we are targeting the following water related points:</p> <ol style="list-style-type: none"> 3. Stormwater – Performance Pathway 4. Water Sensitive Urban Design – Performance Pathway <p>We are separately investigating (with Sydney water) the potential for an onsite blackwater treatment plant dedicated to supplying recycled water for irrigation purposes.</p> <p>Refer to the succession planting response above for ecology restoration.</p>
9. Provide a DDA Access plan, including - details of equitable access and circulation for all residents - specifically at key interfaces with the public domain - access to key adjacent facilities such as the school and local open space	<p>Our approach to access within the steep Telopea site is to provide a range of access options that can cater for people of all ages and all abilities. 'Accessibility' diagram provided with Hassell pack.</p>
10. Information on existing and proposed recreation facilities – including user demographics and the distance to existing local and regional facilities.	<p>A review of relevant state and local government strategies and plans was undertaken to understand the planning direction for Telopea and the expected social infrastructure needs of the local community (Telopea Social Needs Analysis. Urbis, 2020). The master plan open spaces meet Council guidelines around walkability and other principles outlined in the NSW Government Architect's guidelines including minimum size requirements.</p>
11. Built form strategies for: - achieving design diversity throughout the precinct, including study options for GFA distribution - benefits for the ground plane in response to minor increases in building height, eg reductions in floor plate. - improving internal amenity and solar access.	<p>Response provided above. Also provided as part of briefing package attached</p>
12. Stage 1A sub precinct options for creating through-site connections.	<p>Noted. Fraser's and Plus have now undergone a complete re-design of stage 1A to address the SDRP concerns and improve the overall development.</p> <p>The road aligns with the pedestrian link from the south, reinforcing the connectivity to the station.</p>
13. A summary response to the points raised in this letter.	<p>Refer to comments above</p>

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30 June 2021

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PROJECT: Telopea Concept Plan and Stage 1A
RE: SDRP Extended Session – 17 June, 2021

Dear Scott,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from State Design Review Panel (SDRP) Session 02 held on Thursday, 17 June 2021.

The response to advice from SDRP Session 01 is commended. The following elements are generally supported;

- Stage 1A, Polding Place – the revised urban structure and general arrangement of building envelopes, streets and public open space.
- Station Plaza – the revised spatial arrangement, including pedestrian connections and the increased range of uses.
- Core Precinct – the option for redistribution of Gross Floor Area (GFA). Refer to sub-section, *Built-form and layout* for detailed commentary.

The following commentary provides advice and recommendations for the project:

Country

1. The corporate commitment to connecting with Country across the proponent's development portfolio is commended, however a strong and integrated response to Country is not yet evident and is required to match the project's ambition. Critical to this, is identifying and developing opportunities at this early project stage - in this context the following is recommended;
 - develop a detailed strategy for consultation with local Aboriginal people, across the lifespan of the project.
 - seek to embed 'pre-emptive' opportunities and initiatives to connect with Country (pre-emptive in the sense that they may pre-date engagement).
 - approach connecting with Country beyond an environmental and ecological frame of reference to include social and cultural considerations - e.g. economic and community well-being opportunities.
 - Introduce a visible water and habitat approach into the urban environment as key aspect of caring for Country. Noting numerous opportunities exist that align with the project's conceptual basis of tree retention and rehabilitated natural systems.

Public domain, open space and landscape:

2. A strong and clear place-based narrative is recommended - to effectively communicate the project's '*big moves*', ambition and benefits (e.g. tree retention,

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walkability, ecological restoration and the like). The narrative will assist consultation with stakeholders and community – framing the project’s urban design as site specific and contextual. Consider key metrics to support the narrative – such as tree retention metrics similar to the Parramatta Light Rail project.

3. Station Plaza - the proposed range of open space and recreational uses are supported, including the relocation of the children's playground from the 1A site. The following is recommended:
 - an amenity building(s) for park users and light rail commuters
 - spaces appropriate for youth – consider a half court or similar.
4. Wade Lane – partial or full pedestrianisation identified as not essential to good public domain outcomes. Several examples of reversing pedestrianised streets exist the Parramatta local government area. It is recommended that lessons from these precedents be incorporated into the design.
5. Improve visual connections between open space at the Central Core - at Retail Street and Byles Street. Develop options to improve this connection, including reconfiguration/reduction of the ground floor building envelope at the eastern edge of Retail Plaza and at the Eyles St interface generally.
6. Eyles St pedestrian way;
 - full (ridge to valley) dedication to Parramatta Council is not proposed however was supported
 - incorporate learnings from precedents of similar pedestrian links (e.g. Australia-wide and internationally).
7. Consider a site-wide strategy and narrative for re-use of the timber from tree removal.

Sustainability

8. Green Star and carbon neutrality issues were presented as an overview. Provide further detailed information to meet the requests of SDRP 01 - e.g.- strategies and initiatives as to how the ambitious targets will be achieved.

Built form and layout

9. Core Precinct option for GFA redistribution - the option as presented of revised building envelopes with reduced footprints and additional height was generally supported, on the premise of improved public domain and amenity outcomes for the ground plane and building envelopes. For example, providing:
 - increased space between buildings and greater openness to the sky
 - clear amenity benefits including; increased solar access, improved landscape design outcomes (increased capacity for canopy & gathering/ social interaction)
 - greater diversity of buildings -form and architectural expression.
10. Landscape zones at North and South Precincts – the approach of an aggregated landscape zone to the rear of isolated sites (contributing to a contiguous, green central spine) was supported. Noting this enables capacity for deep soil, canopy and tree retention - reflective of Parramatta Council draft DCP (DCP).

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11. Building envelopes at North and South Precincts - the following is not supported for isolated sites, with greater substantiation required;
- setbacks not aligned with the intent of the DCP.
 - height increases beyond Parramatta Council LEP.

Stage 1A Polding Place sub precinct

12. The adoption of SDRP 01 advice was welcomed, with the following design changes supported:
- the general urban structure including introduction of a new street and connections to Station Plaza.
 - an urban form conducive to the provision of amenity – for both the public domain and building envelopes. For example; slimmer building envelopes with better orientation, supporting apartment layouts with better amenity.
 - public open space and buildings defined by street frontages, making the public open space more legible and allowing for a wider range of uses.
 - the emerging variety of the built-form and materiality - evident in the controlled yet diverse approach to materials.
 - some increase in the height of building envelopes – contingent on provision of improved good design and amenity outcomes for the ground plane and building envelopes generally (refer above commentary).
13. To ensure public access in perpetuity Council dedication for all vehicle and pedestrian routes is recommended. The new 'mews' street provides critical connectivity including access to privately owned sites to facilitate future development. Whilst the street design outcomes of non-dedication are acknowledged these must be balanced with broader critical connectivity concerns.
14. Revisit the non-dedication of the mews.
15. The revised urban structure provides additional opportunities for improved connections from 1A to the Core Precinct & Eyles way. Future design development is to explore these opportunities.
16. The following design issues are to be addressed;
- provision of CPTED principles– at the south-west portion of the site
 - interface of the western building to public open space (specifically the proximity to the pedestrian way).

Design Excellence

17. In developing the Design Excellence strategy - consider a strong inter-relationship between; design guidelines, the illustrated masterplan, selection and appointment of architects and landscape architects, the State Design Review Panel process and the role of design competitions for key elements.

Requests for future SDRP

18. In addition to addressing the issues outlined above, the following material should be provided at the next SDRP:
- a. Greater detail on the SDRP 02 option for GFA distribution at the Core – to further demonstrate the design and amenity benefits and impacts of increased height for building envelopes and the public domain (e.g. over-shadowing, wind impacts, connectivity, landscape outcomes and the like).

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- b. Development of an integrated approach to connecting with Country, including; a detailed strategy for consultation with local Aboriginal people and development of opportunities and initiatives that include social and economic considerations.
- c. Station Plaza – iterative development addressing the issues raised in this letter.
- d. Detailed options for revised building envelopes and massing at the ground plane of the Core Precinct, to improve visual connections between open spaces (including the stands of trees) and landscape outcomes generally.
- e. Building envelopes at isolated sites (North & South Precincts) - provide greater substantiation of the merit for variance from the DCP and LEP.
- f. Development of a strong and clear place-based narrative for the project - as outlined in this letter.
- g. Stage 1A sub-precinct - provide detailed information and larger scale drawings (plans, sections, elevations, façade details, perspectives etc) for design development of the buildings, apartment layouts and pedestrian connections in the public domain (e.g. connections to the Core Precinct). Include all issues raised in this letter.
- h. The approach to Design Excellence – specifically a strategy for how the following elements will work together; the master planning process and its finalisation, design team selection & diversity, design competitions, design guidelines the SDRP process and Design Integrity.
- i. A location plan for the different tenure types across the site.
- j. Key drawings and diagrams that communicate greater resolution of the public open spaces and Eyles St pedestrian link.
- k. Detailed long sections of the Eyles Street link demonstrating the potential interface between built form and the public domain
- l. A precedent study for similar pedestrian streets
- m. Successional planting strategies for the retained trees – as per requests from SDRP Session 01
- n. Sustainability - details and initiatives including the site's water handling, storage & reuse, and bio-diversity/local ecology opportunities for local ecology (e.g. restoration) – as per requests and commentary from SDRP Session 01
- o. A summary response to the points raised in this letter.

We trust this information is helpful and look forward to seeing the proposal as it develops. Please contact GANSW Design Advisor, Angus Bell (Angus.Bell@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,



Olivia Hyde
Director of Design Excellence
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Teloepa Concept Plan and Stage 1A**Response to SDRP Extended Session #2 – 17th June 2021**

SDRP feedback	Teloepa design team response
<p>The response to advice from SDRP Session 01 is commended. The following elements are generally supported;</p> <ul style="list-style-type: none">- Stage 1A, Polding Place – the revised urban structure and general arrangement of building envelopes, streets and public open space.- Station Plaza –the revised spatial arrangement, including pedestrian connections and the increased range of uses.- Core Precinct – the option for redistribution of Gross Floor Area (GFA). Refer to sub-section, <i>Built-form and layout</i> for detailed commentary.	Noted
Country	
<p>1. The corporate commitment to connecting with Country across the proponent's development portfolio is commended, however a strong and integrated response to Country is not yet evident and is required to match the project's ambition. Critical to this, is identifying and developing opportunities at this early project stage - in this context the following is recommended;</p> <ul style="list-style-type: none">- develop a detailed strategy for consultation with local Aboriginal people, across the lifespan of the project.- seek to embed 'pre-emptive' opportunities and initiatives to connect with Country (pre-emptive in the sense that they may pre-date engagement).- approach connecting with Country beyond an environmental and ecological frame of reference to include social and cultural considerations - e.g. economic and community well-being opportunities.- Introduce a visible water and habitat approach into the urban environment as key aspect of caring for Country. Noting numerous opportunities exist that align with the project's conceptual basis of tree retention and rehabilitated natural systems.	<p>Noted. As advised in the SDRP session#2, correct and early stakeholder consultation and engagement is the key to truly connecting with country in a meaningful way. This very important engagement can take many months to correctly undertake.</p> <p>Fraser's have procured a Connecting with Country strategy document with a range of recommendations that we are now reviewing and implementing. This report has been included in the Development Application to allow the process to be conditioned in the consent.</p> <p>Our intention is to now seek cultural input into the relevance/importance/priority of the suggested opportunities and develop them further in consultation with Aboriginal stakeholders. To begin consultation with appropriate stakeholders, Urbis has compiled a list of Registered Aboriginal Parties as part of the Aboriginal heritage assessment process. We propose to contact these parties as well as the Metropolitan Local Aboriginal Land Council to begin testing these ideas.</p> <p>The outcome of this engagement will assist in informing the response and incorporation into the design prior to commencement of the relevant area or element.</p>
Public domain, open space and landscape:	
<p>2. A strong and clear place-based narrative is recommended - to effectively communicate the project's 'big moves', ambition and benefits (e.g. tree retention, walkability, ecological restoration and the like). The narrative will assist consultation with stakeholders and community – framing the project's urban design as site specific and contextual. Consider key metrics to support</p>	Noted. This has been covered in the Development Application documents.

the narrative – such as tree retention metrics similar to the Parramatta Light Rail project.	
3. Station Plaza - the proposed range of open space and recreational uses are supported, including the relocation of the children's playground from the 1A site. The following is recommended: - an amenity building(s) for park users and light rail commuters - spaces appropriate for youth – consider a half court or similar.	Noted. The amenities building in the Station plaza will be subject to councils agreement (VPA), they will own and maintain the open space. Frasers has no objection and will raise this with council at our next meeting. The suggested half court was already included and was presented to SDRP
4. Wade Lane – partial or full pedestrianisation identified as not essential to good public domain outcomes. Several examples of reversing pedestrianised streets exist the Parramatta local government area. It is recommended that lessons from these precedents be incorporated into the design.	Noted. The proposed Wade Lane will remain a street.
5. Improve visual connections between open space at the Central Core - at Retail Street and Eyles Street. Develop options to improve this connection, including reconfiguration/reduction of the ground floor building envelope at the eastern edge of Retail Plaza and at the Eyles St interface generally.	The visual connection has been significantly improved through the revised envelope and massing explored and presented by Bates Smart, which we note was supported by the SDRP. Future design competitions and Development Applications can explore this opportunity in detail in conjunction with the proposed open space.
6. Eyles St pedestrian way; - full (ridge to valley) dedication to Parramatta Council is not proposed however was supported - incorporate learnings from precedents of similar pedestrian links (e.g. Australia-wide and internationally).	Noted. Frasers will raise this with council at our next VPA meeting. Noted. Future DAs can explore this opportunity in detail.
7. Consider a site-wide strategy and narrative for re-use of the timber from tree removal.	Noted. Future DAs can explore this opportunity in detail, opportunity will exist in public art, playground equipment etc.
Sustainability	
8. Green Star and carbon neutrality issues were presented as an overview. Provide further detailed information to meet the requests of SDRP 01 - e.g.- strategies and initiatives as to how the ambitious targets will be achieved.	Refer to SDRP response #1 and the sustainability report included in the Development Application.
Built form and layout	
9. Core Precinct option for GFA redistribution - the option as presented of revised building envelopes with reduced footprints and additional height was generally supported, on the premise of improved public domain and amenity outcomes for the ground plane and building envelopes. For example, providing: - increased space between buildings and greater openness to the sky - clear amenity benefits including; increased solar access, improved landscape design outcomes (increased capacity for canopy & gathering/ social interaction) - greater diversity of buildings -form and architectural expression.	Noted. This has been covered in the Development Application documents.
10. Landscape zones at North and South Precincts – the approach of an aggregated landscape zone to the rear of isolated sites (contributing to a contiguous, green central spine) was supported. Noting this enables capacity	Noted

for deep soil, canopy and tree retention - reflective of Parramatta Council draft DCP (DCP).	
11. Building envelopes at North and South Precincts - the following is not supported for isolated sites, with greater substantiation required; - setbacks not aligned with the intent of the DCP. - height increases beyond Parramatta Council LEP.	Noted. This was proposed to address comments raised SDRP#1. Frasers have reverted to a LEP complaint scheme.
Stage 1A Polding Place sub precinct	
12. The adoption of SDRP 01 advice was welcomed, with the following design changes supported: - the general urban structure including introduction of a new street and connections to Station Plaza. - an urban form conducive to the provision of amenity – for both the public domain and building envelopes. For example; slimmer building envelopes with better orientation, supporting apartment layouts with better amenity. - public open space and buildings defined by street frontages, making the public open space more legible and allowing for a wider range of uses. - the emerging variety of the built-form and materiality - evident in the controlled yet diverse approach to materials. - some increase in the height of building envelopes – contingent on provision of improved good design and amenity outcomes for the ground plane and building envelopes generally (refer above commentary).	Noted.
13. To ensure public access in perpetuity Council dedication for all vehicle and pedestrian routes is recommended. The new 'mews' street provides critical connectivity including access to privately owned sites to facilitate future development. Whilst the street design outcomes of non-dedication are acknowledged these must be balanced with broader critical connectivity concerns.	Noted. Frasers will raise this with council at our next VPA meeting.
14. Revisit the non-dedication of the mews.	Noted. Frasers will raise this with council at our next VPA meeting
15. The revised urban structure provides additional opportunities for improved connections from 1A to the Core Precinct & Elyes way. Future design development is to explore these opportunities.	Noted. Will be addressed in subsequent DAs and design competitions.
16. The following design issues are to be addressed; - provision of CPTED principles– at the south-west portion of the site - interface of the western building to public open space (specifically the proximity to the pedestrian way).	Noted. Please refer to the CPTED report and the current design provided in the Development Application.
Design Excellence	
17. In developing the Design Excellence strategy - consider a strong inter-relationship between; design guidelines, the illustrated masterplan, selection	Noted. This is exactly what the concept masterplan consent seeks to do.

and appointment of architects and landscape architects, the State Design Review Panel process and the role of design competitions for key elements.	
Requests for future SDRP	
18. In addition to addressing the issues outlined above, the following material should be provided at the next SDRP:	-
a. Greater detail on the SDRP 02 option for GFA distribution at the Core – to further demonstrate the design and amenity benefits and impacts of increased height for building envelopes and the public domain (e.g. over-shadowing, wind impacts, connectivity, landscape outcomes and the like).	Details have been provided in the Development Application
b. Development of an integrated approach to connecting with Country, including; a detailed strategy for consultation with local Aboriginal people and development of opportunities and initiatives that include social and economic considerations.	Response above and refer to the report provided in the Development Application
c. Station Plaza – iterative development addressing the issues raised in this letter.	Half court already included refer to Development Application. Amenities subject to council VPA agreement.
d. Detailed options for revised building envelopes and massing at the ground plane of the Core Precinct, to improve visual connections between open spaces (including the stands of trees) and landscape outcomes generally.	Details have been provided in the development application
e. Building envelopes at isolated sites (North & South Precincts) – provide greater substantiation of the merit for variance from the DCP and LEP.	The isolated lot study was presented to the SDRP confirming it allows any isolated lots to deliver the allowable FSR and maximise solar amenity. Councils current DCP relies on amalgamation of lots to succeed and in Frasers opinion is not viable.
f. Development of a strong and clear place-based narrative for the project - as outlined in this letter.	Noted and provided in the Development Application.
g. Stage 1A sub-precinct - provide detailed information and larger scale drawings (plans, sections, elevations, façade details, perspectives etc) for design development of the buildings, apartment layouts and pedestrian connections in the public domain (e.g. connections to the Core Precinct). Include all issues raised in this letter.	Noted and provided in the Development Application.
h. The approach to Design Excellence – specifically a strategy for how the following elements will work together; the master planning process and its finalisation, design team selection & diversity, design competitions, design guidelines the SDRP process and Design Integrity.	Noted and provided in the Development Application.
i. A location plan for the different tenure types across the site.	Noted and provided in the Development Application.
j. Key drawings and diagrams that communicate greater resolution of the public open spaces and Elyes St pedestrian link.	Noted and provided in the Development Application for Stage 1A. All future public open spaces are subject to future detailed Development Applications, and SDRP sessions.
k. Detailed long sections of the Elyes Street link demonstrating the potential interface between built form and the public domain	Noted and provided in the Development Application to the extent a concept masterplan can. All works other than stage 1A are subject to future detailed Development Applications, and SDRP sessions.
l. A precedent study for similar pedestrian streets	To be provided in future detailed Development Application stages.

m. Successional planting strategies for the retained trees – as per requests from SDRP Session 01	Noted and provided in the Development Application.
n. Sustainability - details and initiatives including the site's water handling, storage & reuse, and bio-diversity/local ecology opportunities for local ecology (e.g. restoration) – as per requests and commentary from SDRP Session 01	Noted and provided in the Development Application.