

# **Appendix H**

## **Design Excellence Report**



# **Design Excellence Report**

## **Tallawong Station South**

### **SSDA 9063**

May 2018



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# Executive Summary

## Landcom and Design Excellence

Landcom is committed to delivering great places for the people of NSW.

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

With Sydney Metro and Government Architect NSW, Landcom wants to take an active leadership role in establishing design excellence throughout the development of new communities – from concept and ideation, through planning, to delivery and construction – in order to deliver tangible benefits to the people living in, and visiting these communities.

This report outlines the initiatives Landcom will follow to ensure design excellence initiatives through the life of the project, from design development, disposal of superlots and the design of the buildings and public domain.

## Secretary's environmental assessment requirements

This report addresses the Secretary's Environmental Assessment Requirements for the mixed-use development at Tallawong Station Precinct South in relation to the design process and design excellence. This report:

- describes the design excellence process to date leading to the Concept Proposal, including the role of the Landcom (formerly UrbanGrowth NSW) Design Directorate, NSW Government Architect's Office (GANSW), and key stakeholders; and
- provides a design excellence strategy for the future stages of the development to ensure that design excellence will be achieved.

# Design excellence initiatives

Landcom has continually pursued mechanisms to improve the quality of design outcomes in the built environment, from project initiation through to concept development and delivery. This has involved significant input from both Blacktown City Council and GANSW.

## Project Initiation

For the Tallawong Station Precinct South (formerly Cudgegong Road Station Precinct South) Landcom has pursued quality design outcomes in the early stages of the design process. The GANSW has played an important role in project initiation, through guidance and recommendations, its prequalification scheme and through involvement in tender assessment. Blacktown City Council also played a significant role.

In early 2016 proposals for urban design services for the site were sought from a pool of prequalified service providers from the *Government Architect's Strategy and Design Excellence Prequalification Scheme*.

GANSW provided additional assistance with procurement advice, acting as an advisor to the Evaluation Committee, and Blacktown City Council was part of the Evaluation Committee leading to the appointment of Bennett and Trimble, the urban designers for the Concept Proposal.

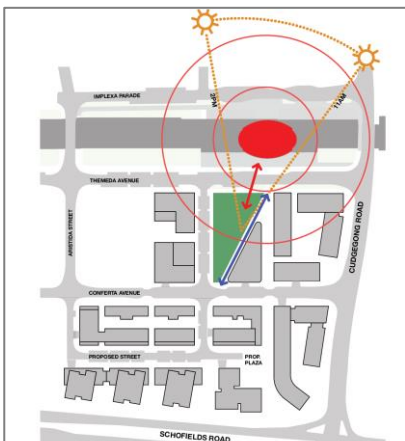
This procurement process has ensured that the appointed urban designers are a recognised skilled and experienced organisation, proficient in the delivery of design excellence, quality and innovation in the built environment.

## Design Options

### Early Option Testing

During early design development the involvement of Blacktown City Council, specifically the Director of Strategic Planning and the City Architect, was central to the initial evaluation of concept options for the site. This included questioning and testing controls for the site, established through the Development Control Plan, in relation to the location of the main open space.

This led to an amended location and configuration for the park, with improved solar access, focus on the station, proximity to all buildings in this south precinct, accessibility, and usable space in the park.



## Design Review # 1 – April 2017 - Landcom Design Directorate

In 2016 Landcom (trading as UrbanGrowth NSW) established an advisory panel to provide design leadership and design review, providing portfolio wide support to project teams in the delivery of high quality urban design outcomes. The Design Directorate included highly respected leaders in the professions of architecture, landscape architecture, urban design, and planning, including the NSW Government Architect, Peter Poulet.

In April 2017 the initial concept for the site was presented to the Design Directorate. The initial concept is shown below.



The Directorate recommended reconsideration of proposed street and public domain organisation, lot sizes and heights to provide:

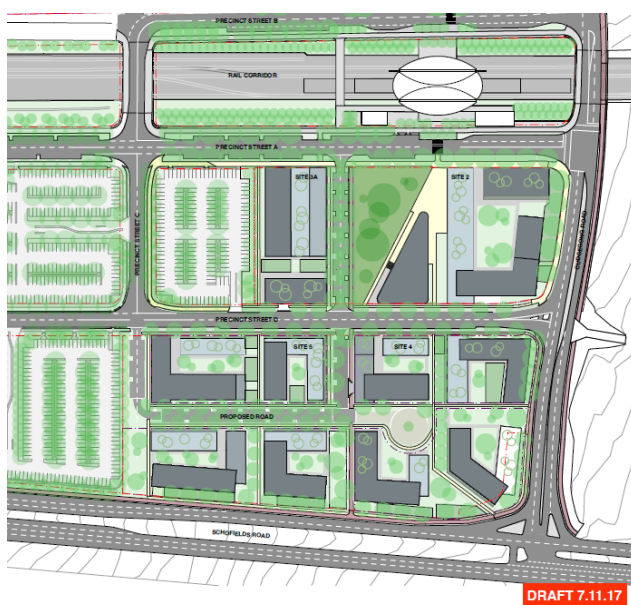
- a greater variety and diversity of built forms
- reduced block sizes to provide greater permeability, better walkability and support better activation at street level
- increased range of dwelling types (for example terrace-type ground floor apartments)
- a variety of public domain, street and activation experiences, notably through the exploration of shared zones within streets and different type of streets.

The Landcom development team and the design team explored how to meet the objectives set by the Design Directorate and embed the Directorate's recommendations in the concept plan and the design excellence process for the next stages.

## Design Review # 2 – November 2017 - Landcom Design Directorate

The team proposed two concept options for discussion. Both schemes proposed buildings in generally the same location and:

- provided greater variety of urban form and height
- increased the range of housing types
- increased the number of blocks and reduced their size
- enriched the public domain experience with a greater variety of public spaces and street types



The Directorate noted improvement to the master plan since the last presentation. In response to the revisions the Directorate recommended:

- establishing a strategy to achieve a diversity of design authorship, building and apartment types across the master plan
- testing key blocks in the concept to meet SEPP 65 requirements
- further testing of building heights to achieve viability and maximum amenity for the area
- further design development of the master plan to leverage the best public realm outcomes through honing the master plan design principles and diagrams, and design focus on ground floor areas and the transition between the public realm and private residential areas
- consulting with an urban heat expert.

These options were also presented to DPE and GANSW at a meeting in November 2017, and to Blacktown City Council.



## Developed Option

The Design Directorate comments were addressed, resulting in the developed option forming part of the Request for the Secretary's Environmental Assessment Requirements (SEARs) in January 2018.



Following the receipt of SEARs Landcom undertook additional consultation with GANSW as a design review panel, and sought input in the preparation of Design Quality Guidelines.

### Design Review # 3 – 13 March 2018 – GANSW

In March the Concept Proposal was presented to GANSW, with GANSW undertaking a design review. The GANSW recommended that:

- further justification of the proposed density on this site
- a green infrastructure strategy be developed for the site in reference to the Green Infrastructure policy “Greener Places”
- Design Quality Guidelines be strengthened with further development of secondary public spaces, clear identification of deep soil planting zones, principles to differentiate street types, communicate the intent for fine grain within the development and a strategy for addressing Schofields Road and Cudgegong Road
- development of a design excellence strategy as part of the concept proposal.

These matters are addressed in the *Public Domain and Landscape Strategy*, *Social Needs and Impact Assessment*, *Design Quality Guidelines* and this *Design Excellence Report* for the Concept Proposal.

## Resolved Option

The *Public Domain and Landscape Strategy* and *Design Quality Guidelines* were revised and presented to GANSW.

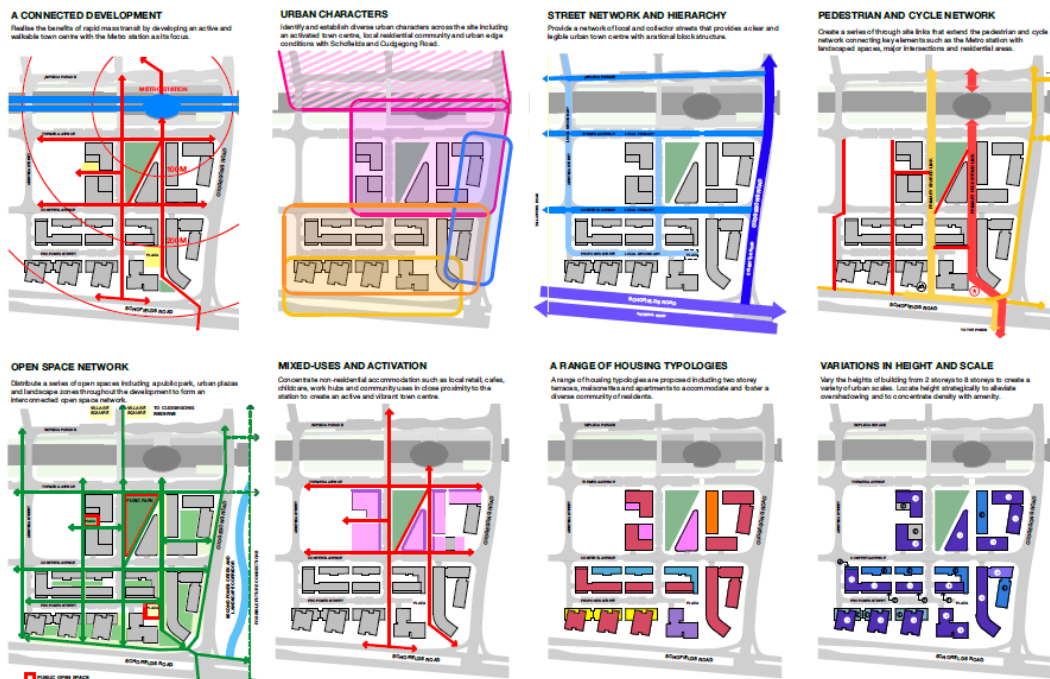
### Design Review # 4 – 4 and 9 April 2018 – GANSW

GANSW provided additional feedback on the Concept Proposal requesting:

- consideration of social impacts including open space provision
- further strengthening Design Quality Guidelines on function of open space, deep soil planting, public/private interface, street types, fine grain, address to Schofields Road and Cudgegong Road
- more information on divestment and design excellence.

These matters are addressed in the *Public Domain and Landscape Strategy*, *Social Needs and Impact Assessment*, *Design Quality Guidelines*, this *Design Excellence Report* and the *Environmental Impact Statement* for the Concept Proposal. The *Design Quality Guidelines* will be applied as part of the Design Excellence Strategy.

## DESIGN STRATEGY SUMMARY



Design Quality Guidelines – Design Strategy Summary (Bennett and Trimble)

# Design Excellence Strategy

## A proposed strategy for design excellence from concept and planning approval through to land disposal and public domain delivery

The proposed design excellence strategy for the future stage(s) of the development demonstrates how design excellence will be achieved.

The Strategy refers to Design Quality Guidelines (separate report), presented to and endorsed by the GANSW.

The Design Quality Guidelines provide guidance for the future built form and public domain design with specific direction on aspects such as:

- Integration with the Metro station
- Connectivity
- Landscape network and open space
- Building heights, separation and setbacks
- Address to Schofields Road

Landcom is in the process of establishing a renewed Design Advisory Panel, replacing the Design Directorate. This will provide an independent review of Landcom's projects with an aim to achieving exemplar urban design outcomes.

### Strategy Overview

Design Excellence refers to high quality design as well as a structured process to support the high quality design. Intrinsic to the process is a competitive stage whereby the design quality is gauged and assured through comparison of design capability.

This Strategy could have three major stages, concept design, selecting the preferred developer and detailed design.

Table 01 - Design Excellence Strategy

Stage	Phase	Design excellence process
Concept design  (State Significant Development Application)	<b>Project initiation</b> <ul style="list-style-type: none"> <li>Identify opportunities/ constraints and vision</li> <li>Engagement of technical consultants</li> </ul>	<ul style="list-style-type: none"> <li>Initial meeting with GANSW to outline project brief and scope</li> <li>Appoint urban designers/ architects from GANSW Strategy and Design Excellence Prequalification Scheme</li> </ul>
	<b>Design Options</b> <ul style="list-style-type: none"> <li>Test options and identify preferred approach</li> </ul>	<ul style="list-style-type: none"> <li>Present options to Design Advisory Panel, GANSW, local council and DPE (as required) prior to requesting SEARs</li> </ul>
	<b>Landcom and Sydney Metro request SEARs</b>	<b>DPE issues SEARs including design requirements</b>
	<b>Developed Option</b>	<ul style="list-style-type: none"> <li>Present developed option to Design Advisory Panel, GANSW, local council and DPE (as required) having regard to initial feedback and SEARs.</li> </ul>
	<b>Resolved Option</b> - concept plan and Design Quality Guidelines for EIS	<ul style="list-style-type: none"> <li>Present resolved concept plan and Design Quality Guidelines to Design Advisory Panel, GANSW, local council and DPE (as required)</li> <li>Landcom finalises plans and reports addressing feedback.</li> </ul>
	<b>Landcom and Sydney Metro submit SSD application</b>	<ul style="list-style-type: none"> <li>Additional Design Review by GANSW as required.</li> </ul> <b>DPE determines SSD</b>
Selecting the preferred developer	Landcom and Sydney Metro typically undertake a two-stage Expressions of Interest (EOI) and Invitation to Tender (ITT) process to short-list and select preferred developer.	<ul style="list-style-type: none"> <li>Landcom and Sydney Metro assess respondent submission against a range of criteria including design capability.</li> <li>At ITT stage a design response is requested having regard to the Concept Proposal and Design Quality Guidelines.</li> <li>Landcom Design Advisory Panel to provide expert advice to the Evaluation Committee on the extent to which the design response satisfies the design quality expectations of the ITT, as required.</li> </ul>
	<b>Landcom and Sydney Metro award contract to developer</b>	<b>Contractual provisions for developer to submit detailed Development Application for Landcom and Sydney Metro acceptance prior to Settlement.</b>
Detailed design	Developer prepares detailed DA in accordance with SSDA	<ul style="list-style-type: none"> <li>Ongoing review by Landcom, Sydney Metro and Landcom Design Advisory Panel.</li> <li>Consultation with local council and potentially GANSW as required (if there are any modifications to the Concept Proposal).</li> </ul>
	Developer submits DA to Landcom and Sydney Metro for endorsement	<ul style="list-style-type: none"> <li>Landcom endorsement and Sydney Metro issues landowner consent for developer to lodge DA with local council.</li> </ul>
	<b>Developer submits DA to local council</b>	<b>Reviewed by local council and determined by Planning Panel</b>