

Design Excellence Strategy Report

Hills Showground Station Precinct

October 2019



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Document Control

Version	Note/Description	Issue Date
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Introduction

Landcom and Sydney Metro (SM) 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. To underpin this commitment, Landcom has developed a Design Excellence Strategy for this project.

Landcom as the master developer for the project has prepared a concept masterplan for the Hills Showground Station Precinct (the Site), which will form the State Significant Development application (SSDa) submitted to Department of Planning, Industry and Environment (DPIE). This Design Excellence Strategy will be a key inclusion in the Environmental Impact Statement (EIS) and SSDa package.

The Design Excellence Strategy proposes a framework of process to ensure the project vision and objectives are retained at each stage of the project lifecycle for achieving design excellence. Through the collaboration with key stakeholders including: Landcom, Sydney Metro, Government Architect of NSW (GANSW), The Hills Shire Council (THSC) and DPIE.

This document is set out in two parts:

1. **Design Excellence Procurement Strategies:** describes how design excellence is achieved through a coordinated and integrated stakeholder approach for pursuing design excellence outcomes through the various project lifecycle stages.
2. **Design Excellence Approach:** describes the Hills Showground Station Precinct vision, objectives and overall concept design review process undertaken to date to achieve design excellence.

The Site

The Hills Showground Station Precinct is located adjacent to the Hills Showground Station at Castle Hill within the Hills Local Government Area (LGA). The site is 25km north-west of the Sydney CBD and 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 State Significant Development (SSD) site (Figure 1) refers to the 8.4ha of government owned land and is situated within the wider 2017 rezoned Hills Showground Priority Precinct covering 271 hectares. The site is bounded by the Castle Hill Showground to the north, Showground Road to the east, Carrington Road to the south and the Cattai Creek riparian corridor to the west.

The site is envisaged to be developed to accommodate a high-density mixed-use precincts:

- Hills Showground Precinct West – zoned B2 Local Centre with a maximum building height of 68m and floor space ratio of 5:1;
- Doran Drive Precinct – zoned B2 Local Centre with a maximum building height of 68m and floor space ratio of 4:1;
- Hills Showground Precinct East – zoned R1 General Residential with a maximum building height of 52m and floor space ratio of 3:1.

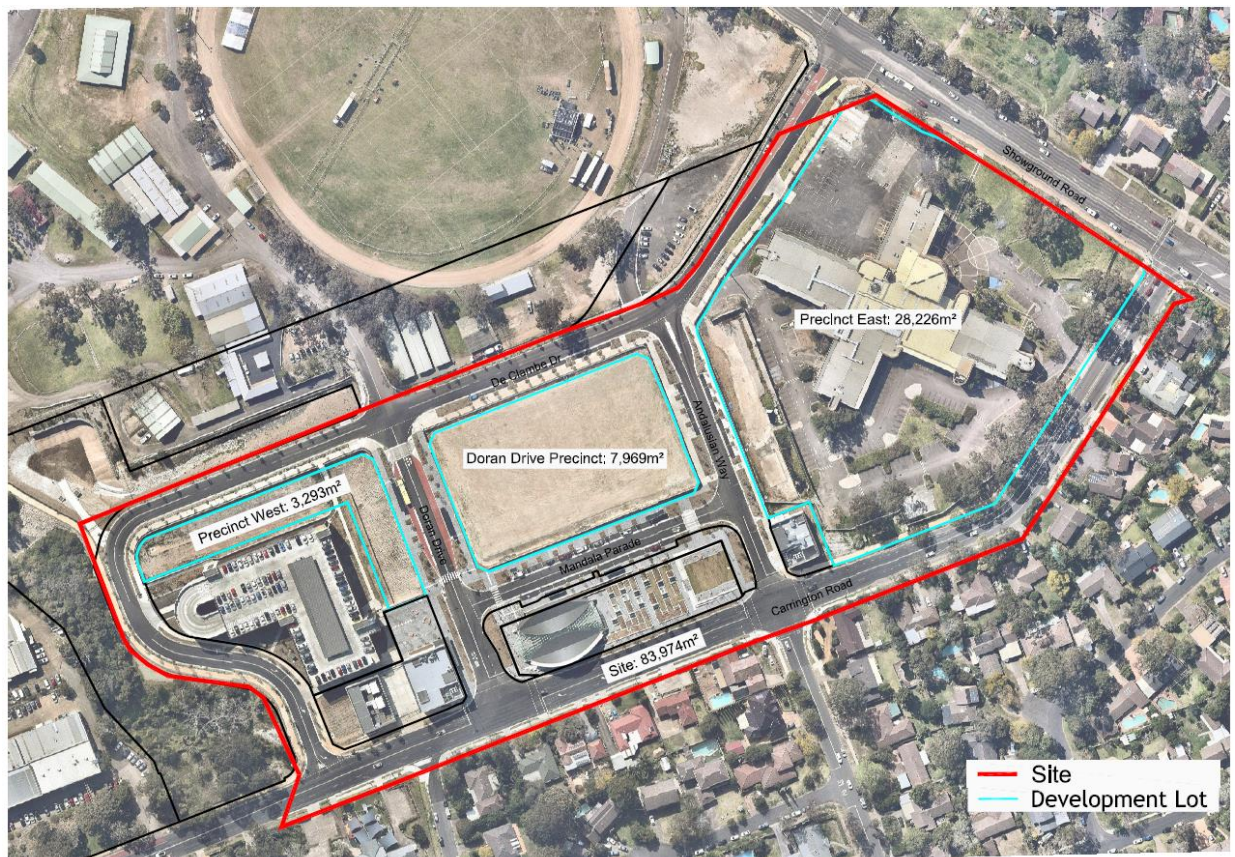


Figure 1: The Site – Hills Showground Station Precinct (Source: COX Architecture, 2019)

Design Excellence Procurement Strategies

A proposed strategy for a coordinated and integrated stakeholder approach for pursuing design excellence.

Design excellence strategies and outcomes have been a significant component of Landcom's and Sydney Metro's design, development and delivery philosophy and these remain integral to our approach.

This design excellence strategy will outline the details on the **design excellence process** through the entire project lifecycle stages, the roles and responsibilities of those assessing how design excellence will be achieved.

Landcom has been engaging with the GANSW to develop the design excellence strategy approach for the Sydney Metro Northwest precincts - Kellyville, Bella Vista, Tallawong and Epping. Landcom will continue to work with the GANSW in finalising the strategy with the objective of achieving endorsement of this design excellence strategy.

Design Excellence Review process map

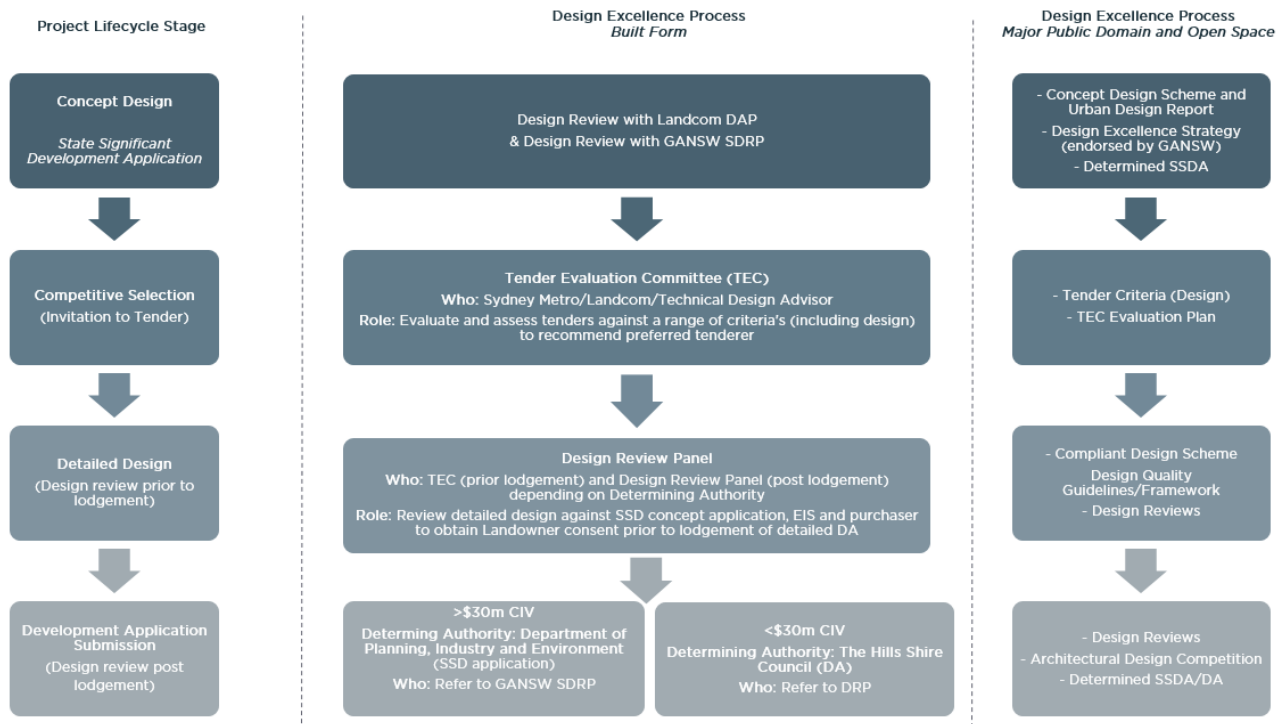


Figure 2: Design Excellence Review Process (Landcom, 2019)

Design Excellence Review through the project lifecycle stages

Design excellence is seen as an integral consideration during the day to day management of a project, and is built into Landcom's objectives as well as the standard processes and procedures to be used by all transformation projects. Overlaying this with a formalised review process helps to ensure design excellence practices have been successfully implemented.

Project Lifecycle Stage	Phase	Design Process/Review
Concept Design (State Significant Development application)	Inception	<p>At inception, Landcom and Sydney Metro define the overarching vision and objectives for the project.</p> <p>Landcom then appoint an urban and landscape designer(s) from GANSW Strategy and Design Excellence Prequalification Scheme. Consideration of design strategies, guidelines and planning controls create a high level concept to support the Request for Secretary Environmental Assessment Requirements (SEARs).</p> <p>The SEARs are issued from DPIE, SEARs in collaboration with agencies initial feedback on the option. Landcom then writes briefs for suitable, reputable and suitably experienced technical experts in accordance with SEARs.</p> <p>The SEARs include Design Excellence requirements such as demonstration that the proposed built form is capable of achieving design excellence in accordance with the requirements of The Hills LEP 2012.</p>
	Initial Design Options	Options are first presented to Landcom Design Advisory Panel (DAP) to align with Landcom Strategic Directions, architectural design excellence and quality urban design excellence.
	Developed Design Option	The further develop and preferred design option is consulted with local and State government stakeholders, including Design Review Panels such as Landcom DAP and the NSW Government Architect's Office - State Design Review Panel (SDRP). Recorded feedback lead design guidelines conversations and a final Design Guideline report.
	Resolved Design Option and lodgement of State Significant Development application	The Stakeholder Engagement Outcomes report addresses Landcom DAP and GANSW SDRP comments on any issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, reason are then provided.

<p>Competitive Selection (Invitation to Tender)</p>		<p>This Stakeholder Engagement Outcomes report along with Urban Design report and this Design Excellence Strategy report are included as part of the Environmental Impact Statement (EIS) and SSD application which is submitted to DPIE by Landcom on behalf of Sydney Metro.</p>
	<p>Post lodgement of SSD application</p>	<p>The concept EIS & SSD application are placed on public exhibition for 28 days. During this period the local and State government agencies including the public and GANSW provide feedback on the reports (including this Design Excellence Strategy).</p> <p>DPIE collates agency feedback and requests Landcom to respond to submissions received during public exhibition through the Response to Submissions report and may request supporting reports accordingly.</p> <p>After Landcom lodges the RtS report and supporting reports, DPIE will undertake assessment and determine the Concept SSD application.</p>
	<p>Public Domain and Major Open Space</p>	<p>During the SSDA Concept Design stage, the public domain and open space strategy was reviewed in parallel and will form part of the Urban Design Guideline to ensure better amenity, accessibility and design outcome. The Urban Design Guidelines provided a series of guiding principles and controls to guide the transformation and strategic vision of the site in consideration of NSW Government and Council strategic and planning documents.</p> <p>For future open space and public domain DAs, the TEC will review proposals against this framework prior to Detailed DA submission.</p> <p>Consultation will also be required with THSC as the Determining Authority as well as the future asset owner. It is proposed that the DA assessment follows the existing THSC DA process.</p> <p>Landcom and Sydney Metro typically undertake a two-stage Expressions of Interest (EOI) and Invitation to Tender (ITT) divestment 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 this evaluation. The TEC will consider the tender submissions on a range of evaluation</p>

Detailed Design Development Application (DA)

criteria and may call on various technical advisors during this phase.

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 SSD and design guidelines – these form site specific development controls for the site.

A Technical Design Advisor to be a Landcom, Sydney Metro or GANSW nominated design expert. Where possible this expert will have been involved in the development of the Concept Master Plan, will advise the Tender Evaluation Committee (TEC) on the extent to which the design responses achieve the Design Principles set out in the Concept SSD application.

The Technical Design Advisor will be tasked with reviewing submissions and advising the evaluation committee of compliant and non-compliant schemes. The Technical Design Advisor will be given a set criteria by which to assess submissions.

All Tender Evaluations meetings and documents are recorded.

Award

Landcom and Sydney Metro award contract to preferred developer based on TEC’s recommendation. The preferred developer is required to comply with determined Concept EIS & SSD application package.

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.

Preparation

The developer will be contractually required to consult with Landcom and Sydney Metro project team during DA preparation. Depending on the scope of the DA, the level of consultation may be required with DPIE, Council and/or GANSW. Consultation with GANSW/DPIE as well as the SDRP will be required if the DA is considered State Significant.

The DA is to be in accordance with the Concept SSD application approval and design guidelines.

**Design Review
(prior to
lodgement)**

The proponent of the Detailed Design DA will be contractually required to consult with Landcom and Sydney Metro throughout the preparation of DAs for detailed design and built form, prior to submission.

This process will allow for review of the DA design against the (determined) SSD application concept design and urban design guideline and will ensure the principles and objectives of the project are retained throughout development. The developer will be required to achieve Landcom endorsement and Sydney Metro land owners' consent **prior** to lodgement of the detailed design DA.

Consultation with the Determining Authority will be required during preparation of the DA.

**DA Determining
Authority**

The requirements for consultation with government at this stage will vary depending on the Determining Authority of the DA.

For future stages of the SDD application, this will be determined by the Minister as SSD unless it is determined that a subsequent stage of the development is to be determined by The Hills Shire Council as consent authority pursuant to s.4.37 of the *Environment and Planning & Assessment Act, 1979*.

If Council is nominated as the consent authority for future DAs, it is understood that Council will be responsible for assessing the DAs however the determination of the DAs will depend on whether the development is classified as local or regional development and in the case of local development whether the Local Planning Panel has been nominated as the determining authority.

The Determining Authority will be required to facilitate the formation of a Design Review Panel (DRP) to review the DA post lodgement.

**DA Design Review
(post lodgement)**

Development must exhibit Design Excellence before consent can be granted.

If the detailed development application is State Significant Development, the DRP will be the **GANSW SDRP**. A request and issuing of SEARs will occur, refer to the Concept SSD application stage for process.

If the detailed development application is local or regional DA, the **THSC DRP** will be formed by Council and may consist of a Council representative, a GA representative, a

Any modifications to
Approved State Significant
Development application

Landcom DAP representative and/or a Sydney Metro representative. Where possible, TEC members should be retained from the competitive selection stage. This continuity will assist with project objectives and principles being maintained through the Detailed DA stage.

Any modification or variations to the approved SSD application may be forwarded by the THSC to DPIE and GANSW for assessment.

Design Excellence through The Hills Shire Council planning process

The Hills Local Environmental Plan (THELP), 2012, Clause 9.5 – Design Excellence

For Council DRP the development consent will be considered against The Hills Local Environmental Plan (THLEP) 2012, Clause 9.5 - Design Excellence.

The Clause 9.5 is applicable when reviewing:

Development Applications which include building heights:	Design Excellence – Design Review Panel
Lower than 21m or 6 storeys	Nominated Design Review Panel*
Higher than 21m or 6 storeys (or both) But lower than 66m or 20 storeys	Nominated Design Review Panel*
Higher than 66m or 20 storeys	Council nominated SDRP The NSW Government Architect to certify in writing that an Architectural Design Competition will not be required and that a Design Review Panel to review the development application.

**Design Review Panel* means a panel of 3 or more persons established by the consent authority for the purpose of Clause 9.5 and approved by the NSW Government Architect.

The Hills Development Control Plans (DCP 2012), Part D – Section 19 - Showground Precinct

For Council-led detailed design DA, THSC DCP is a guide for the future development of the wider Showground Station precinct, this includes the site. The DCP identifies the vision, development principles, key elements, indicative structures for the future urban design outcome against the Apartment Design Guidelines for compliance. Developments will need to have regard to this section of the DCP as well as other relevant controls; where inconsistency in this section and other sections, this section will prevail to the extent of inconsistency.

Note, under Clause 11 of the State and Regional Development SEPP (SDRP SEPP), DCPs do not apply to SSD applications. Notwithstanding this, consideration should be given to the objectives and controls in preparing the detailed design DA.

Design Excellence Roles and Responsibilities

A number of agencies and stakeholders have been identified in the Design Excellence Review Process, their roles and responsibilities are outlined in the following table:

Stakeholder	Role
Landcom	<p>Under a Project Delivery Agreement (PDA) with Sydney Metro, Landcom is responsible for master developer for the site. This includes the development of the concept design and submission of the SSDA.</p> <p>Landcom will also be responsible for divesting superlot to proponents who will then prepare and lodge Detailed DAs. During preparation of Detailed DAs Landcom will be required to consult with proponents and ultimately will need to provide endorsement for submission of Detailed DA.</p>
Sydney Metro	<p>Sydney Metro is Landcom's project delivery partner and landowner of the Hills Showground Station Precinct. Sydney Metro's responsibilities include collaboration with Landcom through development of the Concept Design as well as evaluating tenders during the divestment stage.</p> <p>During the Detailed DA stage, the proponent will be required to consult with Landcom and Sydney Metro and attain landowners' consent prior to the submission of any DA.</p>

Landcom Design Advisory Panel (DAP)

(formerly known as UrbanGrowth NSW Design Directorate)

Background

In June 2018 Landcom established the DAP to replace UrbanGrowth NSW Design Directorate which ceased in December 2017. The design team has consulted with the DAP through concept stage development and submission of concept design to the DPIE.

Objectives

The objective of the DAP is to operate as an advisory body on design excellence for Landcom by providing consistent and independent review of all projects against Landcom Strategic Directions and integration with design, social, commercial and environmental objectives.

The DAP will have regard to best practice national, state and local planning policies and relevant guidance documents with an aim to achieving exemplary design outcomes.

The DAP also provides advice to Landcom on design strategies to achieve architectural design excellence and quality urban design across all of its projects.

Responsibilities

The DAP has an important advisory role and reports to the Executive General Managers Projects, with access to the Chief Executive Officer (CEO) and through the CEO, to the Board of Landcom.

The DAP has two key functions to support their objective – Design Leadership and Design Review. The DAP will provide advice to guide the strategic design direction of projects, review, critique and advise on urban planning and design matters, including:

- urban, architectural, public domain and landscape proposals
- urban design cohesion and its interface with surrounding context
- coordination and integration of road and transport proposals with land uses, public domain, existing road and transport networks and the natural environment
- sustainability principles
- housing affordability and the provision of affordable housing
- benefits and impacts on existing and future communities
- refinements and improvements to design proposals.

The DAP offer expert, independent and objective design advice which is critical to the design of new buildings, infrastructure landscapes and public spaces.

The DAP will have regard to best practice national, state and local planning policies and relevant guidance documents as identified by Landcom.

Membership

The DAP consists of eight members as the membership core. Members have a broad range of skills, deep experience and are recognised experts in the fields of urban design and planning, urban renewal architecture, landscape and environmental design, community and social design and sustainability. Members serve a two year period and may be reappointed for a maximum of three terms. The Landcom CEO is responsible for the appointment of DAP members, including the Chair of the DAP.

Current members:

- Ken Maher – (Current Chair) Professor of the UNSW Faculty of the Built Environment
- Julie Bindon – Urban Planner, former Director Ethos Urban, previous Founding Director and CEO of JBA
- Rod Simpson - Architect and Urban designer, Greater Sydney Commission, Environment Commissioner and Adjunct Professor in the Faculty of Design, Architecture and Building at University of Technology Sydney
- Tony Caro - Architect and Urban Designer, Director of Tony Caro Architecture Pty Limited
- Jane Irwin – Landscape Architect, Principal at Jane Irwin Landscape Architecture
- Bob Hamilton – Developer, Co-founder and former Managing Director of Mirvac
- Rachel Neeson – Architect, Co-founder and Director of Neeson Murcutt Architects (NMA)
- Sean O'Toole – City Planning, former Managing Director of Landcom and District Commissioner for the Greater Sydney Commission.

The Hills Showground Station Precinct design review process will call on design-related members of the DAP at key stages of the design process - (1) the concept design stage and (2) the detailed design and development approval stage. This is described in more detail below.

The Department will be responsible for determination of the Concept Design SSD. As part of this role, DPIE will be responsible for coordinating and collating agency feedback and liaising with Landcom and Sydney Metro post SSD submission to action updates to the Concept Master Plan due to feedback received during exhibition.

Additionally future DAs will be determined by the Minister as SSD unless it is determined that a subsequent stage of the development is to be determined by The Hills Shire Council as consent authority pursuant to s.4.37 of the *Environment and Planning & Assessment Act, 1979*.

**NSW Office of
Government
Architect's
(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 GA NSW as fundamental stakeholder when developing this Design Excellence Strategy.

The role of GANSW is proposed to include:

- Collaborating with Landcom and Sydney Metro to develop the design excellence strategy for the site. GANSW will be required to endorse the design excellence strategy prior to SSD determination.
- Technical expert providing the DPIE with advice during the SSD and further relevant DA assessment periods.
- Facilitator of the SDRP review process.
- Guidance in relation to design vision and objectives, green infrastructure, movement and place, heritage, sustainability and other design considerations.

**The Hills Shire
Council (THSC)**

THSC will be the Determining Authority for and future built form DAs where the CIV is less than \$30m. Additionally, THSC will be the Determining Authority for open space and public domain DAs, as well as the ultimate asset owner.

**Nominated Design
Review Panel**

Any submission less than \$30m CIV threshold will be determined by the THSC. Depending whether or not the development is classified as local or regional development and in the case of local development whether the Local Planning Panel has been nominated as the determining authority.

The nominated Design Review panel of 3 or more persons established by the consent authority for the purpose of Clause 9.5 and approved by the NSW Government Architect.

The DRP will be formed by Council and may consist of a Council representative, a GA representative, a Landcom DAP representative and/or a Sydney Metro representative.

Where possible, DRP members should be retained from the Concept Design stage. This continuity will assist with project objectives and principles being maintained through the Detailed DA stage.

Design Excellence Approach

The Hills Showground Station Precinct

At Landcom, our aim is to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability and environmental quality. Through our projects, we aim to create a legacy of sustainable places for future generations.

This Design Excellence Approach section outline the *vision, objectives*, the design review *process* and important elements of the scheme to consider as part of the design excellence strategy.

For full detail on the *outcomes* of each design review, refer to the Stakeholder Engagement Outcomes Report submitted with the Concept EIS & SSD application.

The Vision

The Hills Showground Station Precinct will be a thriving local mixed-use centre that provides 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 celebrates the Garden Shire outlook.

The Objectives

The Design Guidelines included in this EIS & SSD application are performance based objectives and specific provisions which will form site specific development controls for the site.

They generally align with the following:

- The Hills shire Local Environmental Plan and Development Control Plan
- The Department of Planning, Industry and Environment - Showground Station Precinct Planning and Finalisation Report
- SEPP65 Apartment Design Guideline
- Government Architect's Office of NSW Better Placed and Greener Places
- The Secretary Environmental Assessment Requirements for SSD 9653 in relation to built form and landscape controls

The Design Guidelines seek to address:

- Public Open Spaces Guidelines
- Public Open Spaces Materials and Elements
- Communal Open Space Guidelines
- Public Art and Interpretation
- Built Form Guidelines
- Built Form Finishes and Materials
- Streetscapes

- Solar Access
- Water Sensitive Urban Design Guidelines
- Vehicular Access and Parking

The SSD 9653 Design Excellence Review Process

Concept State Significant Development application

A schedule of design reviews have been completed throughout the development of the concept scheme in accordance to relevant phases outline in the Design Excellence Review process map.

Engagement with the Landcom DAP (occurred on 10 July and 4 September 2019) and GANSW SDRP (occurred on 11 September and a further scheduled meeting is to occur on 6 November 2019).

The concept masterplan has also been refined through consultation with the public, government agencies and other relevant stakeholders. A detailed feedback summary of the consultations undertaken can be found within the Stakeholder Engagement Outcomes Summary Report, included within this SSD application.

Competition Selection Stage

This stage is in reference to one of the three precincts associated with the Hills Showground Station Precinct – the Doran Drive Precinct.

At the time of the Tender Evaluation, the now finalised Concept Masterplan and Design Guidelines were not in place during this first site release. To ensure design excellence, a detailed EOI was provided to the market; and the design responses were assessed by a GANSW nominated expert who provided a recommendation to the TEC.

Specifics on the project aspiration and requirements were included in the ITT, including the need for the developer to conform to the ultimate SSDA approval.

For future site releases, tender responses will be assessed as outlined in this strategy.

