

---

# Kellyville Station Precinct Proposal

---

**PRELIMINARY submission on behalf  
of the landowners of 2-18 Macquarie Avenue,  
4-26 Bridget Place, Kellyville**

26 February 2016

---

Architectus Group Pty Ltd  
ABN 90 131 245 684

Nominated Architect  
Managing Director Sydney  
Ray Brown  
NSWARB 6359

Architectus Sydney  
Level 3 341 George Street  
Sydney NSW 2000

Australia  
T +61 2 8252 8400  
F +61 2 8252 8600  
sydney@architectus.com.au

Architectus Melbourne  
Level 7 250 Victoria Parade  
East Melbourne VIC 3002  
Australia  
T +61 3 9429 5733  
F +61 3 9429 8480  
melbourne@architectus.com.au  
Managing Director Melbourne  
Mark Wilde

www.architectus.com.au

# Purpose of this preliminary submission

Architectus has been engaged by the landowners of 21 residential lots in 2-18 Macquarie Avenue & 4-26 Bridget Place, Kellyville, to investigate the development potential of this site, and provide a submission on the Kellyville Station Precinct report.

The combined site is over 11,600sqm and located 250m from the new Kellyville Train Station, scheduled for opening in 2019. The landowners have come to agreement about the coordinated sale of the land, creating an opportunity for a significant, master planned development on this key site opposite the station and the parklands. The coordinated development of this site results in a number of public domain, built form and density opportunities, which are presented later in this submission.

This submission is a **preliminary** response to the public exhibition only. Architectus is currently testing and refining built form recommendations for the site, and plans to make a detailed submission within 2 weeks. The detailed submission will present our analysis, detailed testing and draft alternative controls for the site, should the NSW Department of Planning and Environment support an increase in built form for the consolidated site.



Fig. 1 – The consolidated 11,600sqm site area comprising 21 lots

# The opportunity

The 2013 NSW Government Structure Plan for the Kellyville Station set an expectation for the urban renewal of the Kellyville area for a high density, mixed use centre focussed around a new train station and local centre. The strategy is consistent with the underlying principle of the State Government's 'A Plan for Growing Sydney' - large sites in well-connected and serviced centres should be investigated for their potential to accommodate higher densities and provide diverse housing opportunities.

Kellyville's role in the corridor is as a primarily residential centre, with a landscaped character and quality public domain that balances the impacts of increased densities. The subject consolidated site is a pivotal part of this strategy – the site is highly visible from the station precinct and has the critical role of providing the edge to the existing linear open space that will form the spine of the new precinct.

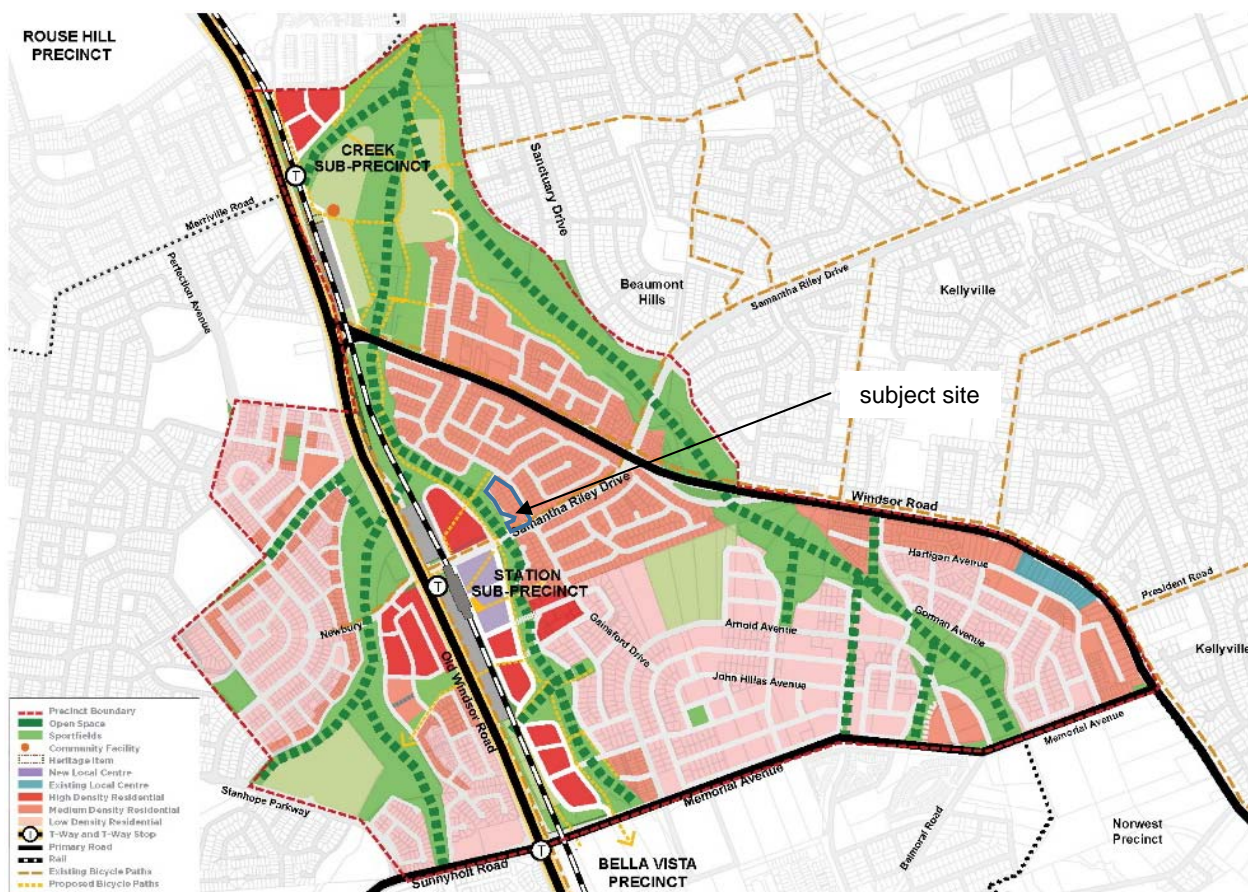


Fig. 2 – Precinct Plan for the Kellyville Station Precinct (the proposed site area is outlined in blue).

The analysis presented in both the 2013 Structure Report, and in the 2015 Kellyville Station Precinct Report demonstrates that many sites within 800m of the station are constrained and development potential is limited. The key challenge for the renewal of the Kellyville centre is fragmented ownership. Apart from the several large lots near the rail line, the vast majority of land near the station is developed for single dwellings.

The Kellyville Station Structure Plan prepared by the NSW Department of Planning and Environment anticipates that much of this subdivided area will develop for residential flat buildings up to 6 storeys, on single lots or consolidated two-lot parcels. This represents a potential under-development for sites in close proximity to heavy rail, and the resulting built form does not present much potential for the creation of quality open spaces and streetscapes.

On larger sites near the station, the Kellyville Station Precinct Proposal envisages master-planned mixed use development with good communal and public open space, low street wall heights and tall slender towers up to 15 storeys. This typology, that is only achievable on larger sites, is a far superior outcome for the neighbourhood and the amenity of individual apartments.

Because the landowners have agreed to sell their land as one consolidated parcel (a Memorandum of Understanding to this effect will be provided as part of the detailed submission) it can be planned for as one large site, where this same typology can be achieved.

The treatment of the subject site as one lot, and increased height and density controls provide the opportunity for the following outcomes:

1. High quality built form: pedestrian scaled street walls with slender, well-spaced towers



Preferred building typology for this context – 6 storey street walls and a slender tower in Pyrmont.

2. Large, consolidated common open spaces that allow for active and passive recreation



Common open space – The Emporium, Brisbane

3. Coordinated public domain – landscaped setbacks



Because Victoria Park, Zetland was carefully master planned on large sites, 10m vegetated setbacks could be achieved and provide fantastic streetscape character.

4. Coordinated public domain – through site links



With such a large development site, laneways, or through site links can be provided to improve permeability and views and connections to the park from the surrounding streets.

5. More homes near the station and the local centre



Ultimately, more people in the Kellyville centre means more retail trade for business, and active, busy urban spaces in the local centre.

6. Design excellence



A site this large is more likely to be developed by a larger developer who can be pushed to achieve a high quality of architectural design and amenity.

# Options being tested

The detailed submission being prepared by Architectus will demonstrate the significant benefits associated with allowing for a high density, master planned development on the consolidated subject site. To demonstrate the benefits of the proposed scheme, the following built form options are being tested, and will be presented in the final report:

- A scheme that complies with the proposed Kellyville Station Precinct Plan **(3 storeys, FSR 1.0:1)**.
- Option 1 - A scheme that adopts the principles of the Kellyville Station Precinct Plan with 6 storeys on the Elizabeth Macarthur Creek park frontage. **(6 storeys, FSR 2.0:1)**
- Option 2 - A scheme that maximises the site potential, based on an understanding of the site's context and the Department's vision for the town centre **(6-15 storeys, FSR 3.2:1)**.
- **Option 3 - the preferred scheme** - A scheme that tests taller tower heights, commensurate with the site's strategic location near a new station. This option provides the best opportunity for provision of public benefits as discussed in the previous section. **(6-20 storeys, FSR 3.5:1+)**.

Early concepts for the tested options are shown below:



*Option 1*



*Option 2*



*Option 3*

# Next steps

Architectus is currently undertaking further analysis and testing and will submit a full and detailed submission to the Department of Planning and Environment in two weeks.

The report will comprise:

- Demonstrated understanding of the site's strategic context and the Department's vision for Kellyville.
- Options tested, and the identification of a preferred option
- Shadow and solar access assessment for each option.
- Public domain benefits associated with each option.
- Draft planning controls to ensure the coordinated delivery of the master plan scheme on the consolidated site.
- A Memorandum of Understanding between landowners, ensuring the orderly development of a high density scheme on the site.

We look forward to making our final submission, and meeting with you to discuss the proposed alternative controls.

Should you wish to discuss any of the above matters further in the meantime, please feel free to contact Jane Freeman or myself on (02) 8252 8400.

Yours sincerely,



Michael Harrison  
Director of Urban Design & Urban Planning  
Architectus Group Pty Ltd

