

# 1.About Sydney Metro Northwest Places Program

## SYDNEY METRO NORTHWEST PLACES

Landcom and Sydney Metro are working together on the long-term planning and development of government owned land surrounding the new Sydney Metro Northwest stations which includes 242 - 244 Beecroft Road Epping, adjacent to the existing station.

The program, called Sydney Metro Northwest Places, focuses on creating diverse, well-designed places for current and future communities. The new Metro provides a once in a lifetime opportunity to transform existing suburbs using state of the art transport as the catalyst for change.

Over the next 10+ years, the program will deliver up to 11,000 new dwellings, spaces for businesses, parks and community spaces and a range of housing choices to meet the needs of people at different life stages.

### Who is Landcom?

Landcom is the NSW Government's land and property development organisation. Our mission is to create more affordable and sustainable communities. We are the master developer for the government land around Metro stations and will lead studies to support planning for project sites.

We will appoint development partners to deliver the new Metro Northwest Places sites. We are working with local councils, Department of Planning, Industry and Environment, other government agencies, local businesses and communities to shape our planning and delivery.



↑ Map of Sydney Metro Northwest Place Program locations

### About this session

The purpose of this session is to inform you about the concept proposal that has been lodged as part of a State Significant Development Application (SSDA) for the government land at 242 - 244 Beecroft Road in Epping. The application is on public exhibition for 28 days. You can make a submission to the Department of Planning, Industry and Environment.

### At this session you can:

- Speak with the project team about the concept proposal, planning process and future development.
- Identify issues of community interest.
- Seek advice on how to make a submission during public exhibition.



# 2. Background to planning for the site

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The site at 242 – 244 Beecroft Road in Epping was formerly located in the Hornsby Local Government Area (LGA). It became part of the Parramatta LGA in May 2016 following an amendment to council boundaries.

The site was used for the construction of the Sydney Metro Northwest and to build the Sydney Metro Service facility, providing fresh air tunnel ventilation and emergency access.

Now that construction is complete, the remainder of the site can be developed in accordance with planning controls.



↑ Map showing development site

## About the site

- located outside the Epping Town Centre
- within 300 metres of Epping Station
- street frontages to Beecroft and Ray Roads
- approximately 1.012 hectares
- situated in the City of Parramatta Local Government Area.

## The planning process

2011

- The then Department of Planning and Environment led community and stakeholder engagement for Epping Town Centre rezoning.

2014

- Rezoning of the Epping Town Centre by the then Department of Planning and Environment in March. Planning controls in the Hornsby Council Local Environment Plan (LEP) were amended to allow for changed land use and building heights. The site was rezoned under Hornsby Council LEP from B2 Local Centre to R4 High Density Residential with provision for building heights up to 48 metres (15 storeys).

2017-18

- Landcom undertook environmental assessment studies and engaged with various stakeholders to refine a concept proposal that complies with LEP controls.

2019-20

- In July 2019, Landcom lodged a concept State Significant Development Application with Department of Planning, Industry and Environment. The application is on public exhibition.
- Landcom will consider submissions and any necessary changes to the concept proposal.
- Department of Planning, Industry and Environment will review Landcom's response to submissions and the Minister for Planning and Public Spaces will make a determination.

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- The site will be sold to a developer.
- The successful developer will lodge a detailed Development Application. It is anticipated that this will be in accordance with the concept SSDA.
- Consent authority will place the detailed Development Application on public exhibition, review submissions and make a determination.
- Subject to approval, construction commences.



# 3. Stakeholder feedback informed the preparation of the concept proposal

We consulted with various stakeholders to shape preparation of the concept proposal. Concerns and opportunities raised during consultation and our response are summarised below.



↑ Aerial view of development site

TOPIC	RESPONSE	RELATED BOARD
BUILDING HEIGHTS AND OVERSHADOWING	The proposed building heights are suitable for the local context on the edge of a growing town centre. Surrounding uses include housing up to 22 storeys. The proposal takes into consideration the views and vistas of surrounding residents. Studies for the concept design indicate minor overshadowing for surrounding dwellings to the southwest of the site for one hour on winter days.	6
BULK AND SCALE	The bulk and scale of the proposal transitions from the town centre in the south to the surrounding streets in the north. The proposal also includes a five storey podium to both Ray Road and Beecroft Road which provides an appropriate development scale at lower levels. Landscape setbacks will help to screen the building at street level and will provide for both public and private communal green spaces.	6
TRAFFIC	The proposal would result in an increase in traffic of less than one percent on Beecroft Road and Carlingford Roads and key intersections within 100 metres of the site. This is equivalent to up to 85 vehicle trips in the morning peak hours and 66 vehicle trips in the afternoon peak hours.	8
PARKING	Sydney Metro Northwest provides fast and frequent turn up and go services, reducing the need for future residents to rely on cars as their main mode of transport. The proposal provides 0.81 car spaces per dwelling and lots of bicycle racks, which will further encourage residents to walk, cycle or use public transport.	8
COMMUNITY FACILITIES	The proposal also allows for 700 square metres of non-residential uses to enable facilities or services to meet the day to day needs of residents. These features will make a positive contribution to the neighbourhood.	7
RESIDENTIAL USE	As the site is on the edge of the town centre, residential use was identified as the most appropriate way to take advantage of the site's proximity to excellent transport services, shops and facilities. The proposal does include a small amount of non-residential use on the ground floor for facilities and services to meet the daily needs of local residents, which is permissible under the current zoning.	5



# 4. Development Application overview

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## What are we seeking approval for in our Development Application?

### We are seeking approval for:

- residential flat buildings, with three towers connected by two podium structures
- an indicative building envelope with a maximum building height to 48 metres (approximately 15 storeys)
- a maximum residential gross floor area up to 39,000 square metres, which provides for approximately 442 homes (including a minimum 5% dedicated to Affordable Housing)
- a maximum non-residential gross floor area up to 700 square metres
- approximately 356 basement car parking spaces
- spaces for approximately 487 bicycle racks
- communal and private open space areas
- a public pedestrian link between Ray Rd and Beecroft Rd.

**The concept State Significant Development Application fully complies with planning controls which allow for high density residential.**

The concept proposal will be assessed by the Department of Planning, Industry and Environment as a State Significant Development (as per State and Regional SEPP Schedule 1) as it:

- is development within a rail corridor
- has a capital investment value of more than \$30m
- is for commercial and residential development.



↑ Concept design showing three residential towers connected by podium structures

## What is a concept proposal?

A concept proposal is a high level plan for delivery of large-scale, complex projects. A concept proposal can show:

- where different buildings will be located, and their proposed use for apartments, shops or community facilities
- where parks, pedestrian and cyclist connections are proposed
- the height of proposed buildings
- where new local streets are proposed.

Should the proposal be approved, detailed designs will need to be approved through subsequent Development Applications.

Indicative artist impression, subject to change and subject to approvals.



# 5. Our vision for the site

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**Our vision is a well designed residential development that provides a quality place for future residents to live, within easy walking distance of transport connections.**

Epping Station offers new residents easy, convenient access to Metro and rail services. Residents will also have easy access to shops and facilities and to local parks and bushland.

The site is located on the fringe of the Epping Town Centre and complements planning undertaken by the NSW Government to coordinate housing supply with local infrastructure, including public transport.



Epping Town Centre is playing an important role in meeting Sydney's future growth needs by delivering housing and jobs with access to public transport and services. The area will continue to evolve into a thriving town centre with shops, facilities and housing to suit the existing and future population.

**A minimum of 5% Affordable Rental Housing will be developed**

Affordable Rental Housing is housing that meets the needs of people on low to moderate incomes and is priced so that they can afford other basic living costs such as food, clothing, transport, medical care and education. Affordable Rental Housing is usually managed by not-for-profit community housing providers. Landcom is committed to ensuring a minimum of 5% Affordable Rental Housing is delivered in the Metro Northwest Places Program.

↑ Concept image for 242 - 244 Beecroft Road

Indicative artist impression, subject to change and subject to approvals.



# 6. Design quality and visual impacts

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Landcom and Sydney Metro want to deliver great places for the people of NSW. Design Excellence is a key component in creating communities that demonstrate best practice urban development. High quality design outcomes for the site have been pursued from project initiation through to concept proposal and will ultimately shape the built form of buildings on the site.

Having taken on board feedback from the Government Architect, local councils and other stakeholders, the concept plan achieves optimal design and amenity outcomes by exceeding the Apartment Design Guideline standards for natural cross-ventilation, solar access and deep soil areas.

**Design quality principles developed with the Office of the Government Architect NSW will guide the design of future buildings to:**

- minimise noise and maximise solar access and cross ventilation for residents
- provide public access through the site for pedestrians
- provide landscaping and open space
- regulate building heights and distances between buildings
- protect view lines.

**Good design is not just how a place looks but how it works and feels for people.**

## Visual impacts

The concept site layout has been designed as three separate towers to minimise the overall bulk of the development and to create smaller floor plates with greater access to sunlight, ventilation and views.

The concept proposal complies with:

- maximum building heights of 48 metres, which will allow for buildings of up to 15 storeys
- Apartment Design Guidelines for a minimum of 24 metres separation distance between buildings.



↑ Indicative artist impression, subject to change and subject to approvals.



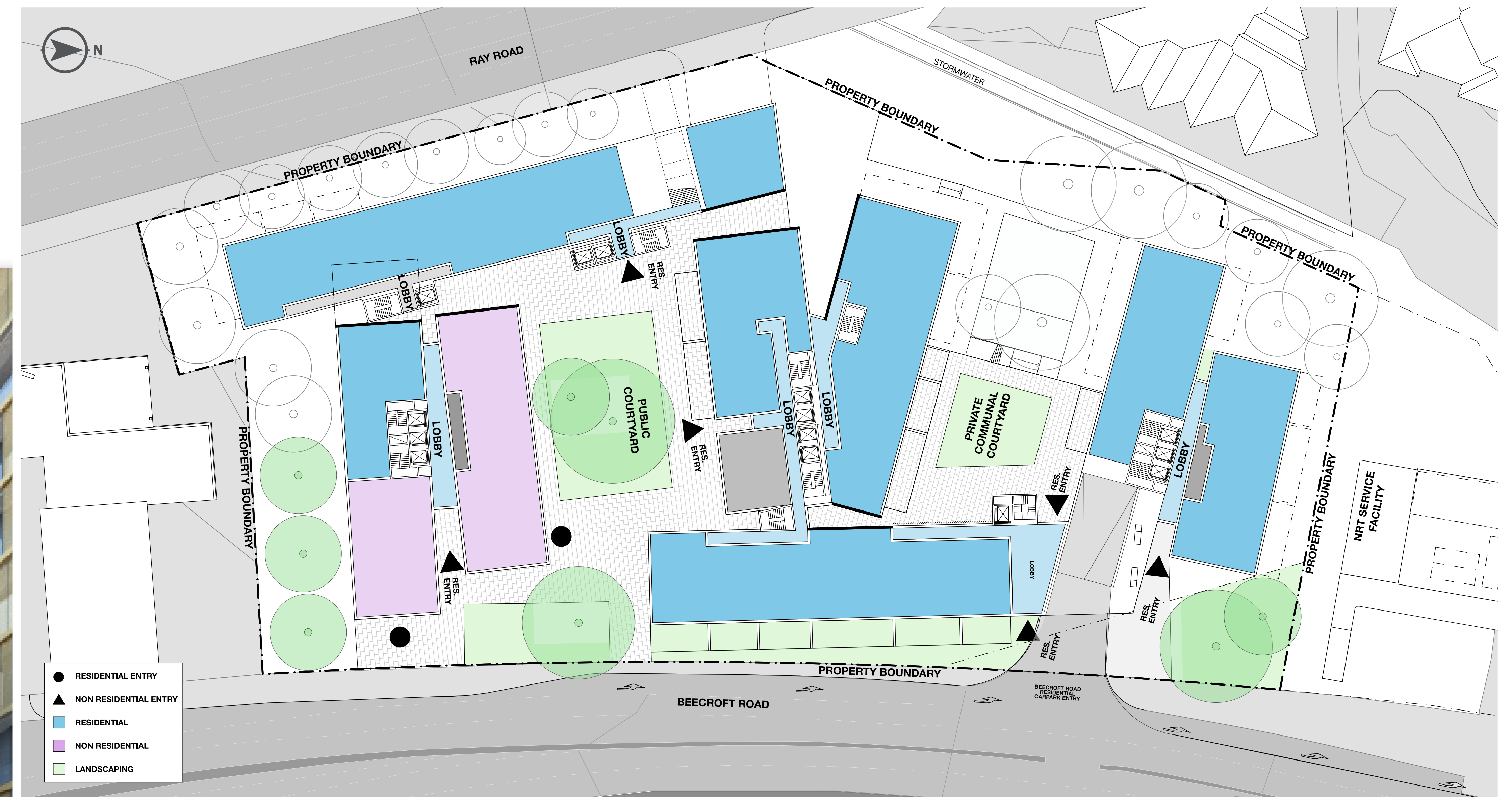
# 7. Open space, public domain and landscaping

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Around 2,900 square metres of communal open space is proposed.

It will be located:

- on the rooftops of the residential flat buildings and the two podium structures linking the buildings.
- in public and private courtyards.



↑ Aerial view showing courtyard spaces

Landscaping will be provided across the site and particularly along site boundaries fronting Beecroft Road and Ray Road. A dense landscape corridor along Devlin's Creek stormwater canal will provide a green buffer to the development when viewed from the north.

An east-west pedestrian through-site link will provide access between Beecroft Road and Ray Road. The pedestrian through-site link will also help to make the site safer and make a positive contribution to the public domain.

Bushland to the north has local heritage values. It provides a green corridor close to the proposed development but will not be impacted by the proposal given the separation to the bushland.



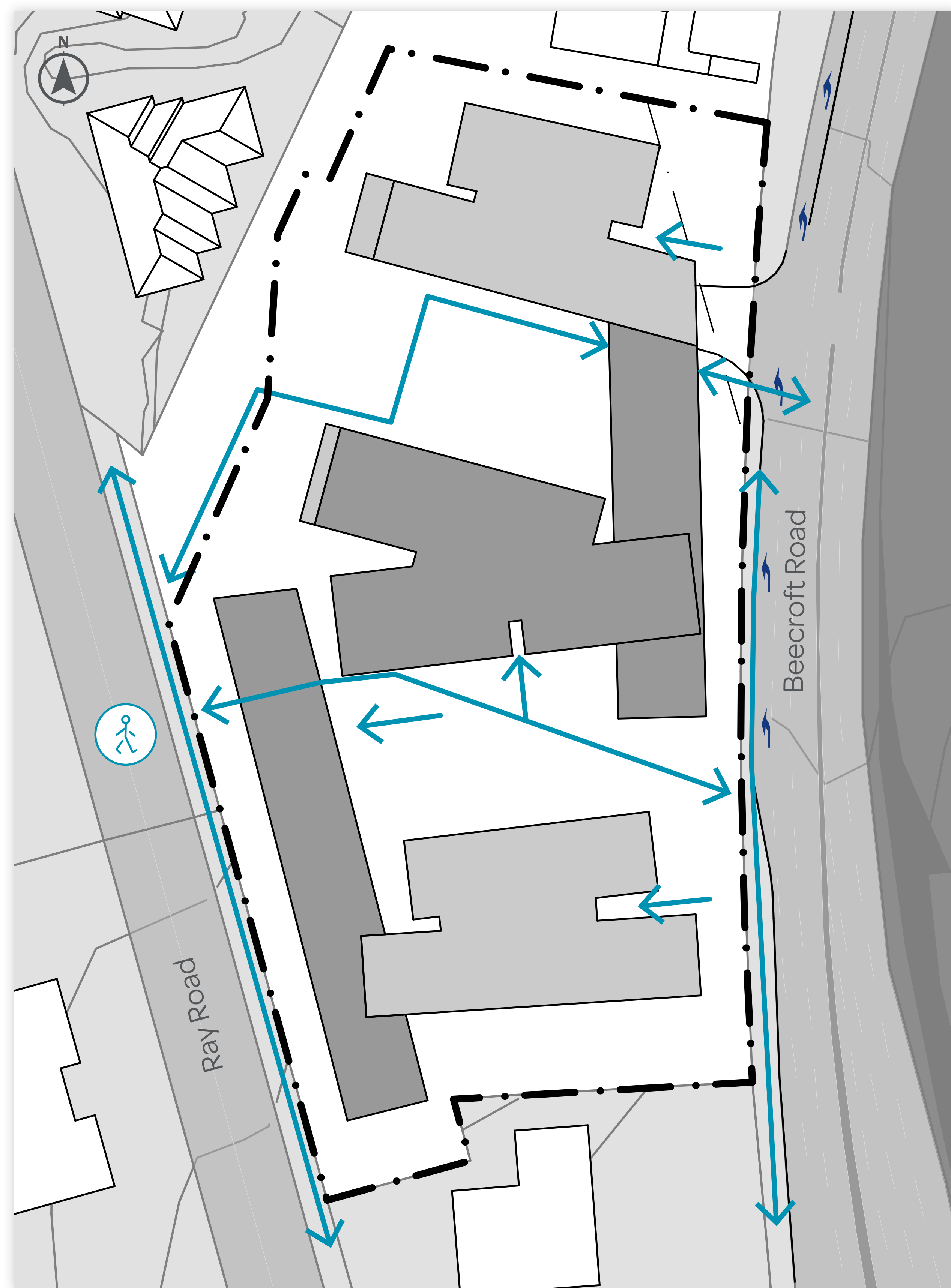
↑ Artist impression of proposed open spaces, subject to change and subject to approvals.



# 8. Traffic, transport and access

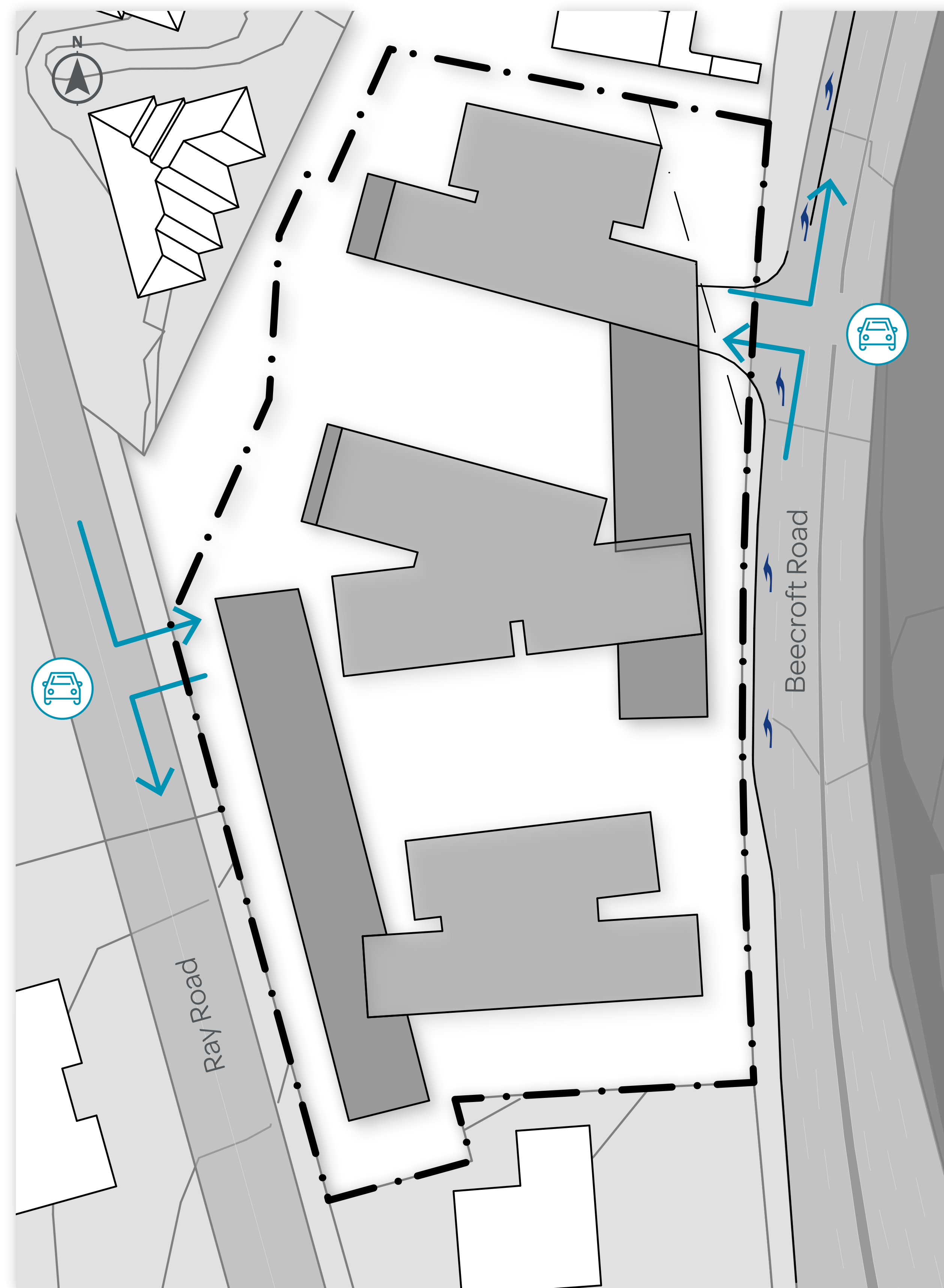
The Traffic and Transport Impact Assessment showed that there would be less than one percent increase in traffic at the Beecroft and Carlingford Road intersection close to the site. This means there would be minor impacts to the local road network as a result of trips generated from the proposal.

## Pedestrian access



↑ Proposed pedestrian site links and activation

## Vehicle access



↑ Proposed vehicle access

## Transit oriented development

The site is located within 300 metres of public transport services, reducing the need for future residents to use cars. The new Sydney Metro provides turn up and go metro services from Epping Station through to existing employment centres including Macquarie Park, Norwest Business Park and nearby shopping destinations of Chatswood and Castle Hill. The site is also close to local bus services.

To encourage people to walk, cycle and take public transport, the concept proposal includes:



A public pedestrian link between Ray Road and Beecroft Road.



Approximately 487 secure bicycle racks for residents.



A low car parking ratio to encourage use of public transport.



# 9. Heritage and environmental impacts

Independent environmental assessments concluded that the site does not contain remnant native vegetation and does not contribute to any threatened ecological communities. The concept proposal will not have an adverse impact on the nearby bushland as the site is sufficiently separated from the bushland.

The site does not contain any heritage items and is not located within a heritage conservation area. The heritage study concludes the development will not impact nearby heritage listed items or the conservation area due to the physical separation of the site and the existing medium density developments along Ray Road which will restrict the view of the new development.

## Water Sensitive Urban Design

Devlin's Creek is located northwest of the site. A Sydney Water open concrete stormwater channel adjacent to the site feeds into the creek. A Water Sensitive Urban Design study was undertaken to identify design features to help capture, treat and re-use stormwater.

Modelling for an Integrated Water Management Plan indicates the site can meet a 50 percent reduction in mains potable water demand for residential and retail uses by fitting a 400 Kilolitre tank. Rainwater will be collected to irrigate landscaped areas. On-site detention is proposed with an underground tank which will be drained by gravity.



↑ Stormwater adjacent to site and connected to Devlin's Creek



■ Sydney Metro Northwest alignment (underground)

— Developable land — Watercourse — — Stormwater channel



# 10. Have your say

## SYDNEY METRO NORTHWEST PLACES

**You can make a submission on the concept State Significant Development Application.**



To make an **online** submission go to the webpage for the proposal via **[www.planningportal.nsw.gov.au/major-projects/project/11716](http://www.planningportal.nsw.gov.au/major-projects/project/11716)**.

- Your submission must reach the Department of Planning, Industry and Environment by the closing date 4 September 2019.
- The Department will publish your submission in accordance with their Privacy Statement. If you do not want your name published, please state this clearly on your submission.

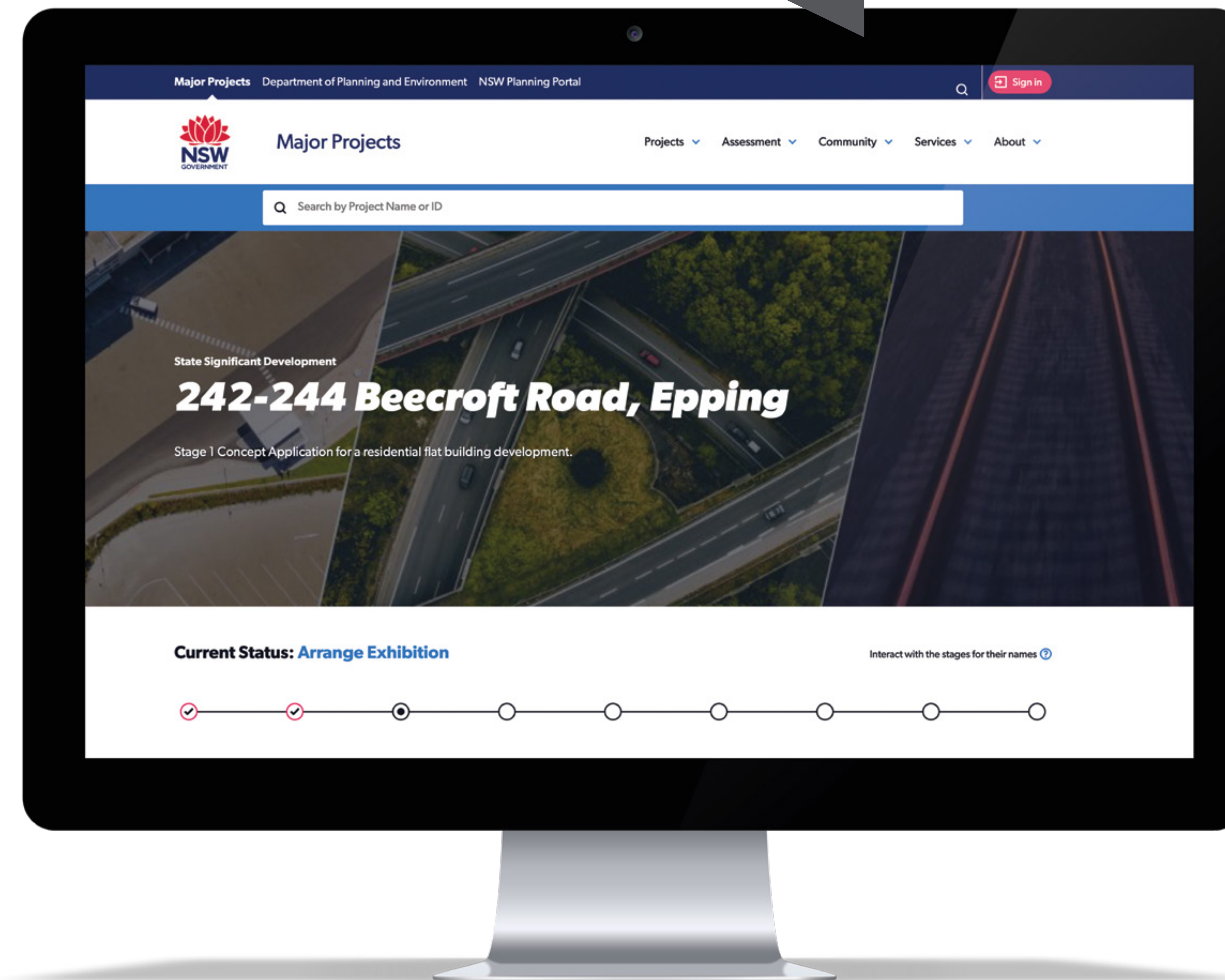


You can **write** to the Department at GPO Box 39, Sydney NSW 2000. **You need to include:**

- your name and address (at the top of the letter only)
- the name of the application and the application number SSD 8784
- a statement on whether you support or object to the proposal
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations made in the previous two years.

To read the full detail of Landcom's application and make a submission online, go to:

**[www.planningportal.nsw.gov.au/major-projects/project/11716](http://www.planningportal.nsw.gov.au/major-projects/project/11716)**



### Other locations:

You can also read the full application in hard copy at Epping Library and City of Parramatta Administration Building.

### Response to submissions

- At the end of the exhibition, the Department will collate submissions and publish them online.
- Submissions will be provided to Landcom.
- Landcom will consider the issues raised in submissions, and may make changes to the concept as a result of submissions.
- A Response to Submissions report will be prepared by Landcom.
- The Minister for Planning and Public Spaces will then make a decision about whether to approve the State Significant Development Application.

For enquiries, please contact:

**Department of Planning, Industry and Environment**  
**p: 1300 305 695**  
**e: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)**