



TURNER

SHOWGROUND PRECINCT EAST (LOT 5)

3 ANDALUSIAN WAY, CASTLE HILL

DESIGN INTEGRITY REPORT
STATE SIGNIFICANT DEVELOPMENT APPLICATION

12th JANUARY 2026



TURNER

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Perspective View from North West junction between Carrington Road and Showground Road

This Architectural Statement and SEPP 65 Design Verification response has been prepared by Turner on behalf of Deicorp Projects Showgrounds Pty Ltd to support the detailed design development and construction of the State Significant Development Application for 3 Andalusian Way, Castle Hill (SSD-62802207), which forms part of Showgrounds Precinct East (Lot 5). This report is to be read in conjunction with the Architectural Statement, Design Integrity Report and the Architectural Drawing Package.

The proposal consists of four residential towers above a highly articulated podium that incorporates building entry lobbies, loading facilities and community spaces. The development provides a total of 448 residential dwellings across a range of typologies, including 3-storey townhouses, one- to three-bedroom apartments, as well as adaptable and liveable dwellings.

The proposal has been developed in collaboration with a comprehensive consultant team to address both strategic and detailed considerations associated with the site and its broader context. As part of this process, the approved SSDA scheme has been subject to a detailed review and refinement undertaken in collaboration with the Deicorp Construction

team. The resulting modification seeks to ensure the proposal achieves an outcome that is both buildable and commercially feasible, while continuing to align with the intent of the approved design.

The proposed amendments have been carefully developed to retain the key design principles established under the approved SSDA. Accordingly, changes are confined to localised elements within the buildings and do not alter the overarching design approach or the fundamental architectural intent of the precinct.

The project has been subject to a rigorous design integrity process throughout the design development period, including review by the Government Architect NSW through the State Design Review Panel, to ensure that design excellence principles and objectives are achieved. In a precinct of this size and scale, design excellence is driven by strong, legible and impactful architectural moves. While finer-grain detailing contributes to the overall outcome, it is not fundamental to the success of the precinct. Within the context of Showgrounds Precinct East, the key design principles are the generosity and permeability of the public domain and the diversity of architectural expression across the seven apartment buildings.

Each building maintains a clear and legible architectural language, massing strategy, colour palette and façade articulation, resulting in an eclectic and varied streetscape defined by strong, overarching design gestures.

While the proposed modification has resulted in the refinement and, in some instances, the reduction of certain localised façade elements, Turner considers that the overall design quality and architectural success of the precinct is retained. The proposal continues to meet the desired future character set out in the approved Concept Plan, and for this reason, the amendments are considered reasonable and warrant the support of the Department of Planning, Housing and Infrastructure (DPHI).

This report is intended to be read in conjunction with the approved Concept State Significant Development Application (SSD-9653) and its subsequent modifications, the architectural drawings prepared by Turner, the landscape drawings prepared by Land and Form, and the Environmental Impact Statement and appendices prepared by Aaron Sutherland and Associates.

2. PRECINCT EAST CHARACTER

5.1.1 Built Form Character

Precinct East will be characterised by a diverse range of residential dwelling choices, supported by a new, permeable and complementary public realm.

The precinct will embody the Garden Shire character of The Hills through a carefully considered built form response that provides appropriate setbacks and transitions to the major regional recreational resource of the Castle Hill Showground, surrounding streets and adjoining residential areas, as well as to the new internal public domain.

The site is located along a ridgeline extending from Castle Hill along Showground Road and occupies a highly visible position within the district. The proposed built form responds to this prominence by incorporating appropriate podium and tower setbacks to protect views along Showground Road. The overall composition of the precinct transitions in height from the core of the transport-oriented development,

stepping down to a predominantly four-storey edge along Showground Road, with slimmer tower elements set back above. Along Carrington Road, the scale of development reflects and mirrors the developable heights located to the south of the road.

The built form comprises a pedestrian-scale street edge defined by a podium, with towers set back above. Ground floor interfaces to surrounding streets, the primary pedestrian link and Precinct East Park are activated through low-scale townhouse apartments and garden apartments accessed via landscaped courtyards. The orientation and separation of the tower elements promote generous sky views and strong solar access for both residents and the surrounding public domain.

The site coverage and floor space ratio of Precinct East are significantly lower than those of the adjoining Doran Drive Precinct. This establishes a transition from the high-activity precinct core surrounding the metro

station and interchange to a more residential, community-focused environment. The reduced site coverage and building heights allow for the establishment and maturation of trees, enabling landscape elements to define the character of the precinct.

Communal open spaces within the site are framed by garden apartments, ensuring that residents and visitors alike experience the intended Garden Shire character.



Perspective View from Showground Road

5.1.2 Material Character

The configuration of Precinct East provides extended interfaces with the public domain, creating opportunities for strong expressions of local character through the considered use of materials and finishes.

The buildings will incorporate materials that reference and celebrate the heritage of the area, including brick, while complementing the proposed natural planting strategy. Given the prominent ridgeline location of the precinct and its interface with significant adjoining open space areas, the buildings will be finished and detailed with high-quality materials and refined articulation that visibly demonstrate a rationalised and well-considered architectural approach.

Podium finishes will be robust and durable, reflecting their location within a residential village context. Their textural and tonal qualities take cues from the adjoining natural landscape of Cattai Creek. The careful modulation of materials contributes

to the richness of the façade, breaks down the perceived scale of the podium to a human scale, and provides clear legibility of residential address. Authentic materials, including formed and precast concrete and brick, reinforce the desired character of the precinct, with the durability and ability of these materials to weather well ensuring long-term quality and longevity.

Brickwork has been retained to the four-storey podium levels where it has the greatest impact in terms of colour, texture and patination at pedestrian eye level. The replacement of masonry brickwork with compressed fibre cement (CFC) cladding occurs only in limited locations, specifically to the upper levels of Buildings D1, D2 and E2. These areas are well above eye level and are primarily viewed from a distance. The removal of brickwork from the upper tower levels is also driven in part by construction practicality, as towers of this height are typically delivered using ascending

screen systems. Traditional brickwork is not compatible with these systems and would instead require full-height scaffolding, resulting in increased complexity and inefficiency during construction.

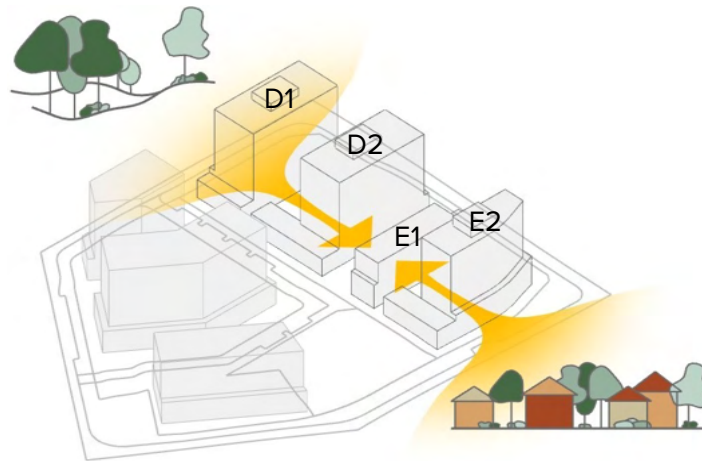
Modulated cladding finishes, including metal panels and high-quality board products, are organised into articulated panels that respond to both horizontal and vertical façade elements. Material finishes to the upper levels are more subdued, with simplified architectural expression and refined articulation to ensure that the tower elements do not dominate views from the Castle Hill Showground or other key vantage points across the precinct. Lighter hues and natural tones are employed, with materials selected to achieve a softer, more recessive appearance.

Landscaping and green spaces provide additional depth and richness to the overall material character of the precinct, further reinforcing the intended Garden Shire identity.



CONNECTION TO THE SHOWGROUND

Buildings D1 and D2 will take its inspiration and design cues from the extensive parklands and its natural surroundings



LINK BETWEEN THE SHOWGROUND AND SUBURBAN CONTEXT

The proposal is a residential village that bridges the connection between the park-lands and suburban neighbourhood.



CONNECTION TO THE SUBURBAN CONTEXT

Buildings E1 and E2 will take its inspiration and design cues from the suburban grid and strong brick vernacular architecture from the existing neighbourhood

5.1.3 Open Space and Landscape Character

The public domain of Precinct East will be designed to provide a family-friendly, pedestrian-oriented landscape, incorporating the Precinct East Local Park, a new local street, and a publicly accessible link that extends the pedestrian journey from Station Plaza through to Showground Road.

Setbacks to the street will be generous, complemented by layered planting of varying scales. This landscaping will make a substantial contribution to both the streetscape and the amenity of private domains, while supporting the achievement of sustainable design outcomes.

The new local street will continue the native planting palette, featuring large gum trees characteristic of the area. The street design will promote a low-speed environment through paved thresholds, which will differentiate it from the surrounding busier street network. The bend in the road further reduces vehicle speeds and discourages its use as a through

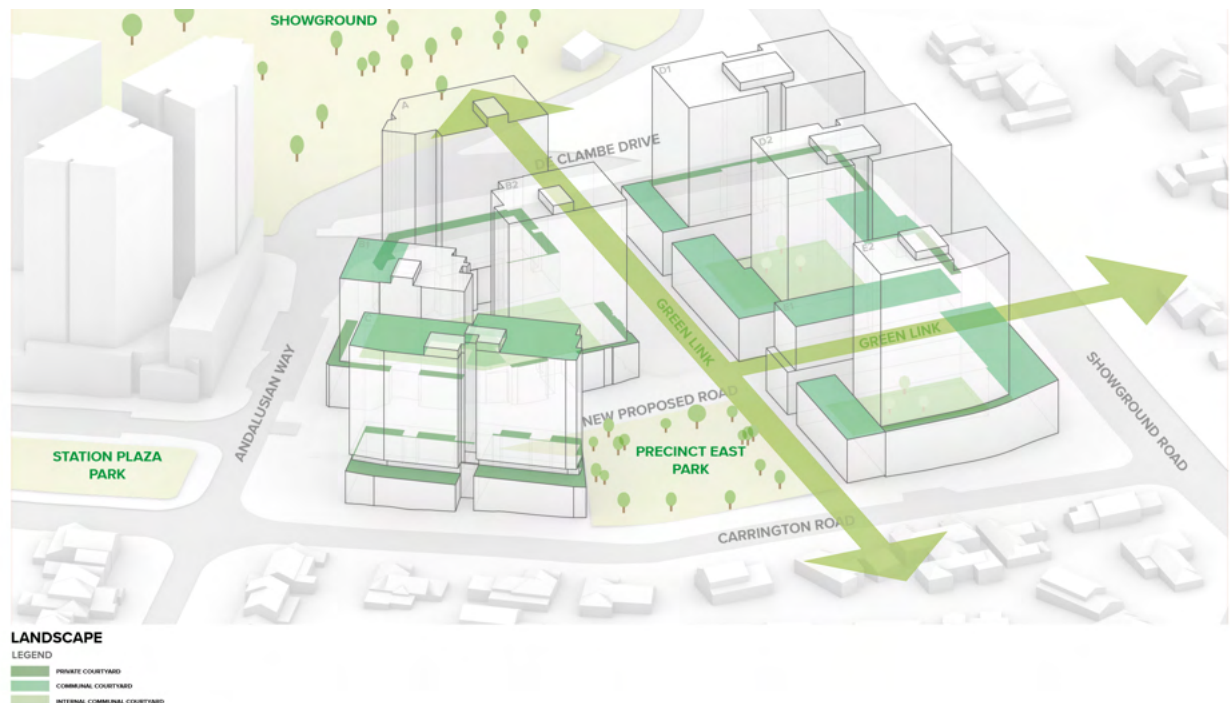
connection for traffic. The public pedestrian connection between the local road and Showground Road will enhance the street and path network, maintaining the planting character of Precinct East's public domain. This connection will provide a comfortable and safe route for pedestrians moving through the precinct.

A key contextual influence on the desired character of the Hills Showground Station Precinct is the surrounding landscape and outlook, including unimpeded views across the Shire towards the national parks and Hawkesbury River. Alongside immediate views over Castle Hill Showground and Precinct East Park, these vistas will make a significant contribution to the precinct's character and the amenity of its residents. The vegetation characteristics of these surrounding open spaces will be reflected in the design of the precinct's communal landscape areas.

Communal open spaces will comprise green, leafy, passive areas with

generous planting. The planting palette will include native species and orchard plantings that celebrate the heritage and existing character of the area, supplemented with exotic species to provide colour and variation. Edible plantings, including vegetables and herbs, will be incorporated to support sustainable design objectives.

These open spaces will provide day-to-day amenity for residents and cater to a variety of uses. Key elements will include seating, picnic areas, play spaces, productive urban gardens, BBQ facilities, and shade structures.



3. SHOWGROUND OVERALL SITE WIDE CONTROLS AND GUIDELINES SUMMARY

2.2 Development Objectives

Objective	Team	Comment
1. Place - Capture the unique opportunity of adjacency to the Castle Hill Showground event precinct - Celebrate the water movement, aspect and topography of the Site - Connect with and extend the green infrastructure - Respect and evolve the history and local character of the area - Centre the design aspiration around human experience and journey	Turner	Complies The Lot 5 site has a unique location, bounded by the Castle Hill Showgrounds to the north and the new Eastern Park to the west of Buildings E1 and E2. This ribbon of landscaped, publicly accessible spaces creates a verdant green context for the precinct. Showground Precinct East (Lot 5) sits on the edge of the Castle Hill Showgrounds, offering expansive views to and from this significant open space. The placement of buildings within the site carefully considers this relationship, recognising that they will have a prominent impact on the skyline when viewed from the Showgrounds. The proposed built form facing the Showgrounds incorporates a playful, stepped composition that integrates generous landscaping elements into façades and roof terraces. Landscaping is a key component of the proposal, with generous green spaces provided within the public domain, podium courtyards, and communal rooftop terraces. Planting is further enhanced through planters that dress the edges of lift lobbies and apartment balconies. This holistic approach to greening the development reinforces the desired 'Garden Shire' character of the precinct. The Public Art concept is located within the publicly accessible pedestrian link. For further detail, refer to the Landscape Design Report and the Connecting with Country strategy. A permeable ground plane ensures intuitive and easy pedestrian movement through the sub-divided road network toward the Showground beyond. Historically, the area has been characterised by a suburban streetscape of large single-family homes, predominantly constructed in brick with a solid and robust aesthetic. Streets are wide with generous setbacks and established trees along the street edge and within private gardens. This green streetscape forms one of the key characteristics that the precinct seeks to reinforce. The proposal champions brick as the predominant material, employing a variety of warm brick tones that reference the existing domestic architecture. Façade treatments vary around the podium edges in a playful composition, providing visual interest and articulation at the pedestrian level. Previously, the surrounding area was defined by limited public transport, a reliance on private vehicles, and a scarcity of local services and retail. With the introduction of the new train station and associated bus and public transport connections, the precinct will evolve into a transport-oriented development. It will benefit from a high-quality mix of retail, commercial, childcare, dining, and other community uses. While the proposal acknowledges the past character of the area, it embraces its future role as the vibrant heart of the emerging community.

2. Diversity

- Consider the changing needs of the community, supporting regional and local growth

-Ensure a suitable mix of uses for future needs

- Provide a mix of housing typologies to suit different household budgets and stages of life

- Provide a range of spaces within the public realm network to suit a variety of activities

- Plan for appropriate diversity in built form, articulation and materials in keeping with the desired quality and character

Turner**Diversity of Housing Mix**

The proposed development provides a diverse mix of dwellings, including 1-bedroom (15.63%), 2-bedroom (59.60%) and 3-bedroom (24.78%) apartments. Within these types, a range of sizes and layouts offers a high level of choice and amenity. Many apartments include flexible spaces that can function as a dedicated study or media room, supporting working and studying from home. Storage has been carefully integrated into the apartment layouts, with additional storage cages provided within the basement car park.

Refer to the large, north-facing, family-friendly 3-bedroom apartments on the upper levels of Buildings D and E, which enjoy northern and western views across the existing Castle Hill Showgrounds and the new Eastern Park. The three-storey townhouses along the sub-divided road further enhance the diversity of housing choice.

All buildings include adaptable and liveable apartment types, and provisions are made for affordable housing within the development, supporting a socially diverse community.

Diversity of Public and Communal Open Spaces

The public and communal open spaces within Showground Precinct East (Lot 5) have been designed as highly flexible environments capable of accommodating a range of uses. Generous landscaped paths connect key precinct hubs and extend these connections to the wider context, including Castle Hill Showgrounds Parklands and the Showgrounds Metro station. A variety of communal open spaces are provided to meet the differing needs of residents within Buildings D and E. For further detail, refer to the Landscape Architect's report in conjunction with the reports prepared by Turner Architects.

The central communal courtyards are integrated with the adjacent streetscape, with all car parking and loading facilities located below ground in basement levels. Building entry lobbies are strategically positioned to allow clear sight-lines from the street into the central courtyards, enhancing the permeability and openness of the ground plane.

Ground-floor apartments facing the central courtyards include private open space with fence lines that ensure adequate privacy while maintaining a connection to the communal areas. The courtyards balance soft landscaping and tree planting with programmed uses for residents, including children's play areas, outdoor seating and spill-out dining adjacent to internal community rooms. The leafy, sheltered character of these courtyards provides a comfortable contrast to the more open and sun-drenched podium rooftop terraces, offering residents accessible outdoor spaces year-round.

All podium rooftops are landscaped with communal terraces, designed to allow equitable access from all lift cores. These rooftop spaces provide important green outlooks for apartments above, with soft landscaping and planting that help mitigate the urban heat island effect. Rooftop terraces enjoy strong solar access throughout the day and offer views towards the new Eastern Park and district vistas along Showgrounds Road.

Collectively, the precinct's communal open spaces exceed the minimum area requirements set by the ADG, with more than 50% of spaces receiving at least two hours of solar access between 9 am and 3 pm each day.

Diversity of Architectural Styles

The wider Castle Hill area is renowned for its green streetscapes and the brick vernacular of its homes, which together create a

2.2 Development Objectives

Objective	Team	Comment
		welcoming and high-quality suburban character. As the area evolves into a higher-density environment, particularly near the new metro stations and key infrastructure, it is essential that new architecture and the public domain retain these qualities and the existing sense of place. Buildings D and E are set back substantially from all streets, allowing for generous landscaping and tree canopy coverage throughout the streetscapes. All podium rooftops are landscaped to further enhance the greening of the project, reinforcing the distinctive and valued character of the area. The podium levels of Buildings D and E within Lot 5 champion the use of brick, referencing the brick vernacular of the surrounding suburb. The material brings warmth and texture to the overall palette, with bespoke detailing—including stepped piers—introduced to enhance the fine-grain articulation of the lower levels. The western edge of Buildings D and E features three-storey, family-friendly townhouses with private open space addressing the street edge and direct street access via gates. This design contributes to the human scale of the streetscape and reinforces the suburban character associated with family home typologies. While Buildings D1 and D2 adopt a more open and glazed façade language that captures expansive northern views over the Castle Hill Showgrounds, Building E2 features painted compressed fibre cement (CFC) cladding. This material is located on upper levels, primarily viewed from a distance, and maintains the horizontal and vertical patterning consistent with the precinct's architectural language.

2.2 Development Objectives

Objective	Team	Comment
3. Value - Leverage and support the new Metro Station infrastructure - Ensure quality design outcomes with public value alongside a commercially viable solution - Promote design and operational efficiency - Attract new investment and create jobs - Promote investment in public art and public realm	Turner	Complies The proposed eastern precinct is aligned with best practice urban design principles. It delivers a high density vibrant new precinct immediately beside the metro station. The development has been designed as permeable and inviting and can be easily accessed from the metro station. The wider development will become a major hub for the wider area, leverage from the proximity to public transport and therefore encouraging the use of the public transport infrastructure. The Design Excellence process to date has driven the collaborative and iterative process and has informed the final design outcomes. The design team will continue to support the project vision, objectives, and design excellence benchmarks during the future detailed design development. The proposal will act as a catalyst for future development and will improve the urban fabric of the area with the delivery of the Publicly Accessible pedestrian link within Lot 5 and the delivery of the new Eastern Park. This new public domain will be flexible public outdoor space including new artwork as part of its comprehensive design.
4. Activation - Provide a platform for various events and active place making initiatives - Provide high quality, active and safe public realm and streets - Provide strong vistas and views to support wayfinding and legibility	Turner	Community, events, and place making initiatives have been integrated into the design of the scheme. The public realm has been designed with high quality and low maintenance materials and finishes. The permeable ground floor and the highly activated facades will provide for a safe place with good passive surveillance. The new Eastern Park will be a flexible publicly accessible space that can accommodate a range of active uses and already has an approved design. The Showgrounds Station Precinct has a very prescriptive Concept Plan approval with establishes all allowable building envelopes, setbacks, and building separation. There are multiple stair/lift cores to each residential tower. Each of these stair/lift cores have a large open plan lobby that has clear sightlines to the adjacent street. These multiple lobbies offer activation of the streets at key locations. Lobbies are marked within the streetscape by feature awnings/canopies with signature colours. These brightly coloured awnings in reds and similar prominent shades, and draw reference to the brightly coloured circus tents, market stalls, and show jumping fences and livery that are synonymous with the historic adjacent Castlehill Showgrounds. All ground floor apartments, when located within a reasonable distance of the adjacent public domain RL, have direct access to the street via steps and gates. This creates a highly permeable street edge condition with good passive surveillance and safety.

2.2 Development Objectives

Objective	Team	Comment
5. Sustainability - Promote greater use of public and active transport modes - Create social infrastructure to support the new community needs - Ensure maximum and equitable amenity and living comfort with solar access to both public and private space - Set aspirational benchmarks for future developers of the Site	Turner/ Deicorp	Complies The proposed Showground Precinct East is aligned with best practice urban design principles. It delivers a high density vibrant new precinct immediately beside the metro station. The development has been designed as permeable. Cycling is encouraged by the provision of undercover secure lockup areas in the basement car park, that have easy connection back to the lifts to the residential towers. The proposal meets the requirements of the ADG for solar access to apartments, and to communal and private open space. The proposal is compliant with the building envelopes, required building separation and maximum building height of the approved concept plan as prepared by Cox/Oculus, and therefore the proposal does not have any greater impact on the surrounding public open areas. Deicorp is the future developer of the site, and they are committed to delivering a high-quality development that will be aligned with the aspirational benchmarks and overall site vision set out in the Urban Design Guidelines. Refer also to the separate ESD Reports which accompany this application. These reports detail the sustainability initiatives that will be committed to as part of this proposal.
6. Process - Collaborate and engage effectively with our partners, stakeholders and communities - Prepare robust design guidelines to shape desired future outcomes of the precinct and provide more certainty for stakeholders and the community - Engage a highly capable and diverse team and facilitate setting up for success	Deicorp	Community Consultation As part of the Showgrounds Precinct East State Significant Development Application (SSDA), Deicorp (the Applicant) has undertaken consultation with key stakeholders and the broader community during the detailed design development phase. Further information regarding the consultation process and outcomes is provided in the Environmental Impact Statement (EIS) and the Community Consultation documentation. Authority Consultation Consultation has been undertaken with relevant authorities as part of the SSDA process, including the following: • The Hills Shire Council – Formal consultation has been undertaken with Council, as the site is located within this local government area. This has included a number of meetings prior to the submission of the application. • Government Architect NSW (GANSW) – Extensive consultation has been undertaken in accordance with the requirements of the Secretary's Environmental Assessment Requirements (SEARs), including engagement through the State Design Review Panel process. • Endeavour Energy – JHA Consulting Engineers have submitted an application for electrical connection to Endeavour Energy for the site. • Sydney Water – An appropriately qualified Water Servicing Coordinator has been engaged by Deicorp to manage water servicing requirements for the proposed development. Further details regarding consultation with the community and relevant authorities are provided in the Environmental Impact Statement (EIS) and Community Consultation documentation.

2.3 Design Principles

Principles	Team	Comment
1. <i>Public domain is prioritised with arrival to the precinct via public open space, green links and the enhanced active transport network.</i>	Turner/ Land&Form Landscape Architects	Complies The public Domain is designed as a point of gathering, connectivity, and access to the site. The generous publicly accessible pedestrian link allows for connection to the metro station and works as a clear and wide arrival path to the precinct, also providing clear site lines through the proposed Eastern Park. This encourages a pedestrian thoroughfare from the Hills Showground Station through to Showground Road. The site is required to work within the existing subdivision layout of the Showground Precinct, including roads, pedestrian pathways, cycle paths and bus stops etc that have already been constructed. Public transport stops are located nearby on Doran Drive and Mandala Parade, creating a direct connection to the site through the public domain.
2. <i>Existing and new landscapes are connected creating a cohesive network of green public domain that extends through the site and beyond its boundaries.</i>	Turner	Complies The Urban Design Guidelines prepared by Cox Architecture and Oculus for the concept considered the relationship and future connections between the Showground Precinct and Cattai Creek. Doran Drive Precinct is separated from the Cattai Creek Corridor by Precinct West, which will form a separate future application. The Urban Design Guidelines identify the western edge of Precinct West as the future Cattai Creek Masterplan interface, as well as an opportunity for a future pedestrian link connecting the two. The site is required to work within the existing subdivision layout of the Showground Precinct, including roads, pedestrian pathways, cycle paths and bus stops etc that have already been constructed. The wider precinct consists of several north-south streets and pedestrian connections that link from Carrington Road in the south, to the Showgrounds in the north. This offers pedestrians multiple routes for connecting to the Showgrounds to the north of our site. De Clambe Drive is the key east-west link that connects all of the wider precinct from Cattai Creek to the Showground Road in the east. The future Eastern Park will link the existing network of public spaces within the precinct, creating a green vein from the Station Plaza through Lot 5 to Showgrounds Road beyond. Collectively the above elements offer a highly connected and permeable precinct, that has a series of consistent green landscaped ribbons that align with the desired character of the 'garden shire'.

2.3 Design Principles

Principles	Team	Comment
3. <i>A strong and active heart is created by stitching together the Cattai Creek Corridor, Castle Hill Showground and the station plazas with the transport interchange and mixed-use core enhancing the civic nature of the site adjacent to the Metro.</i>	Turner	Complies The proposal responds directly to this objective by reinforcing a strong and active precinct heart through the careful integration of built form, public domain and landscape. Showground Precinct East is designed to stitch together the Cattai Creek corridor, Castle Hill Showground and the station plazas through a highly permeable network of public streets, landscaped paths and a publicly accessible pedestrian link extending from Station Plaza to Showground Road. The precinct's public domain is characterised by generous setbacks, layered planting and a sequence of connected open spaces, including the Precinct East Local Park and central communal courtyards, which strengthen visual and physical connections to surrounding open spaces. The permeability of the ground plane, combined with clear sightlines through the site, encourages intuitive pedestrian movement between the Metro station, the Castle Hill Showground and the broader open space network. The built form reinforces the civic role of the precinct by transitioning in scale from the transport-oriented development core to the lower-scale residential edges, while maintaining an active and legible street presence. Podium-level activation, community spaces and townhouse interfaces contribute to pedestrian comfort and activity, supporting a vibrant public realm adjacent to the Metro station. Collectively, these elements enhance the civic nature of the site and establish a cohesive, connected and active heart for the emerging Showgrounds Precinct.
4. <i>A rational figure ground is planned with public domain and streets framed by a built form edge that's appropriately scaled, articulated and activated creating a legible, safe and enjoyable pedestrian experience.</i>	Turner/ Land&Form Landscape Architects	Complies The proposal satisfies this criterion through a clear and rational figure ground that is defined by a well-structured network of streets, public spaces and built form edges. Buildings D and E are arranged to frame streets, parks and pedestrian links with appropriately scaled podiums and setbacks, establishing strong street definition while maintaining permeability and visual openness across the precinct. The built form is articulated at the pedestrian level through a highly activated podium that incorporates residential entries, townhouse frontages and community spaces addressing the public domain. These active interfaces, combined with generous landscaping and layered planting, reinforce passive surveillance and contribute to a safe and comfortable pedestrian environment. Building heights transition sensitively from the higher-density transport-oriented development core to lower-scale edges along Showground Road and surrounding residential areas. Tower elements are set back above podium levels, reducing perceived bulk and maintaining a human-scaled streetscape. Clear sight-lines, direct pedestrian connections and well-defined edges collectively create a legible and intuitive public realm that supports an enjoyable pedestrian experience throughout the precinct.

2.3 Design Principles

Principles	Team	Comment
5. <i>Amenity is maximised with solar gain, quality landscape and significant views via well planned site design and built form composition.</i>	Turner	Complies The project ensures maximum amenity through optimised solar gain, high-quality landscaping, and enhanced views, achieved via meticulous site planning and thoughtful composition of built forms. All apartments comply with the ADG standards, meeting requirements for solar access, cross ventilation, communal open space, and building separation. Awnings have been strategically incorporated to offer weather protection at building lobby entries, west-facing townhouse private terraces, and outdoor dining areas within communal spaces. Significant district views have been prioritized, particularly with larger 2-bedroom and 3-bedroom apartments tailored to Castle Hill's demographic profile, strategically distributed throughout the development. For detailed architectural amenity drawings, please refer to supporting information in the Architectural amenity drawings.
6. <i>The Site's unique values are celebrated by strengthening physical and visual connection to the significant adjacent assets including Cattai Creek and Castle Hill Showground, and reflecting the character and heritage of the site and its surrounds.</i>	Turner/ Jamie Eastwood	Complies The design celebrates the site's unique values by enhancing both physical and visual connections to significant adjacent assets such as Cattai Creek and Castle Hill Showground, while authentically reflecting the character and heritage of its surroundings through first nations perspective provided by Jamie Eastwood. The integration of public art within the publicly accessible pedestrian link in Lot 5 is a key component of this approach. The Cattai Creek Preliminary Landscape Masterplan underscores the creek's profound historical significance and cultural importance to the Bendigal (Darug People). As a perennial water source, Cattai Creek played a pivotal role in everyday Bendigal life, providing essential resources and serving as a gathering place for ceremonies. Numerous Aboriginal artefacts have been discovered along its banks, emphasizing its enduring significance. Early cartographic records confirm Cattai Creek's vital role as a permanent water source for the Bendigal. The proposed artwork within the publicly accessible pedestrian link in Lot 5 draws inspiration from the flora, fauna, and cultural elements associated with Cattai Creek. This artistic intervention aims to foster a deeper appreciation and acknowledgment of our shared existence with the local natural environment. For detailed insights into these initiatives, please refer to the proposed Connecting with Country Report and Landscape Report prepared by Land and Form.

2.4 Vision

Vision	Team	Comment
1. <i>"The Hills Showground Station Precinct will be a thriving local mixed-use centre; 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 will celebrate its views over Cattai Creek and the wider Garden Shire".</i>	Turner	Complies The proposed development within the Showgrounds Precinct East aligns with the vision outlined in the Urban Design Guidelines, aiming to create a vibrant local mixed-use centre that enhances the overall amenity for both residents and the broader community. All essential services, loading docks, and back-of-house areas have been strategically placed in the basement to promote active street-level facades. The podium design emphasizes permeability and attractiveness, featuring extensive glazing that enhances visual connectivity between streets and internal communal courtyards. Additionally, clear sight lines are established across the site, north-south through new internal roadways and Eastern Park, and east-west via a new publicly accessible pedestrian link connecting Buildings D2 and E1. A key feature is the publicly accessible pedestrian link in Lot 5, designed as a flexible, generously landscaped space enriched by Jamie Eastwood's Connecting with Country Artwork. This space integrates seamlessly with the precinct's green spaces, providing direct access from Showgrounds Road to the nearby metro station. The residential component includes a mix of 1, 2, and 3-bedroom apartments, along with larger 3-storey townhouses, all meticulously designed to comply with the ADG standards and to maximize scenic views and livability. Affordable housing options contribute to the diversity of housing types offered. In sum, these elements collectively contribute to a vibrant precinct with a distinct sense of place, fostering an enjoyable environment for both residents and visitors alike.

2.5 Site Character and Place

Doran Drive Precinct Character	Team	Comment
1. <i>Significant employment area as a new local centre providing business and services required by the community, with direct connection to the station.</i>		N/A The proposal only relates to the Showgrounds Precinct East site.
2. <i>The main plaza acting as the active heart connecting the station to Castle Hill Showground, lined with fine grain retail and dining experiences.</i>		N/A The proposal only relates to the Showgrounds Precinct East site.
3. <i>Its buildings with dense, urban character and active urban edges, with residential towers above promoting weekend and evening activity.</i>		N/A The proposal only relates to the Showgrounds Precinct East site.

2.6 Site Structure

Controls	Team	Comment
1. <i>To ensure that development occurs in a coordinated manner consistent with the Precinct vision and the development principles of housing diversity, employment opportunities, transit oriented development, quality infrastructure and open space and place making.</i>	Turner	Complies Stage 1A will deliver all the Lot 5 basement parking, loading, services, and Buildings D 1 & D2. Stages 1B will deliver Buildings E1 and E2. Stage 2A will deliver the entire car park in Lot 3 and Building A above. Stage 2B will deliver Building B. Stage 3 will deliver all of Building C and its basement parking below. Refer to the staging diagrams DA-010-016_01_Staging Diagram 01 and DA-010-017_01_Staging Diagram 02, that form part of the architectural documentation and represents the above information visually.
2. <i>To provide a mix of housing, retail, employment, and services in appropriate and logical locations within the Precinct.</i>	Turner	Complies Showgrounds Precinct East is residential only, as per the approved Content Plan. Retail and employment uses are located in the separate Doran Drive Precinct to the west of this proposal.
3. <i>To locate higher scale residential apartments and commercial uses closest to the station, the Castle Hill Showground and Cattai Creek corridor to optimise access to station facilities as well as outlook and natural amenity.</i>	Turner	Complies The proposal responds to this control by strategically locating higher-scale residential development closest to the Metro station, the Castle Hill Showground and the Cattai Creek corridor, where access to public transport, open space and natural amenity is maximised. This arrangement reinforces the transport-oriented development principles of the precinct and ensures that the highest densities benefit from immediate proximity to station facilities and key civic infrastructure. Building heights and massing are concentrated toward the core of the precinct, with taller elements positioned to capture expansive views over the Castle Hill Showground, the Cattai Creek corridor and the wider district. These buildings are oriented to optimise solar access, outlook and natural ventilation, enhancing residential amenity while reinforcing the civic presence of the precinct adjacent to the Metro station. Scale and density transition sensitively away from the station core toward lower-scale residential edges and surrounding neighbourhoods. This graduated built form ensures that higher-scale development is appropriately located where it can be best supported by infrastructure, access and amenity, while maintaining a comfortable and legible urban structure across the precinct.
4. <i>To develop a local centre and main plaza in the area immediately surrounding the station to provide local shopping, employment opportunities and other services to support the incoming population and establish a vibrant and well-used public domain.</i>		N/A The proposal only relates to the Showgrounds Precinct East site.

2.7 External Interfaces

Objectives	Team	Comment
a) <i>To ensure the delivery of a consistent, cohesive and complementary broader Showground Precinct in terms of;</i> - uses and activities - built form - public and private domain - movement and access - finishes and materials	Turner	Complies The proposal delivers a consistent, cohesive and complementary outcome for the broader Showground Precinct, in accordance with the vision and objectives of the Urban Design Guidelines. Uses and Activities The development provides a predominantly residential program that is appropriate to its location within the precinct and complementary to the adjacent mixed-use and transport-oriented core. A diversity of dwelling types, adaptable and liveable apartments, and shared community spaces supports a vibrant and inclusive residential environment, while reinforcing the role of Precinct East as a transition between the station precinct and surrounding neighbourhoods. Built Form The proposed built form is consistent with the approved building envelopes, maximum building heights, total gross floor area and required building separation distances. Building heights and massing are carefully arranged to respond to the site's ridgeline condition, key view corridors and adjacent open spaces, while transitioning appropriately to lower-scale edges. Podium and tower elements are clearly articulated to achieve a legible, human-scaled streetscape and a cohesive architectural response across the precinct. Public and Private Domain – Movement and Access A highly permeable ground plane and clear movement network integrate public streets, landscaped paths, communal courtyards and publicly accessible pedestrian links. These connections stitch the site into the wider precinct, including the Metro station, Castle Hill Showground and surrounding open spaces. Building entries and active frontages address the public domain, enhancing legibility, safety and pedestrian amenity, while private open spaces are carefully designed to balance privacy with outlook and access to landscaping. Finishes and Materials Materials and finishes have been selected from a robust, high-quality and low-maintenance palette to ensure long-term durability and consistency across the precinct. Brick is championed at the podium levels, where it has the greatest visual and tactile impact at pedestrian level, providing warmth, texture and a strong reference to the established character of the surrounding suburb. Upper-level materials are more refined and recessive, maintaining a cohesive architectural language while ensuring the built form integrates sensitively with its broader context. Collectively, the proposal achieves a coordinated and well-resolved precinct outcome that supports a unified identity for Showground Precinct East, while allowing for architectural diversity and a high level of residential amenity.

2.7 External Interfaces

Controls	Team	Comment
1. <i>Any development application within the Precinct East, Doran Drive Precinct and Precinct West must demonstrate that its proposals have considered the relationship between its subject site and the sites external to the Hills Showground Station Precinct where adjacent. This includes:</i> <i>- Plans for Castle Hill Showground as at the time of the DA. It is noted that at the time of publication of these Urban Design Guidelines the Castle Hill Showground Masterplan was at Draft status but may be further progressed when this control is enforced.</i> <i>- Plans for Cattai Creek Corridor as at the time of the DA. It is noted that at the time of publication of this UDG, the Cattai Creek Corridor Revitalisation Project was in its infancy. A Draft Master Plan had not yet been published.</i> <i>- Development Applications within the rezoned residential areas along the south of Carrington Road and north-east of Showground Road</i>	All	Complies The proposal has been cognisant of its context and the emerging character of the area which is experiencing rapid change since the delivery of the new train station. The proposal reacts to this emerging context by embracing its status as the vibrant heart of the wider community. The higher density future developments being delivered as part of the surrounding Development Applications, including the rezoned residential areas along the south of Carrington Road and north-east of Showground Road, will add to the vibrancy of the area, and further enhance the use of public transport and the new train station. At its meeting on 25 August 2020, Council adopted the Master Plan for the Castle Hill Showground. The site is located immediately to the south of the Castle Hill Showground promenade area, across De Clambe Drive. The Promenade will form an activate transition between the Metro station, the adjoining Neighbourhood Centre, and the Showgrounds. In response, the proposed design is highly permeable with multiple pedestrian connections through the site connecting the metro station through to the Showground. The internal pedestrian connections include the plaza, internal arcade, and stairs down from the proposed communal open space. Overall, the proposal supports the masterplan by creating connections and an active frontage to the showground precinct. The site does not have a direct interface with the Cattai Creek Corridor, however detailed consideration has been given to the corridor in terms of biodiversity impacts and stormwater run-off. Specifically, Erosion and sediment control measures are to be implemented during the construction of the proposed development to minimise any potential impacts on the nearby waterway of Cattai Creek. The proposed development has also been designed to be integrated with the existing walking and cycling infrastructure and future links to Cattai Creek via future Showground Precinct West. Future development in these rezoned residential areas have been considered in the EIS including in relation to traffic and potential amenity impacts.

2. <i>These relationship considerations must include the following elements:</i> <i>a. the quantum, location and operations of non-residential uses located along pedestrian desire lines, street interfaces, public open space interfaces and within podiums</i> <i>b. the location, programme and function of public open spaces, the collective public and private domain character, finishes and materials, street furniture and fixtures, public art and interpretation</i> <i>c. the relationships between the built form, site coverage, podiums, primary and secondary setbacks, building height, transition, separation, articulation, facades, finishes and materials</i> <i>d. precinct-wide requirements for vehicular circulation, access, car parking, service vehicles and waste collection, pedestrian and cyclist connectivity</i> <i>e. precinct-wide landform, cut and fill, topography, integrated water management, wind impacts and micro-climates</i> <i>This control is to be demonstrated via the inclusion of key material within the development application that specifically describes these relationship matters, including:</i> <i>- a coordination diagram/plan and key section(s) where appropriate</i> <i>- associated commentary to effectively describe how the above matters are considered and the objectives achieved</i> <i>- summary of the consultation that has occurred with those in control of the design of the adjacent areas and how this has underpinned the resulting design approach</i>	All	Complies a. N/A b. The location, programme and function of public open spaces, the collective public and private domain character, finishes and materials, street furniture and fixtures, and public art have been carefully considered, and collectively will achieve a quality design outcome that offers a high level of amenity for those who live in, work at, and visit the development. The above items will create a strong and memorable sense of place that is connected to the natural context and the local history. c. The proposal is compliant with the approved building envelopes, maximum building heights, and the required building separation. The podium is compliant with the required setbacks, and with the secondary setback to the towers overhead. The podium is broken up into a series of façade components of varying materiality and character that offer a human scale at street level. The four residential towers each have their own architectural identity, which work together cohesively as a grouping of buildings. d. The surrounding streets are already delivered and in use. Within the site boundary, the proposal will complete the proposed Eastern Park, the new Lot 5 Publicly Accessible Pedestrian Link and any further public domain works. Car parking is all located in the basement, with a carefully integrated car park entry located on the new internal road. The loading dock, waste management, and services have been placed in the basement further minimising impact on the façade activation. The public domain has been envisaged as a pedestrian centric environment. Good sightlines and comprehensive passive surveillance allow for a safe place to live and visit at any time during the day. Cyclists enjoy secure lock up areas within the weather protection of the basement car park. e. The precinct-wide landform, cut and fill, and topography are already established by the completed street network within the precinct. This will be further complimented by the new Lot 5 Publicly Accessible Pedestrian Link. The topography is a challenge but is also an opportunity as it allows for direct access from the surrounding street into both the ground floor and upper ground floor levels. Refer to the civil report regarding the integrated water management. Refer to the wind report for the wind impacts and micro-climates within the site. The proposal has managed the impacts of wind with the inclusion of either awnings, indented entries/balconies or screens. This is complemented by extensive landscaping and planting, including tree canopy coverage to all open areas, and the existing street trees that lines the perimeter of the development. Apartment balconies are generally indented and therefore protected by side sweeping winds.
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2.8 Design Excellence

Objectives	Team	Comment
a) <i>To support the Design Excellence Strategy in outlining how design excellence will be achieved through the roles and responsibilities of each stakeholder, at each stage of the project lifecycle in which design can be controlled to maintain design integrity and achieve design excellence.</i>	Turner	Noted To achieve design excellence, our strategy emphasises the clear delineation of roles and responsibilities for each stakeholder throughout every stage of the project lifecycle where design can be influenced to uphold integrity and achieve exceptional design outcomes. This approach ensures that design integrity is maintained from conceptualization through to completion. Key stakeholders, including architects, urban planners, engineers, and landscape designers, are collaboratively engaged from the outset to leverage their expertise and perspectives. This collaborative and iterative process, as detailed in the Design Excellence Report, has been instrumental in shaping the final design outcomes. It underscores our commitment to integrating diverse insights, addressing challenges proactively, and refining design solutions to align with project goals and community needs. Referencing the Design Excellence Report provides a comprehensive overview of how this iterative process has informed and enriched the project's design, ensuring that each stakeholder's contributions are maximized to achieve a unified vision of design excellence.
b) <i>To support the project vision, objectives and design excellence benchmarks during detailed design development.</i>	Turner	Noted The design team will continue to support the project vision, objectives and design excellence benchmarks during the future detailed design development.

2.8 Design Excellence

Control	Team	Comment
1. <i>Urban design and landscape architects are to be selected from the NSW Government Architect's 'Prequalification Scheme for Strategy and Design Excellence' or to collaborate with a pre-qualified architect.</i>	Turner/ GroupGSA/ Delcorp	Complies Deicorp has assembled a top-tier Design Team featuring highly qualified urban design and landscape architects selected from the NSW Government Architect's 'Prequalification Scheme for Strategy and Design Excellence'. Each consultant brings extensive expertise and a proven record of excellence, ensuring the team collectively possesses the skills necessary to deliver optimal design outcomes for the project. Their collaboration guarantees innovative solutions that meet the site's specific requirements and adhere to best practices in design.
2. <i>All built form development across more than one lot is required to demonstrate architectural diversity in development outcomes. The use of multiple architects, which includes both established and emerging architectural firms, is encouraged.</i>	Turner/ GroupGSA	Complies The application features contributions from two established architectural firms, Turner and Group GSA, each recognised for their award-winning designs. To ensure the achievement of superior design excellence and architectural diversity, a rigorous peer review process has been undertaken by Bob Nation Architects. This collaborative effort ensures that the development outcomes not only meet but exceed the requirements for architectural diversity across the multiple lots involved in the project.
3. <i>All residential and non-residential development is to adhere to the Urban Design Guidelines.</i>	All	Complies All residential development within the proposal has been designed in accordance with the Urban Design Guidelines and demonstrates a high level of consistency with the approved vision for the broader Showground Precinct. The proposal responds to the guidelines through a cohesive approach to land use, built form, public domain, movement and materiality. The development is compliant with the approved building envelopes, maximum building heights, gross floor area controls and required building separation distances. Built form has been carefully arranged to reinforce a clear urban structure, with appropriately scaled podiums, articulated façades and tower elements set back to maintain a human-scaled streetscape and a legible public realm. The public and private domains are designed to support permeability, accessibility and pedestrian comfort, with clear movement networks that integrate streets, landscaped paths, communal spaces and publicly accessible links. Building entries, active edges and landscaped setbacks contribute to safety, legibility and activation of the public domain, consistent with the objectives of the Urban Design Guidelines. A robust and coordinated palette of materials and finishes has been applied across the development to ensure durability, quality and visual coherence. Brick is prioritised at podium levels to reinforce the established character of the area, while upper-level materials are more refined and recessive, ensuring the development integrates sensitively with its context. Collectively, the proposal demonstrates a clear and comprehensive adherence to the Urban Design Guidelines, delivering a high-quality residential outcome that contributes positively to the character, functionality and long-term success of the Showground Precinct.

4. <i>Development is to address the principles of Crime Prevention Through Environmental Design (CPTED). Note: Consideration shall also be given to The Hills Shire Council's Policy Designing Safer Communities, Safer by Design Guidelines (June 2002).</i>		Complies The proposal addresses the principles of Crime Prevention Through Environmental Design (CPTED) and has been informed by a dedicated CPTED assessment commissioned by Deicorp and prepared by suitably qualified specialists. The assessment has been undertaken in accordance with the CPTED guidelines prepared by NSW Police in conjunction with the Department of Planning. The CPTED assessment includes a comprehensive review of local crime statistics, site context and the proposed built form and landscape design. The proposal has been assessed against the four core CPTED principles of surveillance, access control, territorial reinforcement, and space and activity management. The design promotes strong passive surveillance through active ground-floor interfaces, clearly defined building entries, extensive overlooking of streets, pedestrian links and communal open spaces, and generous lighting throughout the public and communal domains. Access points for vehicles and pedestrians are legible and controlled, with a clear hierarchy of public, semi-public and private spaces reinforcing territorial ownership and wayfinding. The assessment also confirms that the proposal is consistent with The Hills Shire Council's <i>Designing Safer Communities – Safer by Design Guidelines</i> (June 2002). No design changes to the proposed built form or landscape were identified as necessary to achieve compliance. Accordingly, the development is considered to provide a safe, legible and well-managed environment for residents and visitors, consistent with best practice CPTED principles.
5. <i>All future detailed SSDAs are required to submit a CPTED Assessment</i>	Deicorp	Complies CPTED Submitted with the SSDA

6.

All development is to comply with the sustainability mandatory targets and use best endeavours to achieve the stretch goals as outlined in the ESD report and ESD Requirements Tool.

Deicorp

Complies

The proposal is designed to comply with the mandatory sustainability targets and to use best endeavours to achieve the stretch goals outlined in the ESD Report and the ESD Requirements Tool through an integrated and coordinated design approach.

Energy efficiency is addressed through high-performance building envelopes, including appropriate insulation, glazing and external shading, to reduce heating and cooling loads. Energy-efficient lighting, appliances and building services, together with smart controls and sub-metering, reduce operational energy demand and support ongoing performance monitoring. Where feasible, on-site renewable energy generation, such as rooftop solar photovoltaic systems, contributes to improved environmental performance.

Water efficiency is achieved through the use of water-efficient fixtures and fittings and drought-tolerant landscape planting. Integrated stormwater management and water-sensitive urban design measures reduce potable water demand, improve water quality and manage runoff effectively.

The proposal incorporates passive design principles to enhance thermal comfort and indoor environmental quality. Building orientation, apartment layouts and façade design have been optimised to maximise winter solar access, limit summer heat gain and promote cross-ventilation, reducing reliance on mechanical heating and cooling systems.

Sustainable material selection is addressed through the use of durable, low-maintenance materials that minimise the need for long-term and ongoing maintenance. The design prioritises longevity, supporting both material sustainability and economic sustainability, with these benefits ultimately passed on to future residents through reduced operational and lifecycle costs.

Landscape design contributes to sustainability outcomes through extensive planting, increased tree canopy coverage and landscaped podium and rooftop areas, which mitigate the urban heat island effect, improve microclimate conditions and support local biodiversity.

Waste minimisation is supported through the provision of well-designed waste and recycling facilities that encourage the separation of waste streams and improve resource recovery. Transport-related sustainability outcomes are reinforced by the site's proximity to public transport, the provision of bicycle parking and end-of-trip facilities, and the inclusion of electric vehicle charging infrastructure within the basement car park.

Ongoing operational performance is supported through building management systems, commissioning and monitoring, ensuring that sustainability initiatives are implemented effectively and performance is maintained over time.

7. <i>Residential flat buildings are to meet the requirements for adaptable housing within Part B Section 5 Residential Flat Buildings of The Hills DCP 2012.</i>	Turner/ Delcorp	Complies Our design proposal ensures compliance with the requirements for adaptable housing as stipulated in Part B Section 5 of The Hills DCP 2012. Specifically, we have proposed 10% of the residential flat buildings to be designated as adaptable housing units. These units are strategically and equitably distributed across the site, as guided by advice from our access consultant. 1. Equitable Distribution: The 10% adaptable housing units are spread throughout the residential flat buildings to ensure accessibility and inclusivity across the development. This distribution not only meets regulatory requirements but also promotes integration and community cohesion. 2. Alignment with Access Consultant Advice: Our approach aligns closely with recommendations from our access consultant, who has provided expert guidance on ensuring that the design meets the needs of residents requiring adaptable housing. Their input has been integral in shaping the layout and accessibility features of these units. 3. Site Accessibility: The entire site has been planned to be largely traversable and wheelchair accessible. This includes accessible pathways, ramps where necessary, and barrier-free access to all common areas and amenities within the development. Such measures ensure that residents of adaptable housing units can navigate the site independently and comfortably. In conclusion, our proposal for adaptable housing meets the requirements set forth in The Hills DCP 2012. By incorporating 10% adaptable units, strategically distributing them across the site, and ensuring comprehensive accessibility features in the design, we are committed to fostering an inclusive living environment that accommodates diverse needs and promotes community integration.
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8. <i>All types of residential accommodation are to consider flexibility in the design to allow adaptation to meet the changing needs of residents due to ageing or disability.</i>	Turner/ Morris Goding	Noted Our development embraces the requirement for residential accommodation to incorporate flexibility in design, enabling adaptation to meet the evolving needs of residents due to ageing or disability. This commitment ensures the liveability of our project while catering to the family demographic. 1. Aging in Place: Our design prioritises the concept of "aging in place," allowing residents to comfortably remain in their homes as they age. This is achieved through thoughtful consideration of accessibility features, such as wide doorways, step-free entrances, and adaptable internal spaces that can accommodate future mobility aids or modifications. 2. Family Suitability: Recognising the importance of catering to families, our development includes a mix of unit sizes and configurations that are conducive to family living. This includes larger apartments suitable for multi-generational households and amenities designed to enhance family-oriented community engagement. 3. Highly Activated and Richly Programmed Area: Situated in a vibrant and rapidly growing neighbourhood, our development offers a highly activated environment with rich programming. This includes landscaped communal spaces, recreational facilities, and community events that contribute to a vibrant and inclusive community atmosphere. 4. Growth-Oriented Location: Being part of an area undergoing growth, our development integrates seamlessly into the urban fabric while contributing positively to the local community. This ensures that residents not only benefit from the convenience of nearby amenities but also enjoy a dynamic and evolving neighbourhood. In conclusion, our development not only meets but exceeds the requirement for flexibility in residential accommodation design. By fostering an environment that supports aging in place, caters to families, and thrives in a lively and expanding community setting, we are committed to creating a sustainable and liveable environment that enhances the quality of life for all residents.
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2.9 Diversity and Inclusion

Affordable Housing

Objectives	Team	Comment
a) <i>To ensure that the development promotes social and economic integration while providing households on lower incomes access to housing opportunities.</i>	Turner	Complies Our proposal ensures that the development promotes social and economic integration by including the required percentage of affordable housing opportunities. This commitment reflects our dedication to fostering a diverse and inclusive community. 1. Affordable Housing Percentage: We have incorporated the mandated percentage of affordable housing units within the development. These units are designed to provide housing opportunities for households on lower incomes, contributing to a more equitable distribution of housing options within the community. 2. Social Integration: By including affordable housing, our development promotes social integration by creating a mixed-income environment where residents from various socio-economic backgrounds can live together. This supports community cohesion and diversity, enhancing the overall social fabric of the neighbourhood. 3. Economic Accessibility: Access to affordable housing within our development ensures that households on lower incomes have access to safe, secure, and well-located housing options. This not only meets regulatory requirements but also addresses the broader goal of providing inclusive housing solutions that support economic stability and opportunity. In conclusion, our proposal meets the criteria by including the required percentage of affordable housing units. This initiative aligns with our commitment to promoting social and economic integration within the community, ensuring that housing opportunities are accessible to households across a range of income levels.

b) <i>To ensure consistency in the material treatment of affordable and market dwellings.</i>	Turner	Noted Our commitment to delivering architecturally beautiful, robust, and long-lasting buildings remains consistent across both affordable and market housing within our development. While initial phases may vary in material treatment, we aim to adhere strictly to this requirement in future phases. 1. Architectural Integrity: We are dedicated to maintaining architectural integrity and aesthetic quality in all aspects of our development, regardless of whether the dwelling is designated as affordable or market-rate housing. This ensures that all residents benefit from a high standard of design and construction. 2. Material Consistency: While current phases may involve different material treatments based on initial planning considerations, our future phases will align closely with the requirement for consistency in material treatment between affordable and market dwellings. This approach guarantees uniformity and fairness in the built environment. 3. Long-Term Durability: Our emphasis on robust, long-lasting materials underscores our commitment to sustainability and longevity. This not only enhances the durability of our buildings but also minimises maintenance costs and environmental impact over time. In conclusion, our development prioritises architectural excellence and durability across all housing types. As we progress, we are committed to ensuring that material treatment consistency is upheld in future phases, thereby delivering a cohesive and visually appealing environment for all residents.
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1. <i>A minimum of 5% of the number of dwellings delivered must be Affordable Housing. The location(s) and configuration(s) of affordable housing within the Hills Showground Station Precinct is flexible as long as the 5% minimum is met, and may occur on any or all of the associated development lots.</i>	Turner	Complies Our proposal commits to delivering 5% of the total number of dwellings as Affordable Housing within the Hills Showground Station Precinct for a period of 10 years. This commitment ensures that a proportionate number of affordable housing units are integrated into the development, in line with regulatory requirements and community needs. 1. Affordable Housing Provision: We will provide 5% of the dwellings within the Hills Showground Station Precinct as Affordable Housing units. This allocation is designed to accommodate households with lower incomes, contributing to a diverse and inclusive community fabric. 2. Flexibility in Location and Configuration: The location and configuration of these Affordable Housing units will be flexible, allowing for integration across any or all of the associated development lots within the precinct. This flexibility ensures that the Affordable Housing units can be optimally positioned to benefit residents and the broader community. 3. Long-Term Commitment: Our commitment to maintaining Affordable Housing provision for 10 years underscores our dedication to supporting housing affordability in the region. This initiative aims to provide stable and affordable housing options for eligible households over an extended period. In conclusion, our proposal not only meets the minimum requirement of delivering 5% Affordable Housing within the Hills Showground Station Precinct but also demonstrates our long-term commitment to fostering a socially inclusive and sustainable community.
2. <i>Affordable Housing must be integrated into the overall development with no discernible difference in quality when compared to market housing.</i>	Turner	Noted This guideline has been addressed and affordable housing are integrated with no discernible difference. See response to 2.9b.

3.	Turner	Noted
<i>The provision of Affordable Housing must conform with the State Environmental Planning Policy (Affordable Rental Housing), 2009 (ARHSEPP).</i>		The provision of Affordable Housing within our development will conform with the requirements outlined in the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP). This ensures that our approach to Affordable Housing aligns with state regulations, promoting accessibility and affordability in housing options. 1. Conformance with ARHSEPP: We are committed to strictly adhering to the guidelines set forth in the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP). This policy governs the provision of Affordable Housing and ensures that our implementation meets legal standards and community expectations. 2. Quality Assurance: Regardless of whether a unit is designated as Affordable or market-rate, our commitment to delivering high-quality apartments remains unwavering. Each unit will be designed and constructed to meet stringent quality standards, ensuring comfort, durability, and aesthetic appeal for all residents. 3. Inclusive Development: By integrating Affordable Housing in accordance with ARHSEPP, we contribute to a more inclusive and diverse community. This initiative supports housing affordability while maintaining the overall integrity and attractiveness of the development. In conclusion, our development not only complies with the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) but also upholds our commitment to delivering exceptional quality across all apartments, regardless of affordability designation. This dual focus ensures that all residents benefit from a high standard of living within a well-regulated and inclusive residential environment.

4.

Car parking for affordable housing is to be in accordance with Sections 3.2.13, 4.2.12, and 5.2.16 Car Parking and Access of this document consistent with State Environmental Planning Policy (Affordable Rental Housing) 2009.

Turner

Noted

Refer to the separate traffic report accompanying this submission, which details the parking rates for our development. Car parking provisions for affordable housing will align with the requirements specified in Section 4.2.12 Car Parking and Access of this document, consistent with the State Environmental Planning Policy (Affordable Rental Housing) 2009.

1. **Traffic Report Reference:** We encourage review of the accompanying traffic report for comprehensive information on parking rates specific to our development. This report outlines how car parking provisions are tailored to meet the needs of both affordable and market-rate housing units.
2. **Compliance with Section 4.2.12:** Car parking for affordable housing units will strictly adhere to the guidelines set forth in Section 4.2.12 Car Parking and Access. This ensures that parking provisions are designed to accommodate residents' needs while maintaining compliance with regulatory standards and promoting efficient traffic flow.

In conclusion, our development's approach to car parking for affordable housing units is detailed in the accompanying traffic report and aligns with Section 4.2.12 Car Parking and Access of this document. This ensures that parking solutions are appropriately tailored to support residents' accessibility and comply with relevant planning policies.

2.9 Diversity and Inclusion

Liveable and Adaptable Housing

Objectives	Team	Comment
a) <i>To encourage flexibility in design to allow people to adapt their home as their needs change.</i>	Turner/ Morris Goding	Complies The proposal meets the requirements for liveable and adaptable housing. Refer to the Turner drawings: DA-810-001_ _Pre and Post Adaptable Layout 01 DA-810-002_ _Pre and Post Adaptable Layout 02 DA-810-003_ _Pre and Post Adaptable Layout 03 DA-810-003_ _Pre and Post Adaptable Layout 04 20% of apartments in Buildings D & E in Lot 5 are Liveable – refer to the Liveable Symbol on the apartment plans in the main GA Floor Plans. Refer also the separate access report which accompanies this submission, which outlines compliance with liveable and adaptable housing, and with the DDA.
b) <i>To ensure the provision of homes that are easier to access, navigate and live in, and more cost effective to adapt when life's circumstances change.</i>	Turner/ Morris Goding	Complies The proposal meets the requirements for liveable and adaptable housing. See response above in section 2.8.7 and 2.8.8.
c) <i>To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents due to ageing or disability.</i>	Turner/ Morris Goding	Complies The proposal meets the requirements for liveable and adaptable housing. See response above in section 2.8.7 and 2.8.8.
Controls		Comment
1. <i>A minimum of 20% of apartments are to achieve a 'Design and As-Built' Livable Housing Australia accreditation at silver level or above.</i>	Turner/ Morris Goding	Complies The proposal meets the requirements for liveable and adaptable housing. Refer to the Turner drawings: DA-810-001_ _Pre and Post Adaptable Layout 01 DA-810-002_ _Pre and Post Adaptable Layout 02 DA-810-003_ _Pre and Post Adaptable Layout 03 DA-810-003_ _Pre and Post Adaptable Layout 04 20% of apartments in Buildings D & E in Lot 5 are Liveable – refer to the Liveable Symbol on the apartment plans in the main GA Floor Plans. Refer also the separate access report which accompanies this submission, which outlines compliance with liveable and adaptable housing, and with the DDA. Please also see response above in section 2.8.7 and 2.8.8.

2. <i>Residential flat buildings and multi-dwelling housing are to meet the requirements for adaptable housing within part B Section 5 Residential Flat Buildings of The Hills DCP 2012.</i>	Turner	Noted
3. <i>Residential flat buildings and multi-dwelling housing are to comply with the standards under the Disability Discrimination Act and Building Code of Australia.</i>	Turner/ Morris Goding	Complies Residential flat buildings and multi-dwelling housing are required to comply with the standards set forth under the Disability Discrimination Act (DDA) and the Building Code of Australia (BCA). These regulations ensure that all individuals, regardless of ability, have access to housing that is safe, functional, and accommodating. Please see Architectural Plans for units that have been nominated as Livable and Adaptable. The design team has aimed to have an equitable distribution of the apartments across buildings, levels and mix so that there is equal opportunity and a broad range of apartment types. Refer to the separate access report which accompanies this submission, which outlines compliance with liveable and adaptable housing, and with the DDA. This report provides detailed information on how the design meets the necessary criteria, ensuring accessibility and inclusivity for all residents.

2.9 Diversity and Inclusion

Dwelling Typologies & Mix

Objectives	Team	Comment
a) <i>To provide housing choice to suit different demographics, living needs and household budgets.</i>	Turner	Complies The proposed mix shows a diversity of 1 bed [15.63%], 2 bed [59.60%] and 3 bed [24.78%] apartments. Within these apartment types, there is a range of size and layouts that offer a high level of choice and amenity. Most apartments allow for either a dedicated study or media space, to facilitate working from home and studying. Storage has been carefully integrated into the apartment plans, with an additional storage cage provided for every apartment in the basement car park. Refer to the large family friendly 3 bed apartment types to the upper levels of Buildings D & E, with views across the adjacent Castlehill Showgrounds & to the new Eastern Park. Also refer to the three-storey townhouse typology along the western edge of Buildings D & E facing into the new internal roadway, that add further to the diversity of choice. The proposal includes adaptable and liveable apartment types in all buildings. There are also provisions for affordable housing within the development.
b) <i>To guide appropriate locations for differential typologies given their proximity to infrastructure and mixed-use areas, as well as adjacent residential areas and open space.</i>	Turner	Complies Ground Floor apartments are generally elevated above the street level with adequate fences and planters to provide privacy. Most plantrooms and services are located within the basement. The Loading dock is located fully within the basement. The buildings exceed ADG building separation further adding to the quality of visual and acoustic privacy.
Controls		Comment
1. <i>Apartment mix is to be provided in accordance with Table 1: Excerpt Table 1 regarding Doran Drive precinct, (Urban Design Guidelines, Pg35)</i> <i>a) No more than 25% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be studio or 1-bedroom dwellings, or both.</i> <i>b) At least 10% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.</i>	Turner	Complies The proposed mix shows a diversity of 1 bed [15.63%], 2 bed [59.60%] and 3 bed [24.78%] apartments.
2. <i>Any variation to the apartment mix controls must be supported by a market demand assessment prepared by a suitably qualified professional.</i>	Turner	Noted The proposed mix shows a diversity of 1 bed [15.63%], 2 bed [59.60%] and 3 bed [24.78%] apartments, no variation is currently proposed to the above control no. 1.
3. <i>Townhouse apartments are to be provided at a minimum along the new internal street to Precinct East where 12m high (3 storey) envelopes are stipulated.</i>		Complies The proposal provides a series of 3 storey townhouses along the western edge of Buildings D & E facing into the new internal roadway. These large townhouse typologies have ground external private terraces that connect directly to the adjacent street via steps and gates.

2.10 Connectivity

2.10.1 Road Hierarchy

Objectives	Team	Comment
a) <i>To respond to the role and function of existing roads within the broader Showground Station Precinct.</i>	Turner	Complies To respond to the role and function of existing roads within the broader Showground Station Precinct, it is important to consider the current state and future plans for the surrounding infrastructure. The surrounding roads are already fully delivered and in use around the perimeter of the site, ensuring efficient traffic flow and accessibility. Additionally, the subdivision road through the site, which is included in a separate application and already approved, will deliver additional transport routes, further enhancing connectivity within the precinct. All driveways are strategically located inbound of the site and off the subdivision road, which minimises the impact on the existing road network. This thoughtful placement not only reduces traffic congestion but also adds value to the Showground Station Precinct by integrating various pedestrian routes. This integration promotes walkability and reduces reliance on road infrastructure, contributing to a more sustainable and accessible urban environment.
b) <i>To provide appropriate local access and services to the residential buildings and park.</i>	Turner	Complies To provide appropriate local access and services to the residential buildings and park, the surrounding roads are already fully delivered and in use, ensuring efficient access for all residents and visitors. The subdivision road, along with extensive landscaping and the provision of pedestrian routes, supports the walkable vision of the Showground Station Precinct. The public park is centrally located, serving as the heart of the various paths and routes. This design encourages walkability and easy access to the park and residential buildings, fostering a community-oriented environment while reducing reliance on vehicular traffic. The thoughtful integration of these elements ensures that local access and services are both convenient and sustainable.
Control		Comment
1. <i>A new local street with a 17m road reserve is to be provided within Precinct East as shown in Figure 30.</i>		Complies A new local street with a 17m road reserve is to be provided within Precinct East as shown in Figure 30. Refer to the already approved civil and landscape design for the new internal roadway within the Showgrounds Precinct East. The proposal for Buildings D & E in Lot 5 complies with these civil levels and alignments, ensuring seamless integration with the overall precinct plan. This alignment guarantees that the new street will support the intended urban structure and connectivity within Precinct East.
2. <i>The new local street is to be consistent with the street profile in Section 5.2.13.</i>		Complies The new street which is referred to as the 'subdivision road' in this report is included in a separate application and already approved. The setback requirements relevant to Lot 5 have been adhered to and is consistent with figure 227 in the urban Design Guide.

3. <i>The new local street is to be two-way to provide vehicular access to the residential development lots, however the street is to be one-way from the development lot to Andalusian Way to reduce the amount of traffic using Andalusian Way to access Precinct East.</i>		N/A The new street which is referred to as the 'subdivision road' in this report is included in a separate application and already approved. Refer to the already approved civil and landscape design for the new internal roadway within the Showgrounds Precinct East.
4. <i>An appropriate transition and connectivity is to be provided between the new public road and the existing roads to ensure a uniform and logical profile. This may be achieved through finishes, treatment and street trees.</i>		N/A The new street which is referred to as the 'subdivision road' in this report is included in a separate application and already approved. Refer to the already approved civil and landscape design for the new internal roadway within the Showgrounds Precinct East.
5. <i>The design and construction of road infrastructure shall comply with The Hills Shire Council's Design Guidelines for Subdivision and Developments'.</i>	Turner	Noted. The new street which is referred to as the 'subdivision road' in this report is included in a separate application and already approved. Refer to the already approved civil and landscape design for the new internal roadway within the Showgrounds Precinct East.

2.10 Connectivity

2.10.2 Active Transport

Objectives	Team	Comment
a) <i>To reduce reliance on private motor vehicles for trips undertaken to/from, through and within the Precinct.</i>		Complies The proposal meets the objectives of the approved concept plan for the Showgrounds Precinct East. This area has traditionally been a car dependent community with poor public transport links and limited retail and services offering. This new proposal is part of the transformation of the area which is evolving into a transport orientated community, centred around the new metro station. The new Northwest metro line and improved bus connections now link this area to the wider Sydney region. The public domain and new Publicly Accessible Pedestrian Link within Lot 5 have been envisaged as a pedestrian centric environment, where quality landscaping will make this an enjoyable place to live and to visit. Bicycle parking is located within the public domain, and in secure lock-up areas in the basement.
b) <i>To maximise public transport patronage and encourage walking, cycling and other forms of active transport.</i>	Turner	Noted Due to its proximity to the station, bus stop, and the proposed high-density development within the subject site, the proposal will maximise public transport patronage and encourage walking, cycling and other forms of active transport.
c) <i>To provide weather protected, active connections between the station, transport interchange, Doran Drive Plaza, Castle Hill Showground and the regional recreational resource of Cattai Creek via the existing footpath.</i>	Turner	N/A The proposal only relates to Showgrounds Precinct East and does not relate to the Doran Drive Precinct.
d) <i>To complete the pedestrian and bicycle network, which includes a mixture of dedicated off-road routes, pedestrian and bicycle priority shareways and links to the existing active transport networks of the broader Precinct and the Garden Shire.</i>	Turner	Noted To complete the pedestrian and bicycle network, which includes a mixture of dedicated off-road routes, pedestrian and bicycle priority shareways, the subject site links to the existing active transport networks of the broader Precinct. The public park is centrally located, serving as the heart of the various paths and routes. This design encourages walkability and easy access to the park and residential buildings, fostering a community-oriented environment while reducing reliance on vehicular traffic. The integration of these elements ensures that local access and services are both convenient and sustainable, promoting a cohesive and accessible network for pedestrians and cyclists throughout the precinct as well as surrounding areas.

e) <i>To consider the needs of the residents with particular consideration to access requirements, safety and security.</i>	Turner	Complies To consider the needs of the residents with consideration to access requirements, safety, and security, the development incorporates several key features. Clearly defined pedestrian pathways have been provided around the perimeter of the development and within the proposed publicly accessible pedestrian link within Lot 5. The public domain on all sides of the subject site is pedestrian-centric, with careful management of car park, loading, and other service requirements to ensure safety and convenience. Sight lines from residential units, facilitated by well-placed windows overlooking the public domain, along with sight lines from lobbies at key, logical, street-interfaced locations, contribute to passive surveillance and enhance the safety and security of the area. This enhances the overall safety of the area and promotes walkability. Equitable access has been considered and applied throughout the site, with entries at grade and accessible entries to communal open spaces, ensuring that all residents can easily and safely navigate the development.
f) <i>To ensure that appropriate pathways, with high levels of pedestrian amenity are provided for residents in the locality along identified desire lines in accordance with Council's ESD objective 9 (THDCP (2012) Part A Section 5.1).</i>	Turner	Noted Council ESD objectives shown in grey, response for Lot 5 shown in black. ESD 1 – To apply the precautionary principle where development is likely to cause short or long-term irreversible or serious threats to the environment. The development aligns with the land use zoning of the site which is endorsed by Council and therefore the environmental impact does not exceed what is expected. Additionally, extensive landscaping and sustainability targets have been set for the site to further reduce this impact. ESD 2 – To allow for broad community involvement in respect to issues of concern throughout the development process. Lot 5 is continuation of various place-making and design guide strategies and leverages the community involvement from those processes. ESD 3 – To ensure during the design, construction and operation of the development, that water is utilised efficiently and that water leaving the site is of a quality and quantity comparable to that which is received. The civil and stormwater ESD 4 – To ensure that biodiversity and the integrity of ecological processes are not compromised by the development. ESD 5 – To promote the following during the design, construction and operation of development: - the use of energy efficient materials and designs - utilisation of renewable energy & materials; and - energy efficient technology. ESD 6 – To follow the principles of the 'Waste Hierarchy' (reduce, reuse, recycle) in the use of materials and the design of waste recovery and disposal systems throughout the development process. ESD 7 – To protect neighbourhood amenity and safety in the design and construction and operation of the development. ESD 8 – To encourage the long-term economic viability and health of the community in the development process. ESD 9 – To encourage the use of public transport, bicycles and pedestrian trips in the development and design process.
g) <i>To ensure provision is made for bicycle access and storage in accordance with Council's ESD objective 9.</i>		Noted Bicycle parking is located within the public domain, and in secure areas in the basement.

2.10 Connectivity

2.10.2 Active Transport

Control	Team	Comment
1. <i>Active transport movement and access throughout the Precinct is to be provided in accordance with Figure 31.</i>	Turner	Complies The proposal meets the requirements with clearly defined pedestrian routes around the perimeter of the site. A quality east-west link is provided through Lot 5, connecting the metro station and the new Eastern Park to Showgrounds Road at the east of the site. The new Eastern Park will be accessible for all and fully compliant with DDA requirements.
2.S <i>A potential shared zoned to supplement the one-way treatment on the local road is to be provided between the Precinct East Park and Andalusian Way, subject to TfNSW and Council approval, to prioritise pedestrian movements between Precinct East and the Station.</i>	Turner	Noted.
3. <i>Shared paths are to have a minimum width of 2.5m.</i>	Turner	Noted
4. <i>Access to dwellings should be direct and without unnecessary barriers. All external and internal pathways and ramps should conform to the requirements set out in Australian Standard 1428 Parts 1 and 2.</i>	Turner/ Morris Goding	Complies All external and internal pathways and ramps conform to the requirements set out in Australian Standard 1428 Parts 1 and 2.
5. <i>Clearly defined pedestrian pathways are to be provided between proposed developments and proposed footpaths along sub-arterial roads.</i>	Turner	Complies Clearly defined pedestrian pathways have been provided around the perimeter of the development and within the proposed publicly accessible pedestrian link within Lot 5.
6. <i>Developments are to have adequate lighting in common and access areas to ensure the safety of residents and property.</i>	Turner	Noted The development will have adequate lighting in common and access areas to ensure the safety of residents and property. This extent of detail will be confirmed at the later design development and construction certificate phases.
7. <i>Building and unit numbering and all signage is to be clear and easy to understand.</i>	Turner	Noted Building and unit numbering and all signage will be clear and easy to understand. This extent of detail will be confirmed at the later design development and construction certificate phases.
8. <i>Pathway locations must ensure natural surveillance of the pathway from primary living areas of adjoining units. Dwelling entries must not be hidden from view and must be easily accessible.</i>	Turner	Complies Pathway locations ensure natural surveillance of the pathway from primary living areas of adjoining units. Dwelling entries will not be hidden from view and will be easily accessible.
9. <i>Bicycle lockup facilities are to be provided close to the main entry to the building.</i>	Turner	Complies Bicycle facilities are provided within the main basement carpark and have easy access to the lifts that connect to the four residential towers within Lot 5. End of trip facilities are located adjacent to the building manager's office beside the Building E2 eastern lobby facing Showgrounds Road.

2.11 Public Domain and Landscape

2.11.1 Public Open Space

Objectives	Team	Comment
a) <i>To deliver a well-connected, accessible, high quality, diverse, multifunctional and flexible public open space.</i>		Complies The proposed new streetscapes and publicly accessible pedestrian link within Lot 5 will be universally accessible and compliant with DDA requirements. The public domain has been designed as a series of flexible space to meet the needs of all age groups and demographics. Refer to the landscape design by Land and Form Landscape Architects for more detail.
b) <i>To reinforce primary connections between the Precinct, the Hills Showground Station, Castle Hill Showground and Cattai Creek.</i>	Turner	Complies The design for new streetscapes and publicly accessible pedestrian link within Lot 5 has allowed for clear sight lines, good lighting, and passive surveillance from adjoining tenancies and from apartments overhead. This creates a safe environment for all day use. The design for the publicly accessible pedestrian link allows for a generous hard landscaped pavement area that provides a direct connection from the metro station to Showgrounds Road. This pedestrian link has been further embellished with artwork as part of the Connecting with Country considerations. The public domain on all sides of the subject site is pedestrian centric, and has carefully managed any integration of car park, loading, and other services requirements. The proposal reinforces the connections between the Station, Showgrounds, and Cattai Creek.
c) <i>To provide a central open space that can perform as the active community 'heart' over the Precinct.</i>	Turner/ Morris Goding/ Land&Form	Complies The proposed new Precinct East Park is centrally located in the site, publicly accessible and compliant with DDA requirements.
d) <i>To provide sufficient open space to suit the needs of the residents, employment community and visitor, and that complements the existing open space network.</i>	Turner	Complies The proposal includes significant amounts of open space to meet the needs of the residents, and those visiting. The significant Eastern Park within Showgrounds Precinct East will provide amenity for the wider community. The resident's ground floor courtyards have been designed as flexible space that meets the needs of all age groups and demographics within the development. Children's play area is located at the ground floor level, a large lawn area with BBQ facilities is in the centre of the space for gathering and play with a lawn area is located where groups can relax or play. Remaining areas include large amounts of planting to offer a quality outlook for apartments overhead, or smaller more intimate areas for residents to escape for rest and relaxation. The communal rooftop terraces at the upper levels have been deliberately designed with both active areas and more passive type spaces, for rest and relaxation, to avoid any acoustic implications to adjacent apartments. Collectively this range of open spaces and landscaping allows for quality amenity for the new emerging precinct.
e) <i>To ensure clear, legible and safe pedestrian and cycle connections, including links to the regional cycle network.</i>	Turner	Complies The design of new public domain within Lot 5 has allowed for clear sight lines, good lighting, and passive surveillance from adjoining tenancies and from apartments overhead. This creates a safe environment for all day use. The public domain on all side of the subject site is pedestrian centric, and has carefully managed any integration of car park, loading, and other services requirements. Bike use is encouraged through the provision of bike racks within secure areas in the basement car park.

2.11 Public Domain and Landscape

2.11.1 Public Open Space

Objectives	Team	Comment
f) <i>To deliver an environmentally and socially sensitive and responsive design that ensures the environmental qualities of surrounding landscapes are maintained or enhanced.</i>	Turner/ Land&Form Landscape Architects	Complies Refer to the landscape design by Land and Form Landscape Architects, which has integrated native tree and plant species that are appropriate for this location and in keeping with the surrounding context.
g) <i>To provide an emphasis on local character and a continuity of landscape.</i>	Turner/ Land&Form Landscape Architects	Complies Refer to the landscape design by Land and Form Landscape Architects, which has integrated native tree and plant species that are appropriate for this location and in keeping with the surrounding context.
h) <i>To ensure the delivery of public art assets as part of an integrated public domain and public open spaces</i>	Turner/ Jamie Eastwood	Complies Refer to the separate Connecting with Country report that accompanies this SSDA submission. The proposal includes for integrated Public Art throughout the Publicly Accessible Pedestrian Link within Lot 5 that will reference the natural context and local history.
i) <i>To retain the existing landscape qualities within public open spaces in terms of topography and existing trees.</i>	Turner/ Land&Form Landscape Architects	Complies Refer to the landscape design by Land and Form Landscape Architects, which has integrated native tree and plant species that are appropriate for this location and in keeping with the surrounding context.

2.11 Public Domain and Landscape

2.11.1 Public Open Space

Control	Team	Comment
1. <i>Two new publicly accessible open spaces are to be provided:</i> <i>a. An urban plaza in the mixed-use Doran Drive Precinct – Doran Drive Plaza</i> <i>b. A local park within the new residential neighbourhood of Precinct East – Precinct East Park.</i>	Turner	Complies a. N/A as this relates to the Doran Drive Plaza and not to the subject site. b. The proposal for the subject site includes the new Precinct East Park. The area and dimensions of the park match the requirements of the Urban Design Guidelines. The park will be publicly accessible, and designed as a flexible space with quality landscaping, public art, DDA compliant, and with level direct access into the ground floor retail tenancies of the proposed new development.
2. <i>A publicly accessible pedestrian link is to be provided between Precinct East Park and Showground Road with a minimum width of 8m.</i>		Complies The dimensions for the proposed Publicly Accessible Pedestrian Link comply with the minimum width of 8m. The gradients comply with DDA requirements. Clear sightlines are provided and quality lighting to ensure a safe and inviting space is created.
3. <i>All new publicly accessible open spaces are to be universally accessible and compliant with the Disability Discrimination Act 1995 (DDA).</i>	Turner/ Morris Goding/ Land&Form Landscape Architects	Complies The proposed new public domain areas will be universally accessible and compliant with DDA requirements.
4. <i>Buildings that interface directly with the publicly accessible open spaces are to be accessed from those spaces via active retail and commercial frontages or residential courtyards.</i>	Turner	Complies The proposed ground floor building entry lobbies have direct level access to the adjoining streets and to the adjacent resident's communal external spaces.
5. <i>Attractive, high quality outdoor spaces for children to play shall be integrated into the public domain where appropriate. Such spaces should allow for interactive play and include seating and shading.</i>	Turner/ Land&Form Landscape Architects	Complies The proposed new Eastern Park is designed as a highly flexible space that can accommodate multiple uses. The proposal includes a lawn area which will offer a soft fall space for families to gather in, and children to play in. The lawn is separate to the main pedestrian links through the space, is located away from the traffic movements in the adjacent streets and has good sightlines and passive surveillance from the adjacent apartment private terraces.
Doran Drive Plaza		
6. <i>Doran Drive Plaza is to be a minimum 1,400m² of publicly accessible open space located in accordance with Figure 34 and the drawings forming part of the Plans for Approval.</i>	Turner	N/A This park does not form part of the proposal.

Precinct East Park

7.

Precinct East Park is to be a minimum 3,500m² of public open space located in accordance with Figure 34 and the drawings forming part of the Plans for Approval.

Complies

The design of the Eastern Park is already approved and not part of this SSDA submission.

2.11 Public Domain and Landscape

2.11.1 Public Open Space

Control

Team

Comment

Utility Infrastructure

8.

Electricity reticulation and telecommunications is to be provided underground for all urban development.

Complies

Electricity and Telecommunications will all be underground for the development as part of the authority detailed design phase works.

9.

Any existing above-ground electricity reticulation service is to be relocated underground during the construction stage, to the satisfaction of the relevant authority, with the exception of main transmission lines.

Complies

2.11 Public Domain and Landscape

2.11.2 Communal Open Space

Objectives	Team	Comment
a) <i>To provide additional amenity and recreational opportunities within the private domain for the residents of the Precinct.</i>	Turner	Complies A large ground floor level communal open space is provided within both Building D & Building E in Lot 5, as well as several other rooftop communal terraces. Collectively these provide quality facilities and recreational opportunities for the residents within the Lot 5.
Controls		
1. <i>Communal open space is to be provided in the form of private areas at ground level, podium and rooftop level in accordance with SEPP 65 Apartment Design Guide.</i>	Turner	Complies Secure communal open areas are located at ground floor, and on the mid-level rooftops. All buildings have direct access to the communal open areas. Collectively these communal open areas meet the requirements of the SEPP 65 Apartment Design Guide. The communal open spaces have a range of active and passive uses that meet the varied requirements of all age groups and demographics. The additional rooftop communal terraces are envisaged as passive and active areas for relaxation, with quality solar access and views across the Showgrounds and surrounding precinct.
2. <i>External (outside) communal open space areas are to be located and designed to:</i> <i>a. Be seen from the street between buildings</i> <i>b. Provide for active and passive recreation needs of all residents</i> <i>c. Provide landscaping</i> <i>d. Present as a private area for use by residents only</i> <i>e. Include passive surveillance from adjacent internal living areas and/or pathways</i> <i>f. Have a northerly aspect where possible</i> <i>g. Be in addition to any public thoroughfares.</i>	Turner	Complies - The main communal open areas are located at Ground Floor. They form a large courtyard area in the middle of both Building D and Building E. This courtyard is at the same level as the adjacent streets. Straight view lines are provided from the streets into the central courtyards via the main entry lobbies, and via breaks in the built form of the podium. The mid-level rooftops are all landscaped with communal rooftop terraces. There are substantial planted areas around the edges of these rooftop terraces that provide a greening of the facades and visual interest when viewed from the streets below. - A range of uses are provided in the communal courtyards and terraces to cater to varying ages and demographics that are likely to live in a project of this size. - Refer to the Landscape drawings and report by Land and Form Landscape consultants which describes the high-quality landscaping proposed to all communal spaces within this project. - Fences and secure lines are applied to the edges of the ground floor communal open areas to provide sufficient security for residents and remove any ambiguity in the type of space being provided. - Parking, plant rooms, and services are located in the basement, which allows for a highly activated façade to the lower levels of the building. Multiple apartments, lift lobbies overlook the communal open spaces for adequate passive surveillance. - The proposal is compliant with the already approved Concept Plan building envelopes and massing. There is little ability to vary from these building envelopes due to the highly prescriptive dimension of the setbacks, building separations and number of storeys. This leads to ground floor communal courtyards that have an east-west orientation rather than northerly. To offset this, communal rooftop terraces are provided to all mid-levels roofs to allow for a range of communal external areas that enjoy quality solar access, views and outlook. All lift cores have access to a rooftop terrace. Collectively this gives a range of spaces that can be used all year round and gives a choice between shade and full sun in the warmer summer months. - The communal open areas do not include any public thoroughfares and are located within fences/secure lines or located on the mid-level rooftop terraces.
3. <i>Internal communal open spaces are to be located within a larger courtyard accessible via ground floor residential courtyards.</i>	Turner	Complies Secure communal open areas are located at ground floor, and on the mid-level rooftops. All buildings have direct access to the communal open areas. Collectively these communal open areas meet the requirements of the SEPP 65 Apartment Design Guide.

2.11 Public Domain and Landscape

2.11.2 Communal Open Space

Controls	Team	Comment
4. <i>Communal open space is to provide a range of uses including seating, picnic facilities, play spaces, productive gardens and lawn areas amongst generous planting</i>	Turner/ Land&Form Landscape Architects	Complies Secure communal open areas are located at ground floor, and on the mid-level rooftops. All buildings have direct access to the communal open areas. Collectively these communal open areas meet the requirements of the SEPP 65 Apartment Design Guide. The communal open spaces have a range of active and passive uses that meet the varied requirements of all age groups and demographics. The additional rooftop communal terraces are envisaged as passive and active areas for relaxation, with quality solar access and views across the Showgrounds and surrounding precinct. Level 3, 8 and 9 Series of communal and intimate seating spaces set within lush garden setting, areas to gather and enjoy the views to all directions.
5. <i>Internal open space areas are to provide opportunities for larger communal gathering and/or active recreation (i.e. kitchen facilities, tables and chairs, small-scale gymnasium or health studio) where possible.</i>	Turner	Complies The proposal allows for an indoor community room within Lot 5. This room is located within Building D2 at ground floor level, facing north into the central communal courtyard. It was direct level access from the adjacent D2 lift lobbies and from the central courtyard. The room has an external north facing terrace area, accessed from the north facing fully glazed façade. While currently there is no assigned program to this room, the high ceiling height allows for future flexibility.
6. <i>Communal open space in Precinct East is to be primarily at grade and read as a continuation of the adjacent public domain character in planting and materiality. Small trees suitable for the landscaped area provided are encouraged.</i>	Turner/ Land&Form Landscape Architects	Complies Communal open space in Precinct East is at grade and reads as a continuation of the adjacent public domain character in planting and materiality.
7. <i>Podium and rooftop gardens across all precincts are to incorporate a minimum of 70% native planting for local character, however this may be supplemented with exotics for colour and variation, and edible species as part of vegetable or herb gardens.</i>	Turner/ Land&Form Landscape Architects	Complies The Landscape planting for the site will have a minimum of 70% of indigenous / water sensitive planting species.
8. <i>Rooftop gardens must be adequately enclosed and accessible to occupants of the development.</i>	Turner	Complies The proposed communal rooftop terraces all have lift access. The path of travel to the roof terraces and their doorways are all designed to be fully accessible. Pathways and paving have been designed to meet DDA requirements.

2.11 Public Domain and Landscape

2.11.2 Communal Open Space

Controls	Team	Comment
9. <i>Roof features shall be designed to generate an interesting skyline and enhance views from adjoining developments and surrounding areas</i>	Turner	Complies The main residential towers range in height from seven storeys (Building E1) to 15 storeys (Building D1, D2, and E2). The Showgrounds Precinct has a substantial fall from east to west. The proposed buildings are compliant with the maximum building storey, and their height matches the alignment of this topography. Each tower has a varied architectural expression, and their colour, materials, and detailing differ greatly to create a playful grouping of buildings and a highly articulated architectural response. The large podium courtyard and mid-level communal rooftop terraces allow for generous landscaping that provide a green verdant roofscape to those parts of the buildings. Collectively these design considerations generate an interesting skyline and streetscape.
10. <i>The design of exterior private open spaces such as podium or rooftop gardens are to achieve amenity by addressing visual and acoustic privacy, safety, security and wind effects.</i>	Turner	Complies All apartments that are directly adjacent to the main podium communal open space, or beside the communal rooftop terraces, are provided with minimum 1800mm high fences to their private terraces for visual and acoustic privacy. The landscape design also allows for generous deep planting adjacent to these fences as a green buffer. Active uses and places of gathering, such as BBQs, are located away from private terraces to avoid conflicts of use. Within the communal open areas, clear sightlines are provided, plus adequate lighting and wayfinding signage will be provided as part of the later detailed design development. Upper-level apartments provide appropriate passive surveillance of the communal open areas to discourage any anti-social behaviour.
11. <i>The location and design of communal open space is to achieve direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm at the winter solstice (21 June).</i>	Turner	Complies Please refer to Communal Area Shadow Diagrams which show the compliance of 2 hours solar access to the principle usable communal area between 9am and 3pm at the winter solstice. The proposal more than adequately meets this control, due to the size and orientation of the large central podium courtyard, and due to the additional rooftop communal terraces at the upper levels.

2.11 Public Domain and Landscape

2.11.3 Materials and Elements

Objectives	Team	Comment
a) <i>To emphasise local character and a continuity of landscape.</i>	Land&Form Landscape Architects	Complies Feature granite paving is provided throughout. Paving in the public domain will be in accordance Council's standards for public domain works.
b) <i>To provide robust and site appropriate materials and elements across the public domain.</i>	Land&Form Landscape Architects	Complies Material, finishes, furniture and fixtures will be selected with consideration to whole of life costs, detailed and installed to minimize ongoing maintenance needs.
c) <i>To respond to the materials and elements in the existing open spaces and streets in the broader Precinct.</i>	Land&Form Landscape Architects	Complies Paving and furniture in the public domain will be in accordance Council's standards for public domain works.
d) <i>To ensure that high quality public art is incorporated into the fabric of buildings in the public domain or other publicly accessible areas.</i>	Land&Form Landscape Architects / Jamie Eastwood	Complies Public Art opportunities and location have been shown on the landscape plans.
Controls	Team	Comment
1. <i>All public domain materials and elements including walls, furniture and play equipment are to be durable and of a quality that can withstand public use and high pedestrian volumes.</i>	Land&Form Landscape Architects	Complies Paving and furniture in the public domain will be in accordance Council's standards for public domain works.
2. <i>Where communal open space is at ground level, the materiality is to be complimentary to the adjacent public domain and may include additional materials such as brick and/or stone paving. Materiality of podium and rooftop communal open space is to relate to and complement the materiality of the building.</i>	Land&Form Landscape Architects	Complies Feature granite paving is provided throughout. Paving in the public domain will be in accordance Council's standards for public domain works. The design strategy is to provide a durable and high-quality landscaped building setting with a consistency of quality and treatments across the site selected to compliment the character of the architecture. Consideration has been given to durability and practicality for ongoing maintenance.
3. <i>Fencing may be provided to delineate private vs public space, however should provide clear views into the ground level private open space.</i>	Turner	Complies Fencing is provided to delineate private vs public space.
4. <i>The fencing materials chosen must protect the acoustic amenity and privacy of courtyards.</i>	Turner	Noted This guideline will be adhered to during the design development phase prior to the construction certificate.
5. <i>All boundary fencing/ walls fronting a street shall be setback to permit landscaping, and shall include recesses and other architectural features.</i>	Turner/ Land&Form Landscape Architects	Complies Feature planters have been designed at key areas around the building perimeter, supplementing architectural recesses and other features.
6. <i>All fencing or walls shall be combined and integrated with site landscaping.</i>	Turner/ Land&Form Landscape Architects	Complies Planting is integrated with fencing and walls.

2.11 Public Domain and Landscape

2.11.3 Materials and Elements

Controls	Team	Comment
7. <i>Fencing details for the site, clearly showing the location, height and type of proposed fencing is to be submitted as part of the development application.</i>	Turner	There are gates & fences in control areas such as communal podium entry to provide secure access. These gates & fences will be designed to ensure enough privacy and security where required. Final design during the design development phase prior to the construction certificate. The podium level private terraces space has 1800mm high fences on all sides. Final design during the design development phase prior to the construction certificate.
8. <i>Lighting is to be provided to all public spaces and connections for interest, wayfinding and safety purposes. Lighting shall be designed to minimise glare and light pollution and is to be aesthetically pleasing, functional and relates to intended night time use and activity.</i>		All publicly accessible pathways and connections to be lit to the agreed pedestrian category AS1158.3.1. Lighting within this standard ensures that light is provided on the horizontal plane and vertical (for facial recognition). The selected light category is verified against traffic and crime statistics to ensure the space is lit to an acceptable level for safety and ease of wayfinding. Lighting design will be designed to best practice to ensure spaces are not over lit and will be visually comfortable. The proposed lighting is fit for purpose but to also provide an ambience that encourages social interaction and use of space
9. <i>Outdoor seating, bins, drink fountains and other furniture items are to be provided in consultation with, and to the satisfaction of, The Hills Shire Council, unless these elements are otherwise integrated within landscape design and treatments and that appropriate vehicular access is provided to facilitate maintenance.</i>	Land&Form Landscape Architects	Complies These elements have been integrated within the landscaping design.
10. <i>Signage is to be provided in accordance with Sydney Metro's Northwest Wayfinding Strategy.</i>	Turner	Noted Signage related to wayfinding to the station and other destinations within the wider precinct to be coordinated post DA.

2.11 Public Domain and Landscape

2.11.4 Planting and Trees

Objectives	Team	Comment
a) <i>To reinforce the Garden Shire context of the Precinct through extensive and diverse planting across public and private open space.</i>	Land&Form Landscape Architects	Complies Native and exotic planting is provided to both the private and public spaces.
b) <i>To emphasise local character and a continuity of landscape.</i>	Land&Form Landscape Architects	Complies Most of the street trees have been retained and native planting is extended throughout the development which provides a continuity of landscape character.
c) <i>To respond to the existing planting across open spaces and streets in the broader Precinct.</i>	Land&Form Landscape Architects	Complies Most of the existing street trees have been retained and native planting is extended throughout the development which provides a continuity of landscape character.
d) <i>To retain existing trees within open space where possible.</i>	Land&Form Landscape Architects	N/A
e) <i>To enable survival and growth of new trees to achieve a large scale.</i>	Land&Form Landscape Architects	Complies The proposal is compliant with ADG and Council Guidelines around soil depth and volume to ensure the growth of new trees.
f) <i>To increase canopy cover and biodiversity.</i>	Land&Form Landscape Architects	Complies Refer to the Landscape drawings and report by Land and Form Landscape Architects
g) <i>To enable the unique history and heritage of the site to be reflected through plant species and garden design.</i>	Land&Form Landscape Architects	Complies The environmental theme requires that the planting palette draw from the existing local vegetation communities.

2.11 Public Domain and Landscape

2.11.4 Planting and Trees

Controls	Team	Comment
Species		
1. <i>Planting design is to be appropriate for the intended location and function. Tree and plant species selection must take into account a number of factors including:</i> <i>a. Climate/microclimate</i> <i>b. Size requirements/constraints</i> <i>c. Form</i> <i>d. Native/exotic</i> <i>e. Density of foliage</i> <i>f. Growth rate</i> <i>g. Availability</i> <i>h. Maintenance (i.e. leaf fall, fruit drop) and safety (i.e. branch drop)</i> <i>i. Other considerations such as interpretation, which is outlined in the Interpretation Strategy for the precinct and must be used to guide decisions.</i>	Land&Form Landscape Architects	Complies The planting palette has been carefully selected in direct response to a variety of site-specific conditions. The planting design will meet the following objectives: - To increase the number of indigenous species planted in Hills shire region - To eliminate the use of noxious weeds of potentially invasive species in developments - To use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling - To reduce maintenance and water consumption through appropriate species selection - To create buffer zones and add to existing areas of remnant vegetation with locally indigenous species. - The Landscape planting for the site will have a minimum of 75% of indigenous / water sensitive planting species The northern and southern boundary planting will be comprised of a native palette inspired by the sites ecological setting. The planting scheme will create separation from the adjoining site to the south and tie into the existing parkland to the north.
2. <i>Drought tolerant plant species, and species that enhance habitat and ecology, are to be prioritised.</i>	Land&Form Landscape Architects	Complies The Landscape planting for the site will have a minimum of 70% of indigenous / water sensitive planting species which are drought tolerant plant species, and species that enhance habitat and ecology.
3. <i>Native ground covers and grasses are to be used in garden beds and path surrounds. Turf is to be confined to useable outdoor areas.</i>	Land&Form Landscape Architects	Complies Native ground covers and grasses will be planted within garden beds and lawn to the usable outdoor spaces.
4. <i>Native species are to be used for the Water Sensitive Urban Design rain garden areas.</i>	Land&Form Landscape Architects	Complies The Landscape planting for the site will have a minimum of 75% of indigenous / water sensitive planting species.

5. <i>Tree and plant species are to reflect the four themes outlined in the Hills Showground Station Precinct Interpretation Strategy 2019, which are:</i> <i>a. Aboriginal Cultural Heritage and History</i> <i>b. Resistance and Rebellion</i> <i>c. Agriculture and Orchardring</i> <i>d. Pride in the Hills.</i>	Land&Form Landscape Architects	Complies The Landscape tree and plant palette responds to the four above themes, please refer to our planting schedule.
6. <i>Consultation with The Hills Shire Council and with the Aboriginal community (as per Landcom's Draft Aboriginal Reconciliation Action Plan) is required to inform species choices.</i>	Deicorp	Complies A copy of Landcom's Draft Aboriginal Reconciliation Action Plan is not available. However, consultation was undertaken with The Hills Shire Council during the design process. In accordance with the Urban Design Guidelines, the proposed tree and plant species reflect the following four themes: a. Aboriginal Cultural Heritage and History b. Resistance and Rebellion c. Agriculture and Orchardring d. Pride in the Hills. The Draft Aboriginal Reconciliation Action Plan has wider applicability elsewhere in the precinct. Notwithstanding, the proposed species selection has been informed by the four design themes discussed above. Under the Connecting with Country Draft Framework created by the Government Architects of NSW an Aboriginal Artist has been engaged to create integrated Aboriginal artworks into the project. As Indigenous artists with cultural heritage connections to the traditional land of the Darug people, the artists will elevate and create awareness of stories of the First Nation People, and to display these stories in a way that promotes reconciliation and awareness to Connecting with Country. Through shared knowledge and learning between local Aboriginal Elders, Aboriginal advisors, consultants, and the Aboriginal community as well as with project design team and The Hills Shire Council, the artist will create artworks that gives all who visit the artworks site access to learn and understand the local First Nation people.
7. <i>Doran Drive Plaza is to utilise a combination of native and exotic species suited to its urban character with a minimum of 50% native species, including a grove of deciduous trees reflecting the area's history with orchards as outlined in Section 4.2.1. Public Art and Interpretation.</i>		N/A This space does not form part of the Showgrounds Precinct East
8. <i>Precinct East Park and the pedestrian link are to have a palette of predominantly native plants (minimum 70%) that includes existing trees. Exotic deciduous trees (to a max 30% of total park trees) may be incorporated into the park as a feature and to provide solar access in winter.</i>	Land&Form Landscape Architects	Complies Refer to the drawings and report by Land&Form Landscape Architects.

2.11 Public Domain and Landscape		
2.11.4 Planting and Trees		
Controls	Team	Comment
9. <i>Communal open spaces are to contain predominantly native species (minimum 70%) at ground level. Edible and exotic feature species are acceptable on podium and rooftop gardens.</i>	Land&Form Landscape Architects	Complies Refer to Landscape package prepared by Land&Form Landscape Architects for further detail.

Existing Trees

10. <i>All existing trees within Precinct East Park that are of arboricultural significance are to be retained and protected, where possible.</i>	Land&Form Landscape Architects	Complies Refer to Landscape package prepared by Land&Form Landscape Architects for further detail.
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New Planting and Trees

11. <i>Planting in the public domain is to be combined and layered in a way that provides visual interest, reduces visible areas of mulch, is easily maintained, provides screening where appropriate and maintains clear sight lines where needed.</i>	Land&Form Landscape Architects	Complies Refer to Landscape package prepared by Land&Form Landscape Architects for further detail.
12. <i>Layered planting is to be used to define the public and private interface with residential buildings, and to provide filtered views and adequate screening to balconies and front courtyards of garden apartments while maintaining visual surveillance of the public domain.</i>	Turner/ Land&Form Landscape Architects	Complies Refer to Landscape package prepared by Land&Form Landscape Architects for further detail.
13. <i>Large trees are to be planted in the new street in Precinct East, building setbacks and public spaces to provide scale and partial screening to built form in accordance with the Tree Canopy Cover controls contained in Section 2.16.4</i>	Land&Form Landscape Architects	Complies Refer to Landscape package prepared by Land&Form Landscape Architects for further detail.
14. <i>The new street in Precinct East is to have a predominantly native palette of large trees for scale and shade.</i>	Land&Form Landscape Architects	Complies Refer to Landscape package prepared by Land&Form Landscape Architects for further detail.
15. <i>New street trees within Precinct East to be planted at least at 10m intervals.</i>	Land&Form Landscape Architects	Complies Refer to Landscape package prepared by Land&Form Landscape Architects for further detail.
16. <i>Where primary setbacks exceed 6m, deep soil areas are to be incorporated for large scale planting</i>	Land&Form Landscape Architects	Complies The proposal is compliant with Council and Apartment Design Guidelines around soil depth and volume to ensure the growth of new trees. Refer to Landscape package prepared by Land&Form Landscape Architects for further detail.

2.11 Public Domain and Landscape

2.11.4 Planting and Trees

Controls	Team	Comment
New Planting and Trees		
17. <i>Trees and planting are to be used to provide a comfortable microclimate, including shade for seating and footpaths and adverse wind amelioration. In particular, dense evergreen trees shall be provided and shrubs and hedging shall be considered to improve wind conditions in the pedestrian link, at building corners, and between Precinct East Park and Andalusian Way.</i>	Land&Form Landscape Architects	Complies Trees species and planting have been selected and designed to provide a comfortable microclimate which seating benches collocated under trees. The proposal aims to increase Urban canopy & City greening improve Green infrastructure- with a the required % site coverage to mitigate Heat island effect.
18. <i>Vegetation of the required size and nature is to be provided in locations identified in the wind assessment that is required to be submitted with a Development Application in accordance with Section 2.16.2.</i>	Windtech	Noted. Refer to wind report.
19. <i>Landscaped areas are to have a minimum width of 2m. Areas less than 2m in width will be excluded from the calculation of landscaped area.</i>	Land&Form Landscape Architects	Complies Where possible garden beds are greater than 2m in width however there are some locations where they are less than 2m. Based on the plant selection, Land and Form Landscape Architects have advised these should still be calculated within the landscape areas.
20. <i>Soft landscaping to the front of the terrace is to be a minimum of 40% of the setback area, contiguous, and a minimum of 2m in any direction.</i>	Land&Form Landscape Architects	Generally Compliant, with qualifications: Generous soft landscaping fills the majority of the setbacks to Carrington Road, Showgrounds Road and De Clambe Drive. There are some localised non-compliances with this objective along the western side of Lot 5 to allow for sufficiently large enough private outdoor terraces to the three storey townhouses so that they have enough hardscaped area for outdoor dining and active uses, and meet the ADG private open space requirements.
21. <i>Landscape design is to be integrated with water and stormwater management.</i>	Urbis	Complies
22. <i>The incorporation of green walls and roofs into the design of commercial and residential buildings is encouraged. Where suitable, building facades should incorporate vertical landscaping features to soften the visual bulk of buildings and to improve streetscape appeal. Refer to Section 2.15 Sustainability for relevant controls.</i>	Turner/ Land&Form Landscape Architects	Complies Podium gardens are provided, there are cascading edge planters to the building.
23. <i>Where roof gardens and green walls are provided, consideration should be given to the Urban Green Cover in NSW – Technical Guidelines, published by the Office of Environment and Heritage.</i>		N/A

2.12 Culture

Objectives	Team	Comment
a) <i>To appropriately design and locate the development with sensitivity in order to minimise the likelihood of disturbance, impact or interface with any significant heritage items.</i>		Complies The subject site is not listed as a heritage item, however, it is located in the vicinity of two locally listed heritage items under The Hills Local Environmental Plan (LEP) 2019 including 'House', 128-132 Showground Road (Item No. 69) and 'House', 107 Showground Road (Item No. 68). It is also located directly to the south of the Castle Hill Showground which has previously been identified in the Northwest Rail Link Environmental Impact Statement: European Heritage Report (2012) as having heritage significance at a local level.
b) <i>To narrate the different stages of historical land use in the study area and wider area through the design of built form, landscape and public art.</i>		Complies The implementation of the Heritage Interpretation Strategy during the detailed design and construction phases will facilitate the narration of the different stages of historical land use of the study area and wider area.
c) <i>To embrace and respond to Landcom's Draft Reconciliation Action Plan (RAP).</i>		Complies
d) <i>To foster a strong sense of culture and community within the new residential and non-residential population.</i>		Complies The proposed development will aid in fostering a strong sense of culture and community between the new development and former Castle Hill Showground through the reinvigoration of the area which the development would afford. The proposal would generate opportunities for communication and public awareness of the Showground and its historical value within the Castle Hill area. This will further be facilitated by the implementation of the Heritage Interpretation Strategy prepared by GML (October 2019) during the detailed design and construction phases of the project.
e) <i>To connect and celebrate the non-Aboriginal and Aboriginal cultural heritage of the site and its context.</i>	Jamie Eastwood	Complies Refer to the Connecting with Country considerations as prepared by Jamie Eastwood for the proposed artwork within the Publicly Accessible Pedestrian Link in Lot 5
Controls	Team	Comment
1. <i>Development at, or within the vicinity, must have regard to any heritage items listed in Schedule 5 of THLEP.</i>		Complies The development has had regard to the heritage items listed under the Schedule 5 of the THLEP as addressed in the Heritage & Archaeological Impact Statement,
2. <i>Future detailed design stages of the buildings should respond to the interface with the Castle Hill Showground site and provide an appropriate interface, through built form articulation and streetscape design in order to mitigate the impact on its setting.</i>	Turner/ Land&Form Landscape Architects	Noted

2.12 Culture

Controls	Team	Comment
3. <i>Cultural connections are to be developed during detailed design via the four interpretive themes and stories by incorporating high quality public art into the fabric of buildings in the public domain, other publicly accessible areas or open space areas, as well as other meaningful elements that underpin the themes as outlined below:</i> <i>Theme 1 - Aboriginal Cultural Heritage:</i> - Use extensive native planting across the public domain. - Provide pedestrian and visual connections to Cattai Creek. - Provide art and interpretation in public spaces and in consultation with the local aboriginal community. <i>Theme 2 - Resistance and Rebellion:</i> - Provide historical interpretation in public spaces. <i>Theme 3 - Agriculture and Orchardng:</i> - Plant communal vegetable gardens and fruiting trees in communal open spaces. <i>Plant a grove of flowering trees in Doran Drive Plaza.</i> <i>Theme 4 - Pride in the Hills:</i> - Provide visual and physical connections to the adjacent Castle Hill Showground. - Provide public art and interpretation in public spaces. - Acknowledge the context of 'The Garden Shire' through extensive tree and understorey planting, planted setbacks to buildings, green roofs and podium gardens and visual connections to open spaces. - Provide space for public community events and gatherings in Doran Drive Plaza. - This is to be documented within the site-specific public art and interpretation plan that is also referenced in control number 10 of the Public Art and Interpretation section.		Complies In relation to the cultural context, the proposed public art strategy has considered the history of the area. For example, the history of orchards and fruit-growing in the area is celebrated in the annual Orange Blossom festival, which takes place at the Castle Hill Showground annually. Tens of thousands of people attend the one-day festival, which features popup markets, public speaking competitions, pet shows, a senior's dance, a bonsai exhibition and plant sale, BMX competitions, classic car and bike displays, an art show, and other stalls and displays. Castle Hill is on the northern periphery of the Cumberland Plain, and was part of the Cumberland Plain woodlands. These were the lands of the Bendigal, Tugagal and Boorobirronggal people. The Aboriginal people of this area depended on the small animals, insects and edible roots that were found on the Cumberland Plan, and also ate mullet from the creeks. Weapons and tools were made from stalks of grass trees, timber, or tree roots tipped with stone and bone. Throughout the 19th century, the area developed into a fruit-growing region, and by the 1890s the Castle Hill district was home to many orchards, small farms and houses. Oranges became a staple crop of the area, and market gardens became common with the arrival of European migrants in the early 20th century and again after World War II. The Showground became a centre for agricultural and horse shows and has retained its character as the surrounding development has evolved. In 2013, the Hills Entertainment Centre was demolished to make way for Showground Station. Under the Connecting with Country Draft Framework created by the Government Architects of NSW an Aboriginal Artist has been engaged to create integrated Aboriginal artworks into the project. As Indigenous artists with cultural heritage connections to the traditional land of the Darug people, the artists will elevate and create awareness of stories of the First Nation People, and to display these stories in a way that promotes reconciliation and awareness to Connecting with Country. Through shared knowledge and learning between local Aboriginal Elders, Aboriginal advisors, consultants, and the Aboriginal community as well as with project design team and The Hills Shire Council, the artist will create artworks that gives all who visit the artworks site access to learn and understand the local First Nation people.
4. <i>Undertake appropriate and meaningful consultation and collaboration for the planning and production of Public Art and Interpretation as outlined in Control 4 of the Public Art and Interpretation section.</i>		Complies The proposal refers to the Public Art Strategy as prepared by Landcom for the subdivision DA.

2.13 Public Art and Interpretation

Objectives	Team	Comment
a) <i>To celebrate the Aboriginal and European heritage of the site and its surrounds.</i>	Jamie Eastwood	Under the Connecting with Country Draft Framework created by the Government Architects of NSW an Aboriginal Artist has been engaged to create integrated Aboriginal artworks into the project. As Indigenous artists with cultural heritage connections to the traditional land of the Darug people, the artists will elevate and create awareness of stories of the First Nation People, and to display these stories in a way that promotes reconciliation and awareness to Connecting with Country. Through shared knowledge and learning between local Aboriginal Elders, Aboriginal advisors, consultants, and the Aboriginal community as well as with project design team and The Hills Shire Council, the artist will create artworks that gives all who visit the artworks site access to learn and understand the local First Nation people. Refer to the artwork and Connecting with Country consideration prepared by Jamie Eastwood.
b) <i>To add interest and local character to the public domain through public art and interpretation by including a range of public artwork types via an engagement of a Public Art Curator.</i>		Complies The proposal refers to the Public Art Strategy as prepared by Landcom for the subdivision DA. Refer also to Jamie Eastwood's Connecting with Country Public Art Strategy for artworks within the Publicly Accessible Pedestrian Link in Lot 5.
c) <i>To select themes that reflect resonant and enduring ideas from the past and connect with values, interest and the kinds of experiences that has meaning and relevance to today's diverse communities.</i>		Complies The proposal refers to the Public Art Strategy as prepared by Landcom for the subdivision DA. The Public Art Strategy lists curatorial themes that are grouped under the overarching curatorial concept of 'Water Connects Us'. These themes support the curatorial concept, and reflect common experiences and concerns of the diverse communities who will work and reside in the vicinity of the Castlehill Showgrounds, and the Showgrounds Precinct East.
d) <i>To engage diverse communities and artists in a shared creative dialogue through consultation with local experts including The Hills Shire Council, state records and representatives of the Aboriginal community to ensure public art and interpretation are a true expression of the lived history of the area.</i>		Complies The proposal refers to the Public Art Strategy as prepared by Landcom for the subdivision DA.

e)

To ensure public art:

- exemplifies artistic excellence and integrity, and is driven by curatorial merit;*
- contributes to cultural identity and creates a distinctive sense of place for each precinct – both past and present;*
- helps build stronger, more connected communities;*
- can be enjoyed by people of varied ages, backgrounds and abilities;*
- relates well to the built and natural environment, and is genuinely integrated into new development;*
- is appropriate and safe in public contexts, and is durable and easily maintained;*
- responds to the challenge of climate change through sustainable design and fabrication.*

Complies

The proposal refers to the Public Art Strategy as prepared by Landcom for the subdivision DA.

The Public Art Strategy embodies all these aims and objectives, seeking to embed public art at the heart of the precinct, for the benefit of humans and animals.

Refer also to Jamie Eastwood's Connecting with Country Public Art Strategy for artworks within the Public Accessible Pedestrian Link in Lot 5, including objectives around:

- Acknowledgment of Country
- Waterways
- Native Flora and Fauna references

2.13 Public Art and Interpretation

Controls	Team	Comment
1. <i>Deliver on the recommendations of Landcom's Hills Showground Station Precinct Heritage Interpretation Strategy (GML, 2019) and SMNWP Public Art Guidelines through the design and implementation of public art and interpretation within the public domain.</i>		Complies The proposal refers to the Public Art Strategy as prepared by Landcom for the subdivision DA. The recommendations of Landcom's Hills Showground Station Precinct Heritage Interpretation Strategy (GML, 2019) and the SMNWP Public Art Guidelines provided direct inspiration in the development of the curatorial themes of the Public Art Strategy, and the artwork proposed by the Public Art Strategy clearly meets the aims and objectives of those documents. The details of how the Public Art Strategy was developed from the documents are detailed in that report. The proposed Public Art Strategy has been developed in accordance with the Hills Showground Station Precinct – Heritage Interpretation Strategy and the Sydney Metro Northwest Places Public Art Guidelines. Both documents are addressed in the Public Art Strategy
2. <i>Develop an Implementation Plan including:</i> <i>a. the engagement of a Public Art Curator and evaluation panel to determine the suitable public artwork type for each opportunity;</i> <i>b. the selection of a preferred procurement strategy;</i> <i>c. the undertaking of stakeholder consultation.</i>		Complies The proposal refers to the Public Art Strategy as prepared by Landcom for the subdivision DA. Refer to Jamie Eastwood's Connecting with Country Public Art Strategy for artworks within the Public Accessible Pedestrian Link in Lot 5, including objectives around: - Acknowledgment of Country - Waterways - Native Flora and Fauna references

3.

Where indigenous artworks are to be included, undertake appropriate and meaningful consultation and collaboration for the planning and production of Public Art and Interpretation.

a. Landcom's Draft Reconciliation Action Plan (RAP), which is expected to be completed late 2020 will include the development of the appropriate consultation required with Indigenous communities.

b. In lieu of the completion of the Landcom RAP (expected in late 2020), the SMNWP Public Art Guidelines makes reference to the Arts Council of Australia "Protocols for Producing Indigenous Australian Visual Arts Guide." This Guide provides an appropriate process of consultation for engaging on and producing Aboriginal Art and is encouraged to be used during consultation for Indigenous public art and interpretation in the Doran Drive Plaza, Precinct East Park and the pedestrian link.

c. The SMNWP Public Art Guidelines also outline the processes for genuine collaboration and consultation with other stakeholders including community groups and local council to assist in building on and delivering public art and interpretation. The steps provided in the SMNWP Public Art Guidelines are to be used for planning and delivery purposes.

A Refer to the Landcom's Draft Aboriginal Reconciliation Action Plan references within the Public Art Strategy as prepared by Landcom for the subdivision DA.

b. In lieu of the Landcom's Draft Aboriginal Reconciliation Action Plan, the Connecting with Country Draft Framework created by the Government Architects of NSW has been adopted. An Aboriginal Artist has been engaged to create integrated Aboriginal artworks into the project. As Indigenous artists with cultural heritage connections to the traditional land of the Darug people, the artists will elevate and create awareness of stories of the First Nation People, and to display these stories in a way that promotes reconciliation and awareness to Connecting with Country.

c. Complies

The SMNWP Public Art Guidelines also outline the processes for genuine collaboration and consultation with other stakeholders including community groups and local council to assist in building on and delivering public art and interpretation. The steps provided in the SMNWP Public Art Guidelines are to be used for planning and delivery purposes.

2.13 Public Art and Interpretation

Controls	Team	Comment
4. <i>Include and select themes and stories that celebrate and present the local character of the area. The key thematic framework for public art in SMNWP lies in the idea of a network represented by the connections we have to things that we value throughout our lives, including the relationships we develop with people, places and the environment, and the mutual effects we have on each other. The network consists of five key themes.</i> - <i>Human and Environment: art with a focus on sustainability and our relationship to the environment.</i> - <i>Art and Community: art that is participatory and socially engaged and fosters connectivity.</i> - <i>Here and Far: art that transports us literally or through the imagination.</i> - <i>Past and Present: art that connects us to stories specific to the site over time.</i> - <i>Existing and New: art that celebrates renewed sites and development.</i> <i>The Hills Showground Station Precinct has further developed this with four sub-themes specifically related to the Aboriginal and European heritage interpretation for the precinct including:</i> - <i>Theme 1 - Aboriginal Cultural Heritage</i> - <i>Theme 2 - Resistance and Rebellion</i> - <i>Theme 3 - Agriculture and Orchardng</i> - <i>Theme 4 - Pride in the Hills</i>	Jamie Eastwood	Complies The proposal refers to the Public Art Strategy as prepared by Landcom for the subdivision DA. Refer to Jamie Eastwood's Connecting with Country Public Art Strategy for artworks within the Publicly Accessible Pedestrian Link in Lot 5, including objectives around: - Acknowledgment of Country - Waterways - Native Flora and Fauna references
5. <i>The following suggested devices provide interpretive solutions that best fits within the scale of opportunity sites for public art and complements the surrounding built form. Device 1 - Surface inlays</i> <i>Device 2 - Lighting</i> <i>Device 3 - Public Art / Murals</i> <i>Device 4 - Branding and Naming</i> <i>Permanent artworks must be durable and weatherproof, fabricated to a high quality standard and seamlessly integrate into the landscape plan.</i>		Complies The proposal refers to the Public Art Strategy as prepared by Landcom for the subdivision DA. Refer to Jamie Eastwood's Connecting with Country Public Art Strategy for artworks within the Publicly Accessible Pedestrian Link in Lot 5, including objectives around: - Acknowledgment of Country - Waterways - Native Flora and Fauna references

2.13 Public Art and Interpretation

Controls	Team	Comment
6. <i>The public art and interpretation in Doran Drive Plaza may integrate an installation of an interpretive water feature within the plaza that reflects the site's connection to Cattai Creek, and a deciduous tree grove referencing the area's previous use for orchards, along with the devices listed above. For further information on Doran Drive Plaza, refer to the Doran Drive Precinct Guidelines.</i>		N/A This SSDA only relates to Showgrounds Precinct East.
7. <i>Public art is to be included within the Precinct East Park and is to include integrated public domain elements. This may be in the form of surface inlays, sculptural interactive play elements or other integrated elements that meet the objectives. For further information on the Precinct East Park refer to the Precinct East Guidelines.</i>		Noted. For further information on the Precinct East Park refer to the Precinct East Guidelines and previously approved park design.
8. <i>Public art and interpretation is to be included within the Precinct East publicly accessible pedestrian link. For further information on the Precinct East Park refer to the Precinct East Guidelines.</i>		Complies Refer to Jamie Eastwood's Connecting with Country Public Art Strategy for artworks within the Publicly Accessible Pedestrian Link in Lot 5, including objectives around: - Acknowledgment of Country - Waterways - Native Flora and Fauna references
9. <i>Procure a Public Art Curator to manage the commission of public artists and designers, to make use of local knowledge, experience and understanding, as well as strengthening the local arts industry.</i>		Complies The proposal refers to the Public Art Strategy as prepared by Landcom for the subdivision DA, including commissioning, design development, project management and programming. Refer to Jamie Eastwood's Connecting with Country Public Art Strategy and artworks within the Public Accessible Pedestrian Link in Lot 5.
10. <i>Provide a site specific public art and interpretation plan that adheres to the 'Implementation Plan' as outlined in the SMNWP Public Art Guidelines, and outlines how the objectives and controls in this section are or can be met.</i>		Complies Refer to Jamie Eastwood's Connecting with Country Public Art Strategy, including objectives around: - Acknowledgment of Country - Waterways - Native Flora and Fauna references

2.14 Integrated Water Management

Objectives	Team	Comment
a) <i>To carry out the recommendations of the IWCMS through the sustainable use and implementation of water treatment measures.</i>	Civil& Stormwater Consultants	Complies
b) <i>To ensure the quality and integrity of urban waterways is maintained and enhanced through both construction and occupation phases of the development at an individual lot, overall development and regional scale; to minimise impact in erosion or pollution to receiving waterways.</i>	Civil& Stormwater Consultants	Complies
c) <i>To utilise stormwater runoff to its fullest for non-potable purposes.</i>	Civil& Stormwater Consultants	Complies
d) <i>To minimise risk to life and property from minor or major flooding to an acceptable level.</i>	Civil& Stormwater Consultants	Complies
e) <i>To protect and enhance the integrity and functionality of ecology and significant riparian corridors.</i>		Complies
Controls	Team	Comment
1. <i>Any water treatment measures provided are to be located within the development lot with provided access for inspection and maintenance. Water treatment measures are to consider gross pollutant traps and stormwater filtration devices at surface inlet pits and grated drains; linear bioretention in garden and tree beds; and along pedestrian and vehicle pathways are to provide for additional treatment of runoff from Precinct East.</i>	Civil& Stormwater Consultants	Complies See relevant reports for proposed WSUD chamber with incorporated access for inspection and maintenance. Treatment measures include stormwater filtration devices.
2. <i>Erosion and sediment control is to be provided to all points where stormwater runoff can enter stormwater systems or where runoff may leave the construction site, and have a documented maintenance plan.</i>	Civil& Stormwater Consultants	Complies For erosion and sediment control plan.
3. <i>A WSUD Management Plan is to be prepared that considers all placement and sizing of rainwater tanks to meet/improve rainwater capture, and reuse application and demand for other array of purposes such as: outdoor use, laundries and toilets. In addition to capture and re-use stormwater from roof areas as irrigation for planting; selected plant species are to withstand the local climate and require a low amount of watering.</i>	Civil& Stormwater Consultants	Complies WSUD Management Plan considers rainwater re-use based on irrigation rates of landscape/turf and rainwater tank volume provided. Selected plant species by the landscape architect.

2.14 Integrated Water Management

Controls	Team	Comment
4. <i>All floor levels are to be above the 1% AEP level + 0.5m freeboard (i.e. above 83.6 mAHD at the intersection of De Clambe Drive and Carrington Road, and above 78.7mAHD at the detention basin). All garages/ carpark entrances are to be protected from inundation by flood waters up to the 1% AEP + 0.5m.</i>	Civil& Stormwater Consultants	Complies Showgrounds Precinct East is not flagged as at risk to flooding. Notwithstanding, the levels at the garages/carpark entrances are above the required AHD levels. See Flood report for more detail.
5. <i>For development adjoining the Cattai Creek riparian corridor an interface adopted riparian width of 30m from the 'top of bank' is to be considered each side of the creek. A minimum 7.5m built form setback is required to be provided to the riparian corridor. Underground car parks are not permitted within 5m of the riparian corridor boundary for Precinct West.</i>		N/A
6. <i>Consideration is to be given through the detailed design process to the reuse of greywater or blackwater.</i>	Civil Consultant	Noted. Not Applicable
7. <i>Where used, vegetated bioretention measures are to be integrated and coordinated with the landscape design to be aesthetically pleasing and contribute to the visual amenity.</i>		N/A
8. <i>Any water feature integrated into the design of Doran Drive Plaza is to be low water use.</i>	N/A	N/A Not part of the Showgrounds Precinct East area.
9. <i>All stormwater drainage designs are to comply with the most up to date revision of Council's Design Guidelines Subdivision/Developments.</i>	Civil Consultant	Complies Stormwater drainage design for the subject lot in accordance with Hills Shire Council Design Guidelines. See Stormwater Management Plan Report.
10. <i>All developments are to implement an Erosion and Sediment Control Plan, prepared in accordance with 'Managing Urban Stormwater – Soils and Construction, to minimise land disturbance and erosion and control sediment pollution of waterways.</i>	Civil Consultant	Complies For erosion and sediment control plan.

11. <i>All developments within the Precinct are required to manage the pollutant loads from each separate allotment as per the IWCMS prior to discharge to any adjoining drainage system.</i>	Civil Consultant	Complies Development allotment manages its own pollutant loads prior to discharging to the adjoining drainage system. See Water Sensitive Urban Design Strategy of the Stormwater Management Report.
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2.14 Integrated Water Management

Controls	Team	Comment
12. <i>Water quality modelling undertaken to support development proposals within the Precinct shall utilise the latest version of MUSIC and be in line with the Draft NSW MUSIC Modelling Guidelines, Sydney Metropolitan Catchment Management Authority, 2010, utilising the modelling parameters in Tables 4 and 5.</i>	Civil Consultant	Complies Refer to Water Quality modelling has been undertaken using the latest version of MUSIC and in line with Draft NSW MUSIC Modelling Guidelines using the modelling parameters. See MUSIC Modelling of the Stormwater Management Report.
13. <i>For developments generating oils and grease, the additional objective of no visible oils for flows up to 50% of the one-year Average Recurrence Interval peak flow shall be achieved.</i>	Civil Consultant	Complies Refer to Development allotment driveway areas generally covered by roof area (not exposed) and not considered to generate oils and grease.
14. <i>Water Sensitive Urban Design elements are to be designed and constructed in accordance with the following publications:</i> <i>a. Adoption Guidelines for Stormwater Biofiltration Systems – Cities as Water Supply Catchments, Sustainable Technologies (CRC for Water Sensitive Cities, 2015 or later)</i> <i>b. Australian Runoff Quality (Engineers Australia 2005)</i> <i>c. Water Sensitive Urban Design Technical Guidelines for Western Sydney (NSW Government Stormwater Trust and Upper Parramatta River Catchment Trust, May 2004).</i>	Civil Consultant	Complies Refer to Stormwater Management Plan Report and MUSIC model.
15. <i>Rainwater tanks are to be provided with potable water trickle top-up with a back flow prevention device, complying with Sydney Water requirements.</i>	Civil Consultant	Complies Refer to details of OSD tank.

16. <i>In accordance with the recommendations made in the publication "Guidance on the Use of Rainwater Tanks" (enHealth, Commonwealth Government 2004), diversion of the "first flush" of up to 180 litres is to be incorporated into the design of the rainwater tank and associated plumbing based on a minimum first flush of 1L/m2 of roof area.</i>	Civil Consultant	Complies Refer to details of OSD tank.
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2.14 Integrated Water Management

Controls	Team	Comment
17. <i>The natural form, characteristics and function of waterways, including riparian land, are to be retained, restored, protected and enhanced wherever possible.</i>	Civil Consultant	Complies Refer to Erosion and Sediment Control Plan.
18. <i>Waterway rehabilitation and construction works are to apply 'Best Practice' combination of soft and hard engineering techniques establishing a water sensitive, geomorphically stable, diverse and functional waterway corridor that addresses urban influences and considers the immediate waterway corridor and aquatic systems both upstream and downstream of a subject site.</i>	Civil Consultant	Complies Refer to Erosion and Sediment Control Plan.

2.15 Sustainability

Objectives	Team	Comment
a) <i>To minimise energy and water consumption during operation and occupation of the Precinct.</i>	ESD & BASIX Consultants	Complies Refer to the BASIX report, and to the NABERS Section of the ESD Report.
b) <i>To reduce waste generation and increase treatment.</i>	ESD Consultant	Complies Refer to the Materials and Waste of the ESD Report.
c) <i>To provide resilience to climate change projections.</i>	ESD Consultant	Complies Appropriate points achieved in adaptation and resilience, refer to the ESD Report.
d) <i>To reduce dependence on private transport.</i>	Turner	Complies This area has traditionally been a car dependent community with poor public transport links, and limited retail and services offering. Residents previously had no choice but to drive to work, retail and for dining out. This new proposal is part of the transformation of the area which is evolving into a transport orientated community, centred around the new train station. The new North West train line and improved bus connections now link this area to the wider Sydney region. The adjacent Doran Drive Precinct (which is under construction) will bring a supermarket, speciality retail, commercial, childcare, medical centre, a dining precinct, and a large community facility, all immediately beside the new train station. The public domain and new Eastern Park have been envisaged as a pedestrian centric environment, where quality landscaping will make this an enjoyable place to live and to visit. Bicycle parking is located in secure areas inside the basement of Buildings D 7 E in Lot 5. End of trip facility is provided adjacent to the Building D1 east lobby beside the Building Manager's Office.
e) <i>To increase biodiversity.</i>	ESD Consultant	Complies Refer to Ecological Value in the ESD Report
f) <i>To reduce urban heat and improve amenity and comfort via natural and passive means wherever possible.</i>	ESD Consultant	Complies Refer to Urban Heat in the ESD Report
g) <i>To meet the mandatory requirements outlined in Appendix K of the SSDA (SSD-9653) during detailed design, construction and operation, as they are carried out.</i>	ESD Consultant	Complies Refer to the ESD Report
h) <i>To continually improve the opportunities in advancing design or construction measures by achieving the stretch goals.</i>	ESD Consultant	Complies Reflected under 'stretch goals' in Appendix 25 of the ESD Report

2.15 Sustainability

Controls	Team	Comment
1. <i>Achieve minimum 5 star Green Star 'Design and As-Built' with full points in 'Adaptation and Resilience' and 'Heat Island Effect' credits.</i>	ESD Consultant	Complies Project has been Registered with the GBCA. Refer to the ESD Consultant Report for the Registration number reference and which the credits will be achieved.
2. <i>Achieve 4.5 star NABERS Energy rating (non-residential).</i>	ESD Consultant	Complies Complies, refer to the ESD report which advises that the project will achieve the appropriate star rating
3. <i>Achieve 5 star NatHERS Energy rating (residential).</i>	ESD Consultant	Complies Complies, Refer to the ESD report.
4. <i>Achieve minimum BASIX ratings 25-35 Energy rating and 40 Water rating.</i>	ESD & BASIX Consultants	Complies Complies, Refer to the ESD/BASIX report.
5. <i>Provide separate metering energy across commercial and multi-unit tenancies.</i>	ESD Consultant	Complies Refer to the ESD report.
6. <i>Provide tree canopy cover in accordance with the controls outlined in Section 2.16.3. Tree Canopy Cover of the UDG.</i>	ESD Consultant, and Land&Form Landscape Architects	Complies Refer to the ESD Report and the Landscape Architect's Report & Drawings with calculations stating that the percentage of the development plan area will be covered with green canopy, vegetation or landscaping/building elements that reduce the impact of heat island effect. This amount meets all % requirements.
7. <i>Ensure the project does not engage in modern slavery practices.</i>	ESD Consultant	Complies Refer to the ESD Report.
8. <i>A minimum of 10% of total parking spaces are to have Electric Vehicle charging stations.</i>	Traffic & ESD Consultants	Complies The required number of Electric Vehicle charging stations have been located inside the basement car park. Refer to the Traffic Report and ESD Reports that forms part of this submission.
9. <i>Canopy trees are to be planted within street verges and medians to provide shade and reduce pavement surface temperatures. Understorey planting and permeable surfaces should also be provided where possible to reduce the extent of paved areas and to enhance the amenity of the streetscape environment.</i>	Land&Form Landscape Architects	Complies Refer to Landscape package prepared by Land and Form for further detail.
10. <i>As a minimum, external landscape in or on the building (such as rooftop gardens, green walls, green or brown roofs) must be provided at a ratio of 15% of the development lot area. Vertical or horizontal landscapes are acceptable. Indigenous planting is to be used; this should be suitable local endemic species, as far as possible.</i>	ESD Consultant	Complies Refer to the ESD Report

6. Provide tree canopy cover in accordance with the controls outlined in Section 2.16.3. Tree Canopy Cover of the UDG.	ESD Consultant, and Land&Form Landscape Architects	Complies Refer to the ESD Report and the Landscape Architect's Report & Drawings with calculations stating that the percentage of the development plan area will be covered with green canopy, vegetation or landscaping/building elements that reduce the impact of heat island effect. This amount meets all % requirements.
7. Ensure the project does not engage in modern slavery practices.	ESD Consultant	Complies Refer to the ESD Report.
8. A minimum of 10% of total parking spaces are to have Electric Vehicle charging stations.	Traffic & ESD Consultants	Complies The required number of Electric Vehicle charging stations have been located inside the basement car park. Refer to the Traffic Report and ESD Reports that forms part of this submission.
9. Canopy trees are to be planted within street verges and medians to provide shade and reduce pavement surface temperatures. Understorey planting and permeable surfaces should also be provided where possible to reduce the extent of paved areas and to enhance the amenity of the streetscape environment.	Land&Form Landscape Architects	Complies Refer to Landscape package prepared by Land and Form for further detail.
10. As a minimum, external landscape in or on the building (such as rooftop gardens, green walls, green or brown roofs) must be provided at a ratio of 15% of the development lot area. Vertical or horizontal landscapes are acceptable. Indigenous planting is to be used; this should be suitable local endemic species, as far as possible.	ESD Consultant	Complies Refer to the ESD Report
11. Building designs are to: a. Maximise the use of natural light and cross ventilation; b. Reduce the reliance on mechanical heating and cooling through the use of eaves, awnings, good insulation and landscaping; c. Include energy efficient light fittings and water fittings; d. Allow for separate metering of water and energy usage for commercial and multi-unit tenancies.	Turner/ ESD Consultant	Complies The building design provides a 62% of apartments with natural cross ventilation and a 70% of apartments receiving a minimum 2 hours solar access between 9am and 3pm at the winter solstice. The different façade treatments have been carefully designed to respond to the efficiency and reduce the reliance on mechanical heating and cooling, with the integration of projections in the façade, vertical elements to control the shading, colour palate and orientation. Lighting and water fittings will be selected in the design development stage before construction certificate, and they will achieve the requested efficiency rating.
12. Implement the key elements of the Integrated Water Cycle Management (IWCM) Strategy, including: a. Inclusion of rain water tanks b. Improvement of water quality treatment devices such as gross pollutant traps and filtration devices as well as linear bioretention in garden beds c. Selection of energy efficient equipment and fixtures.	ESD Consultant	Complies Refer to the ESD report.

2.16 Amenity

2.16.1 Solar Access

Objectives	Team	Comment
a) <i>To ensure solar access to public open spaces achieves a high level of amenity year round for those visiting, residing and working in the Precinct.</i>	Turner	Complies The proposal complies with the building envelopes, maximum building heights, and required building separation of the Urban Design Guidelines, and therefore its effect on the adjacent public open spaces is equal to, or better than, the approved building massing of the original concept plan as prepared by Cox/Oculus.
b) <i>To ensure that overshadowing from new development does not result in significant loss of sunlight and diminish the enjoyment of public and private open spaces.</i>	Turner	Complies The proposal complies with the building envelopes, maximum building heights, and required building separation of the Urban Design Guidelines, and therefore its effect on the adjacent public open spaces is equal to, or better than, the approved building massing of the original concept plan as prepared by Cox/Oculus.
Controls	Team	Comment
1. <i>Figure 62 prescribes the minimum proportions of the public spaces that are to achieve a minimum of 2 hours of sunlight between 9am and 3pm at the winter solstice (21 June). The minimum proportions are:</i> a. Doran Drive Plaza - 100% (excluding areas under awnings) b. Station Plaza - 65% c. Precinct East Park - 70% d. Station Forecourt - 80%.	Turner	Complies The proposal complies with the building envelopes, and required building separation of the Urban Design Guidelines and therefore its effect on the adjacent public open spaces is equal to, or better than, the approved building massing of the original concept plan as prepared by Cox/Oculus. The Precinct East Park receives minimum 2 hours solar access between 9am and 3pm at the winter solstice. This allows for a quality amenity and all-day use of this important public space, which is located within the Showgrounds Eastern Precinct. Refer to the Shadow Diagrams and Sun Eye Diagrams as part of the Turner documentation.

2.16 Amenity

2.16.2 Wind and Weather Protection

Objectives	Team	Comment
a) <i>To allow for cooling summer breezes to move through the Precinct.</i>	Turner	Complies The proposed building massing consists of a series of free-standing towers with substantial building separation. This building orientation allows for an unobstructed east-west movement of air between the main residential towers. The lower podium buildings have breaks in the form along the southwest elevation to allow for light and air penetrating into the central courtyards, allowing quality sunlight and cooling breezes into the heart of the development.
b) <i>To ensure pedestrian comfort in streets, and public and private open spaces.</i>	Turner	Complies The proposal allows for awnings to building entries and/or indented entries. A continuous line of street trees around the perimeter of the site further complements the shading and protection of the streetscape. Showgrounds Precinct East will provide the minimum percentage tree canopy coverage in line with best practice urban design – refer to the Landscape report and drawings by Land and Form Landscape Architects.
Controls		
1. <i>Secondary setbacks are to comply with the controls contained in Sections 3.2.4, 4.2.5 and 5.2.7 to mitigate wind down draft.</i>	Turner	Complies Section 3.2.4 relates to the western precinct only and is therefore not applicable to the subject site or this proposal. Section 3.2.4 relates to the Doran Drive precinct and is therefore not applicable to the subject site or this proposal. Section 5.2.7 relates to the eastern precinct only and is therefore applicable to the subject site or this proposal. All buildings comply with the approved Concept Plan Building Envelopes, and all required setbacks. The façades are highly articulated with further stepping and indents, in line with the precinct's desired future character.
2. <i>Wind and weather protection is to be provided at major entry points, active interfaces and dwelling/gathering spaces within the development lots and public domain.</i> <i>a. All non-residential interfaces are to have a 2.5m awning and/or operable screening to protect pedestrians from the elements. This applies in all conditions, including where there may be a 3m colonnade inset – refer to Section 4.2.10 Active Use and Street Frontage Street of the Doran Drive Precinct Guidelines.</i> <i>b. All building entry points are to have a 2.5m awning for the width of the entry.</i> <i>c. All non-residential interfaces to communal open space on a podium are to have a 2.5m awning and/or operable screening for the length of that interface.</i> <i>d. Localised screening is to be provided where longer duration activities are expected.</i> <i>e. Wind screens or planting are to be provided within publicly accessible through-site links and at corners of buildings.</i> <i>f. Awnings are to be designed to complement and integrate with the facade and the streetscape.</i>	Turner	Complies, with qualifications: The proposal complies with the requirements of the Urban Design Guidelines, and has carefully integrated either 2.5m awnings, or indented entries to offer weather protection to the main lobby and building entries. The choice of awning and versus indented entries is based on what is spatially the most appropriate at that location in the podium. These elements have been considered in the context of wind, solar and other weather mitigation factors. All non-residential interfaces to communal open space on the podium (refer to the community room on the southern side of the Building D podium) have a minimum 2m projecting projection of the building overhead slab to remove any direct relationship with the residential levels above. There is also a 1.8m screen for the length of the direct interface between residential uses and the podium. The main communal podium area, and the communal rooftop terraces have substantial planting and trees to resolve wind issues, which are further complimented by solid screens where required by wind conditions. Awnings have been designed to complement and integrate with the façade and streetscape. The design of the awnings varies in material, colour, and shape to give provide articulation within the street edge. The design for awnings is cognisant of their hierarchy of importance e.g. the residential lobby entry awnings being further embellished to assist with wayfinding.

2.16 Amenity

2.16.2 Wind and Weather Protection

Controls	Team	Comment
3. <i>It is recommended that private courtyards on the ground floor are protected from down draft by an awning and/or operable screening where the existing/future trees in the public and private domain facilitate an awning.</i>	Turner	Noted The ground floor private terraces are partly indented within the building form, and the remaining terrace space has 1800mm high fences on all sides. These terraces are further complimented by substantial trees and planting adjacent to the terraces which assist with side streaming winds, and visual privacy. This arrangement balances the needs for wind protection and visual privacy, with the need for quality solar access to meet ADG requirements.
4. <i>Intertenancy screening, blade walls and recessed balconies are recommended where the communal area or private courtyard is elevated and subject to side-streaming winds.</i>	Turner	Complies. The location of private open space has been considered and is located in appropriate positions on the floorplate. Balconies are generally indented within the building form and therefore protected from side streaming winds. Intertenancy screening and blade walls are provided when balconies are adjoining. Due to the substantial views and outlook to the Castlehill Showgrounds parklands, and the new Eastern Precinct Park, corner apartment have their indented balconies located at the corner of the buildings to maximise district views – refer to the wind report for required wind mitigation for these balconies. Refer to the wind report for any required wind protection to the rooftop communal terraces.
5. <i>Buildings 8 or more storeys in height (or over 25 metres) require wind tunnel testing, irrespective of whether they are built to the street frontage or not, which demonstrates the following:</i> <i>a. In walkways and pedestrian transit areas and streets where pedestrians do not generally stop, sit, stand, window shop and the like, the gust equivalent mean (GEM) should not exceed 7.5 metres per second, with 5% probability of exceedance.</i> <i>b. In areas where pedestrians are involved in stationary short-exposure activities such as window shopping, standing or sitting (including areas such as bus stops, public open space and private open space, cafes) the gust equivalent mean (GEM) should not exceed 5.5 metres per second, with 5% probability of exceedance.</i> <i>c. In areas for stationary long-exposure activity, such as outdoor fine dining or outdoor amphitheatres, the gust equivalent mean (GEM) should not exceed 3.5 metres per second, with 5% probability of exceedance.</i> <i>d. The wind tunnel testing report is to be prepared by a suitably qualified engineer.</i>	Wind Consultant & Report	Complies Refer to the Wind Tunnel Assessment Report. For results refer to the report with figures of the appropriate criteria zones.

2.16 Amenity

2.16.3 Tree Canopy Cover

Objectives	Team	Comment
a) <i>To maximise tree canopy cover in order to increase biodiversity, reduce urban heat and provide shade and amenity.</i>	Land&Form Landscape Architects	Complies The development aims to create a Green Heart with an emphasis on tree Canopy, natural materials, and sustainability.
Controls	Team	Comment
1. <i>In accordance with Figure 65, a minimum of 20% overall tree canopy cover is to be achieved within the Hills Showground Station Precinct (i.e. the combined canopy area of all trees contained within the entire site outlined in red).</i>	Land&Form Landscape Architects	Complies The required minimum tree canopy coverage is achieved. Refer to the Landscape Architects report.
2. <i>In accordance with Figure 65, a minimum of 40% tree canopy cover is to be achieved for the new public domain areas, including Precinct East internal street, pedestrian link and park.</i>	Land&Form Landscape Architects	Complies The required minimum tree canopy coverage is achieved. Refer to the Landscape Architects report.
3. <i>A minimum of 40% tree canopy cover is to be achieved in private open space areas of Precinct East.</i>	Land&Form Landscape Architects	Complies The required minimum tree canopy coverage is achieved. Refer to the Landscape Architects report.
4. <i>Tree planting and canopy cover is to be maximised within all other private open space areas, including building setbacks, communal open space and rooftop/podium gardens, where possible.</i>	Land&Form Landscape Architects	Complies The required minimum tree canopy coverage is achieved. Refer to the Landscape Architects report.
5. <i>Street trees are to be planted at 10m intervals to provide continuous canopy cover at expected mature sizes.</i>	Land&Form Landscape Architects	Complies Existing street trees are to be retained and protected; new trees are proposed less than 10m intervals.
6. <i>Adequate soil depth and volumes to support tree growth are to be provided in accordance with SEPP 65 Apartment Design Guide.</i>	Land&Form Landscape Architects	Complies The proposal is compliant with Council and Apartment Design Guidelines around soil depth and volume to ensure the growth of new trees.

2.16 Amenity

2.16.4 Air Quality, Noise and Vibration

Objectives	Team	Comment
a) <i>To ensure good amenity for future residents and workers within the development lots through the provision of appropriate interfaces and mitigation of air and noise pollutant impacts.</i>	Acoustic Consultant	Complies The Acoustic Consultant was requested to prepare an acoustical (construction noise and vibration) report for the proposed development. A quantitative construction noise impact assessment has been prepared to outlined mitigation measures which has been applied in the design. An air quality management plan has been prepared by the relevant consultant to provide overall guidance and direction for dust and odour management.
b) <i>To ensure development appropriately responds to noise and vibration impacts.</i>	Acoustic Consultant	Complies Refer to Construction Noise and Vibration Report
c) <i>To minimise land use conflicts arising from noise impacts between non-residential and residential land uses.</i>	Acoustic Consultant	Complies Refer to Acoustic Report
d) <i>To ensure that future residential development at the site satisfies the appropriate noise measures.</i>	Acoustic Consultant	Complies Refer to Acoustic Report
Controls	Team	Comment
Air Quality		
1. <i>The external facade of a residential building is to be located at least 10m from the roadway of Showground Road.</i>	Turner	Complies The subject site and proposal are located more than 10m from Showground Road and compliant with all required setbacks.
2. <i>Balconies that directly face Showground Road on the ground floor and first floor of any building should be able to be closed (i.e. a winter garden or sun room). Windows on the balcony side should be openable/closable to allow the occupant to prevent direct air flow from Showground Road as desired.</i>		N/A
Noise		
3. <i>Residential accommodation is to be designed to ensure that the following LAeq levels are not exceeded (measured with windows closed):</i> a. 35 dB(A) for any bedrooms between 10pm and 7am b. 40 dB(A) for anywhere else in the accommodation (other than a garage, kitchen, bathroom or hallway) at any time.	Acoustic Consultant	Complies Refer to the Acoustic Report
4. <i>Residential accommodation is to be designed to ensure that the following LAeq levels are not exceeded (measured with windows open):</i> a. 45 dB(A) (1 hour) for bedrooms between 10pm and 7am b. 55 dB(A) (1 hour) for anywhere else in the accommodation (other than a garage, kitchen, bathroom or hallway) at any time.	Acoustic Consultant	Complies Refer to the Acoustic Report

2.16 Amenity

2.16.4 Air Quality, Noise and Vibration

Controls	Team	Comment
Noise		
5. <i>Site planning, building orientation and interior layout are to be used as tools to lessen noise intrusion as far as possible.</i>	Turner	Complies The loading Dock area and the main plantrooms are located in the basement. The residential buildings are set back substantially from the surrounding streets, which mitigates any direct noise or visual issues from the loading dock location.
6. <i>Attenuation of noise at the source is preferred. Applicants are to indicate measures undertaken to mitigate the impact of noise upon adjacent residents and/or workers.</i>	Acoustic Consultant	Complies The Acoustic Report recommendations have been incorporated to design.
7. <i>It is preferable that noise attenuation measures last for a minimum of 10 years or the life of the development proposal, before being upgraded to meet current standards as required.</i>	Acoustic Consultant	Complies The Acoustic Report recommendations have been incorporated to design.
8. <i>A Noise Impact Assessment prepared by a suitably qualified consultant may be required when submitting a DA for a new development or the renovation of an existing development.</i>	Acoustic Consultant	Complies An Acoustic Assessment Report has been submitted as a part of the SSDA.
9. <i>The provisions of State Environmental Planning Policy (Infrastructure) 2007 and Development near Rail Corridors and Busy Roads Interim Guideline must be taken into consideration to minimise impacts of busy roads and railway corridors on residential and other sensitive development.</i>	Acoustic Consultant	Complies The Acoustic Report recommendations have been incorporated to design.
General		
10. <i>Development shall address all applicable recommendations contained in the Hills showground Station Precinct Noise Impact Assessment. (Renzo Tonin October 2019) Submitted as a part of the SSDA Package (SSD 9653)</i>	Acoustic Consultant	Complies The SSDA Acoustic Report is a more detailed and recent assessment, as such, supersedes the Renzo Tonin report The Acoustic Report recommendations have been incorporated to design.
11. <i>Site Planning, building orientation and interior layout are to be used as tools to lessen noise intrusion as far as possible</i>	Turner	Complies The loading Dock area, and the main plantrooms are located in the basement, which mitigates any direct noise or visual issues from the loading dock location.
12. <i>Attenuation of noise at the source is preferred. Applicants are to indicate measures undertaken to mitigate the impact of noise upon adjacent residents and/ or workers</i>	Acoustic Consultant	Complies The Acoustic Report recommendations have been incorporated to design.

2.16 Amenity

2.16.4 Air Quality, Noise and Vibration

Controls	Team	Comment
General		
13. <i>It is preferable that noise attenuation measures last for a minimum of 10 years or the life of the development proposal, before being upgraded to meet current standards as required.</i>	Acoustic Consultant	Complies The Acoustic Report recommendations have been incorporated to design.
14. <i>A Noise Impact Assessment prepared by a suitably qualified consultant may be required when submitting a development application for a new development or the renovation of an existing development.</i>	Acoustic Consultant	Complies An Acoustic Report has been submitted with the SSDA.
15. The provisions of State Environmental Planning Policy (Infrastructure) 2007 and Development near Rail Corridors and Busy Roads Interim Guideline must be taken into consideration to minimise impacts of busy roads and railway corridors on residential and other sensitive development.	Acoustic Consultant	Complies An Acoustic Report Has been submitted with the SSDA which incorporates these measures.
Residential Uses		
16. Development for the purposes of residential accommodation shall comply with the following requirements: <i>a. Appropriate measures shall be taken to ensure that the following internal traffic noise levels are not exceeded – Refer to Table 2 , Urban Design Guidelines, Pg60</i> <i>b. Appropriate measures shall be taken to ensure that the following internal noise levels from “normal use” of the active street fronts and Castle Hill Showground (i.e. combined patron and music noise) are not exceeded – Refer to Table 3, Urban Design Guidelines, Pg60</i> <i>c. Appropriate measures shall be taken to ensure that the following cumulative impacts of simultaneous road traffic noise and patron and music noise (provided they are individually compliant with Controls 7a and 7b) are not exceeded – Refer to Table 4, Urban Design Guidelines, Pg60</i>	Acoustic Consultant	Complies Refer to the acoustic report

2.16 Amenity

2.16.4 Air Quality, Noise and Vibration

Controls	Team	Comment
Non-Residential Uses		
17. <i>Environmental noise intrusion from road traffic noise and operational noise to non-residential uses shall comply with the design internal sound levels of Australian/New Zealand Standard AS/NZS 2107:2016 "Acoustics – design sound levels and reverberation times for building interiors" (AS2107)</i>	Acoustic Consultant	Complies Refer to the acoustic report
18. The use and internal fit-out of non-residential premises may be carried out by future operators and tenants in which case they will be subject to separate approval by the relevant determination authority. THDCP 2012 applies to the assessment of the use of non-residential premises, where applicable.	Turner	Noted
Mechanical Plant and Equipment		
19. External noise emissions from the use of mechanical plant and equipment and vehicles being driven on site shall comply with the requirements of relevant NSW EPA Noise Policy for Industry and any other guideline, policy or standard.	Acoustic Consultant	Complies Refer to the acoustic report
20. Acoustic assessment of mechanical services equipment is to be undertaken during the detailed design phase of the development to ensure that the cumulative noise of all equipment does not exceed the applicable noise criteria.	Acoustic Consultant	Complies Refer to the acoustic report
21. Fans shall be mounted on vibration isolators and balanced in accordance with Australian Standard 2625 'Rotating and Reciprocating Machinery –Mechanical Vibration'.	Acoustic Consultant	Complies Refer to the acoustic report
Vibration		
22. The provisions of Environmental Protection Authority's Rail Infrastructure Noise Guideline (EPA, 2013) and Assessing Vibration: a technical guideline (DECC, 2006) must be taken into consideration to ensure acceptable vibration and ground-borne noise limits for spaces within the development.	Acoustic Consultant	Complies Refer to the acoustic report

4. SHOWGROUND PRECINCT EAST GUIDELINES

5.2.1 Precinct East Park	
Objective	Comment
a. To provide a new local park to meet the passive recreational needs of the community.	Complies The new Eastern Park is already designed by others and approved. The proposed new buildings within the Showgrounds East Precinct are respectful of the park and maintain the Concept Plan requirement for 2hours solar access to minimum 70% of the park. The proposed new buildings within the Showgrounds East Precinct are fully compliant with the Concept Plan envelopes, setbacks, and building separation requirements. The only modification to the park is the integration with the new pathway along the western edge of the proposed Buildings E1 & E2. This new route connects the sub-divided road to Carrington Road and provides direct access to the private open space of the proposed parkside townhouses.
b. To retain existing trees within the new local park.	Complies The proposed new Eastern Park is already designed by others and approved. The proposed new buildings within Lot 5 at Showgrounds Precinct East are compliant with street setbacks and have no further impact on the existing site above that already envisaged by the approved design for the park.

- Amenity
- Solar Access
- Objectives
- a.

To ensure solar access to public open spaces achieves a high level of amenity year-round for those visiting, residing and working in the Precinct.
- b.

To ensure that overshadowing from new development does not result in significant loss of sunlight and diminish the enjoyment of public and private open spaces.
- Controls
1.

Figure 62 prescribes the minimum proportions of the public spaces that are to achieve a minimum of 2 hours of sunlight between 9am and 3pm at the winter solstice (21 June). The minimum proportions are:

a.

Doran Drive Plaza – 100% (excluding areas under awnings)

b.

Station Plaza – 65%

c.

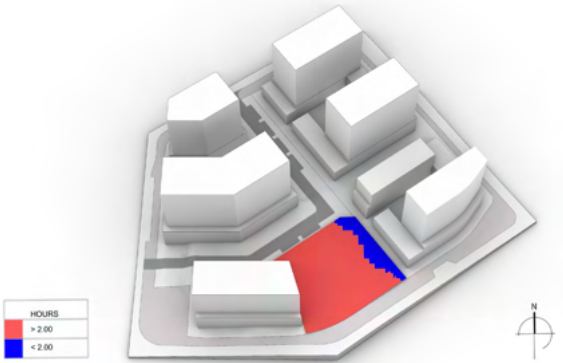
Precinct East – 70%

d.

Station Forecourt – 80%



Based on the Urban Design Guidelines 70% of solar access is required on Precinct East Park

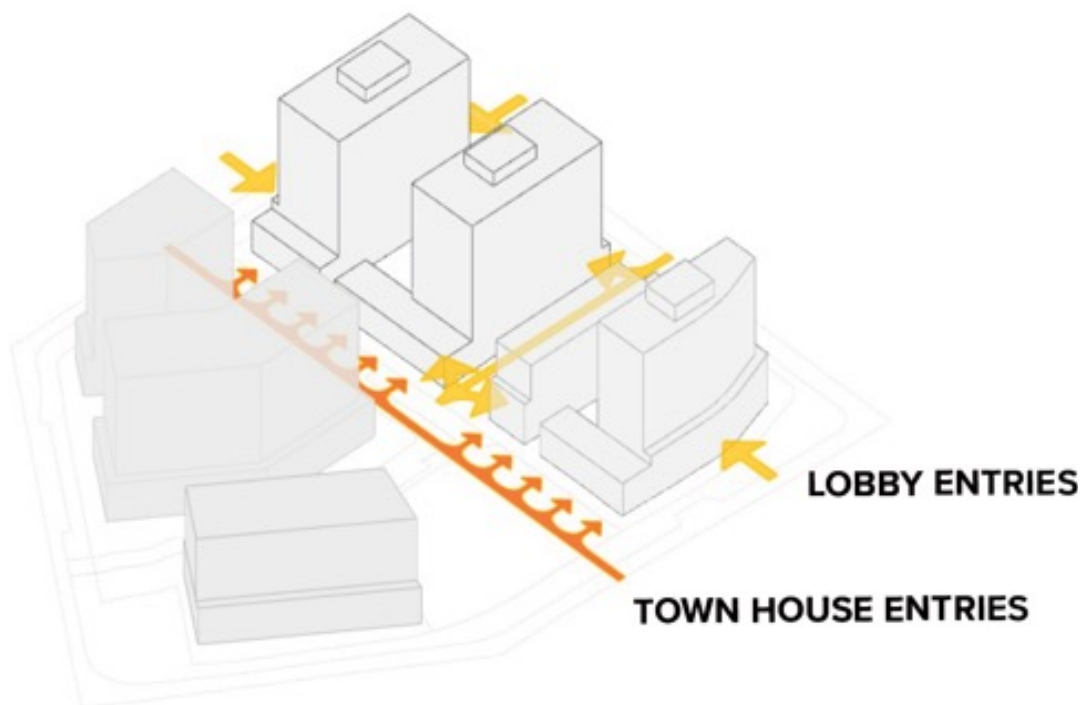


5.2.1 Precinct East Park

Control	Comment
1. A minimum 250m² play space with play elements that cater to the very young (up to 5yo) and primary school age children (5-12yo) is to be provided within the park. This shall comprise of a range of play equipment that may include a mixture of natural play elements and high quality custom or off-the-self play elements.	Complies Refer to the previously approved design by others for the public domain and Eastern Park. Turner confirms that the proposal for Buildings D & E maintains the integrity and design intent of these public domain areas.
2. An open lawn for passive recreation is to be provided within the park.	Complies Refer to the previously approved design by others for the public domain and Eastern Park.
3. The park is to comprise of insitu concrete paths and paving.	Complies Refer to the previously approved design by others for the public domain and Eastern Park.
4. Durable picnic shelters, tables and park seating are to be provided throughout <i>the park</i>.	Complies Refer to the previously approved design by others for the public domain and Eastern Park.
5. Footpath access is to be provided between areas of the park, the adjacent residential building entries and the <i>surrounding street network</i>.	Complies A pathway is proposed along the western edge of Building E which connects the new internal roadway to Carrington Road. The pathway has direct gated connections to each of the townhouses that face the new Eastern Park. This allows for a clear and legible street address for each of these townhouses. Refer also to the Landscape Architects reports and drawings.
6. Existing trees of arboriculturally significance within the footprint of the <i>park are to be retained and protected</i>.	Complies Refer the previously approved design by others for the public domain and Eastern Park. Turner confirms that the proposal for Buildings D & E maintains the integrity and design intent of these public domain areas.
7. A minimum 40% tree canopy cover (at maturity) is to be provided throughout <i>the park</i>.	Complies Refer to the previously approved design by others for the public domain and Eastern Park.
8. Tree planting is to utilise a palette of predominantly native plants (minimum <i>70%) that includes existing trees</i>.	Complies Refer to the previously approved design by others for the public domain and Eastern Park.
9. Exotic deciduous trees (max. 30% of total park trees) may be incorporated into the park as a feature and to provide solar access in winter.	Complies Refer the previously approved design by others for the public domain and Eastern Park.
10. No basement or sub-basement is permitted below ground for the full extent of the park, with the exception of the existing Metro tunnel.	Complies As noted previously in responses above.

5.2.1 Precinct East Park

Control	Comment
11. The park must be universally accessible and DDA compliant.	Complies Refer to the previously approved design by others for the public domain and Eastern Park.
12. Development is to comply with The Hills shire Council's Recreation Strategy (2019) and the Level of Service for a local park.	Complies Refer to the previously approved design by others for the public domain and Eastern Park.
13. Public art and interpretation is to be incorporated into the design of the park in line with the SMNWP Guidelines and Hills Showground Station Precinct Heritage Interpretation Strategy (GML, 2019).	Complies As noted previously in responses above.
14. The design and layout of any building adjoining the park shall ensure there is natural surveillance of the area to protect the security and amenity of users.	Complies Refer to the previously approved design by others for the public domain and Eastern Park. Turner confirms that the proposal for Buildings D & E maintains the integrity and design intent of these public domain areas. A pathway is proposed along the western edge of Building E which connects the sub-divided road to Carrington Road. The pathway has direct gated connections to each of the townhouses that face the new Eastern Park. This allows for a clear and legible street address for each of these townhouses, and activation of the park area.



5.2.2 Publicly Accessible Pedestrian Link

Objective

a.
To provide a safe and comfortable public pedestrian connection between Showground Road and Precinct East internal street.

Comment

Complies

A key design move has been the consolidation of the car park entries and loading docks for Buildings D & E into a single entry/exit point located on the sub-divided road. This has removed traffic movement conflicts at the western end of the publicly accessible pedestrian link. The loading dock is located within the basement and allows for trucks to enter and exit the site safely in a forwards direction.

The consolidation of the car park and loading dock has allowed for a highly activated north-west corner to Building E1, characterised by a generous residential entry lobby and direct sightlines into the central communal courtyard area. This greatly improved street edge activation and passive surveillance allows for a safe and inviting public domain for pedestrians and cyclists to use at all times of day.

The enhanced public domain created by this change, has allowed for unimpeded pedestrian and bicycle movements from the publicly accessible pedestrian link to the new eastern park, creating a green network of pathways and parkland that connects the wider precinct.

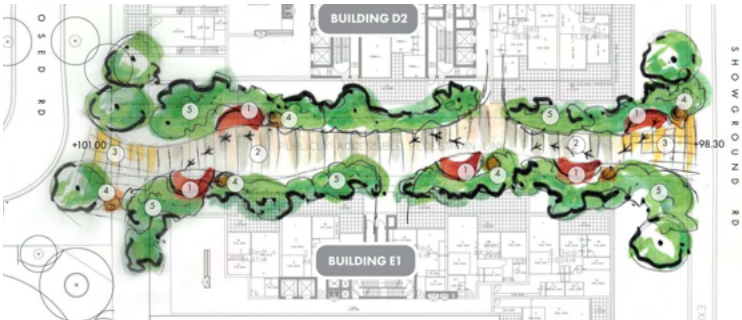
Refer to the Designing for Country artwork by Jamie Eastwood which has been carefully integrated into this new publicly accessible pedestrian link and elevates the visual interest of the streetscape.

Refer to the Landscape Architects report, which outlines the landscape design intent and planting types for this new publicly accessible link. There is provision for a 2m setback of the basement slab under, which allows for a flush landscaping condition that does not rely on mounding or retaining walls for achieve soil depths for large tree types. This flush landscaping condition maintain quality sightlines through the space for safety.

Overhead, the buildings allow for apartments that overlook the new publicly accessible pedestrian link, providing passive surveillance. There are 3 building lobby entries directly adjacent this area of public domain which further activates the space at all times of day.



Landscape Architect Plan



Indigenous Artist Plan

5.2.2 Publicly Accessible Pedestrian Link

Control

1.

The pedestrian link is to be aligned with the wider pedestrian connection between Showground Road and the Metro Station (via the sub-divided road) to maximise pedestrian and visual access.

Comment

Complies

The proposal seeks to deliver a pedestrian centric public domain where the impact of cars and traffic movement is carefully managed.

A key design move has been the consolidation of the car park entries and loading docks for Buildings D & E into a single entry/exit point located on the sub-divided road. This has removed traffic movement conflicts at the western end of the publicly accessible pedestrian link. The loading dock is located within the basement and allows for trucks to enter and exit the site safely in a forwards direction.

The consolidation of the car park and loading dock has allowed for a highly activated north-west corner to Building E1, characterised by generous residential entry lobbies and direct sightlines into the central communal courtyard area. This greatly improved street edge activation and passive surveillance allows for a safe and inviting public domain for pedestrians and cyclists to use at all times of day.

The enhanced public domain created by this change, has allowed for unimpeded pedestrian and bicycle movements from the pedestrian accessible through site link to the new eastern park, creating a green network of pathways and parkland that connects the wider precinct.

The proposal has allowed for a considered pathway network to all streetscapes, including the introduction of the new pathway along the western side of Buildings E1 & E2. This new route connects the sub-divided road to Carrington Road and provides direct access to the private open space of the proposed parkside townhouses. The new pathway has been designed with consideration for both pedestrian and bicycle movement, therefore giving sufficient and appropriate street address to these new parkside homes.

Overall, the proposal is cognisant of the design intent of the approved Concept Plan controls and objectives, and of the already built street network that Landcom have delivered as part of the Showgrounds Station precinct. This already built road network has integrated multiple traffic signalised road junctions that allow for safe pedestrian and bicycle movement into the street network adjacent to this proposal, namely traffic signals: at the junction of Showgrounds Road and De Clambe Drive, at the junction of Carrington Road and Andalusian Way, and at the junction of Carrington Road and Doran Drive. There a short distance between these junctions, making for a permeable and inviting new precinct and quick access to the metro station.



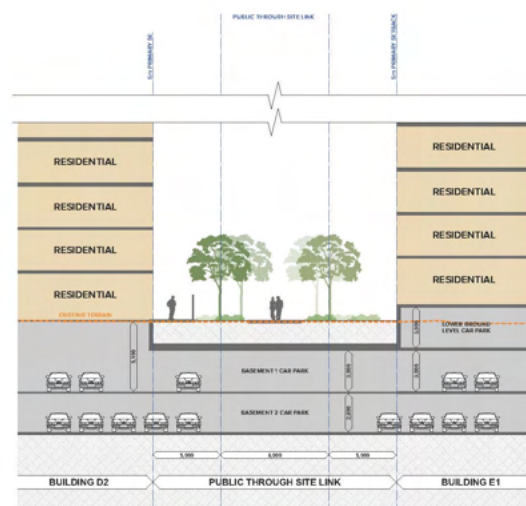
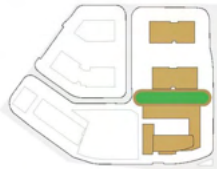
2.

The pedestrian link is to comprise a minimum 3m wide footpath within a minimum 8m wide publicly accessible space.

Refer to the Landscape Architects Drawings and Report

5.2.2 Publicly Accessible Pedestrian Link

Control	Comment
3. Pedestrian link shall have regard to the following: – be publicly accessible – include a minimum of 500mm of landscaping (maximum height of 800mm) along each side of the pedestrian link – be clearly identifiable as a publicly accessible pedestrian link – encourage pedestrians to move along the link and not linger – maintain the privacy of ground floor apartments which adjoin the link – ensure adequate passive surveillance is provided – have adequate lighting to improve safety – building setbacks to the pedestrian links are to as per the UDG.	Complies As noted above
4. The pedestrian link is to have an insitu concrete footpath that ties into the surrounding public domain rather than <i>appear as a privatised space</i>.	Refer to the Landscape Architects Drawings and Report
5. A continuous tree canopy (at maturity) is to be provided along the length of the <i>pedestrian link</i>.	Refer to the Landscape Architects Drawings and Report
6. A clear line of sight is to be maintained from one end of the pedestrian link to <i>the other</i>.	Complies As noted above
7. The design and layout of any building adjoining the pedestrian link is to ensure there is natural surveillance of the pathway to protect the security and amenity of users. Solid fences are not permitted along the boundary of a pathway as they will restrict passive <i>surveillance over the pathway</i>.	Complies As noted above. Picket style fences are used along the side of the publicly accessible pedestrian link to give security to the private terraces of apartments and to avoid solid walls.
8. Bioretention measures are to be provided in line with the Integrated <i>Water Management Strategy</i>.	Refer to the Landscape Architects Drawings and Report

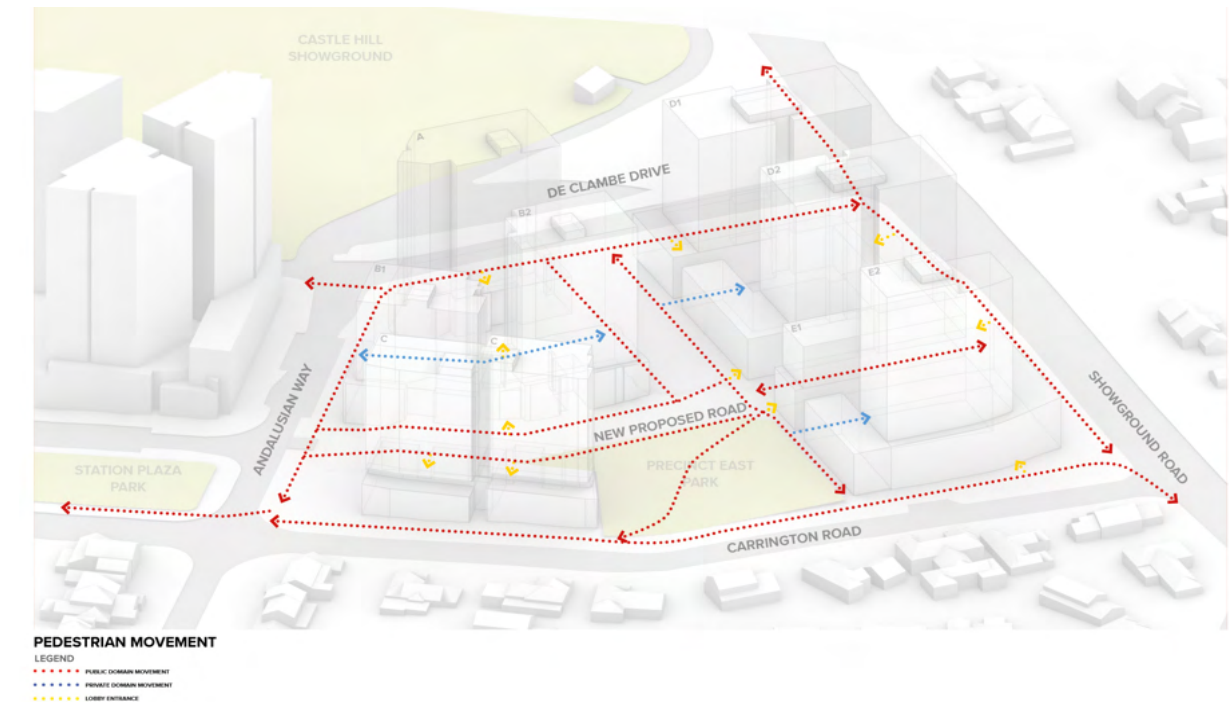


5.2.2 Publicly Accessible Pedestrian Link

Control	Comment
9. No basement or sub-basement is permitted below the pedestrian link.	Generally consistent, with qualifications The car park generally sits directly under the footprint of the buildings overhead. The extent of car park has generous setbacks from all of the site boundaries. The car park has been designed to allow for significant deep soil areas, which is in excess of the ADG requirements. A key design move has been the consolidation of the car park entries and loading docks for Buildings D & E into a single entry/exit point located on the sub-divided road. This has removed the need for driveways and hard landscaping at the western end of the publicly accessible pedestrian link. The consolidated loading dock is located within the basement and maximises the efficiency of the car park extent. Within the publicly accessible pedestrian link, the proposal incorporates a 2m setdown of the basement slab. This allows for significant soil depth sufficient for large tree types and quality soft landscaping. The 2m setdown for soil allows for a flush condition within the public domain, free of mounding and low retaining walls, for a more open and permeable streetscape. Refer to the Landscape Architect's report which details soil depths, deep soil allocation, planting types, and the significant extent of tree canopy coverage within the proposal.
10. The pedestrian link must be universally accessible and DDA compliant.	Refer to the Landscape Architects Drawings and Report
11. Public art and interpretation is to be incorporated into the design of the pedestrian link in line with the SMNWP Public Art Guidelines and Hills Showground Station Precinct Heritage Interpretation Strategy (GML, 2019).	Refer to the Landscape Architects Drawings and Report Refer to the proposed artwork as designed by Jamie Eastwood and outlined in his separate report.

5.2.3 Communal Open Space

Objective	Comment
a. To provide additional amenity and recreational opportunities within the private domain for the residents of the Precinct.	Complies A range of communal open spaces are provided to meet the varied needs of the residents who live within Buildings D & E. Refer to the Landscape Architect’s report in conjunction with the reports prepared by Turner Architects. The central communal courtyards are designed to be flush with the adjacent street scape, with all car parking and loading dock facilities located below ground at basement levels. The building entry lobbies have been carefully located to allow for direct viewlines from the street into the central communal courtyards beyond. These site wide viewlines add to the permeability and openness of the ground plane. Ground floor apartments facing into the central communal courtyards have private open space with fencelines that shield the apartment interiors and provide adequate privacy. The courtyards balance the need for significant soft landscaping, planting and trees with the inclusion of programmed uses for residents such as children’s play equipment, spill dining/seating areas adjacent to the resident’s internal community room, etc. The leafy sheltered character of these central communal courtyards is a good contrast to the more open and sun-drenched rooftop communal courtyards and therefore offers residents the ability to go to outdoor spaces with sufficient comfort and amenity at all times of the year. All the podium rooftops are landscaped with communal external rooftop terraces. The floorplates of the towers have been designed to allow for equitable access from all lift cores to these rooftop terraces. These spaces form important green outlooks from the apartments above, and their soft landscaping and planting reduces the urban heat island effect of the proposed built form. The rooftop terraces enjoy significant solar access at all times of the day and offer views out to the new Eastern Park and district views across Showgrounds Road. Collectively, the range of communal open spaces provided exceed ADG area requirements and enjoy more than 50% receiving minimum 2hours solar access between 9am and 3pm each day.



5.2.3 Communal Open Space

Control	Comment
1. Communal open space is to be provided in the form of private areas at podium, rooftop and ground level in accordance with SEPP 65 Apartment Design Guide.	Complies A range of communal open areas are provided within the central Ground Floor communal courtyards and on the podium rooftops.
2. Communal open space is to be primarily at grade and read as a continuation of the adjacent public domain character in planting and materiality. The materiality is to compliment the adjacent public domain and may include additional materials such as brick and/or stone paving. Small trees suitable for the landscaped area provided are encouraged.	Complies Large communal open areas are provided within the central Ground Floor courtyards. These courtyards are at the same level as the adjacent streets with clear sightlines. Ground Floor building entry lobbies are also located a key location in the street with clear sightlines from the public domain into the central courtyards. These design considerations greatly enhance the intuitive wayfinding and permeability throughout Lot 5 and Buildings D & E. Refer to the Landscape Architects drawings for planting and external finishes in the communal courtyards and interface with the public domain.
3. Fencing may be provided to delineate private vs public space, however it should be designed to provide clear views into the ground level private open space.	Complies Large communal open areas are provided within the central Ground Floor courtyards. These courtyards are at the same level as the adjacent streets with clear sightlines. Picket style fences are provided that have sufficient permeability to allow for sightlines into the central courtyards but maintain adequate security and privacy. Refer to the Landscape Architects drawings for planting and external finishes in the communal courtyards and interface with the public domain.
4. External (outside) communal open space areas are to be located and designed to: – Be seen from the street between buildings (where possible) – Provide for active and passive recreation needs of all residents – Provide landscaping – Present as a private area for use by residents only – Include passive surveillance from adjacent internal living areas and/or pathways – Have a northerly aspect (where possible) – Be in addition to any public thoroughfares.	Complies As noted above. Refer to the Landscape Architects drawings for planting and external finishes in the communal courtyards and interface with the public domain.
5. Communal open space is to provide a range of uses including seating, picnic facilities, play spaces, productive gardens and lawn areas amongst generous planting.	Complies As noted above. Refer to the Landscape Architects drawings for planting and external finishes in the communal courtyards and interface with the public domain.
6. Communal open space is to incorporate a minimum of 70% native planting for local character, however this may be supplemented with exotics for colour and variation, and edible species as part of vegetable or herb gardens.	Refer to the Landscape Architects drawings for planting and external finishes in the communal courtyards and interface with the public domain.

7.

The design of exterior communal open space areas are to achieve amenity by addressing visual and acoustic privacy, *safety, security and wind effects*.

Complies

As noted above.

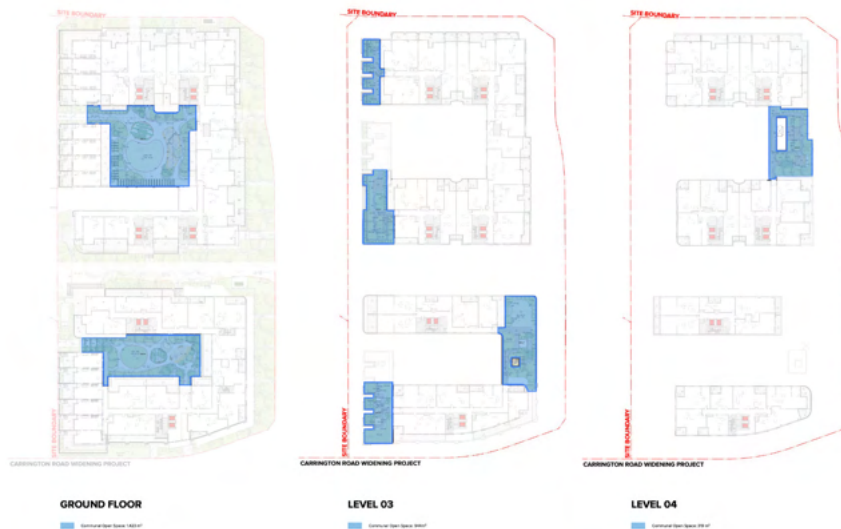
Refer to the Landscape Architects drawings for planting and external finishes in the communal courtyards and interface with the public domain.

8.

The location and design of communal open space is to achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm at the winter solstice (21 June).

Complies

Communal open areas are located in a range of locations including the ground floor central courtyards and on the podium levels roofs. The roof top communal open areas enjoy significant solar access, and therefore overall, the communal open areas collectively achieve greater than two hours solar access between 9am and 3pm on June 21st.

**ADG COMPLIANCE:**

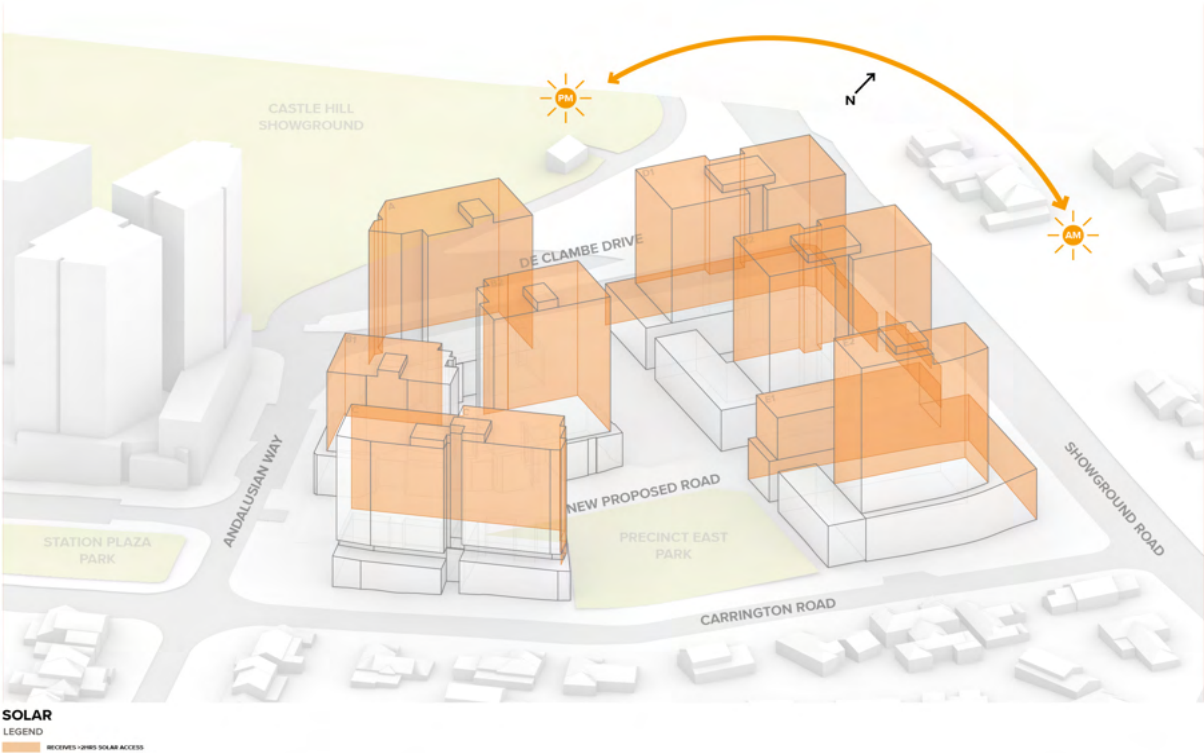
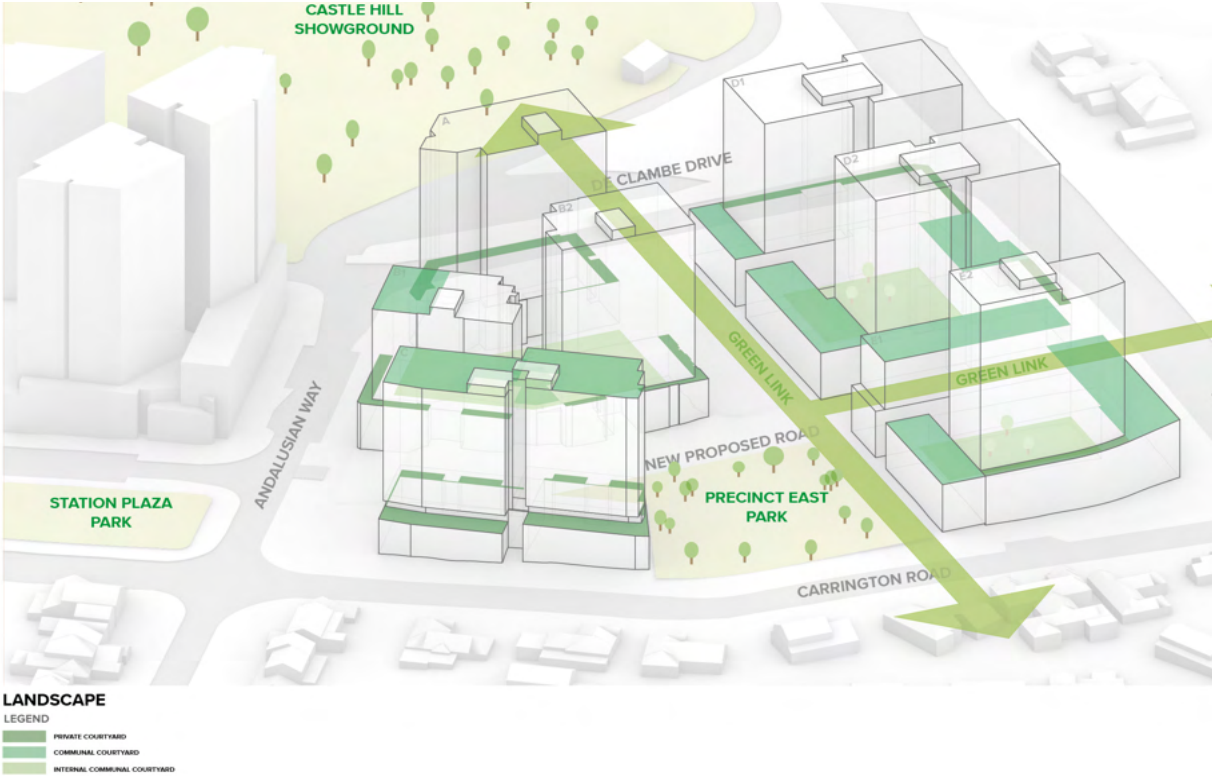
The plans for the proposed development achieves more than
25% of Communal Open Space at 3,358sqm (28.0%)

**ADG COMPLIANCE:**

The plans for the proposed development achieves more than
50% of Direct Sunlight to the Communal Open Space receiving
2h of solar for 1,529sqm (51.1%)

5.2.4 Building Siting, Massing and Scale

Control	Comment
1. Development shall be designed to incorporate clearly defined ground floor street zone, podium and upper level elements as shown in Envelope A (Figure 199).	Complies
2. Ground floor heights are to be a minimum of 4m (floor to floor) for all <i>non-residential uses</i>.	N/A Non-residential uses are not permitted within Lot 5 Buildings D & E.
3. Streets are to be defined by a mix of townhouse apartments and apartment podium edges: a. Apartment podiums are to provide a 4 storey street wall with a height of up to 16m (depending on the use) is to be provided in accordance with Figure 204. The street wall is to respond to the topography of the site and may vary between buildings where appropriate. b. Townhouse apartments are to be a maximum of 3 storeys (12m) in <i>height</i>.	Complies The proposed townhouses and podiums comply with the building envelope diagrams, and the number of storeys as per the approved Concept Plan and Urban Design Guidelines.
4. A secondary setback above the podium is to be provided in accordance with Figure 204 to maximise solar access to public and private spaces and habitable rooms, district views to the east, north and west, and to minimise wind down draft.	Complies The proposed built form complies with the building envelope diagrams, and the number of storeys as per the approved Concept Plan and Urban Design Guidelines.
5. Tower forms above the podium shall not exceed 50m in length and 24m in width (measured through the centre of the building, with the exception of the Building A envelope identified in Figure 199) and shall have floor plates of no more than 850m² GFA per floor.	Complies The proposed built form complies with the building envelope diagrams as per the approved Concept Plan and Urban Design Guidelines. The long facades of the towers are indented mid-way to create modulation and shorter components of façade, therefore complying with the intent of this requirement.
6. Tower form is to be orientated to: a. Reduce the perceived mass of the building, particularly to Showground Road b. Provide solar access to station plaza as per the controls in Section 2.16.1 c. Provide privacy for both communal and private open space areas d. maximise solar access to public and private spaces and habitable rooms, district views to the east, north and west and to e. minimise wind down draft.	Complies The proposed built form complies with the building envelope diagrams as per the approved Concept Plan and Urban Design Guidelines.



5.2.4 Building Siting, Massing and Scale

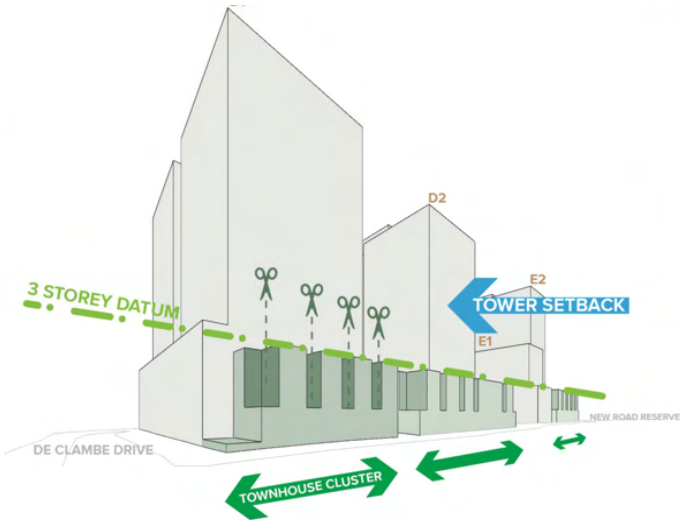
Objective	Comment
<i>a.</i> To protect and enhance the rich, distinctive and valued character of the area, particularly those elements that contribute to a sense of place and identity including the Castle Hill Showground and existing landscape within the Precinct East Park.	Complies The wider Castlehill area has been synonymous with its green streetscapes and the brick vernacular of its homes, which create a welcoming and high-quality suburban character. As the area evolves into a higher-density location, particularly near the new metro stations and key infrastructure, it is important that the new architecture and public domain retain these qualities and sense of place. The proposed Buildings D and E enjoy substantial setbacks to all streets, allowing for generous landscaping and tree canopy coverage throughout the streetscapes. All podium rooftops are landscaped, providing further greening of the project in alignment with the distinctive and valued character of the area. The podium levels of Buildings D and E within Lot 5 champion the use of brick, referencing the brick vernacular of the adjacent suburb. The brick provides warmth and texture to the material palette. Bespoke detailing, including stepped piers and horizontal corbelling, adds to the fine-grain quality of the lower levels. The western edge of Buildings D and E is characterised by three-storey, family-friendly homes with private open space addressing the street and direct access via gates. This reinforces the human scale of the streetscape and the suburban character of family home typologies. While Buildings D1 and D2 have a more open and glazed façade language to capture the extensive verdant views to the north over the Castlehill Showgrounds, Building E2 now features a more solid CFC façade. This material choice responds to its urban context at the busy intersection of Carrington Road and Showgrounds Road, while nodding to the brick architecture of the surrounding suburban area.
<i>b.</i> To provide building forms that reinforce <i>the desired character of the area</i>.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval with establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are compliant with these building envelope requirements and align fully with design intent of the Urban Design Guidelines. Refer to response 5.2.4.a above regarding the aesthetic considerations for the facade design and materials which references the sense of place and identity of the Castle Hill area.
<i>c.</i> To ensure building orientation maximises visual amenity and natural surveillance, taking advantage of any views to open space, public reserves	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval with establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are compliant

and bushland.	with these building envelope requirements and align with design intent of the Urban Design Guidelines. Each of the towers have two stair/lift cores which are located on the south side of the facades. This allows for most apartments to be either corner apartments or dual aspect apartments and minimises any south facing units. The resulting floorplates therefore allows apartments to enjoy the views across the Castlehill Showgrounds to the north.
d. To ensure towers are of a slender design to reduce perceived bulk and scale.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are compliant with these building envelope requirements and align with design intent of the Urban Design Guidelines.
e. To ensure towers create an open, attractive and distinct skyline.	Complies The proposed buildings are compliant with the approved concept plan building envelopes, and number of storeys. The design of Buildings D & E in Lot 5 brings a diversity of architectural styles, which collectively create a playful streetscape and skyline.
f. To frame and define the streets and public open spaces with appropriately scaled built edge	Complies The proposed Buildings D & E within Lot 5 are compliant with the approved concept plan building envelopes, and number of storeys.
g. To create a cohesive built environment through consistent and/or complementary elements of built form composition (eg relationships between podiums, modulation, proportions and the like).	Complies The proposed built form complies with the Concept Plan—approved building envelopes and therefore aligns with the design intent and desired future character of the precinct. The towers are set back from the podiums, creating a strong horizontal datum of three to four storeys within the streetscapes. The façade and material colours/types of the podiums change at intervals along each street edge, adding diversity and a playful character. Breaks in the built form, together with carefully located lobby entries, provide further modulation to these lower levels. The proposed Building D and E towers allow for a diversity of architectural styles across the precinct, while maintaining familial elements that tie the design together. Building D1 is more open and glazed, capturing the extensive views across the Showgrounds to the north. The façades have a strong vertical emphasis, with a two-storey jump scale. Building D2 has a strong horizontal emphasis, with continuous concrete spandrels forming a bold graphic composition. Building E1, which is lower in height, has a glazed façade with expressed slab edges. Its scale is more pavilion-like compared to the larger adjacent towers, and the façade features a playful composition of alternating screens and baffles. Building E2 now features a more solid CFC façade, with a jump scale of two to three storeys. The top of the building steps to follow the steep topography of this part of the site, and the roofline is marked by a two-storey glazed ‘crown’ that introduces variation to the skyline.
h. To protect the natural features of the Precinct in existing stands of trees and solar access to the public realm.	Complies Refer to the Landscape Architects Report.

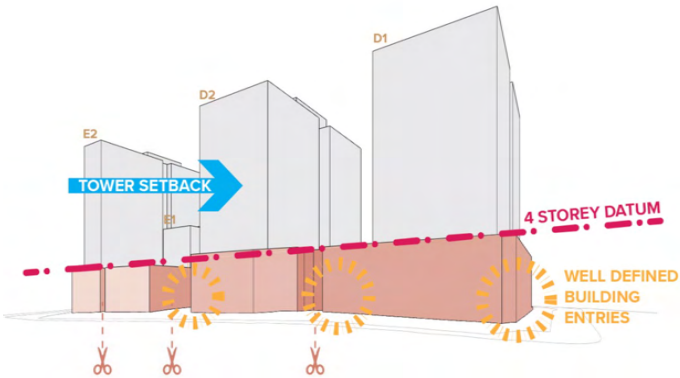
7. Tower massing and scale is to consider possible future development on adjoining sites, including Precinct West, Precinct East and the Castle Hill Showground.	Complies The proposed built form complies with the building envelope diagrams as per the approved Concept Plan and Urban Design Guidelines.
8. 8. Built form within the Envelope A (identified in Figure 199) shall be: a. designed to address different orientations b. designed with different heights c. significantly articulated both horizontally and vertically to read as two separate buildings d. articulated through a minimum 3m wide and deep recess and treated with different materials and finishes.	Complies The proposed built form complies with the building envelope diagrams as per the approved Concept Plan and Urban Design Guidelines.

5.2.5 Setbacks

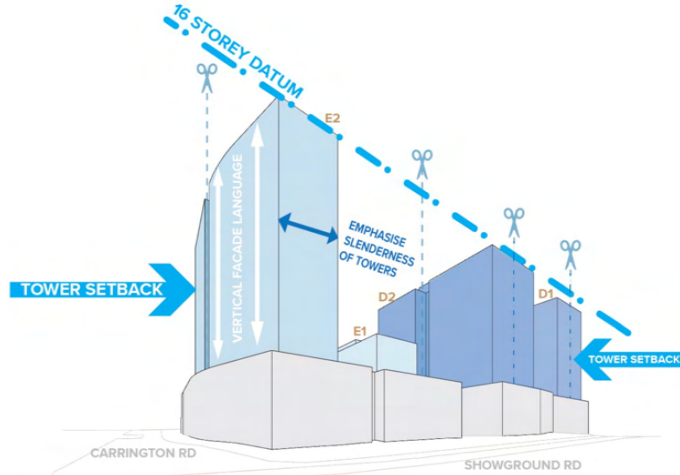
Controls	Comment
1. Pedestrian connectivity throughout the Precinct is to be provided in accordance with Figure 203.	Complies The proposed built form complies with the setbacks as per the approved Concept Plan and Urban Design Guidelines.
2. Car parking access and ramps for the eastern-most superlot are not to extend beyond the facade of the building to ensure the private and public domain provide cohesive connections to the publicly accessible through site link from the local park.	Complies



Townhouse key datums



Podium key datums



Tower key datums

5.2.5 Pedestrian Connectivity

Objective	Comment
<i>a.</i> To cater for existing and future pedestrian movement to, through and within the Precinct.	Complies: The proposal seeks to deliver a pedestrian centric public domain where the impact of cars and traffic movement is carefully managed. A key design move has been the consolidation of the car park entries and loading docks for Buildings D & E into a single entry/exit point located on the sub-divided road. This has removed traffic movement conflicts at the western end of the publicly accessible pedestrian link. The loading dock is located within the basement and allows for trucks to enter and exit the site safely in a forwards direction. The consolidation of the car park and loading dock has allowed for a highly activated north-west corner to Building E1, characterised by generous residential entry lobbies and direct sightlines into the central communal courtyard area. This greatly improved street edge activation and passive surveillance allows for a safe and inviting public domain for pedestrians and cyclists to use at all times of day. The enhanced public domain created by this change, has allowed for unimpeded pedestrian and bicycle movements from the publicly accessible pedestrian link to the new eastern park, creating a green network of pathways and parkland that connects the wider precinct. The proposal has allowed for a considered pathway network to all streetscapes, including the introduction of the new pathway along the western side of Buildings E1 & E2. This new route connects the sub-divided road to Carrington Road and provides direct access to the private open space of the proposed parkside townhouses. The new pathway has been designed with consideration for both pedestrian and bicycle movement, therefore giving sufficient and appropriate street address to these new parkside homes. Overall, the proposal is cognisant of the design intent of the approved Concept Plan controls and objectives, and of the already built street network that Landcom have delivered as part of the Showgrounds Station precinct. This already built road network has integrated multiple traffic signalised road junctions that allow for safe pedestrian and bicycle movement into the street network adjacent to this proposal, namely traffic signals: at the junction of Showgrounds Road and De Clambe Drive, at the junction of Carrington Road and Andalusian Way, and at the junction of Carrington Road and Doran Drive. There a short distance between these junctions, making for a permeable and inviting new precinct and quick access to the metro station.
<i>b.</i> To ensure that any future connection from the station to the broader catchment is via dedicated/pedestrian <i>priority links</i>.	Complies Refer to the response for item 5.2.5.a above which covers this matter.

5.2.6 Street Wall Heights

Control

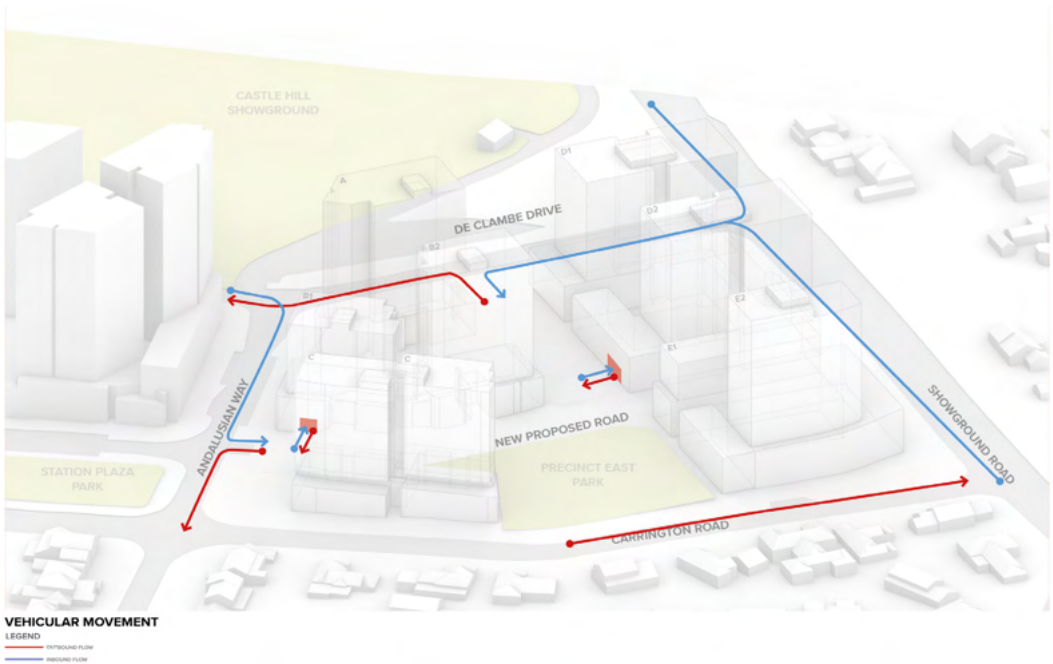
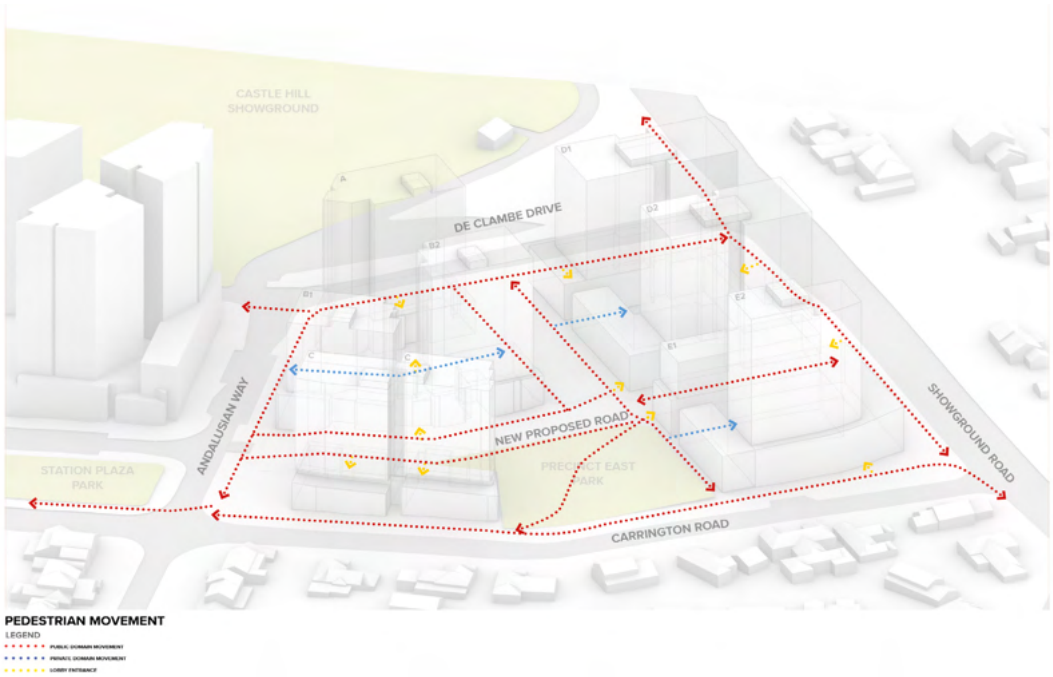
1.

In accordance with Figure 204, there is a provision of a mixed 3-storey and 4-storey street wall for Precinct East to define the streets and public open spaces with an appropriately scaled built form.

Comment

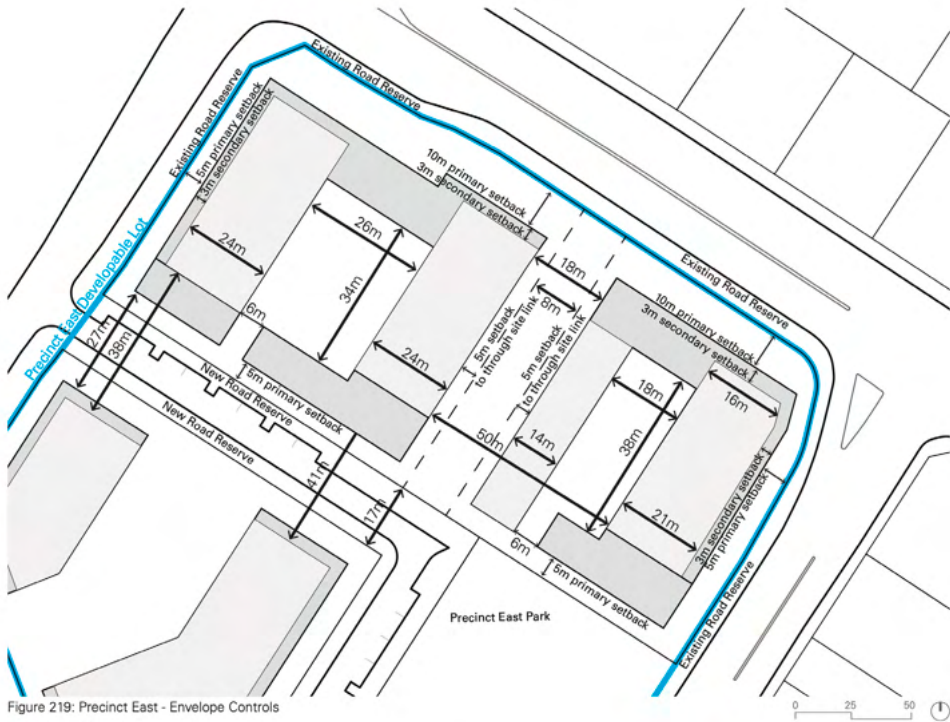
Complies

The proposed built form complies with the building envelope diagrams and building heights as per the approved Concept Plan and Urban Design Guidelines.



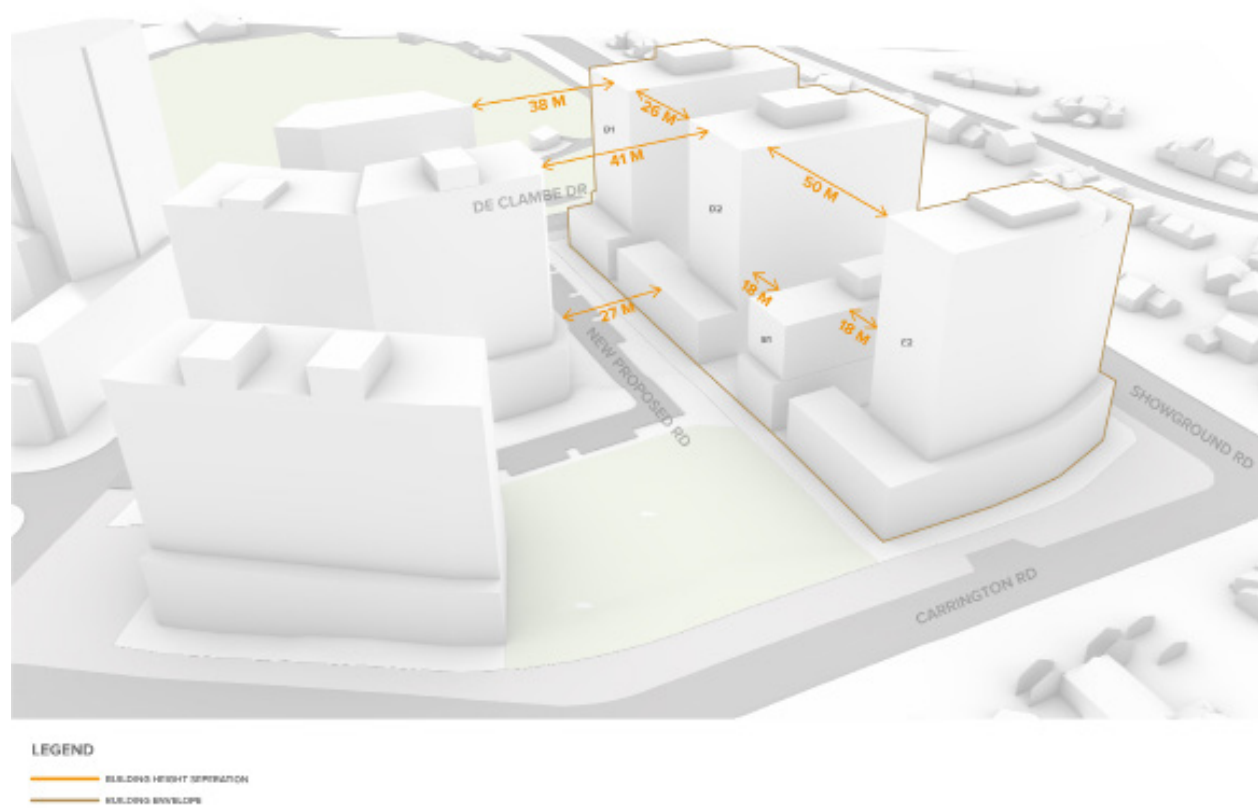
5.2.6 Street Wall Heights

Objective	Comment
a. To ensure that the height of the street walls make a significant contribution to the experience of place and add uniformity of character along particular streetscapes, or provide variations in areas where so desired.	Complies The proposed built form complies with the Concept Plan approved building envelopes and therefore matches the design intent and desired future character of the precinct. The towers are setback from the podiums, which creates strong horizontal datum of 3 to 4 storeys within the streetscapes. The façade and material colour/types of the podiums change at intervals along each street edge adding to the diversity and playful character. There are breaks in the built-form of the podium which offer view lines into the central courtyards. Carefully located lobby entries at prominent corners or on precinct-wide site lines further adds to the modulation to these lower levels. The podium levels of Buildings D & E within Lot 5 champion the use of brick, in reference to the brick vernacular of the adjacent suburb. The brick brings warmth and texture to the palette of materials. Bespoke detailing is introduced to the brick including stepped piers, horizontal corbelling, etc to add to the fine grain detailing of the lower levels. The Western edge of Buildings D & E is characterised by three storey family friendly homes with private open space addressing the street edge, with direct access from the street via gates. This adds to the human scale of the streetscapes and suburban character.
b. To provide street wall heights that are a response to future conditions within, and adjoining the site and the desired future character of the streets and Character Areas.	Complies Response as per item 5.2.6.a above.



5.2.7 Setbacks

Control	Comment
1. In accordance with Figure 207, the minimum primary setback for a development to the boundary is: a. 5m for all interfaces, except those specified below b. 0m to Precinct East Park for the southern building c. 5m to publicly accessible pedestrian link d. 6m to the metro services building e. 10m to Showground Road.	Complies The proposed built form complies with the building envelope diagrams as per the approved Concept Plan and Urban Design Guidelines.
2. In accordance with Figure 207, the minimum secondary setback for a development above the podium is 3m.	Complies The proposed built form complies with the building envelope diagrams as per the approved Concept Plan and Urban Design Guidelines.



5.2.7 Setbacks

Objective	Comment
<i>a.</i> To contribute to the visual experience of the street.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are all fully compliant with these building envelope requirements and align fully with design intent of the Urban Design Guidelines.
<i>b.</i> To provide space for landscaping and courtyards that weave together the <i>public and private domain</i>.	Complies The basement car park is fully located below ground within the basement. This allows for the resident's central communal courtyards to be at the same level as the adjacent streets which creates a flow of landscaping and green areas from the public domain into the heart of the project. All ground floor apartments facing the street have private open space with steps and gates that directly connect with the public domain. Planting has been allowed for between the street edge and the fence lines of these private terraces to provide a landscape buffer. Landscaping is also brought up the building to the podium rooftop terraces and to podium level apartments. This green ladder adds to the lushness of the streetscape and quality of the landscape outcome.
<i>c.</i> To mitigate noise and particulate matter <i>pollution</i>.	Complies The approved Concept Plan allows for significant setbacks to all street edges. Refer to the Landscape Architects report which outlines the extent of planting and significant tree canopy coverage within these setbacks. The ground floor apartments all have private open space addressing the street edge. These private terraces are slightly elevated above the adjacent street RLs. A 1200mm fence line is provided on the street side of the terrace which acts as a balustrade, but this is complemented by the elevated RL of the terrace for adequate security. There is an 1800mm solid fence lines between adjacent townhouse private terraces. The landscape proposal allows for buffer planting adjacent to these street edge fence lines. The facades of the podium levels deliberately use brick as the key material, in a composition that allows for a more solid type of façade. This avoids large expansive areas of glazing facing Showgrounds Road and Carrington Road, for noise and privacy mitigation. Refer to the Acoustic Report. Refer to the Landscape Architect's Report
<i>d.</i> To enhance the pedestrian experience through visual enclosure and scale of <i>streets and provide access to sunlight</i>.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are all fully compliant with these building envelope requirements and align fully with design intent of the Urban Design Guidelines.

The approved Concept Plan allows for significant setbacks to all street edges. Refer to the Landscape Architects report which outlines the extent of planting and significant tree canopy coverage within these setbacks.

The podium levels of Buildings D & E within Lot 5 champion the use of brick, in reference to the brick vernacular of the adjacent suburb. The brick brings warmth and texture to the palette of materials. Bespoke detailing is introduced to the brick including stepped piers, horizontal corbelling, etc to add to the fine grain detailing of the lower levels.

The Western edge of Buildings D & E is characterised by three storey family friendly homes with private open space addressing the street edge and direct access from the street via gates. This adds to the human scale of the streetscapes and suburban character of family home typologies.

The lobbies are located on key corners or in positions that allow for sightlines into the central communal courtyards, adding to the permeability of the ground plane and pedestrian experience.

e.
To define the public domain and create
a consistent streetscape.

Complies
As noted above.

f. To reduce building bulk and scale and enable adequate sunlight access to the public domain.

Complies

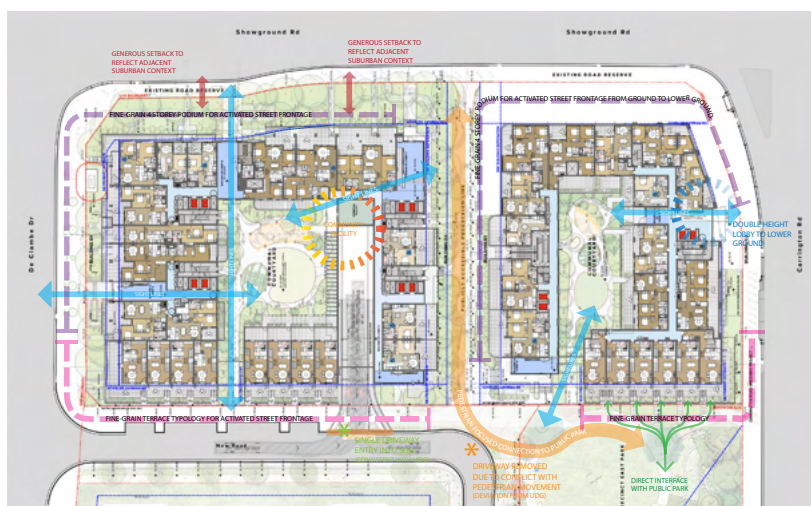
The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are all fully compliant with these building envelope requirements and align fully with design intent of the Urban Design Guidelines.

g.
To complement building mass and emphasise key design elements such as entrance points and respond to environmental conditions including solar access, noise, privacy and views.

Complies
As noted above.

h.
To reinforce street edges that contribute to the existing character of the Precinct and the broader Hills Showground Station Precinct.

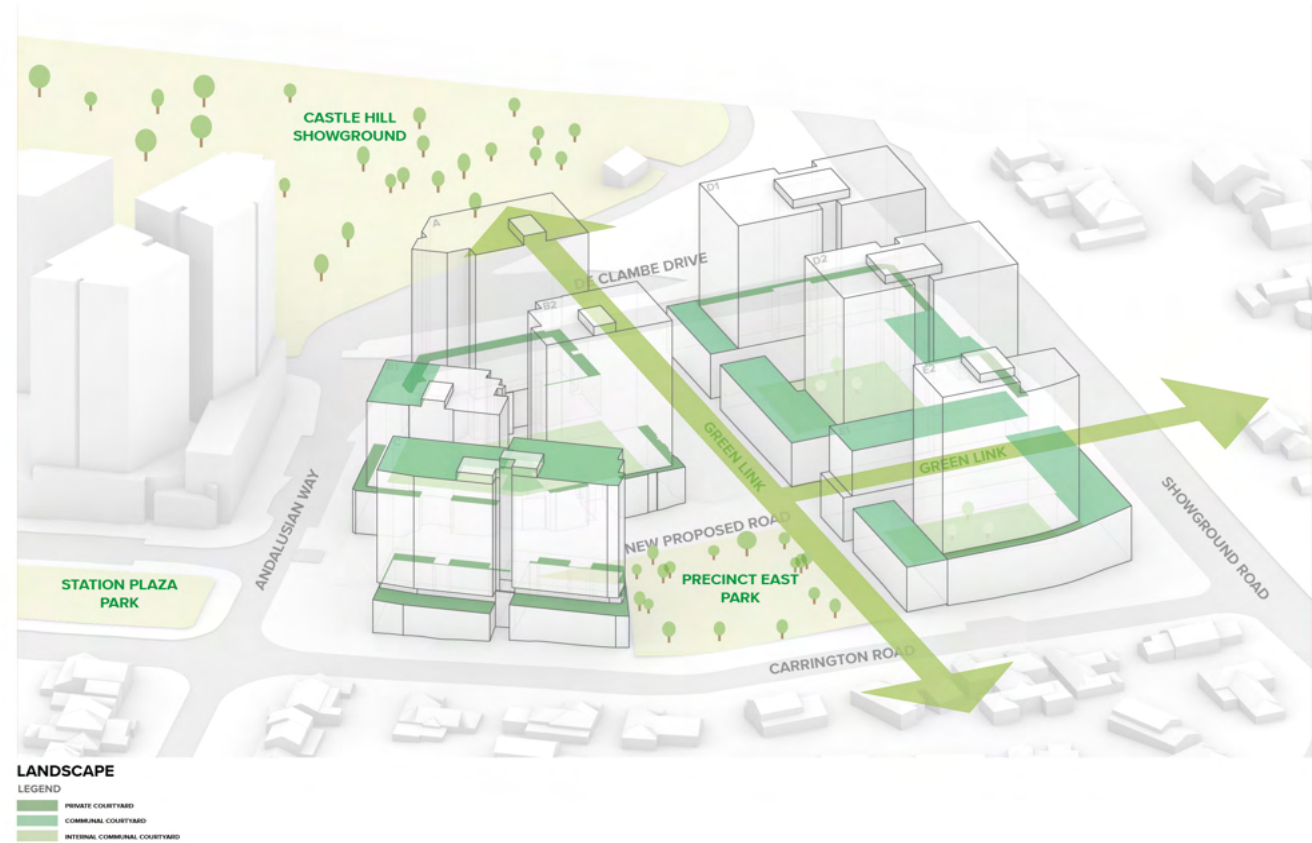
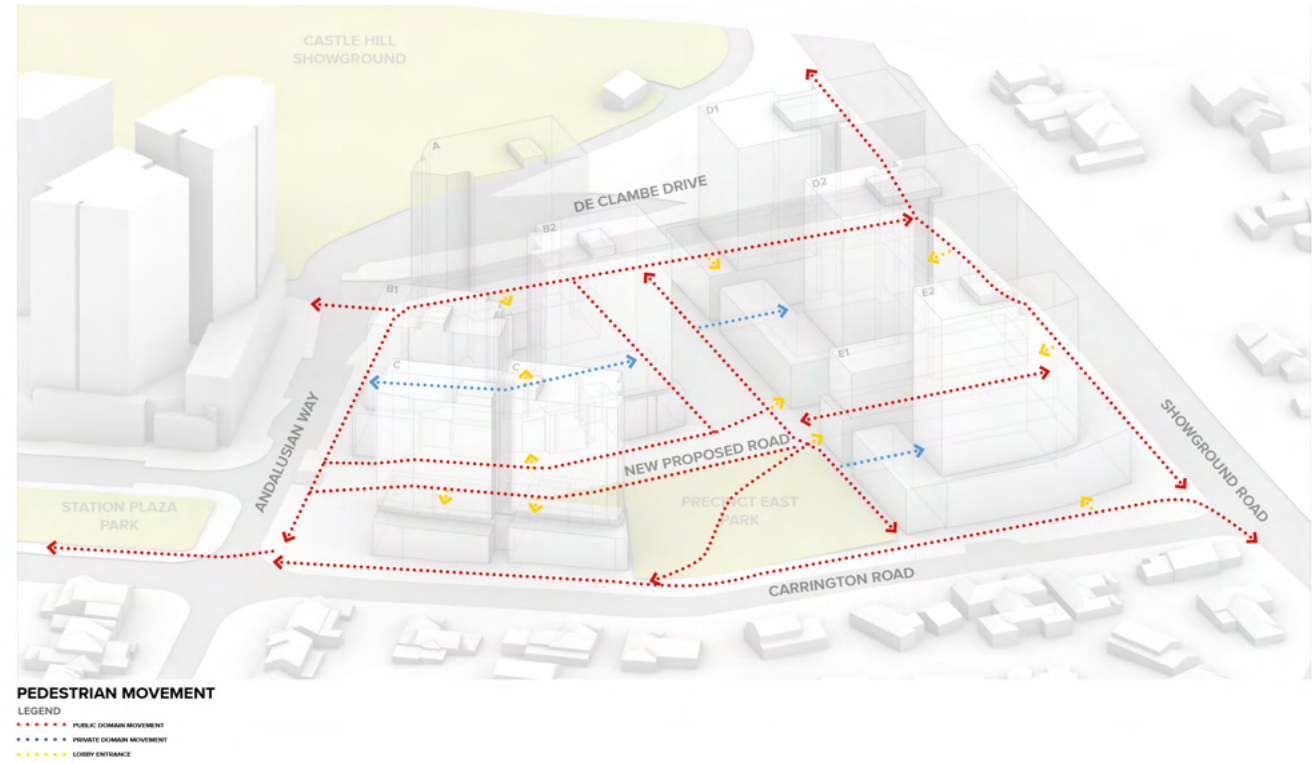
Complies
As noted above.



Ground Level Analysis

5.2.8 Building Height

Control	Comment
1. A maximum height of 52m (16 storeys) is permitted for towers.	Complies, with qualifications The proposed built form complies with the building envelopes and number of storeys as per the approved Concept Plan and Urban Design Guidelines. Refer to the latest revised Building Height diagrams which have been submitted in conjunction with this SSDA. The proposed revisions were discussed with both the Government Architects and State Design Review Panel prior to submission of the SSDA, who agreed with the minor changes. These minor amendments to heights are caused by the need to increase floor to floor heights to 3.2m typically for buildability and compliance, to allow for the required setbacks for landscaping to the rooftop terraces, as well as recognition of the steep topography in parts of the site.
2. A maximum height of 46m (14 storeys) is permitted for the building that adjoins the metro services box on Carrington Road.	N/A Refer to the separate report and drawings being prepared by Group GSA Architects for Buildings A, B & C within the Showgrounds Precinct East.
3. A maximum 26m (8-storey) mid-rise on the south-eastern edge of the pedestrian link	Complies As noted above
4. A maximum height of 14m (4 storeys) is permitted for podiums.	Complies As noted above
5. A maximum height of 12m (3 storeys) is permitted for townhouse apartments located along the new local street and adjoining the local park.	Complies As noted above



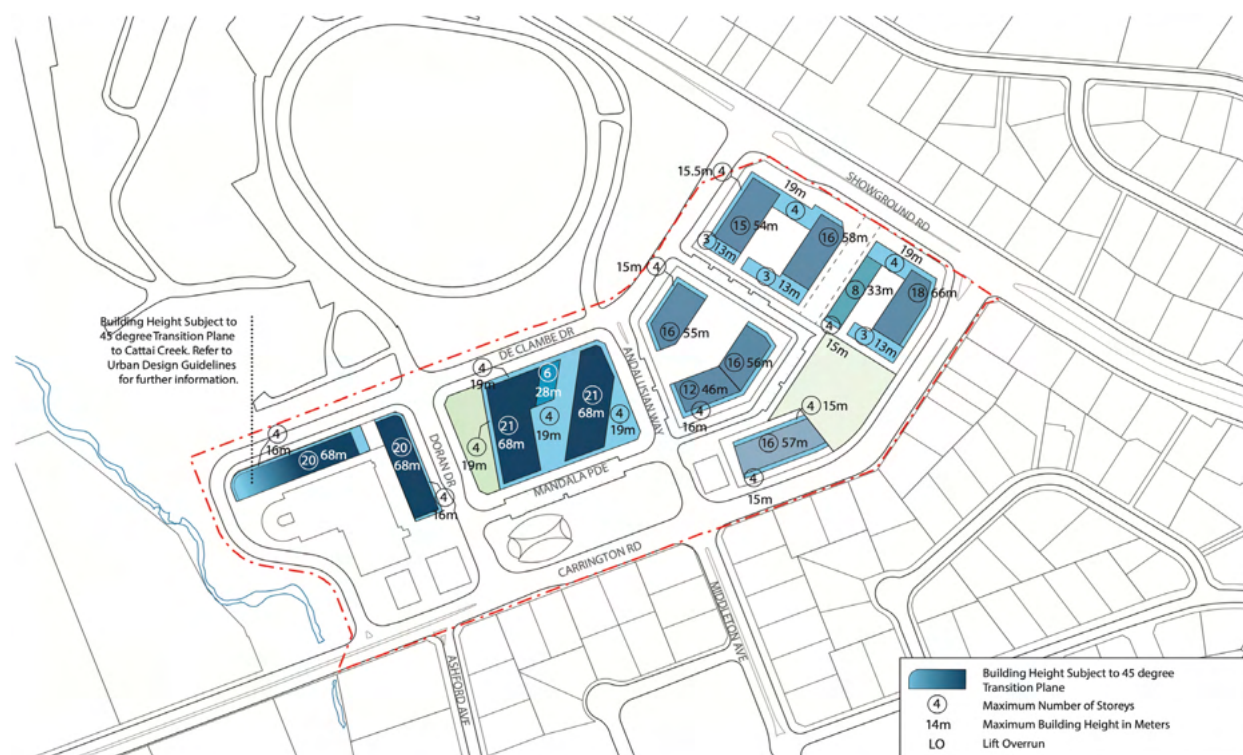
5.2.8 Building Height

Objective	Comment
<i>a.</i> To translate the permissible building heights into desired building heights that reinforce the Urban Design Principles and desired future character of the Precinct.	Complies The proposal is fully complaint with the approved Concept Plan building envelopes, building separation, setbacks and storey heights.
<i>b.</i> To provide a transition between the heights of buildings near the Hills Showground Metro Station and the heights of buildings in the residential areas to the north-east of Showground Road.	Complies The proposal is fully complaint with the approved Concept Plan building envelopes, building separation, setbacks and storey heights.
<i>c.</i> To deliver a varied skyline across the Hills Showground Station Precinct and <i>the broader precinct.</i>	Complies The proposal is fully compliant with the approved Concept Plan building envelopes, building separation, setbacks, and storey heights. Each of the towers has a distinct architectural expression to bring diversity to the precinct, while sharing familial elements to maintain coherent streetscapes. Building D1 has straight parapet and slab edges, while Building D2 now features straight, expressed concrete spandrels. Building E2 has a glazed bronze ‘crown’, creating a varied skyline across Lot 5 within the Hills Showground Precinct.
<i>d.</i> To reinforce the building heights planned for the broader precinct on the southern side of Carrington Road.	Complies The proposal is fully complaint with the approved Concept Plan building envelopes, building separation, setbacks and storey heights. The height of the buildings within the Hills Showground area steps from 20 storeys within the Doran Drive precinct, to 16 storeys in the Showground East precinct, to 12 storeys on the southern side of Carrington Road, and then down to 6/8 storeys further south in the precinct.
<i>e.</i> To provide podium heights that appropriately interface with streets and to link elements between towers.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are all fully compliant with these building envelope requirements and align fully with design intent of the Urban Design Guidelines.

5.2.9 Building Separation

In accordance with Figure 211:

Controls	Comment
1. A minimum building separation of 24m is required for towers and a minimum building separation of 18m is required for podium and mid-rise buildings.	Complies The proposed built form complies with the building envelopes as per the approved Concept Plan and Urban Design Guidelines.
2. A minimum building separation of 28m is required for towers on Showground Road to the north-west of the Precinct.	Complies The proposed built form complies with the building envelopes as per the approved Concept Plan and Urban Design Guidelines.
3. A minimum building separation of 48m is required for towers on Showground Road to the north-east of the Precinct.	Complies The proposed built form complies with the building envelopes as per the approved Concept Plan and Urban Design Guidelines.
4. A minimum building separation of 18m is required for the 8 storey mid-rise building and the 16 storey building in the north-east of the Precinct.	Complies The proposed built form complies with the building envelopes as per the approved Concept Plan and Urban Design Guidelines.



Proposed Building Height

5.2.9 Building Separation

Objective	Comment
a. To protect privacy and solar access to private and public spaces.	Complies All ground floor apartments within reasonable proximity of the adjacent landscaped setback are provided with large private terraces. These terraces have fence lines that are minimum 1800mm above the adjacent public domain to allow for sufficient privacy to these units. All communal open space at ground floor has a fence line at its interface with the public domain to allow security for resident's. The proposal has a range of communal open areas either located at ground level in the central courtyards or in the various rooftop terraces. This allows for a range of climatic conditions to suit use by residents at all times of the year. The rooftop terraces enjoy significant solar access and therefore allow for minimum 50% of the communal open area to received 2hrs solar access between 9am to 3pm.
b. To ensure suitable open sky views are provided from key public infrastructure elements such as Doran Drive Plaza and the transport interchange.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are all fully compliant with these building envelope requirements and align fully with design intent of the Urban Design Guidelines.
c. To provide building envelopes that enable design options that exceed minimum ADG requirements.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are all fully compliant with these building envelope requirements and align fully with design intent of the Urban Design Guidelines.
d. To provide generous building separation between the towers that interface with Showground Road.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are all fully compliant with these building envelope requirements and align fully with design intent of the Urban Design Guidelines.
e. To ensure that views to Castle Hill Showground from the local park and beyond are open to the sky.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are all fully compliant with these building envelope requirements and align fully with design intent of the Urban Design Guidelines.

Exerpt from the Urban Design Guide
Showground Precinct East

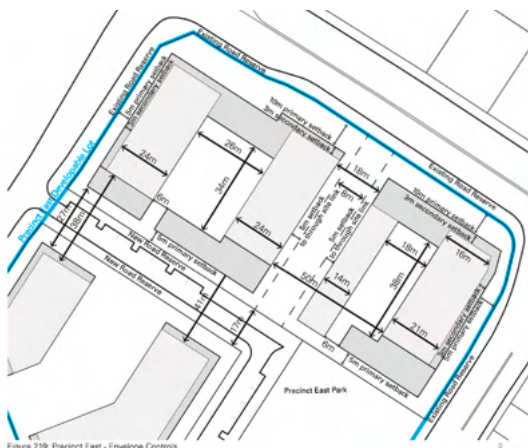
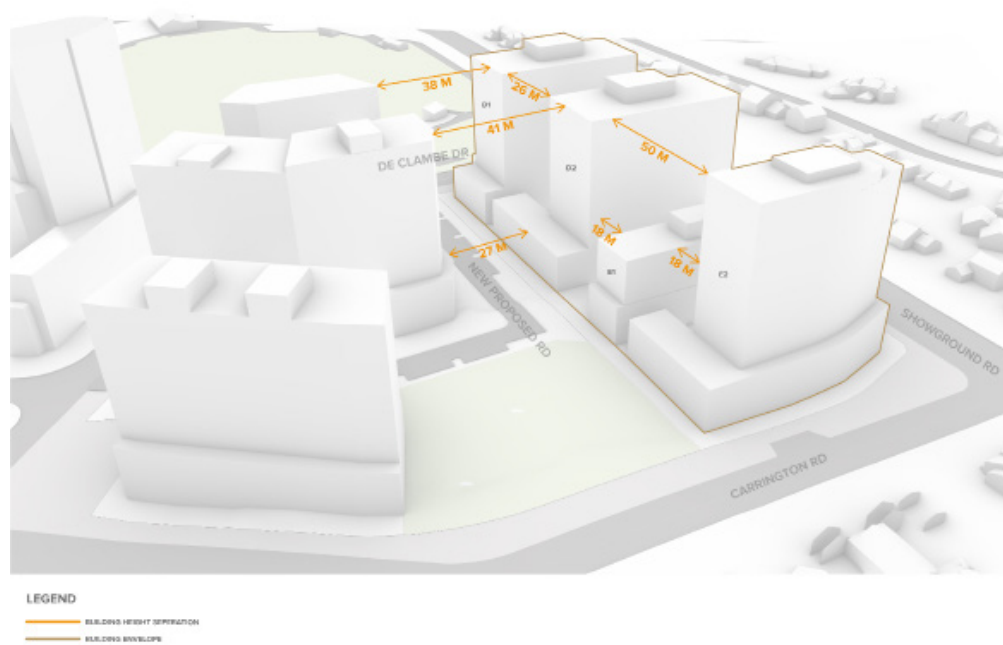


Figure 219: Precinct East - Envelope Controls

5.2.10 Residential Typologies and Street Activation

Townhouse Apartments Controls	Comment
1. Townhouse apartments are to be located in the areas identified in Figure 215. Townhouse apartments are to have a direct interface with the local street or park.	Complies Townhouses have been included along the western edge of Building D & E in Lot 5 facing the new Eastern Park and the new Precinct East internal roadway
2. Townhouse apartments are to be physically separate from the residential apartment buildings they are collocated with on the development lots to allow for movement between the public and <i>private communal open space</i> .	Generally compliant, with qualifications Townhouses have been included along the western edge of Building D & E in Lot 5. These townhouses are expressed as individual homes with direct street access from their private open space. Refer to the written feedback from the State Design Review Panel #1 in November 2023, which were highly supportive of the proposed design for the townhouses within Lot 5, and how they interface with both the adjoining towers and with the adjacent public domain.
3. A maximum of 8 townhouse apartments are permitted in a row with a minimum 3m break in between.	Complies
4. A rear setback of 3m and a side setback of 3m is required for townhouse apartments adjoining residential <i>development</i> .	Generally compliant, with qualifications Townhouses have been included along the western edge of Building D & E in Lot 5. These townhouses are expressed as individual homes with direct street access from their private open space. Refer to the written feedback from the State Design Review Panel #1 in November 2023, which were highly supportive of the proposed design for the townhouses within Lot 5, and how they interface with both the adjoining towers and with the adjacent public domain.
5. Communal open space is to be provided within the front courtyard and on the <i>rooftop of each townhouse apartment</i> .	Complies
6. Townhouse apartments shall have access to the front door from the public domain and private courtyards, with supplementary access to the basement <i>parking below</i> .	Complies



5.2.10 Residential Typologies and Street Activation

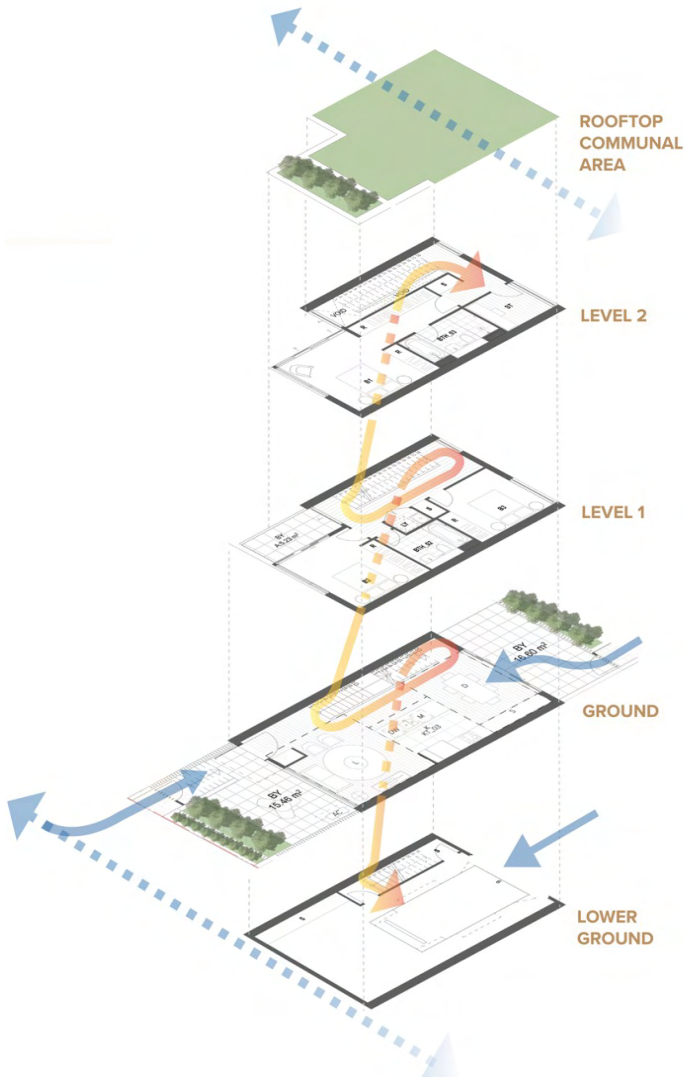
Objective	Comment
<i>a.</i> To provide a range of residential typologies within the Precinct.	Complies The proposal provides a range of apartment types and sizes and is compliant with the Urban Design Guidelines expectations. As an example of the housing diversity within Buildings D & E includes the large 3 storey townhouses along the western side of Lot 5 facing the sub-divided road and the new Eastern Park. These family friendly homes enjoy significant private open space and have direct access to the street for connecting to the local parks, the metro station and the large retail offering within the adjacent Doran Drive Precinct.
<i>b.</i> To complement the built form and uses planned for surrounding Precincts, including Doran Drive Precinct, Precinct West and the future higher density residential communities north of Showground Road and south of Carrington Road.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, and building separation. The proposed Buildings D & E within Lot 5 are all fully compliant with these building envelope requirements and align fully with design intent of the Urban Design Guidelines.
<i>c.</i> To enable potential demand for non-residential facilities or services within Precinct East to be met.	Complies The approved concept plan for Buildings D & E within Lot 5 do not allow for non-residential uses, and therefore we have only included residential apartments within our proposal. The overall Showground Station Precinct masterplan includes a significant number of non-residential uses within the adjacent Doran Drive Precinct including retail, commercial, medical, childcare and other uses which services the needs of the wider community.
<i>d.</i> To ensure ground floor uses (whether residential or non-residential) activate the public domain and streets and provide passive surveillance to the public domain and streets.	Complies There are multiple stair/lift cores to each residential tower. Each of these stair/lift cores have a large open plan lobby that has clear sightlines to the adjacent street. These multiple lobbies offer activation of the streets at key locations. All ground floor apartments, when located within a reasonable distance of the adjacent public domain RL, have direct access to the street via steps and gates. This creates a highly permeable street edge condition with good passive surveillance and safety.



South West Perspective from sub-division road
Showground Precinct East

5.2.10 Residential Typologies and Street Activation

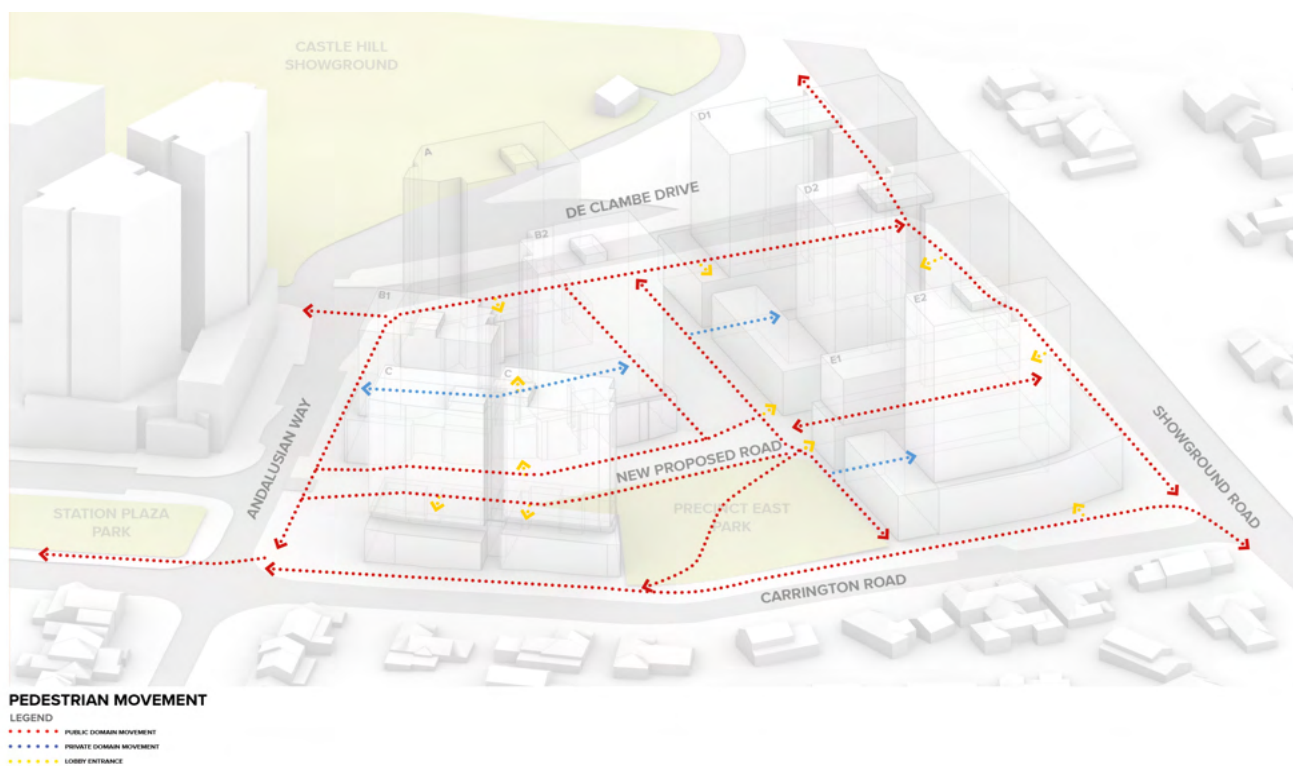
Residential Flat Building Controls	Comment
7. Residential and non-residential uses are permitted on the ground floor areas of all buildings that interface with the public domain, with the exclusion of those areas nominated for townhouse apartments.	Complies
8. For larger developments, building entrances should be provided on each street frontage.	Complies Refer to detailed description of the lobby entries as noted in the above sections of this report.
9. Ground floor dwellings are to have a primary street address or are to be orientated and accessed in a way that activates the public domain with clear, legible entries.	Complies
10. Separate entrances are required where buildings include both non-residential and residential use. Entrances must be from the public domain and publicly accessible open spaces.	N/A



11.

N/A

Outdoor dining areas or other spaces associated with any non-residential ground floor uses are to be located within the primary ground floor setback so as to not intrude into the public domain.





Northern perspective from Showground Road - Example of prominent lobby location



North East perspective from the corner of Showground Road and Carrington Road - Example of prominent lobby location

5.2.11 Building Envelopes	
Control	Comment
1. Development is to conform to the building envelopes outlined in Figure 219 and Figure 221.	Complies The proposal fully complies with the building envelopes as per the approved Concept Plan.

5.2.11 Building Envelopes

Objective	Comment
<i>a.</i> To prescribe a desired outcome for individual sites, and the Precinct as a whole, that delivers a level of certainty to Council and the community and retain a level of flexibility for innovation and diverse design outcomes in the future.	Complies The Showgrounds Station Precinct has a very prescriptive Concept Plan approval which establishes all allowable building envelopes, set-backs, uses, and building separation. The proposed Buildings D & E within Lot 5 are all fully compliant with these building envelope requirements and allowable uses and align fully with design intent of the Urban Design Guidelines.
<i>b.</i> To ensure good amenity is provided through appropriate building separation, <i>setbacks and depths</i>.	Complies As noted above.
<i>c.</i> To ensure building depths support well-designed <i>apartment layouts</i>.	Complies As noted above.

5.2.12 Building Articulation and Facades

Objective	Comment
<i>a.</i> To ensure that developments are aesthetically pleasing, encourage creativity and diversity in design, incorporating architectural relief and modulation of facades to avoid a bulky or monotonous appearance.	Complies The proposed built form complies with the Concept Plan approved building envelopes and therefore matches the design intent and desired future character of the precinct. The towers are setback from the podiums, which creates a strong horizontal datum of 3 to 4 storeys within the streetscapes. The façade and material colour/types of the podiums change at intervals along each street edge to add diversity and playful character. There are breaks in the built form and carefully located lobby entries that further modulate these lower levels. The proposed Building D & E towers allow for a diversity of architectural styles across the precinct, while maintaining some familial elements that tie the design together. Building D1 is more open and glazed in its expression to capture the substantial views across the Showgrounds to the north. The facades have a strong vertical emphasis, with a two-storey jump scale. Building D2 has a strong horizontal emphasis with straight, expressed concrete spandrels that form a strong graphic quality. The lower Building E1 has a glazed façade with expressed slab edges. Its proportions are more boutique and pavilion-like in comparison to the larger adjacent towers. The façade is a playful composition of alternating screens and baffles. Building E2 now has a more solid CFC façade with a jump scale of 2 to 3 storeys. The top of the building steps to match the steep topography in this part of the site. The roofline is marked by a two-storey glazed 'crown', which brings a variation in expression to the skyline.
<i>b.</i> To deliver a varied built form via both <i>horizontal and vertical articulation</i>.	Complies Response as noted above for item 5.2.12.a
<i>c.</i> To reinforce the intended neighbourhood character and enhance <i>the pedestrian experience</i>.	Complies The proposal seeks to deliver a pedestrian centric public domain where the impact of cars and traffic movement is carefully managed. A key design move has been the consolidation of the car park entries and loading docks for Buildings D & E into a single entry/exit point located on the sub-divided road. This has removed traffic movement conflicts at the western end of the publicly accessible pedestrian link. The loading dock is located within the basement and allows for trucks to enter and exit the site safely in a forwards direction. The consolidation of the car park and loading dock has allowed for a highly activated north-west corner to Building E1, characterised by generous residential entry lobbies and direct sightlines into the central communal courtyard area. This greatly improved street edge activation and passive surveillance allows for a safe and inviting public domain for pedestrians and cyclists to use at all times of day. The enhanced public domain created by this change, has allowed for unimpeded pedestrian and bicycle movements from the publicly accessible pedestrian link

to the new eastern park, creating a green network of pathways and parkland that connects the wider precinct.

The proposal has allowed for a considered pathway network to all streetscapes, including the introduction of the new pathway along the western side of Buildings E1 & E2. This new route connects the sub-divided road to Carrington Road and provides direct access to the private open space of the proposed parkside townhouses. The new pathway has been designed with consideration for both pedestrian and bicycle movement, therefore giving sufficient and appropriate street address to these new parkside homes.

Overall the proposal is cognisant of the design intent of the approved Concept Plan controls and objectives, and of the already built street network that Landcom have delivered as part of the Showgrounds Station precinct. This already built road network has integrated multiple traffic signalised road junctions that allow for safe pedestrian and bicycle movement into the street network adjacent to this proposal, namely traffic signals: at the junction of Showgrounds Road and De Clambe Drive, at the junction of Carrington Road and Andalusian Way, and at the junction of Carrington Road and Doran Drive. There a short distance between these junctions, making for a permeable and inviting new precinct and quick access to the metro station.

d.

To ensure that building design achieves
a sense of address.

Complies

Refer to the response above in item 5.2.12.c. In addition to this, the lobbies have been located at key points in the street which either activate prominent corners or allow for clear view lines from the street through the lobby into the central communal courtyards. Lobbies are marked within the streetscape by feature awnings/canopies with signature colours. These brightly coloured awnings in reds and similar prominent shades, refer to the brightly coloured circus tents, market stalls, and show jumping fences and livery that are synonymous with the historic adjacent Castlehill Showgrounds.

5.2.12 Building Articulation and Facades

Control	Comment
1. To ensure that developments are aesthetically pleasing, encourage creativity and diversity in design, incorporating architectural relief and modulation of facades to avoid a bulky or monotonous appearance.	Complies The towers are set back from the podiums, creating a strong horizontal datum of three to four storeys within the streetscape. The façades and material colours/types of the podiums change at intervals along each street edge, adding diversity and a playful character. Breaks in the built form and carefully located lobby entries provide further modulation to these lower levels. The proposed Buildings D and E towers allow for a diversity of architectural styles across the precinct, while incorporating familial elements that tie the design together. Building D1 is more open and glazed to take advantage of the substantial northern views across the Showgrounds. Its façades emphasise verticality, with a two-storey jump scale. Building D2 has a strong horizontal emphasis, with continuous concrete spandrels creating a bold graphic quality. The previously scalloped slab edges on the towers have now been rationalised to straight edges, maintaining the rhythm and proportion of the façade while simplifying construction. The lower levels of Building E1 feature a glazed façade with expressed slab edges. Its proportions are more boutique and pavilion-like in comparison to the larger adjacent towers. The façade is a playful composition of alternating screens and baffles. Building E2 now features a lightweight CFC cladding system rather than brick, with a jump scale of two to three storeys. The top of the building steps to follow the steep topography of this part of the site. The roofline is marked by a two-storey glazed 'crown', introducing variation to the skyline.
2. To deliver a varied built form via both horizontal and vertical articulation.	Complies Refer to the response above in item 5.2.12

3.

To reinforce the intended neighbourhood character and enhance the pedestrian experience.

Complies

The wider Castlehill area has been synonymous with its green streetscapes and the brick vernacular of its homes, which create a welcoming and high-quality suburban character. As the area evolves into a higher-density location, particularly near the new metro stations and key infrastructure, it is important that the new architecture and public domain retain these qualities and sense of place.

The proposed Buildings D and E enjoy substantial setbacks to all streets, allowing for generous landscaping and tree canopy coverage throughout the streetscapes. All podium rooftops are landscaped to provide further greening of the project, aligning with the distinctive and valued character of the area.

The podium levels of Buildings D and E within Lot 5 champion the use of brick, in reference to the character of family home typologies and the brick vernacular of the adjacent suburb. The brick provides warmth and texture to the material palette. Bespoke detailing is introduced, including stepped piers and other features, adding to the fine-grain quality of the lower levels. Horizontal shading devices previously incorporated into the façades have been removed to simplify the design, while still maintaining façade depth and modulation.

The western edge of Buildings D and E is characterised by three-storey, family-friendly homes with private open space addressing the street and direct access via gates. This reinforces the human scale of the streetscape and surrounding suburb.

4.

To ensure that building design achieves a sense of address.

Complies

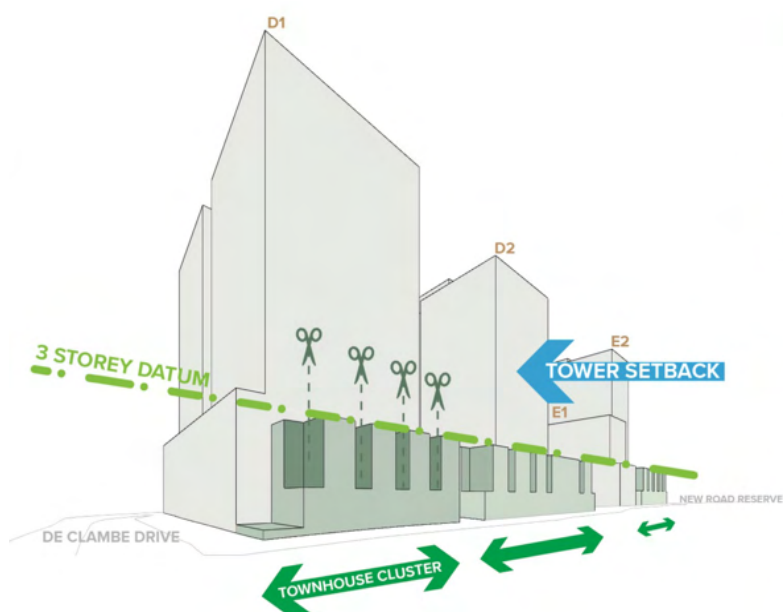
As noted in previous sections above

5.

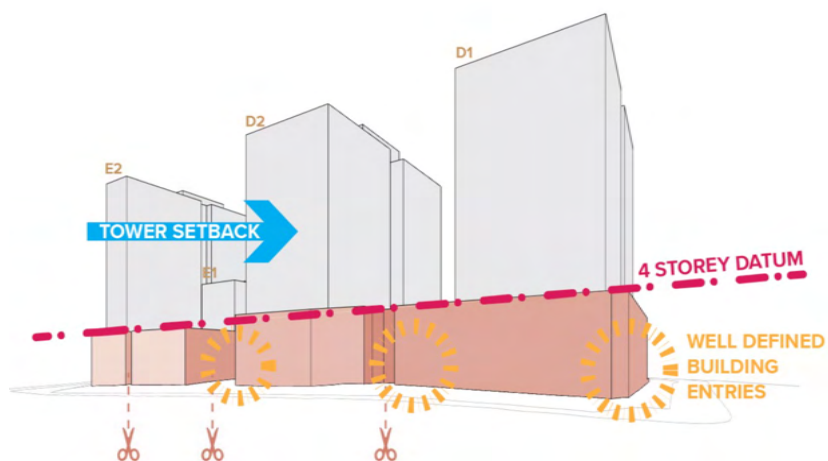
Buildings on corners are to address both streets and corner elements are to be emphasised to signify key intersections and enhance public domain legibility. Street corners shall be addressed by giving visual prominence to those parts of the building façade, such as a change in building articulation, material or colour, roof expression or height.

Complies

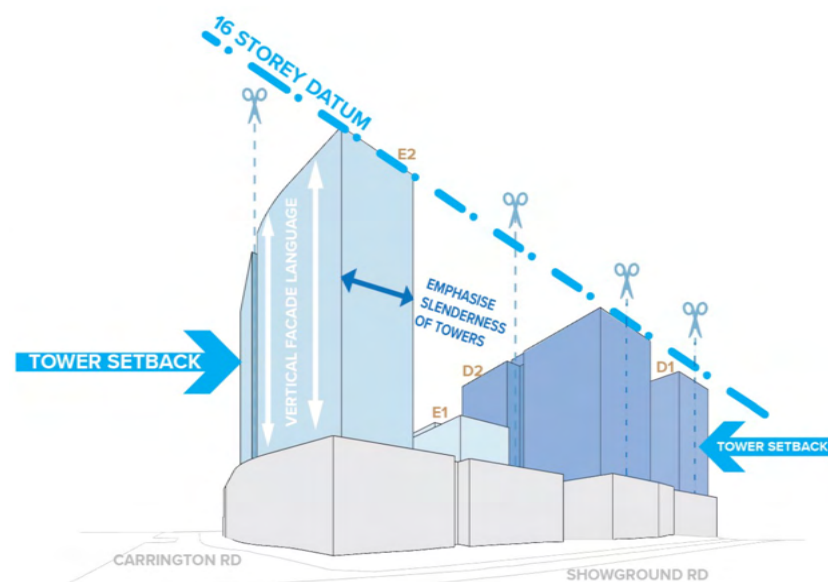
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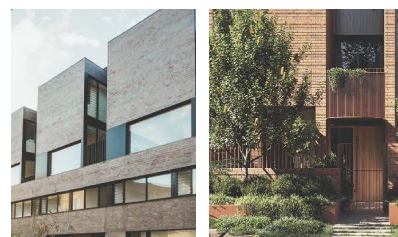
Townhouse



Podium



Showground Precinct East



Townhouses offer housing diversity and unique character

Human scale streetscape achieved with a 3 storey datum

Towers are set back from the townhouses to emphasise the range of building typology

Facade indented and stepped so that townhouses are expressed as individual homes

Use of brick provides texture and quality

Bespoke and playful detailing

Landscaping to soften street edge interface and provide privacy



4 storey datum to podium base

Towers deliberately set back from the podium for emphasis of building typology range

Relief in building facade lengths through indentation

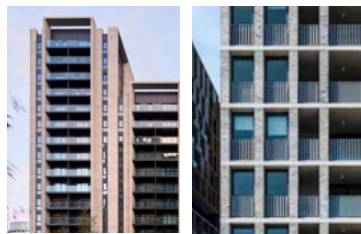
Defined building entries that are intuitive for wayfinding and support cross site view lines

Use of brick to provide a sense of weight and grounding of the podium facades in contrast to the lighter expression of the towers above

Landscaping to soften street edge interface and provide privacy

Bespoke and playful detailing

Landscaping to soften street edge interface and provide privacy



16 storey datum to towers

Towers set back from the podium base

Vertical articulation of tower architecture to increase slenderness

Relief in tower facade lengths through indentation

Lighter facade expression to contrast against the more solid brick architecture of the podium base

Rooftop plantrooms to be set back to minimise visual impact

Bespoke and playful detailing

Landscaping to soften street edge interface and provide privacy

Ground Floor Street Zone Controls

6. A sense of address and visual interest from the street is to be provided through the use of insets and projections, however ground floor recesses that undermine the safety of the public domain are to be avoided.	Complies The proposal fully complies with the building envelopes as per the approved Concept Plan.
7. Building entries are to be visually identifiable from the street frontage with clear sight lines and are to have direct address to the street.	Complies The proposal fully complies with the building envelopes as per the approved Concept Plan.
8. Ground floor residential fences are to be no more than 1.2m in height with a minimum 50% transparency. Contemporary palisade fence designs in a dark recessive colour are encouraged.	Complies The proposal fully complies with the building envelopes as per the approved Concept Plan.
9. Ventilation louvres and carpark entry doors are to be integrated into facade designs where located on street frontages.	Complies The proposal fully complies with the building envelopes as per the approved Concept Plan.
10. Services such as for fire protection, water and power distribution are not to intrude upon the pedestrian right of way, visually detract from the appearance of the development, and are to be screened from the street frontage with materials which are integrated with architectural expression of the development.	Complies The proposal fully complies with the building envelopes as per the approved Concept Plan.
11. Any visible carpark entries or walls should be comprised of more than one material and colour to enhance visual attractiveness and interest.	Complies The proposal fully complies with the building envelopes as per the approved Concept Plan.
12. Any ground level car park entries should be concealed or screened by planting from the street and public view, as much as possible.	Complies The proposal fully complies with the building envelopes as per the approved Concept Plan.
13. Security grilles may only be fitted internally behind the shopfront of any non-residential uses at ground level. They are to be transparent and fully retractable.	Complies The proposal fully complies with the building envelopes as per the approved Concept Plan.

Podium Controls

14.

Horizontal articulation is to be provided within the podium façade between the second and third storey of podiums (not applicable to townhouse apartments).

Complies

The proposal fully complies with the building envelopes as per the approved Concept Plan.

15.

A constant podium height is required across individual buildings. Podium height may vary between buildings in response to topography.

Complies

The proposal fully complies with the building envelopes as per the approved Concept Plan.

16.

A minimum 1m wide notch at regular intervals is required for vertical podium façade articulation.

Complies

The proposal fully complies with the building envelopes as per the approved Concept Plan.

17.

Podium facades shall avoid blank, featureless walls by patterning high quality architectural elements such as window bays, canopies and fenestration.

Complies

The proposal fully complies with the building envelopes as per the approved Concept Plan.

Upper Level Controls

18.

Building facades are to be vertically articulated to reduce the appearance of building bulk and express the elements of the building's architecture.

Complies

The proposal fully complies with the building envelopes as per the approved Concept Plan.

19.

Where a tower above the podium has a length greater than 50m it shall have the appearance of two distinct building elements with individual architectural expression and features.

Complies

The proposal fully complies with the building envelopes as per the approved Concept Plan.

20.

Telecommunications, service structures, lift motor rooms and mechanical plants are to be integrated within the roof design and roof features to contribute to an attractive and interesting skyline for the precinct.

Complies

The proposal fully complies with the building envelopes as per the approved Concept Plan.

21.

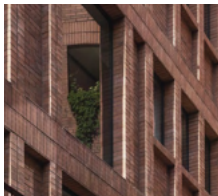
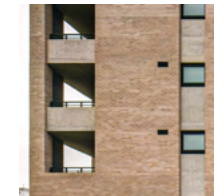
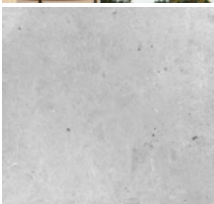
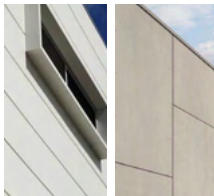
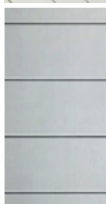
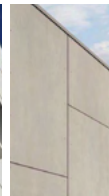
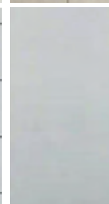
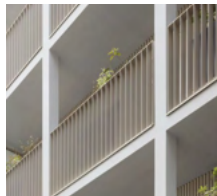
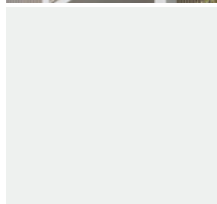
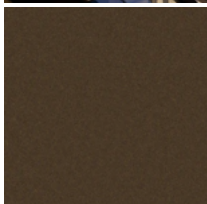
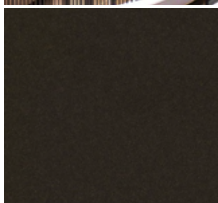
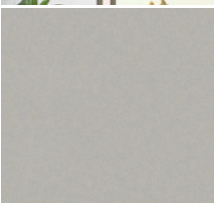
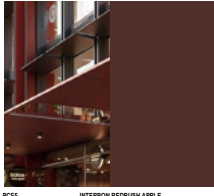
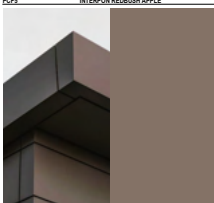
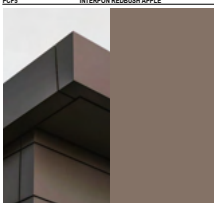
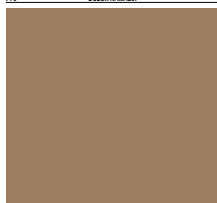
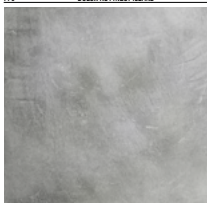
Tower facades are to be articulated to be:

- Articulated to manage passive solar gain
- Well-glazed with functional windows where possible to reduce reliance on artificial cooling
- Designed with high-quality sustainable materials and finishes that promote building longevity
- Varied in design and articulation to promote visual interest.

Complies

Facades have been designed to provide shading to glazing through expressed slab edges and a considered façade depth within the brick detailing. Horizontal louvers to glazing systems have been removed, simplifying the façade while maintaining sun control and visual interest. All façades are protected, with no flush, unprotected surfaces. The proposed materials are pre-finished, high-quality, and low-maintenance, ensuring the longevity of the façades. The palette includes a range of brick colours, natural-finish concrete, and other durable finishes.

There is a diversity of architectural expression across the towers, supporting a rich and varied streetscape. Refer to the responses in the above sections for a detailed explanation of the façade design intent.

  BR1 BOWRAL BRICK 75 BOWRAL BROWN	  BR2 BOWRAL BRICK 75 SIMMENTAL SILVER	  CON1 CONCRETE NATURAL FINISH	  CLD4 CFC HORIZONTAL PROFILE	  CLD5 CFC PANEL	  PCF1 DULUX TONE FLAT WHITE	  PCF2 DULUX TONE MEDIUM BRONZE
  PCF3 DULUX TONE DARK BRONZE	  PCF4 DULUX TONE MATT DUNE	  PCF5 INTERPOL REDDISH APPLE	 PF1 DULUX TONE FLAT WHITE	 PF2 DULUX NAMADJI	 PF3 DULUX ROTTNEEST ISLAND	
		  PCF6 DULUX COPPER METALLIC KINETIC	 PF4 DULUX COUNTRY HIDEAWAY	 PF5 DULUX SMOOTH CARAMEL	 PF6 ROCKNOTE "CONCRETE FINISH"	

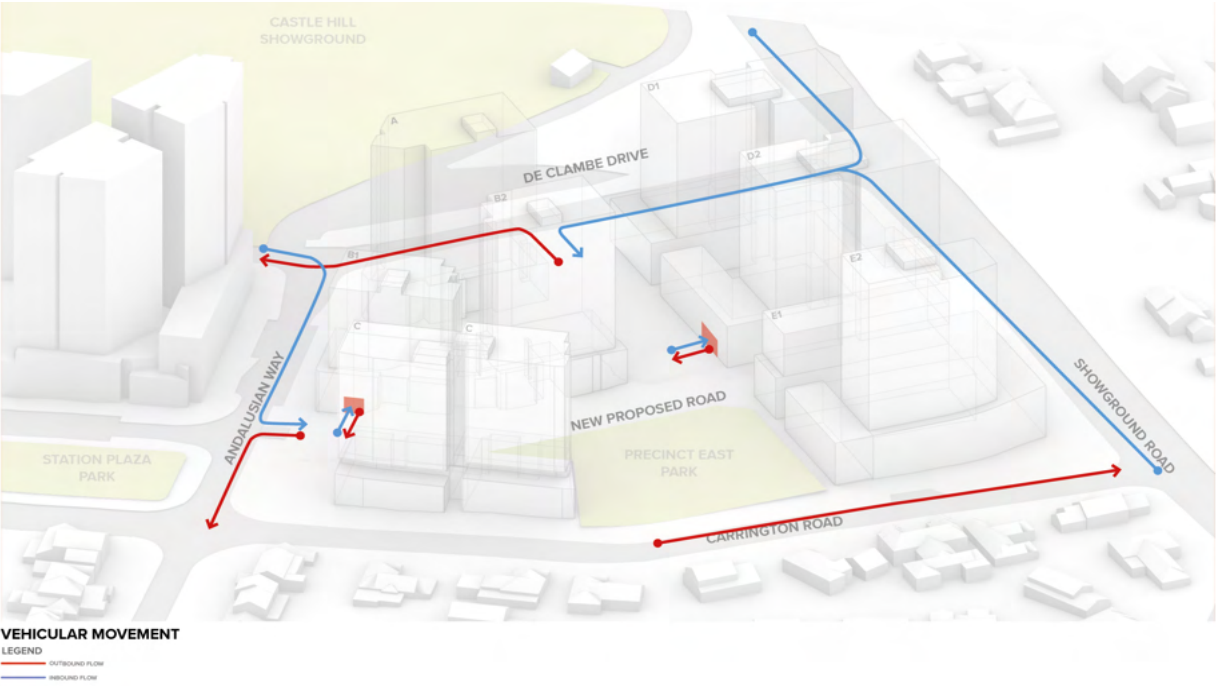
5.2.13 Precinct East New Street

Control	Comment
1. The design and construction of road infrastructure shall comply with The Hills Shire Council's Design Guidelines for Subdivisions/Development.	Complies Refer to the already approved Civil and Public Domain Design.
2. A new local street with a 17m road reserve is to be provided within Precinct East as shown in Figure 226 and Figure 229.	Complies Refer to the already approved Civil and Public Domain Design.
3. The new local street is to be two-way to provide vehicular access to the <i>residential development lots</i> .	Complies Refer to the already approved Civil and Public Domain Design.
4. The new street is to have insitu concrete paths as per the existing surrounding streets, with shared paths differentiated using coloured concrete as per Council's standard approach in the Hills Shire Council Public Domain Plan Showground Station Planned <i>Precinct</i> .	Complies Refer to the already approved Civil and Public Domain Design.
5. The road carriageway may be paved with concrete or stone cobblestones at thresholds and key points to emphasise a slow speed and high pedestrian movement zone.	Complies Refer to the already approved Civil and Public Domain Design.
6. On-street parking is to be provided on the northern side from De Clambe Drive and the southern side adjoining the park.	Complies Refer to the already approved Civil and Public Domain Design.
7. A minimum 2m wide footpath is required on the southern side of the street.	Complies Refer to the already approved Civil and Public Domain Design.
8. A 2.5m shared path shared path is required on the northern side of the street to provide access to the park.	Complies Refer to the already approved Civil and Public Domain Design.
9. A minimum 5m primary setback is to be provided to both sides of the street.	Complies Lot 5 within Precinct East is complaint with the Approved Concept Plan building envelopes, and street edge setbacks.

5.2.13 Precinct East New Street	
Objective	Comment
a. To provide vehicular access to and from the residential development and the local park.	Complies The proposal maintains the road network as per the previous public domain and civil approvals.
b. To provide a vehicular and pedestrian connection between De Clambe Drive and the intersection of the sub-divided road and Andalusian Way.	Complies The proposal maintains the road network as per the previous public domain and civil approvals.



Exerpt from Urban Design Guide



Vehicular movement diagram

5.2.14 Street Interface

Andalusian Way Interface

Control	Comment
1. Development is to comply with the following interface controls: a. 5m primary setback b. 3m secondary setback above the 4 storey podium c. Minimum 4m floor to ceiling height for flexible use on the ground floor d. Minimum 3.1m floor to ceiling height above the ground floor.	N/A
2. Development is to comply with the following interface Ground floor residential apartments are to be elevated from the street level by a minimum of 300mm and a maximum of 600mm.	N/A

5.2.14 Street Interface - Andalusian Way Interface

Objective	Comment
<i>a.</i> To enhance the existing functions of Andalusian Way where it interfaces with the Precinct East development lots.	N/A Refer to the separate report by Group GSA Architects who are designing Buildings A, B & C within the Eastern Precinct. Turner Architects scope is only Buildings D & E along Showgrounds Road.
<i>b.</i> To maintain the existing functions of <i>Andalusian Way as a local road.</i>	N/A Refer to the separate report by Group GSA Architects who are designing Buildings A, B & C within the Eastern Precinct. Turner Architects scope is only Buildings D & E along Showgrounds Road.

5.2.15 Park Interface

Control	Comment
1. Townhouse Apartments are to have individual gates and entrances accessed directly from the shared path within Precinct East Park.	Complies All townhouses have large private terraces that face the Precinct East Park, with each have direct access to the edge of the park via a gate and steps. New pathways are proposed within the Eastern Park that allows for connection to the townhouse terraces.
2. The ground floor of the townhouse apartments are to be elevated from the shared path level by a minimum of <i>300mm and a maximum of 600mm</i> .	Generally Complies The steeper topography of the site closer to Carrington Road and Showgrounds Road means that part of some private terraces are above 600mm noted in this control. Turner has aimed to minimise this height exceedance and to make sure that such interfaces are highly landscaped via mounding or terraces to ensure a high-quality outcome within the public domain.
3. Fences are to be no more than 1.2m in height with a minimum 50% transparency. Contemporary palisade fence designs in a dark recessive colour are encouraged.	Generally Complies The Ground Floor apartment's private open spaces is elevated above the adjacent street level. The front fences to the terraces are 1200mm high to form a balustrade. The proposal uses a metal picket style fence to meet the requirements of the controls. There are some isolated locations where the fence is greater than 1200mm in height due to the steep adjacent topography. The fences are stepped as much as it practical in these locations to accommodate the typography and minimise the height of the fence facing the public domain. Turner has aimed to make such interfaces highly landscaped via mounding or terraces to ensure a high-quality outcome within the public domain.
4. Soft landscaping to the front of the terrace is to be a minimum of 40% of the setback area, contiguous, and a <i>minimum of 2m in any direction</i> .	Generally Complies The private external terraces of the townhouses facing the new Precinct East Park have provided the hardscape requirements to meet the minimum dimensions of the ADG and to allow for adequate useable and flexible paved area for outdoor dining and other uses for these family friendly homes. The remaining area within the setback contains soft landscaping where practical, and where the steep topography allows. While the numerics are not fully compliant in some located areas with this control, the overall architectural composition is highly considered and allows for a high-quality outcome with substantial planting.
5. Small trees suitable for the landscaped area provided are encouraged.	Complies Refer to the Landscape Architect's Report
6. Shared path in front of townhouse apartments to be a minimum 2.5m in width and located a minimum 500mm from the fence of the dwelling	Complies Refer to the Landscape Architect's Report

5.2.15 Park Interface	
Objective	Comment
a. To provide residential activation to the Precinct East Park and footpaths and shared paths within it.	Complies The western edges of the podium to Buildings E 1 & E2 includes for three storey townhouses that look over the park. These townhouses have large elements of glazing to maximise the outlook, and to provide passive surveillance of the adjacent new park. A new pathway to integrated along the western edges of Buildings E 1 & E2 to connect the sub-divided road with Carrington Road. Each of the townhouses will have direct access from this new pathway into their private open terraces. This adds to the fine grain streetscape and provides a highly permeable street edge condition.
b. To ensure residential address and identity for the interface with the park.	Complies As per the response noted above for item 5.2.16.a
c. To provide appropriate passive surveillance and residential privacy within the townhouse apartments that interface with the park.	Complies As per the response noted above for item 5.2.16.a



Aerial view from public park - Townhouses with park interface

5.2.16 Carparking and Access

Control	Comment
1. Residential car parking spaces are to be provided at the rates specified in Table 9. For any use not specified, the car parking rates in The Hills Development Control Plan 2012 (Part C Section 1 – Parking) shall apply.	Complies Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission.
2. The maximum cap for residential car spaces is 1,663 across the Hills Showground Station Precinct.	Complies Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission.
3. Secure, conveniently located bicycle parking facilities are to be provided at the rates specified in Table 10.	Complies Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission. Bicycle parking is consolidated into areas of the that are easy to access and have clear unobstructed viewlines from the remainder of the basement for safety.
4. Driveways and vehicular access to carparks shall not be located on Showground Road, De Clambe Drive, Andalusian Way or Carrington Road.	Complies The consolidated car park entry for Buildings D & E in Lot 5 is located on the new sub-divided road.
5. Vehicular access is to be limited to a maximum of 1 two-way driveway per superlot.	Complies The consolidated car park entry for Buildings D & E in Lot 5 is located on the new sub-divided road.
6. Vehicular entry and exit is to be in accordance with Figure 235.	Complies As noted above. Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission.
7. Driveways are to be appropriately set back from corners and intersections. Ramps are to be located within the primary setback only and shall not intrude in to the public domain.	Complies As noted above. Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission.
8. Driveways are to have a minimum width of 6 metres at the property boundary for a distance of 6 metres (measured along the centreline of the driveway) within the development to ensure easy entry/exit of vehicles.	Complies As noted above. Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission.
9. The driveway ramp for the easternmost superlot shall not extend beyond the facade of the building to maintain pedestrian priority from the park to the pedestrian through-site link.	Complies As noted above. Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission.
10. Townhouse apartment parking is to be collated within the basement of superlots. No individual garages or private parking are permitted on any street frontage.	Complies All parking for the townhouses is located at Basement Level B1, and can be directly accessed from the townhouse via a private stair to the basement below.

5.2.16 Car Parking and Access

Objective	Comment
a. To ensure access does not compromise the activity and pedestrian movements within the Precinct.	Complies A key design move has been the consolidation of the car park entries and loading docks for Buildings D & E into a single entry/exit point located on the sub-divided road. This has removed traffic movement conflicts at the western end of the publicly accessible pedestrian link. The loading dock is located within the basement and allows for trucks to enter and exit the site safely in a forwards direction. The consolidation of the car park and loading dock has allowed for a highly activated north-west corner to Building E1, characterised by a generous residential entry lobby and direct sightlines into the central communal courtyard area. This greatly improved street edge activation and passive surveillance allows for a safe and inviting public domain for pedestrians and cyclists to use at all times of day. The enhanced public domain created by this change, has allowed for unimpeded pedestrian and bicycle movements from the publicly accessible pedestrian link to the new eastern park, creating a green network of pathways and parkland that connects the wider precinct.
b. To ensure entries and structures do not impinge upon pedestrian amenity and <i>streetscape quality</i>.	Complies As per the response noted above for item 5.2.16.a
c. To encourage car share spaces within residential flat buildings for the exclusive use of car share scheme vehicles.	Complies Refer to the traffic report regarding the inclusion of car share provisions within the Showgrounds East precinct.
d. To future proof the development via the provision of electric vehicle charging stations.	Complies Refer to the traffic report regarding the inclusion of electric vehicle charging provisions within the Showgrounds East precinct.
e. To ensure residential parking rates allow for flexibility to meet the future demographic needs and ongoing modal shift towards more sustainable transport outcomes.	Complies Refer to the traffic report which shows full compliance with the Concept Plan guidelines for residential and visitor parking rates. The basement car park includes for extensive bicycle parking provisions aligned with the evolving needs to alternative transport modes. Further to dedicated bicycle parking, the majority of the storage cages provided for residents are minimum 1m x 2m and sufficiently sized to allow for bicycle parking also.

11. Adequate vehicular entry, exit and circulation areas are to be provided. The design must: a. Provide safe environment for both pedestrians and vehicles using the site and surrounding road networks b. Ensure vehicular ingress and egress to the site is in a forward direction at all times c. Be designed to minimise the visual impact of hard paved areas.	Complies As noted above. Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission.
12. Parking is to be underground, avoided within street setbacks and not located within the public domain. Where above ground parking cannot be avoided due to site conditions, it must be well integrated into the overall façade design and create a good relationship with the public domain.	Complies As noted above. Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission.
13. Garages and parking structures are not to project forward of the building line and are to be screened from the public domain by active uses.	Complies As noted above.
14. Basement carpark or other structures must not constrain the infrastructure or access easement to the metro services building or intrude into the first reserve of the metro tunnel in accordance with the Sydney Metro Underground Corridor Protection Technical Guidelines (16 October 2017).	Complies As noted above.
15. Car parking shall not be located on the roof of buildings.	Complies No parking is located on the roof of buildings.
16. Car share spaces are to be provided at a rate of one space per 150 car spaces for residential.	Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission.

17. Car share spaces are to be for the exclusive use of car share scheme vehicles, and included in the number of car parking spaces permitted on a site. The car share parking spaces are to be: a. Exclusive of visitor car parking b. Grouped together in the most convenient locations relative to car parking entrances and pedestrian lifts or access points c. Located in well-lit places that allow for casual surveillance d. Signposted for use only by car share vehicles e. Made known to building occupants and car share members through appropriate signage which indicates the availability of the scheme and promotes its use as an alternative mode of transport.	Complies The required number of car share spaces are provided within the basement level and clearly labelled with the Turner SSDA plans. Refer also to the Traffic Report as prepared by others and which accompanies this SSDA submission.
18. Development applications are to demonstrate how the car share parking space(s) is to be accessed, including where access is through a security gate. A covenant is to be registered with the strata plan advising of any car share parking space. The covenant is to include provisions that the car share parking space(s) cannot be revoked or modified without prior approval of Council.	Refer to the Traffic Report as prepared by others and which accompanies this SSDA submission.
19. A minimum of 10% of the total number of parking spaces are to provide for Electric Vehicle charging stations	Complies The required number of Electric Vehicle charging stations are provided within the basement car park. Refer also to the Traffic Report as prepared by others and which accompanies this SSDA submission.
20. All garages/ carpark entrances must be protected from inundation by flood waters up to the 1% AEP + 0.5m.	Complies
21. End of trip facilities are to be provided where there are allocated bicycle parking facilities associated with commercial or retail development.	N/A



South West Perspective from sub-division road showing single driveway entry

5.2.17 Service Vehicle and Waste Collection

Control	Comment
1. On-site waste collection should be either at grade or via a basement and waste collection vehicles must be able to enter and exit the site in a forward direction.	Complies Refer to waste report by others which accompanies this SSDA submission. The loading dock has been located at basement level and is accessed via an entry and ramp off the new sub-divided road to the west of Building D2 within Lot 5. The loading dock and car park has been designed to allow for trucks to enter and exit in a forward direction. The clearances within the loading dock facilitate the required truck types as outlined in the Waste Report.
2. Waste collection must occur from the new street as demonstrated in Figure 237.	Complies As noted above
3. Townhouse apartments are to be serviced and have their waste collection within the communal basement of the development lot on which they are located.	Complies Each of the townhouses either: 1. have access to the basement via private stairs that directly connects to B1 below the townhouse, where the resident can then place their garbage in chutes and dedicated locations 2. have direct internal access to the nearest resident's lobby at Ground Floor where the garbage chutes are located for easy use.
4. Loading areas and vehicular access points for development are to be screened from public roads and public access points.	Complies The loading dock has been located at basement level and is accessed via an entry and ramp off the new sub-divided road to the west of Building D2 within Lot 5. The loading dock and car park has been designed to allow for trucks to enter and exit in a forward direction. The clearances within the loading dock facilitate the required truck types as outlined in the Traffic Report.
5. Service and waste collection vehicle zones must be sufficient dimensions to accommodate a standard 12.5m long HRV and allow for all access and manoeuvring to occur within the zone.	Complies As noted above
6. Waste management shall comply with the waste management controls contained within Part B Section 5 - Residential Flat Buildings of The Hills DCP 2012.	Complies As noted above

5.2.18 Subdivision and Earthworks

Control	Comment
1. Earthworks shall be minimised to locations where the construction of roads require it.	Refer to report by others which form part of the SSDA submission as collated and submitted by Deicorp.
2. Subdivision applications must provide a plan showing the existing predevelopment and proposed finished ground levels to enable an assessment of the extent of earthworks proposed and assessment of the relationship between the finished road levels and <i>proposed building platform levels</i> .	Refer to report by others which form part of the SSDA submission as collated and submitted by Deicorp.
3. In the areas of fill relevant provisions of Council's Flood Controlled Land DCP are to be applied.	Refer to report by others which form part of the SSDA submission as collated and submitted by Deicorp.
4. <i>A Fill Plan must be prepared.</i>	Refer to report by others which form part of the SSDA submission as collated and submitted by Deicorp.
5. All cut and fill works shall be in accordance with Council's Design Guidelines Subdivisions/Developments and Works Specification Subdivisions/ <i>Developments</i> .	Refer to report by others which form part of the SSDA submission as collated and submitted by Deicorp.
6. All landfilled areas must comprise clean material free from contamination. Imported material shall be certified "Virgin Excavated Natural Material (VENM)".	Refer to report by others which form part of the SSDA submission as collated and submitted by Deicorp.
7. Landfilled areas must be suitably compacted and stabilised with density tests to verify that compaction was achieved in accordance with Council requirements.	Refer to report by others which form part of the SSDA submission as collated and submitted by Deicorp.

5.2.17 Service Vehicles and Waste Collection

Objective	Comment
<i>a.</i> To provide a common zone for service vehicles and waste collection.	Complies A consolidate car park and loading dock entry is located under Building D2, at the sub-divided road. This entry gives access via a ramp to a central loading dock facility within the basement car park. The loading dock is sized to allow for trucks to enter and exit in a forward direction. The main garbage holding room and bulky goods storage is located directly adjacent to the loading dock. The parking area for the loading dock is located away from the main residential parking traffic movements. The loading has sufficient height clearance to accommodate adequate trucks and vehicle types for service vehicles and waste collection.
<i>b.</i> To provide a safe environment for pedestrians and vehicles using the road network.	Complies A key design move has been the consolidation of the car park entries and loading docks for Buildings D & E into a single entry/exit point located on the sub-divided road. This has removed traffic movement conflicts at the western end of the publicly accessible pedestrian link. The loading dock is located within the basement and allows for trucks to enter and exit the site safely in a forwards direction. The enhanced public domain created by this change, has allowed for unimpeded pedestrian and bicycle movements from the publicly accessible pedestrian link to the new eastern park, creating a green network of pathways and parkland that connects the wider precinct. Within the basement, the loading dock parking area is contained and separated from the main residential parking traffic movements, and is located away from any pedestrian movements from the residential parking to the residential lift cores.

5.2.18 Subdivision and Earthworks

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2. Subdivision applications must provide a plan showing the existing predevelopment and proposed finished ground levels to enable an assessment of the extent of earthworks proposed and assessment of the relationship between the finished road levels and <i>proposed building platform levels</i> .	Refer to report by others which form part of the SSDA submission as collated and submitted by Deicorp.
3. In the areas of fill relevant provisions of Council's Flood Controlled Land DCP are to be applied.	Refer to report by others which form part of the SSDA submission as collated and submitted by Deicorp.
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TURNER

SHOWGROUND PRECINCT EAST (LOT 5)

3 ANDALUSIAN WAY, CASTLE HILL

DESIGN INTEGRITY REPORT
STATE SIGNIFICANT DEVELOPMENT APPLICATION

12th JANUARY 2026



TURNER