



HILLS SHOWGROUND STATION PRECINCT 1 PRECINCT EAST 3 ANDALUSIAN WAY 1 LOT 3 & 4

State Significant Design Application Report

**APPENDIX INCORPORATING:
SEPP 65 AND THE APARTMENT DESIGN GUIDE**

1.1 ACKNOWLEDGEMENT

We acknowledge First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.

We pay our respects to Elders past, present and emerging, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.

Issue	Title	Date	Prepared	Checked
A	SSDA ISSUE	21/12/23	SO	SO
B	SSDA UPDATED	11/01/24	SO	SO
C	SSDA RFI	16/08/24	HR	SO
D				
E				
F				
G				
H				

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1.3 INTRODUCTION

This Design Report has been prepared on behalf of Deicorp to support a State Significant Development Application (SSDA).

The subject application seeks consent for the staged construction of the Showground Precinct East within the Hills Showground Station Precinct, Comprising:

- **Residential towers (3-18 storeys) over three lots;**
- **Construction of 873 apartments and associated basement parking**
- **Infrastructure upgrades, landscaping, civil and stormwater works; and**
- **Stratum subdivision**

Document Purpose and Structure

The primary purpose of this document is to accompany the SSDA for the subject site. The report seeks to demonstrate how the proposal integrates key opportunities and constraints affecting the subject site including:

- The strategic ambitions of state and local planning efforts,
- The broad aims of DA design guidelines,
- The site's location in its urban context,
- The physical site characteristics
- Designing with Country and Aboriginal Design Principles

The report structure is intended to demonstrate understanding of the site, through both its physical and strategic context. We have a dedicated chapter to designing with country in order to articulate how our engagement process has informed the development of the design narrative.

The report then steps through the site context approach, identifying and defining the importance of street activation and living spaces. Following this, a chapter has been dedicated to guide the reader through the design and architectural approach for the development. This document is to be read in conjunction with urban design report, design integrity report and architectural drawings package.

Overview of Process

The project has been the subject to a design integrity process throughout the design development period which requires a review by the Government Architect NSW (State Design Review Panel) to ensure design excellence principles and objectives are realised.





ANALYSIS

02

2.1 PROJECT SUMMARY

The design for 3 Andalusian Way, Castle Hill is one of state significance that looks to deliver 873 residential units.

The design focuses on harmonizing the area's natural and built environments to advocate community engagement.

Overview of the Proposed Development (Lot 3 & 4 only)

SSDA seeks approval for the construction of 3 residential buildings (3 x max 16 storeys) comprising of:

- 420 apartments and a 5 storey basement carpark
- 40,112m² gross floor area
- 2,616m² of communal open space
- 448 spaces of basement car parking
- 1,287m² of deep soil



2.2 COUNTRY

Castle Hill is situated on the northern periphery of the Cumberland Plain, the traditional lands of Dharug Country.

These were the lands of the Bediagal, Tugagal and Boorobirronggal people.

Cattai Creek, a tributary of the Hawkesbury River (Dyarubbin) is dugga (brush forest) Country, where the Dharug harvested plentiful resources for food and medicine.



'Yellamundi', Darug elder Aunty Edna Watson, 2010. Dyarubbin, State Library of NSW

2.3 POST-SETTLEMENT

Castle Hill is situated on a high ridgeline overlooking the below Cumberland Plain, noted by early settlers for its sweeping views and fine bushland.

The Hills Shire has been one of the fastest growing Local Government areas in Sydney, with two thirds in the north being rural land used for farming and other agricultural industries.

The Hills Showground Station Precinct will comprise a thriving mixed-use centre along the Sydney Metro Northwest corridor.

European started to expand to Castle Hill with the establishment of a 35,000 acre farm to be cleared and farmed by 300 convicts in 1802.

Castle Hill Showground officially opened in 1891 and the Show became a major community event.

From the 1960s, Castle Hill and the surrounding areas became part of the NSW Government's plan to make residential land available in the expanding Sydney area. In 1971, the land-holder sold the majority of their land to Council which then used part of the site to establish The Hills Shire Council chambers and offices.

The Sydney Metro Northwest was opened in 2019 with a station located at the precincts centre, Hills Showground Station, connecting to Castle Hill Station to its east and Norwest Station to its west.

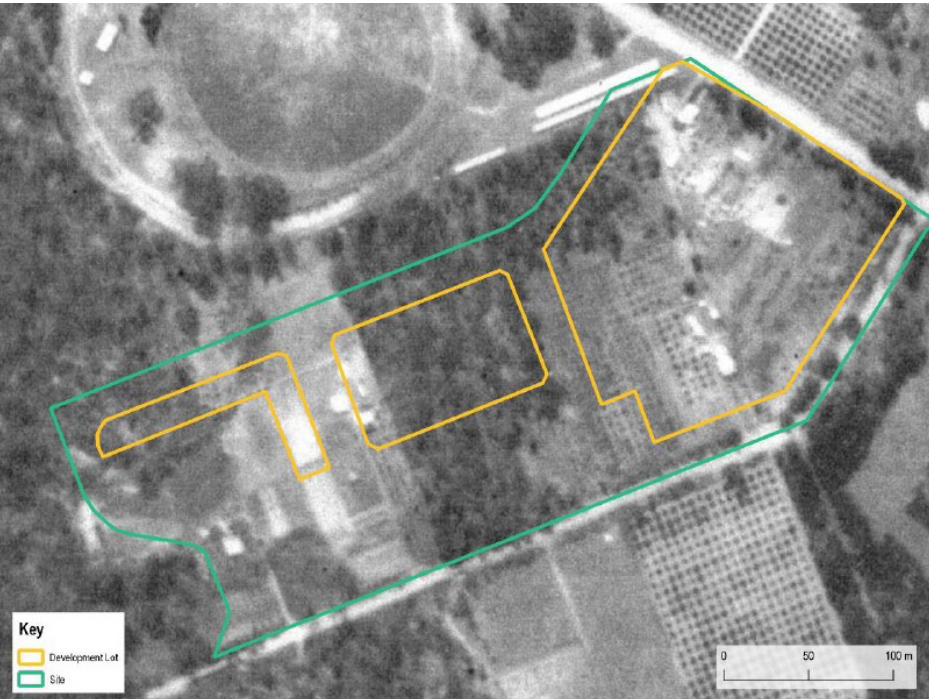
Precincts associated with the Sydney Metro Northwest corridor are to undergo significant uplift in coming years, as desire for transport-oriented mixed-use centres throughout Sydney is prevalent.



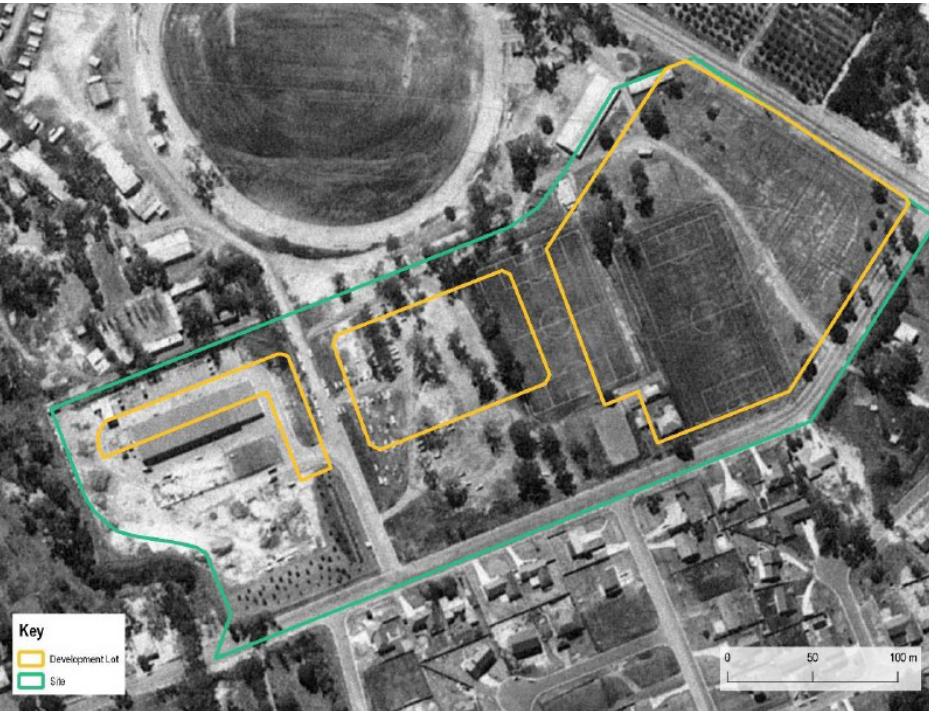
Vineyard, Castle Hill, 1927 (Painting by Robert Johnson)



Opening of Castle Hill Show, 1921



1930 aerial showing the percentage of land cleared for subdivision for orcharding and the extent of the showground complex (Source: GML)



1978 aerial showing the showground precinct to the north of the site, and football fields on site. (Source: GML)

2.4 THE SITE

The site is located within the Hills Showground Station Precinct in the suburb of Castle Hill, situated 25km north-west of the Sydney CBD.

It is located in the Metro North West Line Corridor, within close proximity to Castle Hill Strategic Centre and Norwest Strategic Centre.

It comprises a mixed use of retail, commercial, industrial and residential uses.

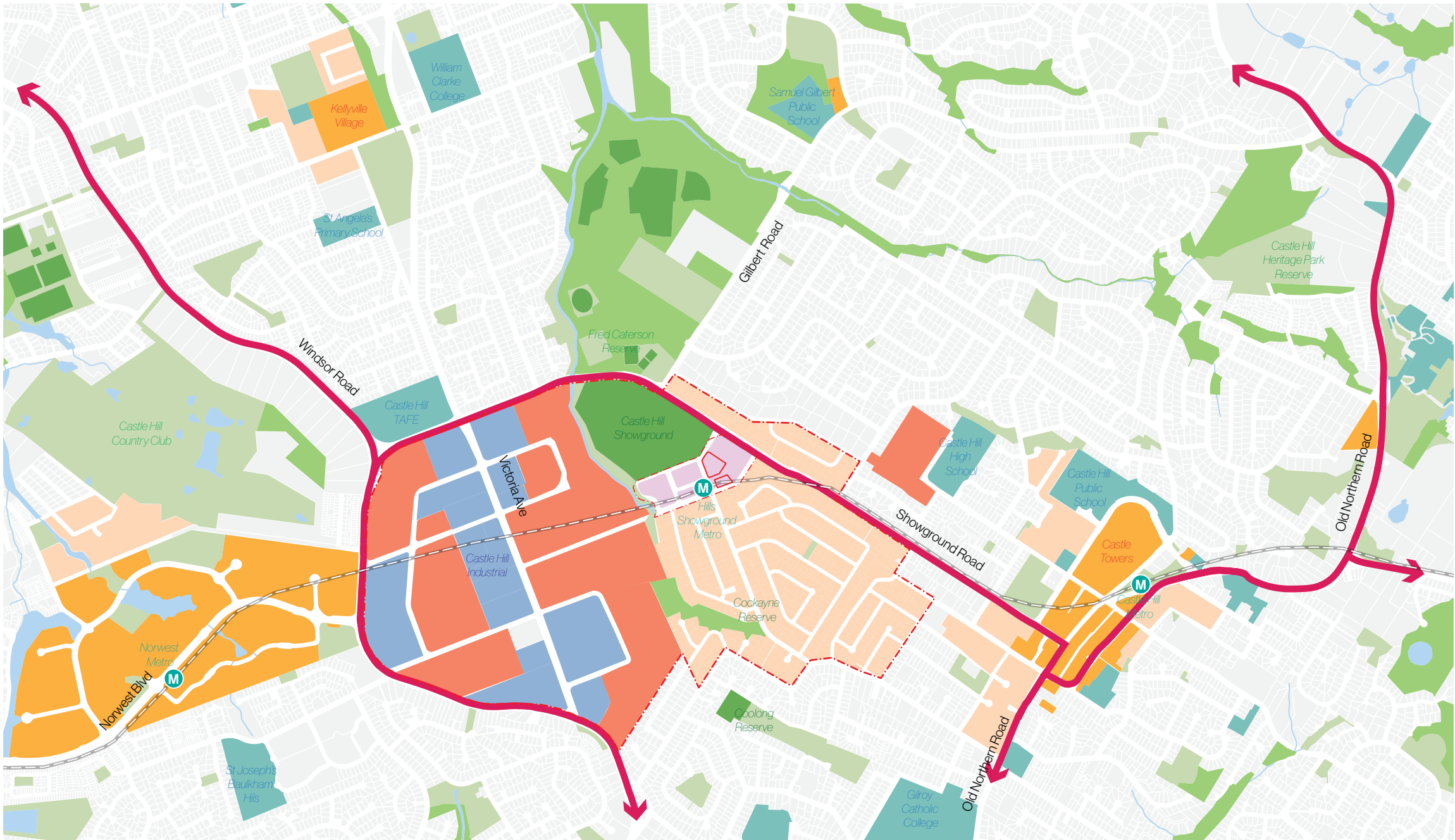


2.5 CONTEXT ANALYSIS

Land Use

Hills Showground Station Precinct sits between Castle Hill's town centre, and industrial area, amidst an evolving medium-density residential community.

The 2017 Showground Station Plan is forecast to deliver approximately 5,000 new homes and 2,300 jobs over the next 20 years.



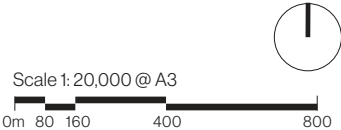
LEGEND

- Site Boundary
- Showground Station Planned Precinct
- Lots
- Open Space

- Retail / Commercial
- Education
- Industrial
- Nature Reserve

- R4 High Density Residential
- Mixed Use
- Business

- Sports Facility
- Railway
- Arterial Road
- Metro Station

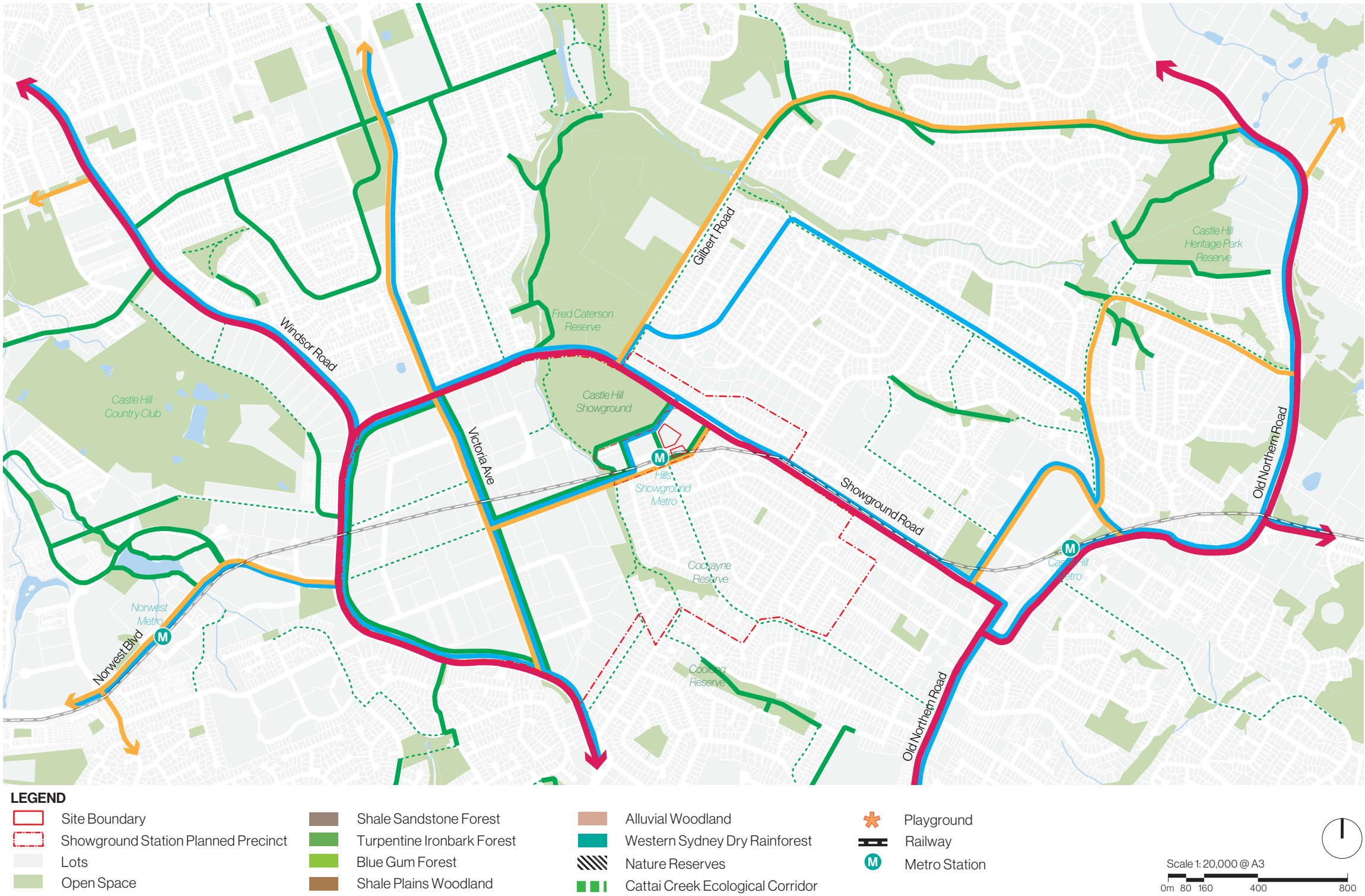


2.5 CONTEXT ANALYSIS

Connectivity

Hills Showground Station serves the Sydney Metro Northwest line linking Tallawong to Chatswood, to be extended to the Sydney CBD by 2024.

The site sits at the intersection of Showground Road and Carrington Road on the main east-west route through the Hills District.



2.5 CONTEXT ANALYSIS

Open Space and Ecology

Cattai Creek runs north-south through the centre of the Hills Showground Station Precinct, which retains a key ecological corridor for native bushland habitat.

A variety of recreational and ecological open spaces are within walking distance of the precinct, including Castle Hill Showground and Fred Caterson Reserve to its north.



2.6 SITE ANALYSIS

Development Context

The Station Precinct features three sub-precincts distinct in proposed land-use and built form typology. Precinct East will be primarily residential.

High-density residential flats of up to almost 300 dwellings are currently under construction south of the site.

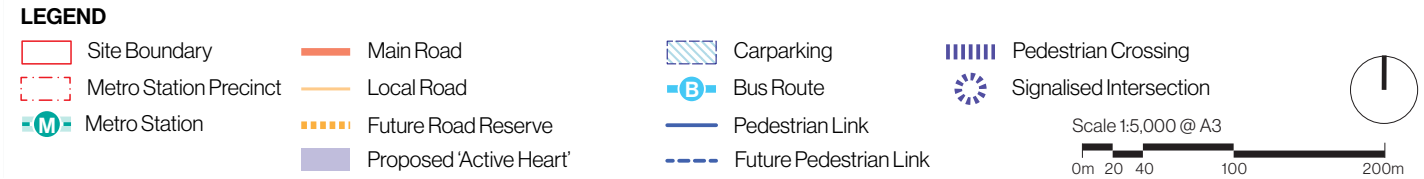
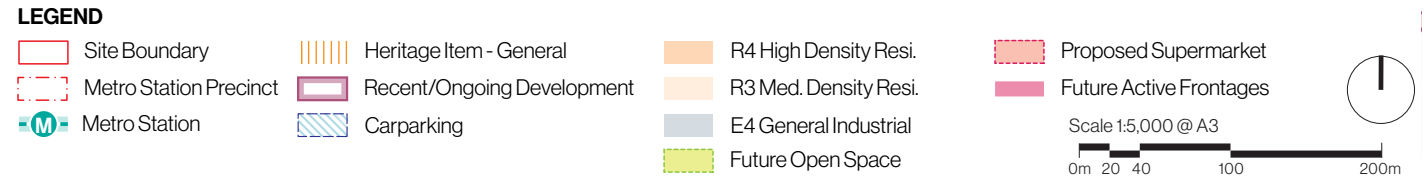
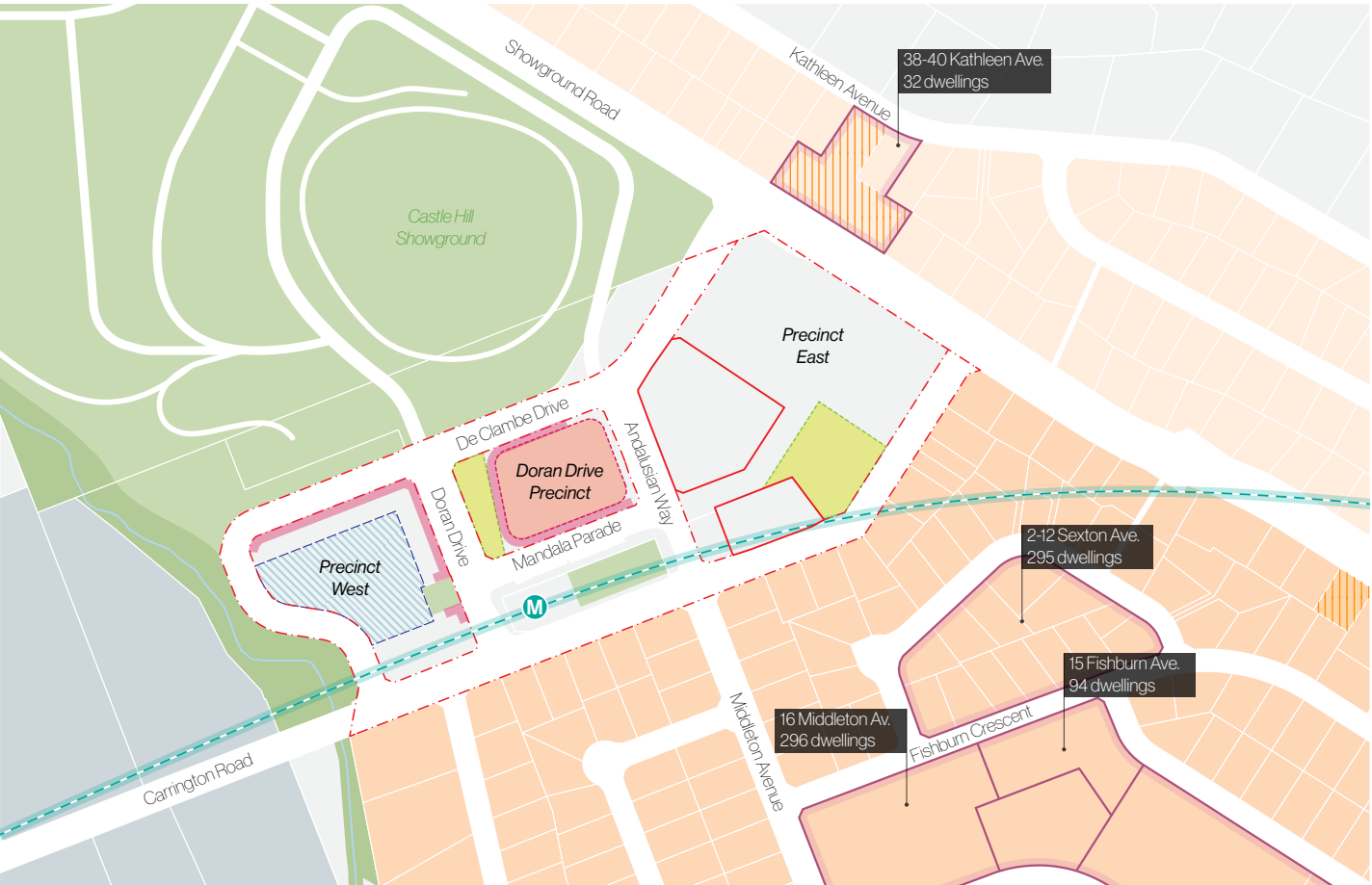
The Station Precinct will feature additional open space, retail offers, residential flats, and a supermarket north of the Metro.

Local Connectivity

A proposed road reserve skirts the rear of the site, providing interior vehicular access to Precinct East, and extending desired pedestrian links.

Pedestrian activity will be concentrated within the proposed 'Active Heart' of the Station Precinct west of the Metro.

Pedestrian interconnectivity between the Station Precinct and the surrounding context is poor, with Carrington Road and Showground Road subject to high vehicular load.



2.6 SITE ANALYSIS

Built Form

Proposed building height is concentrated within the Doran Drive Precinct, transitioning downwards towards the surrounding residential context.

A podium-tower typology is utilised throughout the Station Precinct, allowing for activation at ground level while maintaining a pedestrian friendly street-wall height.

Proposed buildings heights taper downwards towards the surrounding residential area, decreasing to 12 storeys along Carrington Road, and 16 storeys along Showground Road.

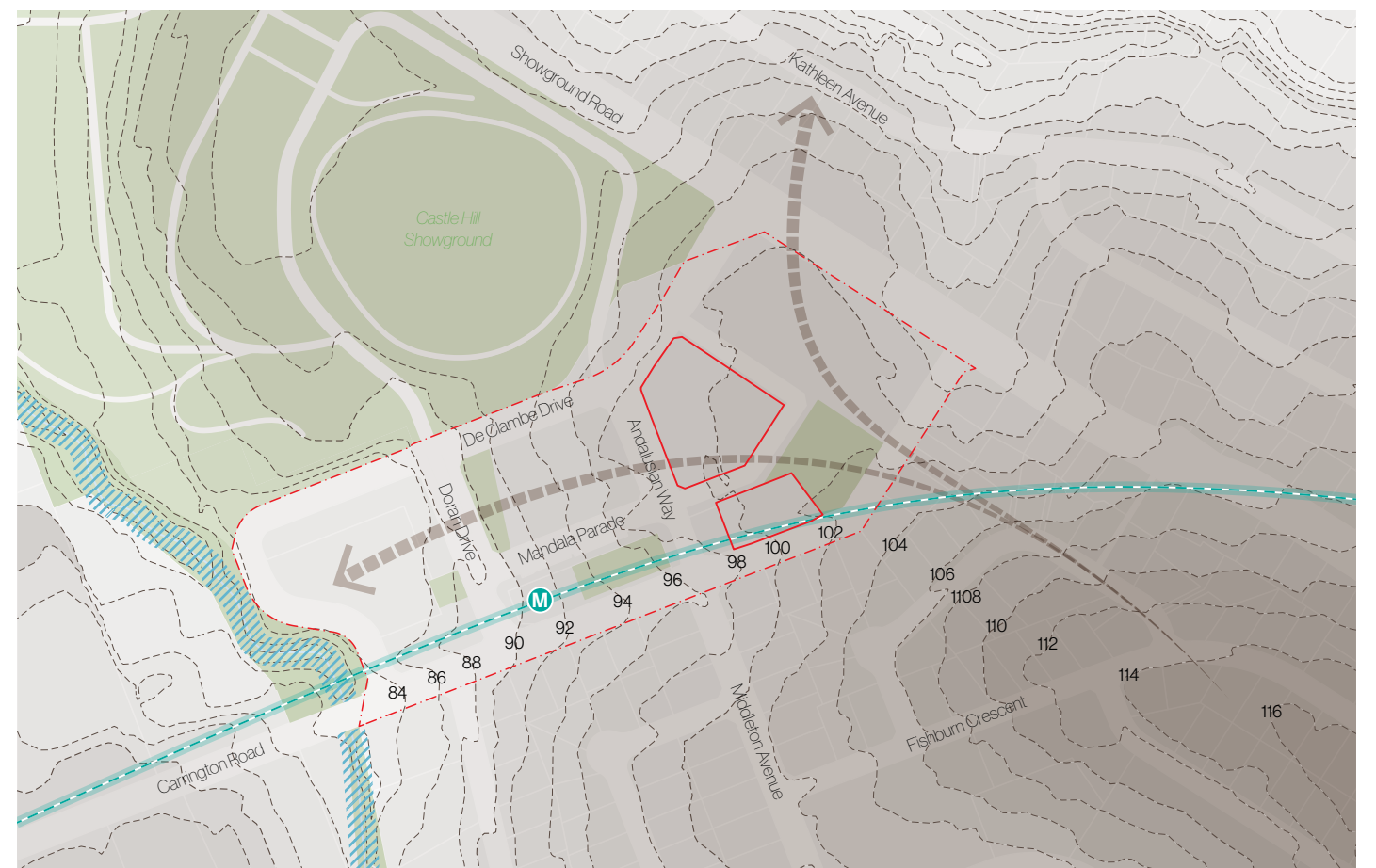


Topography

Landform descends in a westerly direction towards Cattai Creek riparian corridor, with Precinct East overlooking the Station Precinct.

There is a topographic decline of approximately 18m from east to west, culminating in Cattai Creek which defines the Station Precinct's western extent.

Precinct East is situated on a small plateau, while the Doran Drive Precinct is at a relatively steep slope.

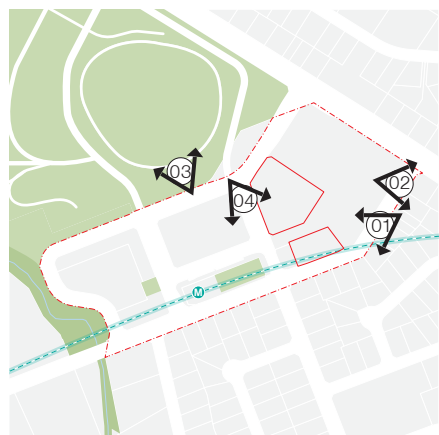


2.7 LOCAL CHARACTER

Streetscape

The prevailing streetscape character of the Station Precinct is characterised by wide pavements and considerable landscaping, creating a highly pedestrian oriented public domain.

Andalusian Way features planting along its eastern edge, though it lacks as considerable pedestrian infrastructure as Mandala Parade and Doran Drive within the future 'Active Heart'.



1. Carrington Road interface with the site's south continues towards Castle Hill industrial/commercial precinct.



2. Low rise brick residential building adjacent to site



3. Andalusian way facing north, view of the Showgrounds



4. Andalusian Way facing south, features juvenile trees and hedgerows.

2.7 LOCAL CHARACTER

Built Form Character

Existing built form within the Hills Showground Station Precinct is sparse and consists primarily of Metro infrastructure, with residential and commercial development still largely ongoing.

High-rise developments on Fishburn Crescent and Ashford Avenue are indicative of the wider precinct's future residential character, featuring multi-storey apartments.



1. High-rise development on Fishburn Crescent indicative of future built form character.



2. Metro infrastructure building to be retained, situated adjacent to the southern site's west.



3. View from De Clambe Drive to the site's north of Future Doran Drive precinct



4. Entrance to Hills Showground Metro Station, facing in an easterly direction.

2.8 OPPORTUNITIES

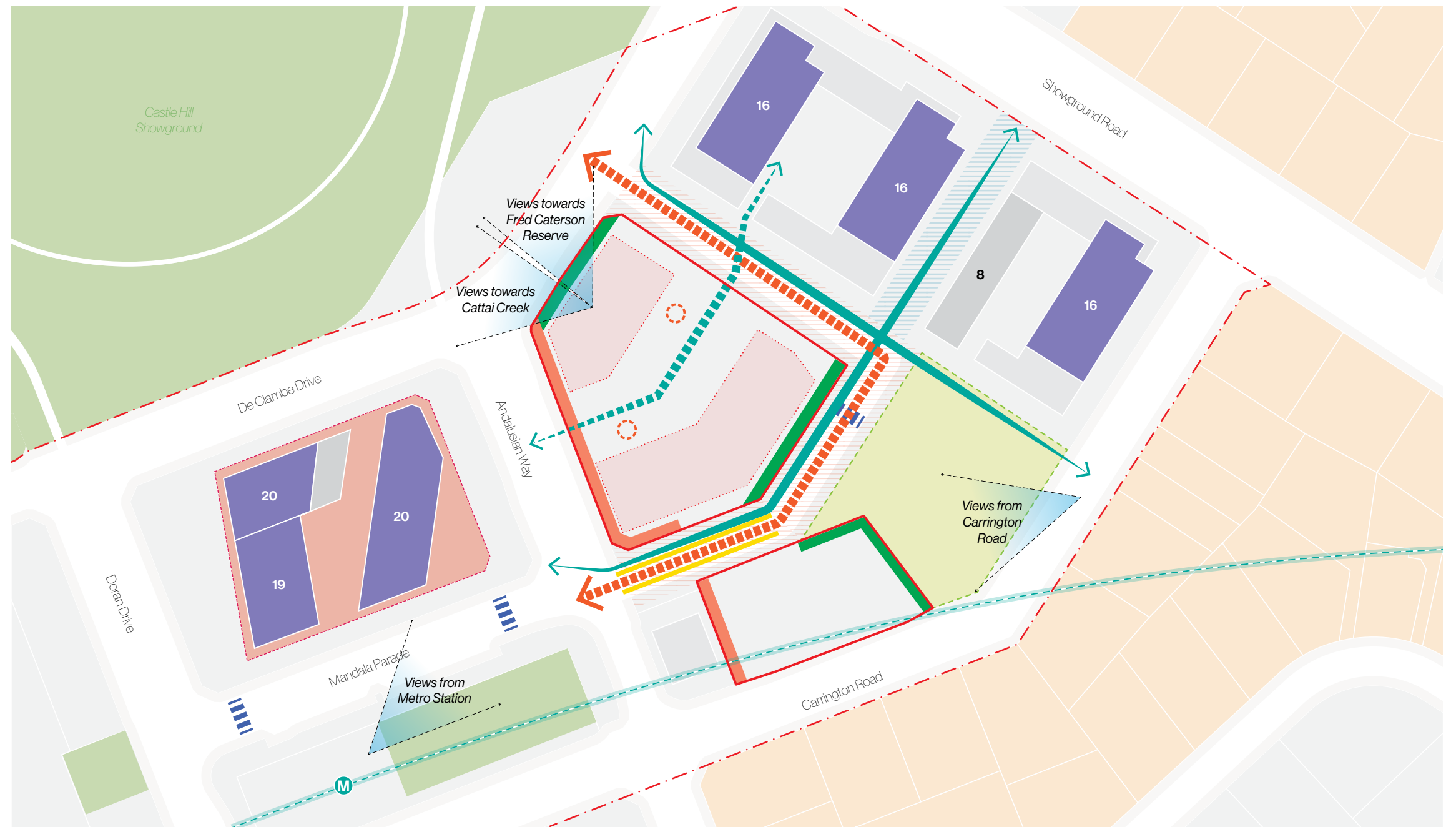
Hill's Showground Metro Station Precinct East is situated to benefit from proximity to the Metro Station and to future amenity, amidst a varied and landscaped residential precinct.

Built Form

- Ensure a flexible ground floor plate and friendly facade facing Doran Drive Precinct and Metro Station, mirroring non-residential typologies along Andalusian Way.
- Align built form with proposed high-rise datum, maximising solar access and views, while maintaining a consistent skyline.
- Unobstructed views towards Cattai Creek and Fred Caterson Reserve to the site's north-west.
- Direct interface with future open space features a nil built form setback, potential for ground level activation, or a friendly facade.

Public Domain

- Respond to adjacent open space with ample landscaping at transitional edges.
- One-way street proposed at southern gateway to Precinct East, potential for landmark landscaping.
- Future pedestrian link proposed linking Showground Road to Andalusian Way, will require ample landscaping and friendly facade.
- Opportunity to link Andalusian Way to northern road reserve via internal through-site link.
- Public art opportunities within indicative through-site link, potential to engage indigenous artists.



LEGEND

Site Boundary	Future Open Space	Future Road Reserve	Pedestrian Crossing	Proposed Built Form
Metro Station Precinct	Proposed High-rise	Future Through-Site Link	Future Pedestrian Link	Ground Interface with Open Space
Metro Station	Proposed Footprints	Vehicular Circulation	Indicative Visual Connection	Potential Views
	Existing Residential	One-way Street	Future Supermarket	Public Art Opportunities

Scale 1:1,500 @ A3

0m 6 12 30 60m

2.9 CONSTRAINTS

Precinct East is surrounded by road reserve on all extents, with development on up to 16 storeys in height located to the site's immediate north.

Connectivity

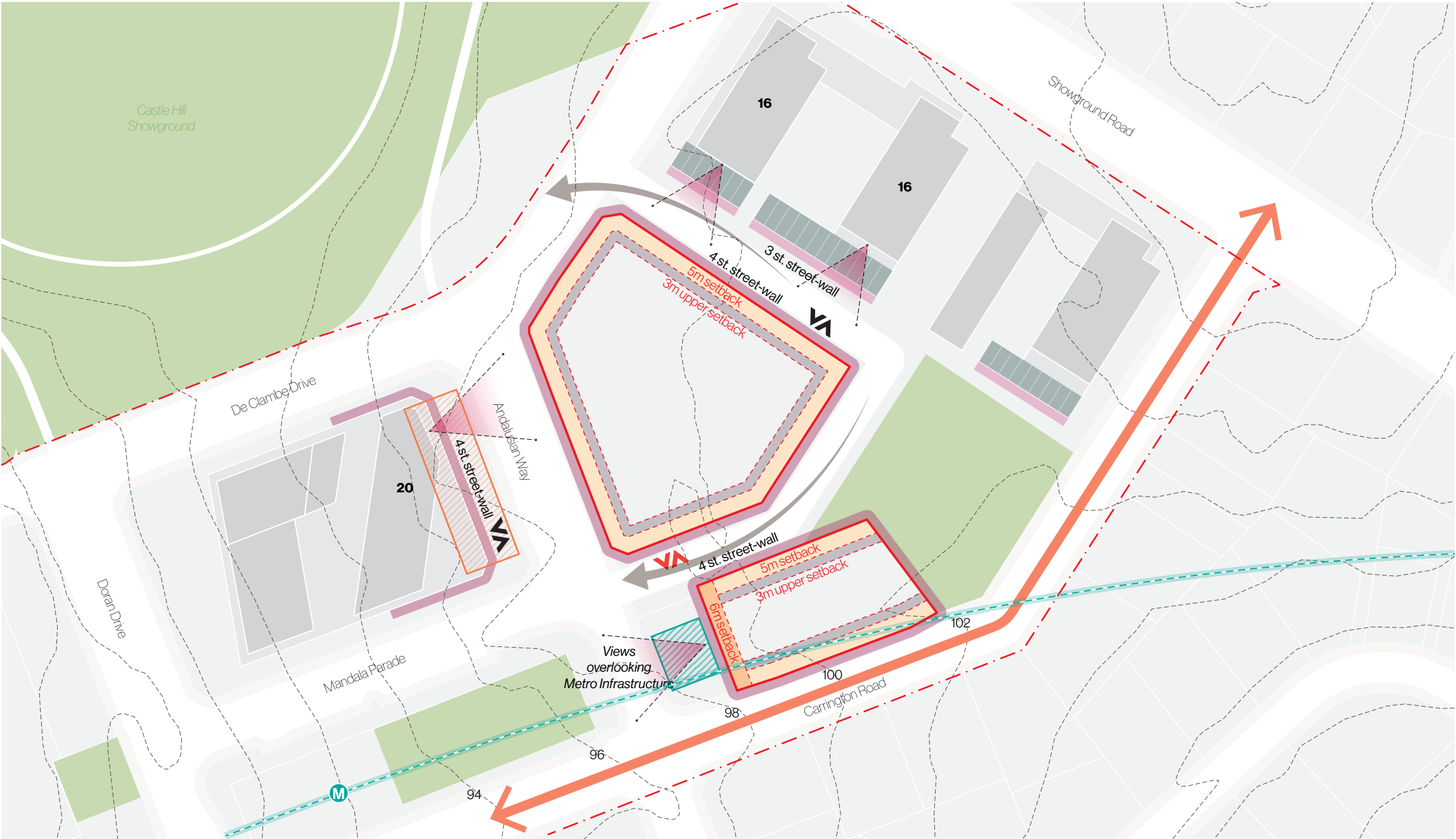
- Indicative vehicular entry point along northern internal road will limit ground level residential use, due to resulting noise and light.
- Indicative service and waste collection zone located on Andalusian Way will limit ground level residential use on-site, due to resulting noise and light.

Interfaces

- Podium height is limited to four storeys, including interface with future open space which features a nil upper level setback.
- Adjacent high-rises will overlook podium rooftop space.
- Northern interface with proposed townhouses along the future road reserve will require a more fine-grain, residential facade treatment.
- Interface with Andalusian Way is restricted by existing Metro Infrastructure, disrupting the street-wall.
- Due to vehicular traffic along Carrington Road, a fine-grain residential facade would be inappropriate along the site's south, due to noise and light.

Setbacks

- A 5m ground level setback is required along all interfaces with a street.
- A 3m upper level setback is required along all interfaces with a street.
- A 6m ground level setback is required to adjacent Metro Infrastructure building.



LEGEND

- | | | | | |
|------------------------|-------------------------------------|---------------------------|-------------------------------|-------------------|
| Site Boundary | Primary Setback (5m) | Max. 4 Storey Street-wall | Metro Infrastructure | Overlooking Views |
| Metro Station Precinct | Primary Setback from Substation(6m) | Max. 4 Storey Street-wall | Proposed Vehicular Entry | Main Road |
| Metro Station | Upper-level Setback (3m) | Proposed Built Form | Preferred Vehicular Entry | Topographic Slope |
| | | Townhouses | Indicative Service/Waste Zone | Contours 2m |



DESIGN PRINCIPLES

03

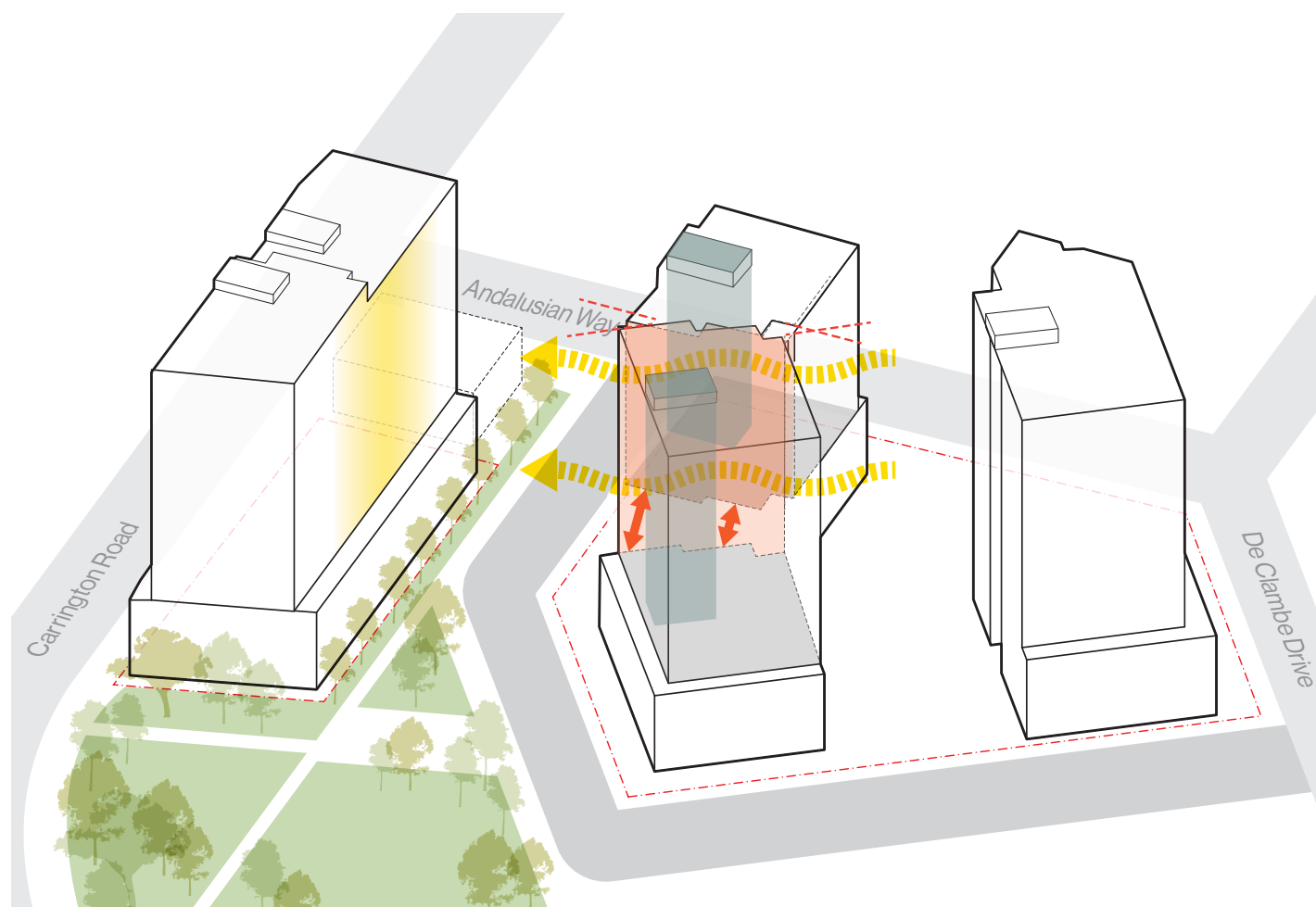
3.1 KEY DESIGN MOVES 102

01\

Reduce bulk and scale of Building B to produce two distinct legible floor-plates.

The overall tower envelope of Building B is reduced, dividing it into two distinct forms improving enhancing its bulk and scale .

The reduced length of Building B improves interior solar access and the visibility to Building C while enhancing cross ventilation at the centre of Building B

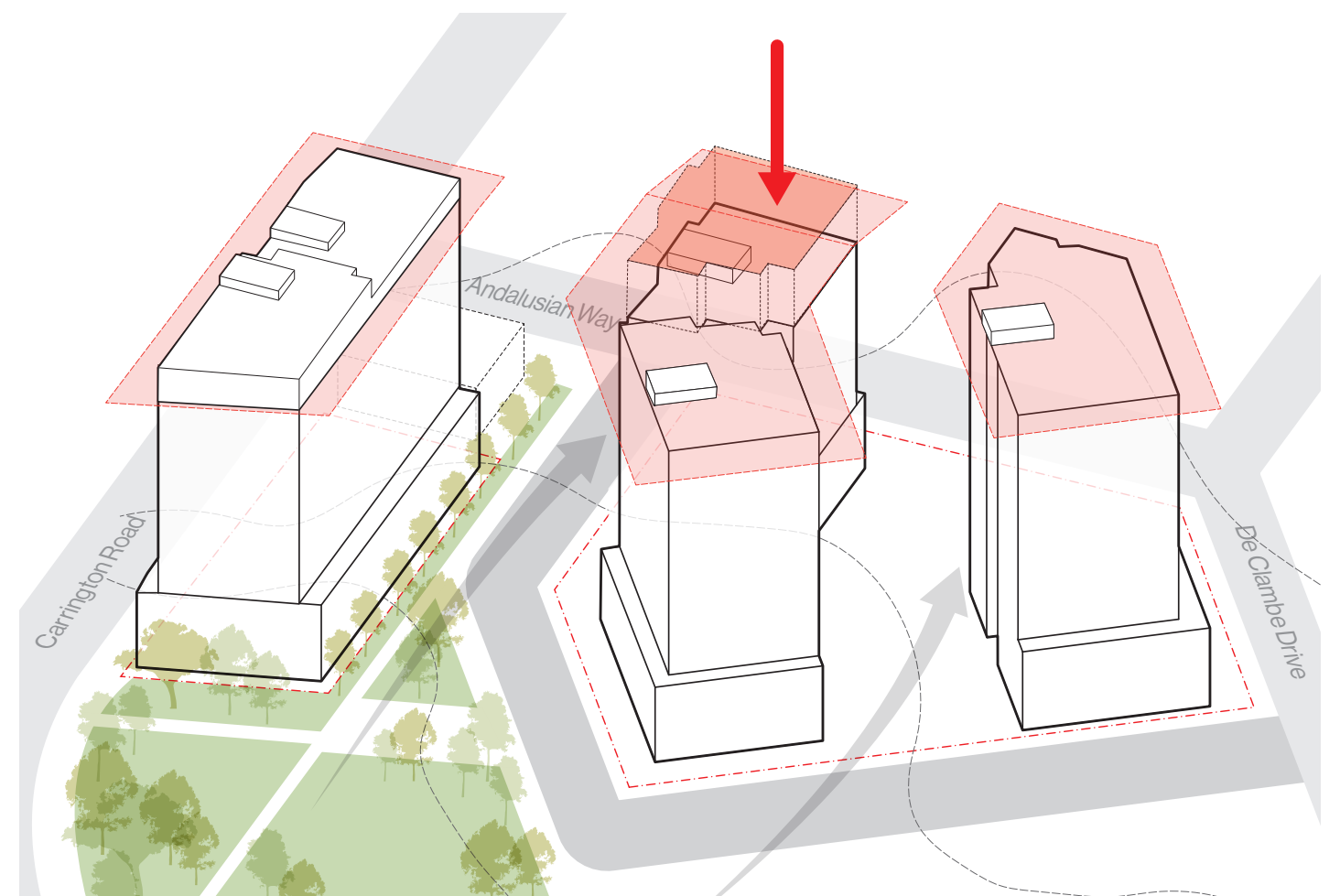


02\

Modify building heights to respond to the existing topography of the site,

Towards Andalusian Way the site level drops, requiring a reduction in building height and providing a communal open space on B1 tower towards the West.

Furthermore, the reduction of B1 Tower to 12 storeys assists in achieving solar compliance to the station bridge plaza.



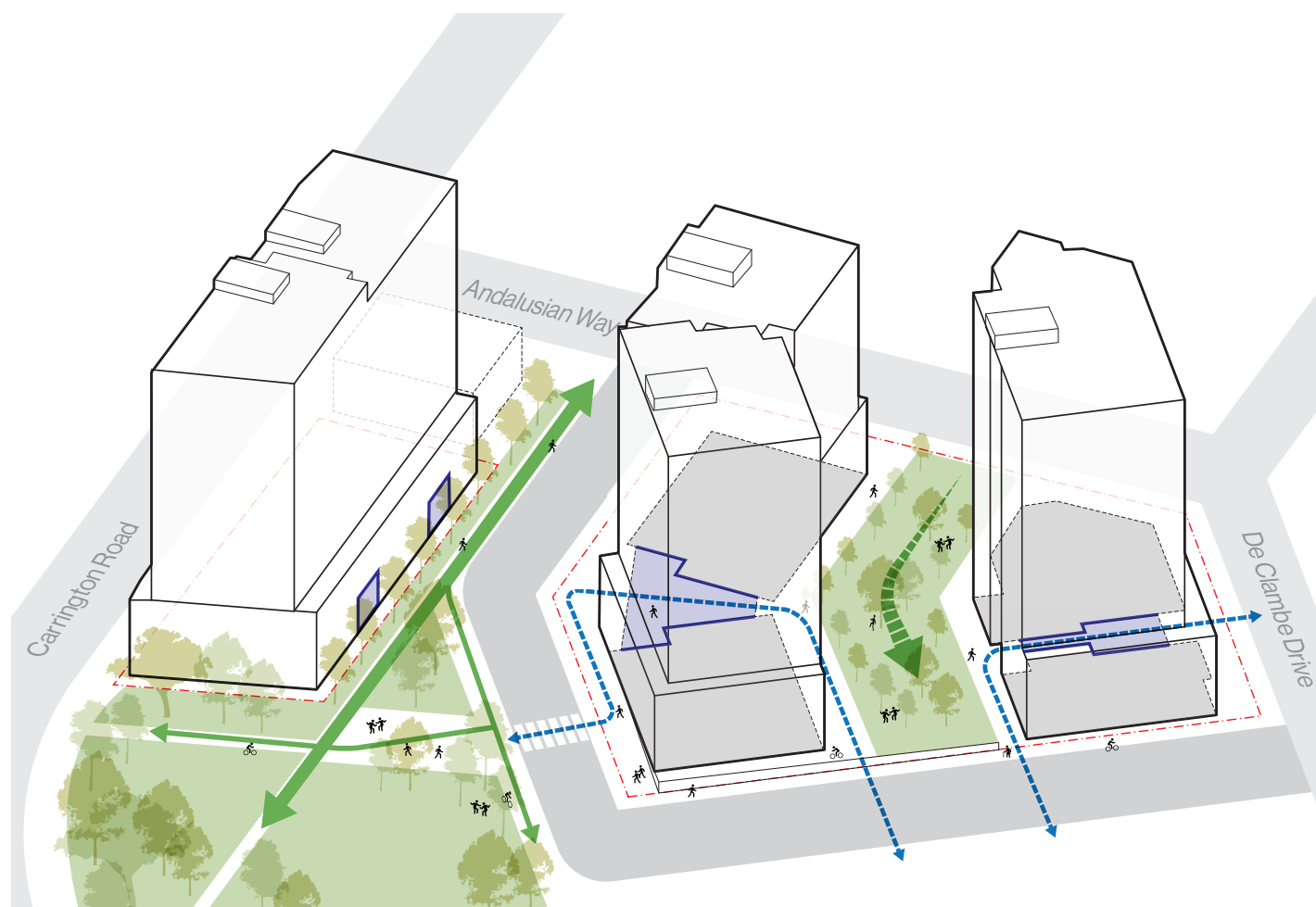
3.2 KEY DESIGN MOVES 3 & 4

03\

Fine grain connectivity to landscape

A publicly accessible east-west pedestrian link through the site will improve the overall connectivity of the precinct and provide opportunity to engage at ground level with Lot 5 and Dorian Drive Precinct.

Private north-south links will provide connectivity to all three buildings and local amenity such as Precinct East Park, Station plaza and the Showgrounds to the north.



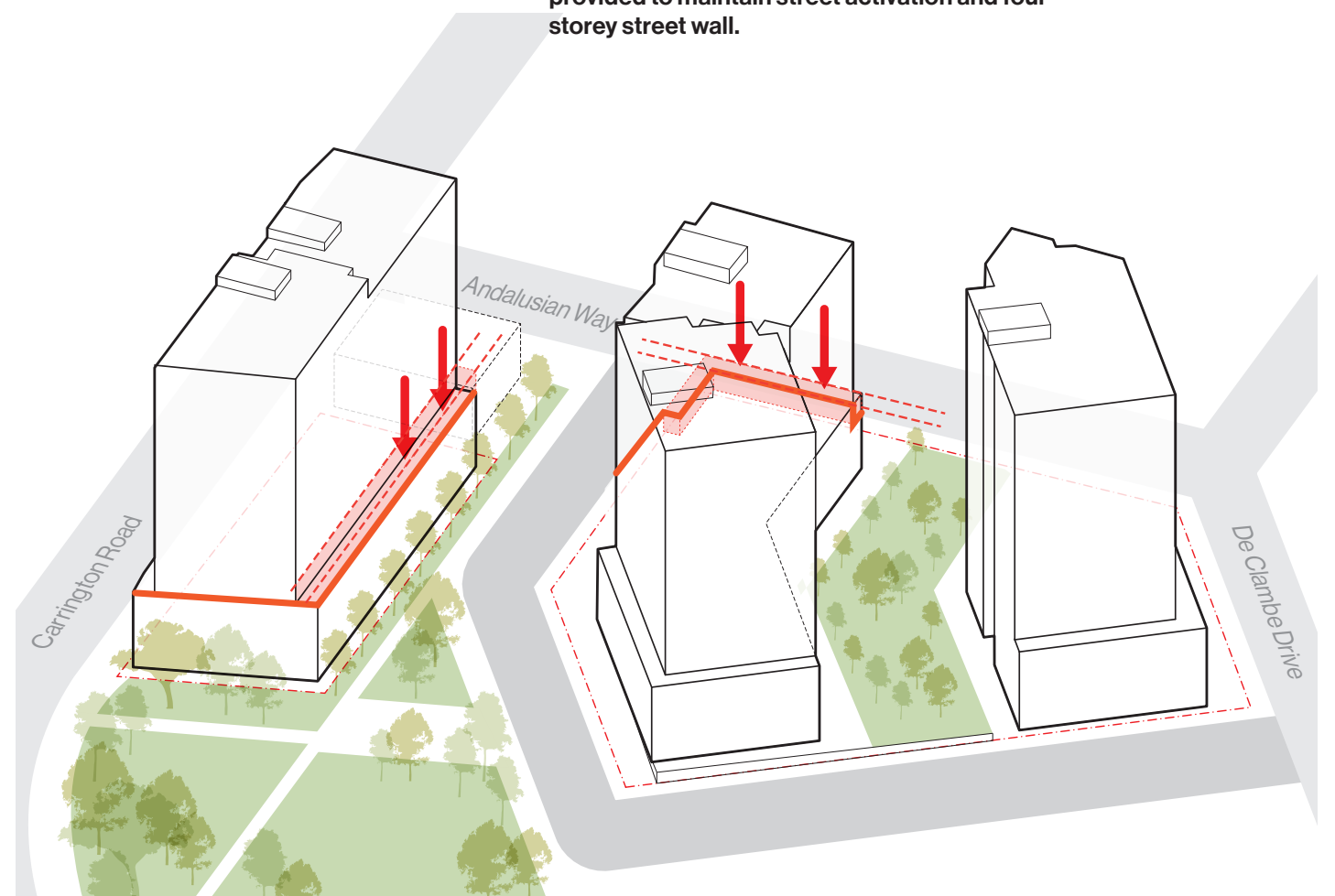
04\

Maintain four storey street-wall to preserve the pedestrian scale of the public domain.

Due to the topographic conditions of the site, reduced podium heights are required to ensure a consistent four storey street-wall to the public domain.

A pedestrian scale street-wall height maintains a sense of place and limits the visual significance of the above high-rise.

Lower ground floor townhouse style units provided to maintain street activation and four storey street wall.



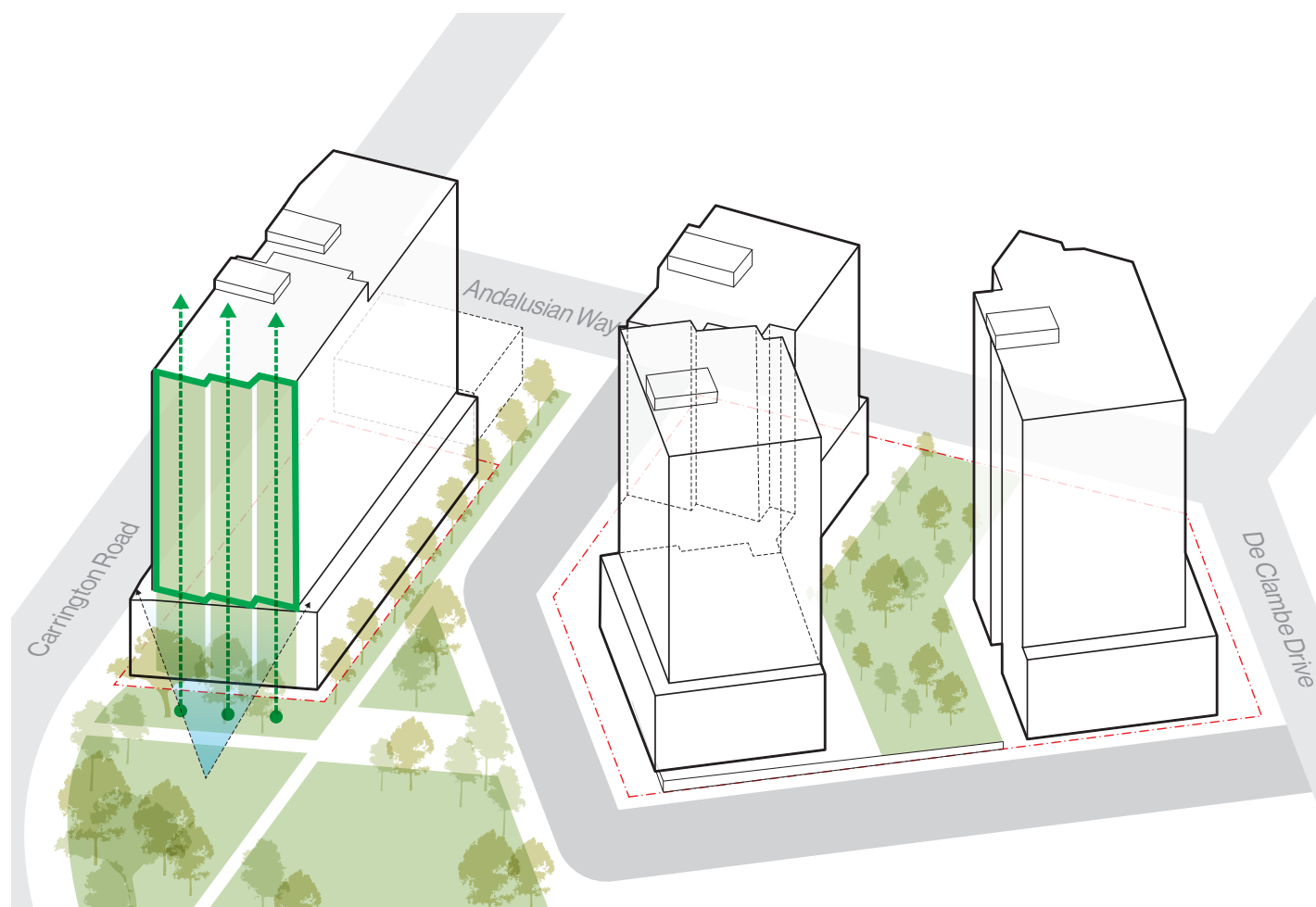
3.3 KEY DESIGN MOVES 5

05\

Articulate the facade to provide an architectural response to the site's immediate context.

A tiered facade facing the public park will reduce the bulk and scale of Building C, breaking it into an array of narrow faces, improving both the visual impact of the building on locals within the precinct east park while enhancing northerly solar access.

Privacy to ground floor units is provided by the use of planting buffers and screening.

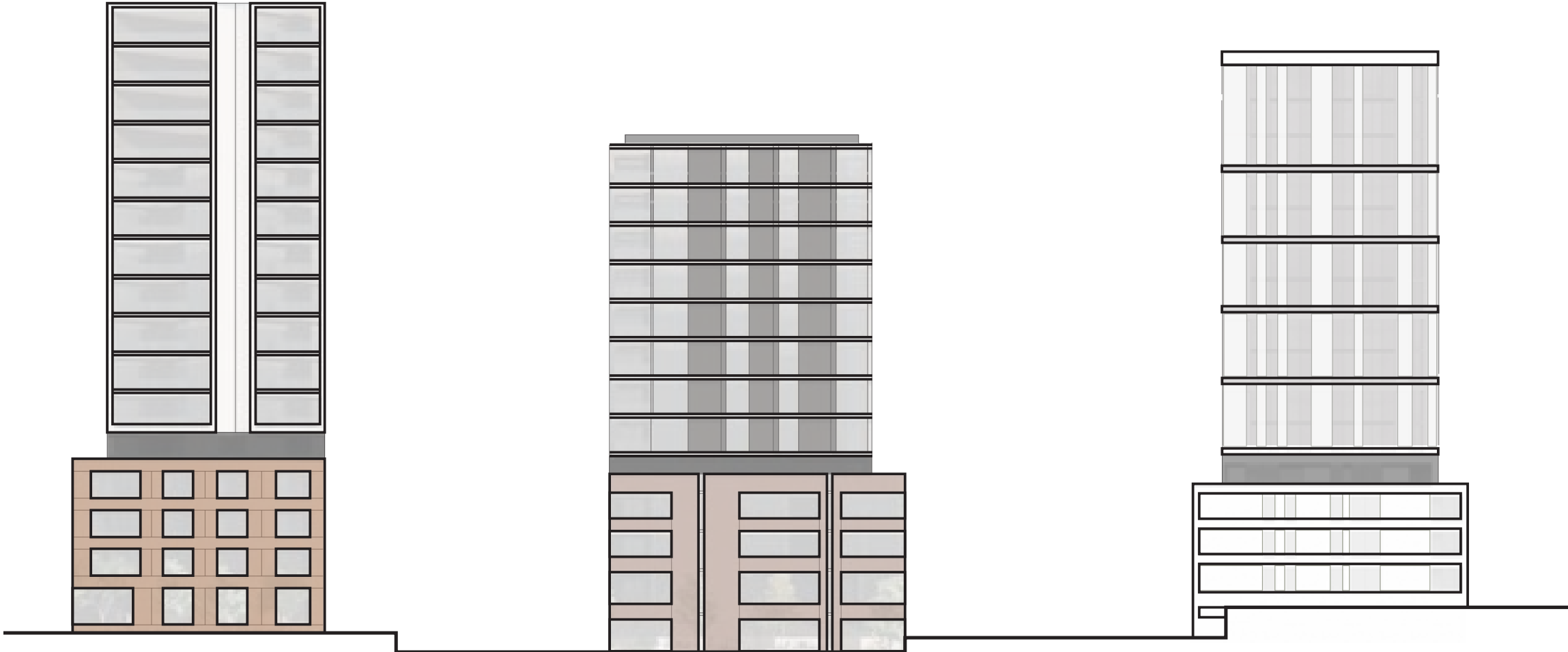


Precinct East Park Section

3.4 KEY DESIGN MOVES 6

06\

Facade articulation



Building A

Building B

Building C

THE SHOWGROUNDS VIEW

- PODIUM**

SOLID SCULPTED BASE, ANGULAR IN NATURE, TO INTERACT WITH TOWER FORM ABOVE
- TOWER**

EXPRESSED HORIZONTAL FORM OVERLAYED WITH VERTICAL FRAMING AND ANGULAR SHADING IN TOWER
- RESPONSE**

HIGHLY VISIBLE FEATURE ELEVATION RESPONDS TO THE SHOWGROUNDS AND ITS OPEN SPACE

THE MEDIATOR

- PODIUM**

VERTICAL ARTICULATION USING BRICK INFILL PANELS, SIMILAR TO TOWER C
- TOWER**

LIGHTER BUILDING FORM OF GLAZING AND EXPOSED HORIZONTAL SLAB
- RESPONSE**

INFILL GLAZING WTH EXPOSED CONCRETE SLAB EDGE, BRICK AND METAL VERTICAL PANELS. TIES BUILDING A & C

THE METRO LINK

- PODIUM**

BRICK PODIUM WITH TWO COLOUR TONES
- TOWER**

BRICK TOWER WITH EXPOSED LINEAR SLAB EVERY SECOND LEVEL. TWO VISUALLY DISTINCT TOWERS.
- RESPONSE**

RESPONDS TO NEARBY SMALL-SCALE RESIDENTIAL & STATION METRO ON CARRINGTON ROAD

3.5 TOWNHOUSE TYPOLOGY

Townhouses offer housing diversity and a unique character that relates to the human-scale streetscape achieved within a 4-storey street wall.

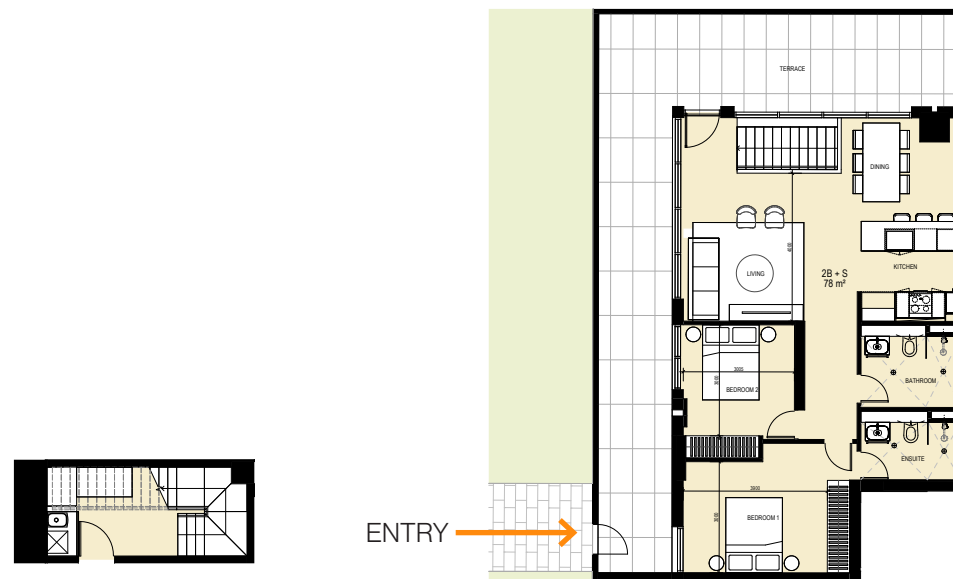
Activation is achieved at street level enhancing the local character.

The use of brick provides texture and playful detailing while connecting to the local vernacular style of housing in the area.

Landscaping is used to soften street edge interface and provide privacy to the townhouse building types.

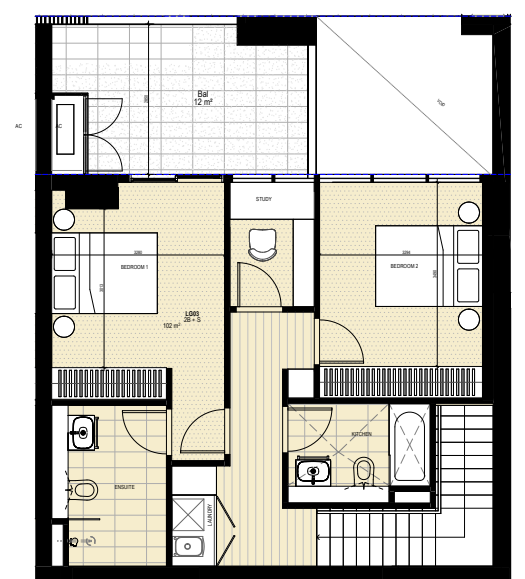
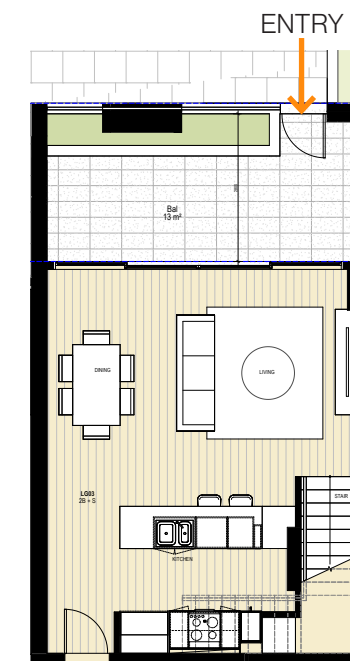
Building B Townhouses

- Lower ground floor unit facing metro station plaza
- Internal circulation provides access to basement 01
- Laundry, storage and access to nearby parking provided on B1



Buidling C Townhouses

- Large double storey 2-bed
- Access to basement via lower ground floor lobby
- Double height void form in facade to articulate the typology

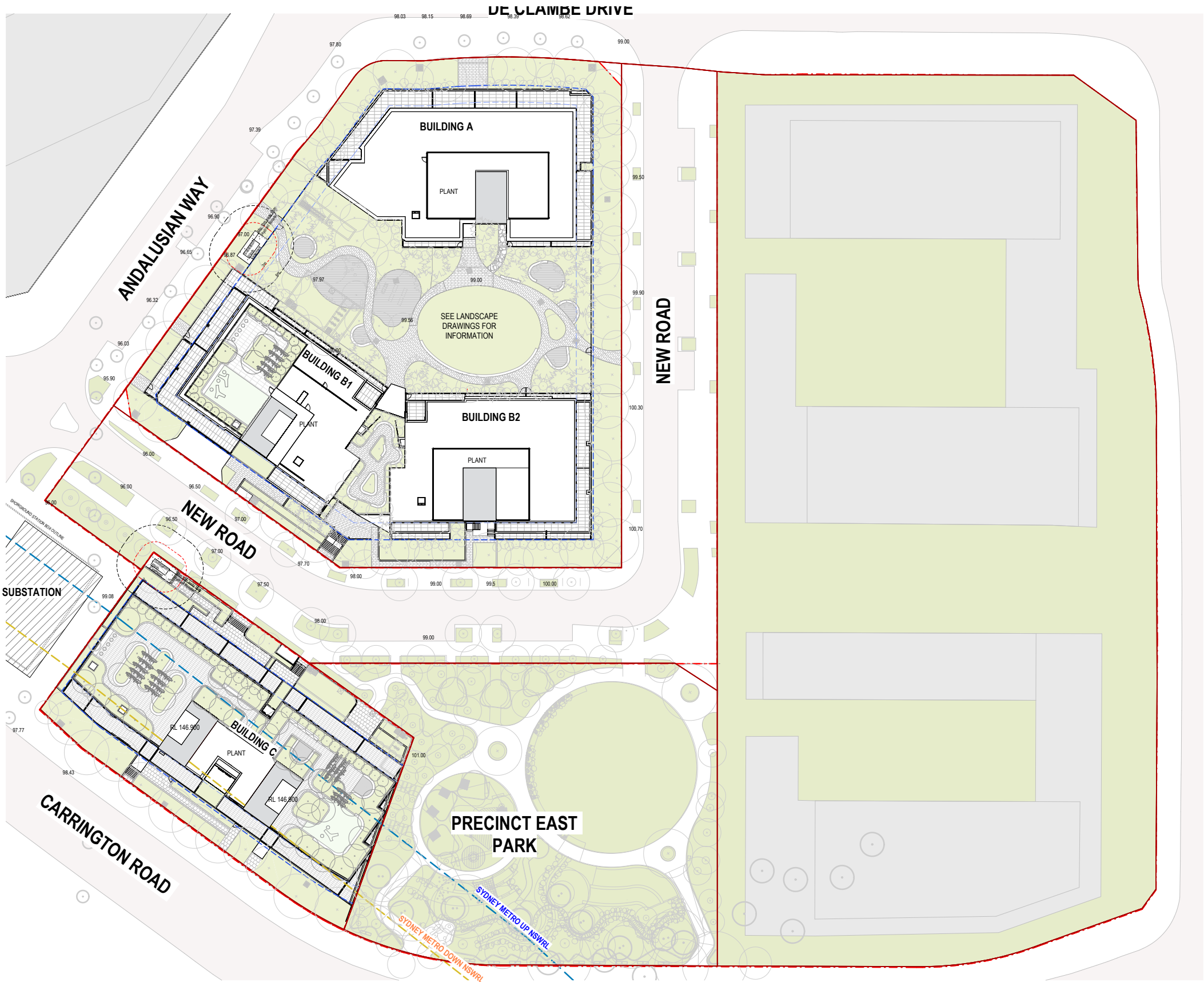




ARCHITECTURAL DESIGN

04

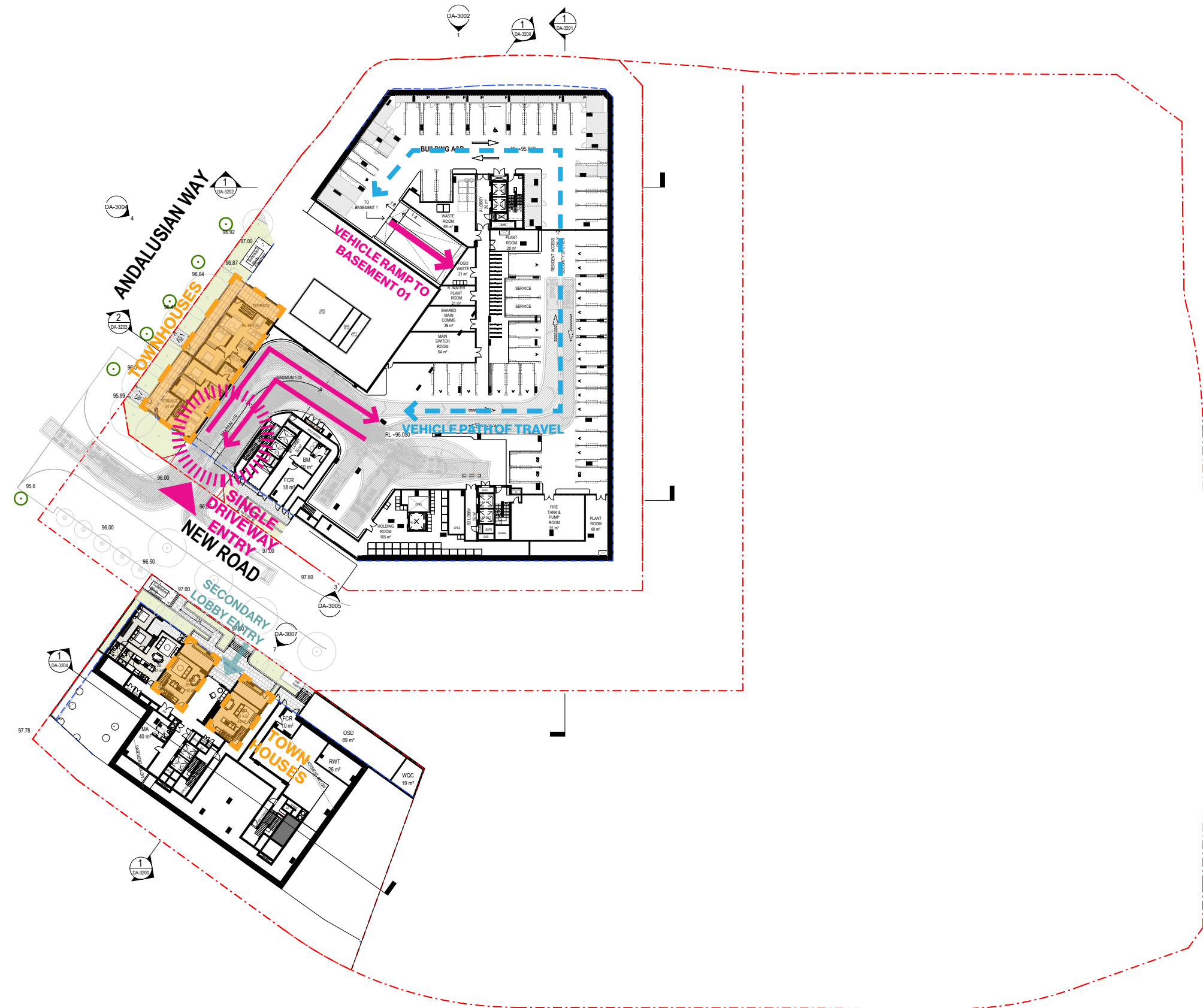
4.1 SITE PLAN



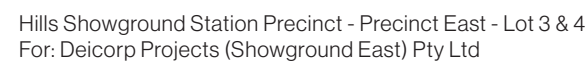
4.2 ARCHITECTURAL PLANS

Lower Ground Level

- Driveway Entry of New Road
- Lower Ground Units at Building B and C
- Basement Waste Collections and Loading Zone
- Lower Ground Entry to Building C



- Primary Lobby Entry
- Visual Connection to Communal Spaces and Showground Beyond
- Townhouses Units
- Central Courtyard and Communal Link



4.2 ARCHITECTURAL PLANS

Level 1 - 2

- Views to Precinct East Park
- Views to Courtyard



4.2 ARCHITECTURAL PLANS

Level 3

- Views to Precinct East Park
- Views to Courtyard
- Level 3 Setbacks



4.2 ARCHITECTURAL PLANS

Level 4

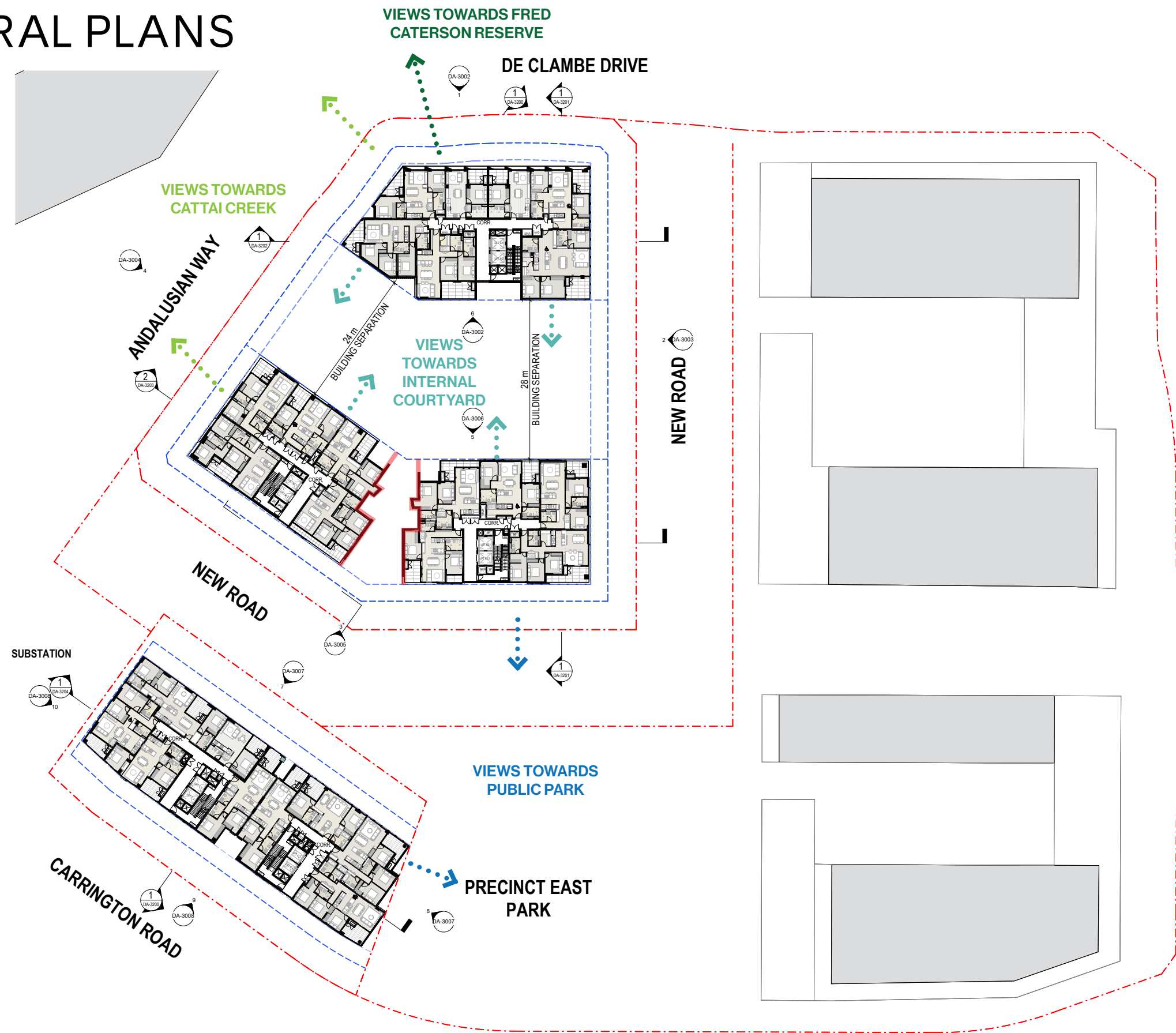
- Views to Precinct East Park
- Views to Courtyard
- Level 4 COS (Building B1)
- Level 4 Setbacks
- Towers Units



4.2 ARCHITECTURAL PLANS

Level 5-11

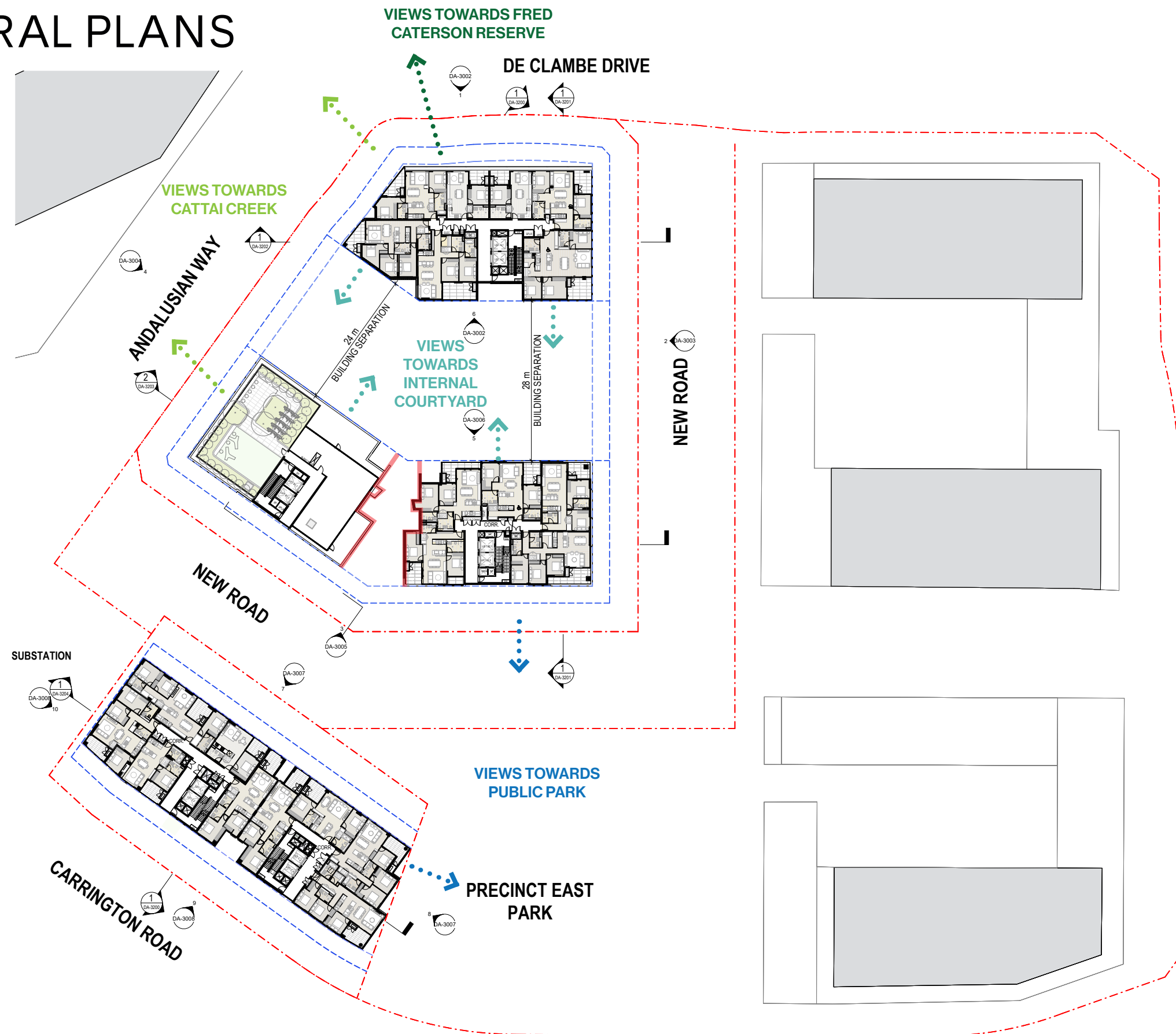
- Views to Precinct East Park
- Views to Courtyard
- Views to Fred Caterson Reserve and Cattai Creek
- Typical Floorplate Level
- Building Separation of B1 and B2



4.2 ARCHITECTURAL PLANS

Level 12-14

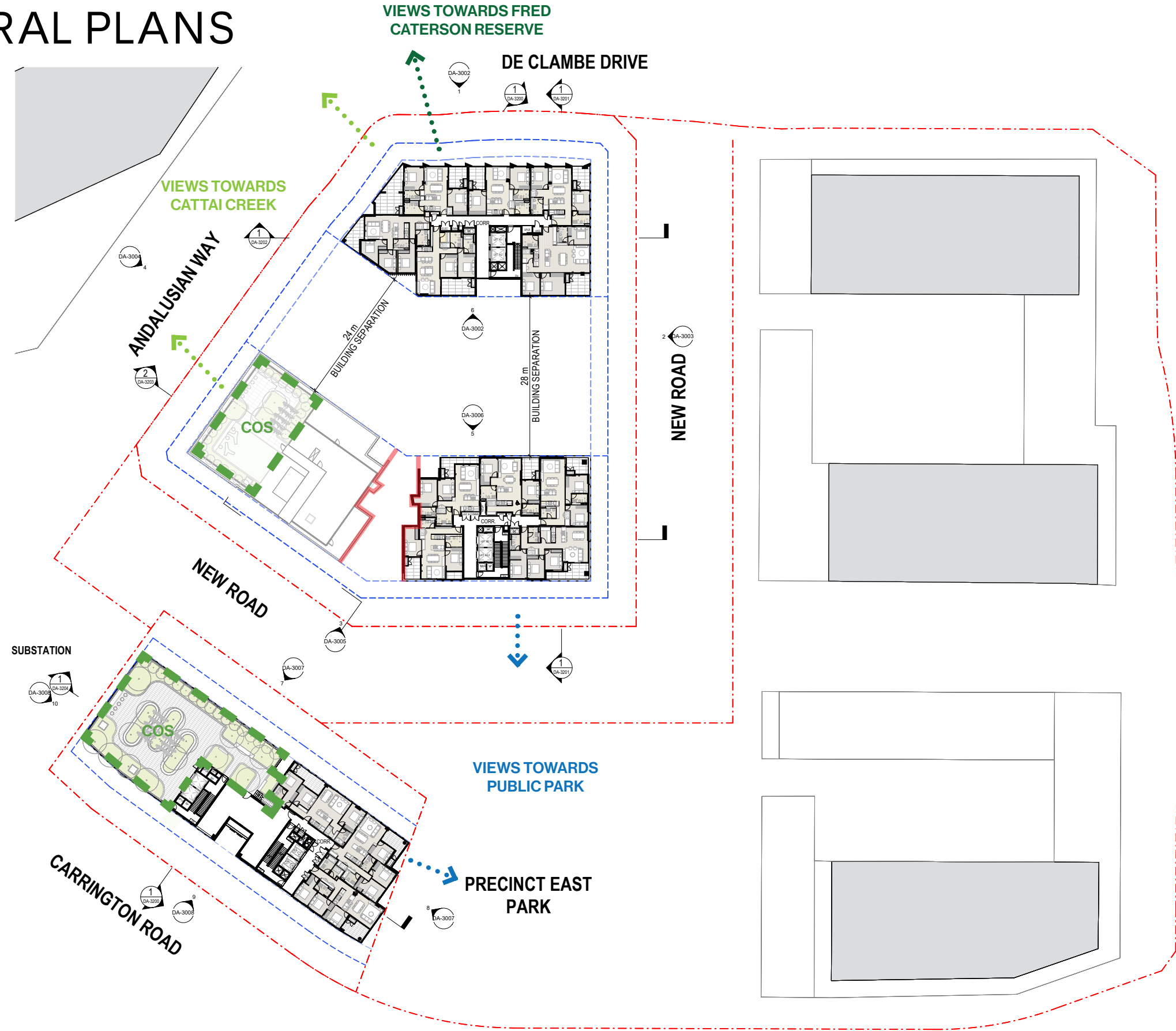
- Views to Precinct East Park
- Views to Courtyard
- Views to Fred Caterson Reserve and Cattai Creek
- Typical Floorplate Level
- Building Separation of B1 and B2
- Level 12 roof COS (Building B1)



4.2 ARCHITECTURAL PLANS

Level 15

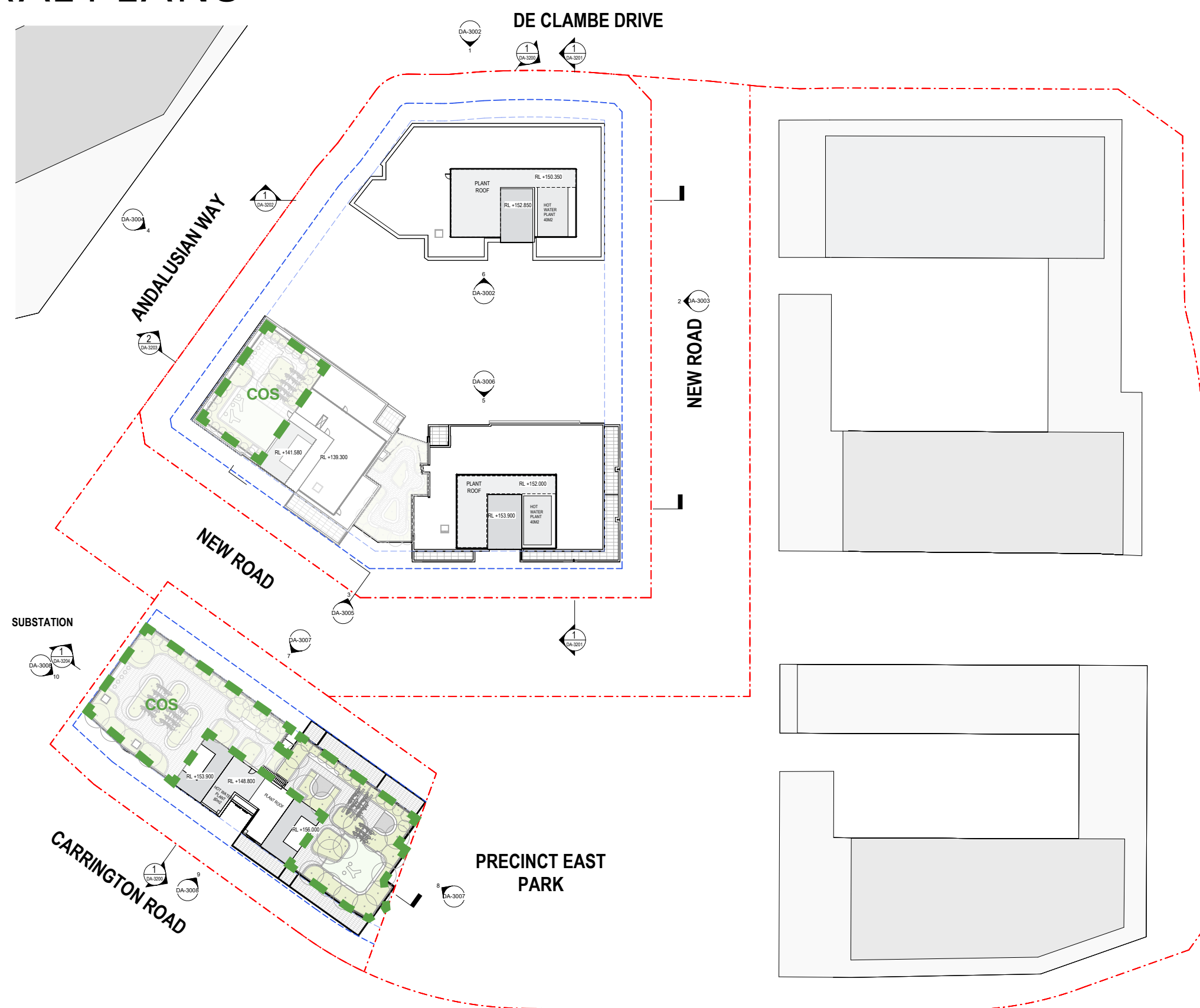
- Views to Precinct East Park
- Views to Courtyard
- Views to Fred Caterson Reserve and Cattai Creek
- Building Separation of B1 and B2
- Level 15 roof COS (Building C)



4.2 ARCHITECTURAL PLANS

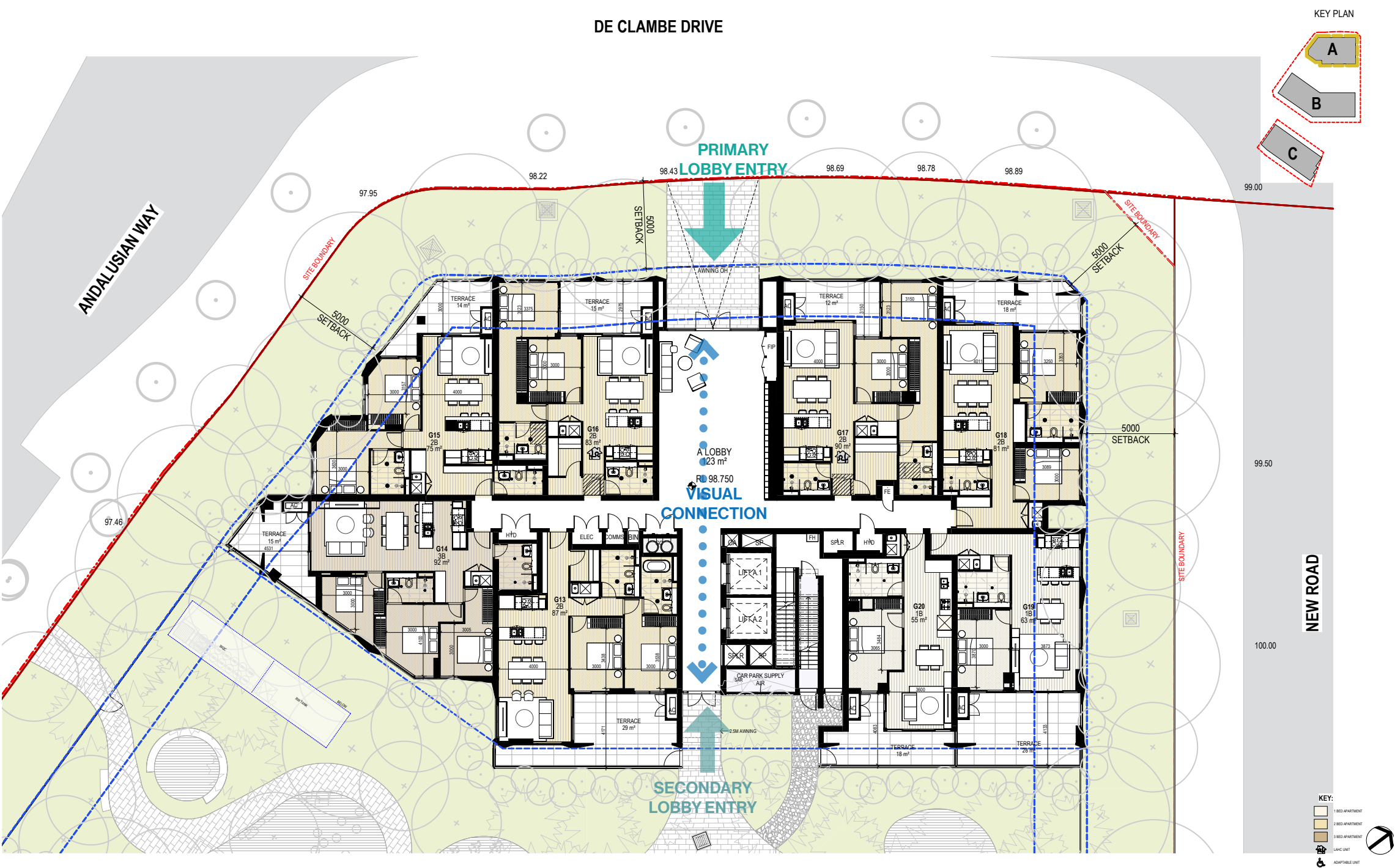
Roof Plan

- Rooftop COS



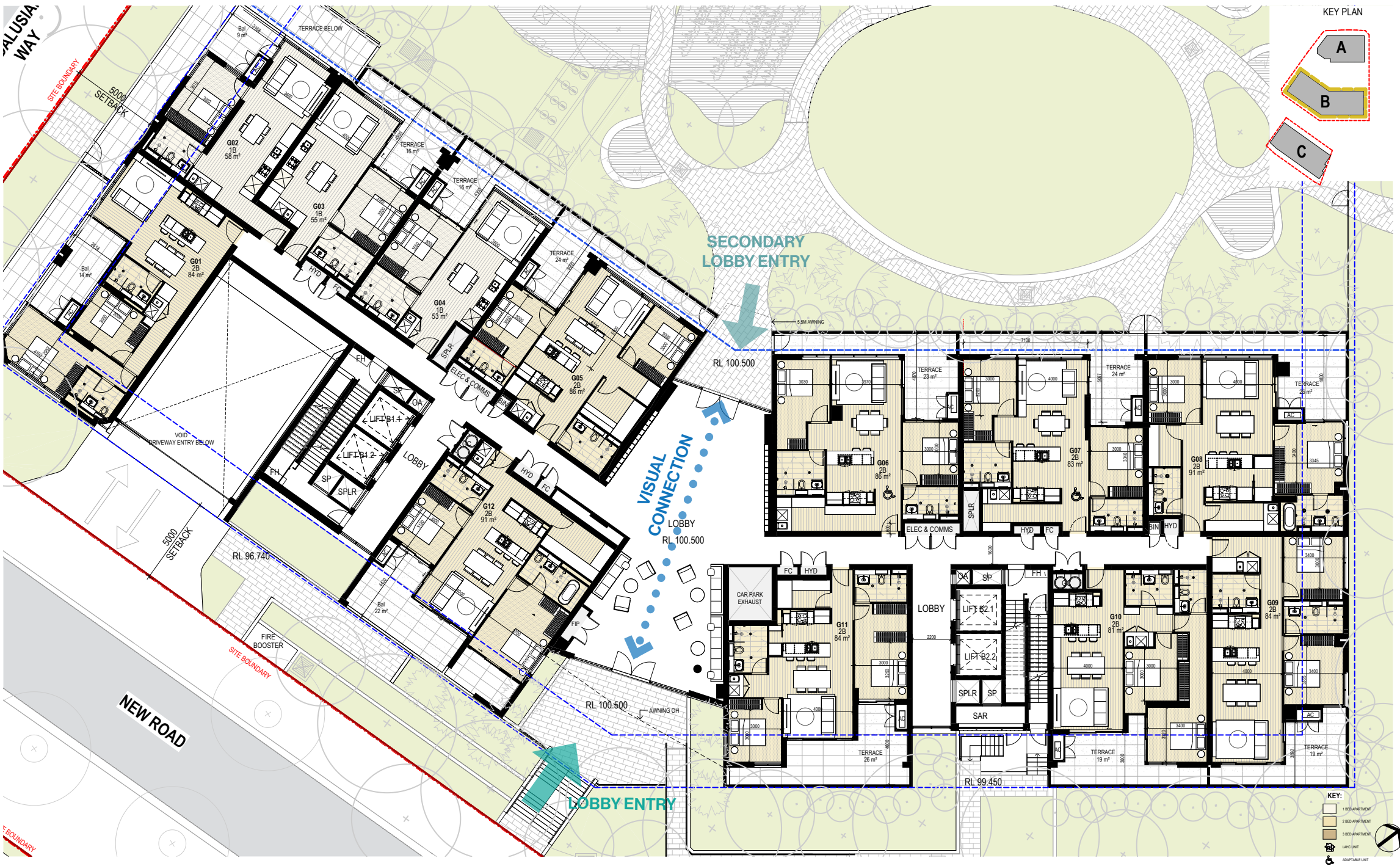
4.3 GA PLANS

Building A Ground Floor



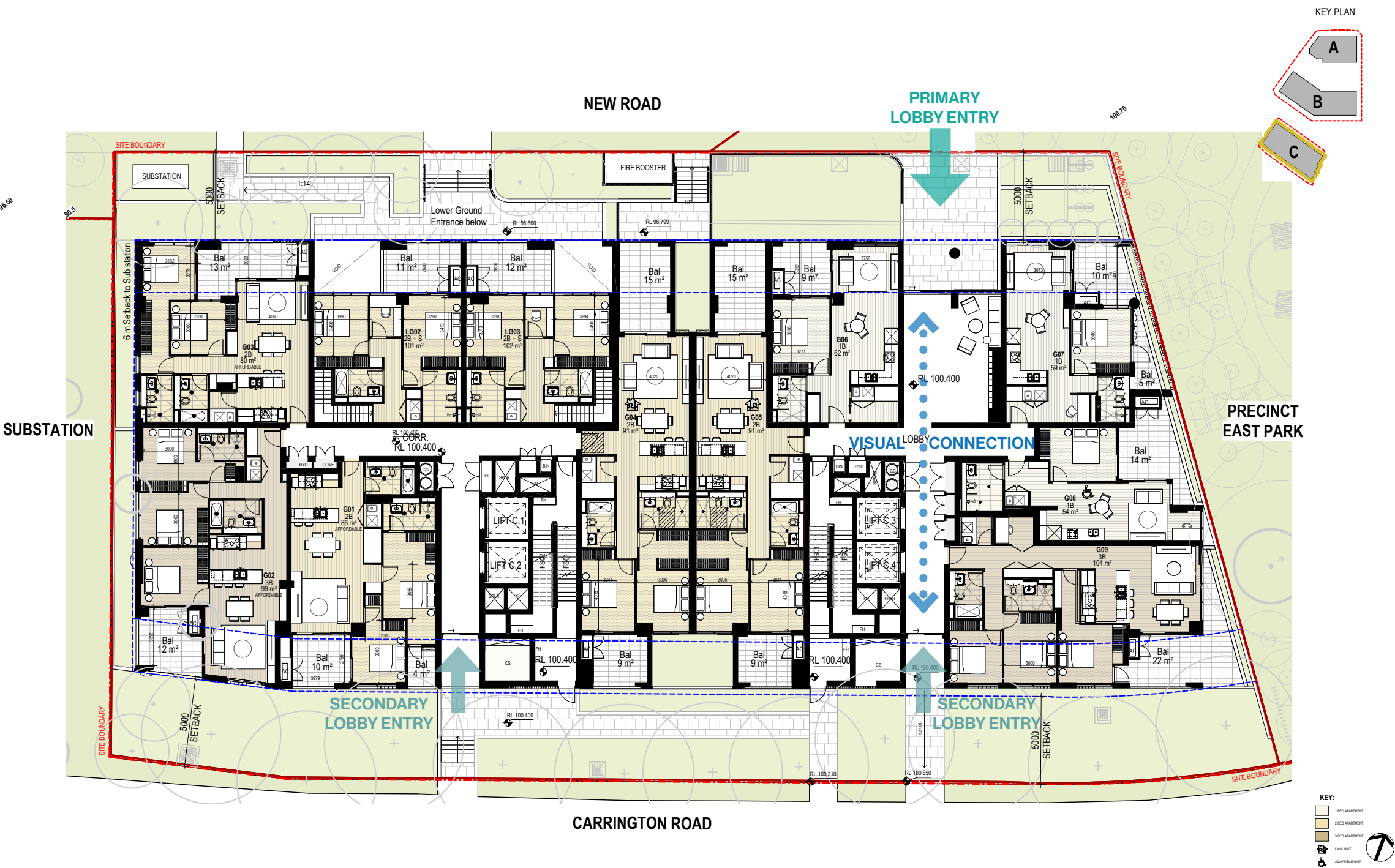
4.3 GA PLANS

Building B Ground Floor



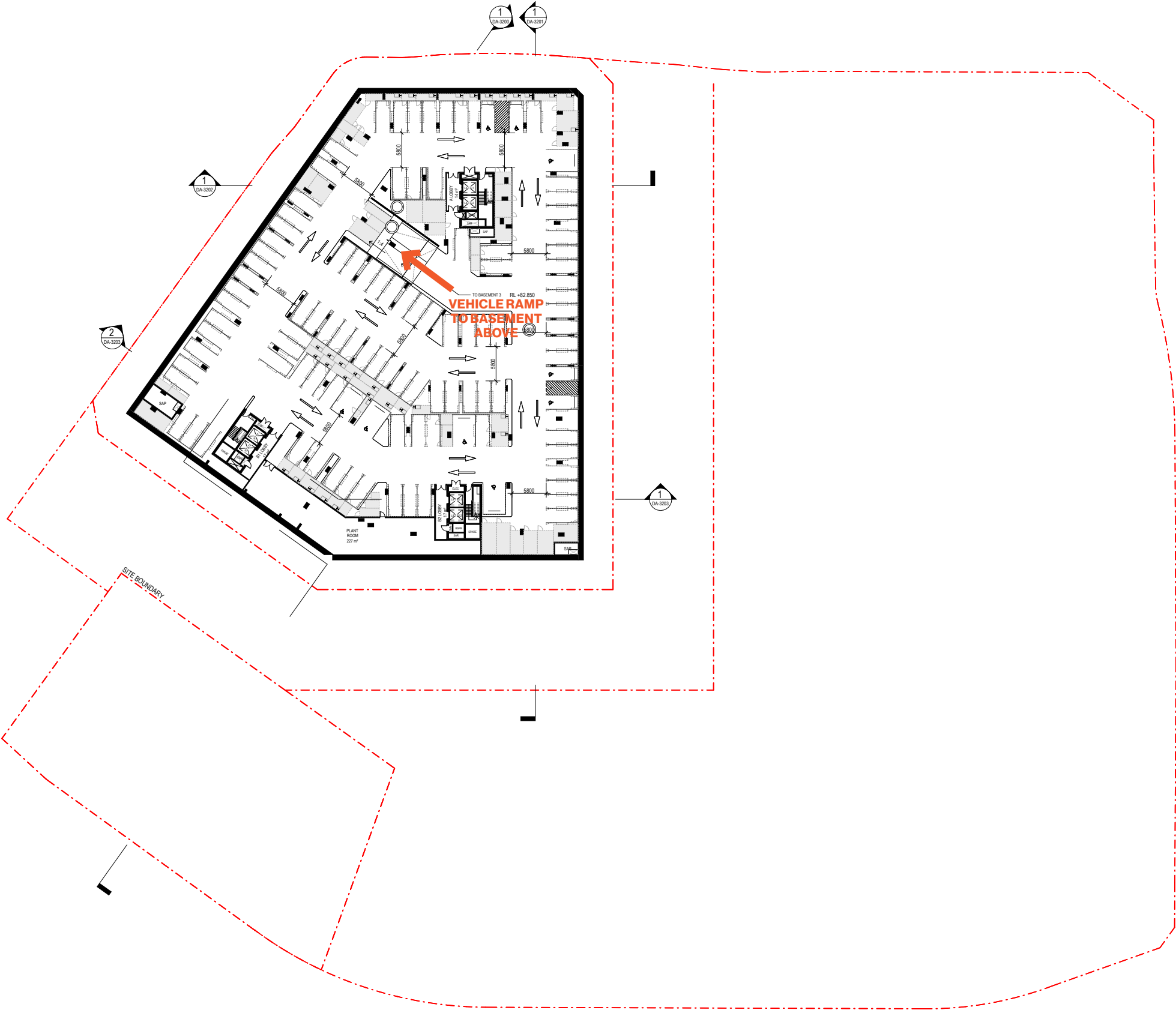
4.3 GA PLANS

Building C Ground Floor



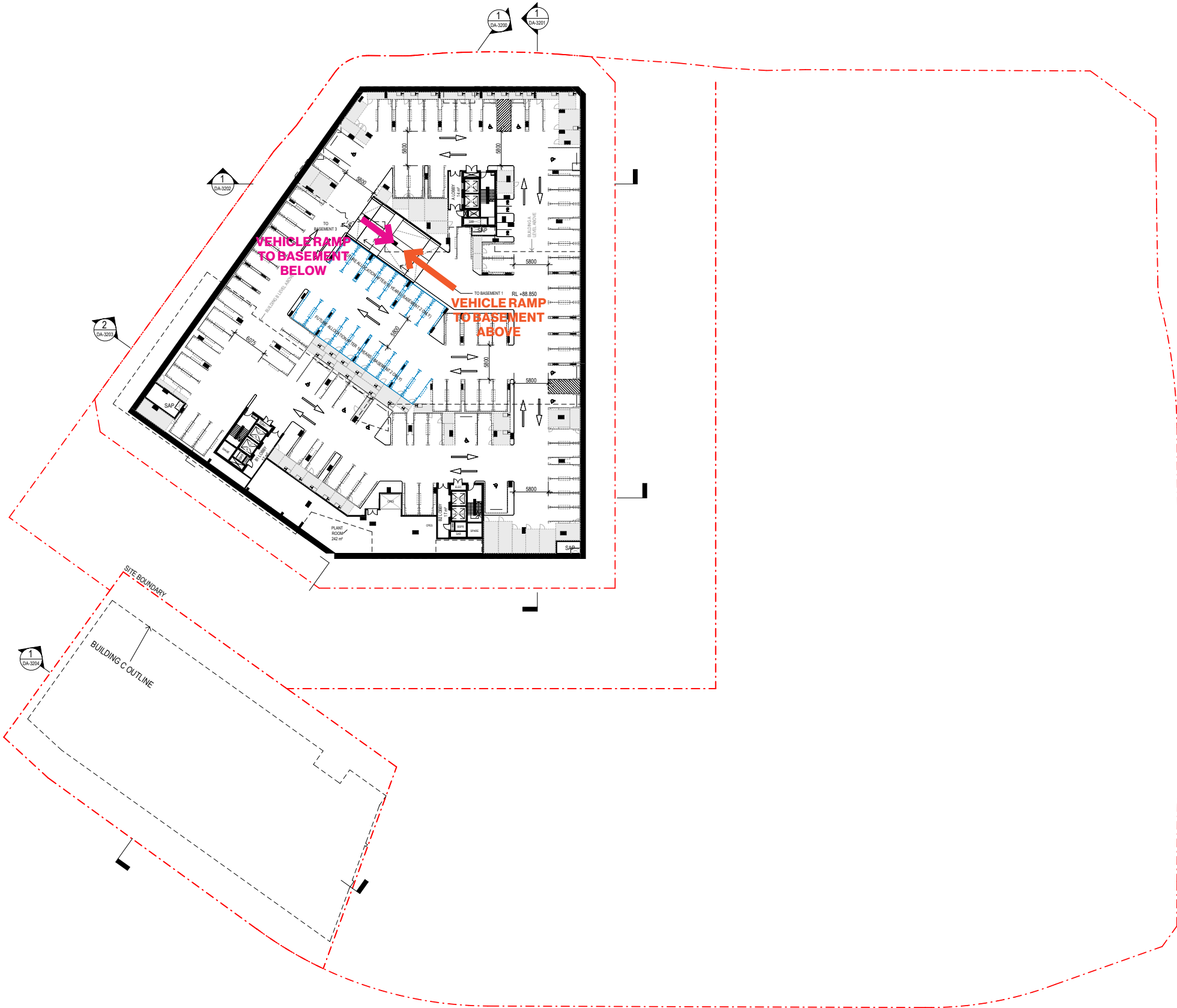
4.4 BASEMENT PLANS

Basement Level -4



4.4 BASEMENT PLANS

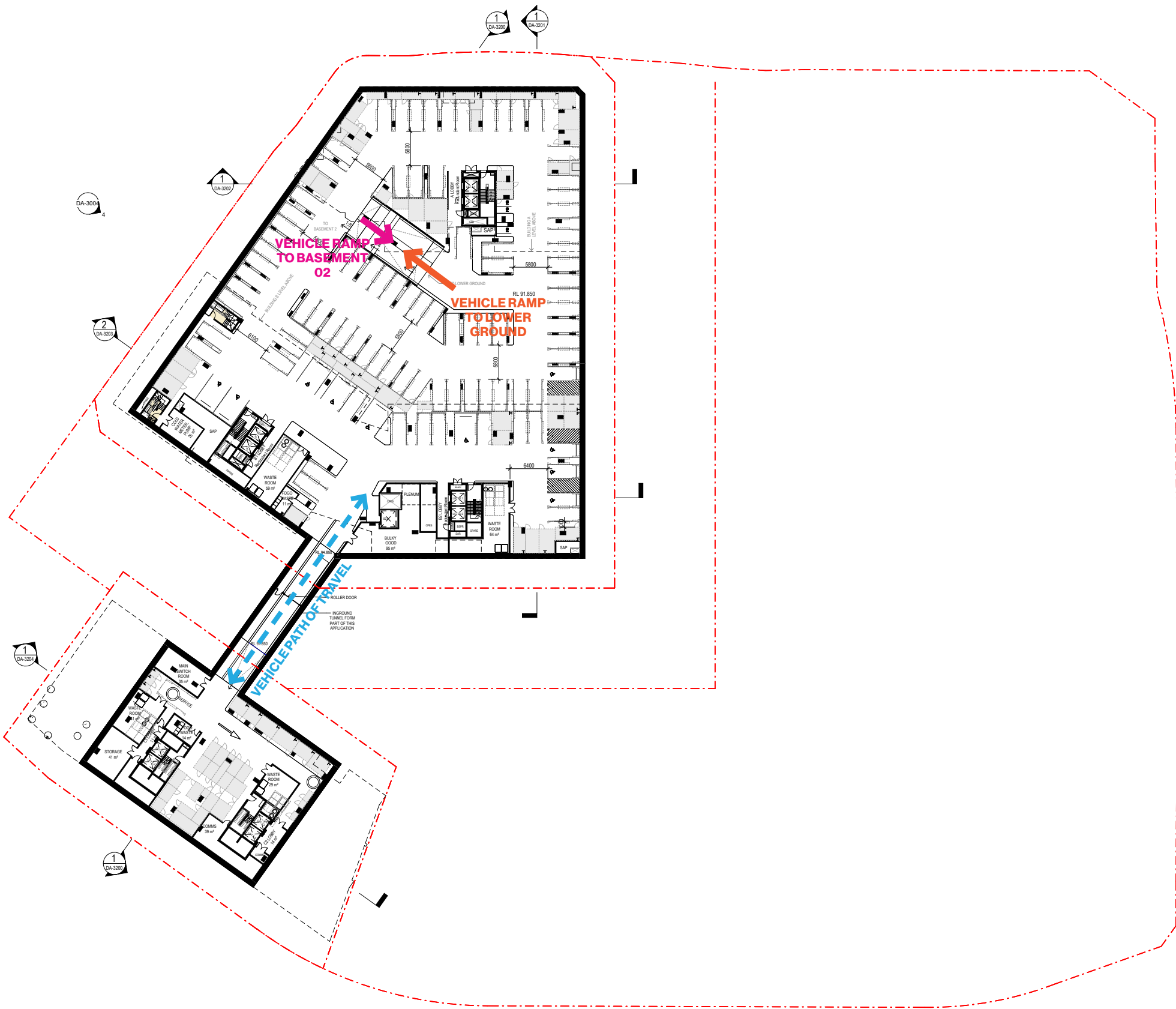
Basement Level -2 & -3



4.4 BASEMENT PLANS

Basement Level -1

- Basement outline of Building C reduced.
- Single lane tunnel connecting Lots 3 & 4



4.5 SECTION

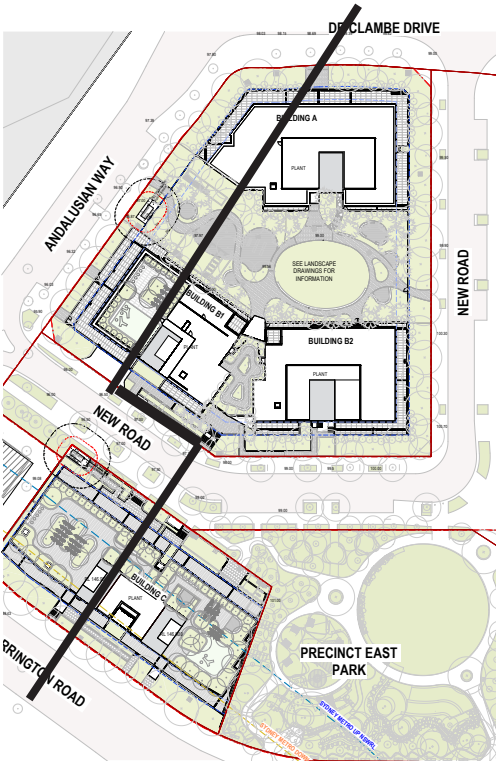
Overall cross section

- Through site link on B1
- One basement level in Building C
- 5 basement levels in Building A & B
- Metro line beneath Building C as indicated

1 Bedroom

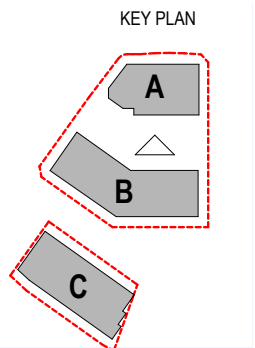
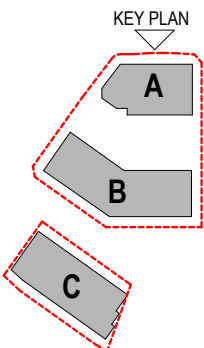
2 Bedroom

3 Bedroom



4.6 ELEVATIONS

Lot 4 Building A



ANDALUSIAN WAY

BUILDING A

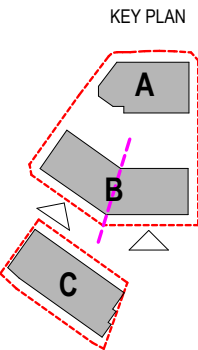
NEW ROAD

BUILDING A

NEW ROAD

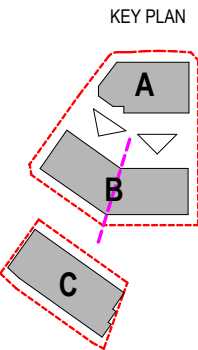
4.6 ELEVATIONS

Lot 4 Building B



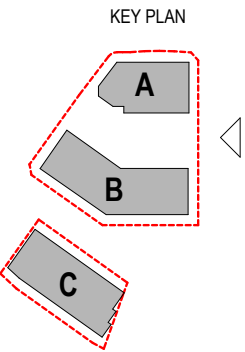
4.6 ELEVATIONS

Lot 4 Building B



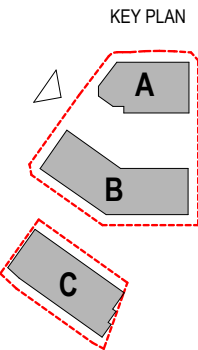
4.6 ELEVATIONS

Lot 4 Building A & B



4.6 ELEVATIONS

Lot 4 Building A & B



4.6 ELEVATIONS

Lot 3 Building C



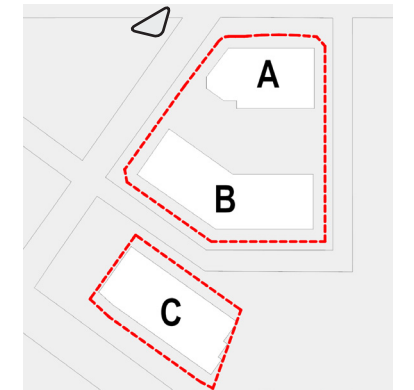
4.6 ELEVATIONS

Lot 3 Building C



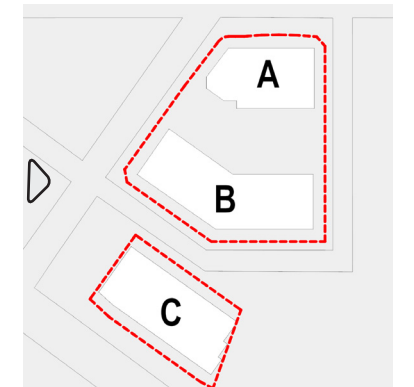
4.7 FACADE

**View from corner of
De Clambe Drive and Andalusian
Way**



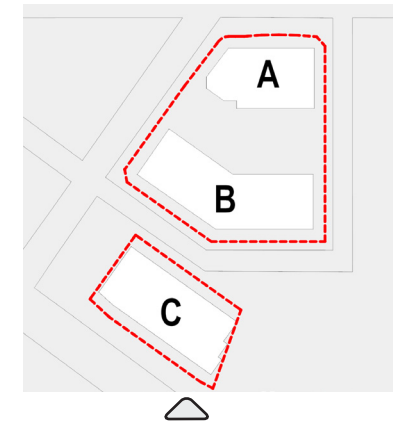
4.7 FACADE

View from Mandala Parade



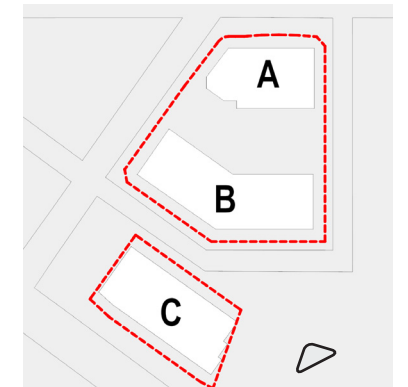
4.7 FACADE

View from Carrington Road



4.7 FACADE

View from Precinct East Park



4.8 MATERIALS AND FINISHES A



01

02

03

04

05

MATERIAL AND FINISHED LEGEND

- 01 GLASS BALUSTRADE
- 02 WHITE VERTICAL LOURVE
- 03 POTENZA TERRACOTTA TILE
- 04 METAL OR PAINT FINISH- LEXICON WHITE
- 05 PAINT FINISH- DOMINO



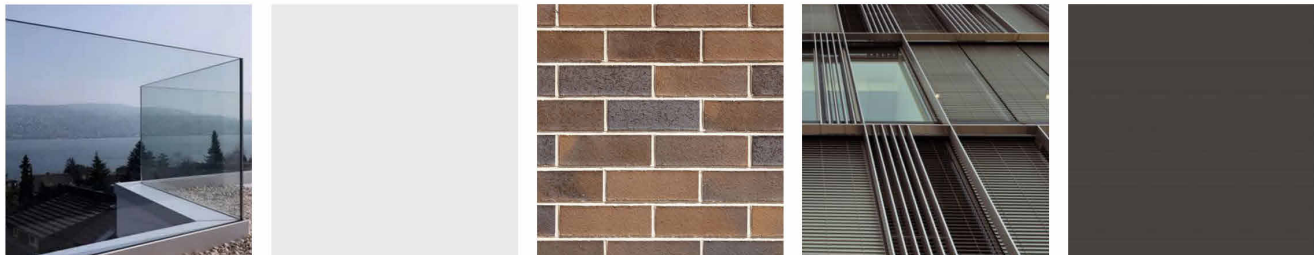
04



03

04

4.9 MATERIALS AND FINISHES □ B



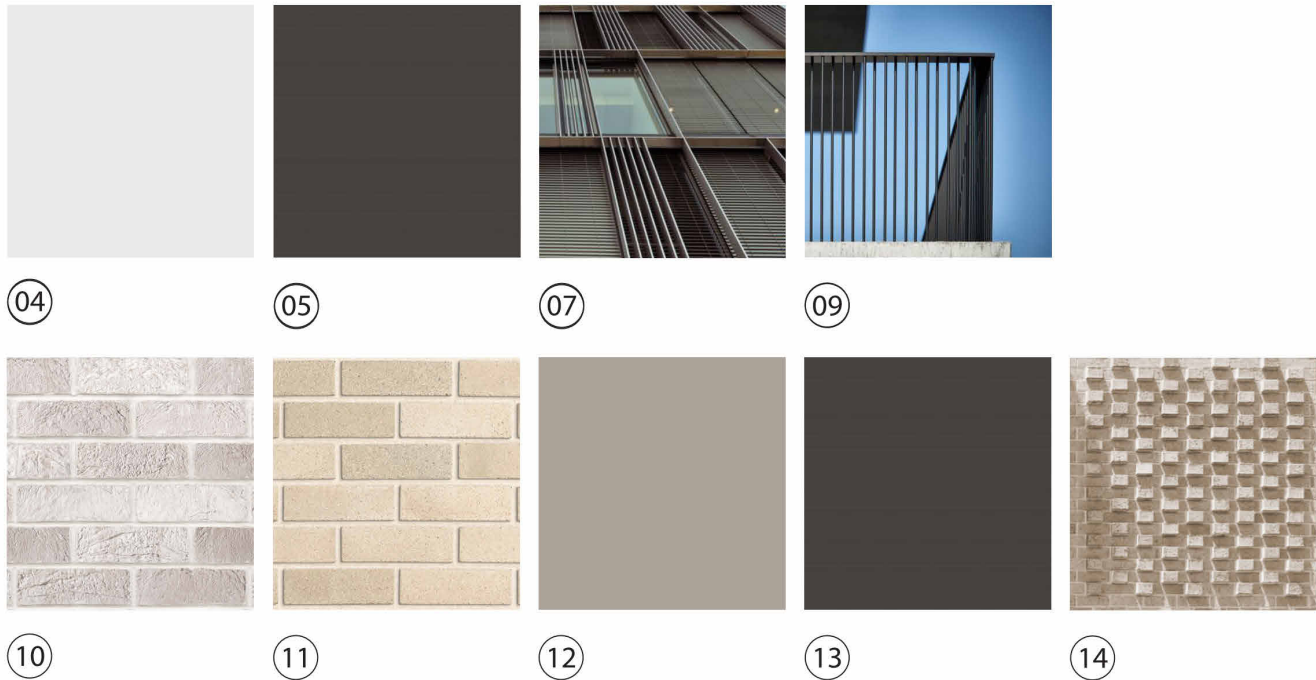
01 04 06 07 08

MATERIAL AND FINISHED LEGEND

- 01 GLASS BALUSTRADE
- 04 PAINT FINISH- LEXICON WHITE
- 06 FACE BRICK
- 07 BLACK VERTICAL LOURVE
- 08 METAL - BURNT SIENNA



4.10 MATERIALS AND FINISHES □ C



MATERIAL AND FINISHED LEGEND

- | | |
|--------------------------------|----------------------------------|
| 04 PAINT FINISH- LEXICON WHITE | 11 FACE BRICK - SAND MIX |
| 05 METAL FINISH- BURNT SIENNA | 12 METAL FINISH - DUNE |
| 07 VERTICAL LOURVE | 13 PAINT FINISH - BURNT SIENNA |
| 09 METAL BALUSTRADE | 14 PREFAB BRICK PANEL - SAND MIX |
| 10 FACE BRICK - WHITE MIX | |





COMPLIANCE

05

5.1 UNIT MIX

Unit Mix

Total Apartments: 420

The design allows for varied living preferences and needs through a mix of 1-Bedroom, 2-Bedroom & 3-Bedroom apartment typologies.

- 1-BEDROOM - 68 APARTMENTS (16.2%)
- 2-BEDROOM - 251 APARTMENTS (59.8%)
- 3-BEDROOM - 101 APARTMENTS (24.0%)



5.2 SOLAR COMPLIANCE

70.2% (295) Apartments achieve greater than 2 hours of solar

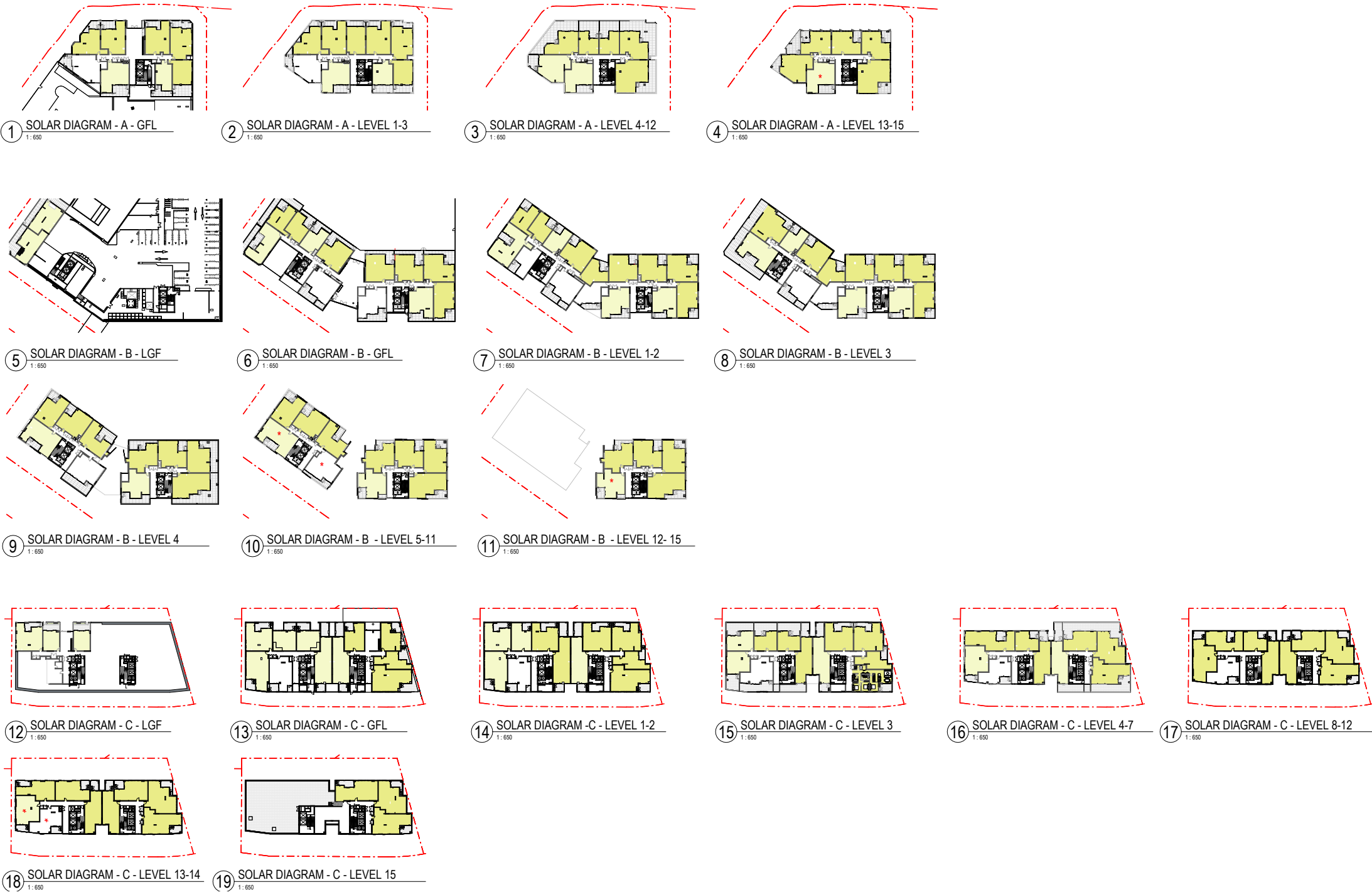
- APARTMENTS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21ST JUNE
- APARTMENTS WITH AT LEAST 15 MINUTES OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21ST JUNE
- *

SKYLIGHTS (UPPERMOST LEVELS ONLY)

BUILDING A	84 / 116 (72.4%)
BUILDING B	105 / 157 (66.9%)
BUILDING C	106 / 147 (72.1%)
OVERALL	295/420 (70.2%)

Requirements

1. Living rooms and private open spaces of at least 70% of apartments in a building to receive a minimum of 2 hours direct sunlight between 9 am and 3 pm on the 21st June in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
Compliance Achieved
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building to receive a minimum of 2 hours direct sunlight between 9 am and 3 pm on the 21st June.
Compliance Achieved
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm on the 21st June.
Compliance Achieved



5.3 CROSS VENTILATION

60.9% (151) Apartments achieve natural cross ventilation

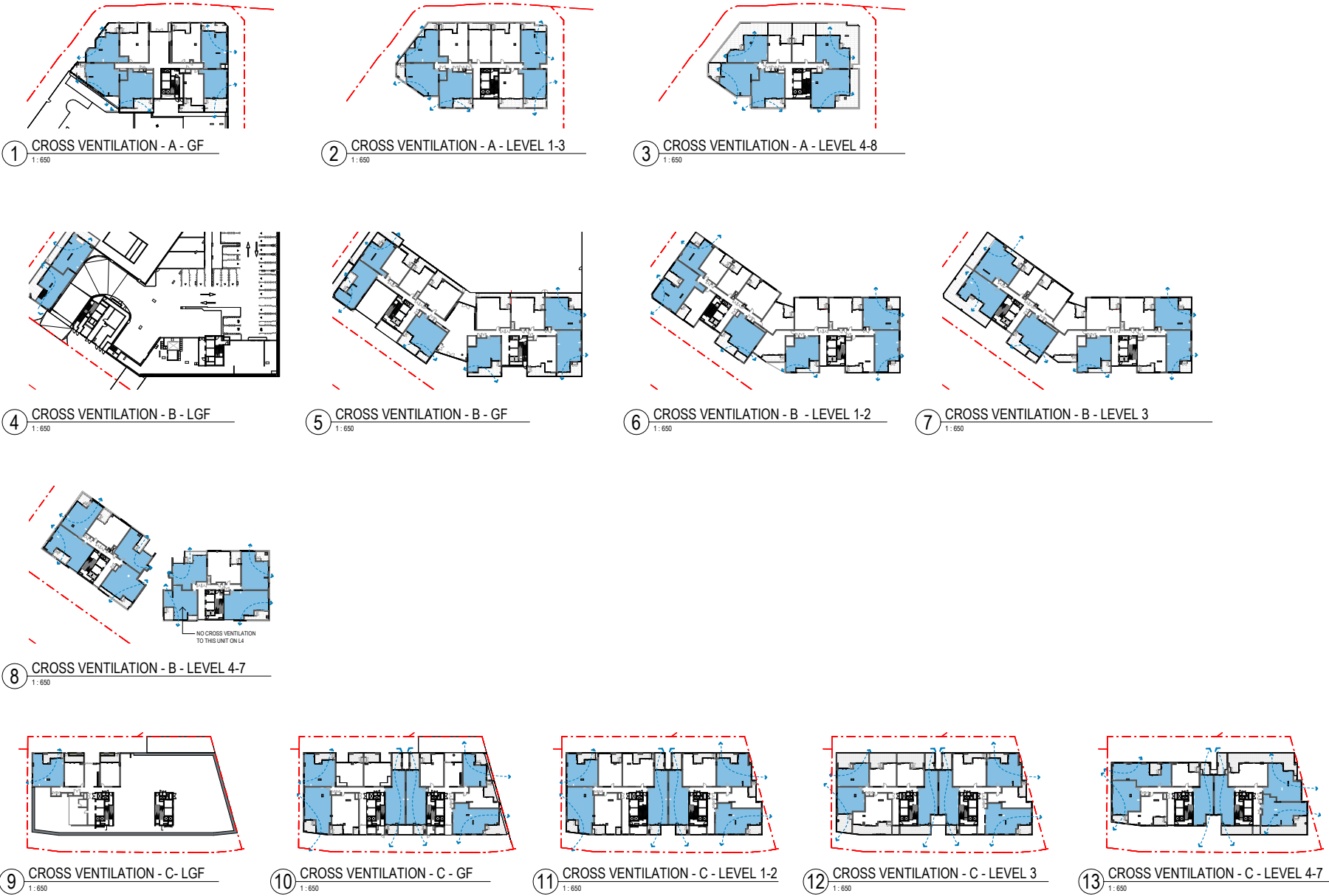
AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS

BUILDING A	45 / 70 (64.3%)
BUILDING B	57 / 97 (58.8%)
BUILDING C	49 / 81 (60.5%)

OVERALL 151/248 (60.9%)

Requirements

1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.
Compliance Achieved



5.4 COMMUNAL OPEN SPACE

31% (2,616m²) Communal open space achieved of total site area

AT LEAST 25% OF SITE AREA IS PROVIDED AS COMMUNAL OPEN SPACE

LOT 4 - BUILDING A & B	1,757m ² / 6,178m ² (28.0%)
LOT 3 - BUILDING C	859m ² / 2,209m ² (39.0%)
OVERALL	2,616m ² / 8,387m ² (31.0%)

Requirements

- 1. Communal open space has a minimum area equal to 25% of the site.
Compliance Achieved
- 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)
Compliance Achieved



5.5 COMMUNAL OPEN SPACE ☐ SOLAR

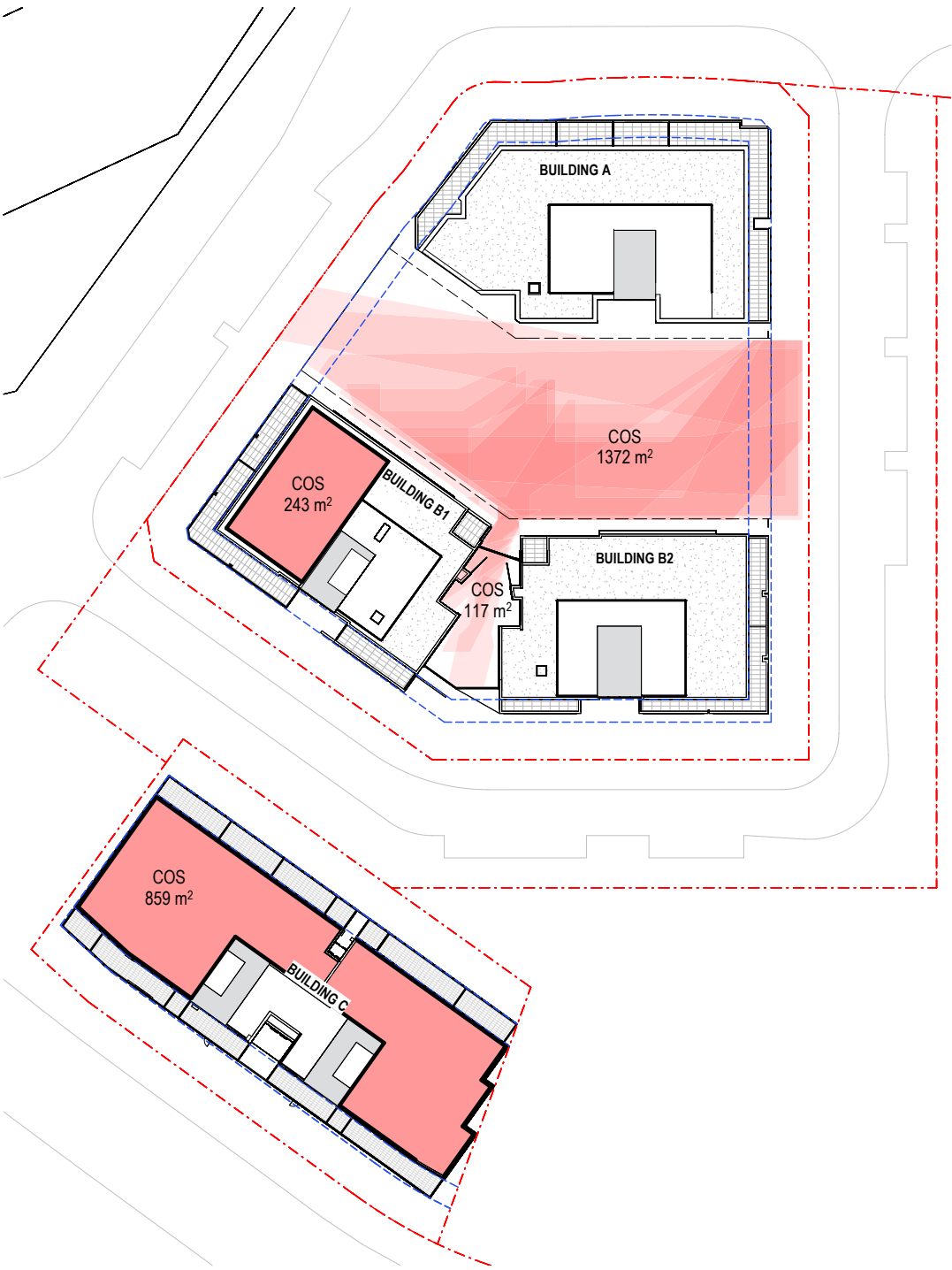
66.9% (1,799m²) of communal open space achieves 2 hours of sunlight

- LESS THAN 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM - 3PM ON 21ST JUNE (MID-WINTER)
- GREATER THAN 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM - 3PM ON 21ST JUNE (MID-WINTER)

LOT 4 - BUILDING A & B	940m ² / 1,832m ² (51.3%)
LOT 3 - BUILDING C	859m ² / 859m ² (100.0%)
OVERALL	1,799m ² / 2,691m ² (66.9%)

Requirements

1. Development achieves a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)
- Compliance Achieved

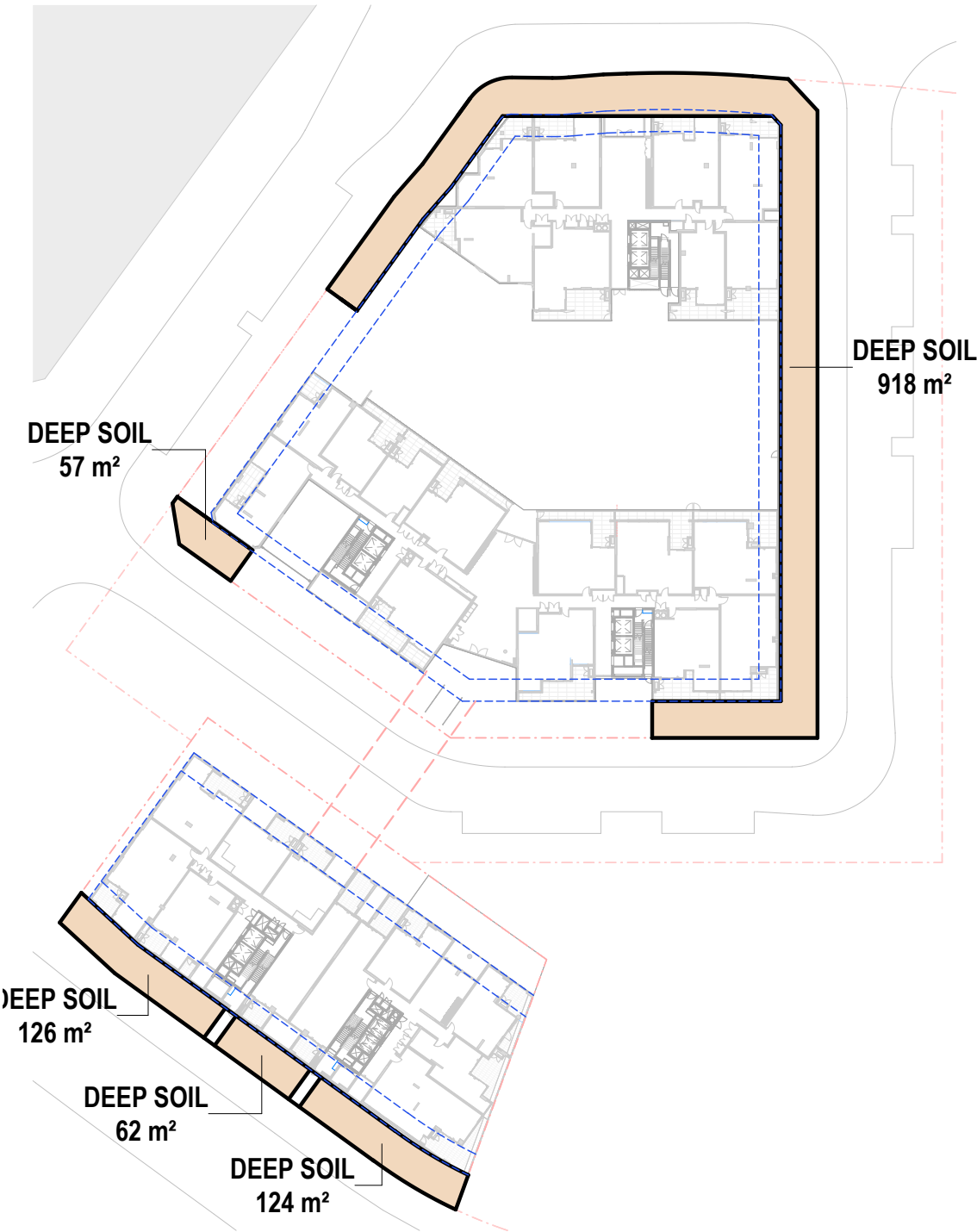


5.6 DEEP SOIL

15% (1,287m²) of deep soil achieved

DEEP SOIL ZONE LOCATED WITHIN 5M SETBACK

LOT 4 - BUILDING A & B	975m² / 6,178m² (16%)
LOT 3 - BUILDING C	312m² / 2,209m² (14%)
OVERALL	1,287m² / 8,387m² (15%)



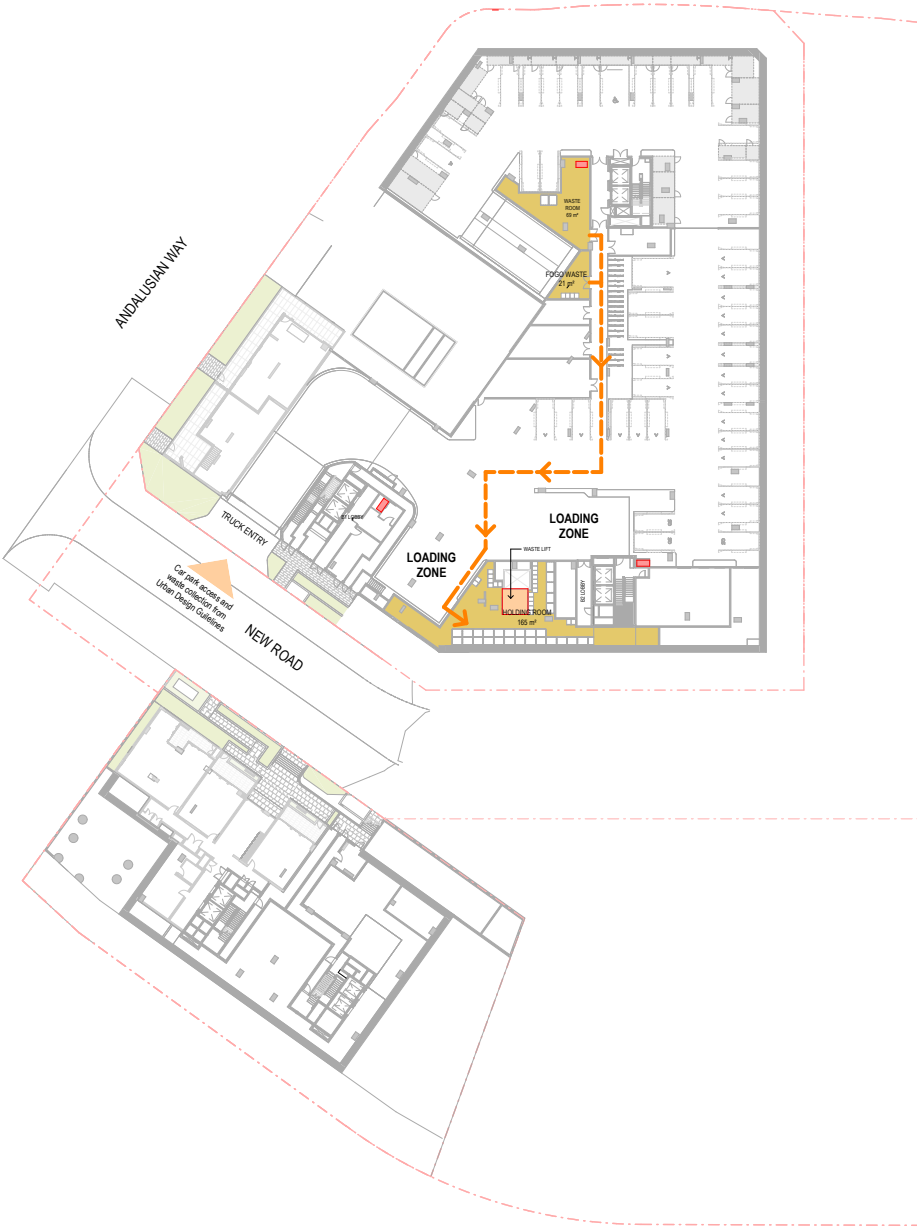
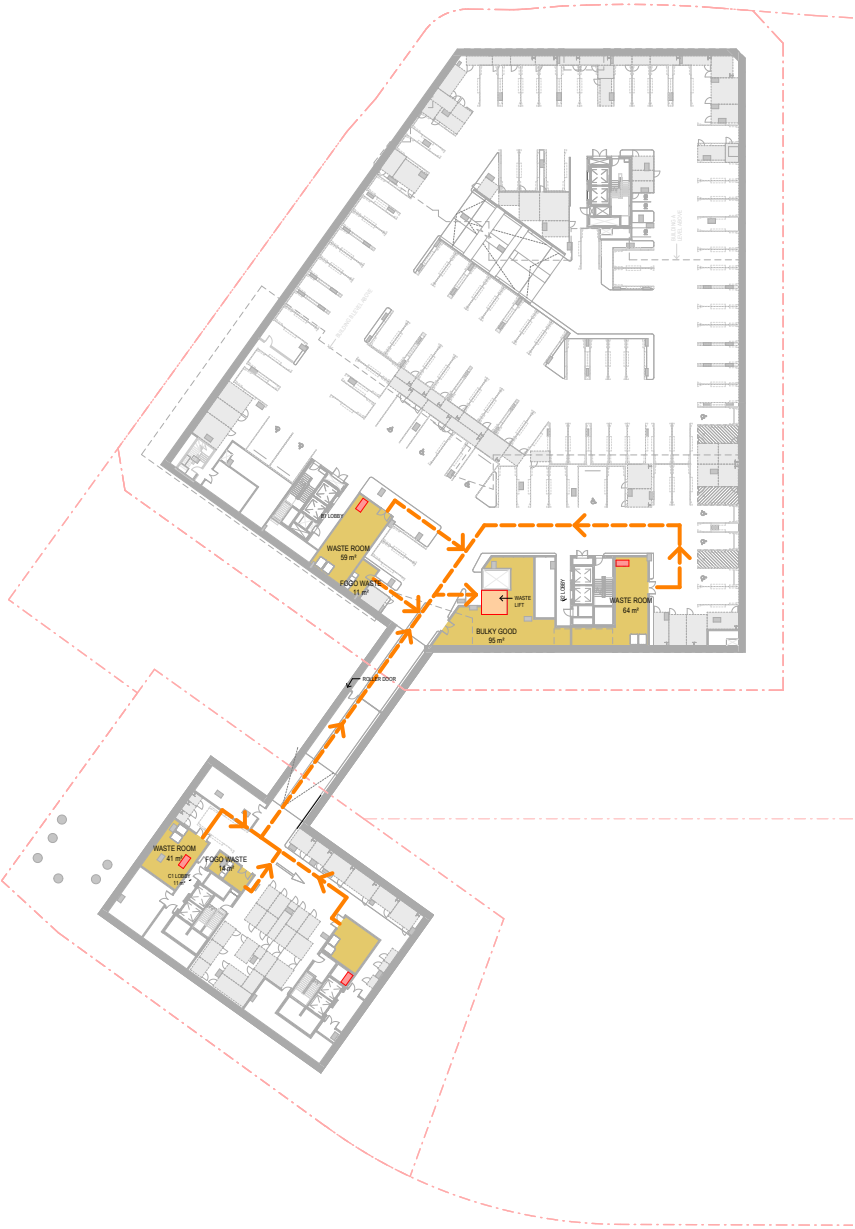
5.7 WASTE MANAGEMENT AND ACCESS

Improved access with combined loading for Lot 3 & 4

-  GARBAGE CHUTE
-  WASTE LIFT
-  WASTE ROOM / BULKY GOODS / HOLDING ROOM
-  WASTE BINS PATH OF TRAVEL

Connectivity

- Singular access off New Road into Building B Lower ground floor in leu of two access points noted in Urban design guidelines
- Loading zone located near entrance.
- All cores to have dedicated waste room.
- Building A access to Loading Bay on LGF.
- Combined temporary holding area for Building B & C located on B1 with dedicated service lift to Loading area above.



5.8 DEVELOPMENT DATA

Lot 3 & Lot 4 combined

Showground East Lots 3 & 4 Combined | Yield Study

Level	Use	Height	Apartment Mix				ADG Compliance			Apartment Type		
			1B	2B	3B	Total	CV	Solar	No Solar	Adaptable	LHA	Affordable
Level LGF		3.6	0	5	0	5	3	0	0	0	0	1
Level GFL		3.6	8	18	3	29	17	16	4	3	7	3
Level 01		3.2	11	20	4	35	17	20	4	4	8	5
Level 02		3.2	11	20	4	35	17	20	4	4	8	5
Level 03		3.2	11	18	4	33	17	20	3	4	6	5
Level 04		3.2	3	15	8	26	18	18	2	3	6	4
Level 05		3.2	3	15	8	26	19	18	2	3	6	4
Level 06		3.2	3	15	8	26	19	18	2	3	6	4
Level 07		3.2	3	15	8	26	19	18	2	3	6	4
Level 08		3.2	3	15	8	26	5	20	2	2	5	4
Level 09		3.2	3	15	8	26	0	20	2	2	5	3
Level 10		3.2	3	15	8	26	0	20	2	2	5	1
Level 11		3.2	3	15	8	26	0	22	2	2	5	1
Level 12		3.2	3	12	6	21	0	17	2	2	4	0
Level 13		3.2	0	15	5	20	0	16	2	2	4	0
Level 14		3.2	0	15	5	20	0	18	1	2	3	0
Level 15		3.2	0	8	6	14	0	14	0	1	2	0
Level 16		3.2	0	0	0	0	0	0	0	0	0	0
Roof												
Total			68	251	101	420	151	295	36	42	86	44
Mix:			16.2%	59.8%	24.0%		60.9%	70.2%	8.6%	10%	20%	



APPENDIX

06



**HILLS SHOWGROUND STATION
PRECINCT - PRECINCT EAST
3 ANDALUSIAN WAY
- LOT 3 & 4**

SEPP 65 REPORT

CONTENTS

- 1 Project Overview
- 2 Design Quality Principles
- 3 ADG Design Guide Compliance

1. PROJECT OVERVIEW

The design for 3 Andalusian Way, Castle Hill is one of state significance that looks to deliver 873 residential units.

The design focuses on harmonizing the area's natural and built environments to advocate community engagement.

Overview of the Proposed Development (Lot 3 & 4 only)

SSDA seeks approval for the construction of 3 residential buildings (3 x max 16 storeys) comprising of:

- 420 apartments and a 5 storey basement carpark
- 40,112m² gross floor area
- 2,616m² of communal open space
- 448 spaces of basement car parking
- 1,287m² of deep soil



2.DESIGN QUALITY PRINCIPLES

3 Andalusian Way, Castle Hill NSW 2154
Design Verification Statement
(Lots 3 & 4)

To whom it may concern,

DESIGN VERIFICATION STATEMENT – SSDA

We confirm that GroupGSA Director Lisa-Maree Carrigan is registered as an Architect (reg. no. 7568) in accordance with the Architects Act 1921.

We confirm that in our professional opinion the proposed design achieves the intent of design principles set out in Part 2 of State and Environmental Planning Policy No 65

-Design Quality of Residential Apartment Development

Yours Faithfully,



Lisa-Maree Carrigan
Director
NSW ARB Registration No. 7568
Group GSA
Level 7, 80 William Street,
East Sydney 2011



2.DESIGN QUALITY PRINCIPLES



Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Hills Showground Precinct is an evolving site surrounded by developing residential, schools and town centres.

The Precinct currently sits adjacent to a large industrial area and high dense residential housing. Castle Hill town centre is located to the south-east of the precinct, surrounding Castle Hill Metro station.

Surrounding the Hills Showground Station Precinct is a significant amount of existing social infrastructure. This includes schools, community facilities and sporting fields. The surrounding area holds an expansive open space network with Cattai Creek ecological corridor running nearby, connecting the Fred Caters on Reserve down to Cockayne Reserve

The site facilitates a metro station which connects Tallawong Metro to Chatswood Metro, with a future extension towards the Sydney CBD currently under construction.

Principle 2: Built Form & Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The Showgrounds Precinct East Urban Design Guidelines propose three buildings on site of up to 16 storeys in height.

A podium-tower typology is utilised throughout the Station Precinct, allowing for activation at ground level while maintaining a pedestrian friendly street-wall height.

Proposed buildings heights taper downwards towards the surrounding residential area, decreasing to 16 storeys along Carrington Road, and 16 storeys along Showground Road.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The Hills Showgrounds Station Precinct, aligned with government goals, significantly contributes to housing communities near public transport. As a key part of the North West Priority Growth Area, it strategically offers new homes, jobs, and amenities along the Metro North West Line, enhancing active street frontages per the approved State Significant Development Application (SSD-9653) and Urban Design Guidelines.

The new metro station drives community renewal, enhancing connectivity for the broader area to integrate into a 30-minute city. In the evolving North West Priority Growth Area, The Hills Showgrounds Station Precinct is transitioning from a car-centric suburb to a dynamic mixed-use, pedestrian-friendly community. As such, housing, services, and amenities should be adaptable to cater to the evolving needs of its growing population.

The Showgrounds East Lot 3 & 4 proposal will provide 420 new residential dwellings which includes a diversity of 1 bed [16.2%], 2bed [59.8%] , and 3 bed [24%]apartments.Within these apartment types, there is a range of size and layouts that offer choice and amenity.

2.DESIGN QUALITY PRINCIPLES

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation

The Hills Showground Precinct East emphasizes sustainability to enhance its environmental, social, and economic value, aiming to become a green neighborhood with excellent amenities. E-Lab have led the sustainable focus within the design team, identifying a series of Ecologically Sustainable design (ESD) principles throughout the design process.

Design is capable to achieve a 5 Star Green Star Standard, equivalent to Green Star Buildings v1, 2023, compliance with BASIX Energy, Water and Thermal Comfort Targets 60% Energy, 40% Water and 7 Star NatHERS Average. Onsite Renewables, maximised where possible with the available roof areas.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management

The Hills Showground Precinct East is designed with interconnected semi public open spaces, and Precinct East Park, seamlessly expanding upon the larger Green Grid, thereby creating a more unified and connected environment.

A well designed public domain enhances comfort and amenity for all users.By capitalising on the site’s topography, the strategy creates a good response, resulting in a spacious Communal Open Space (COS) across the proposal.

The COS designs enhance greenery and offer a connection to nature. Rooftop gardens on buildings B & C not only expand communal access to open spaces but also introduce additional typologies to the overall open space network. The strategic location of there spaces enhances amenity offering improved solar acess and district views in alignment with the approved State Significant Development Application (SSD-9653) and Urban Design Guidelines. Refer to Landscape Design Report by Land Form Studio for further detail

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

The design proposal aligns with the standards and principles of the Apartment Design Guide (ADG), and adheres to the approved State Significant Development Application (SSD-9653) and Urban Design Guidelines, among other relevant criteria.

The open spaces within the hierarchy extend from the publicly accessible Precinct East Park to the communal street-level landscaping and further to intimate rooftop terraces. Each space is strategically oriented to optimize solar exposure and capture district views. The vibrant public domain, enriches the daily experience with active frontages, pedestrian scale, varied materials, and a detailed urban and architectural texture.

The diversity of housing typologies, from two storey town house-style apartments to livable and adaptable living spaces, and affordable units, offers varied choices and ensures equitable access to amenities. The proposal satisfies SEPP65 and the Apartment Design Guide, addressing criteria like building spacing, apartment dimensions, ceiling heights, solar exposure, ventilation, and communal green areas, among other considerations.

2.DESIGN QUALITY PRINCIPLES

Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Hills Showground Precinct East is crafted as a hospitable and secure environment for residents and visitors alike. Emphasizing pedestrian priority, the design ensures clear, direct, and safe pathways for everyone within the precinct.

Distinct public and private areas are present.

The urban and architectural elements, influenced by the open spaces and public domain layout, encourage varied built forms and a defined public realm. The buildings enhance the public domain, emphasising clear sight lines and enhancing views both within and outside, promoting effective passive surveillance.

Enhanced monitoring of public areas is ensured.

The design maximises visibility by situating COS and Precinct East Park on ground level within the line of sight of adjacent buildings. Ground-level residential, residential lobbies, and neighborhood living spaces foster vibrant activity and seamless physical and visual connections

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

The Hills Showground East Lot 3 & 4 provides a diversity of housing typologies and uses that includes 420 dwellings. Dwellings accommodate a range of types and sizes (1 bed, 2 bed and 3 bed apartments), allowing a variety of options for different demographics and price points to support housing diversity and affordability. A range of housing types are proposed including two storey town house apartments, adaptable and liveable apartments, affordable housing, and market housing. All blocks contain a mix of housing types, as well as satisfy considerations for ground level activation, relationship to context, and solar access provisions to public, communal, and private open space.

Within the buildings, communal open spaces have been designed to create community spirit for residents by offering a variety of open spaces including areas for groups to meet and socialise and also for more quiet individual activities. All common areas are designed for equitable access.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures/

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The locality is comprised of a mixture of existing residential buildings, low to medium residential and single dwellings, with the future vision of the area zoned to encourage an increased scale of higher density residential development adjacent to the Metro station. The proposal is designed with a number of different architectural strategies in order to achieve a well-balanced aesthetic and an appropriate presence across the site. The resulting dynamic streetscape complimented by the diversity in tower articulation, reinforce objectives highlighted within the approved concept State Significant Development Application (SSD-9653) and Urban Design Guidelines, with further detail within the Urban Design report.

The design strategy involves reducing the overall tower envelope of Building B, splitting it into two distinct shapes to refine its size and proportion. This shortened structure enhances interior sunlight penetration and sight lines towards Building C, while also promoting improved cross ventilation in Building B's core. Meanwhile, a consistent four-story street-wall is retained to uphold the pedestrian-friendly atmosphere of the surrounding public area. The facade is intricately designed to resonate with the site's immediate surroundings

Material selection will respond to local residential brick homes and proximity to both metro station,the Showgrounds and Ausgrid Substation.

2.DESIGN QUALITY PRINCIPLES

**Proposed concept design
-View from New Road at
Precinct East Park**



2.DESIGN QUALITY PRINCIPLES

Proposed concept design
-View from Andalusian Way



Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements:			Complies	Deep soil zones provided in 5m setbacks across the site.				
		Site Area	Min Dims	Deep soil zone (% of site area)		LOT 4				
						Site Area : 6178sqm				
						Deep Soil Achieved: 975sqm (16% of Site Area)				
						LOT 3				
						Site Area : 2209sqm				
						Deep Soil Achieved: 312sqm (14% of Site Area)				
Less than 650m2	–	7%	Combined Lot 3 & 4							
650m2 – 1500m2	3m		Site Area overall: 8387sqm							
Greater than 1500m2	6m		Deep Soil Achieved: 1287sqm (15% of Site Area)							
Greater than 1500m2 with significant tree cover	6m									
Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:			Complies	The windows and balconies are located to minimise overlooking and increase privacy. Privacy screens provide additional privacy in various locations.				
		Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room	Height	Habitable Rooms and balconies		Non-habitable rooms	Building separation distances within the site also meets this objective or solid wall to solid wall provided as per building B1 & B2 Towers			
								Up to 12m (4 storeys)	6m	3m
								Up to 25m (5-8 storeys)	9m	4.5m
	Over 25m (9+ storeys)	12m	6m	See Envelope plan for information.						
	Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space				Complies	Care has been taken to place windows, louvres and balconies in locations that minimise privacy concerns for residents.				

3. ADG DESIGN GUIDE COMPLIANCE

	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes 3H-2 Conflicts between pedestrians and vehicles are avoided		Complies	Clear sight lines have informed the design ensuring safety for pedestrians.
Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	For development in the following locations: – on sites that are within 800 meters of a railway station or light rail stop in the Sydney Metropolitan Area; or – on land zoned, and sites within 400 meters of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.	Complies	Car parking has been based on appropriate parking rates informed by DCP, SEPP 65 and ADG under which this DA is being lodged. Only off street parking is provided.
		Objective 3J-2 Parking and facilities are provided for other modes of transport	Complies	Motorcycle parking are provided in the basement.
		Objective 3J-3 Car park design and access is safe and secure	Complies	Good sight lines and surveillance have been incorporated through out the design.
		Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	Complies	5 levels of car-park have been provided at basement levels, appropriately ventilated. Car parking is not visible from the public street
		Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	Complies	No on-grade parking provided
		Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	N/A	Enclosed car parking spaces are proposed in the basement level and not visible from the ground level.

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OBJECTIVE		DESIGN CRITERIA	PROPOSED	COMMENT
PART 4 - DESIGNING THE BUILDING				
Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Complies	295/420 (70.2%)apartments in the building receive a minimum of 2 hours direct sunlight during the required hours.
		2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter	N/A	
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Complies	36 of the 420 apartments (8.6%) do not receive direct sunlight due to their orientation.
	Objective 4A-2 Daylight access is maximised where sunlight is limited		Complies	Large external fenestrations are proposed maximising the daylight access.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Building A_ Vertical and horizontal shading is provided on external facade facing north to protect from daylight. Building B_Extended slab edges and horizontal shading with sliding and fixed panel offering protection. BuildingC_Both louvres and Fixed panel offer shading to internal units

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	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Complies	All habitable rooms have a ceiling height of 2.7m
		Minimum ceiling height for apartment and mixed use buildings		
		Habitable Rooms 2.7m	Complies	Refer to Architectural drawings
		Non-Habitable 2.4m	Complies	Refer to Architectural drawings
		For 2 Storey Apartments 2.7m for main living area floor. 2.4m for second floor, where its area does not exceed 50% of the apartment area	Complies	All second floor areas are greater than 50% & 2.7m ceiling can be achieved
		Attic Spaces 1.8m at edge of room with a 30 degree minimum ceiling slope	N/A	
		If located in mixed use areas promote future flexibility of use 3.6m for ground floor	Complies	3.6m min provided at Ground floor level
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		Complies	Standard minimum ceiling heights achieved as required by ADG
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies	Standard minimum ceiling heights achieved as required by ADG
Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	1. Apartments are required to have the following minimum internal areas:		
		Studio 35m3	N/A	
		1 bedroom 50m3	Complies	1 Bedroom apartments are equal to or larger than minimum sizes required.
		2 bedroom 70m3	Complies	2 Bedroom apartments are equal to or larger than minimum sizes required.
		3 bedroom 90m3	Complies	3 Bedroom apartments are equal to or larger than minimum sizes required.
		2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Complies	External glazing to all habitable rooms is greater than the minimum 10% required.
	Objective 4D-2 Environmental performance of the apartment is maximised	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	Complies	Refer to Architectural drawings
		2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Complies	Living room depths do not exceed required minimum dimensions.

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	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)	Complies	Master bedrooms and bedrooms provided are larger than minimum size required.
		2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Complies	Apartments meets ADG minimum for internal and external areas. Refer to Architectural drawings
		3. Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments	Complies	Apartments meets ADG minimum for internal and external areas. Refer to Architectural drawings
		4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies	
Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows:	Complies	Apartments meets ADG minimum for internal and external areas.
		Dwelling type Min Area Min Depth		
		Studio 4m ² -		
		1 bedroom 8m ² 2m		
		2 bedroom 10m ² 2m		
		3+ bedroom 12m ² 2.4m		
		The minimum balcony depth to be counted as contributing to the balcony area is 1m		
		2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m		
	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies	Balconies are located in front or adjacent to living spaces on all apartments.	
Objective 4E-3 Minimum balcony depths ensure that the balcony area is usable and can be easily accessed	Complies	All downpipes will be concealed and integrate into the design.		
Objective 4E-7 Private open space and balcony design maximises safety	Complies	Typical balcony balustrade heights are 1100mm.		

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	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	1. The maximum number of apartments off a circulation core on a single level is eight	Does not comply	9 unit level plate on L1-3 Building A only
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Does not comply	See VT consultant report for Lift design
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Complies	Tight corners and spaces are avoided, and legible way finding will be proposed. A generous common open space is proposed at Ground floor level with additional spaces on L4 & 12 of Building B and L15 & 16 Building C
Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided	Complies	All Apartments exceed ADG minimum requirements for 50% of storage located within the apartment and 50% located in the basements.
		Dwelling Type Storage size volume		
		Studio 4m3		
		1 bedroom 6m3		
		2 bedroom 8m3		
		3+ bedroom 10m3		
		At least 50% of the required storage is to be located within the apartment		
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	Extra storage is provided to all apartments on basement levels. See storage plans for information

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	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
A c o u s t i c Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Complies	Care has been taken within the layout of apartment to locate non-habitable rooms to act as buffer noise to common corridors where possible.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies	Construction methods that minimise noise impact will be proposed.
Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings		Complies	Building adherence to prescribed setbacks is in line with the approved concept State Significant Application (SSD-9653) and subsequent MODs. Design allows for setbacks and landscaping buffers to cater for noise pollutions from traffic.
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission		Complies	Refer to Acoustic Report for proposed glazing.
Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future		Complies	1 Bedroom , 2 Bedroom, 3 Bedroom units have been provided as well as affordable, adaptable an LHA units.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		Complies	A variety of apartments has been provided within each building
Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Complies	LGF & Ground floor units improve active street frontages with integrated design in response to urban design guidelines for the locality
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		Complies	LGF units have secure gated access to the street while planting and screening offer additonal protection
Façades	Objective 4M-1 Building façades provide visual interest along the street while respecting the character of the local area		Complies	The facade treatment draws on the local character, expressed in varying complimentary ways across the development.
	Objective 4M-2 Building functions are expressed by the facade		Complies	Balcony and internal units are differentiated on the facade by openings.

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	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		Complies	Building B & C roof areas are utilised as landscaped communal open spaces visually improving the roof treatment from street level.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised		Complies	Communal open space with outdoor amenity are proposed on Building B & C roof areas
	Objective 4N-3 Solar access to apartments can be maximised by tilting roof elements towards the north		NA	
Landscape Design	Objective 4O-1 Landscape design is viable and sustainable		Complies	Refer to Landscape design
Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided		Complies	Refer to Landscape design
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance		Complies	Landscape architects have designed a suitable solution taking into consideration available light levels and wind effects to choose appropriate planting species.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces		Complies	Provided in Building B & C, notably L15 & 16 Building C & L12 Building B (communal open spaces) See landscape drawings for information
Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		Complies	Adaptable & Livable housing provided
	Objective 4Q-2 A variety of apartments with adaptable designs are provided		Complies	3 Unit types (1B,2B & 3B's)are provided as adaptable
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs		Complies	Many units are provided with Study spaces to assist with modern living requirements Refer to architectural drawings
Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		N/A	
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse		N/A	

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	OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT
Mixed Use	Objective 4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Complies	Active street frontages provided as required in LEP
	Objective 4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Complies	Refer to architectural drawings and design report
Awnings and Signage	Objective 4T-1	Awnings are well located and complement and integrate with the building design	Complies	Awings are located at all main entries on ground only
	Objective 4T-2	Signage responds to the context and desired streetscape character	Does not comply	Signage to form part of future DA
Energy Efficiency	Objective 4U-1	Development incorporates passive environmental design	Complies	The majority of apartments enjoy good solar amenity.
	Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	Solar PV's provided on roof
	Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	Complies	60.9% achieve cross ventilation in first 9 levels
Water Management and Conservation	Objective 4V-1	Potable water use is minimised	Complies	See Basix report
	Objective 4V-2	Urban stormwater is treated on site before being discharged to receiving waters	Complies	See stormwater design for information
	Objective 4V-3	Flood management systems are integrated into site design	Complies	Basement entry adjusted to flood & civil level requirments. See civil for information
Waste Management	Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	The waste facilities are located on B1 & LGF and not visible from the street.
	Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies	There is 2x garbage chutes at each residential core, one for general waste and for recycling waste. Additionally, there is one bin cupboard on each residential level located near the waste chute.
Building Maintenance	Objective 4X-1	Building design detail provides protection from weathering	Complies	
	Objective 4X-2	Systems and access enable ease of maintenance	Complies	Access to all maintenance areas provided, notably basement & roof level services.
	Objective 4X-3	Material selection reduces ongoing maintenance costs	Complies	Durable materials are proposed externally

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