



27-33 Middleton Avenue, Castle Hill
ARCHITECTURAL DESIGN REPORT

State Significant Development Application
Prepared for Scion by BHK Architects Pty Ltd
14 May 2026

Project Location

27-33 Middleton Avenue
Castle Hill
NSW 2154

Client



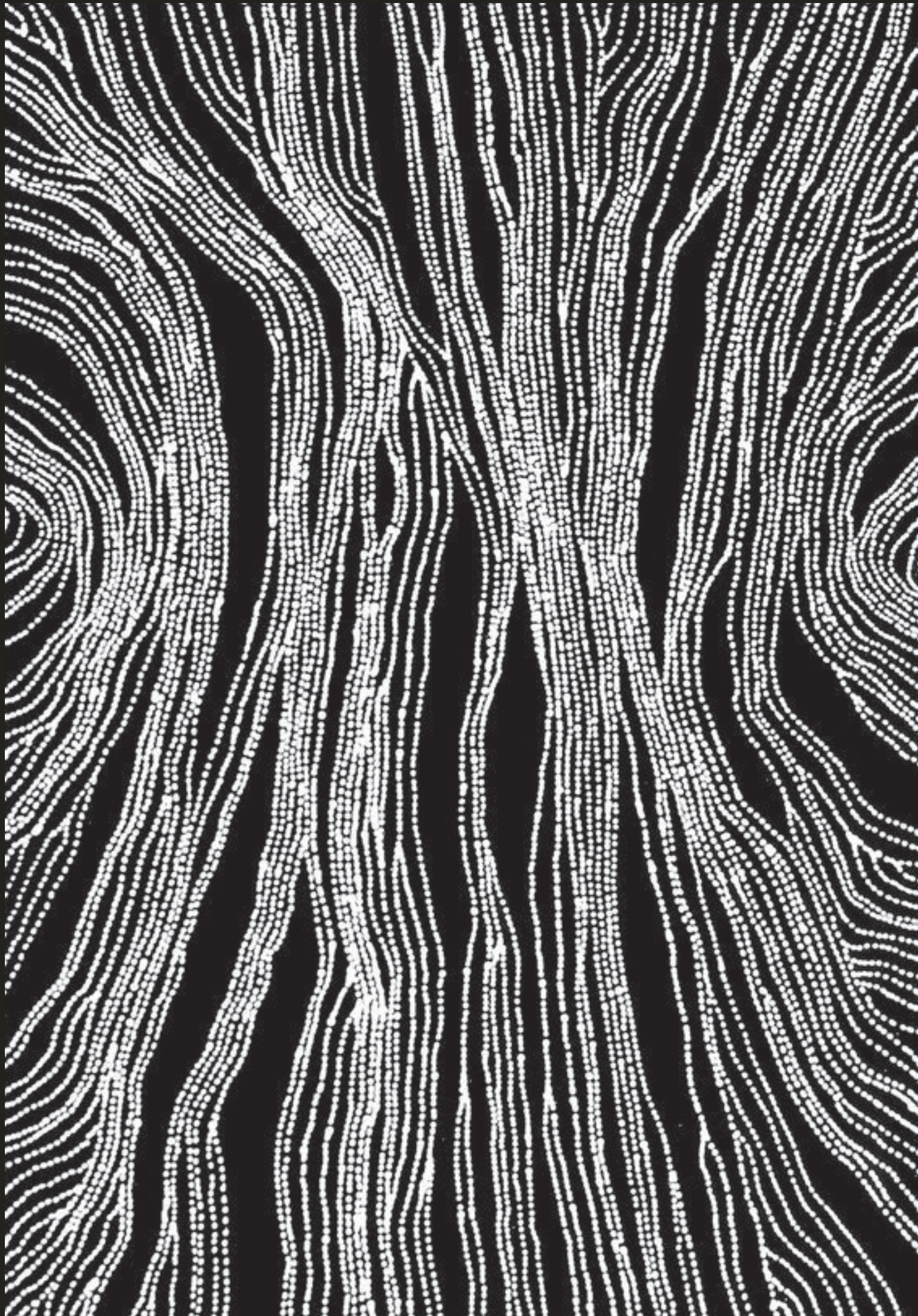
Report Prepared By

BHK Architects

Architect

Andre Mulder (NSW Reg. 6294)

Issue	Date	Remarks	Prepared by	Reviewed by
A	14/05/26	Issued for SSDA	TH/VV	AM



Acknowledgement of Country

BHK Architects acknowledges the Traditional Acknowledgement Custodians of the land on which we live and work, and we pay our respects to Elders past, present and of Country emerging.

We recognise their continuing connection to land, waters and community, and extend that respect to all Aboriginal and Torres Strait Islander peoples.

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PART 1 — INTRODUCTION

1.01 Executive Summary

This ARCHITECTURAL DESIGN REPORT prepared by BHK ARCHITECTS on behalf of SCION is submitted to the Department of Planning, Housing, and Infrastructure (DPHI) in support of a Concurrent Rezoning Proposal and State Significant Development Application for a mixed-use development at Nos. 27 – 33 Middleton Avenue, Castle Hill, comprising a part 11 and part 14 storey residential flat building and cafe.

The Concurrent Rezoning and State Significant Development Application (SSDA) seeks approval for:

- Site preparation works, including demolition of all existing improvements, vegetation removal and bulk excavation.
- Construction of a part 11 and part 14 storey mixed use development comprising 109 residential apartments, communal open space, landscaping and public domain improvements, inter-allotment drainage, 3 levels of basement car parking, rooftop plant and a 143.13m2 café at ground level.

This report should be read in conjunction with the Environmental Impact Statement prepared by Mecone, the Architectural Drawings prepared by BHK Architects, and other technical documents that form part of the State Significant Development Application.

1.02 Key Metrics

Zoning	: R4 High Density Residential
Land Area	: 3791 m ²
Proposed FSR	: 3.3:1
Proposed GFA	: 12,476.4 m ² (Commercial 143.21 m ² / Residential 12,333.19 m ²)
Building Height	: 43.55m (North), 50m (South)
Storeys	: 14 (South), 11 (North)
Typical Floor-Floor	: 3.25m (GF @ 3.6m/ L3 @ 3.5m/ L10 @ 3.3m)
Total Dwellings	: 109 Apartments
Total Car Spaces	: 174 Spaces (Incl. 2 Commercial)
Dwelling Mix	: 13 x 1Bed (12%) 55 x 2Bed (50%/ 31 x 3Bed (28%) 6 x 3Bed Loft (6%) 4 x 4Bed (4%)

Project Team

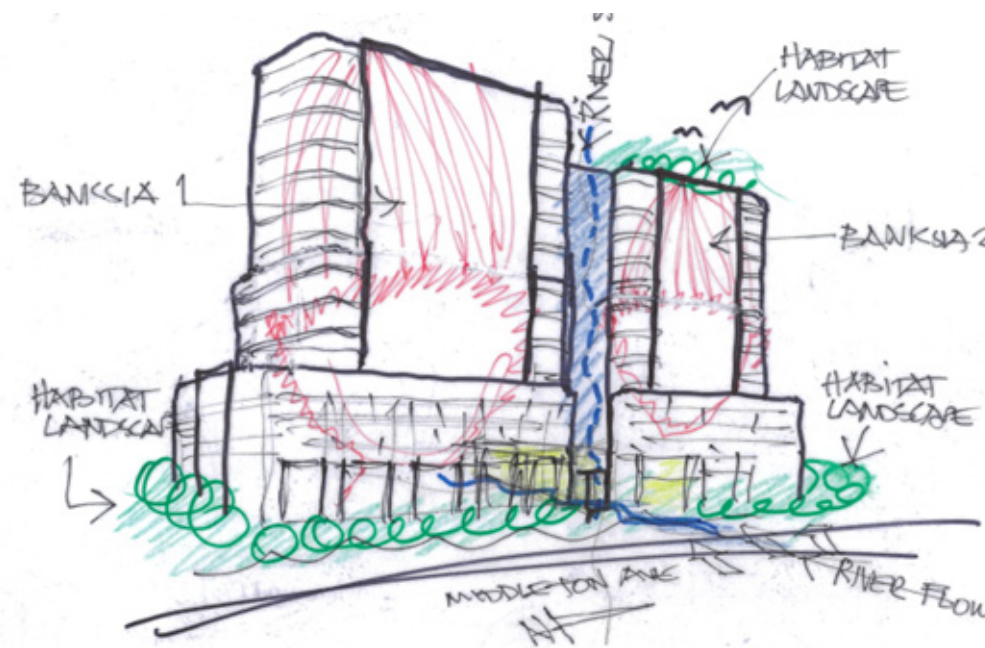
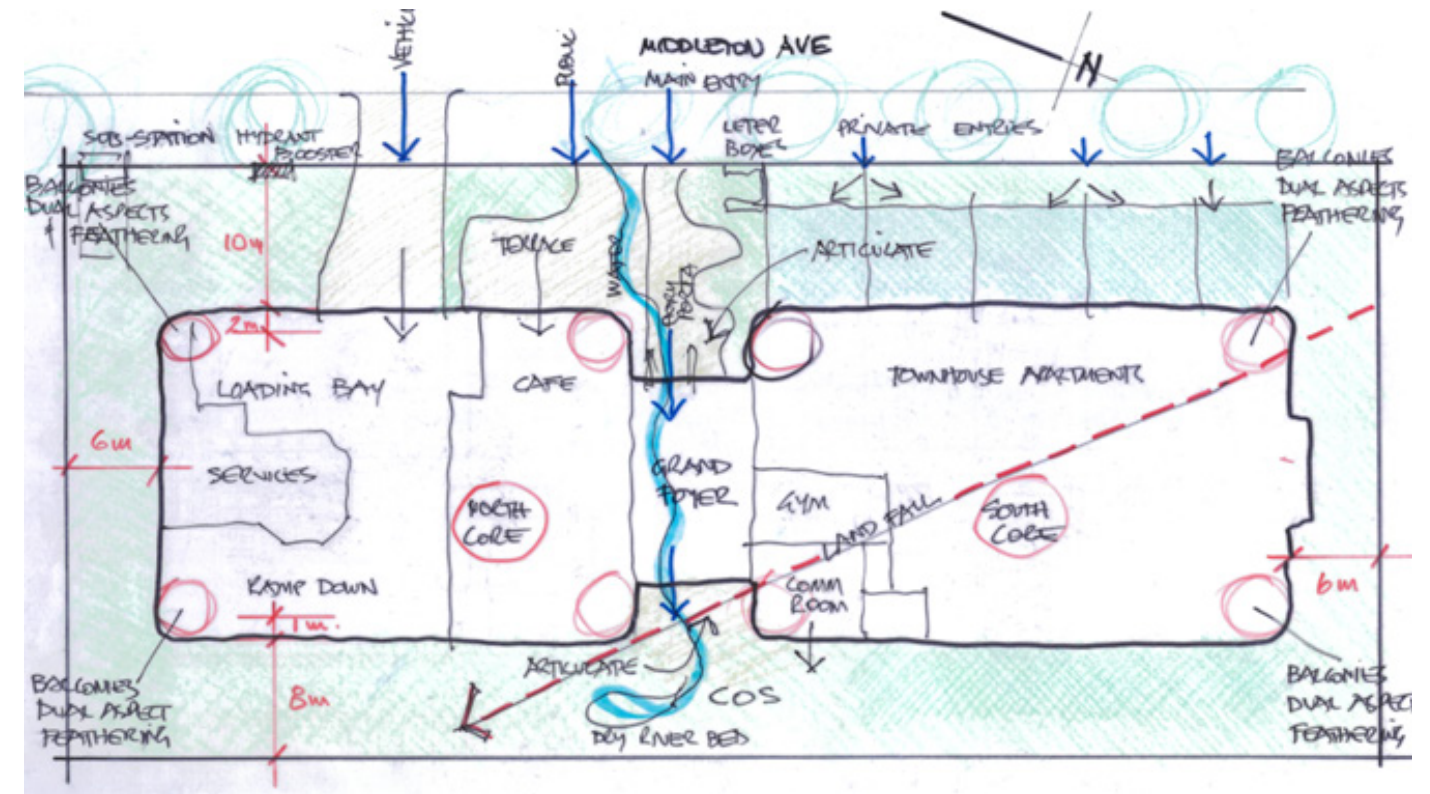
Project Manager	Scion
Planner	Mecone
Architect	BHK Architects
Urban Designer	Atlas Urban
Landscape Architect	A Total Concept
Structure	HHC Engineers
Traffic	Transport & Traffic Planning Associates
Mechanical	Goldfish & Bay
Electrical	Goldfish & Bay
Hydraulic & Wet Fire	Goldfish & Bay
Fire Engineer	Innova
Vertical Transport	Goldfish & Bay
Waste	Elephant's Foot
L3 Designer	AA Power Engineering
BASIX	Certified Energy
Civil	SGCE
Water Services	Hills Consulting Engineers
BCA	EBS Consultants
Access	Access Link
Surveyor	ATS Surveyor
Wind	SLR
CGI	Narrative

1.03 Vision Narrative

The vision for this proposed development is to create a place-responsive architecture that is deeply grounded in Country (See CWC Report). The design draws inspiration from the ecological and cultural narratives of Catai Creek, Banksia, and the Rainbow Lorikeet, weaving these local identities into the built form and landscape. This approach ensures the project is not only contextually sensitive but also celebrates the natural and cultural heritage of the site. The proposal aspires to design excellence through form, massing, and materiality, expressed in a sculptural tower rising from a robust podium. The architecture employs durable, low-maintenance materials that convey permanence and integrity, while the composition of volumes and setbacks enhances visual interest and urban legibility.

The development provides generous, market-aligned apartments that exceed ADG internal area and balcony benchmarks. Guided by Astrolabe market research, the residential offering balances spatial generosity with commercial viability, ensuring enduring appeal and liveability. At the street level, the design seeks to strengthen the public domain through activation and fine-grain articulation. A café and two-storey townhouses animate the frontage, complemented by a eucalypt boulevard and a welcoming entry sequence that fosters community engagement and pedestrian comfort.

Finally, the vision embeds sustainability and wellbeing at every level. Passive design principles, water-sensitive landscaping, and habitat creation at ground and roof levels contribute to a resilient, biophilic environment that supports ecological health and human connection.



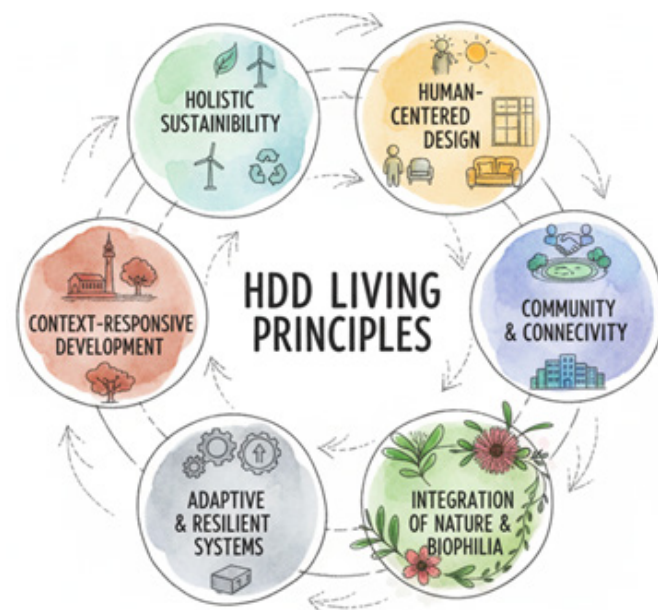
1.04 Desired Future Character Statement

The proposal for 27–33 Middleton Avenue is positioned as a defining contribution to the Urban Transformation Sub Precinct 6 of the Showground Station Precinct — the area identified for the greatest degree of change under the Public Domain Plan. This sub precinct is transitioning from single lot low density dwellings to a mid to high rise, transit oriented, landscape rich urban neighbourhood, anchored by the Sydney Metro Northwest and a new public domain framework.

The desired future **urban character** is shaped by the precinct's two structural axes:

- The Carrington Axis — an east-west spine of height, density, amenity and retail centred on the Metro station.
- The Middleton Axis — a north-south movement corridor linking the Metro to Cattai Creek parklands, defined by walkability, cycling, and neighbourhood activation.

The desired future **character for the building** is guided by the principles of Better Placed, emphasising places that are better for people, better for community, and better for the environment.



The proposal responds directly to these objectives by:

- Establishing a 10 metre landscaped setback that functions as a civic forecourt and extends the public domain.
- Delivering a slender, stepped tower form (14 storeys south, 11 storeys north) that respects solar access, wind comfort, and future RFB envelopes.
- Introducing a recessed wintergarden spine that provides climatic protection, façade depth, and a distinctive architectural identity.
- Using a warm, durable material palette aligned with the precinct's emerging architectural language.
- Providing a street facing café with internal and external seating, acting as a local contribution that anchors community life, supports passive surveillance, and activates the boulevard.

The building is designed not as an isolated object, but as a participant in a larger urban ecosystem, contributing positively to the precinct's identity and supporting the creation of a cohesive, high quality neighbourhood.

Showground Precinct Development Control Plan

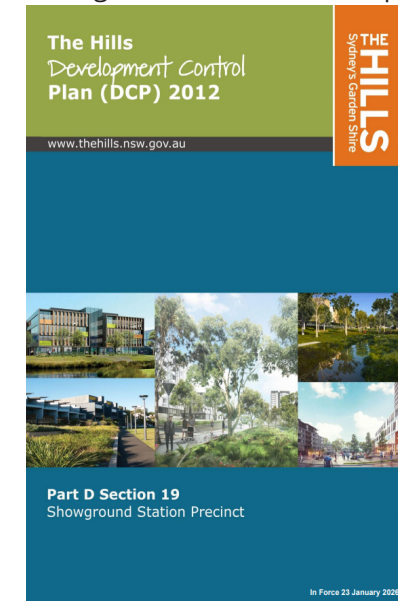


Figure 5 Artist's Impression of Local Centre and Main Plaza
(source: Showground Station Precinct Proposal, NSW Department of Planning and Environment)



Figure 6 High Density Residential Built Form, Active Ground Floor and Central Common Open Space, New Acton
(Source: Oculus)

Castle Hill Showground

The Castle Hill Showground will be a regional scale attraction and build upon its significance as a cultural and leisure facility. Future layout and uses will be the subject of a detailed master planning process.

Residential Areas

The residential areas will be green and walkable, providing a lifestyle alternative to the traditional suburban context, focused highly on an appropriate scale and an attractive environment for pedestrians. Built form will be an appealing scale to pedestrians by providing generous street setbacks, variety of materials and colours and green elements to reduce building bulk and add visual interest. The highest density development will be located closest to the station and local centre with more compact urban form and quality building design and finishes. Development will become less dense moving away from the station incorporating more generous landscaped setbacks and central communal open spaces with high quality building design. Residential areas will transition to terraces or townhouses within landscaped settings on the edges of the precinct to provide genuine diversity in housing stock. Green spaces will bring a sense of nature into the neighbourhoods through open spaces, tree lined streets and garden areas within street setbacks.

1.05 Design Excellence Statement

The proposal demonstrates a design led approach grounded in the principles of design excellence, Better Placed, and the Apartment Design Guide. The architectural idea is clear and disciplined: a dual lobe tower connected by a recessed wintergarden spine, optimised for slenderness, solar access, cross ventilation, and environmental performance.

Design excellence is achieved through:

A coherent architectural idea

The two lobe massing reduces bulk, improves solar access to neighbouring mid to high rise envelopes, and creates a refined skyline profile. The wintergarden spine introduces depth, shadow and climatic protection, giving the building a recognisable identity.

Environmental intelligence

Wind mitigation, shading, deep reveals, high performance glazing and wintergardens are integrated into the architectural language. The building is shaped by solar modelling, overshadowing analysis and wind testing.

Urban responsibility

The massing respects future envelopes on all sides, maintains equitable solar access, and reinforces the boulevard character of Middleton Avenue. The 4 storey podium establishes a comfortable pedestrian scale.

Landscape integration

The 10 metre setback is conceived as a civic landscape, supporting canopy growth, biodiversity and microclimate. It forms part of the precinct's double row boulevard planting strategy.

Residential amenity

Efficient floorplates, dual cores, generous balconies and high levels of solar access and cross ventilation deliver long term liveability.

Community contribution

A street facing café with internal and external seating anchors local life, supports passive surveillance and activates the public domain.

Iterative refinement

The design has evolved through SDRP1, SDRP2 and ongoing consultant testing, each iteration strengthening performance, slenderness, amenity and contribution to place.



The Hills Local Environmental Plan 2019

9.5 Design excellence

- (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land within the **Showground Station Precinct**.
- (3) Development consent must not be granted to development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form, arrangement and external appearance of the development will improve the quality and amenity of the public domain,
 - (c) whether the development detrimentally impacts on view corridors,
 - (d) whether the development detrimentally impacts on any land protected by solar access controls established in the development control plan referred to in clause 9.4,
 - (e) the requirements of the development control plan referred to in clause 9.4,
 - (f) how the development addresses the following matters—
 - (i) the suitability of the land for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) heritage issues and streetscape constraints,
 - (iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (v) bulk, massing and modulation of buildings,
 - (vi) street frontage heights,
 - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
 - (viii) the achievement of the principles of ecologically sustainable development,
 - (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,
 - (x) the impact on, and any proposed improvements to, the public domain,
 - (xi) the impact on any special character area,
 - (xii) achieving appropriate interfaces at ground level between the building and the public domain,
 - (xiii) excellence and integration of landscape design.

1.06 "Better Placed" Assessment

(Prepared in accordance with NSW Government's Better Placed – Integrated Design Policy)

1. Better Fit Contextual Response

Intent:

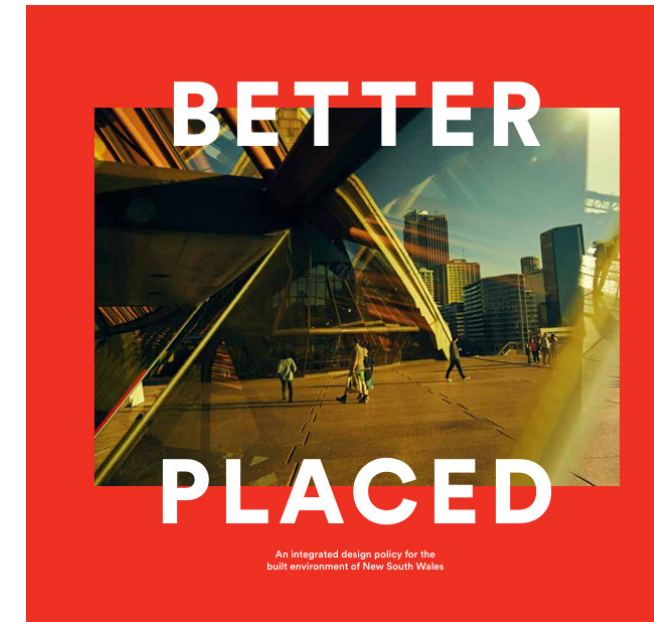
Development responds to character, built form, landscape, and evolving context.

Response:

- Site approx. 450–500 m from Hills Showground Metro within a high amenity, transit oriented precinct.
- Podium–tower form aligns with the Showground Station Precinct Structure Plan.
- Podium provides human scale street wall; slender tower is setback and articulated to reduce bulk.
- Materiality and façade expression reflect emerging precinct character: refined verticality, warm tones, durable finishes.

Outcome:

A building that fits its context and strengthens the Middleton Avenue identity.



2. Better Performance Environmental Sustainability

Intent:

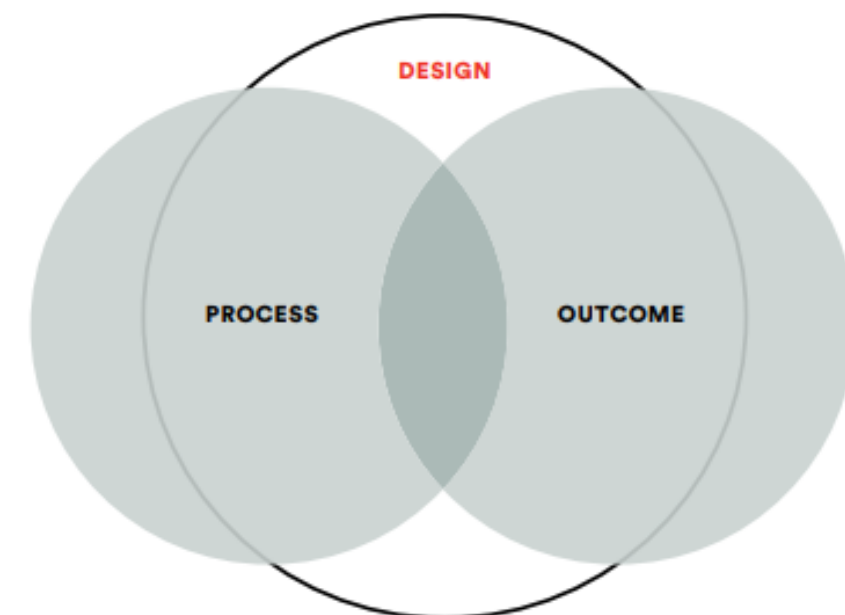
Deliver resilient, resource efficient, environmentally responsible buildings.

Response:

- Orientation and façade design maximise daylight and minimise heat gain.
- High proportion of naturally cross ventilated apartments.
- Deep soil zones support canopy trees and stormwater infiltration.
- Rainwater harvesting irrigates podium landscapes.
- High performance glazing, shading, and insulation reduce energy demand.

Outcome:

A low energy, climate responsive building with strong lifecycle performance.



1.06 "Better Placed" Assessment

(Prepared in accordance with NSW Government's Better Placed – Integrated Design Policy)

3. Better for Community Social & Public Outcomes

Intent:

Support social interaction, inclusivity, and wellbeing.

Response:

- Podium level communal open space with shade, planting, and informal gathering areas.
- Active ground floor improves street engagement, surveillance, and walkability.
- Approx. 450 m to metro encourages public transport use and reduces car dependency.
- Universal access from street to all communal areas.

Outcome:

A socially connected development that contributes positively to neighbourhood life.

4. Better for People Amenity & Liveability

Intent:

Ensure comfortable, safe, enjoyable living environments.

Response:

- Layouts prioritise daylight, ventilation, privacy, and acoustic separation.
- All apartments meet or exceed ADG areas with functional living and usable private open space.
- Dual aspect and corner apartments maximise outlook and ventilation.
- Circulation is legible, well lit, and intuitive.

Outcome:

High quality homes supporting long term liveability and wellbeing.



Creating Sustainable, Liveable & Beautiful Places

1.06 "Better Placed" Assessment

(Prepared in accordance with NSW Government's Better Placed – Integrated Design Policy)

5. Better Working Functionality & Efficiency

Intent:
Ensure buildings work well, are efficient, and easy to maintain.

Response:

- Simple structural grid enables efficient construction and adaptable planning.
- Central vertical circulation shortens travel distances and improves wayfinding.
- Basement layout optimises parking, ramp geometry, and services.
- Waste, loading, and plant areas are discreetly integrated.

Outcome:
A highly functional building with reduced operational complexity and strong adaptability.

6. Better Value Long Term Economic & Social Value

Intent:
Deliver durable, adaptable places with lasting value.

Response:

- Timeless, low maintenance material palette.
- Landscapes designed to mature, providing shade, biodiversity, and amenity.
- Apartment layouts support long term adaptability.
- Approx. 450 m metro proximity enhances value and reduces transport costs.

Outcome:
A development offering enduring value for residents, community, and precinct.

7. Better Look & Feel Design Excellence

Intent:
Create visually coherent, uplifting places.

Response:

- Calm, elegant, vertically proportioned architectural expression enhances slenderness.
- Balconies, screening, and shading add depth and shadow.
- Warm, tactile podium materials ground the building.
- Integrated landscape softens built form and enriches outlook.

Outcome:
A refined building that elevates the Middleton Avenue streetscape and supports precinct wide design excellence.

Overall Conclusion

The proposal satisfies all seven Better Placed objectives. It delivers a contextual, sustainable, inclusive, and architecturally refined residential building that leverages its approx. 450 m proximity to Hills Showground Metro Station to support a walkable, transit oriented urban neighbourhood.

1.07 Design Assessment

Independent verification confirms that the proposal meets or exceeds the requirements of the Apartment Design Guide, Housing SEPP, LEP, DCP, and relevant State policies. The building has been tested through solar modelling, wind analysis, overshadowing studies, view corridor mapping and internal amenity assessments.

Key verified outcomes include:

- **Solar access:** 74.3% of apartments receive a minimum of two hours of winter sunlight — significantly above the minimum requirement.
- **Cross ventilation:** 61.9% of apartments achieve natural cross ventilation, supported by dual cores and the two lobe massing.
- **Communal open space:** 1226.7 m² provided (32.4%).
- **Deep soil (min. 6m) :** 426.98 m² provided (11.26%)
- **Total Units:** 109 units provided.
- **Affordable housing:** 6 units provided, meeting the 5% GFA target.
- **Platinum Units:** 6 units (5.5%)
- **Gold Units:** 6 units (5.5%)
- **Silver Units:** 23 units (21.1%)
- **Parking:** 174 spaces provided, fully compliant with Housing SEPP and inclusive of accessible and commercial spaces.
- **Wind comfort:** All publicly accessible areas meet or exceed comfort criteria following integrated mitigation measures.

The design has undergone iterative review, including internal design excellence processes, consultant coordination and precinct level testing. The result is a proposal that is compliant, resilient and future ready.

Development Summary

SITE DETAILS				
27-33 Middleton Avenue, Castle Hill				
Site Area	3791 m ²			
Zoning	R4 High Density Residential			
Building Height				
Building Height				
Building Height				
Building Height				
Gross Floor Area & Floor Space Ratio				
GFA				
Commercial GFA				
Residential GFA				
Total GFA				
FSR				
Unit Breakdown				
1 Bed Room				
2 Bed Room				
3 Bed Room				
3 Bed (Loft)				
4 Bed Room				
Total Units				
Platinum/Gold/Silver Units				
Platinum Unit				
Gold Unit				
Silver Unit				
Affordable Housing Breakdown				
GFA - Affordable				
(Min. 5% of Residential GFA)				
Total Units				
Total Area				
Parking Calculation				
Residential	Parking Requirements	Total Unit	Required	
Car Parking Rates (TfNSW)	1 Bed 0.6	13	8	
	2 Bed 0.9	55	50	
	3 Bed 1.4	37	52	
	4 Bed 1.4	4	6	
	Visitor 1 Per 5 Dwellings	109	22	
		Total	137	
		Total Residential Car Parking Requirement		
Commercial				
Bicycle Residential	1 Bicycle space per 3 units.		36.3	
Bicycle Visitor	1 Bicycle space per 12 units.		9.1	
Total			45.4	
Solar Access				
2 Hours direct sunlight	70% of Total Units (Min.)	76.30 Units		
Cross Ventilation				
	60% of Total Units (First nine storeys)	50.4 Units		
Communal Open Space				
COS (Outdoor)				
Common Space - Secondary (Indoor)				
Total Area				
Deep Soil Zone				
Min. 6x6m	7% of Site Area (Min.)	265.37 m ²		

Proposed		
North Block	43.55 m	(11 Storeys)
South Block	50 m	(14 Storeys)

Proposed		
GFA		
Commercial GFA	143.21 m ²	
Residential GFA	12333.19 m ²	
Total GFA	12476.4 m ²	
FSR	3.3 :1	

Proposed		
1 Bed Room	13	12%
2 Bed Room	55	50%
3 Bed Room	31	28%
3 Bed (Loft)	6	6%
4 Bed Room	4	4%
Total Units	109	Units

Proposed		
Platinum Unit	6	5.5%
Gold Unit	6	5.5%
Silver Unit	23	21.1%

Proposed		
1 Bed	1	Units
2 Bed	4	Units
3 Bed	1	Units
Total Units	6	Units
Total Area	623.70	m ²

Proposed Parking			Compliant
12 Visitor			YES
Total Car Parking	174	Car parking (Total)	
2 Car Parking (Commercial)			
Incl. 1 Accessible (Commercial)			
109 Bike Spaces (to be provided in storages)			

Requirements		
2 Hours direct sunlight	70% of Total Units (Min.)	76.30 Units

Proposed			Compliant
81 units	74.3%		YES

Requirements		
	60% of Total Units (First nine storeys)	50.4 Units

Proposed			Compliant
52 units	61.9%		YES

Requirements		
COS (Outdoor)		
Common Space - Secondary (Indoor)		
Total Area		

Requirements		
Min. 6x6m	7% of Site Area (Min.)	265.37 m ²

Proposed			Compliant
1074.9 m ²	28.4%		
151.8 m ²			
1226.7 m ²	32.4%		YES

Requirements		
Min. 6x6m	7% of Site Area (Min.)	265.37 m ²

Proposed			Compliant
426.98 m ²	11.26%		YES

1.08 Location and Context

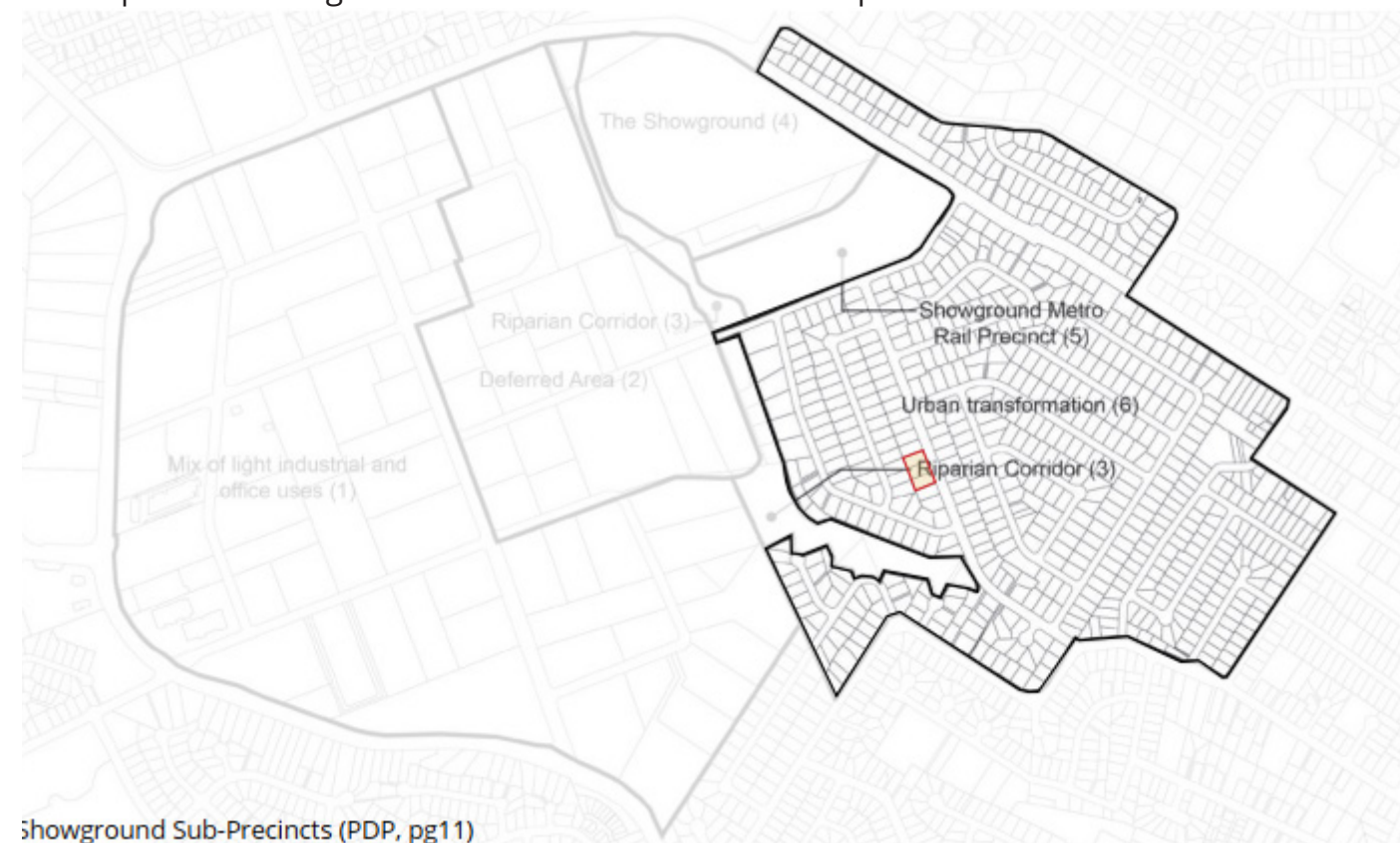
The site is located at Nos. 27 – 33 Middleton Avenue, Castle Hill, and is legally identified as Lots 209, 210, 211 & 212 DP 249973 (see Figure 1). The site is within The Hills Shire local government area (LGA) and is approximately 500 metres walking distance of the entrance to Hills Showground Station.

The site is occupied by four (4) existing dwellings of brick with tile construction, and is within an existing low density urban setting characterised by large residential lots supporting single and double storey detached houses, undergoing transition to a high density residential neighbourhood, as part of the emerging Showground Station Priority Precinct.

The site has a 91.44 metre frontage to Middleton Avenue, a depth of 41.455 metres, and an area of 3,791m²

The site is located within the Showground Precinct, a highly connected growth area serviced by the Sydney Metro Northwest Line and surrounding bus network. Its proximity to Showground and Castle Hill Metro Stations provides direct connections to the Sydney CBD, Parramatta, Norwest, and Macquarie Park, supported by major arterial roads including Old Northern Road and Showground Road.

This high level of accessibility reinforces the site's suitability for transit oriented residential development and aligns with Castle Hill's role as a Metropolitan Centre.



The precinct is identified under the strategic planning framework for renewal and increased density, transitioning from low density areas to mid to high rise development supported by high frequency public transport and established infrastructure. The site's consolidated landholding, regular configuration, and proximity to transport position it to deliver efficient layouts, positive streetscape outcomes, and minimal amenity impacts.

The café strengthens this role by providing a local, walkable amenity that complements the Metro station and emerging residential density.



1.09 Site Analysis

The site analysis establishes a clear understanding of the physical, environmental and contextual conditions that inform the design. The site's wide frontage, gentle fall, north-south orientation and exposure to prevailing winds create both constraints and opportunities.

Topography

- The area is characterised by moderately sloping terrain.
- Steeper ground occurs along the nearby Cattai Creek line.
- Middleton Avenue has a gently undulating profile.
- The site occupies a local prominence on a westward running spur, giving it visibility and solar access advantages.

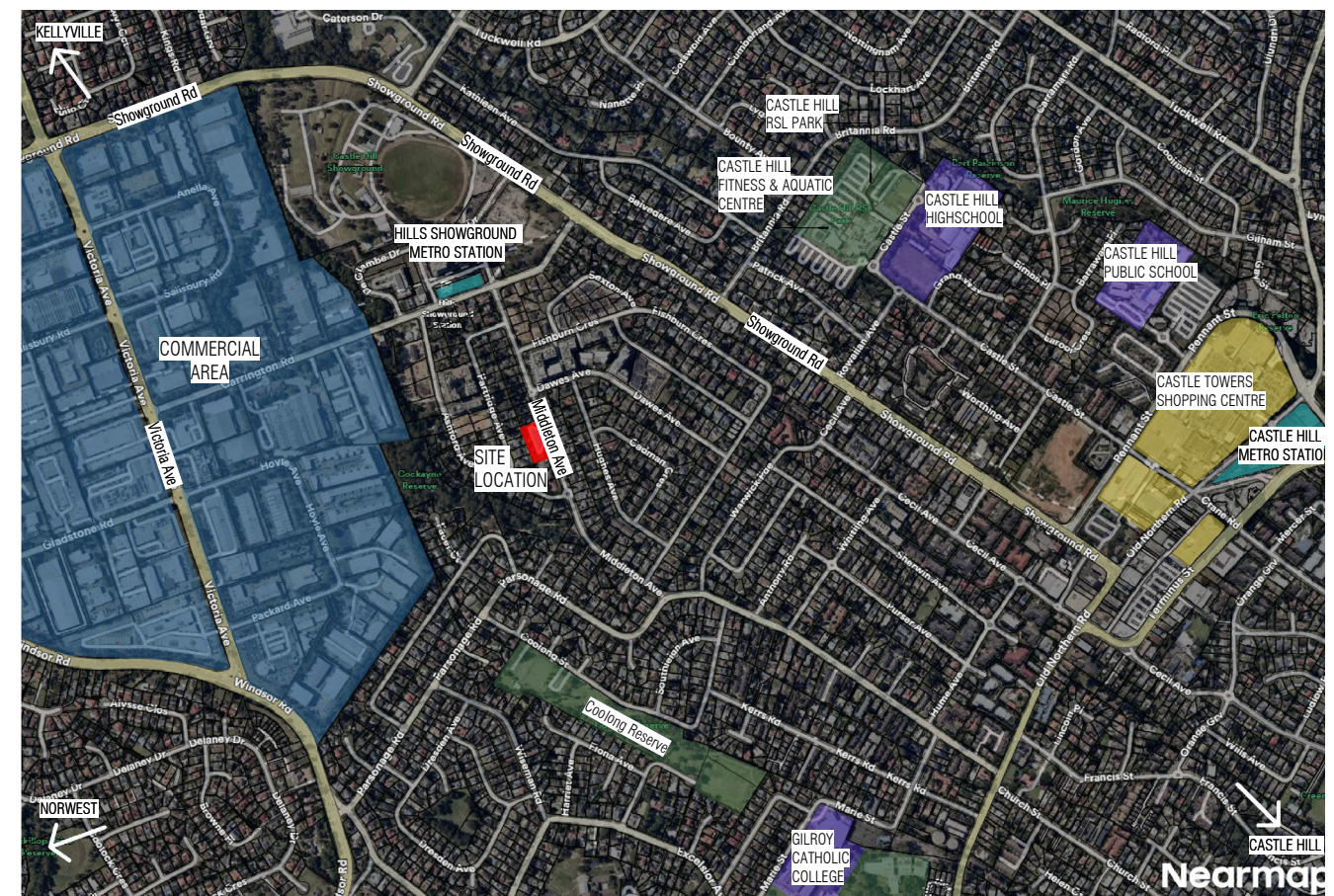
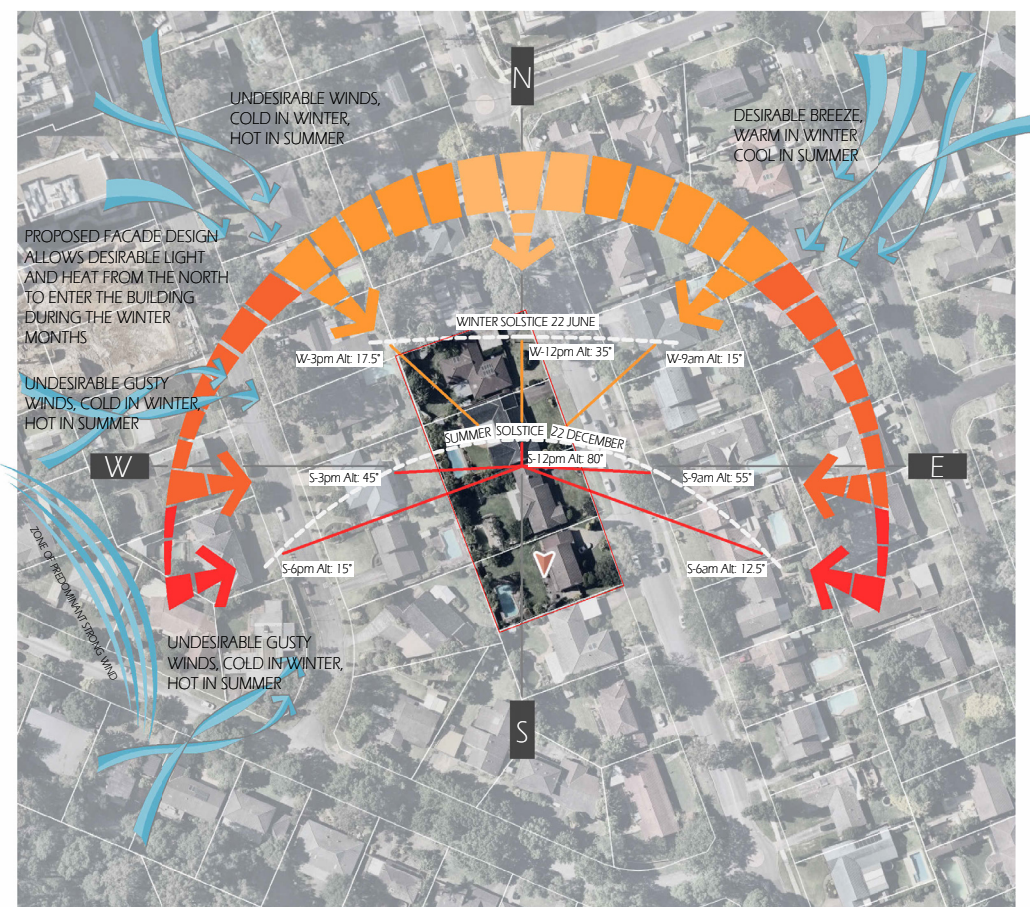
Constraints

- Exposure to southerly and westerly winds, requiring integrated mitigation.
- Future RFB envelopes to the north and east, requiring equitable separation.
- Overshadowing sensitivity to the north, informing the stepped massing.
- Vehicular access requirements, influencing basement configuration.

Opportunities

- Wide frontage enabling a generous 10 metre landscaped setback.
- North-south orientation ideal for solar access and passive design.
- Deep soil potential supporting canopy trees and biodiversity.
- Proximity to Metro, supporting TOD principles.
- Precinct landscape strategy, enabling a cohesive boulevard identity.
- Activation potential, enhanced by the café's indoor and outdoor seating.

These conditions directly shape the building's massing, setbacks, landscape strategy and ground plane organisation.



1.10 Surrounding Context

The surrounding area is characterised by emerging mid to high rise residential buildings, open space corridors, and evolving public domain upgrades.

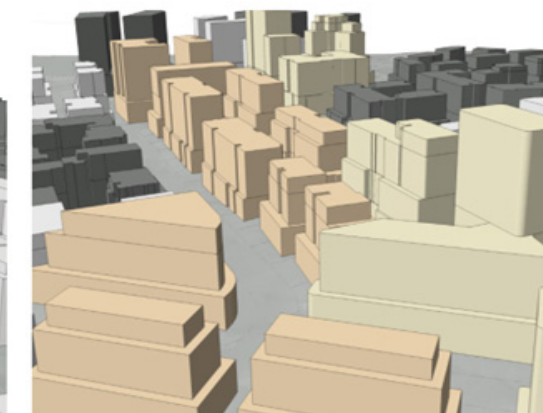
The proposal is calibrated to sit comfortably within this context, contributing to a cohesive urban ensemble.

Contextual responses include:

- Reinforcing the Middleton Avenue boulevard vision.
- Aligning with the precinct's architectural language through slenderness and materiality.
- Enhancing the public realm through landscape and activation.
- Maintaining equitable development potential for neighbouring sites.
- Supporting walkability and safety through passive surveillance and clear sightlines.
- Providing a local meeting place through the café, strengthening community life.

Future Development Context - LEP + 30 % Bonus

Area	FSR	Existing Height Limit
V2	4.03:1	54.3m (16 Storeys)
U2	3.51:1	42.3m (12 Storeys)
T4	2.99:1	34.2m (10 Storeys)



Legend

- Built / under construction
- HDA
- Potential site consolidation
- DA

"Walking The Site with CWC



1.11 Evolution from SDRP1, SDRP2 to Current SSDA

The design has progressed through a clear sequence of refinement across SDRP1, SDRP2, and the Current SSDA proposal. Each stage responded directly to panel feedback, consultant testing, and precinct wide objectives. See also the response to SDRP comments in Appendix AL of MENCONE'S EIS

SDRP1 — Initial Concept Design

The first review established the fundamental built form strategy and set the trajectory for all subsequent refinement.

Space progression from entry to Central COS (12m × 42m).

Podium 4 Storeys:

Grounded base, Landscape-rich, Dark shaded face brick finishes.

South Tower 8 Storeys (12 Storeys overall):

Beehive- like concrete grid, Community, Medium shaded leafy finishes.

North Tower 13 Storeys (17 Storeys overall):

Concrete structure Verticality, Horizon, Light shaded reflective finishes.

COS on ground, podium and tower roofs.

Both towers topped by cloudlike pergolas



1.11 Evolution from SDRP1, SDRP2 to Current SSDA

SDRP2 — Design Improvements

The second review focused on environmental performance, façade discipline, and the relationship between the building and its landscape setting. Key improvements include the following:

Reduced Height

Overall building height reduced from the original 12/17-storeys scheme to a more contextual stepped form scheme of 15/13 storeys. More appropriate for the Middleton Avenue context and aligned more closely with SDRP feedback.

Lower Visual Impact

Refined massing and articulation reduce skyline dominance and perceived bulk, helping the building sit more comfortably within the emerging precinct. Front setback increased from 6m to 10m.

Improved Built Form Articulation

Building broken into two slender tower lobes with a recessed central spine, feathered corners and mid-level setbacks to avoid a single monolithic form. Clearer podium to tower transition with upper levels recessed for improved slenderness.

Improved Efficiency

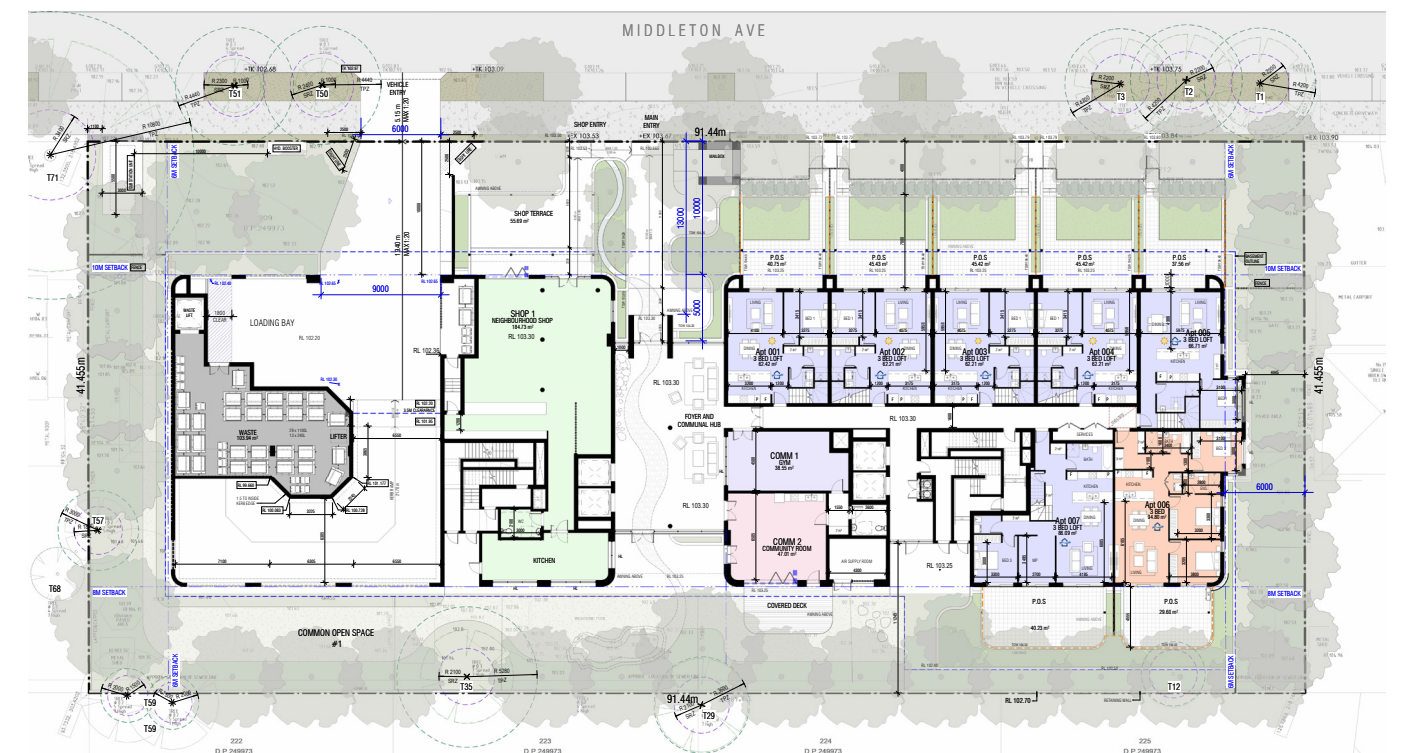
More efficient and high amenity floorplates, improving liveability while maintaining housing yield and diversity. Vehicle access now integrated into podium.

Lighter Podium Presence

Podium refined to a clear 4-storey street wall, improving pedestrian scale, reducing perceived bulk, and aligning with neighbouring development patterns.

Enhanced Public Domain Interface

10m landscaped setback, activated ground floor uses, and improved café and entry relationships create a more welcoming and human-scaled street address.



1.11 Evolution from SDRP1, SDRP2 to Current SSDA

Current Design Improvements

The current design represents a fully resolved architectural outcome that synthesises all panel feedback and consultant testing into a coherent, high performing design.

Reduced Height

A consolidated massing strategy with 14 storeys to the south and 11 storeys to the north, aligned with topography and overshadowing constraints.

A refined wintergarden spine and strengthened façade articulation for clarity and elegance. Introduction of double storey ground floor openings framed by vertical brick colonnades, responding to SDRP 2's two storey terrace suggestion.

Built Form Articulation Further Improved

Further articulation of the two tower lobes, including an additional 1.5m setback to the central spine.

A disciplined façade composition replacing scattered openings, with wrap around corner balconies feathering the edges.

A monotone material strategy with dark face brick podium and blonde vertical tower expression.

Refined Entry & Ground Floor Experience

More human-scaled lobby design with an additional communal hub leading into the outdoor COS.

Inclusion of a street facing café as a local contribution, activating the ground plane, improving passive surveillance, and anchoring community life

Improved Apartment Amenity & Housing Diversity

Larger living areas and balconies, strong cross-ventilation outcomes, more dual-aspect apartments, and increased provision of family-sized dwellings. Integrated wind mitigation measures informed by specialist testing (SLR).

Improved Landscape & WSUD Integration

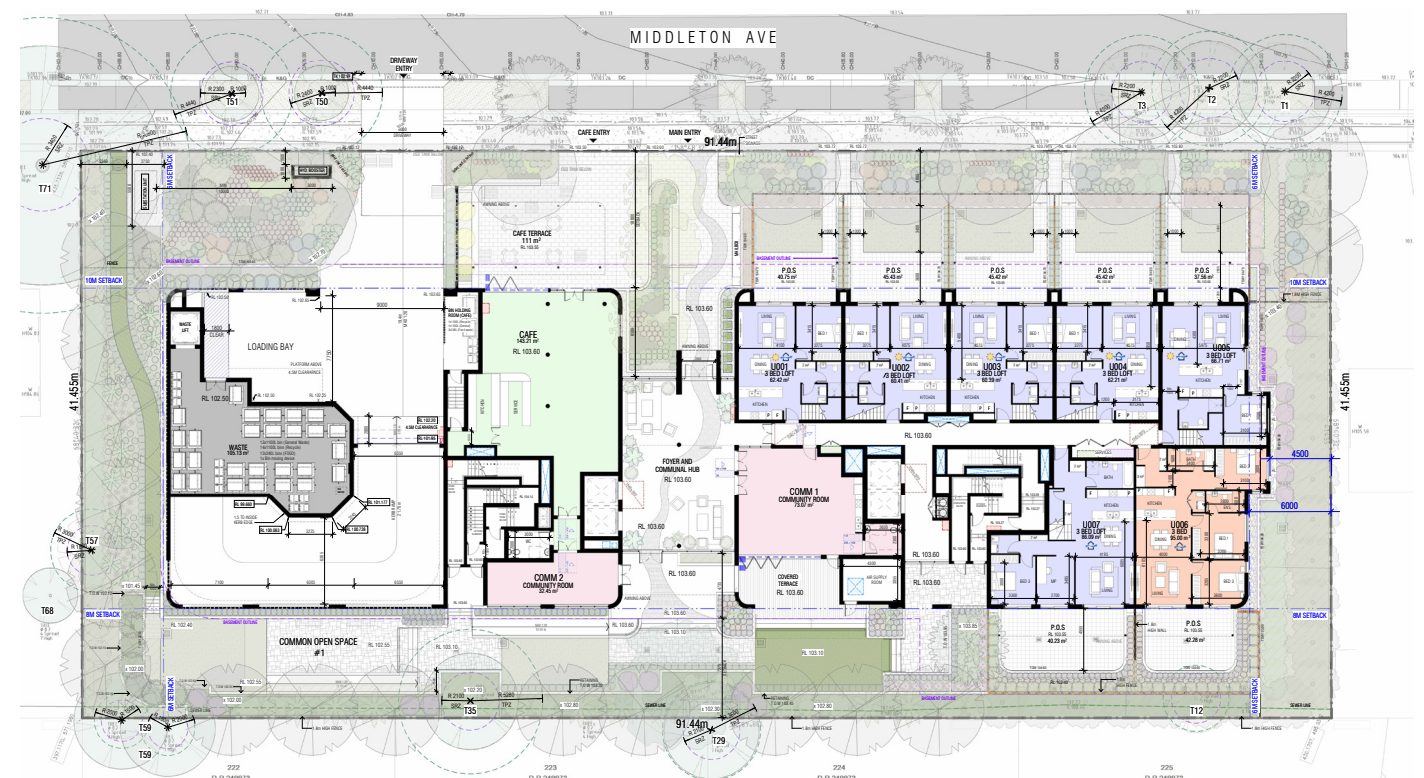
Increased deep soil zones, retention of key existing trees, Eucalypt Boulevard planting, and embedded water-sensitive urban design strengthen environmental performance and connection to Country.

Improved Communal Open Space

Greater quantity and variety of communal open space provided, exceeding minimum requirements and including ground-level landscaped areas and a high-quality rooftop terrace with access from both cores.

Enhanced Sustainability & Passive Design

Improved solid-to-void ratios, added shading devices, deeper façade reveals, high-performance glazing, and clearly integrated rooftop solar PV.



Current Design Improvements

A more generous landscape frontage and improved public domain interface, supported by canopy planting within setbacks.

Enhanced amenity, efficiency, and architectural legibility across all levels.

Massing adjusted to reflect the natural site fall (SE to NE), resulting in a more responsive **14 and 11 storey profile**.

Further articulation of the two tower lobes, including an additional 1.5m setback to the central spine.

Height transition between the lobes to reduce perceived bulk, improve skyline legibility, and minimise overshadowing.

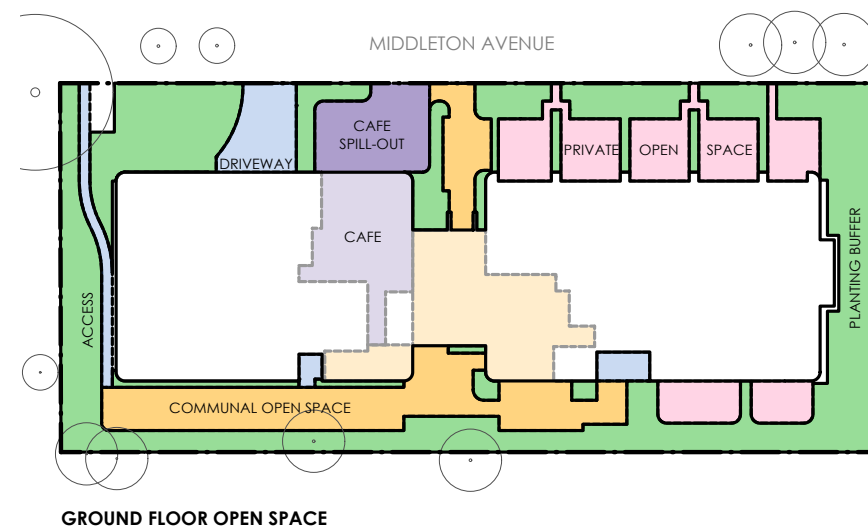
A disciplined façade composition replacing scattered openings, with **wrap around corner balconies** feathering the edges.

A monotone material strategy: **dark face brick podium** and **blonde vertical tower expression**.

Expanded deep soil zones, retention of key trees, and integration of WSUD and Eucalypt Boulevard planting.

Improved cross ventilation, dual aspect layouts, and increased family sized apartments. Strengthened sustainability measures including shading, reveals, and rooftop PV.

Enhanced communal open space at ground and rooftop levels.



Introduction of double storey ground floor openings framed by vertical brick colonnades, responding to SDRP's two storey terrace suggestion.



Efficient landscaped rooftop COS with access from both cores to covered alfresco with BBQ, gym facility and passive garden rooms with solar access and district views outlook.

PART 2 — DESIGN PRINCIPLES

2.01 Design Principles

The design principles for 27-33 Middleton Avenue articulate a coherent architectural framework that binds urban logic, environmental performance, landscape structure and residential amenity into a single, legible proposition to achieve design excellence.

The building is conceived as a slender, sculpted mid to high rise form, shaped by its position along the Middleton Axis and its adjacency to future mid to high rise neighbours on three sides.

The principles draw from Better Placed, the Apartment Design Guide, and the State's Design Excellence framework, ensuring the proposal is not only compliant but architecturally ambitious and socially purposeful.

The project is guided by six foundational ideas:

- **Landscape led urbanism** — The 10 metre setback is conceived as a civic landscape, not a buffer.
- **Slender, sculpted massing** — A dual lobe tower that reduces bulk and enhances skyline presence.
- **Climate responsive architecture** — Wintergardens, shading, deep reveals, and wind mitigation embedded into the form.
- **High amenity residential design** — Efficient floorplates, dual cores, generous living spaces, corner balconies and inviting communal open spaces that exceed the requirements of the ADG.
- **Precinct alignment and urban responsibility** — A building that respects future envelopes and strengthens the boulevard.
- **Community contribution** — A café that anchors local life and activates the public domain, complemented by 6 affordable units integrated seamlessly into the residential mix.

Design and construction related mitigation measures are further detailed in Appendix C of MENCONE'S EIS

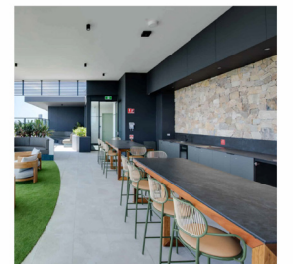
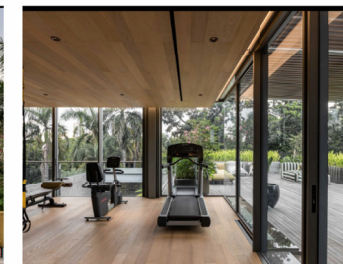
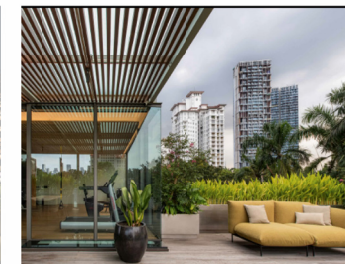


ROOF TOP COS - VIEW 1



ROOF TOP COS - VIEW 2

IMAGE REFERENCES:



2.02 Transit Oriented Development Response

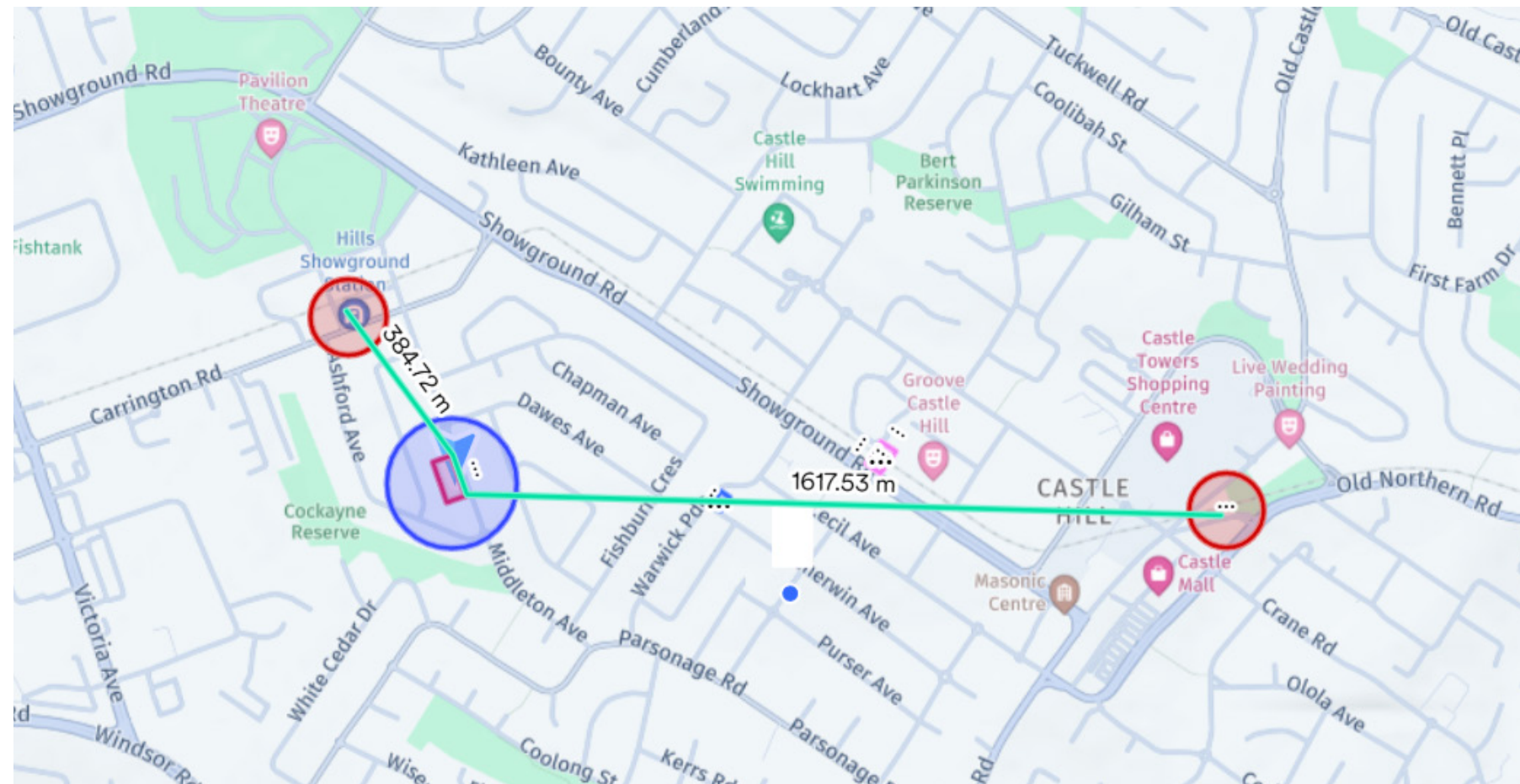
The building is calibrated to its position within a high accessibility, mid to high rise growth precinct, where density and public transport work together to create a sustainable urban environment. The architecture reinforces this through a porous, active ground plane, a slender vertical form, and a movement oriented frontage that supports walkability.

Key TOD responses include:

- **Proximity to Showground and Castle Hill Metro Stations**, enabling rapid connections to Sydney CBD, Parramatta, Norwest and Macquarie Park.
- **A walkable ground plane, with clear sightlines**, passive surveillance and a generous landscaped frontage that encourages pedestrian movement.
- **Cycling infrastructure**, including 109 bicycle spaces and a legible entry sequence that supports active transport.
- **A neighbourhood café**, providing everyday amenity within walking distance and reinforcing the precinct's emerging urban life.
- **Reduced car dependence**, supported by compliant parking, accessible spaces and strong public transport connectivity.
- **6 affordable units**, supporting social diversity within a transit rich environment.

The building contributes to a TOD precinct that is vibrant, sustainable and socially diverse, aligning with the strategic planning framework's vision for increased density and a shift toward mid to high rise living.

TOD RESPONSE DIAGRAM



2.03 Siting Principles

The siting strategy is driven by a desire to create a coherent relationship between building, landscape and public domain. The building is positioned to maximise solar access, protect neighbouring amenity, and reinforce the boulevard character of Middleton Avenue.

Key siting principles include:

- **A continuous 10 metre landscaped setback**, conceived as a civic forecourt that strengthens the public realm.
- **Deep soil zones** that support canopy trees, biodiversity and microclimate.
- **Optimised building separation**, ensuring equitable solar access for future RFBs.
- **A legible entry sequence**, with a daylit double height lobby and clear pedestrian address.
- **Basement access positioned discreetly**, minimising visual and acoustic impact.
- **Ground level communal open space**, integrated into the landscape frontage.
- **Café activation**, transforming the setback into a sociable, welcoming threshold.

The siting ensures the building is well oriented, well scaled and well integrated into its context, supporting both environmental performance and urban life.

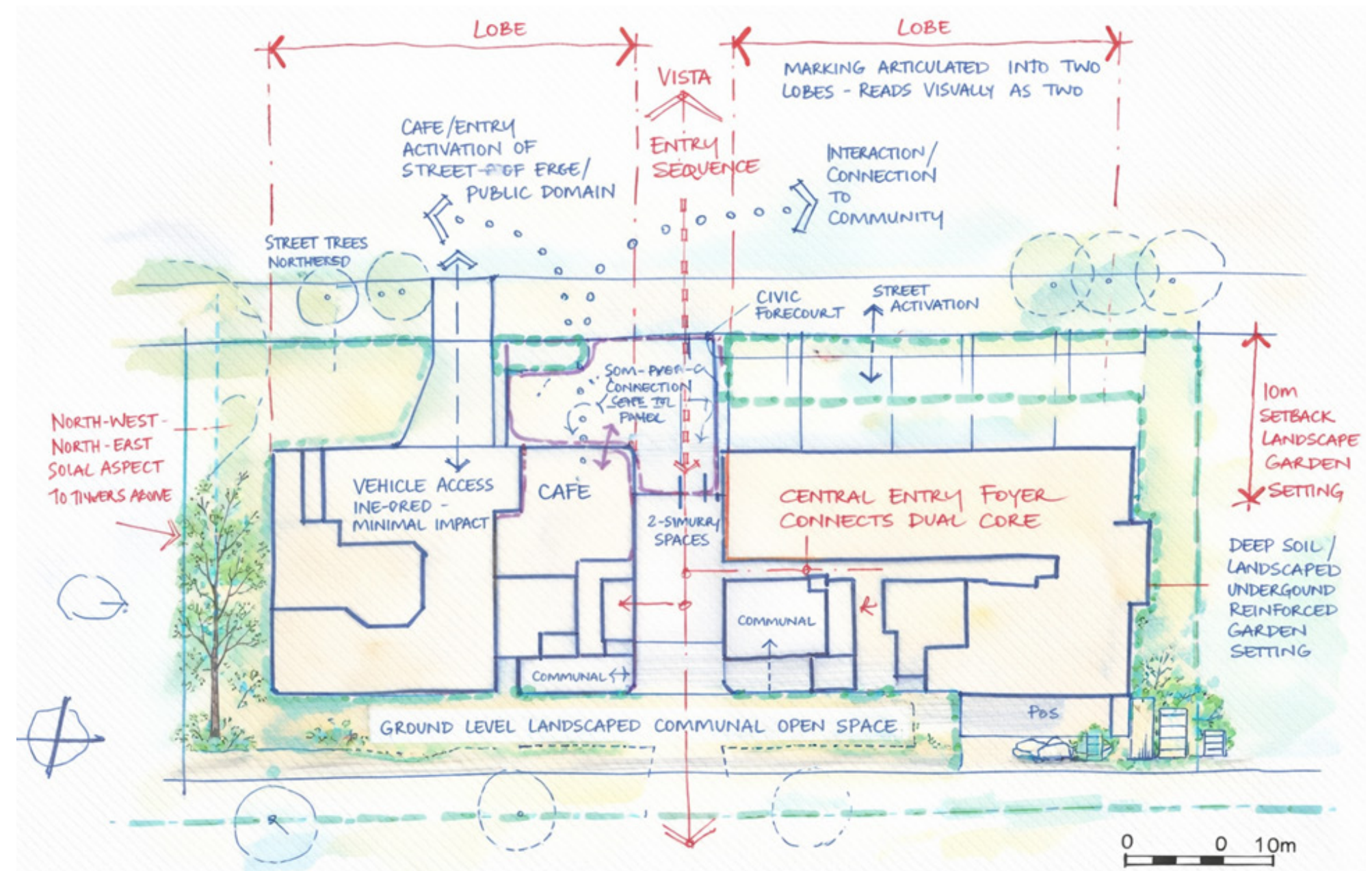


FIGURE — SITING STRATEGY DIAGRAM

2.04 Interface to East (Middleton Avenue)

The Middleton Avenue frontage is conceived as a landscape rich, pedestrian oriented civic edge, where architecture and public domain work together to create comfort, activity, and community life. The interface is structured as a sequence of interconnected spaces that support movement, sociability, and a strong boulevard character.

A continuous 10 metre landscaped setback forms the primary threshold. Deep soil zones support canopy trees and layered planting, reinforcing the precinct's emerging identity as a planted urban boulevard. The daylight, double height lobby sits directly on this green edge, acting as a clear civic marker and visually linking the street to the communal open space at the rear.

Above, the wintergarden spine becomes a defining architectural element. It not only separates the two tower lobes but also frames and accentuates the entry foyer below, creating a strong vertical cue that reads as the building's entry statement. The spine's transparency and fine grain articulation draw daylight deep into the foyer and give the tower a refined, residential character when viewed from the street.

At ground level, the neighbourhood café anchors the interface. Indoor and outdoor seating spill into the landscaped setback, creating a sociable, active edge that enhances passive surveillance and contributes to the daily rhythms of the street. The entry forecourt accommodates bikes, deliveries and informal "bump spaces," reinforcing the project's transit oriented character.

Five terrace apartments line the Middleton Avenue frontage, each with a raised, clearly defined private open space that addresses the public domain while maintaining privacy. These terraces introduce a fine grain, human scaled residential presence, softening the podium, and ensuring the frontage feels active and lived in throughout the day. Low walls, planting and subtle level changes create a comfortable threshold between private and public realms.

All residents (including those in the six affordable units) have equitable access to the communal landscape, shared amenities, and café interface. The ground plane becomes the foundation of the project's place making ambition: a sociable, comfortable, and environmentally responsive environment that supports community life.

The interface is structured around three organising ideas:

1. A generous, green threshold

The 10 metre setback is planted with canopy trees, mid storey shrubs and groundcovers, establishing a boulevard character consistent with the precinct's landscape strategy. The terrace apartments sit within this green framework, contributing to a lively, domestic scale.

2. A transparent, active ground plane

The café, lobby and terrace apartments open toward the landscaped frontage, creating a porous, visually connected interface that supports walkability, passive surveillance and everyday social interaction. The wintergarden spine above reinforces this transparency, drawing light into the foyer and marking the entry.

3. A refined four storey podium expression

The podium establishes a comfortable pedestrian scale and aligns with the DCP's intent for fine grain articulation and a terrace like street presence. The combination of café, lobby, terraces and the vertical spine creates a varied, human centred frontage.

Outcome

The result is a civic, generous, and socially active frontage that strengthens the Middleton Avenue boulevard, expresses a clear architectural identity through the wintergarden spine, and delivers a welcoming, human scaled edge that supports community life.



2.05 Interface to North

The northern interface addresses a future mid to high rise neighbour, requiring a calibrated balance of solar access, privacy, outlook, and equitable development. The tower massing steps down to 11 storeys along this edge, reducing overshadowing and ensuring that future development to the north receives fair access to winter sunlight. This stepping also refines the tower's silhouette, giving the northern lobe a slender, recessive profile.

The northern façade is composed as a layered environmental envelope. Wintergardens and privacy screens create a soft, inhabitable buffer between internal living spaces and the future northern neighbour. Sun control hoods are integrated to the living room glazing, tuned to intercept high angle summer sun while maintaining daylight and long range views. Adjustable balcony louvres add a resident controlled layer of privacy and shading, allowing occupants to modulate light, views, and comfort throughout the day.

The northern tower accommodates the rooftop communal open space, comprising a covered BBQ terrace, garden rooms and an enclosed gym. Northern exposure ensures excellent solar access throughout the year, while the elevated position captures distant district views. The rooftop becomes a shared, high amenity environment that reinforces the building's social life and provides residents with a calm, sunlit retreat above the urban setting. The COS is visually and environmentally integrated with the northern façade strategy, continuing the theme of layered, responsive edges.

At ground level, landscape buffers soften the interface and contribute to microclimate, reinforcing the precinct's landscape rich character. Planting, deep soil zones and shaded pedestrian areas ensure the northern edge remains green and comfortable even as the precinct densifies.

The overall expression is slender, recessive and environmentally responsive, ensuring the northern edge contributes positively to the building's performance, the amenity of future neighbours, and the coherence of the emerging urban ensemble.



2.06 Interface to West

The western interface addresses a future mid to high rise neighbour, requiring a robust architectural response to privacy, solar control, and wind exposure. The tower's western façade is deliberately slender and articulated, reducing bulk and minimising overshadowing to adjacent sites while maintaining a refined vertical rhythm.

At ground level, the communal entry foyer hub and two community rooms open directly onto a landscaped communal open space (COS) at the rear of the site. This space forms a shared garden terrace, designed for comfort, sunlight, and social interaction. Within the COS, six medium canopy trees provide shade and seasonal variation, while level play areas for children are integrated into the landscape, ensuring inclusivity and active use throughout the day. The garden's layout supports both informal gatherings and quiet retreat, reinforcing the building's social and environmental character.

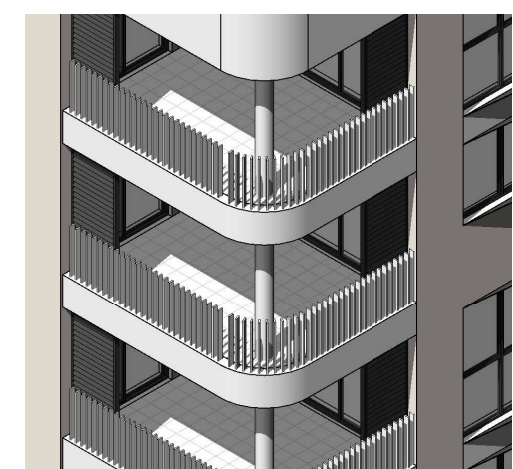
Adjacent to this shared zone, the two ground floor apartments enjoy generous private open spaces (POS) that are clearly defined yet visually connected to the communal garden. Low planting and subtle level changes create privacy without isolation, ensuring the ground plane remains active and socially legible.

The western façade itself is composed as a performative, layered envelope. Deep reveals and vertical blade elements provide shading and privacy while maintaining the clarity of the tower's vertical rhythm. Sun control hoods are strategically placed to living area windows to temper late afternoon heat gain — a critical environmental consideration on this orientation. These fixed elements are complemented by adjustable balcony louvres, enabling residents to fine tune shade, privacy, and daylight without compromising the façade's refined expression.

The articulation of the western façade also responds to wind modelling, with recessed balconies and softened corners reducing downwash and improving comfort at ground level. Together, the façade and landscape form a cohesive environmental response, balancing solar control, privacy and wind comfort with architectural elegance and social amenity.



Sun Hoods



Deep Balconies

2.07 Interface to South

The southern interface addresses a future mid to high rise neighbour, requiring a carefully calibrated response to privacy, outlook, and equitable development. The tower's southern façade is composed as a slender, recessive edge, ensuring minimal visual bulk, and maintaining fair access to daylight for adjoining sites.

A dense landscape buffer is established between the southern façade and the boundary, forming a continuous green edge that softens the interface and enhances privacy for both residents and the neighbouring property. Layered planting — including canopy trees, mid storey shrubs, and deep soil vegetation — creates a verdant outlook from apartments while contributing to microclimate, shade and habitat.

The southern façade is articulated as a performative environmental envelope. Deep reveals and vertical blade elements provide privacy and shading, while maintaining the clarity of the tower's sculpted form. Adjustable balcony louvres offer residents fine grain control over sunlight, privacy, and views, ensuring comfort throughout the day. These elements work together to temper low angle southern light and reinforce the façade's calm, refined expression.

At ground level, the dense planting continues as a green buffer zone, ensuring the southern edge remains visually soft and environmentally responsive. This landscape treatment strengthens the precinct's broader landscape character and ensures the interface contributes positively to both the building's amenity and the future urban ensemble.

The result is a quiet, green, and environmentally responsive southern edge, balancing privacy, outlook, and neighbourliness while maintaining the architectural clarity of the tower.



PART 3 — CONTEXTUAL ANALYSIS

3.01 Overshadowing & Solar Access

Overshadowing

The overshadowing analysis demonstrates that the proposed massing has been carefully sculpted to minimise impacts on future mid to high rise neighbours to the north, west and south. The 14 storey southern lobe and 11 storey northern lobe work together to reduce winter shadowing, ensuring that the building performs responsibly within a dense urban context.

Key outcomes:

- No unreasonable overshadowing of future RFB envelopes during the critical 9am–3pm mid winter period.
- The northern step down significantly reduces shadow duration and extent to the north.
- Shadows cast to the east and south fall largely within the road reserve or onto future envelopes that retain compliant solar access potential.
- The slender dual lobe form reduces the width and persistence of shadows compared to a single mass tower.

The overshadowing performance supports equitable development across the Middleton and Partridge Avenue corridors.

Solar Access to Future Neighbouring RFBs

The proposal has been tested against the ADG solar access requirements for future residential flat buildings on adjoining sites. The massing strategy ensures that neighbouring sites retain the ability to achieve compliant solar access outcomes.

Key findings:

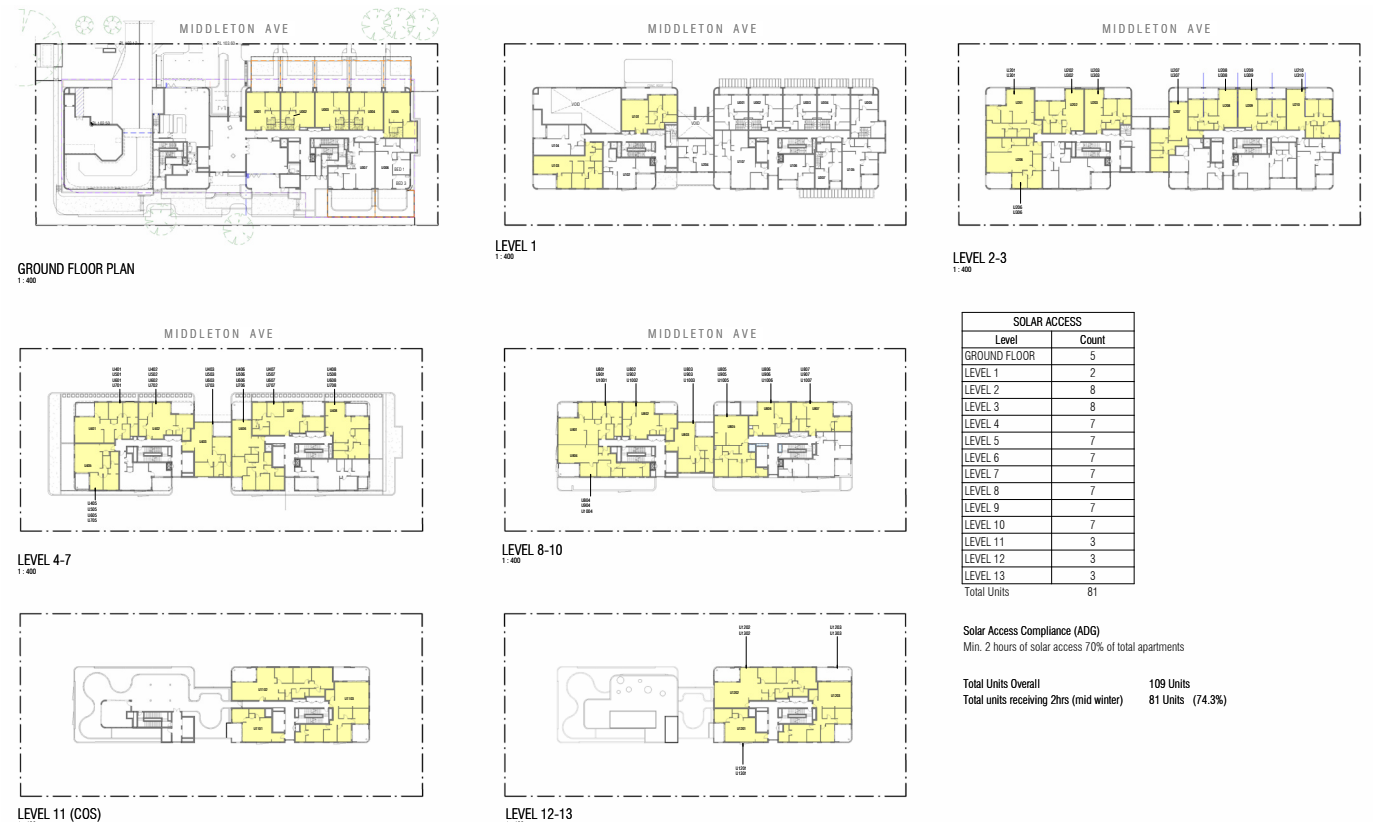
- Future RFBs to the west retain strong potential for 2 hour minimum winter solar access due to the building's 11 storey northern height and slender profile.
- Future RFBs to the south retain compliant solar access windows due to the slender southern lobe and the spacing created by the 10 metre landscape setback.
- The dual lobe configuration allows sunlight to pass between the volumes, improving solar access opportunities for adjacent sites.

The proposal therefore supports equitable solar access across the emerging mid to high rise neighbourhood.



**SOLAR IMPACT OF 14611 STOREY PROPOSED APARTMENT BLOCK (27-33 MIDDLETON AVE CASTLE HILL)
ON POTENTIAL NEIGHBOURING APARTMENTS (7 STOREY AND 10 STOREY CONFIGURATIONS)
SUN-VIEW MODELS AS ON 21ST JUNE**

7 STOREY SCENARIO SUN VIEW SCHEDULE				10 STOREY SCENARIO SUN VIEW SCHEDULE											
BUILDING A				BUILDING A				BUILDING B				BUILDING C			
LEVEL	UNITS/PLATE	>2 HR SOLAR		LEVEL	UNITS/PLATE	>2 HR SOLAR		LEVEL	UNITS/PLATE	>2 HR SOLAR		LEVEL	UNITS/PLATE	>2 HR SOLAR	
GROUND	10	6		GROUND	7	7	4	GROUND	7	4		GROUND	12	6	
L1	10	7	4	L1	7	4		L1	7	4		L1	12	6	
L2	10	7	4	L2	7	4		L2	10	7	4	L2	12	8	
L3	10	7	4	L3	7	4		L3	10	7	4	L3	12	8	
L4	6	6		L4	5	4		L4	5	4		L4	10	8	
L5	6	6		L5	5	4		L5	5	4		L5	10	9	
L6	6	4		L6	5	4		L6	5	4		L6	10	9	
TOTALS	59	45		TOTALS	43	28		TOTALS	54	5		TOTALS	102	78	
PERCENTAGE SOLAR 77.6%				65.1%				PERCENTAGE SOLAR 81.6%				74.1%			
COLLECTIVE PERCENTAGE SOLAR FOR 7 STOREY CONFIGURATION 70.6%				69.2%				TOTALS 76 62				TOTALS 58 43			
								PERCENTAGE SOLAR 77.4%							



3.02 Wind Environment and Mitigation

Wind modelling confirms that the building performs well within the precinct's emerging mid to high rise context. The tower's sculpted form, recessed spine and articulated corners work together to reduce downwash and improve pedestrian comfort.

Key mitigation strategies:

- Feathered corners soften wind acceleration around the tower.
- Recessed balconies reduce exposure to prevailing winds.
- Wintergardens provide sheltered outdoor rooms on wind affected orientations.
- Sun control hoods and adjustable louvres add micro climatic protection at the façade level.
- The 4 storey podium breaks down wind at street level, improving comfort along Middleton Avenue.
- Ground plane planting and canopy trees further diffuse wind and enhance microclimate.

The final SSDA scheme achieves comfortable wind conditions for all publicly accessible areas, including the café forecourt, lobby entry and communal open space.

Summary of report

On the basis of the above analysis, the overall effect of the proposed development on the local wind microclimate is assessed as not significant. With the recommended architectural and landscape mitigation measures incorporated, the proposal is expected to satisfy the nominated Wind Acceptability Criteria for the project.



**27-33 Middleton Ave, Castle Hill,
NSW**

Environmental Wind Impact - Desktop Study

Scion

Suite 3, Level 1/937 Victoria Rd,
West Ryde NSW 2114

Prepared by:

SLR Consulting Australia

SLR Project No.: 610.033562.00001

Revision: R01-v0.2

22 January 2026

Making Sustainability Happen

3.03 View Corridors and Visual Connections

The building's slender, dual lobe form preserves key view corridors and maintains long range visual connections along the Middleton Axis and toward the Cattai Creek green corridor.

Key outcomes:

- The slender north-south profile maintains visual permeability along Middleton Avenue.
- The recessed wintergarden spine creates a vertical break that reduces bulk and allows oblique views past the tower.
- The building's mid block location ensures that corner sightlines at Ashford Avenue remain open and legible.
- The massing respects future view corridors from Partridge Avenue, maintaining equitable outlook opportunities for future RFBs.
- The podium scale reinforces the pedestrian experience without obstructing long range views.

The result is a building that contributes to a legible, visually permeable urban environment, consistent with the precinct's design objectives.



PART 4 — ARCHITECTURAL RESPONSE

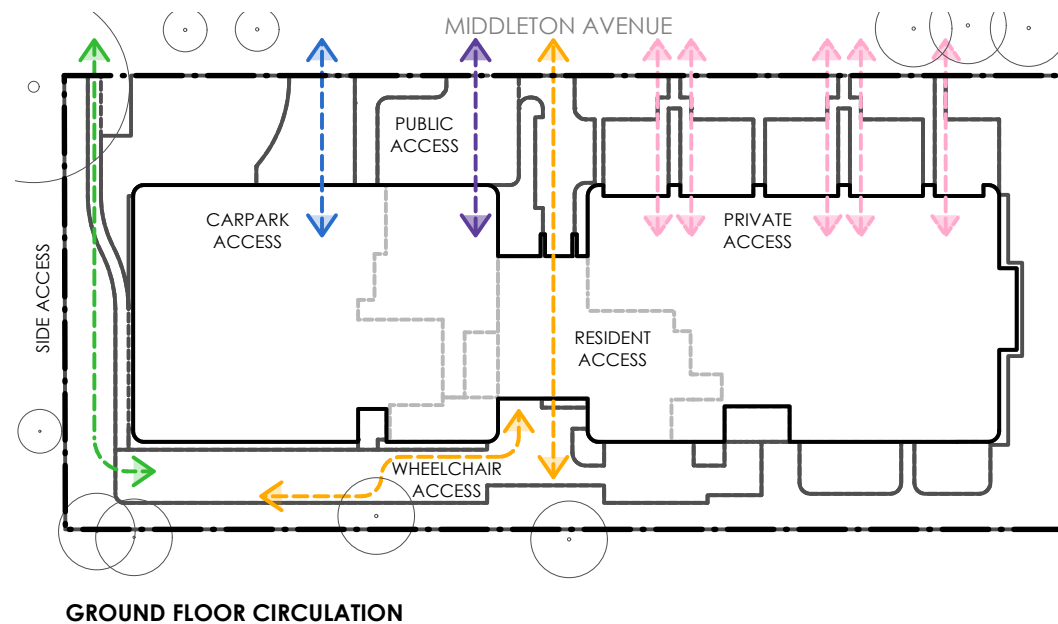
4.01 Built Form and Scale

The built form is expressed as a slender, dual lobe tower rising from a 4 storey podium, calibrated to its mid block position along Middleton Avenue.

The massing steps from 14 storeys in the south to 11 storeys in the north, ensuring equitable solar access to future RFBs and reinforcing the emerging height rhythm of the Middleton Axis.

The tower's proportions emphasise verticality and lightness, with the recessed wintergarden spine creating a clear separation between the two lobes. This reduces perceived bulk, improves cross ventilation, and contributes to a refined skyline profile.

The podium aligns with the terrace-like street grain and establishes a human-scaled base for active frontages and the café forecourt. Massing, setbacks and articulation are calibrated to maintain equitable development potential along Middleton and Partridge Avenues.



4.02 Materiality and Façade Strategy

A disciplined two tone palette and robust tectonic detailing deliver clarity, durability and long term performance.

Podium: PGH Blue Steel Flash face brick;

Upper lobes: Equitone Blonde Sandstone through coloured FC panels;

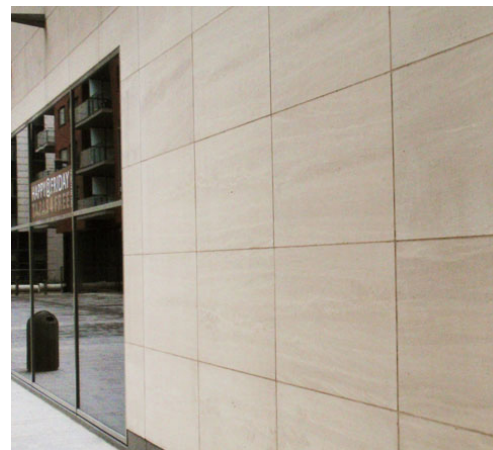
Parapets & slab edges: off form concrete;

Balustrades: anodised aluminium vertical blades;

Spine wintergarden glazing: Alfresco Wintergarden Bifold Window System (OSA) achieves maximum glass for maximum views and natural light. This system combines a glass balustrade and bifold window into a singular system.

Façade devices: Horizontal sun control hoods to west/north living windows, adjustable balcony louvres, deep reveals and vertical blades — are integrated to reduce solar loads, protect privacy and articulate a calm, contemporary expression at street and skyline scales.

Joints, fixings and maintenance access are resolved to minimise long-term maintenance and to support future façade upgrades (PV, shading retrofit).

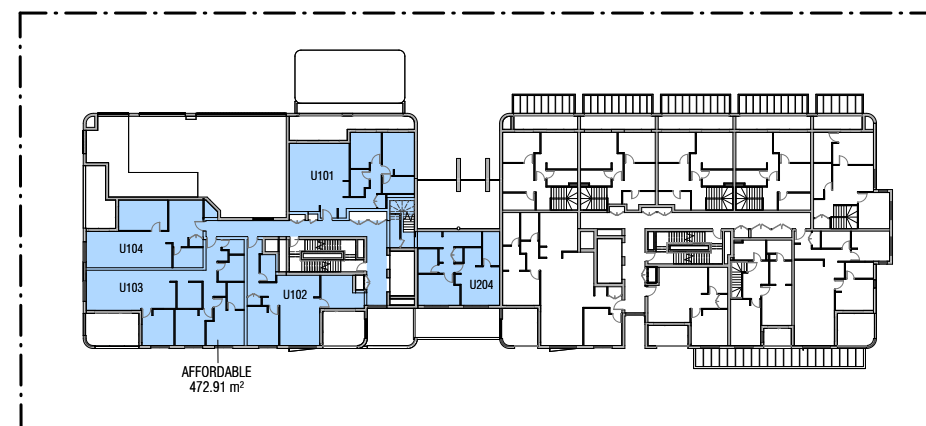


4.03 Residential Typology

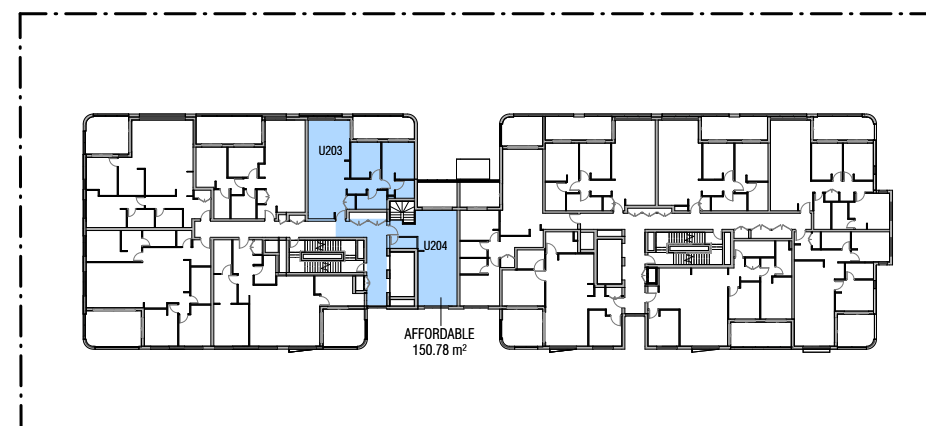
A market responsive, rules based typology that balances diversity, performance and long term adaptability.

- **Mix and intent:** Nine distinct unit types across 1–4 bedrooms; 6 affordable units integrated in the podium with equitable amenity access.
- **Floorplate logic:** Dual core organisation reduces corridor length; entries open to living areas to minimise wasted circulation and strengthen outlook to balconies.
- **Private outdoor space:** Oversized corner balconies standard for higher amenity units; wintergardens provide sheltered, year round outdoor rooms on exposed or central east aspects. Typical balcony ranges: 1 bed 8–12 m²; 2 bed 10–16 m²; 3 bed 12–20 m²; 4 bed 16–30 m².
- **Flexibility:** Many units include a Multi Purpose Room for home office or study; adaptable units distributed across levels to support ageing in place and changing household needs.
- **Performance rules:** Priority given to dual aspect and corner apartments for daylight and cross ventilation; single aspect units are limited and mitigated with wintergardens and larger balconies.
- **Accessibility and storage:** Step free podium units, lift access to all floors, adaptable housing provisions and in unit plus communal storage to meet ADG guidance.
- **Acoustic and privacy:** Wintergardens act as acoustic buffers on noisy façades; adjustable louvres and privacy walls manage internal corner overlooking without opaque façades.
- **Family focus:** 3–4 bedroom apartments located on corners and high amenity positions with larger balconies and proximate communal open space.

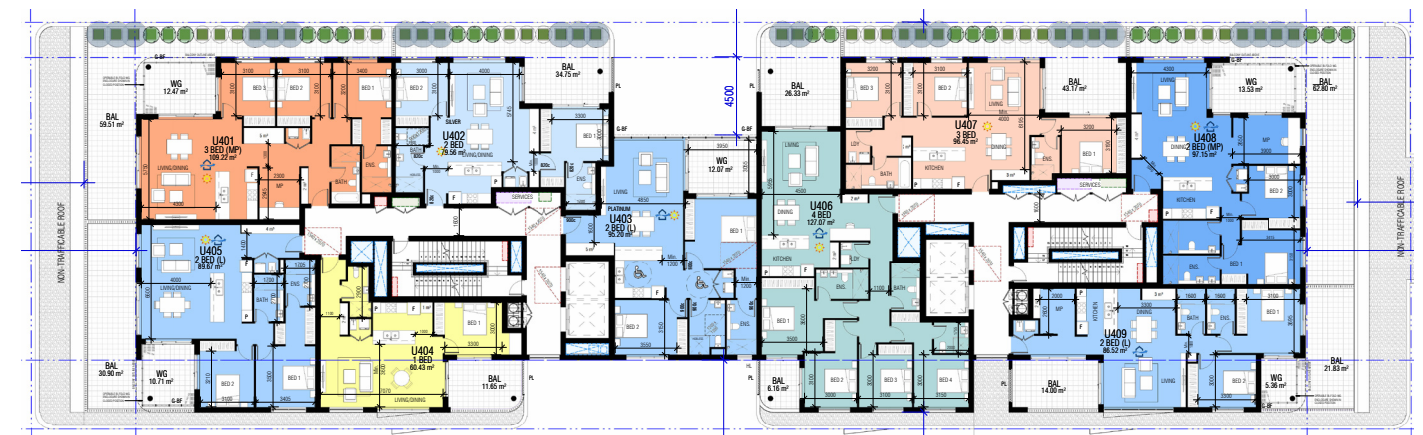
This typology delivers functional, furniture tested apartments that perform for daylight, ventilation, privacy and market appeal.



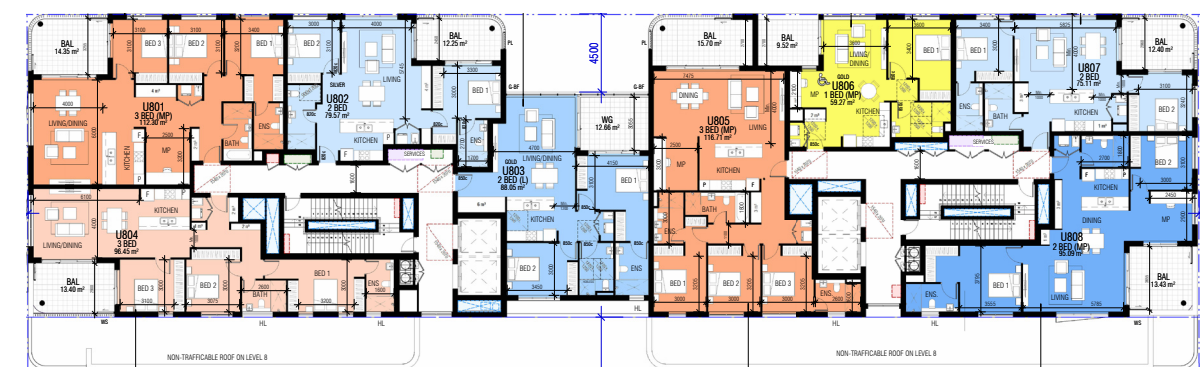
LEVEL 1



LEVEL 2



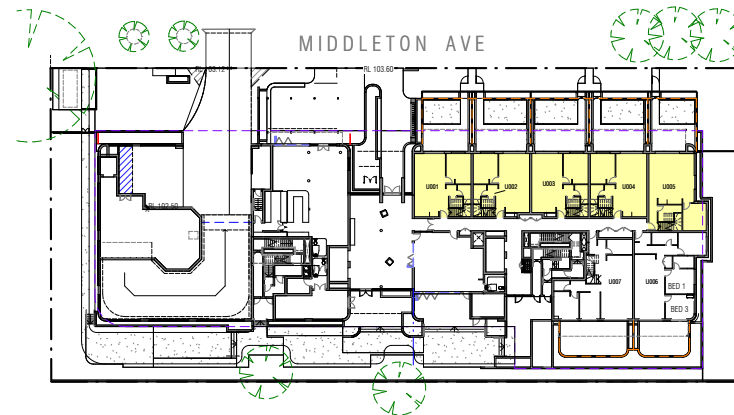
Level 4 (Typical)



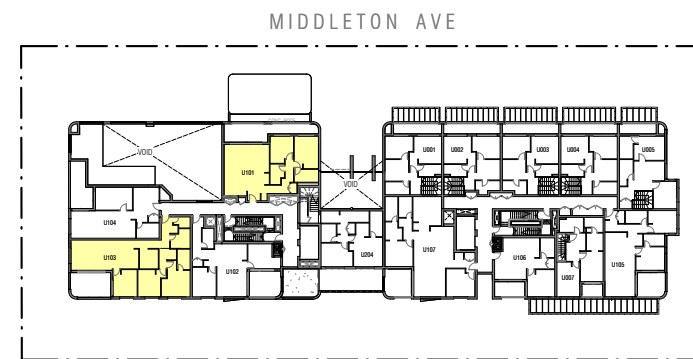
Level 8 (Typical)

4.04 ADG Solar Compliance

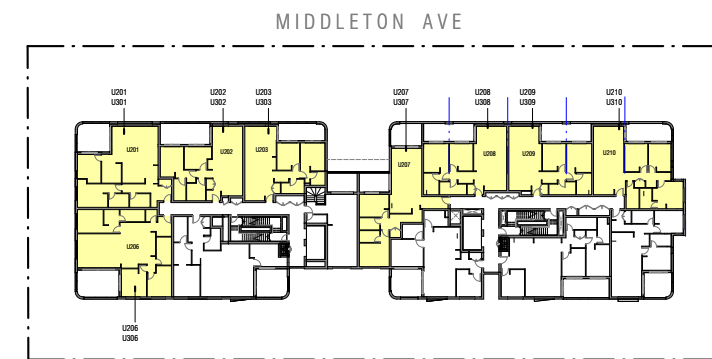
Apartment and precinct solar performance are tested and demonstrated. Apartment outcome: 74.3% of apartments achieve a minimum of 2 hours winter sunlight to living rooms or primary balconies through orientation, balcony sizing and the dual lobe plan. Neighbourhood outcome: the northern step down and slender lobes reduce shadow footprint on adjacent RFB envelopes; shadows are directed primarily into road reserves or onto future envelopes that retain compliant solar potential. Design measures: living areas and primary balconies are located to capture morning or afternoon sun as appropriate; wintergardens and oversized balconies increase usable sunlit outdoor space and mitigate single aspect limitations.



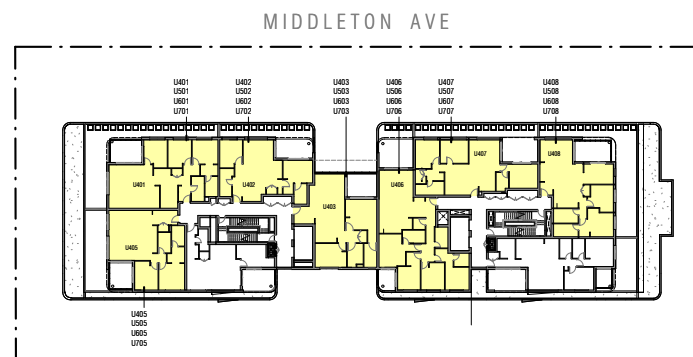
GROUND FLOOR PLAN
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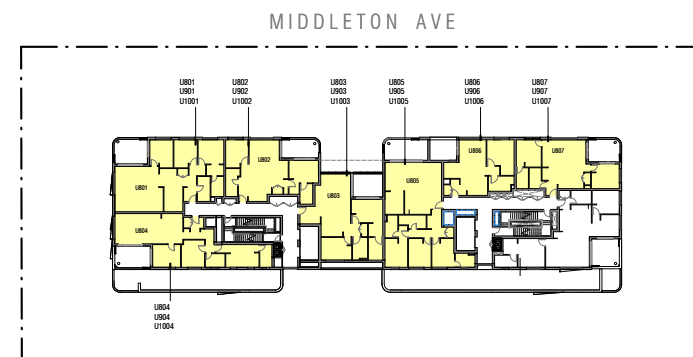
LEVEL 1
1 : 400



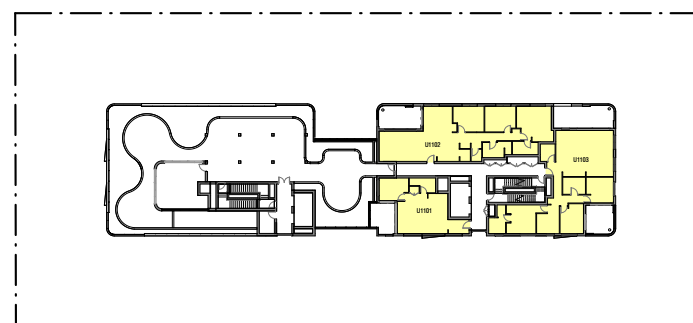
LEVEL 2-3
1 : 400



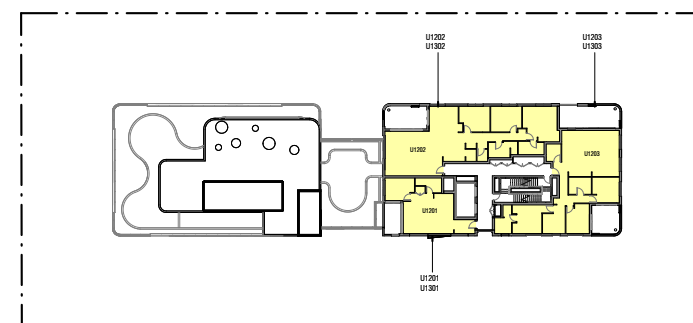
LEVEL 4-7
1 : 400



LEVEL 8-10
1 : 400



LEVEL 11 (COS)
1 : 400



LEVEL 12-13
1 : 400

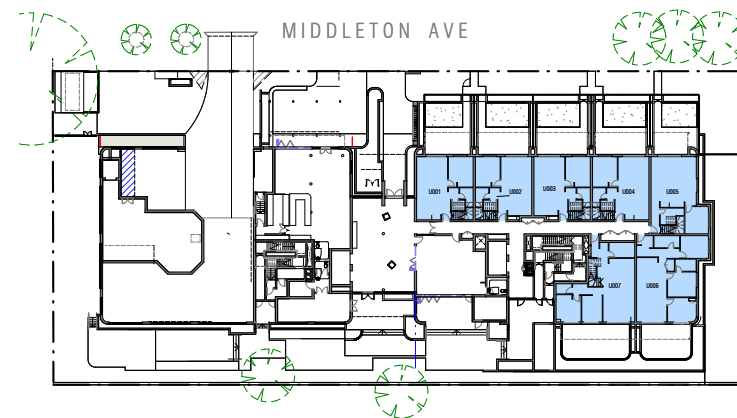
SOLAR ACCESS	
Level	Count
GROUND FLOOR	5
LEVEL 1	2
LEVEL 2	8
LEVEL 3	8
LEVEL 4	7
LEVEL 5	7
LEVEL 6	7
LEVEL 7	7
LEVEL 8	7
LEVEL 9	7
LEVEL 10	7
LEVEL 11	3
LEVEL 12	3
LEVEL 13	3
Total Units	81

Solar Access Compliance (ADG)
Min. 2 hours of solar access 70% of total apartments

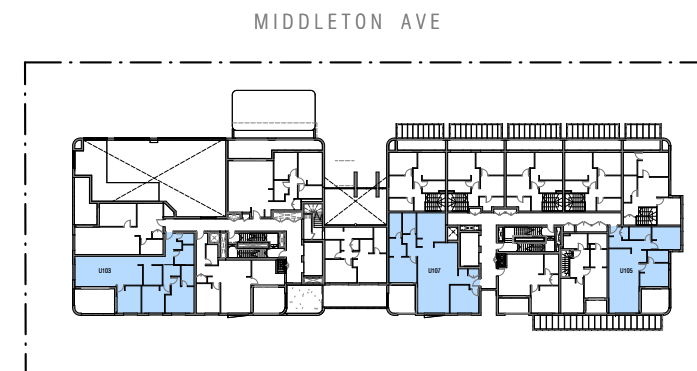
Total Units Overall 109 Units
Total units receiving 2hrs (mid winter) 81 Units (74.3%)

4.05 ADG Cross Ventilation

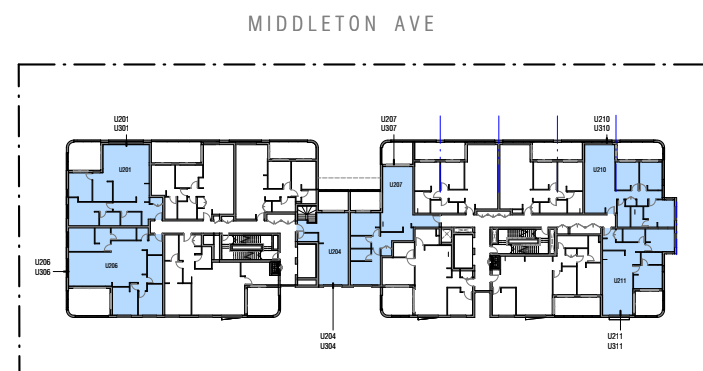
Cross ventilation is a primary environmental control embedded in the plan logic. **Performance:** 61.9% of apartments achieve natural cross ventilation via dual aspect planning, corner dwellings and operable wintergarden interfaces. **Mechanisms:** the dual lobe geometry creates pressure differentials and airflow corridors between volumes; operable wintergarden glazing and balcony louvres enable controlled ventilation on exposed facades. **Mitigation:** where cross ventilation is constrained by orientation or acoustic exposure, layouts use wintergardens, increased balcony depth and mechanical ventilation strategies to maintain IEQ targets.



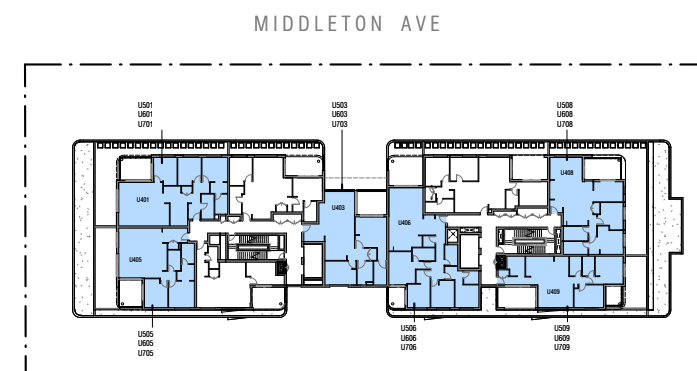
GROUND FLOOR PLAN
1:400



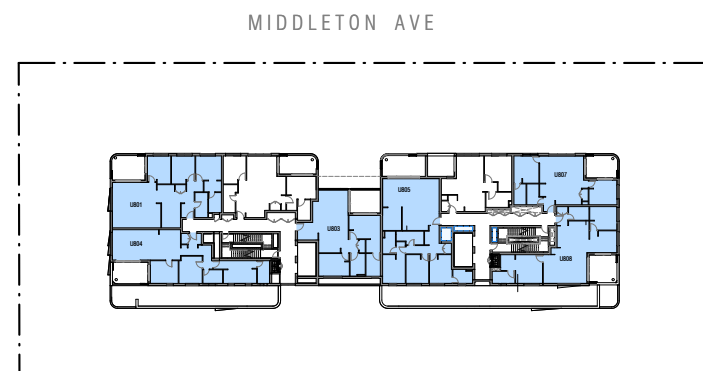
LEVEL 1
1:400



LEVEL 2-3
1:400



LEVEL 4-7
1:400



LEVEL 8
1:400

CROSS VENTILATION	
Level	Count
GROUND FLOOR	7
LEVEL 1	3
LEVEL 2	6
LEVEL 3	6
LEVEL 4	6
LEVEL 5	6
LEVEL 6	6
LEVEL 7	6
LEVEL 8	6
Total Units	52

Cross Ventilation Compliance (ADG)

Min. 60% of total apartments in the first nine storeys

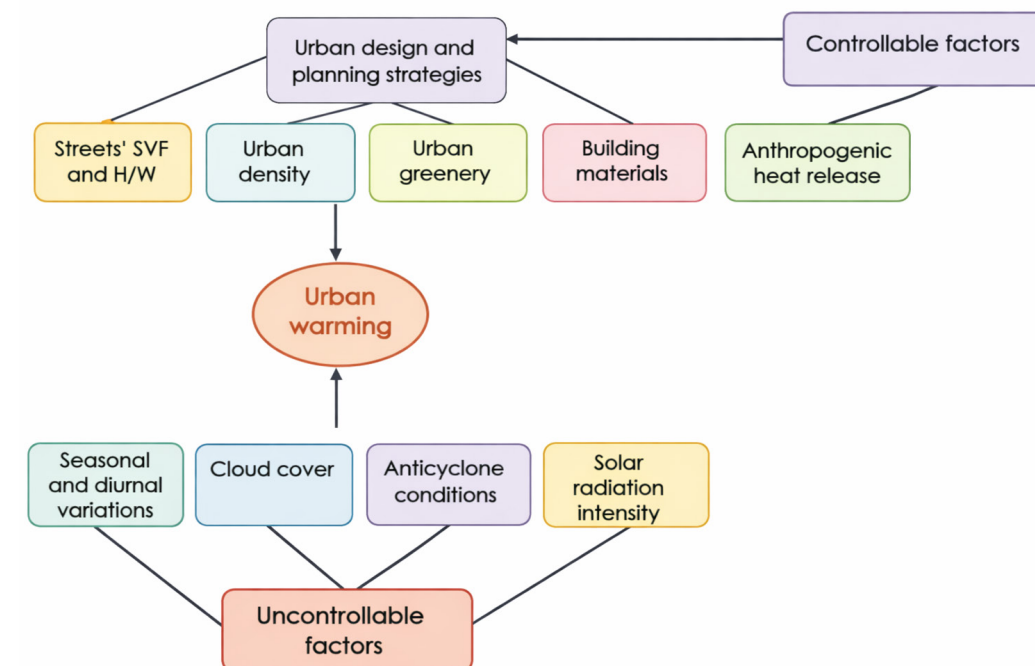
Total Units (Ground - Level 8)	84 Units
Total units receiving 2hrs (mid winter)	52 Units (61.9%)

4.06 Sustainability and ESD

A measurable, integrated ESD package aligned with the NSW Net Zero Plan and best practice residential outcomes.

- **Energy:** passive massing, high performance envelope (low U glazing, insulated FC panels), sun control hoods and adjustable louvres reduce cooling loads; roof is PV ready and plantrooms sized for future electrification.
- **Water:** low flow fixtures, rainwater harvesting for irrigation and WC reuse, and WSUD elements (bioretention, permeable paving) reduce potable demand and manage runoff.
- **IEQ:** low VOC finishes, daylight targets (74.3% 2 hour winter sun), natural ventilation strategy and oversized balconies/wintergardens improve occupant health and comfort.
- **Materials:** durable, low maintenance palette with specified recycled content where feasible; construction waste minimisation and material reuse strategies documented for SSDA.
- **Transport:** EV ready basement, generous secure bicycle storage, and a ground level layout that prioritises pedestrian and cycle access to the Metro.
- **Biodiversity & microclimate:** 426.98 m² (6m wide) deep soil, canopy trees and pollinator planting reduce heat island effects and support urban ecology.
- **Resilience: shading**, canopy cover, stormwater detention and passive cooling measures reduce vulnerability to heat and extreme rainfall events.
- **Social sustainability:** 6 affordable units, distributed communal spaces and flexible apartment types support social inclusion and tenure diversity.

ESD targets are expressed as measurable outcomes for SSDA (energy intensity reduction, water savings, PV capacity, % recycled content) and are coordinated with services and façade strategies.



4.07 Communal Open Space

Communal open space is generous, varied and programmed to support daily life and seasonal use.

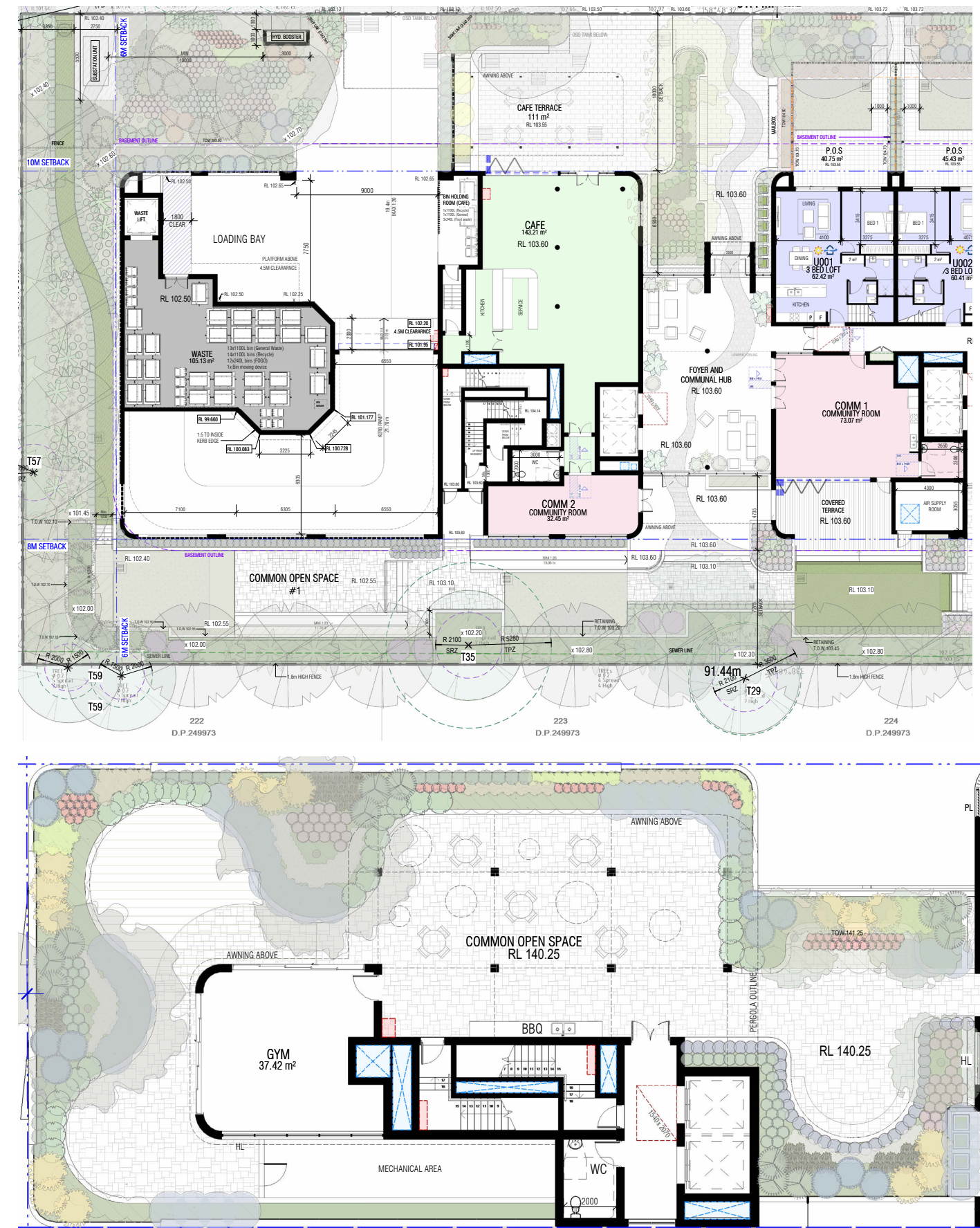
Provision: 32.4% communal open space (ADG requirement 25%).

Ground level: contiguous COS links two communal rooms and a covered alfresco, forming a sheltered social spine that connects to the café forecourt and lobby.

Rooftop: rooftop COS includes undercover BBQ, seating terraces, gym access and panoramic outlooks to provide sunny, usable amenity.

Programming: landscape rooms accommodate group gatherings, intimate retreats, children's play and quiet respite; furniture, lighting and shade structures are specified to extend usable hours and seasons.

Accessibility and equitable access are embedded in COS routing and amenity distribution.



4.08 Landscape and Public Domain

Landscape and Public Domain

A coordinated public domain strategy that reinforces Middleton Avenue as a planted boulevard, prioritises pedestrian comfort and activation, and positions the café as the primary social anchor for the frontage.

Public Realm Strategy

- **Green ribbon:** continuous 10 metre landscaped setback forming a planted buffer between the carriageway and the podium, creating a consistent boulevard character.
- **Hierarchy of spaces:** civic forecourt at the main entry, secondary planting terraces for passive recreation, and a clear pedestrian spine linking the café, lobby and communal open spaces.
- **Permeability:** direct, legible pedestrian routes from the footpath to the lobby and café with clear sightlines and level thresholds to encourage walking and cycling.

Civic Forecourt and Café

- **Location & orientation:** café located at the podium corner facing Middleton Avenue and the forecourt to maximise passive surveillance and pedestrian spill out.
- **Indoor/outdoor relationship:** large glazed frontage with bi parting doors and a continuous terrace zone; outdoor seating integrated into the forecourt with flexible furniture for café use and public amenity.
- **Spill out design:** defined paved terrace with integrated planting beds and low seating walls to delineate café space without creating a hard barrier to the public realm.
- **Operational considerations:** dedicated service access and loading bay at podium level; discreet storage and waste staging within the podium; separate service entry for café staff to avoid pedestrian conflict.
- **Activation strategy:** café programming supports morning and evening activity, with power and water outlets for events, and lighting designed to extend usable hours while minimising light spill.

Permeability: direct, level pedestrian routes from footpath to lobby and café with clear sightlines and bike parking.

Deep soil & planting: 426.98 m² (min. 6m wide) deep soil to support canopy trees; palette of canopy, mid-storey and pollinator species prioritising low water demand.

Microclimate: canopy shade, permeable paving and WSUD features (bioretention) reduce heat and manage runoff.

Seating & lighting: simple movable café tables, fixed benches and low-glare pedestrian lighting for safety and evening activation.

Accessibility: continuous step-free routes, tactile indicators and inclusive seating to accommodate prams and mobility aids.

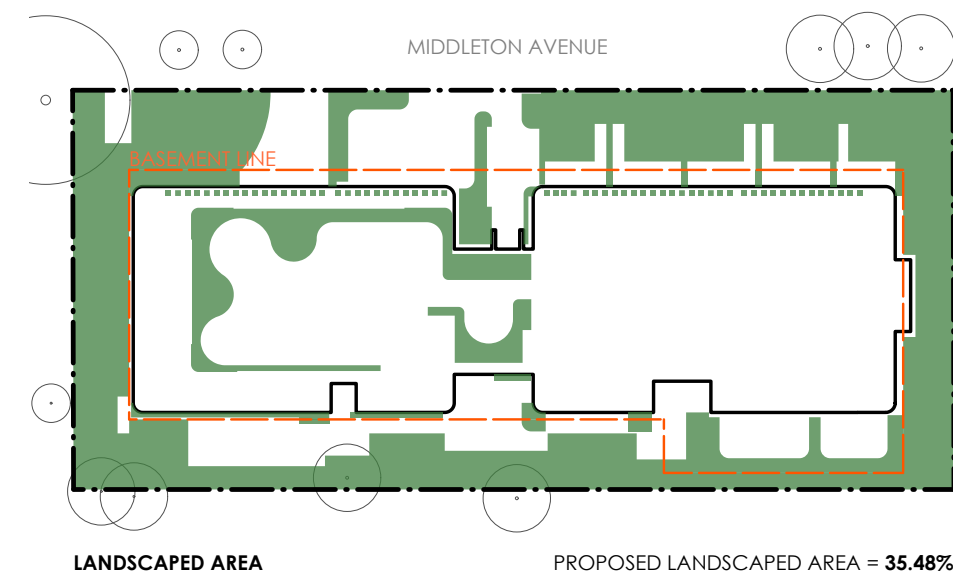
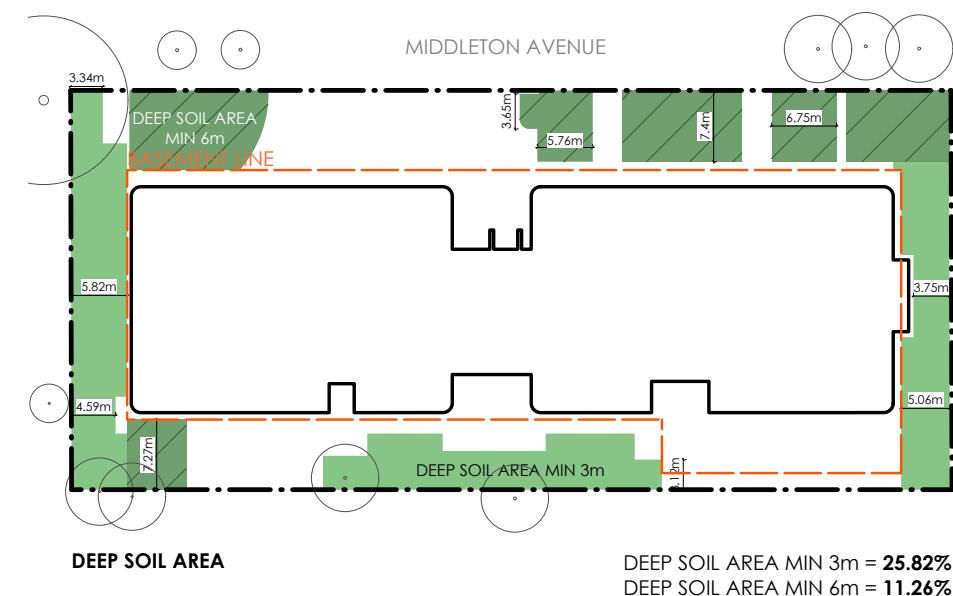
4.09 Deep Soil Requirement

Deep soil provision significantly exceeds statutory minima to enable long term canopy growth and ecological function.

Provision: 426.98 m² (6m wide) deep soil provided, located to maximise rooting volume and tree health.

Function: supports large canopy trees for shade, improves stormwater infiltration, enhances biodiversity and contributes to precinct cooling.

Design integration: deep soil areas are coordinated with underground services, tree pit design and soil volumes to ensure longevity and minimise root conflicts with structures.



4.10 SEARs Response

Also refer to the SEAR Table provided in Appendix A of MENCONE'S EIS

Design Quality — Proposal complies with relevant EPIs and responds to the seven objectives for good design.

- **Better fit — contextual and of its place**

Massing, step down and podium/tower separation respond to the Middleton Axis, mid block condition and adjacent future RFB envelopes; podium aligns with street scale and the tower reads as a slender element in the emerging skyline.

- **Better performance — sustainable and durable**

Passive design, high performance envelope, natural ventilation targets and integrated ESD measures reduce operational energy and improve resilience.

- **Better for community — inclusive and connected**

TOD location, café activation, generous communal spaces and 6 affordable units support social inclusion, local amenity and walkable neighbourhood life.

- **Better for people — safe and liveable**

Apartment layouts prioritise daylight, ventilation, privacy and adaptability; communal areas are visible, accessible and comfortable.

- **Better working — functional and efficient**

Efficient floorplates, dual cores and logical service distribution support operational performance, maintenance and future adaptability.

- **Better value — durable and cost effective**

Robust material palette and passive strategies reduce lifecycle costs and maintenance burden.

- **Better look and feel — engaging and attractive**

Clear podium/tower distinction, refined materiality and layered façade devices create a calm, contemporary presence that reads well at street and skyline scales.

Built Form and Urban Design

- **Layout:** dual lobe plan maximises solar access, cross ventilation and views while allowing sunlight to pass between volumes; podium aligns with terrace grain.
- **Height:** proposed heights comply with precinct controls and provide a considered transition to neighbouring envelopes.
- **Bulk & articulation:** podium/tower separation, deep reveals, wintergarden spine and vertical blades break down mass and reduce visual bulk.
- **Scale & separation:** podium provides human scale; building separation meets ADG guidance to protect privacy, daylight and ventilation for future RFBs.
- **Setbacks & interface:** 10 metre landscaped setback forms a continuous green frontage; entries and café activate the public realm.
- **Articulation:** material changes, sun control hoods, adjustable louvres and recessed wintergardens provide legible articulation and environmental performance.

Compliance and Evidence

- ADG solar and cross ventilation targets are met or exceeded for the majority of apartments.
- Communal open space (32.4%) and min. 6m deep soil (426.98 m²) exceed statutory minima.
- ESD measures align with NSW Net Zero Plan objectives and are expressed as measurable SSDA targets (energy, water, PV readiness, recycled content).
- Affordable housing provision and equitable access to amenity are integrated into the design.

Design documentation for SSDA include shadow diagrams, solar access schedules, cross ventilation testing, ESD modelling outputs and landscape/soil volume calculations to substantiate these outcomes.

PART 5 — HOUSING SEPP COMPLIANCE

5.01 Compliance Schedule

The proposal has been assessed against the Housing SEPP 2021 and demonstrates strong compliance across all relevant clauses. The building delivers 109 apartments within a dual lobe tower and podium configuration, achieving high performance in solar access, ventilation, adaptable housing, parking, storage and communal open space. The design aligns with the SEPP's intent to provide diverse, well designed and environmentally responsive housing in well serviced locations.

A detailed clause by clause matrix accompanies the SSDA and confirms full compliance.

5.02 Apartment Mix and Yield

The apartment mix is structured to provide genuine housing diversity and long term adaptability.

- Nine distinct unit types across 1 , 2 , 3 and 4 bedroom dwellings.
- Mix responds to market demand for larger apartments, generous balconies and flexible layouts.
- 6 affordable units integrated into podium levels with equitable access to sunlight, ventilation and communal spaces.
- Family sized apartments located on corners and high amenity positions with larger balconies and dual aspect layouts.
- Multi Purpose Rooms included in many units to support home office and flexible living needs.

The mix supports a broad demographic, including singles, couples, families, downsizers and key workers.

5.03 Parking, Bicycle and Storage Compliance

Parking, bicycle and storage provisions comply with Housing SEPP and ADG requirements.

- Car parking provided in accordance with the SEPP, with allocation for residents, visitors and accessible spaces.
- EV ready infrastructure included throughout the basement to support future electrification.
- Bicycle parking exceeds minimum requirements, with secure resident storage and convenient visitor racks at ground level.
- Storage meets ADG minimums, combining in unit storage with dedicated basement storage rooms sized for family units.
- Waste and recycling areas are consolidated for efficient operation and compliant collection access.

The parking and storage strategy supports sustainable transport, operational efficiency and long term resident convenience.

5.04 Liveable Housing

Liveable housing is distributed throughout the building to support inclusive living and long term flexibility.

- 6 Platinum, 6 Gold, and 23 Silver units are provided, representing a meaningful proportion of the overall mix and exceeding typical minimum expectations.
- Liveable units are spread across multiple levels and typologies to ensure equitable access to daylight, ventilation and communal spaces.
- Step free access is provided from the street to the lobby, lifts and all residential floors, with compliant gradients and clear circulation paths.
- Apartment layouts incorporate liveable housing principles, including bathroom configurations, door clearances and circulation zones that allow future modification with minimal structural change.
- Lift access, accessible parking and compliant common area widths ensure the building supports ageing in place and mobility needs for a wide range of residents.

5.05 Affordable Housing Provision

Affordable housing is provided in accordance with the Housing SEPP and integrated seamlessly into the architectural and operational framework.

- 6 affordable units located within the podium, many with favourable north, east or west orientation.
- Units are indistinguishable in materiality, amenity and access from private dwellings.
- Affordable units benefit from proximity to communal open space, the café forecourt and the landscaped setback.
- Layouts meet the same daylight, ventilation and storage standards as market apartments.

This supports social diversity and increases affordable housing supply in a well-served, transit-oriented location.

5.06 Design Verification Statement

SEPP (Housing) 2021 _ Design of Residential Apartment Development Principles

SEPP (Housing) 2021, Schedule 9 includes 9 design quality principles. These principles are intended to guide good design, provide a basis to evaluate the merits of proposed design solutions and provide a basis for subsequent planning policy documents, design processes and decisions made under Chapter 4 of the SEPP (Housing) 2021. Schedule 9 of the Housing SEPP requires that before determining a development application for residential apartment development, the consent authority must consider the design quality principles.

The following statement of consistency with the Housing SEPP Design Principles has been prepared and signed by the nominated architect as required under the policy.

Design Principle	Consistent	Comment
1. Context & Neighbourhood Character	Yes	<i>“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.</i> <i>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.”</i> The site at 27–33 Middleton Avenue is located within the Showground Precinct, a highly connected growth area serviced by the Sydney Metro Northwest Line and the surrounding bus network. Its proximity to Showground and Castle Hill Metro Stations provides direct connections to the Sydney CBD, Parramatta, Norwest and Macquarie Park, supported by major arterial roads including Old Northern Road and Showground Road. This high level of accessibility reinforces the site’s suitability for transit-oriented residential development and aligns with Castle Hill’s role as a Metropolitan Centre. Redevelopment of the site will contribute to the planned evolution of the Showground Precinct as a contemporary, well-connected residential neighbourhood.
2. Built Form & Scale	Yes	<i>“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i>

Design Principle	Consistent	Comment
		<i>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.”</i> The built form is expressed as a slender, dual lobe tower rising from a 4 storey podium, calibrated to its mid-block position along Middleton Avenue. The massing steps from 14 storeys in the south to 11 storeys in the north, ensuring equitable solar access to future RFBs and reinforcing the emerging height rhythm of the Middleton Axis. The tower’s proportions emphasise verticality and lightness, with the recessed wintergarden spine creating a clear separation between the two lobes. This reduces perceived bulk, improves cross ventilation, and contributes to a refined skyline profile. The podium aligns with the terrace-like street grain and establishes a human-scaled base for active frontages and the café forecourt. Massing, setbacks, and articulation are calibrated to maintain equitable development potential along Middleton and Partridge Avenues.
3. Density	Yes	<i>“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.”¹</i> Site area is 3,791 sqm and the proposed development achieves a FSR of 3.3:1 (12,476.4 sqm GFA). The subject site benefits from a consolidated landholding, regular site configuration and proximity to public transport, positioning it well to deliver efficient building layouts, positive streetscape outcomes and minimal amenity impacts on adjoining properties. The proposal contributes directly to both the National Housing Target of 1.2 million new homes by 2029 and The Hills Shire Housing Target of 38 000 new homes by 2036. It introduces affordable and diverse housing typologies, supporting the precinct’s evolution toward a transit-oriented, mixed-use neighbourhood.

Design Principle	Consistent	Comment
4. Sustainability	Yes	<i>“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.”</i> Sustainability is integral to the design; aspects include a selection of appropriate and sustainable materials, passive solar design principles, natural ventilation, energy-efficient systems, water-sensitive urban design and water-efficient devices appropriate to specification of the building and awareness of needs. Materials are selected for durability and reduced environmental impact. Details are provided in the BASIX Report. Sustainability principles underpin the design: • Passive solar orientation and cross-ventilation • High-performance glazing and energy-efficient systems • Water-sensitive urban design and efficient fixtures • Durable, low-impact materials • Deep soil zones supporting canopy growth Solar access: A majority of apartments exceed ADG requirements for daylight and natural ventilation, reducing reliance on mechanical systems.
5. Landscape	Yes	<i>“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.</i> <i>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.”¹</i> The proposal delivers a strong landscape setting that significantly enhances amenity, ecology, and the Middleton Avenue public domain. The scheme provides 25.82% deep soil (≥3 m), 11.26% deep soil (≥6 m) and 35.48% total landscaped area, supporting large canopy trees and long-term soil health.

Design Principle	Consistent	Comment
		Canopy cover increases from 3.5% to 32.88% through the introduction of 56 new trees, reinforcing the precinct’s green corridor. Endemic planting, <i>Connecting-with-Country</i> principles, and layered ground-to-rooftop landscapes create privacy, shade, habitat, and high-quality communal spaces. The common open spaces will be landscaped for residents’ amenity, featuring appropriate landscaping features, and providing pleasant areas of natural vegetation for residents. The side and rear boundaries will be fenced and landscaped to ensure privacy and soften the transition across the boundaries. The body corporate will manage the maintenance of common areas to ensure their ongoing health and appearance. Refer to the landscape architect’s documentation for further information and details.
6. Amenity	Yes	<i>“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.”</i> The proposal achieves high levels of residential amenity through functional apartment layouts meeting ADG spatial requirements, with optimised solar access and natural ventilation across the building. Acoustic and visual privacy is strengthened by planning rooms of similar function against common walls and configuring apartments to maintain outlook, ventilation, and solar access without compromising private use. Generous private open spaces are directly connected to living areas, and all dwellings include adequate internal storage together with basement storage for larger items. Balconies are sized and arranged in accordance with the ADG to support genuine outdoor living. Pedestrian and vehicular access points are clear and legible, and well-lit common areas and circulation spaces ensure safe after-hours movement. Adaptable units are provided in accordance with accessibility requirements, supporting residents of all ages and mobility levels.

Design Principle	Consistent	Comment
7. Safety	Yes	<i>“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.</i> <i>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.”</i> The proposal incorporates CPTED principles throughout the design, ensuring a safe and legible environment for residents and visitors. Passive surveillance is achieved through active frontages, overlooking communal areas, and well-used circulation spaces. Clear sightlines and uncluttered pedestrian routes minimise concealment opportunities, while secure access control is provided at lobbies, lifts, and residential levels. Lighting and wayfinding support safe after-hours movement across all entries and common areas. Storage areas are designed to maintain visibility, with chain-wire storage cages that prevent hidden spaces and enhance passive surveillance. All pedestrian areas are arranged to avoid “hiding” locations, and appropriate security measures are integrated at key access points to ensure a safe, well-supervised environment. Refer to CPTED Report Appendix AM in MENCONE’S EIS
8. Housing Diversity and Social Interaction	Yes	<i>“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</i> <i>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.”</i> Housing Diversity The proposal delivers 109 apartments, including 6 affordable dwellings, offering a balanced mix suited to a wide range of households and life stages. Larger living areas and balconies, strong cross-ventilation (61.9%), and 74.3% solar access ensure high-quality internal amenity. The inclusion of dual-aspect and family-sized dwellings enhances housing choice and supports long-term community stability.

Design Principle	Consistent	Comment
		Residents benefit from two communal rooms, a rooftop gym, and outdoor recreation spaces, fostering wellbeing and inclusivity. The design promotes equitable access and contributes to local housing supply and productivity, aligning with broader Housing & Productivity targets through improved apartment amenity and diversity. Market Responsiveness The proposal responds to strong market demand for larger apartments, generous balconies, and flexible layouts. The mix provides nine distinct unit types across one-, two-, three- and four-bedroom dwellings, supporting long-term occupancy and appealing to a broad demographic. 5% of GFA is dedicated to Affordable Housing, located within the podium levels with favourable solar orientation. Many apartments include a Multi-Purpose Room, enabling home office, study, or hobby use, reflecting contemporary living patterns and hybrid work trends. Social Interaction Communal open spaces—32.4% of the site, including 200 sqm public domain and a 143.218 sqm café hub—encourage social interaction, passive recreation, and community building. Together, these elements contribute to a socially cohesive residential environment and enhance the project’s contribution to local housing supply and productivity.
9. Aesthetics	Yes	<i>“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.</i> <i>The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”</i> The architectural expression draws on the Banksia analogy from CWC, with a strong, grounded four-storey podium forming the earth-like base and the two-lobed tower rising above as the vertical flowering elements. The building adopts a clear base & top composition consistent with SEPP guidance, ensuring a legible and well-proportioned form. The curved edges of the lobes and the wrap-around balconies at the corners soften the building’s profile, creating a gentle, sculpted

Design Principle	Consistent	Comment
		silhouette. This produces a feathering effect, visually lightening the upper levels and reducing perceived bulk when viewed obliquely. Materiality, colour, and texture are selected to create a refined contemporary character aligned with the precinct's emerging identity. Articulation, recessed balconies, and vertical elements introduce depth, shadow, and visual interest, while the careful composition of materials and façade elements emphasises the building's form, rhythm, and overall character. Refer to the Statutory Compliance Table provided in Appendix B MENCONÉ'S EIS

This development has been designed in alignment with the 9 Design Quality Principles outlined in Schedule 9 of the Housing SEPP (2021). The proposal reflects adherence to the Apartment Design Guide and attains a good level of residential amenity, sustainability, and urban design quality.

Mr. André Mulder has taken charge of the design and has aided the applicant in coordinating with relevant professionals and experts regarding the proposed development.

Additionally, Mr. André Mulder prepared, oversaw the preparation of, and evaluated the architectural drawings, expressing satisfaction that the design fulfils the objectives of the design quality principles as detailed in Part 2 of State Environmental Planning Policy No. 65 Design quality of residential Flat Development.

Yours faithfully,

BHK ARCHITECTS



André Mulder

Registered Architect NSW

Registration Number 6294

MAY 2026

