



Hills Showground Station Precinct Residential Development

Design Statement

22nd June 2020
Revision F

DESIGN STATEMENT

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DESIGN STATEMENT**1. INTRODUCTION****1.1. The site**

The 'site' reflects the Hills Showground Precinct boundary identified in the State Environmental Planning Policy (State and Regional Development) 2011 (SDRP SEPP) and includes a total area of 83,900m².

The site is located on the completed Metro North West Line, part of a longer-term metro project connecting Tallawong to Chatswood via Epping. By 2024, the line will extend to Sydney's CBD and Bankstown via Sydenham. Department of Planning, Industry and Environment (DPIE) developed precinct structure plans for each of the metro stations. The plans outlined the challenges and opportunities present, culminating in a collective vision and structure plan for the Station Precinct to guide the future character of the study area. The rezoned Station Precinct Plan for Showground is forecast to deliver approximately 5,000 new homes and 2,300 jobs over the next 20 years, transforming the area around the Hills Showground Station into a vibrant local centre.

The eastern part of the site (east of Andalusian Way) housed a former administration building of The Hills Shire Council (THSC) and associated parking and landscaping, and for a period was used as a SMNW construction site office. Demolition of the building has commenced as part of a separate Development Application (304/2020/LA). This part of the site will form the proposed Precinct East.

The western part of the site formerly housed 'The Hills Entertainment Centre' which included an auditorium and the Council's works depot. These buildings were demolished to make way for the current Hills Showground Station, plaza and commuter carpark. The remainder of the site was also cleared to form the development lots that will form the proposed Doran Drive Precinct and Precinct West.

Former development on the western part of the site consisted of 'The Hills Entertainment Centre' which included an auditorium and the Council's works depot that were demolished to make way for the Metro North West Line.

1.2. Purpose of this Statement

This design verification statement describes the design intent of Landcom's State Significant Development Application (SSD-9653) for a mixed-use concept masterplan proposal. It specifically responds to the design quality principles (SEPP 65) indicated in the Apartment Design Guide (ADG).

It focuses on how the proposed residential development within the subject masterplan has been considered with respect to these design quality principles.

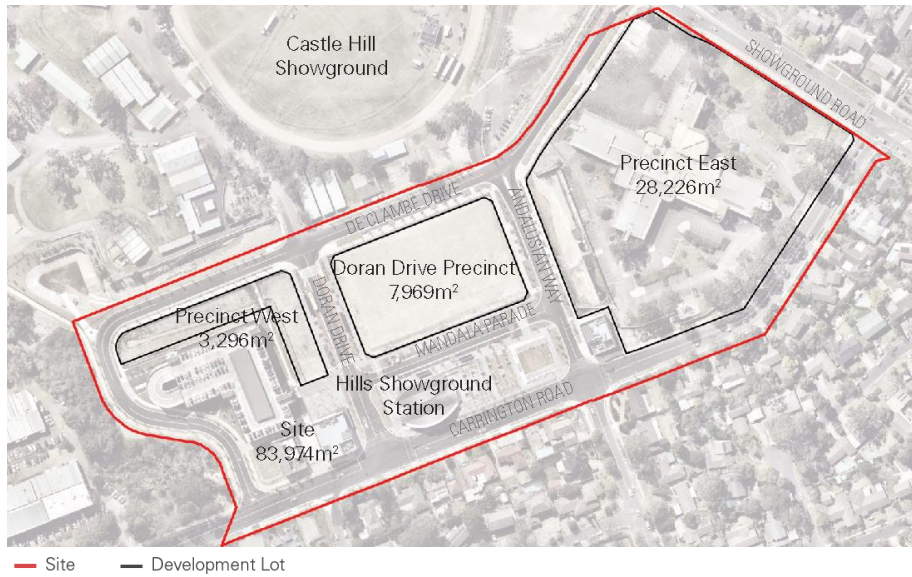


Figure 1. Hills Showground Station Precinct

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2. COMPLIANCE WITH APARTMENT DESIGN GUIDE (ADG) PRINCIPLES

The proposed development has been designed to particular controls that govern the site.

The proposed development responds to:

- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development.
- Apartment Design Guide 2015.

Principle 1: Context and neighbourhood character**2.1. Built form context and character**

The Site is bordered by the following:

- North and northwest – De Clambe Drive and the Castle Hill Showground
- West – De Clambe Drive and Cattai Creek
- South to southeast – Carrington Road
- East – Showground Road

The broader Showground Precinct within which the site sits, currently exhibits the characteristics of a typical low-density residential community to the south and east and a mixed retail, industrial and manufacturing employment area to the west known as the Castle Hill Trading Zone.

Good design responds and contributes to its context. The desired future character is determined by the strategic planning processes and community consultation that has been undertaken for the site and its surrounds since 2012. The Government's vision for the broader Showground Station Precinct (as determined by the DPIE Proposal) is to see the area transform into higher density, transit-oriented, employment and residential developments in response to the enhanced levels of accessibility and amenity that the Metro North West Line affords.

The subject site is the high density, active urban heart of the broader Showground Precinct, anchored by the multi-modal transport interchange at the Hills Showground Station. The built form is at its most dense immediately adjacent to the station and reduces towards the periphery of the Precinct to provide a suitable transition to the adjacent residential areas. The uses of the surrounding area will continue to be primarily residential, although over time the densities will increase to include more diverse housing typologies ranging from 3-storey townhouses north east of the site to 12-storey apartment buildings south of the site. The employment lands to the west of the site are also planned to undergo transformation in terms of higher order uses and employment densities.

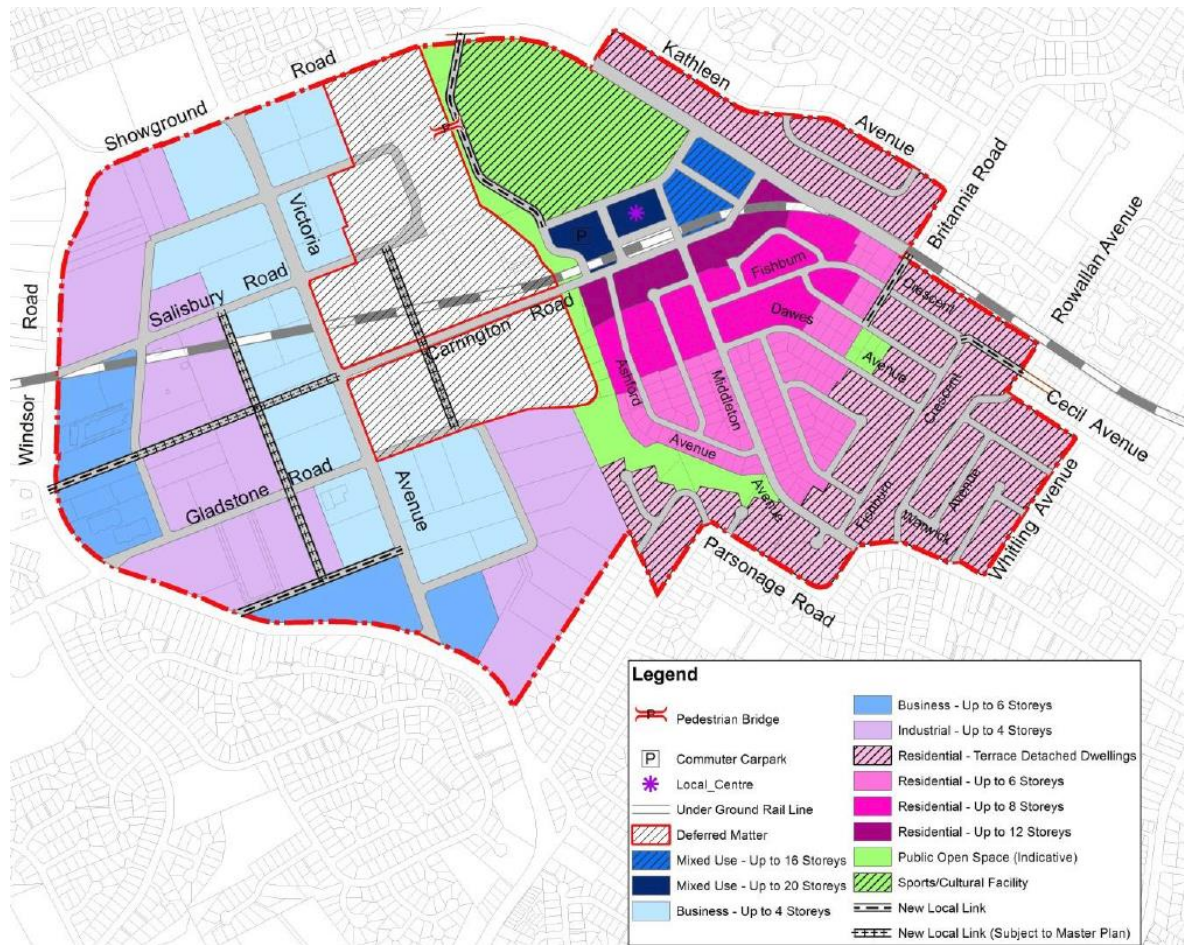


Figure 2. Hills Showground Station Precinct Structure Plan (The Hills Shire Council Showground Precinct Development Control Plan, 2012)

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2.2. Landscape character and context

The natural landscape of the site is part of the broader Cumberland Plains woodland, comprised of ironbark gums, some still located on the site today. Given the elevated position of the site, it most likely comprised part of the hinterland where “Aboriginal groups known as the ‘woods tribes’ lived” (GML, October 2019).

The site was also used as a vantage point for European settlers from as early as 1788. The elevated ridgeline from Castle Hill through to the site is one of the highest points between the large colonial presence at Parramatta and the Blue Mountains and provided unobstructed views over the Cumberland Plain to the west and the Hawkesbury River flats to the north and north-west.

The Cattai Creek riparian zone, with commercial and industrial warehouses to the west, provides for a regional green and blue element that weaves the Hills Shire together. Appropriate built form transitions and uses are prescribed as part of the masterplan for the site.



Figure 3. Aerial view from the Castle Hill Showground looking south-south-west across the site to the future higher density residential area south of Carrington Road



Figure 4. Aerial view from south of Carrington Road looking north west across the site to the Castle Hill Showground, Cattai Creek corridor and the Castle Hill Trading Zone.

2.3. Precincts

The site is divided into three distinctive character areas, identified as Hills Showground Precinct East, Doran Drive Precinct and Hills Showground Precinct West, that require a unique built form and landscape response. Each of these precincts responds to differing contextual opportunities and constraints that give the resultant built form its own unique identity and associated amenity and outlook.



Figure 5. Diagram indicating the three precinct character areas

DESIGN STATEMENT**2.3.1. Precinct West**

Precinct West will be a vibrant, mixed use destination that will provide retailing, dining and commercial uses along Doran Drive. Along De Clambe Drive the active edge will transition to typologies that are less reliant upon heavy pedestrian traffic but will benefit from the amenity provided by the Creek Corridor and Castle Hill Showground interface such as Small office / Home office (SoHo) units.

Above the ground floor fine grain uses, a mixture of employment-generating commercial space and residential will be delivered. The narrow nature of the sites provides an opportunity to for unique single loaded apartment typologies.

2.3.2. Doran Drive Precinct

Doran Drive Precinct will be a vibrant, mixed use destination that will provide retailing, dining and recreation uses, as well services that support the local community. Above a ground floor of fine grain uses, a mixture of employment-generating commercial space and residential will be delivered.

The Precinct will incorporate Doran Drive Plaza – a new Civic space located at the junction of major pedestrian desire lines from the Hills Showground metro station and transport interchange to the Castle Hill Showground and Cattai Creek corridor. The Plaza will be lined to its east with fine grain retail and dining experiences, with this activity also wrapping around at the north onto Doran Drive. To the south is Mandala Parade which is envisaged to house the type of 'high street' functions that service the community given its role as a key connector to the significant residential population in the Precinct, and provide an important and active interface with the station plaza.

2.3.3. Precinct East

Precinct East will be anchored by a new minimum 3,500m² public park that provides for local, passive recreational needs and children's play areas that complement the civic and active uses of Doran Drive Plaza and the regional recreational resource of the Castle Hill Showground.

Precinct East will be a green, leafy residential community that caters for a broad demographic through a diverse range of housing choices and built form typologies. Housing typologies will include townhouses and garden apartments which will be accessed via the public domain and internal courtyards to the developments. A range of apartment types and sizes will be located in podiums, mid-rise buildings and towers that are generously separated for open views, visibility of sky and solar access.

Principle 2: Built form and scale**2.4. Built form and scale**

The built form and scale of the development has been carefully considered to ensure that the densities and activities desired for the future transit-oriented heart of the Showground Precinct deliver built form outcomes that provide high levels of amenity to the residents, workers and visitors to the precinct on a daily basis.

2.4.1. Precinct West

Precinct West is located directly adjacent to the transport interchange and the active retail heart within Doran Drive. The site has been rezoned to allow for development up to 68m in height and a Floor Space Ratio of 5:1. The density has been determined as a desirable outcome given the Precinct's proximity to multiple modes of transport and high levels of amenity afforded by the future Doran Drive Plaza, the Castle Hill Showground and Cattai Creek.

2.4.1.1. Scale, bulk and height

Precinct West is characterised by a mix of uses within street defining podiums and slender towers. Built form within the Precinct will be comprised of a pedestrian-scale podium with towers set back above the podium and orientated in a way that maximises amenity for both the users of the public domain and the residents and workers within the building.

The 4-storey pedestrian scale podiums will incorporate vertical and horizontal articulation of the facade aligned with transitions between the level changes and tower elements above.

2.4.1.2. Built form in context

The Precinct responds to the existing and future character of its surrounds through a carefully considered built form response that provides transition controls to surrounding green and blue elements of Cattai Creek and affords significant views over the Castle Hill Showground.

Precinct West has an immediate interface with the commuter carpark on the western and southern boundary. A careful design response will need to consider the amenity and privacy impacts. The Urban Design Guidelines includes controls to prescribe that only opaque windows and circulation spaces and cores, secondary living areas, storerooms and bathrooms are located along this interface.

2.4.1.3. Built form response to the public domain

The buildings within the Precinct will have a direct interface to the active heart of the Precinct located at Doran Drive Plaza, the transport interchange on Doran Drive and the recreation precinct of Castle Hill Showground.

The podiums are to be comprised of fine grain non-residential tenancies on the ground floor and located so that they are able to extend retail and commercial activity out into the public domain and ensure that the Precinct is a vibrant place day and night, weekday and weekend, winter and summer. This will include a mixture of shop fronts; commercial or retail premises; café or restaurants if accompanied by an entry from the street and/or outdoor dining; community and civic uses with a street entrance; recreation facilities with a street entrance; and small office / Home Office ground floor addresses.

The site falls from east to west, affording the opportunity to step the built form down towards Cattai Creek in response to the landform and a transition plane towards the green and blue elements of Cattai Creek. The Proof of Concept identifies a tower form that is setback 23m above the podium along this interface.

The Precinct also interfaces with the existing carpark plaza which is to be addressed by a 4-storey podium. The Proof of Concept identifies a tower set back 9.5m above the podium from the carpark plaza.

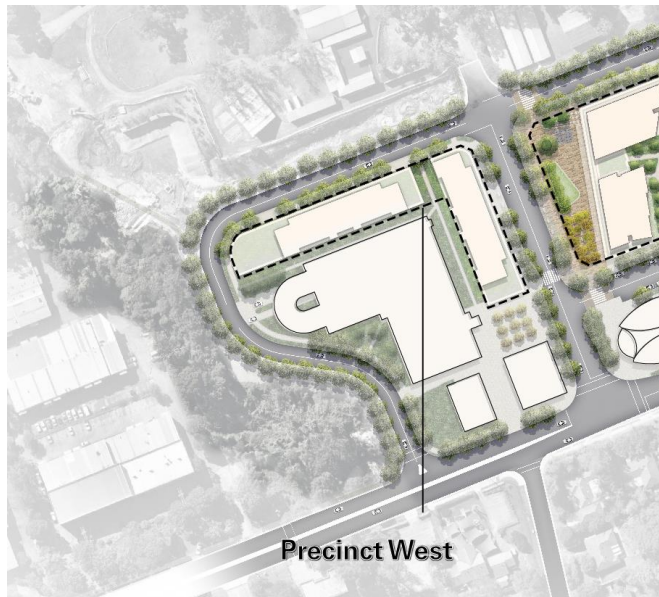


Figure 6. Precinct West Concept Plan

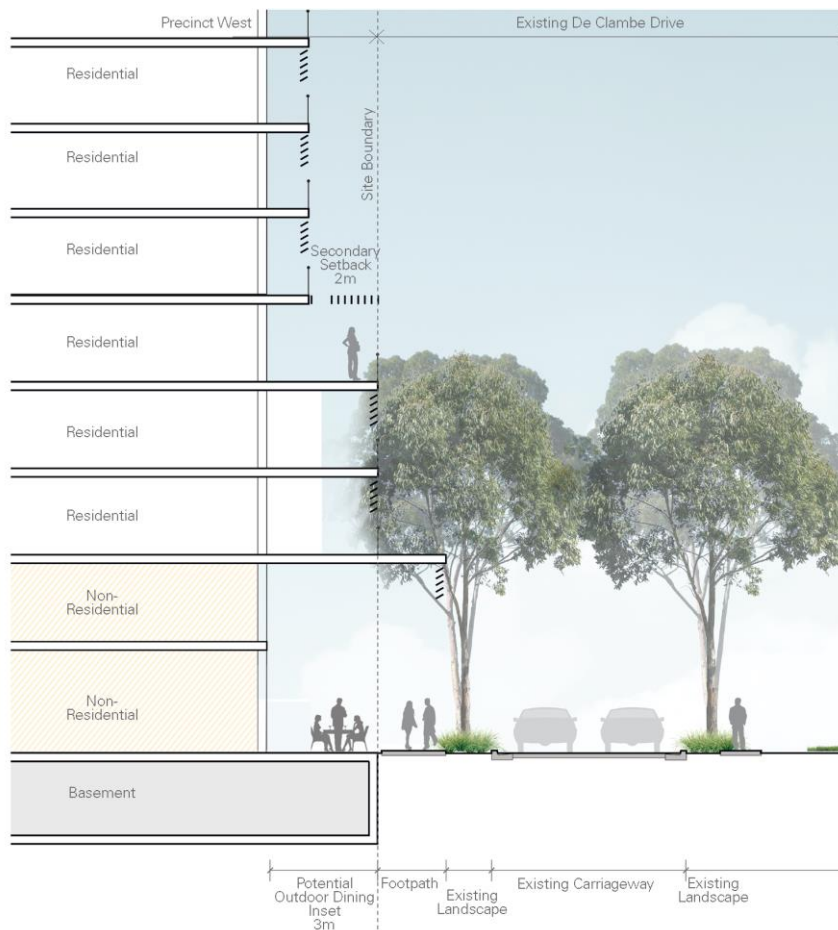


Figure 7. Precinct West built form interface to De Clambe Drive

DESIGN STATEMENT**2.4.2. Doran Drive Precinct**

Doran Drive Precinct is located directly adjacent to the Hills Showground Station Precinct transport interchange and is the active retail heart for the broader Precinct.

The site has been rezoned to allow for development up to 68m in height and a Floor Space Ratio of 4:1. The density has been determined as a desirable outcome given the Precinct's proximity to multiple modes of transport and high levels of amenity afforded by the future Doran Drive Plaza, the Castle Hill Showground and the station plaza.

2.4.2.1. Scale, bulk and height

Doran Drive Precinct is characterised by a mix of uses within street defining podiums and slender towers above. Built form within the Precinct will be comprised of a pedestrian-scale podium with towers set back above the podium and orientated in a way that maximises amenity for both the users of the public domain and the residents and workers within the building.

The 2-5-storey pedestrian scale podiums define all public domain interfaces within the Precinct including the existing streetscapes of Mandala Parade, Andalusian Way, De Clambe Drive and the future Doran Drive Plaza. The podiums and towers will incorporate vertical and horizontal articulation of the facade aligned with transitions between the level changes and building entries.

The retail area will include fine grain tenancies that will meet the retail service needs of the residents, workers and visitors that pass through the transport interchange or the Doran Drive Plaza. The fine grain tenancies sleeve a larger floor plate tenancy, suitable for accommodating a supermarket, set back within the podium.

2.4.2.2. Built form in context

The Precinct responds to the existing and future character of its surrounds through a carefully considered built form response that provides building separation and sunlight to the existing streetscapes, the station plaza and Doran Drive Plaza, and affords significant views over the major regional recreational resource of the Castle Hill Showground.

Doran Drive Precinct is framed by Precinct West and Precinct East on either side and building heights are commensurate with this Precinct being the heart of the Hills Showground Station Precinct. The Precinct visually defines the location of the multi-modal transport interchange and retail precinct through its built form.

2.4.2.3. Built form response to the public domain

The buildings within the Precinct will have a direct interface to the active heart of the Precinct being Doran Drive Plaza, the transport interchange on Doran Drive and the recreation precinct of Castle Hill Showground.

The podiums are to be comprised of fine grain non-residential tenancies on the ground floor and located so that they are able to extend retail and commercial activity out into the public domain and ensure that the Precinct is a vibrant place day and night, weekday and weekend, winter and summer. This will include a mixture of shop fronts; commercial or retail premises; café or restaurants if accompanied by an entry from the street and/or outdoor dining; community and civic uses with a street entrance; and recreation facilities with a street entrance.

The built form responds to existing and planned public open spaces of the station plaza and Doran Drive Plaza by being configured in a way which provides for solar access to these spaces in exceedance of comparative spaces within urban environments in Sydney.

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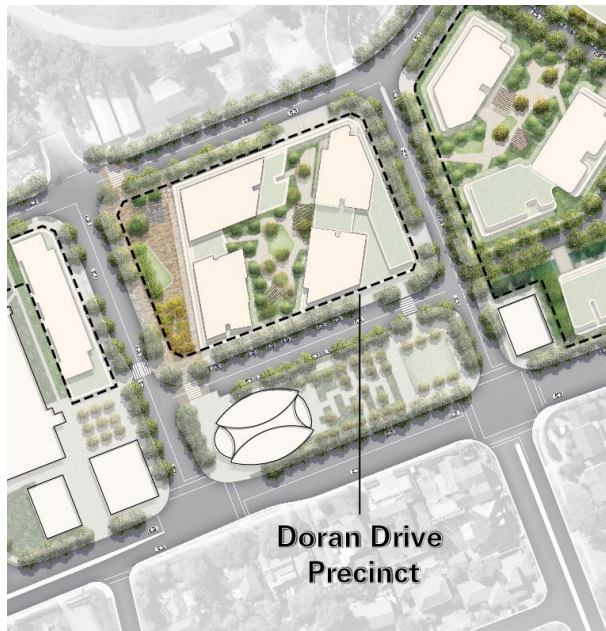


Figure 8. Doran Drive Precinct Concept Plan



Figure 9. Doran Drive Precinct Interface with Doran Drive

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2.4.3. Precinct East

Precinct East adjoins the Doran Drive Precinct and serves as a transition in both uses and scale towards the existing and future higher density residential communities north of Showground Road and south of Carrington Road. The site has been rezoned to allow for development up to 52m in height and a Floor Space Ratio of 3:1. The density has been determined as a desirable outcome given the Precinct's proximity to transport and high levels of amenity afforded by the future Precinct East Park, the Castle Hill Showground and the Station Plaza.

2.4.3.1. Scale, bulk and height

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

Precinct East serves as a transition in density, scale, bulk and height between the high density Doran Drive Precinct immediately adjacent the Hills Showground Station and the areas north of Showground Road and south of Carrington Road.

The built form is comprised of a mixture of 3 storey townhouse style apartments, 4 storey podiums, 8 storey midrise and 12, 14 and 16 storey towers.

2.4.3.2. Built form in context

A 4-storey street wall for apartments and 3-storey townhouse apartment typology will provide a pedestrian-scale experience to the public domain, with residential towers set back above the street walls ensuring visual alignment with the built form and pedestrian experience of Doran Drive Precinct and Precinct West.

The precinct has a direct interface to Showground Road and Carrington Road and sufficient ground floor setbacks and interfaces have been considered to ensure traffic noise and atmospheric pollution is mitigated and provide consistency in streetscapes with the future higher density residential areas of the broader Precinct.

2.4.3.3. Built form response to the public domain

The Precinct East Park will provide for a significant local scale recreation resource within the Precinct. Ground floor interfaces to the public domain, streets and the Precinct East Park, will be activated by townhouses and garden apartments that are accessed via courtyards from the public domain. Privacy of ground floor residences and passive surveillance of the public domain will be provided through a 0.3-0.6m level change between the public domain and the indoor and outdoor living areas of the townhouse style apartments and garden apartments.

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Figure 10. Precinct East Precinct Concept Plan

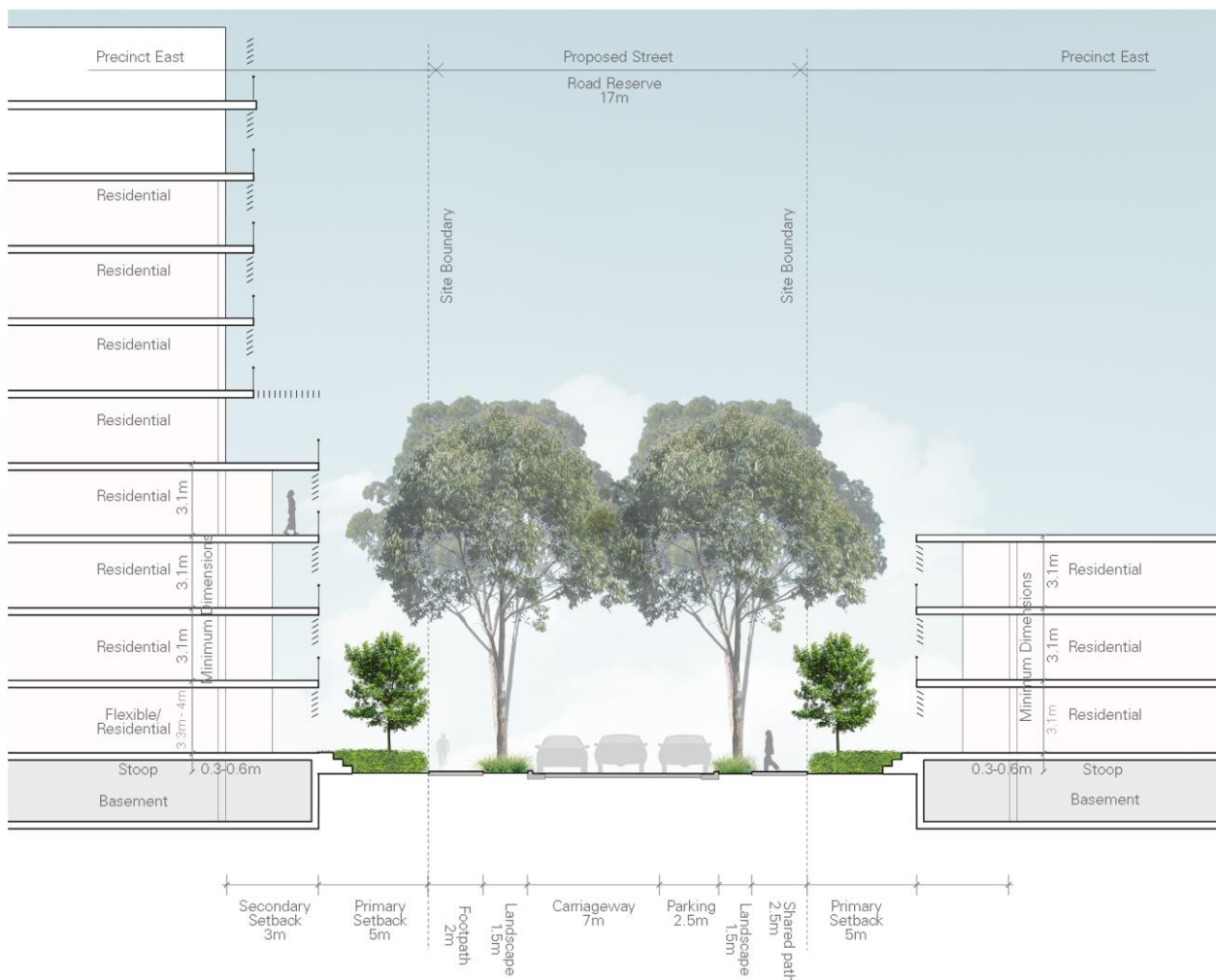


Figure 11. New local street section in Precinct East

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Principle 3: Density**2.5. Density**

The proposed density within the concept masterplan has been developed in line with the vision, strategic and statutory planning for the Precinct which has been developed and adopted by consent authorities since 2012.

The statutory planning controls are commensurate with the site's location adjacent a multi-modal transport interchange, anchored by the Metro North West Line, that connects to Tallawong and Chatswood, and will connect to the Sydney CBD and Bankstown by 2024.

The overarching density controls adopted for the site are for a 3:1 Floor Space Ratio for Precinct East and a 4:1 FSR for Doran Drive Precinct and 5:1 FSR for Precinct West.

The density strategy within the proposal identifies;

- appropriate locations for density to be located within the areas of highest amenity and activity
- appropriate densities and building typologies to provide for a wide variety of housing choices and to ensure supporting infrastructure, including social and community infrastructure, needs are met
- where transition to adjoining areas may require a reduction in density to achieve amenity outcomes for public open spaces such as Cattai Creek and the station plaza and future residential communities north of Showground Road and south of Carrington Road
- where density can be located to provide high quality of life outcomes for residents, workers and visitors to the precinct.
- solar access and views to, from and within public open spaces and new streets
- building separation and orientation to provide for privacy and district views
- location, programme and solar access to communal open spaces
- providing for a variety of housing typologies within a modulated built form including Small office / Home office, podium terraces, townhouse style apartments, garden apartments, midrise buildings and slender towers
- appropriate transitions to surrounding future higher density residential communities north of Showground Road and south of Carrington Road
- limiting the residential interface to noise on Showground Road

The resulting concept plan and Proof of Concept achieves the above quality of life criteria at densities below the permissible controls. The resultant densities are;

- 3.9:1 FSR on Precinct West
- 3.2:1 FSR on Doran Drive Precinct
- 2.7:1 FSR on Precinct East



Figure 12. Densities achieved within the Proof of Concept measured to the FSR Boundary in black

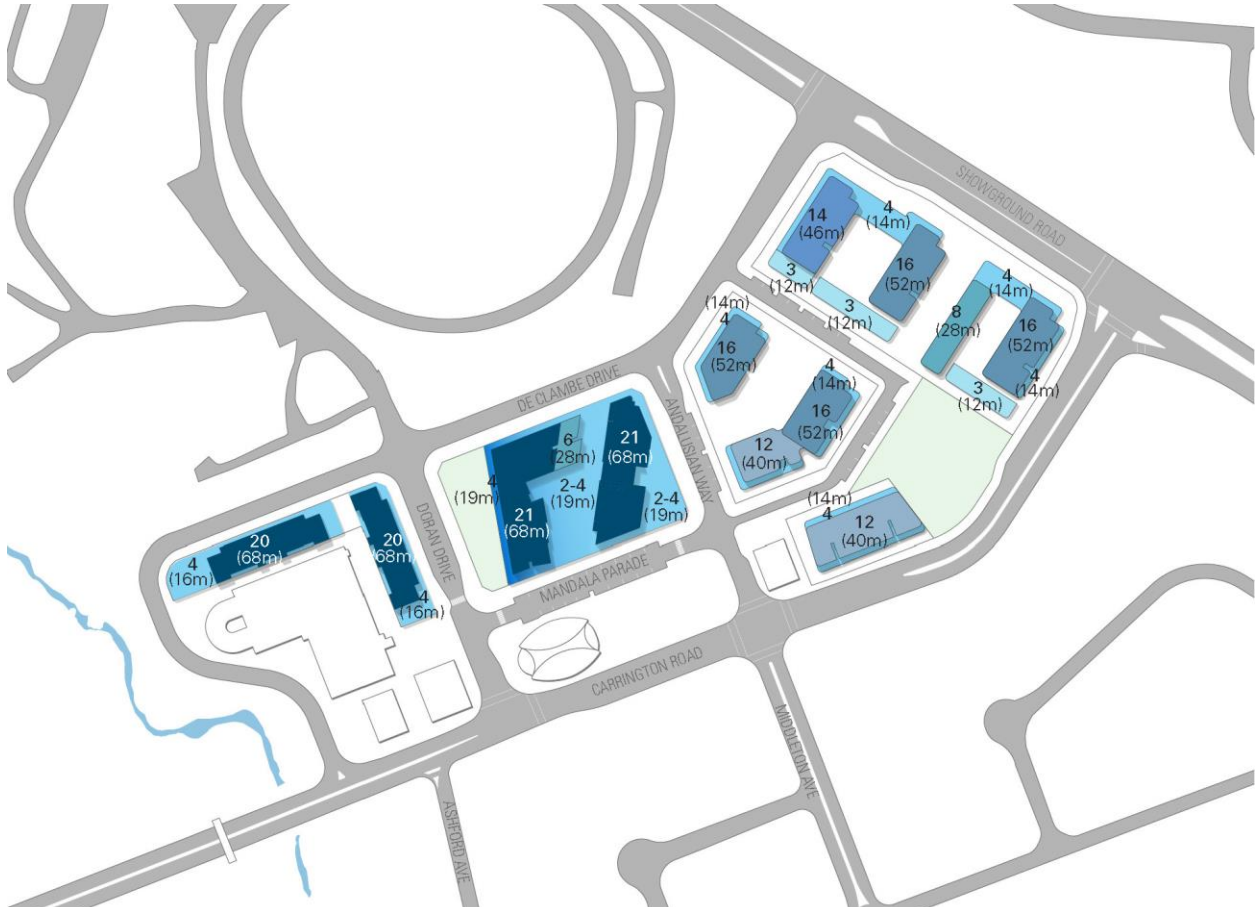


Figure 13. Proof of Concept Building Height Diagram

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Principle 4: Sustainability**2.6. Sustainability**

The proposed concept masterplan promotes positive environmental, social and economic outcomes for the local area and the new community being formed.

The proposed masterplan is formulated on 7 urban design requirements that relate specifically to maximising amenity to both public space and future residents while achieving positive sustainability outcomes.

- 1 The buildings have been oriented and planned to ensure good solar access to existing and future public and communal open spaces which will enhance liveability of existing and future residents.
- 2 The buildings have also been designed to ensure good sunlight access into living areas of future homes and to their associated communal open spaces, meeting the requirements within the ADG.
- 3 The buildings have been designed in a way which allows for natural cross-ventilation to meet and exceed those requirements within the ADG.
- 4 To ensure natural lighting in to residential and non-residential uses through building orientation and configuration.
- 5 The provision of rain gardens and Water Sensitive Urban Design mechanisms.
- 6 The requirement for high proportions of canopy cover in the public and private realm.
- 7 The prescription to use high diffuse reflectivity and high emissivity value materials for hardscapes, footpaths, communal open spaces and rooftops.

The proposal has set minimum mandatory requirements for future developers of the site via policies such as;

- Achieve minimum 5 star Green Star 'Design and As-Built' with full points in 'Adaptation and Resilience' and 'Heat Island Effect' credits.
- Achieve 4.5 star NABERS Energy rating (non-residential).
- Achieve 5 star NatHERS Energy rating (residential).
- Achieve minimum BASIX ratings 25-35 Energy rating and 40 Water rating.
- 10% of total parking to have Electric vehicle charging stations.
- As a minimum, external landscape in or on the building (such as rooftop gardens, green walls, green or brown roofs) must be provided at a ratio of 15% of the development lot area

These are additional to the Statutory requirements under BASIX. There are also a number of sustainability requirements that go above mandatory requirements known as stretch goals which are to be met unless they cannot be achieved. In addition, the proposal promotes greater use of public and active transport modes due to its proximity to the Hills Showground Station on the Metro North West Line which is adjacent to the proposed masterplan area.

The plan also provides for retail, food and beverage, community, commercial and cultural uses that will meet the day-to-day needs of the residents and workers within walking distance and reducing the reliance upon the private motor vehicle for trips associated with these activities.

The provision of two new open spaces in Doran Drive Plaza and Precinct East Park provides for a comprehensive and complementary network of open spaces within the broader Precinct, from local pocket parks and children's play areas, to formal hardscapes and plazas with water features, to regional event-oriented and entertainment facilities, that meets all the recreational needs for residents, workers and visitors. The plan also provides for weather protected and active connections between the broader Precinct and the Hills Showground station to the regional green network of the Cattai creek corridor further promoting walking and cycling within the area.

The plan also allows for an integrated water management strategy to be infused through the layout of the built form and the location and programming of the public and private domain to further reduce water requirements for maintaining landscapes and reduce infrastructure required to manage stormwater and run-off.

Principle 5: Landscape**2.7. Landscape**

The public domain and landscape strategy has been designed in collaboration with Oculus landscape architects. The public domain was designed in tandem with the built form to ensure the structure of the masterplan was driven by strong landscape and public domain principles. The Landscape objectives include:

- The need to improve accessibility and connections across the Precinct for pedestrians
- Increase the quality of public space
- Build upon the cultural identity, legibility and identity of the Precinct
- Provision of cohesive and attractive streetscapes.

In achieving the Objectives, the landscape design will;

- deliver a connected, accessible, high quality, diverse, multifunctional and flexible public open space network
- reinforce primary connections between the Hills Showground Station, the Castle Hill Showground and Cattai Creek
- provide for an active community 'heart' focused around a new plaza on Doran Drive
- provide a new local park as part of Precinct East
- ensure clear, legible and safe pedestrian and cycle connections, including links to the regional cycle network
- deliver an environmentally and socially sensitive and responsive design that ensures the environmental qualities of surrounding landscapes are maintained or enhanced
- provide an emphasis on local character and a continuity of landscape
- retain the existing landscape within public open spaces in terms of topography and existing trees
- connect the new development with the cultural history of the site and its context.
- foster a strong sense of culture and community within the new residential population.
- celebrate the European and Aboriginal heritage.

2.7.1. Precinct West

Precinct West is directly adjacent to the regional recreational elements of the Castle Hill Showground and Cattai Creek corridor which provide immediate public open spaces for the use of workers and residents within the Precinct. In addition, the landscaping within Precinct West is comprised of a through-site link that breaks up the interface to De Clambe Drive and provides an opportunity for a 8m wide green link that connects to the through-site link between the carpark plaza and De Clambe Drive.

The communal open space within each of the Precincts has also been carefully considered to ensure that the principal usable open space receives solar access all year round. Communal open space proposed within Precinct West has been located so that it relates to the existing public open spaces of the carpark plaza and Cattai Creek corridor.

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2.7.2. Doran Drive Precinct

Doran Drive Precinct contains the 'Active Heart' of the Hills Showground Station Precinct.

The Active Heart will include the Doran Drive streetscape and Doran Drive Plaza as a highly activated, urban focal point for the precinct. This public domain precinct will connect Castle Hill Showground with the Hills Showground Station and provide a continuity of high quality public space, activation and amenity.

Doran Drive Plaza will form the key piece of open space within the Active Heart. The Plaza is to be a high quality, flexible urban open space that functions both as a permeable connection between the station, buses, retail and the showgrounds, as well as providing an activated and comfortable space for people to use and inhabit day to day.

The Plaza will contain generous pedestrian footpaths, multiple gathering and seating spaces catering to small and larger groups, an activated retail edge with outdoor dining and opportunities for public art and interpretation.

The built form has been designed to guide people arriving from the metro station towards the showground precinct. In this situation the landscape and the built form were designed in unison to ensure a high-quality landscape outcome.

Communal open space providing day-to-day amenity for the residents of Doran Drive Precinct is to be provided through podium rooftop gardens with a range of uses amongst generous planting and located so that it relates to, and provides overlook of, the station plaza.



Figure 14. Doran Drive Plaza

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2.7.3. Precinct East

Precinct East includes a minimum 3,500m² local open space to serve the daily passive recreation needs for the broader residential catchment. The park will be highly visible with frontages to Carrington Road and the new Precinct East Road.

Existing trees and new planting will provide a green and family friendly setting.

The built form around this park has also been carefully considered with garden apartments and terrace style dwellings facing the park throughout. The built form has also been designed to ensure the park achieves good solar access in mid-winter.

The communal open space within each developable lot of the Precincts has also been carefully considered to ensure that the principal usable open space receives solar access all year round. There is also provision for the buildings facing Showground Road to have communal landscaped rooftops to ensure that the development has a strong landscape presence along this main road.



Figure 15. Precinct East Park

Principle 6: Amenity**2.8. Amenity**

The proposed buildings have been orientated to achieve good natural daylight and ventilation, while also capturing the best outlook possible for residents. In addition, the communal private open space on all rooftop and podiums will have excellent solar access and high-quality outlook and views.

All built form in the new masterplan has been designed to comply, and in many cases exceed, the ADG which ensures any designer can feel confident that all lots in the proposed masterplan will meet the primary amenity provisions in the ADG. These include the following:

1. Building Separation
2. Building Depth
3. Communal Open Space
4. Visual Privacy
5. Solar Access
6. Natural Ventilation
7. Ceiling Heights
8. Apartment Sizes
9. Private Open Space
10. Acoustic Privacy
11. Pedestrian Access and Entries
12. Vehicle Access
13. Bicycle and Car Parking
14. Noise and Pollution
15. Wind and Weather Protection
16. Tree Canopy Cover
17. Vibration

DESIGN STATEMENT

Principle 7: Safety

2.9. Safety

Community crime prevention incorporates social, environmental and community development strategies.

Crime Prevention Through Environmental Design (CPTED) seeks to influence the design of buildings and places by:

- Reducing opportunities for crime or antisocial behaviour by increasing the possibility of detection, challenge and capture, therefore risk of perpetrators;
- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits or targets; and
- Defining acceptable public community behaviour.

The aim of applying the CPTED principles and framework is to design and build safer, more productive and user-friendly environments. These principles have been embedded in the Hills Showground Station Precinct Public Domain Plan.

These elements which have been captured in the Urban Design Guidelines and have informed the masterplan include;

- Reinforcing pedestrian desire lines with direct, well illuminated paths
- Ensuring sightlines to/from and within public open spaces
- Passive surveillance of the public domain from active uses and residential living areas
- Ensuring all through-site links are within the public domain
- Allowing for ground floor facades to be flush with the public domain and streetscapes to remove recesses and areas where people may hide
- Ensuring communal open space areas overlook and connect to the public domain and that communal open space areas are visible from commercial tenancies and residential dwellings.

Please refer to the CPTED Assessment for further information.

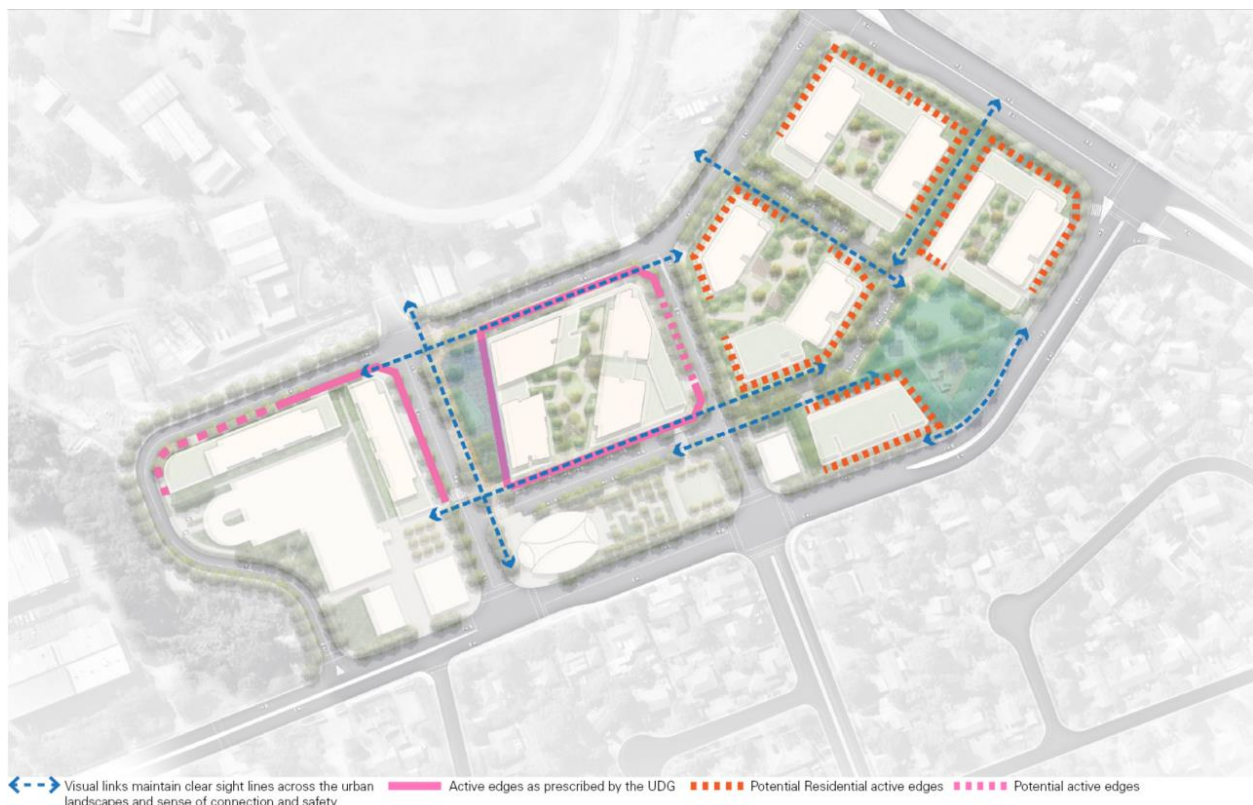
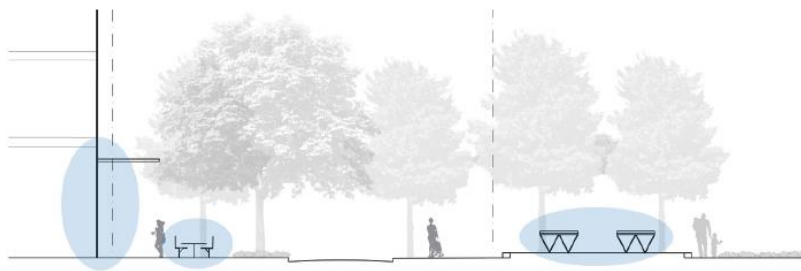
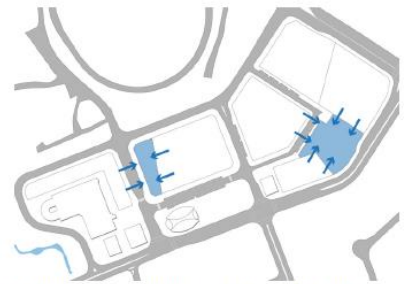


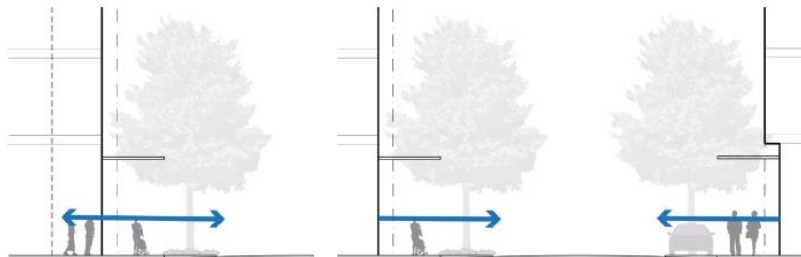
Figure 16. Visual links and active edges within the concept masterplan



Active street frontages, streetscapes and open space with activities to encourage surveillance.

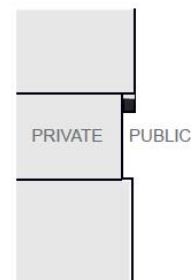


Reducing opportunity for crime or antisocial behaviour through siting and location of active/gathering spaces in prominent areas

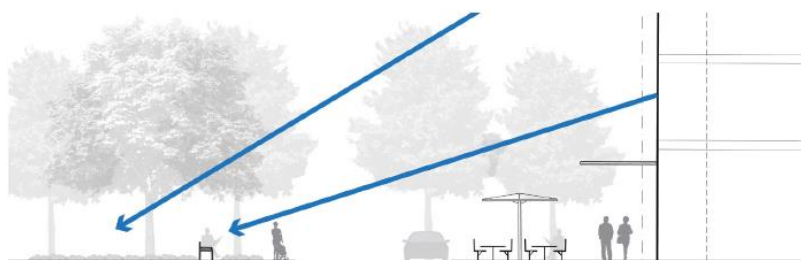


Active Frontages provide street level activation for ongoing passive surveillance

Low lying planting to public space for visual amenity and continuous sight lines



Separation of public and private space by using clear boundaries (i.e.. security measures, gated boundary separation, coded access)



Public open space is overlooked from above, providing ongoing passive surveillance

Figure 17. Safety in Design considerations in the Concept Plan

Principle 8: Housing diversity and social interaction

2.10. Housing diversity and social interaction

2.10.1.1. Typology Diversity

The mix of apartments provided offers a wide range of housing choices, which has been designed to appeal to everyone from first home buyers to empty nesters, capturing all market demand and contributing to satisfying the shortfall of housing in Sydney.

The plan provides a diverse range of uses and residential typologies to support daily community needs and housing choices. This includes;

- Townhouse style apartments are located within the areas identified on the diagram below and that they have a direct interface with the Precinct East Local Street and the Park
- Flexible uses / residential uses are located on the ground floor areas of all buildings that interface with the public domain outside of those areas nominated for townhouses. That could accommodate Small Office / Home office and other non-residential uses. These areas also include garden apartments located in the podium up to 4 storeys.
- A mid-rise residential typology is located adjoining the publicly accessible through site link and provides for single-loaded, north west aspect apartments whilst ensuring solar access to the Precinct East Local Park.
- Upper level apartments located in slender towers set back above the street wall and oriented to minimise the interface to Showground Road and maximise building.



Figure 18. Building and Dwelling Typology Diversity

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2.10.2. Dwelling Diversity

A wide variety of apartment types are provided across the masterplan. The Proof of Concept has been completed to deliver a mix of one, two, and three-bedroom apartments and townhouses. A variety of types and sizes can be accommodated within this mix.

Summary of Unit Mix Assumptions*

1 Bedroom Units	(25%)
2 Bedroom Units	(55%)
3 Bedroom Units/Townhouses	(20%)

Range of Unit Sizes

1 Bedroom	50-75m ²
2 Bedrooms	70-110m ²
3 Bedrooms	95-135m ²
3 Bedroom Townhouses	172m ²

**Note on unit mix and apartment sizes – the unit mix and unit sizes were chosen for the purpose of the Proof of Concept. The unit mix and unit sizes may change in the future to respond to statutory and market conditions.*

The Plans for Approval determine a dwelling cap for the overall SSDA of 1,620 dwellings. Within the Building Envelopes there is sufficient flexibility in potential GFA to enable the overall development to achieve a mix of apartment sizes with some at SEPP 65 sizes and some at the sizes outlined in The Hills Shire DCP.

DESIGN STATEMENT

2.10.3. Social Interaction

There are numerous places to meet, gather and socialise within the proposal including Doran Drive Plaza with a mixture of hardscapes, softscapes, outdoor dining and informal seating and potentially a water feature to interact with. The Precinct East Park serves a local recreational function to sit on the grass, walk the dog, play on the children's equipment or simply sit and read a book.

The communal areas within each of the buildings will provide opportunities for people to socialise and opportunities for social interaction and communal living. The design of the ground floor garden apartments within Precinct East also encourages social interaction as they are well connected to the street. This wide variety of flexible places have been included to provide ample social interaction opportunities for all residents.

The public realm also offers many public spaces for social interaction such as the Doran Drive Plaza and Precinct East park, further detailed information can be found on the urban design report, which forms part of the SSDA.



Figure 19. Photomontage of Doran Drive Plaza



Figure 20. Photomontage of Precinct East Park

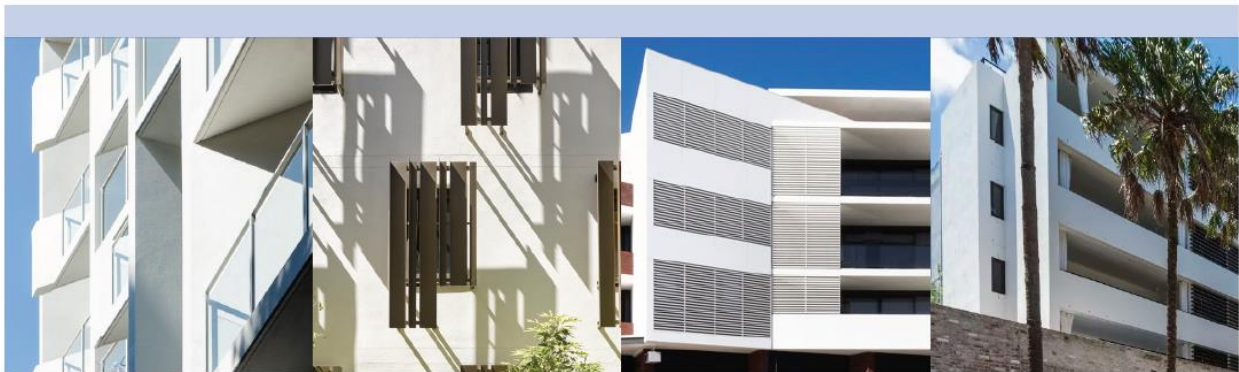
Principle 9: Aesthetics

2.11. Aesthetics

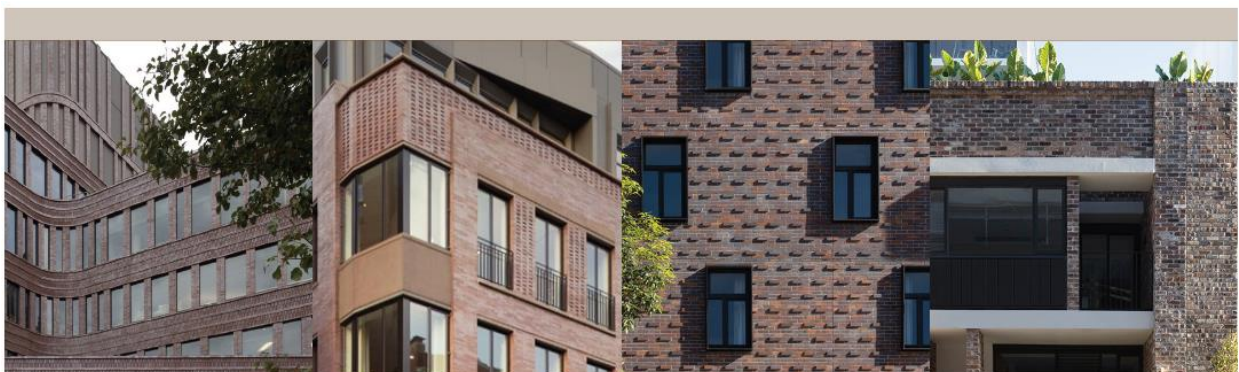
The urban design guidelines include a number of sections and controls that relate specifically to aesthetics and experience of the development from both the public and private domain. These controls have been prepared for the overall development and the precincts individually to deliver some cohesion between the precincts but also allow for a variety of experiences and aesthetics within each precinct, specific to their context.

The design outcomes with relevance to aesthetics are;

- The interface with the streetscapes has been designed to ensure that pedestrian-scaled 2-5 storey podiums enclose the streets at a comfortable human scale
- Buildings are articulated both horizontally and vertically to break up the facades and provide a finer grain of built form that addresses both the public and private domain
- Unimpeded views to green landmarks within the broader precinct have been preserved such as along Doran Drive, along Mandala Parade and within Precinct East to the Castle Hill Showground
- Views to open sky are maintained from significant public domain areas such as the station forecourt, plaza and Doran Drive Plaza
- The use of awnings, materials and finishes controls prescribe different finishes for podium elements and tower elements
- Materials and finishes are warm and of their context including timber, stone and brick where possible to reflect the desired precinct character within the development.



Upper Level Materials & Finishes



Podium Level Materials & Finishes

Figure 21. Schedule of Finishes for podium and over podium development

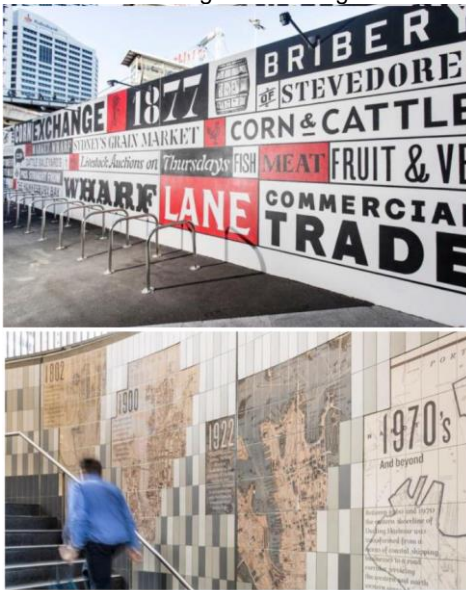
ADG Design Verification

Further to the above ADG Design Verification Assessment, we confirm that we have directed the design of the residential flat development at the Hills Showground Station Precinct. The design has been prepared in accordance with the design quality principles and requirements set out in Schedule 1 of State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development and the objectives of the ADG.

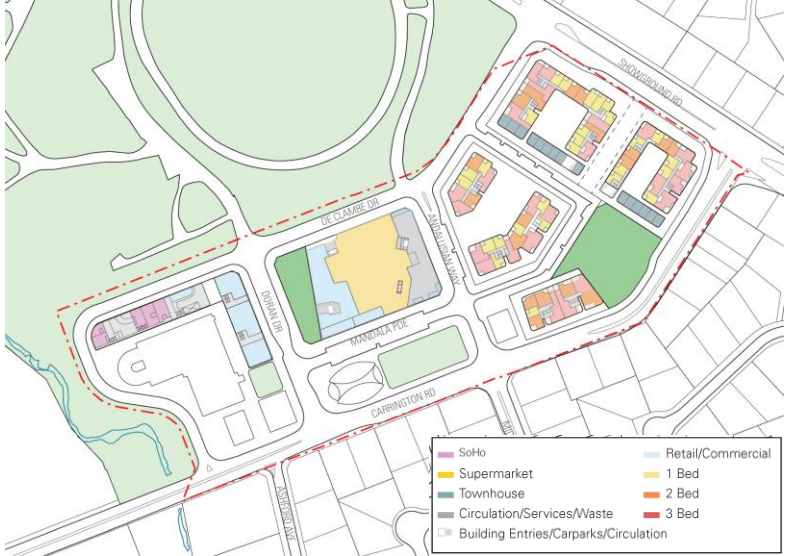
Felipe Miranda (ARB 9250) is registered as an architect in accordance with the NSW Architects Act 2003.

DESIGN STATEMENT












































3. COMPLIANCE WITH CREATING PLACES FOR PEOPLE PRINCIPLES

Principle	Outcomes	How the Proposal Satisfies the Principles and Outcomes
Enhancing	Enhances the local economy, environment + community	<p>The Urban Design Framework, Urban Design Guidelines and Concept Masterplan for the Hills Showground Station Precinct considers the requirements, needs and aspirations of the existing and future community of residents, workers and visitors within the Precinct. This has been achieved through the provision of a variety of uses to ensure the Precinct is active day and night, weekday and weekend, winter and summer.</p> <p>Opportunities for local businesses to thrive and prosper have been facilitated within the mixture of uses within the proposal. This includes fine-grain retail tenancies and flexible ground floor uses that can accommodate a wide variety of sole-operator, small and medium businesses to locate and operate within the Precinct.</p> <p>The proposal also seeks to retain and enhance the natural environment, by preserving stands of existing trees within the development lot of Precinct East and by proposing a planting strategy that draws from a native planting palette to restore the natural environment on site and complement the surrounding landscapes.</p> <p>The proposal also draws from the significant local characteristics of heritage, culture and community to inform the built form and landscape outcomes of the Precinct. Cultural connections are to be developed during detailed design via the four interpretive themes and stories by incorporating high quality public art into the fabric of buildings in the public domain, other publicly accessible areas or open space areas, as well as other meaningful elements that underpin the themes as outlined below:</p> <p>Theme 1 - Aboriginal Cultural Heritage Theme 2 - Resistance and Rebellion Theme 3 - Agriculture and Orchardling Theme 4 - Pride in the Hills.</p> <p>Device 1 - Surface inlays Device 2 - Lighting Device 3 - Public Art / Murals Device 4 - Branding and Naming.</p>  <p>The proposal enables the realisation of Hills Showground Station Precinct Interpretation Strategy and Sydney Metro Northwest Places (SMNWP) Public Art Guidelines through the implementation of public art and interpretation within the public domain. The approach to the design and implementation of public art and interpretation adheres to the SMNWP Public Art Guidelines.</p>

DESIGN STATEMENT

Principle	Outcomes	How the Proposal Satisfies the Principles and Outcomes
Connected	Connects physically + socially	<p>The proposal celebrates existing desire lines such as the movements between the Hills Showground Station and the Castle Hill Showground by providing a new plaza within the Doran Drive Precinct that facilitates the orderly movement to, from and within the broader precinct including the station and Castle Hill Showground and the bus interchange on Doran Drive.</p> <p>Precinct East includes a number of new, through-site links for cars, pedestrians and cyclists that break down the grain of the development lot and enable more permeability for movement from the buildings within the development itself and to the surrounding communities and transport networks.</p> <p>The new through site links are planned so that sight lines through the public open spaces and publicly accessible through-site links are maintained from one end to the other for ease of navigation and to ensure safety and security of the spaces.</p> <p>The proposal acknowledges the destinations and attractions within the surrounding areas and ensures that active transport connections to these areas are reinforced, or can be planned, by others in the future.</p>
Diverse	Diversity of Options + Experiences	<p>Each development lot has been planned so that it offers a unique character and diversity, whilst still remaining part of a cohesive and complementary Hills Showground Station Precinct as an existing and future community.</p> <p>The ground plane of the SSDA caters for a diverse range of options and experiences including;</p> <ul style="list-style-type: none"> • Hardscape, outdoor dining, water play and informal seating within Doran Drive Plaza • Lawn areas, BBQ facilities and children's play areas within Precinct East Park • Dedicated pedestrian paths and shared paths within Precinct East • Fine grain retail/non-residential tenancies along the Doran Drive Plaza and interfaces with the streets of Doran Drive, De Clambe Drive, Mandala Parade and Andalusian Way • Potential for a full supermarket within Doran Drive Precinct • Potential retail, commercial or community uses in the podium of Doran Drive Precinct • Flexible ground floor uses within Precinct East and West to enable a diverse range of uses.  <p>A diverse range of building types and heights has also been planned for within the precinct proposal, from retail precincts and non-residential podiums that define active public spaces, to towers that are oriented to</p>

DESIGN STATEMENT

Principle	Outcomes	How the Proposal Satisfies the Principles and Outcomes
		<p>provide a diverse range of views and aspects.</p> <p>The proposal seeks to deliver a diverse range of housing within the development lots. This includes;</p> <ul style="list-style-type: none"> • SoHo, shop top housing and tower apartments on Precinct West • Shop top housing and tower apartments on Doran Drive Precinct • Townhouses, garden apartments, mid-rise apartments and tower apartments within Precinct East. <p>In addition, the design prescribes diversity in the built form materials and elements, landscape materials and elements and planting strategies for each of the three development lots within the site.</p> <p>The proposal includes a range of activities within the site that complement the broader Showground Precinct including street furniture and potentially children's play equipment within the new public open spaces.</p> <p>A variety of desire lines and routes are catered for within the development lots including routes to and from the Hills Showground Station, routes to and from the bus interchange, routes to and from the retail precinct, routes to and from the Precinct East Park and routes to and from the Castle Hill Showground.</p> <p>The Planting Strategy for the development lots includes no less than 50 different species, in addition to the variety of vegetation within the surrounding public domain.</p> <p>Indicative species</p> <p>Doran Drive Plaza:</p>         <p>Precinct East Park:</p>               <p>Bioretention gardens:</p>   <p>Pedestrian link:</p>     <p>Precinct East Street:</p>    <p>Public / Private interface:</p>     <p>Communal open space:</p>        
Enduring	Sustainable, enduring + resilient	<p>The proposal considers weather and climate change as a significant challenge to deliver liveable, amenable higher density precincts now and in the future.</p> <p>The proposed masterplan is formulated on 7 urban design requirements</p>

DESIGN STATEMENT

Principle	Outcomes	How the Proposal Satisfies the Principles and Outcomes
		<p>that relate specifically to maximising amenity to both public space and future residents while achieving positive sustainability outcomes.</p> <ol style="list-style-type: none"> 1 The buildings have been oriented and planned to ensure good solar access to existing and future public and communal open spaces which will enhance liveability of existing and future residents. 2 The buildings have also been designed to ensure good sunlight access into living areas of future homes and to their associated communal open spaces, meeting the requirements within the ADG. 3 The buildings have been designed in a way which allows for natural cross-ventilation to meet and exceed those requirements within the ADG. 4 To ensure natural lighting in to residential and non-residential uses through building orientation and configuration. 5 The provision of rain gardens and Water Sensitive Urban Design mechanisms. 6 The requirement for high proportions of canopy cover in the public and private realm. 7 The prescription to use high diffuse reflectivity and high emissivity value materials for hardscapes, footpaths, communal open spaces and rooftops.
Comfortable	Comfortable and Welcoming	<p>The urban design guidelines and controls ensure that the development is comfortable as a place to move through and dwell within year-round. This includes;</p> <ul style="list-style-type: none"> • Prescribing a significant amount of urban tree canopy in both the public and private domain • Ensuring weather protection for all non-residential interfaces and building entries • Considering wind mitigation and urban canyon impacts in the design and orientation of buildings and landscape • All publicly accessible spaces are to be universally accessible.
Vibrant	Vibrant, with people around	<p>The proposal includes a critical mass of residents, visitors, workers and commuters to ensure that the precinct is vibrant day and night, weekday and weekend.</p>
Safe	Feels Safe	<p>There are numerous places to meet, gather and socialise within the proposal including Doran Drive Plaza with a mixture of hardscapes, softscapes, outdoor dining and informal seating and potentially a water feature to interact with. The Precinct East Park serves a local recreational function to sit on the grass, walk the dog, play on the children's equipment or simply sit and read a book.</p> <p>The design also considers passive surveillance of public open space and publicly accessible spaces to ensure that there is a degree of overlooking and safety for people in the public domain.</p>
Walkable	Enjoyable + easy to walk and bicycle around	<p>The proposal ensures that where possible pedestrian and cycle paths are in dedicated off-road locations to avoid interaction between private motor vehicles and pedestrians/cyclist. This include new paths through Precinct East connecting to the metro station.</p>
Context	Works within the planning, physical and social context	<p>The proposal has carefully considered the context within which the site sits, from a metropolitan Sydney context, Central River City, to North West Rail Link Corridor Strategy, The Hills Shire and the local characteristics of the site and its immediate surrounds.</p> <p>This contextual understanding has informed the design of the proposal to date so that it achieves all objectives and policies within the planning context of the site.</p> <p>In addition, the proposal responds to the significant amount of physical</p>

DESIGN STATEMENT

Principle	Outcomes	How the Proposal Satisfies the Principles and Outcomes
		transformation taking place, or being planned, in the areas immediately adjoining the development lots. This includes the Castle Hill Showground masterplanning process which has informed, and been informed by, the Hills Showground Station Precinct SSDA.
Engagement	Engages with Relevant Stakeholders	<p>The engagement process to date has involved;</p> <ul style="list-style-type: none"> • Landcom Design Advisory Panel • State Design Review Panel (including a member of the panel representing The Hills Shire Council) • The Hills Shire Council Officers including collaboration with the Castle Hill Showground Masterplan team • The Hills Shire Council Councillors • Community Information and Feedback Session.
Excellence	Fosters excellence, innovation + leadership	<p>A project of this scale and with such complexity rightly requires a great degree of design excellence and stakeholder engagement. The Hills Shire Council, Department of Planning, Industry and Environment and the Government Architects Office have a significant interest in this project.</p> <p>A Design Excellence Strategy has been included in the SSDA which outline the roles and responsibilities of each stakeholder at each stage of the project lifecycle and enables the project vision and objectives to be retained through development to enable design excellence.</p>
Custodianship	Considers custody and maintenance over time	<p>As a result of the significant amount of development activity planned within the Concept Masterplan the guardians and custodians of the development lots within the Hills Showground Station Precinct are anticipated to be comprised of a diverse range of people so that there is sufficient guardianship across the development lots day and night, weekday and weekend. These guardians include;</p> <ul style="list-style-type: none"> • residents within the dwellings • workers within the retail and commercial spaces • visitors to the local centre and Doran Drive Plaza and Precinct East Park • building managers and body corporate who will manage the buildings and their communal open spaces daily.