

Appendix E

Design Quality Guidelines

CUDGEGONG ROAD STATION PRECINCT SOUTH

DESIGN QUALITY GUIDELINES

BENNETT AND TRIMBLE



INTRODUCTION

THE CUDGEGONG ROAD STATION PRECINCT SOUTH HAS BEEN DESIGNED TO CREATE AN ACTIVE AND WALKABLE NEIGHBOURHOOD WITH THE METRO STATION AT ITS CORE. IT WILL CONTAIN A BROAD RANGE OF MEDIUM AND HIGHER DENSITY HOUSING, A PUBLIC PARK, A NETWORK OF INVITING PUBLIC SPACES AND CONNECTIONS AND A SERIES OF MIXED-USE FACILITIES WITHIN 300 METRES OF THE NEW METRO STATION.

METHODOLOGY

These Design Quality Guidelines have been written to reflect the design principles and strategies used to design the concept proposal. These principles and strategies were developed from a careful site analysis that identified constraints and opportunities within the subject site and the broader context.

A range of documents have been considered in the design of the concept proposal and the preparation of these Design Quality Guidelines. These documents include:

- SEPP 65 Design Quality Principles and the Design Criteria contained within the Apartment Design Guide (ADG)
- Better Placed - Design Policy for the Built Environment of NSW 2017
- Draft Greener Places Policy for NSW, 2017
- Blacktown Growth Centres Development Control Plan, September 2016
- Cudgegong Station Precinct (Area 20) Development Control Plan Precinct Specific Schedule 4, September 2016

APPLICATION OF THE GUIDELINES

These Design Quality Guidelines have been written to be specific to this development and will assist in the creation of a successful urban town centre through careful consideration of a wide range of elements including:

- integration of the development with the Metro Station
- urban hierarchy and character
- urban connectivity
- urban scale, legibility and ownership
- integrated green infrastructure
- open space network and fine grain open spaces
- deep soil planting and tree canopies
- a new public park
- building heights, separation and setbacks
- diversity in housing typologies
- town centre activation through mixed use programs
- environmental considerations
- crime prevention through passive environmental design
- car parking and servicing
- building articulation and material selection

SUPPORTING MATERIAL, DETAILED REPORTS AND TECHNICAL STUDIES

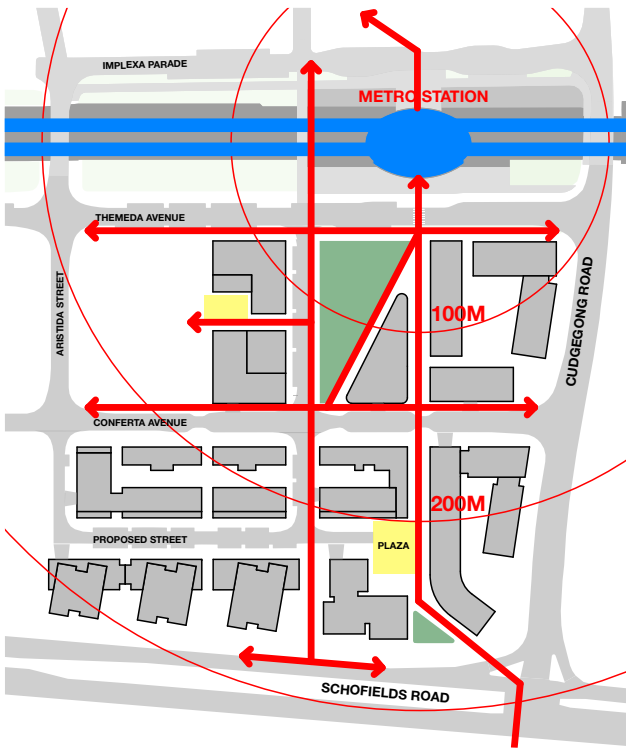
A range of technical studies were commissioned specifically to inform the Urban Design, Built Form, Civil Engineering, Public Domain and Landscape Design of the precinct. These documents will provide additional and more detailed information that supports these guidelines and should be referred to throughout the design process. These documents include:

- Urban Design Report - Bennett and Trimble
- Design Verification Report - Bennett and Trimble
- Public Domain and Landscape Strategy - Clouston Associates
- Integrated Water Cycle Management Strategy - Aecom
- Social Needs and Impact Assessment - GHD
- Access Design Assessment Report - Design Confidence
- Ecologically Sustainable Development Report - Aecom
- Civil Design Report - Aecom
- Traffic and Transport Impact Assessment - SCT Consulting
- Capital Investment Value Report - Napier & Blakeley
- Heritage Assessment Report - OCP Architects
- Waste Strategy Report - Aecom
- Landscape and Visual Impact Assessment - Aecom
- Crime Prevention through Environmental Design Assessment - Aecom
- Air Quality Review - Aecom
- Utilities Report - Aecom
- Contamination and Soil Study - ADE Consulting Group
- Retail and Commercial Land Use Analysis - AEC
- Bio-certification - Eco Logical
- Noise and Vibration Assessment - Acoustic Logic
- Bushfire Protection Assessment - ABPP
- Pedestrian Wind Environment Statement - Windtech

DESIGN STRATEGY SUMMARY

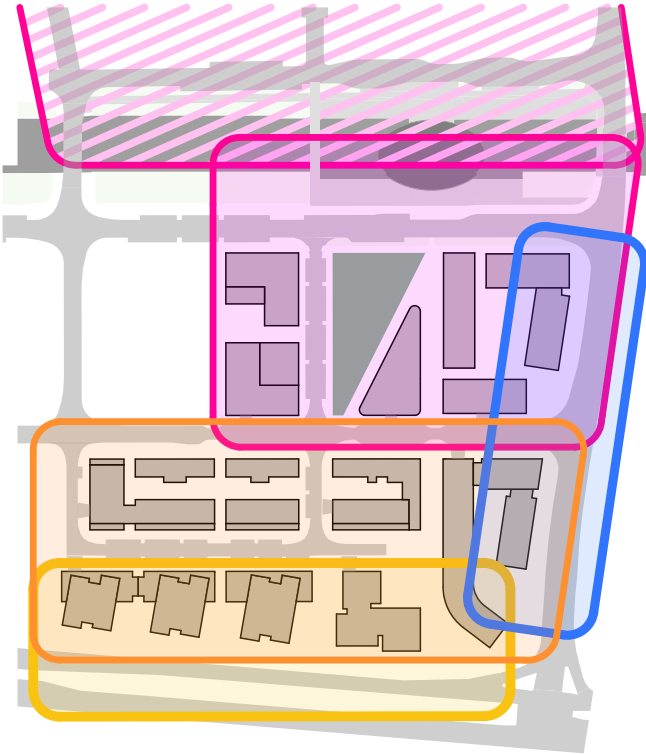
A CONNECTED DEVELOPMENT

Realise the benefits of rapid mass transit by developing an active and walkable town centre with the Metro station as its focus.



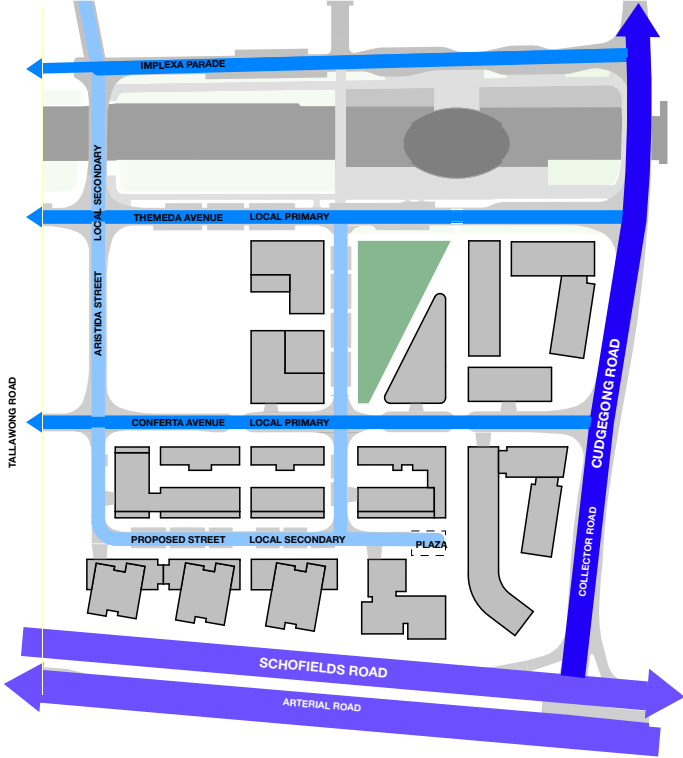
URBAN CHARACTERS

Identify and establish diverse urban characters across the site including an activated town centre, local residential community and urban edge conditions with Schofields and Cudgegong Road.



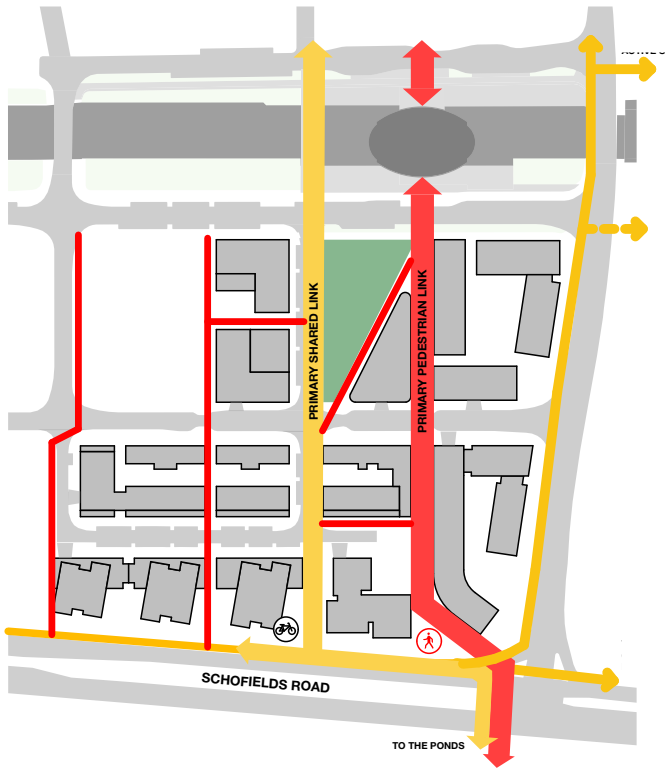
STREET NETWORK AND HIERARCHY

Provide a network of local and collector streets that provides a clear and legible urban town centre with a rational block structure.



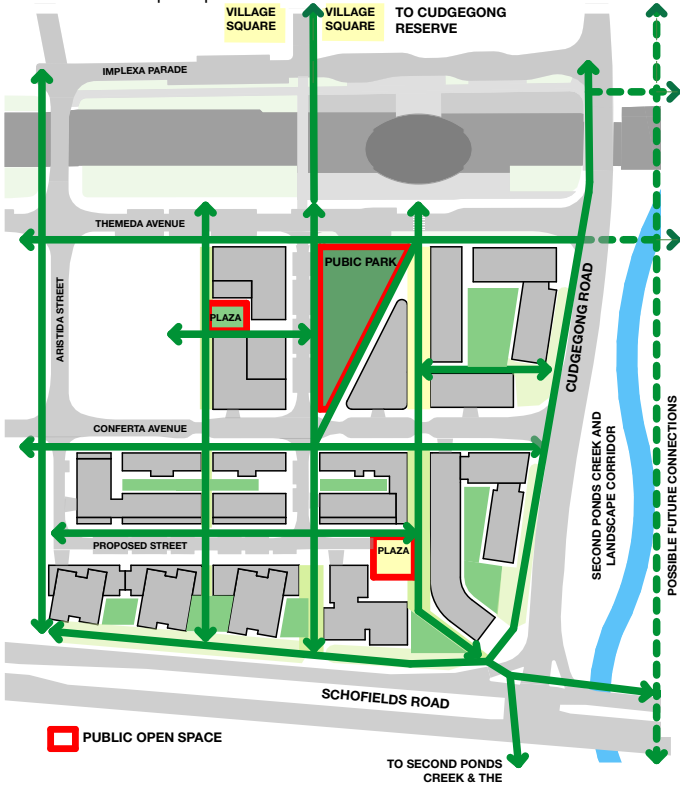
PEDESTRIAN AND CYCLE NETWORK

Create a series of through site links that extend the pedestrian and cycle network connecting key elements such as the Metro station with landscaped spaces, major intersections and residential areas.



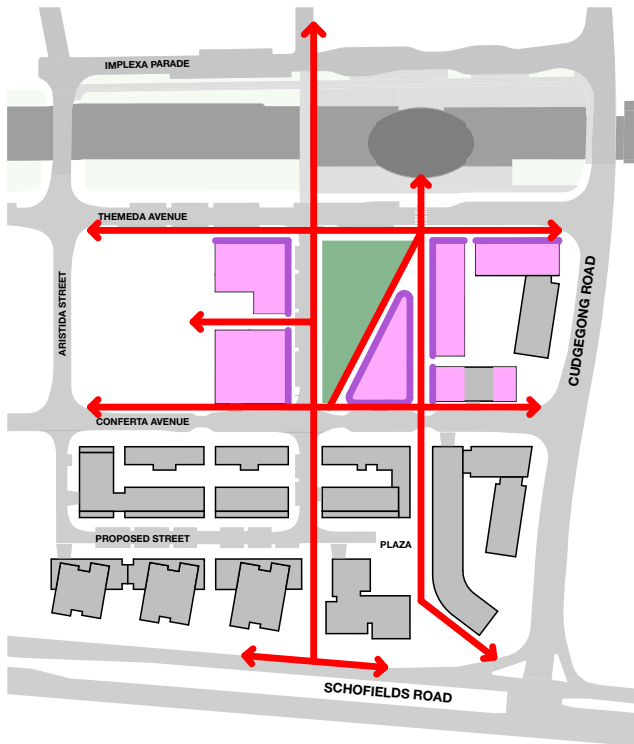
OPEN SPACE NETWORK

Distribute a series of open spaces including a public park, urban plazas and landscape zones throughout the development to form an interconnected open space network.



MIXED-USES AND ACTIVATION

Concentrate non-residential accommodation such as local retail, cafes, childcare, work hubs and community uses in close proximity to the station to create an active and vibrant town centre.



A RANGE OF HOUSING TYPOLOGIES

A range of housing typologies are proposed including two storey terraces, maisonettes and apartments to accommodate and foster a diverse community of residents.



VARIATIONS IN HEIGHT AND SCALE

Vary the heights of building from 2 storeys to 8 storeys to create a variety of urban scales. Locate height strategically to alleviate overshadowing and to concentrate density with amenity.



FUTURE CHARACTER

THESE VIEWS DESCRIBE THE FUTURE URBAN CHARACTER OF THE CUDGEGONG ROAD PRECINCT SOUTH AND HAVE BEEN PREPARED TO ILLUSTRATE THE INTEGRATED DESIGN APPROACH SET OUT IN THE FOLLOWING DESIGN QUALITY GUIDELINES. THESE IMAGES SHOULD BE REFERRED TO IN CONJUNCTION WITH THE GUIDELINES TO INFORM THE DESIGN PROCESS.



View looking towards the public park across Themeda Avenue. The park together with the Metro Station and commercial/retail precinct forms the focal point for the proposed community.



View looking south from the Metro Station canopy with the public park to the right and the pedestrian link to the southern sites and the adjacent suburb of The Ponds in the centre of the image.



View looking across the public park from Conferta Avenue with the Metro station in the distance. The streets, through-site links and public open space have been carefully considered to create a legible and walkable fine grain development.



View looking north along the major pedestrian link that connects the Metro Station with the development and the adjacent suburb of The Ponds. A public plaza and shared way are located along the link and form part of the open space network of public spaces within the precinct.