



Hills Showground Station Precinct Residential Development

Design Statement

4th November 2019
Revision A

DESIGN STATEMENT

1. INTRODUCTION

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 eastern part of the Site currently contains the former The Hills Shire Council administration building and associated parking and landscaping. It was being used as a SMNW construction site office and is proposed to be demolished by way of a separate Development Application (DA) currently under consideration by The Hills Shire Council.

The western part of the Site contains the recently opened Hills Showground Metro Station, plaza and commuter car park. The remainder was cleared to create the two development lots.

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.

This design verification statement describes the design intent of Landcom's state significant development application for a mixed-use concept masterplan proposal. It specifically responds to the design quality principles (SEPP 65) indicated the Apartment Design Guide.

It will focus on how the proposed residential development on the subject master plan has been considered with respect to these design quality principles.



Figure 1. Hills Showground Station Precinct

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

The subject site is bound by De Clambe Drive with a drainage basin and the Castle Hill Showground to the North and Northwest. Cattai Creek riparian zone with commercial and industrial warehouses to the west. Carrington Road to south where the predominant development typology is low density residential development which includes medical suites and a childcare centre. Showground Road to the east where we also find low density residential development.

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.



Figure 2. Concept Master

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The site has been broken up into three distinctive 'precinct character areas' that demand a unique built form response, each of the of the precinct character areas respond to differing contextual opportunities and constraints that give the resultant built form its own unique identity.



Figure 3. Diagram indicating the various character areas

The 'Precinct East' character area is characterised by a variety of residential dwellings supported by a new, permeable and complementary public realm. The precinct has a direct interface to Showground Road and Carrington Road and sufficient ground floor setbacks are proposed to ensure traffic noise and atmospheric pollution is mitigated.

The 'Doran Drive' character area is characterised by a mix of uses with a podium that defines the public domain on four sides with tower forms above. The precinct has a direct interface to the active heart of the broader Showground Station Precinct, Doran Drive Plaza and the transport interchange, the Hills Showground Metro Station Plaza and the future residential uses within Precinct East. Ground floor uses will comprise of retail on the primary active interfaces of Doran Drive, De Clambe Drive and Mandala Parade with potential commercial and community uses above.

The 'Precinct West' character area is characterised by a mix of uses within tall, slender towers. The precinct has a direct interface to the active heart of Doran Drive Plaza and the transport interchange. Ground floor non-residential uses such as retail and commercial will provide an active frontage to this heart.

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Principle 2: Built form and scale

The built form and scale of the development has been carefully considered with carefully crafted setbacks to ensure the built form is a result of ensuring the human scale to all streets is maintained.

The 'Precinct East' built form engages the public domain, streets and the Precinct East Park. It will be activated by 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 1-1.2m level change between the public domain and the indoor and outdoor living areas of the garden apartments.

A consistent 4-storey street wall will provide a pedestrian-scale experience to the public domain, with residential towers set back above the street walls.

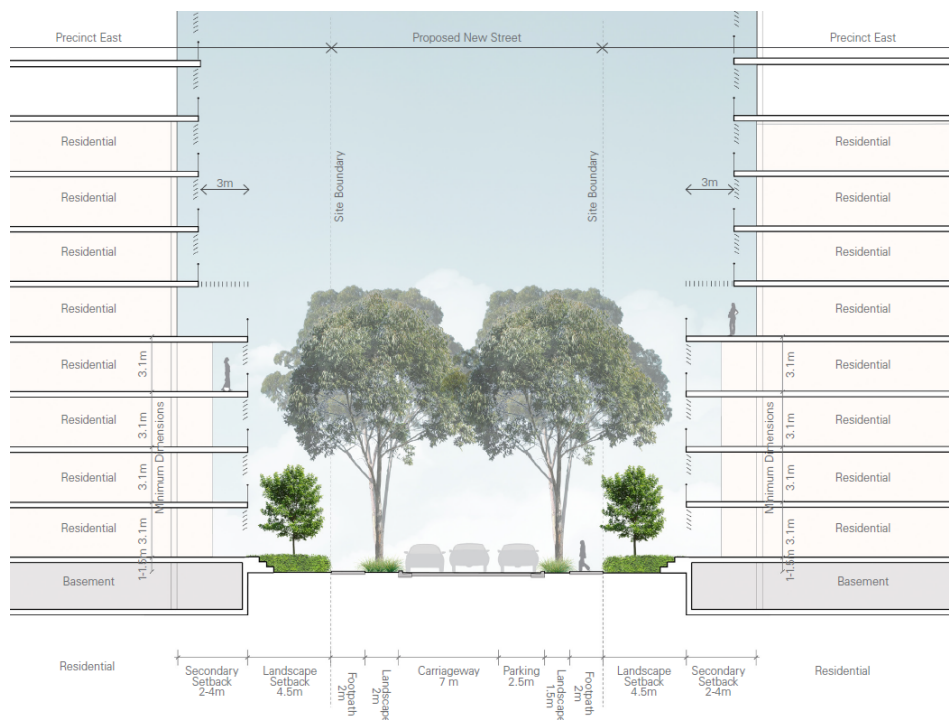


Figure 4. Proposed new street section in precinct east

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The 'Doran Drive Precinct' 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 floorplate tenancy, suitable for accommodating a supermarket, set back within the podium.

The levels above the 4-storey podium is setback by 3m to ensure the tower elements do not dominate the public domain.

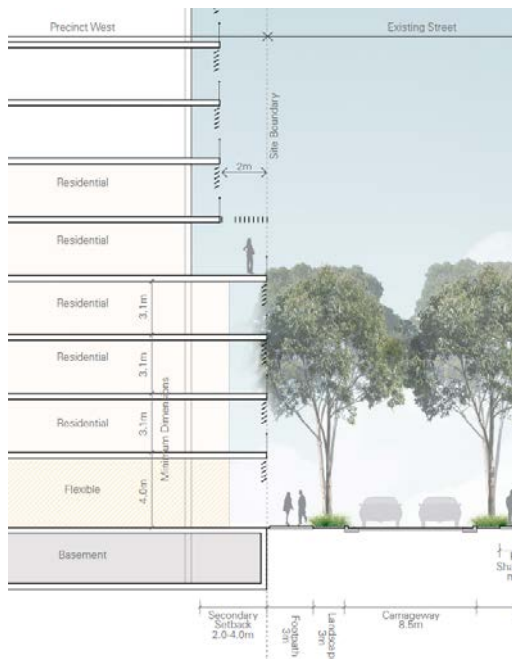


Figure 5. Doran Drive Precinct Section



Figure 6. West Precinct Section

The 'West Precinct' built form is made of tall slender towers due to the nature of the narrow site that these buildings sit on.

The narrow floor plate has retail/ flexible uses to the ground plane which is suggestive of active built form expression to the ground plane. There is a 4-storey podium proposed to this precinct with a 0m primary setback, this is considered adequate since there are only retail/ flexible uses to the ground level.

The built form is proposed to mitigate the harsh nature of the metro parking station that sits behind by completely wrapping the parking station along its perimeter. This ensures that the built form expression to De Clambe Drive and Cattai creek is engaging as opposed to looking at the back of a parking station.

Principle 3: Density

The proposed density within the concept master plan has been developed in line with the vision, guidelines and controls of the Urban Design Guidelines.

The site is located adjacent to the existing Sydney Metro Northwest Showground Station which is the major driver for the proposed density on the subject concept master plan.

The density strategy identified appropriate locations for towers adjacent the areas of highest amenity and activity, and areas where transition to sensitive uses may be required.

The resulting layout is one with a cohesion and continuity of street wall heights, and a variety of taller residential elements above the podium.

The buildings range in scale from 2-4 storey street wall to Mandala Parade and Andalusian Way within the Doran Drive Precinct for the retailing centre adjacent the town centre to a maximum height of 20-storey towers that straddle both Doran Drive Precinct and Precinct West and in considering the topography of the Site will be seen to cascade down the Site from east to west.



Figure 7. Building Height Diagram

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Principle 4: Sustainability

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

The proposal promotes greater use of public and active transport modes due to its proximity to the Sydney Metro Northwest Showground station which is adjacent to the proposed master plan. The site is also connected to the Cattai creek riparian corridor and Hills Showground which means that residents will not have a high reliance on motor vehicles to enjoy an active lifestyle.

The proposed master plan has 2 urban design principles that relate specifically to maximising amenity to both public space and future residents.

The buildings have been oriented and designed to maximise solar access to existing and future open spaces which will result in superior liveability of existing and future residents. The buildings have also been designed to ensure that all buildings maximise sunlight access into living areas of future homes and to their respective communal open spaces.

The proposal has set minimum mandatory requirements for future developers of the site via policies such as 5 Star Green Star Design and As-Built, 5 Star NatHERS for residential development and 10% of total parking to have Electric vehicle charging stations. These are additional to the Statutory requirements under BASIX.

Principle 5: Landscape

The landscaping has been designed in collaboration with Oculus landscape architects. The built form and landscape was designed in tandem to ensure that the built form outcomes were a result of the landscape design.

In the Doran Drive Precinct, the landscape character is driven by the Doran Drive Plaza. This plaza will form the key piece of open space within the concept master plan. The Plaza is to be a high quality, flexible urban open space that functions both as a permeable connection between the station, bus stops, retail area and the Castle Hill Showground, as well as providing an activated and comfortable space for people to use and inhabit day to day.

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



Figure 8. Doran Drive Plaza

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In Precinct East we have proposed a 3,700m² local open space for the new residential catchment. The park will be highly visible with frontages to Carrington Road and the new Precinct East internal street. Existing trees and new trees and planting will provide a green and family friendly setting.

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



Figure 9. Precinct East Park

The communal open space too all developments has also been carefully considered to ensure they receive solar access all year round. The buildings have been angled north south as much as possible to ensure that the communal open space between buildings receive ample sunlight. There is also provision for the buildings facing Showground Rd to have communal landscaped rooftops to ensure that the development has a strong landscape presence along this main road.

Principle 6: Amenity

The proposed buildings have been orientated to achieve good natural daylight and ventilation, while also capturing the best outlook possible to all 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 buildings in the masterplan have been tested to ensure the envelopes have the capacity to meet the minimum amenity requirements of the ADG. We have provided a proof of concept of all buildings.

All built form in the new masterplan has been designed to comply with 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

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Principle 7: Safety

The proposed concept master plan puts community safety as part of a holistic approach. 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.

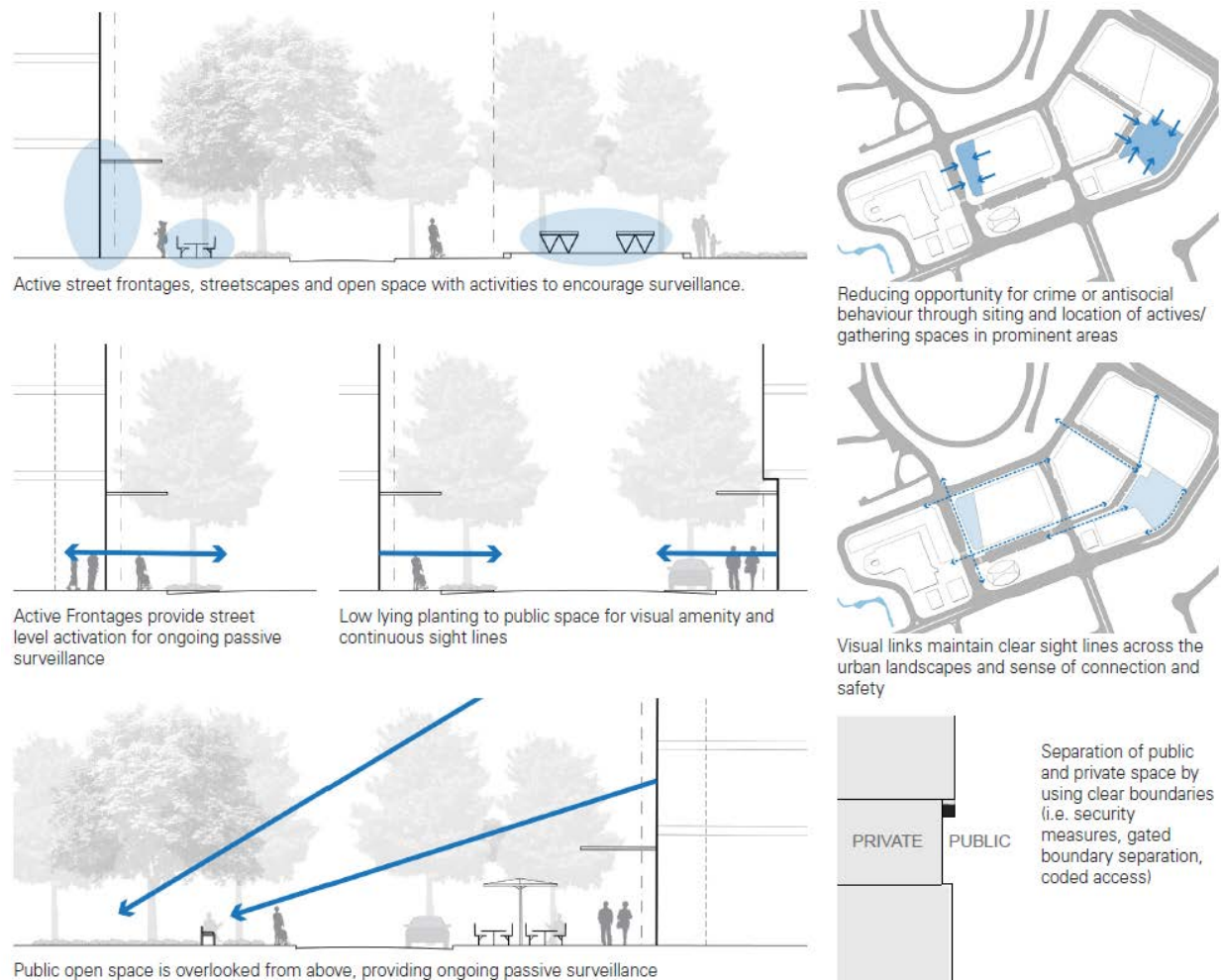


Figure 10. Safety in Design

DESIGN STATEMENT

Principle 8: Housing diversity and social interaction

A wide variety of apartment types are provided across the masterplan. The site proofing has been completed to house one, two and three bedroom apartments with a variety of types and sizes within this mix.

Summary of Unit Mix Assumptions*

| | |
|-----------------|-------|
| 1 Bedroom Units | (35%) |
| 2 Bedroom Units | (55%) |
| 3 Bedroom Units | (10%) |

Unit Sizes

| | |
|------------|-------------------|
| 1 Bedroom | 60m ² |
| 2 Bedrooms | 80m ² |
| 3 Bedrooms | 100m ² |

**Note on unit mix and apartment sizes – the unit mix and unit sizes was chosen to test the ADG requirements for the site proofing. The unit mix and unit sizes may change in the future to respond to statutory and market conditions.*

The mix of apartments provided offers a wide range of housing product, 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.

Distinct, rooftop and podium landscaped communal open space has been provided. It is in on all buildings and provides opportunities for social interaction and communal living. The design of the ground floor garden apartments on 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 the best possible social interaction opportunities for all residents.

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



Figure 11. Photomontage of Doran Plaza

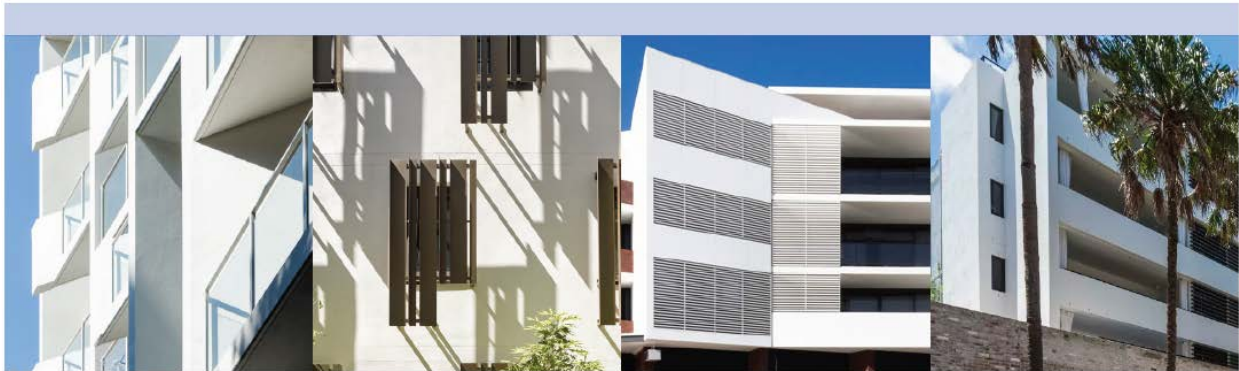
DESIGN STATEMENT

Principle 9: Aesthetics

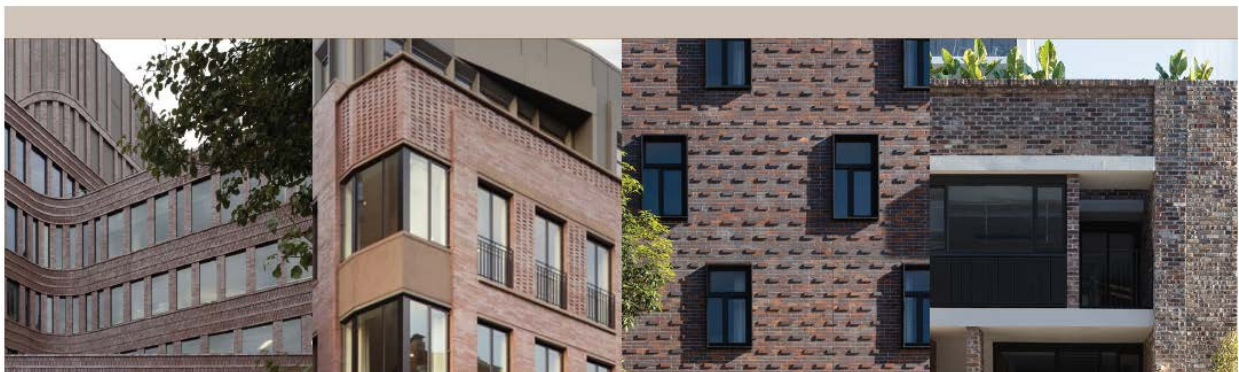
The look and feel of the masterplan have been controlled by a comprehensive set of urban design guidelines that accompanies the DA submission. The urban design guidelines include a section on materials and finishes that describe the requirements for the 3 precincts.

The 4-storey podium zone is proposed to have materials that are durable and engaging with warm tones and hues to be used in a palette that favours a masonry expression.

All facades above the podium levels are proposed to be restrained and of lighter colours in order to avoid the taller built form dominating the streetscape.



Upper Level Materials & Finishes



Podium Level Materials & Finishes

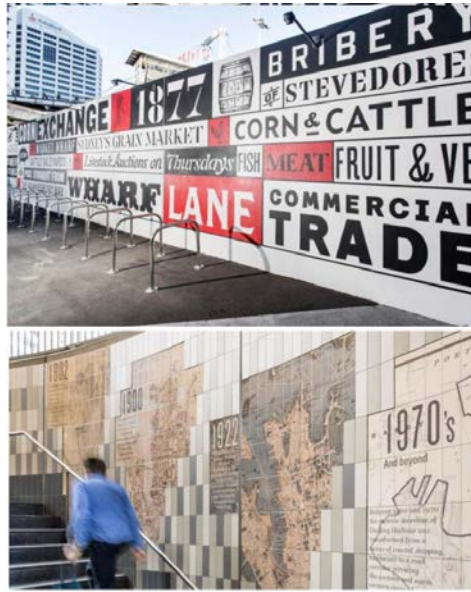
Figure 12. Schedule of Finishes for podium and over podium development

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 Apartment Design Guide.


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

3. COMPLIANCE WITH CREATING PLACES FOR PEOPLE PRINCIPLES

DESIGN STATEMENT

| Principle | Outcomes | How the Proposal Satisfies the Principles and Outcomes |
|-----------|---|---|
| Enhancing | Enhances the local economy, environment + community | <p>The Urban Design Framework, Guidelines and Concept Master Plan 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. This includes 4 themes and devices to ensure the Aboriginal and European heritage of the site and its surrounds is infused through buildings and landscapes of both the public and private domain.</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>  |

DESIGN STATEMENT

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| Connected | Connects physically + socially | <p>The proposal celebrates existing desire lines such as the movements between the Hills Showground Metro Station and the Castle Hill Showground by providing for 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>This has included prescribing desired built form materials and elements, landscape materials and elements and planting strategies for each of the three development lots within the Site.</p> <p>A diverse range of building types 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 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 • Garden apartments and tower apartments within Precinct East.  |

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.

A variety of desire lines and routes are catered for within the development lots including routes to and from the Hills Showground Metro 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.

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.

Indicative species

Doran Drive Plaza:



Corymba maculata



Callistemon 'Better John'



Ficus macrocarpa 'Yalla'



Linopoe 'Just Right'



Massanea dumpanensis



Leonardia tenax



Pycnos sesuvensis



Hibbertia scandens

Precinct East Park:



Angophora costata



Sophora japonica



Hardenbergia violacea



Viburnum odoratissimum



Eucalyptus punctata



Oenothera pulchra



Myoporum parviflorum



Penstemon 'Rainy'



Euphorbia corollata



Urvillea 'Honey Gem'



Euphorbia corollata



Eucalyptus resinifera



Grevillea 'Royal Mantle'



Westringia 'Russet Box'

Bioretention gardens:



Carex appressa



Eleocharis sphacelata

Pedestrian link:



Waterhousea floribunda



Danella caerulea



Westringia 'Russet Box'



Myoporum parviflorum

Precinct East Street:



Corymba maculata



Danella caerulea



Linopoe muscari

Public / Private interface:



Lagerstroemia indica



Pycnos calleryana 'Capital'



Syzygium japonica



Viburnum odoratissimum

Communal open space:



Waterhousea floribunda



Angouranthus 'Gold Velvet'



Magnolia 'Edmoult'



Lagerstroemia indica



Grevillea 'Honey Gem'



Agapanthus orientalis



Myoporum parviflorum



Westringia 'Mund'



Ruscus copifera 'Mini Cog'



Fuchsia 'Mandarin'



Agapanthus orientalis



Myoporum parviflorum



Rosemarinus officinalis



Fuchsia 'Mandarin'



Agapanthus orientalis




Myoporum parviflorum

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| 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. This includes;</p> <ul style="list-style-type: none"> Encouraging walking and cycling trips to, from and within the precinct by providing appropriate paths, crossings and supporting facilities, adequate street furniture and ensuring that the public domain is universally accessible <ul style="list-style-type: none"> To mitigate urban heat island effect through the provision of; maximising natural ventilation and lighting in to residential and non-residential uses through building orientation and configuration rain gardens and Water Sensitive Urban Design mechanisms high proportions of canopy cover in the public and private realm using high diffuse reflectivity and high emissivity value materials for hardscapes, footpaths, communal open spaces and rooftops To promote photovoltaic and local energy generation and storage To retain some existing trees on Precinct East post demolition of the Hills Shire Council building within the Precinct East Park to retain a mature canopy cover to Carrington Road and Showground Road interfaces |
| Comfortable | Comfortable and Welcoming | <p>The proposal prescribes a number of design guidelines to 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> <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 overlook and safety for people in the public domain</p> |
| Safe | Feels Safe | |
| 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> |

DESIGN STATEMENT

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| 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 District, to North West Metro 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 transformation taking place, or being planned, in the areas immediately adjoining the development lots. This includes the Castle Hill Showground master planning process which has informed, and been informed by, the Hills Showground Station Precinct SSDA.</p> |
| Engagement | Engages with Relevant Stakeholders | <p>The engagement process to date has involved;</p> <ul style="list-style-type: none"> • Landcom Design Advisory Panel (two meetings) • State Design Review Panel (two meetings - including a member of the panel representing The Hills Shire Council) • The Hills Shire Council Officers (two meetings with council officers regarding the planning of the SSDA) • The Hills Shire Council (one meeting with council officers regarding the coordination of the SSDA and the Castle Hill Showground Master Plan team) • The Hills Shire Council Councillors and Planning Team • 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 as does, most importantly, the existing and future community of Showground, Hills Shire and the north west of Sydney.</p> <p>During the consultation with stakeholders, the design excellence process and public benefit outcomes have played, and will continue to play, an important role in achieving an informed and considered discussion.</p> <p>The concept master plan has been through a series of participatory processes with a number of stakeholders where the design has been tested, challenged and refined to the SSDA building envelopes and public domain strategy contained within this report.</p> |

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| Custodianship | Considers custody and maintenance over time | <p>As a result of the significant amount of development activity planned within the Concept Master Plan 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 on a daily basis |
|---------------|---|--|