

Architectural Planning Proposal

The Gables Town Centre, Box Hill

August 2018



CELESTINO 
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Project Details

The Gables Town Centre, Box Hill NSW

Mixed Use Town Centre

2-8 Storey Retail, Commercial, Residential & Multi Purpose Development

Precinct	Site Area (m²)	Total GFA (m²)	FSR
E1	14,500.6	14,294.9	1:1
E2	8,707.9	16,461.9	1.89:1
E3	6,822.7	8,049.6	1.18:1
E4	16,523	27,168.2	1.64:1
E5	10,000	20,000.0	2:1
Total	63,671	86,974.6	1.35:1

The Site

Location: The Gables Town Centre, Box Hill, NSW, 2765

LGA: The Hills Shire Council

Site Area: 63,671m²

The Opportunity

The Mixed-Use precinct within The Gables Town Centre will deliver upon the key design vision of the Celestino Group in their innovative new community.

Anchored at the centre of the precinct, the site forms the link between nature, commerce, recreation and living, providing for connections to the extraordinary natural and man-made landscapes nearby, whilst establishing a civic heart for the area.

The design of the town centre draws from the best thinking in similar precincts locally, and from around the world. The mixed use core is the key building block for the establishment

of the Gables community, where a truly dynamic environment can be created.

A town centre, where the best of urban, suburban and rural living is all combined to deliver an extraordinary place to live, work and play.

The Proposed Development

The Mixed-use precinct enables the opportunity for a wide variety of potential uses. This comprises of residential components, such as townhouses and apartments. It also allows for commercial uses such as retail, office, supermarket and other service offerings. And finally it provides for future community and education uses within this single unified precinct.

Through the co-location of all these uses on a single site, the energy and dynamism of a Town Centre can be achieved whilst providing a liveable and enjoyable built environment.



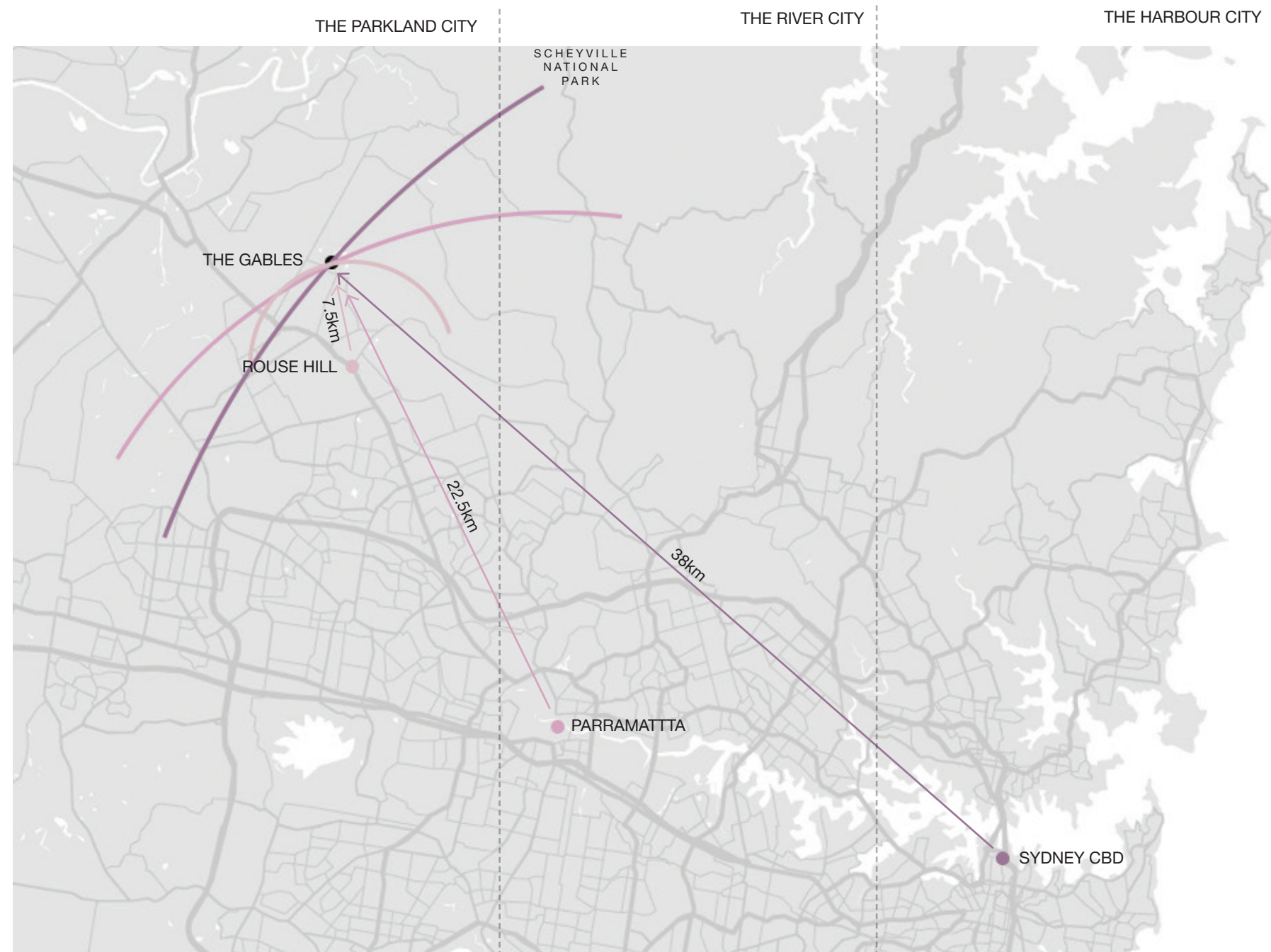
2.0 Urban Context and Site Analysis



2.0 Urban Context and Site Analysis

2.01 Site Location

The Gables is located in the North-West area of Sydney. Forming part of the new growth area of the western Sydney "Parkland City", the establishment of a new town centre in this context needs to understand the particular demands and requirements of the new and existing local community, the local landscape and terrain, and the specific climatic conditions in order to create a masterplanned Town Centre that truly reflects its place.



2.0 Urban Context and Site Analysis







2.02 The Gables Precinct

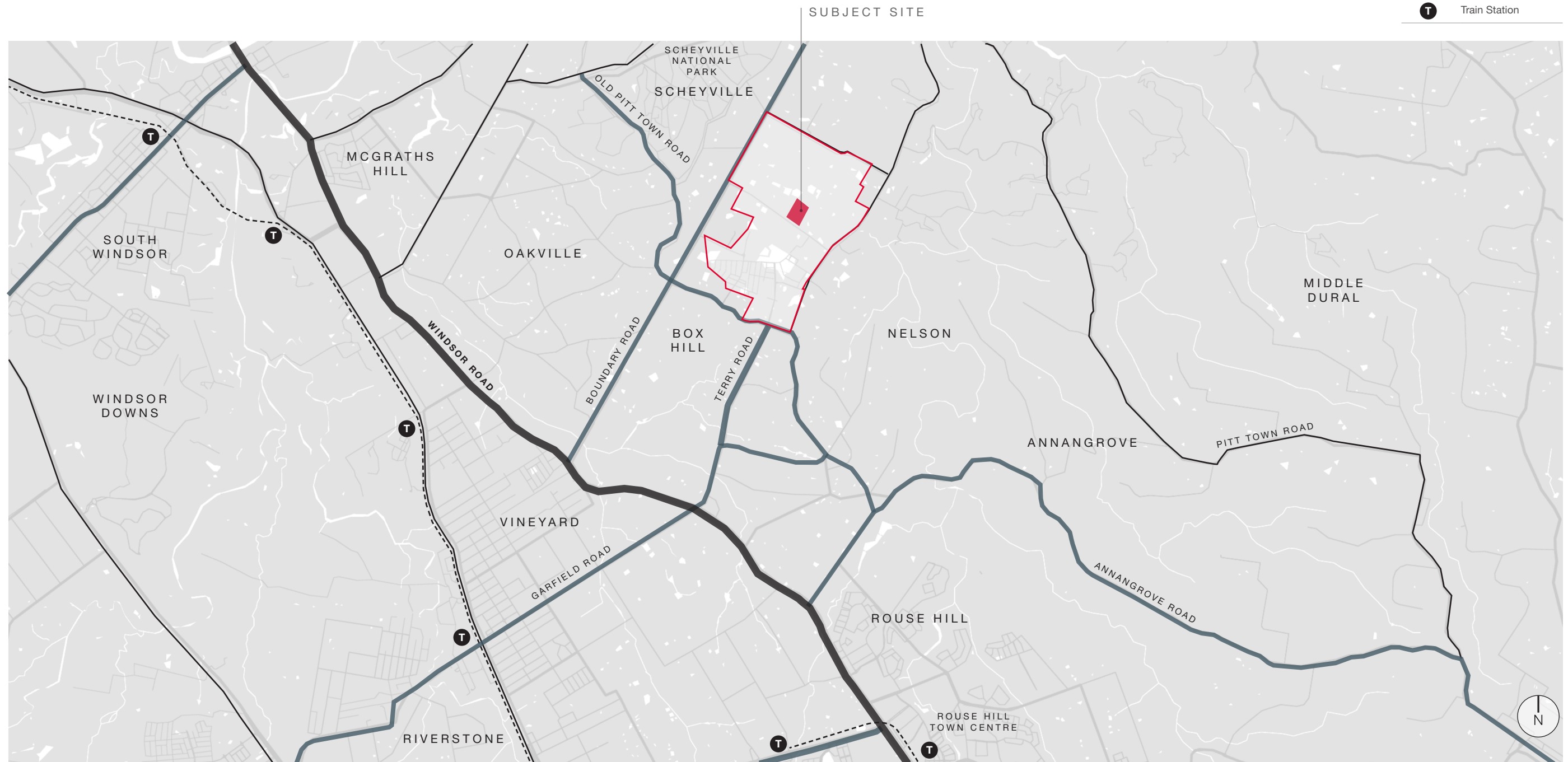
The subject site is located 38 kilometres from Sydney CBD and 7.5 kilometres from the Rouse Hill Town Centre.

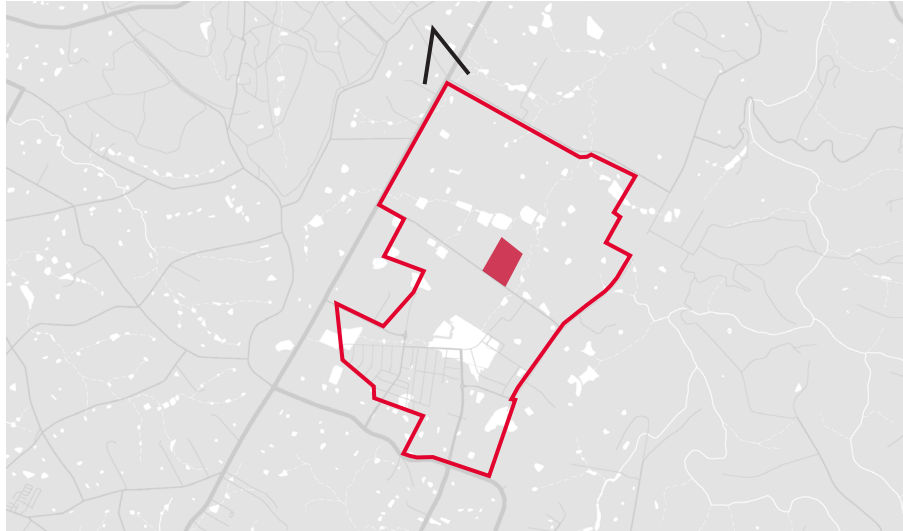
The site is located within close proximity to Scheyville National Park and a short bus trip to the future Rouse Hill train station on the Sydney Metro.

The subject site lies at the heart of The Gables Masterplanned community which will provide community infrastructure and amenity to the neighbouring suburbs.

Legend

	Subject Site
	Major Road
	Minor Road
	Local Road
	Train Line
	Train Station



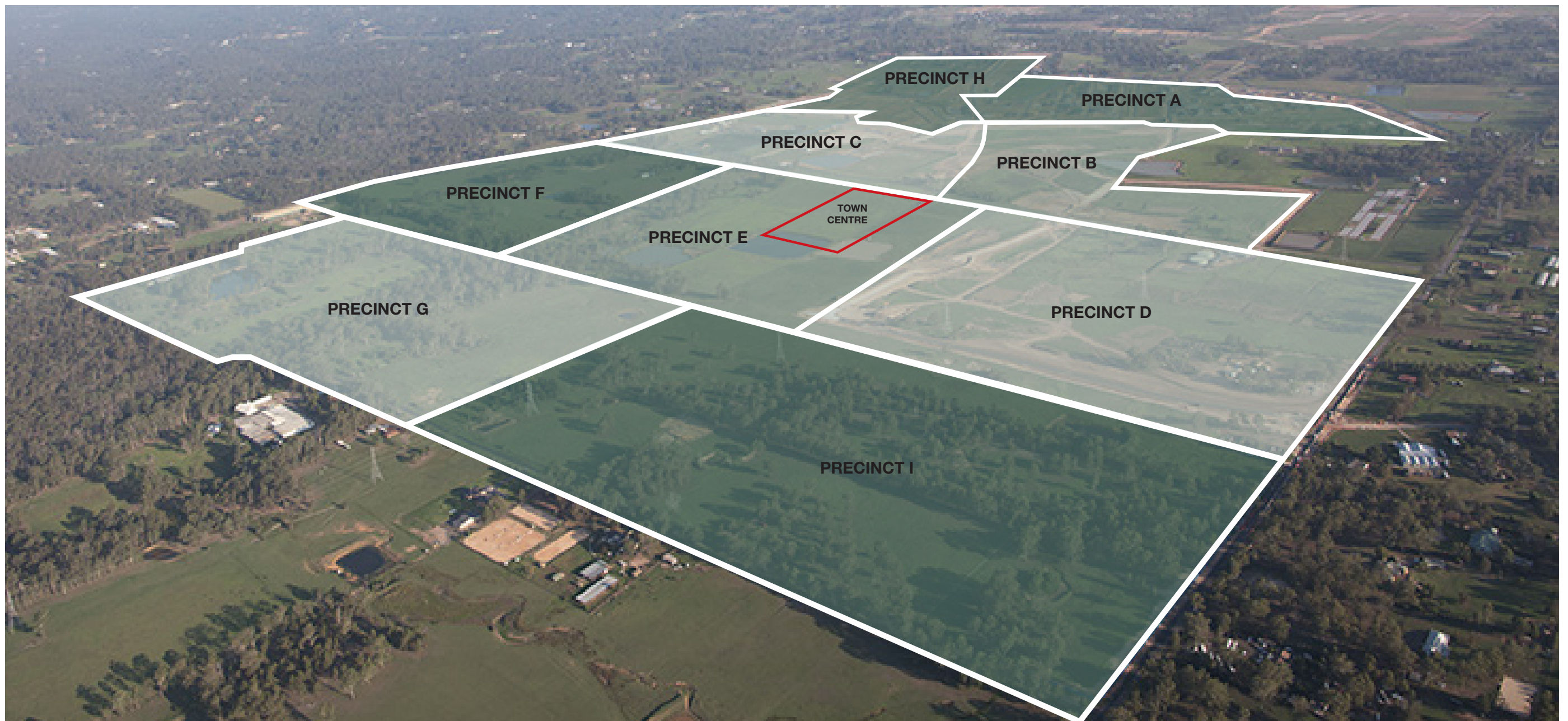


The Gables Town Centre (Town Centre) is located within Precinct E of the North Box Hill Precinct. Several of the surrounding precincts have commenced their development into family housing, as well as planning being well underway for the delivery and implementation of the riparian corridor, public parks, and street network.

Precinct E lies at the centre of the Gables. The Northern portion predominantly dedicated to a future public park and lake environs. To the South of the lake, the area marked for mixed use, referred to in this document as the Town Centre, sits directly between the parklands of the lake, and the future playing fields of Precinct C.

The site analysis herein has been developed based on the emerging future context of the area.

Aerial View- Looking South-West

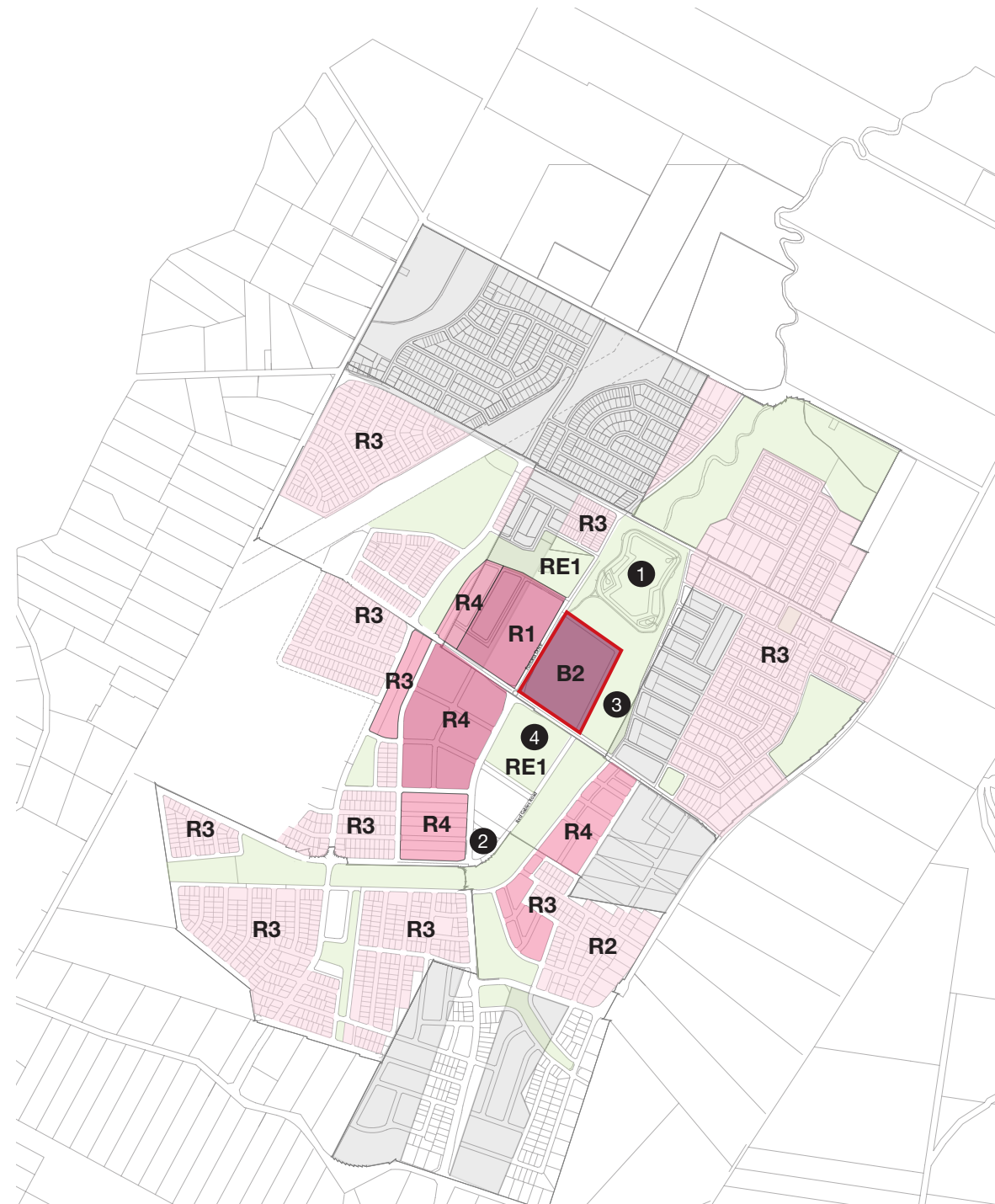


The Area that is the subject of this planning proposal is currently zoned as B2, marked in the drawing to the right.

The surrounding sites are zoned for a variety of residential and open space uses, with the majority of the bounding areas of the town centre being playing fields, open space or riparian uses.

To the west of the site lies a future R1, residential zone where the potential for a variety of housing typologies is permitted.

A large landscaped riparian corridor bisects the gable precinct, following along the Eastern boundary of the town centre site connecting to the future Public Park and Lake area.



Legend

- Highest Density
- High Density
- Medium Density
- Low Density

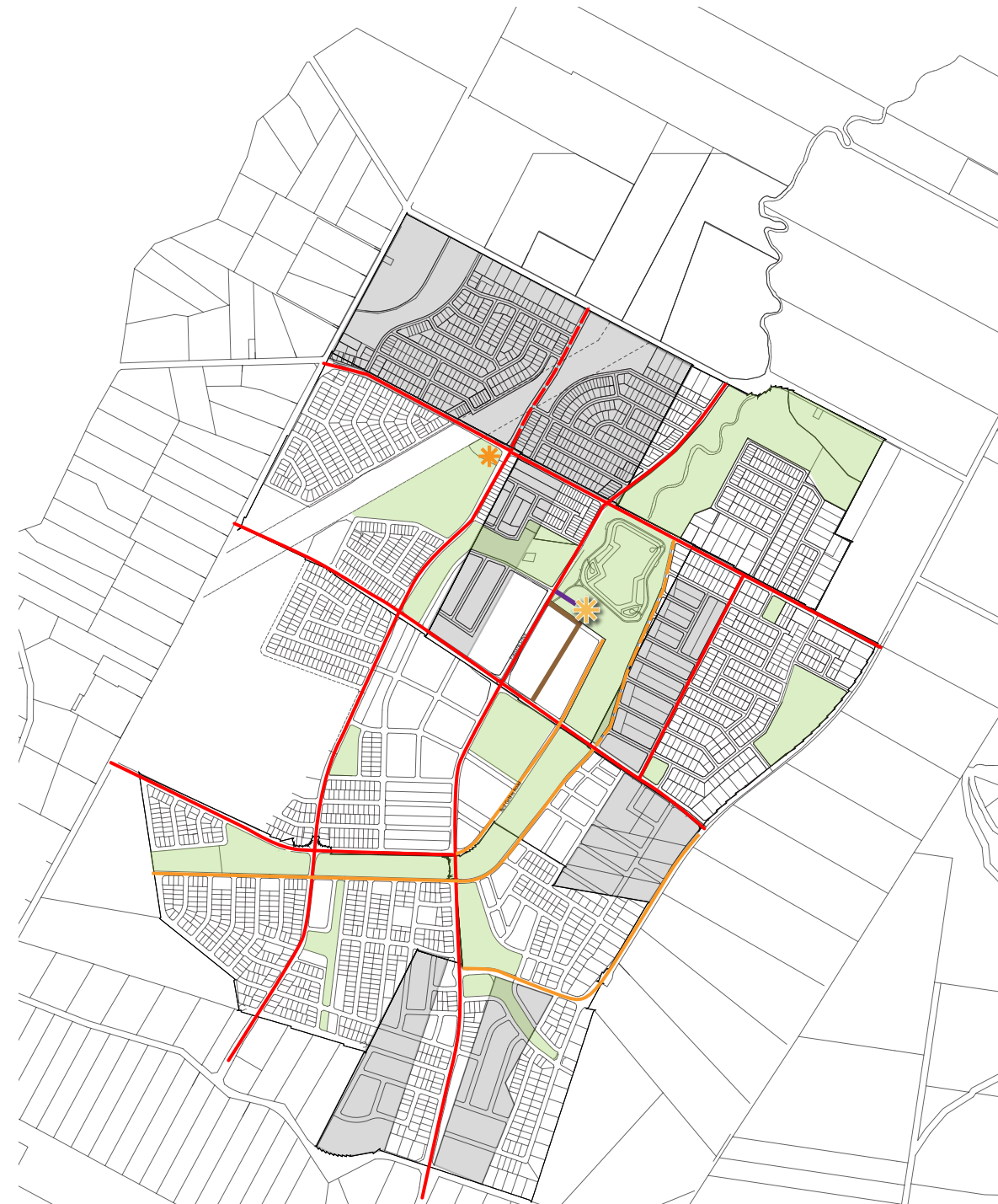
- ① Lake
- ② Public School
- ③ Riparian
- ④ Sports Field

LEP Zoning: B2, R1, R2, R3, R4, RE1



VEHICULAR MOVEMENT

Reference: AECOM Vehicular Movement Study



Legend

- | | | |
|------------------|-----------------------------|---------------------------------|
| The Green Heart | Major collector road | Town Centre - Street typology 1 |
| Community Centre | Future major collector road | Town Centre - Street typology 2 |
| School | Minor collector road | |
| Playground | Future minor collector road | |

PUBLIC TRANSPORT

Reference: AECOM Public Transport Study



Legend

- | | |
|------------------|---------------------|
| The Green Heart | Potential bus stops |
| Community Centre | Potential bus route |
| School | |
| Playground | |

CYCLE PATHS

Reference: AECOM Cycle Paths Study



Legend

- The Green Heart
- Community Centre
- School
- Playground
- Bike parking
- Shared user path in road reserve
- Future cycle path
- Shared user path in parklands

PEDESTRIAN MOVEMENT

Reference: AECOM Pedestrian Movement Study



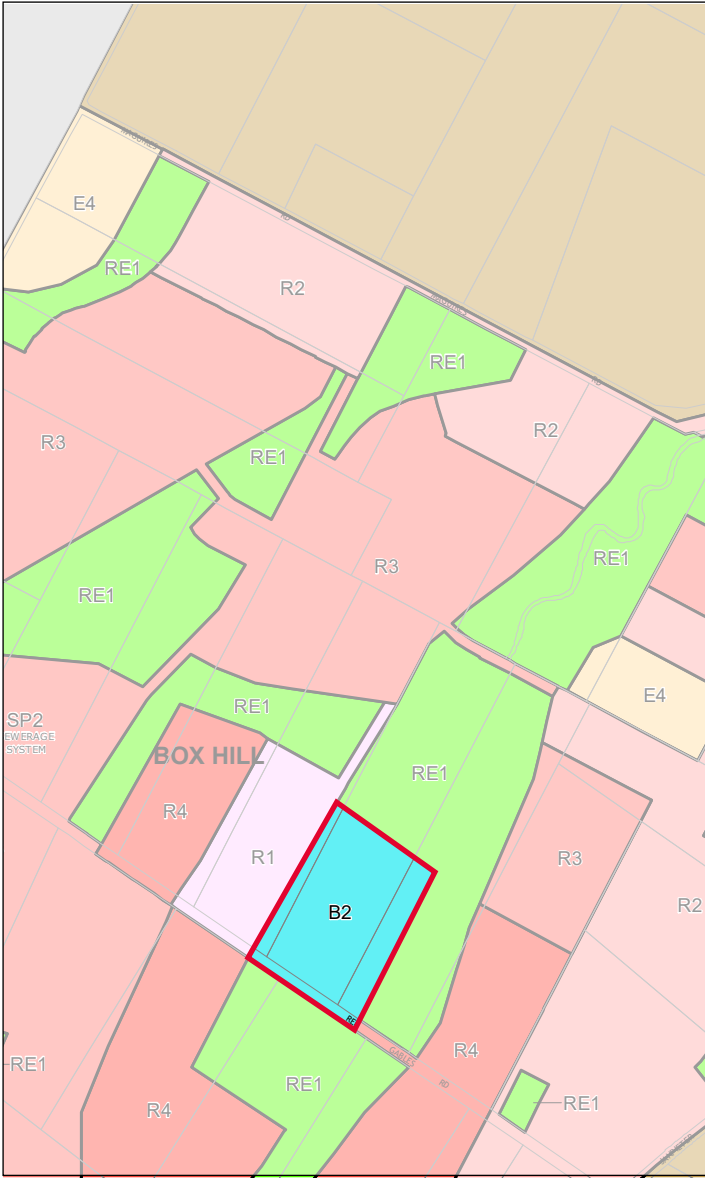
Legend

- The Green Heart
- Community Centre
- School
- Playground
- Signaled pedestrian crossing
- Pedestrian crossing
- Primary pedestrian link
- Future pedestrian link
- Secondary pedestrian circulation
- Town Centre internal circulation
- Bridge connections

3.0 Existing Planning Controls



The existing planning controls for the town centre precinct are nominated below. The zoning permits a wide variety of uses, and is not proposed to be varied by this application



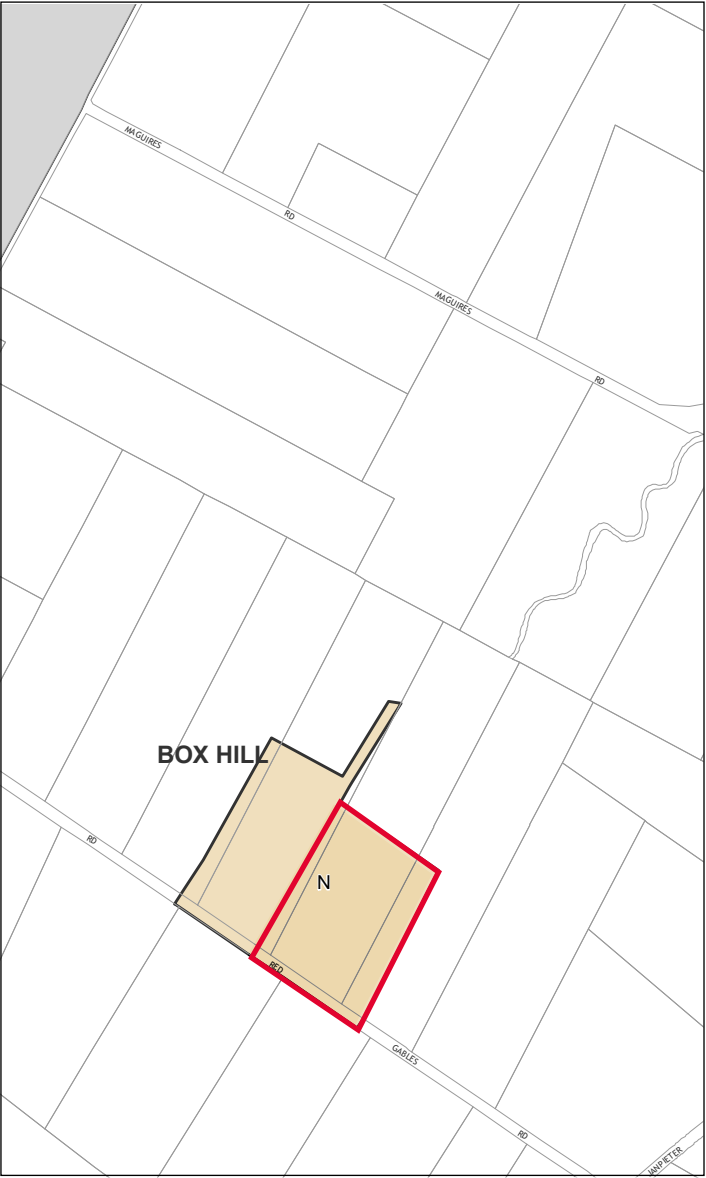
ZONING

B1	Neighbourhood Centre	R1	General Residential
B2	Local Centre	R2	Low Density Residential
B4	Mixed Use	R3	Medium Density Residential
B5	Business Development	R4	High Density Residential
B6	Enterprise Corridor	RE1	Public Recreation
B7	Business Park	RE2	Private Recreation
E1	National Parks and Nature Reserves	RU1	Primary Production
E2	Environmental Conservation	RU2	Rural Landscape
E3	Environmental Management	RU3	Forestry
E4	Environmental Living	RU6	Transition
IN1	General Industrial	SP2	Infrastructure
IN2	Light Industrial	SP3	Tourist



HEIGHTS OF BUILDINGS

K	10.0	T2	27.0
M1	12.0	T3	28.0
M2	12.5	U1	30.0
N	14.0	U2	33.0
O1	15.0	V1	36.0
O2	16.0	V2	37.0
P1	17.0	X1	45.0
P2	18.0	X2	46.0
Q1	19.0	Y	50.0
Q2	20.0	Z	57.0
R1	21.0	AA	68.0
R2	22.0		



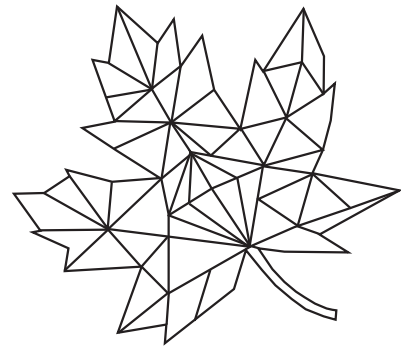
FLOOR SPACE RATIO

A	0.2
B	0.4
D	0.5
F	0.6
J	0.8
N	1.0
R	1.49
S	1.99
T	2.3
U	2.7
V	3.0
W	3.8



4.0 Gables Town Centre Vision





To create an iconic destination Town Centre, designed with excellence and planned for the community.

Celestino believe in the power of transformation and building communities.

For Celestino, the importance of designing a quality Town Centre for the Box Hill North Planning Precinct was what lead to the competitive design process for which this masterplan was the subject of.

Celestino's vision for the precinct was to produce a bespoke, high quality and destinalional mixed-use town centre that is unrivalled and acts as the heart of its community.

The Gables town centre will be engaging, as well as interactive with its surroundings. It will provide an amenity that meets all the communities needs and creates a place to live in which they are proud of.

The Gables town centre will be a key part of the Celestino Legacy.





RESIDENTIAL

A range of housing types and sizes for all members of the community

Residences designed with high quality living spaces that are designed for internal amenity and connection to the natural environment.



RETAIL

Places to shop, to interact with the local community and produce

A variety of retail environments to support the convenience shopper, through to casual diners. Internal and external environments tuned to the context and connecting visually to the natural environment



COMMERCIAL

Creating dynamic and modern working environments to provide truly local employment opportunities

A mixture of flexible spaces and uses that can adapt and shift to the local market. Working spaces that are truly local, and are climatically and visually tuned to the natural landscape.



PROPOSED EDUCATIONAL ESTABLISHMENT

Places to learn and to educate

Creating a community heart for the precinct, education will foster supporting uses throughout the town centre, and create a further community focal point for families.



OUTDOOR SPACES

Dynamic outdoor spaces, with buildings designed to suit them, rather than the inverse.

Using covered and open air spaces to create climatically attuned outdoor spaces for a variety of commercial, private and civic uses.



COMMUNITY FOCUSED

The success of any great community is how it fosters interaction with residents. The Town Centre sets its occupants at the centre. The proposed uses, and surrounding spaces foster interaction, and enable the future residents to make it their own.



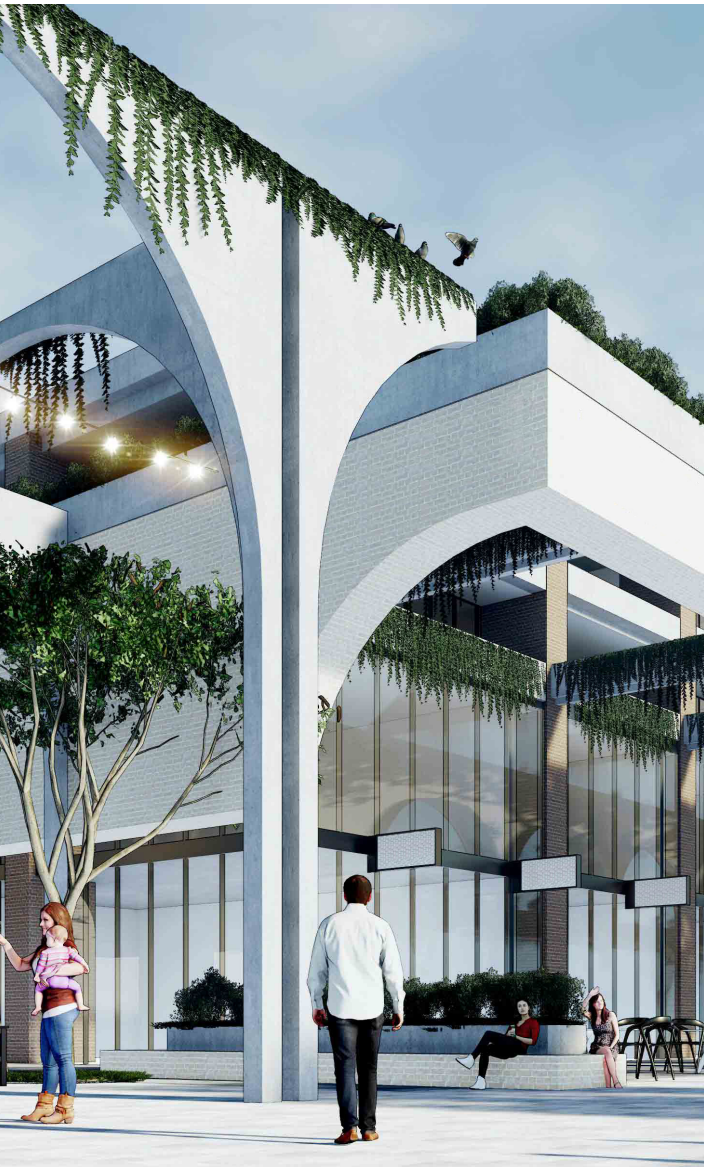
THE GROUND PLANE

How a building meets the ground will determine the success of the public domain. The mixed use nature of the town centre demands and variety of uses interact with the public domain. From residential to commercial users, this threshold zone must be considered to create a successful community.



CONNECTION TO LANDSCAPE

The Gables is a unique place and landscape. The masterplan framework sets visual, and physical links to the surrounding landscape as a fundamental principle. At the centre of the development, visual links are priorities back to the surrounding environment such that the unique natural landscape of Box Hill north is capitalised on.



LANDMARK

A great place, is about creating diverse and active points of interest. Key opportunities for signature developments are created within the masterplan to deliver an exciting and engaging visible built form. To create a unique identity and point of difference for the development.





TOPOGRAPHY

The undulating topography creates an opportunity for a dynamic built form.

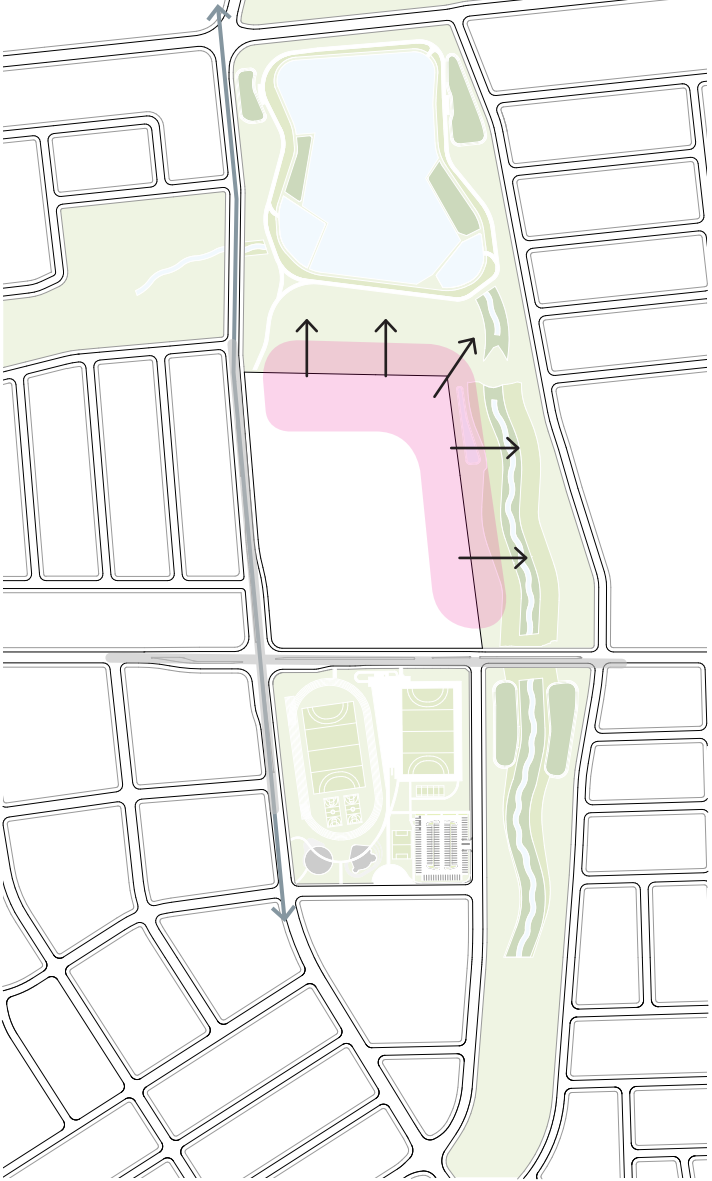
The topography at the centre of the site allows for strong visual connections to the surrounding landscape and green open space.



CONNECTING GREEN SPACE

The Site is not only edged by green space, but the opportunity created for a direct green spine that interconnects the town centre with the southern playing fields and school.

The strength of this landscape spine anchors the masterplan framework and establishes the priority of landscape in the town centre.



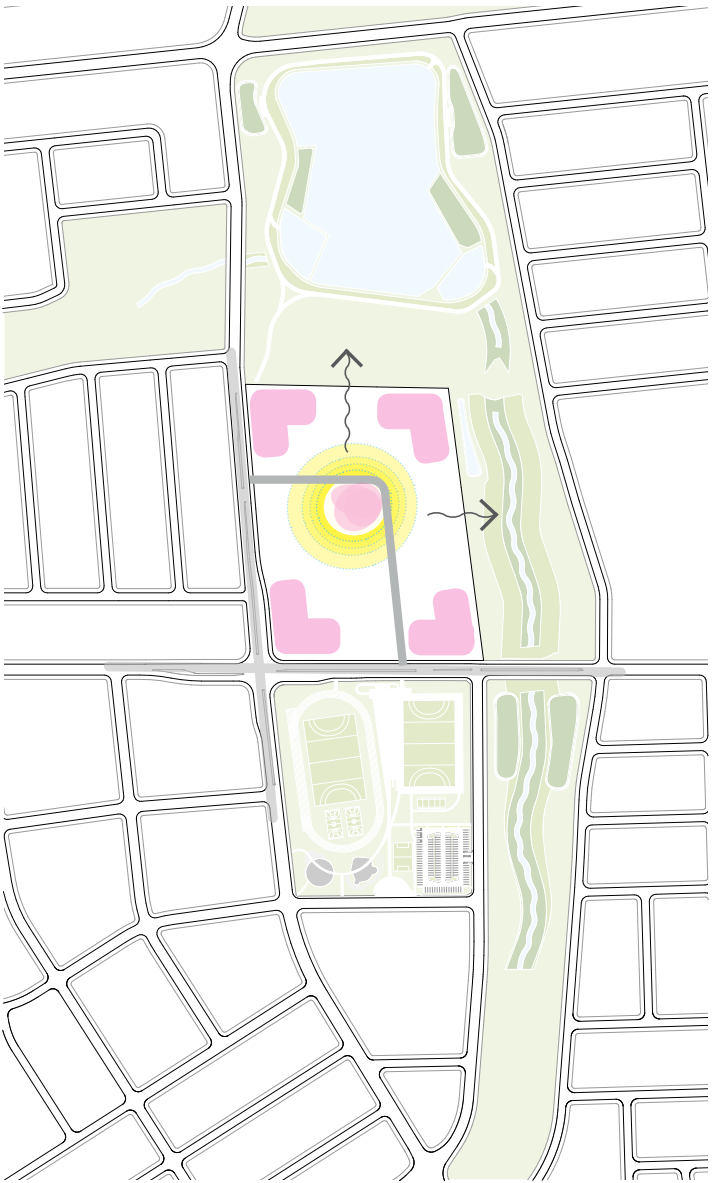
BLURRING BOUNDARIES

The opportunity presented by a town centre being on the edge of landscape, is amplified through blurring at the edge condition. Soft landscape areas and open space is blurred against the park and riparian corridor to connect these spaces, and further activate them.



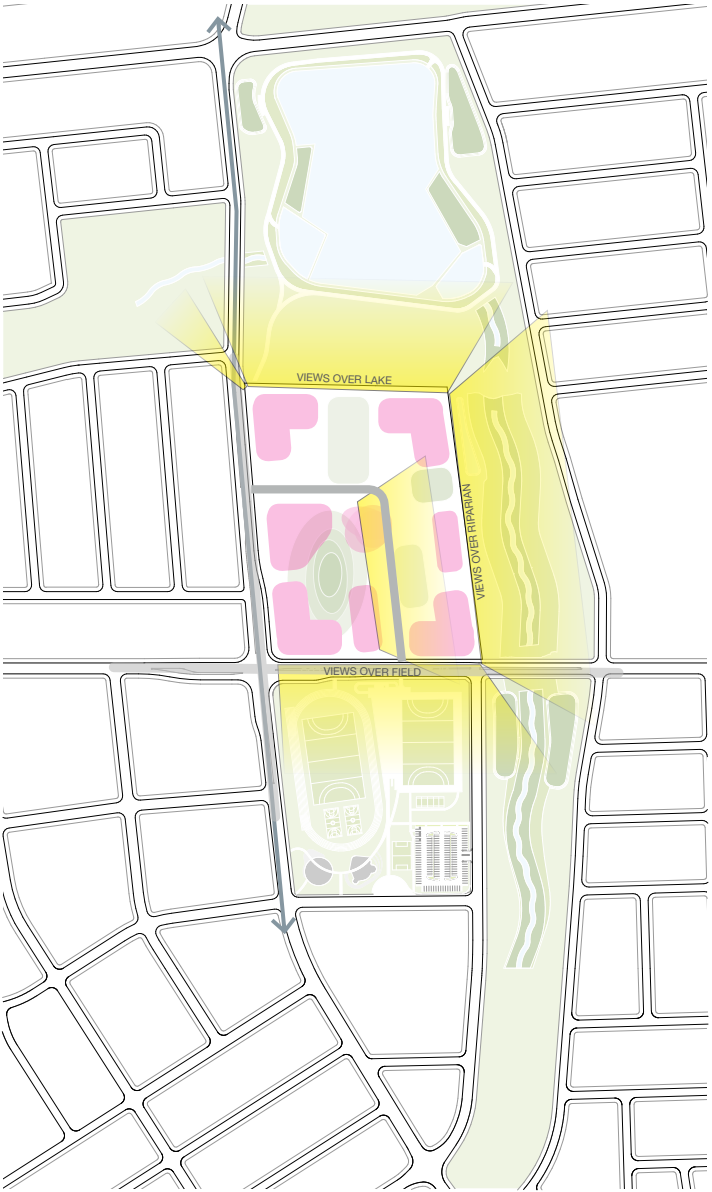
ROAD RELOCATION

The DCP masterplan called for a hard boundary of a road against the landscape open space. By physically connecting and blurring this edge, the DCP roads are relocated to the centre of the site to better connect the variety of uses contained within the masterplan.



SIGNATURE BUILDING

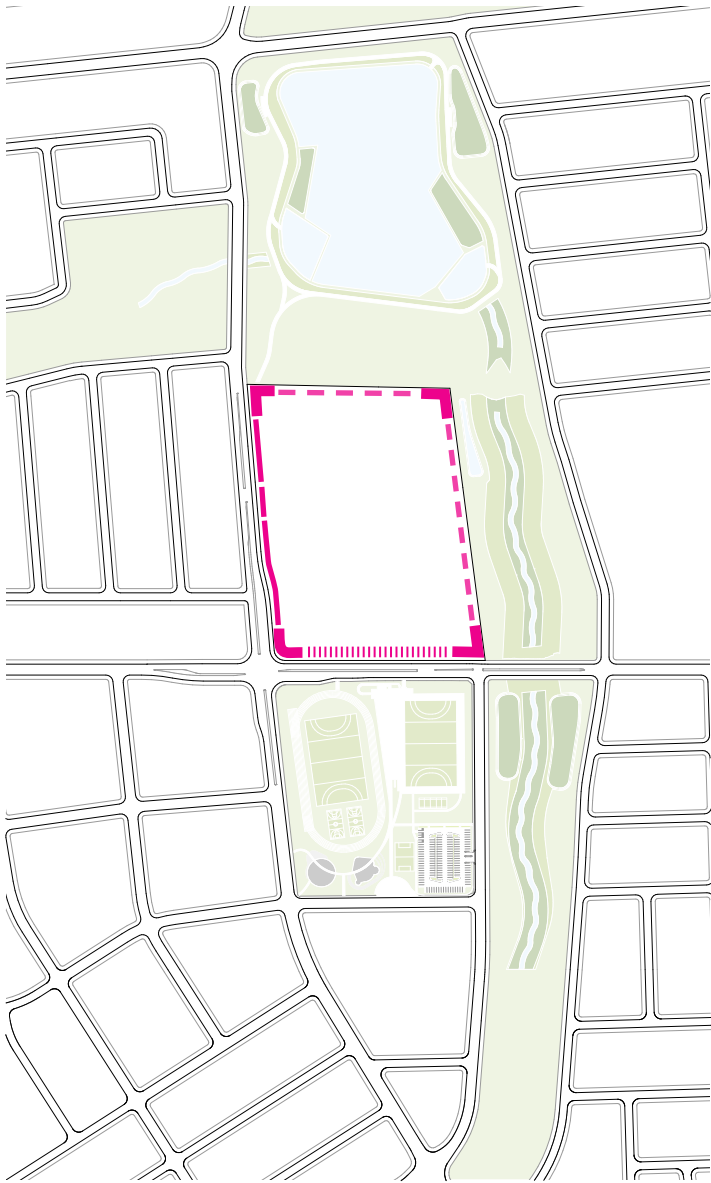
At key edge points, and nodes of activity, the masterplan framework calls for signature buildings, which vary in height, form and shape to their neighbours to create points of interest and breakup the skyline profile of the town centre.



VIEWS

To ensure all buildings within the town centre have a visual connection to landscape, the heights, and form of buildings have been tuned to maximise visual links from the heart of the precinct outwards.

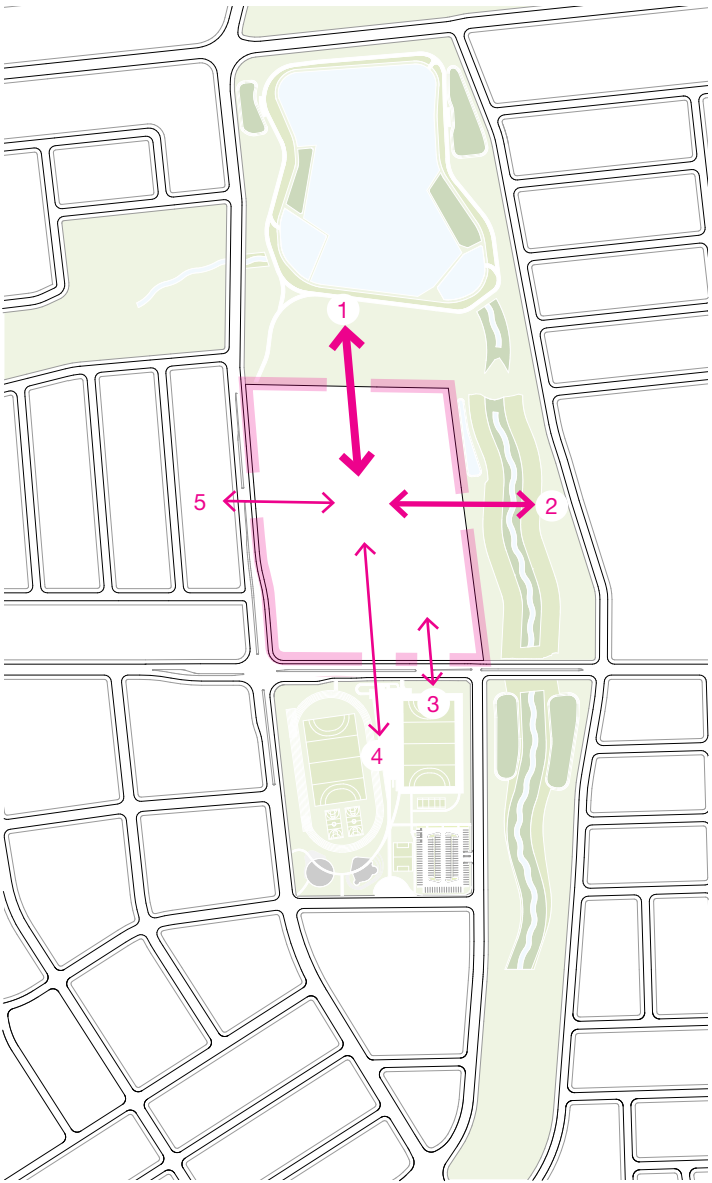




MASTERPLAN EDGE TYPOLOGY

Edge typology and program determine treatment

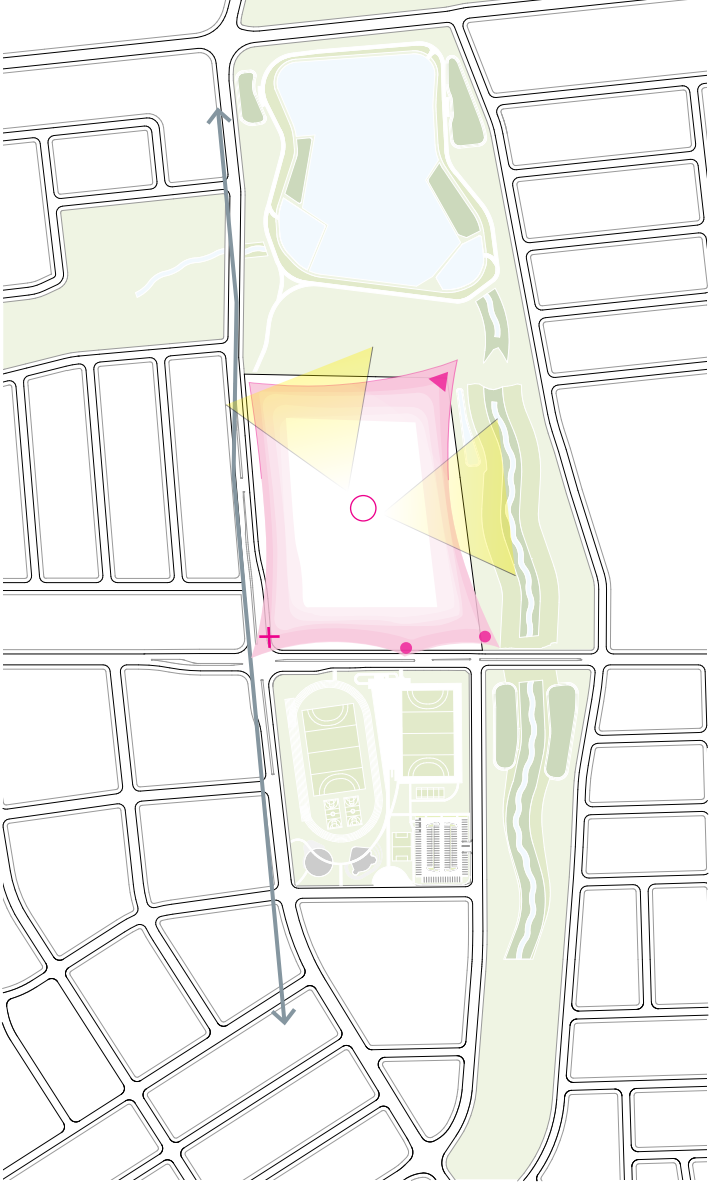
- Solid corners
- Solid boundary to road
- Semi permeable boundary to road
- Permeable boundary



MASTERPLAN EDGE CUTS

Breaks in edge treatment to promote movement and connectivity through site to surrounding amenities

- 1 Corso providing access to park and lake
- 2 Access to adjacent green
- 3 Gateway
- 4 Access to adjacent green space amenities
- 5 Access to surrounding precincts



MASTERPLAN EDGE HEIGHTS

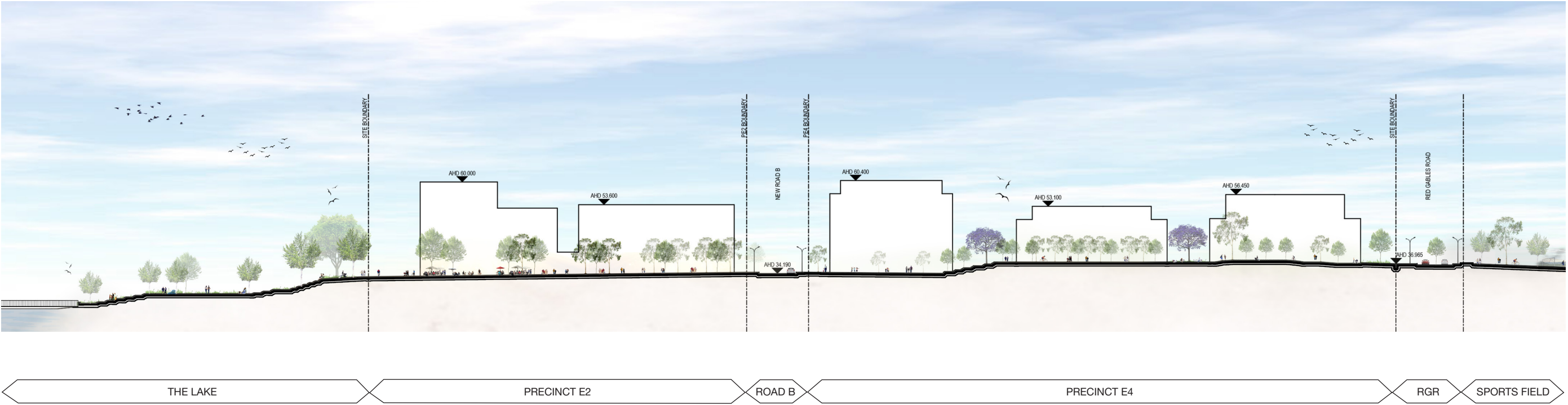
Height plane manipulated to express edge treatment - stretched at marked points, low at permeable areas

- Main cross road
- Gateway markers
- Corner expression to park
- Town centre





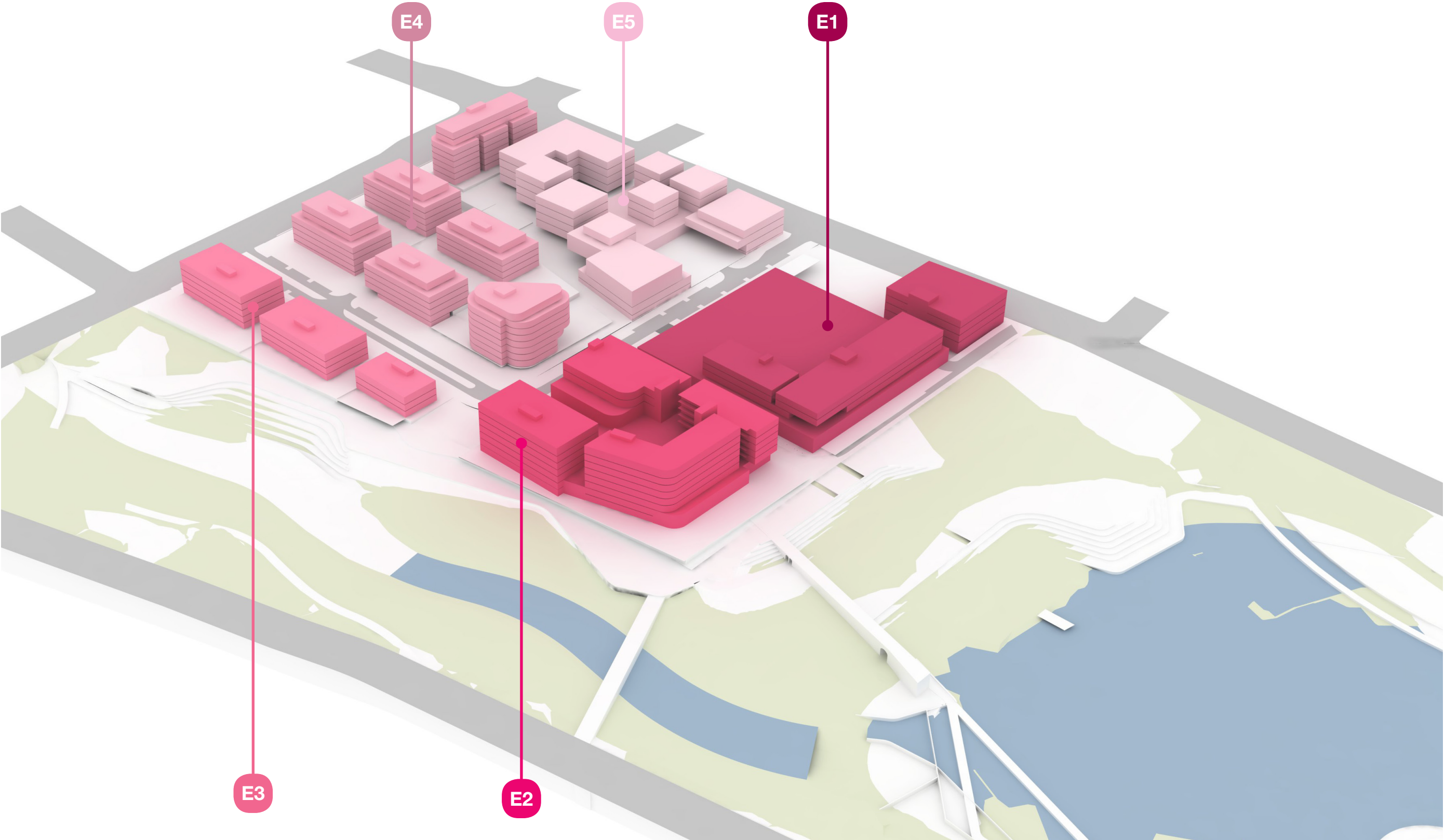
Refer to Technical Plans in 6.0 Drawings for more information

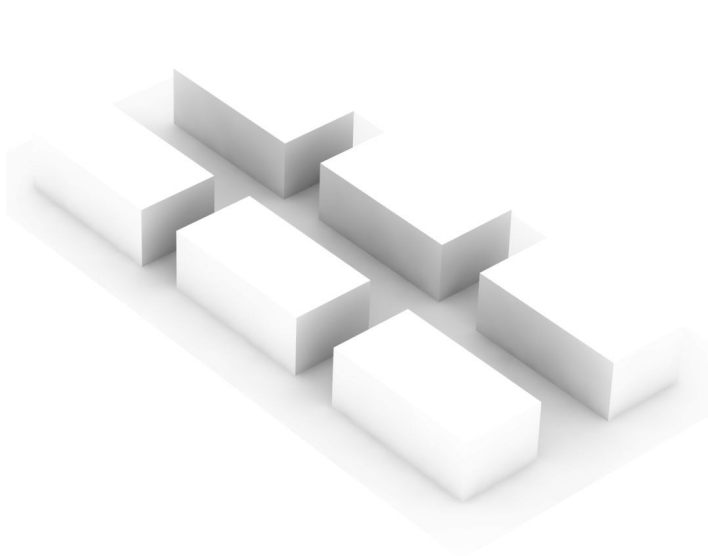


THE GREEN SPINE



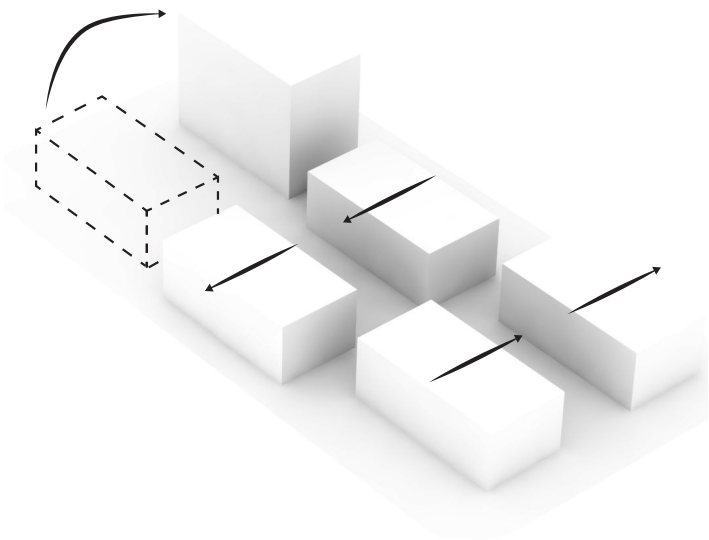
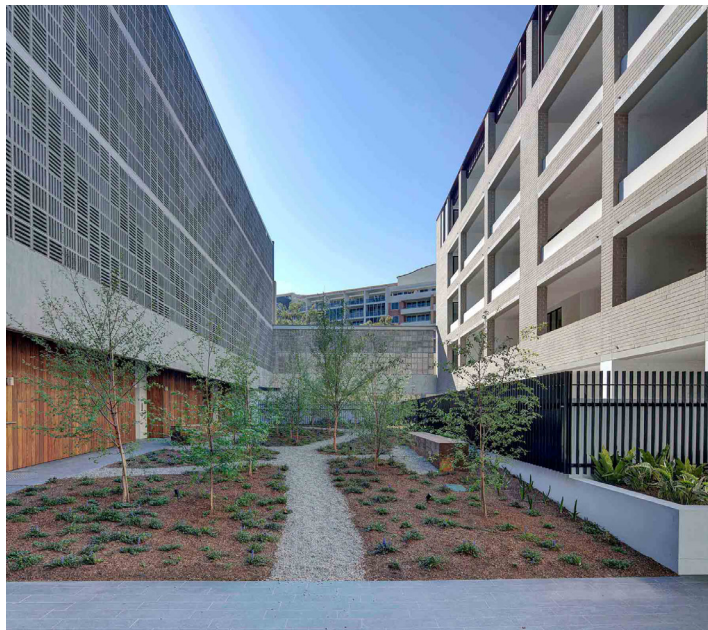
Refer to Technical Sections in 6.0 Drawings for more information





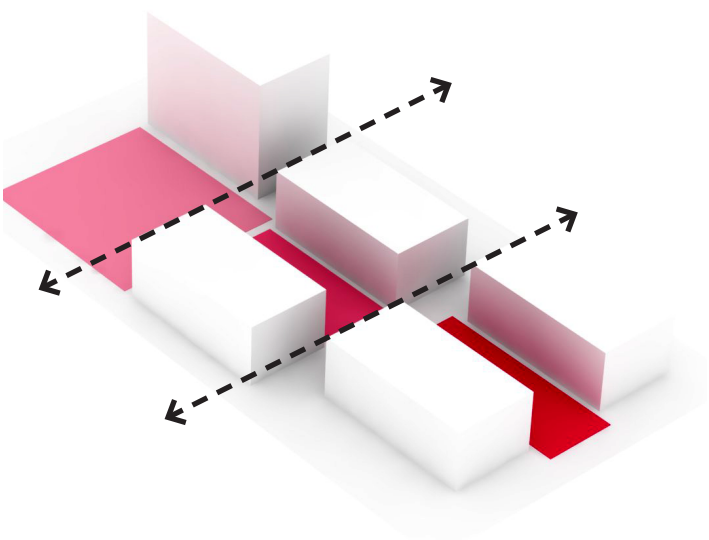
RIGID MASTERPLAN

Traditional linear arrangement of forms and space



PLAYFUL DESIGN

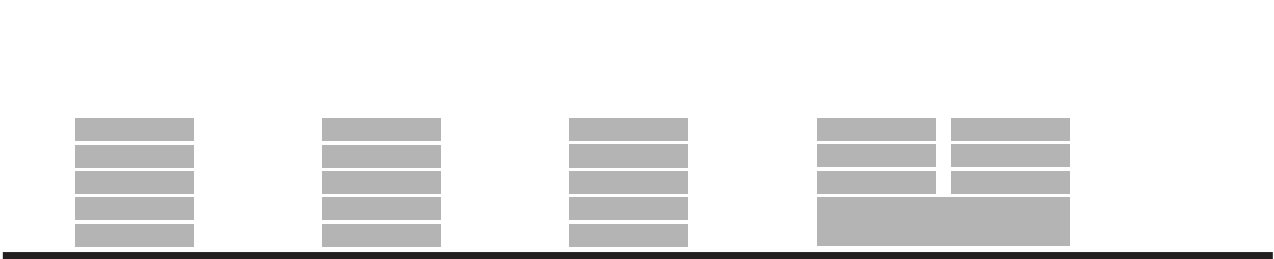
Inspiring interesting spaces between buildings



DYNAMIC PLACEMAKING

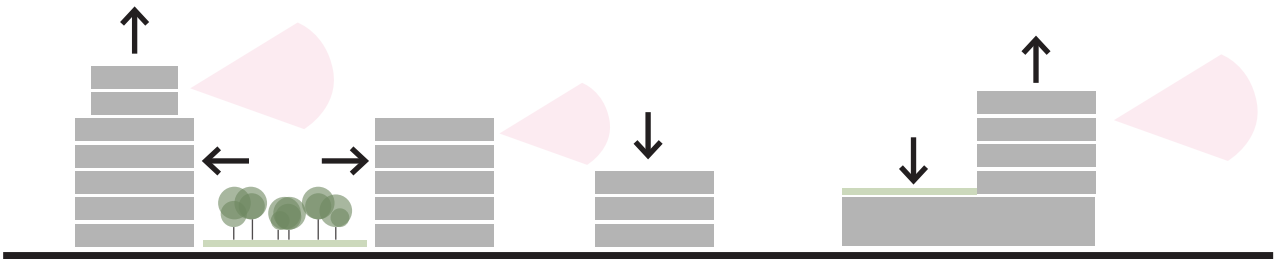
To create exciting and dynamic places, stepping away from the rigid approach is required. The re-arranged forms define the open spaces within the Gables.





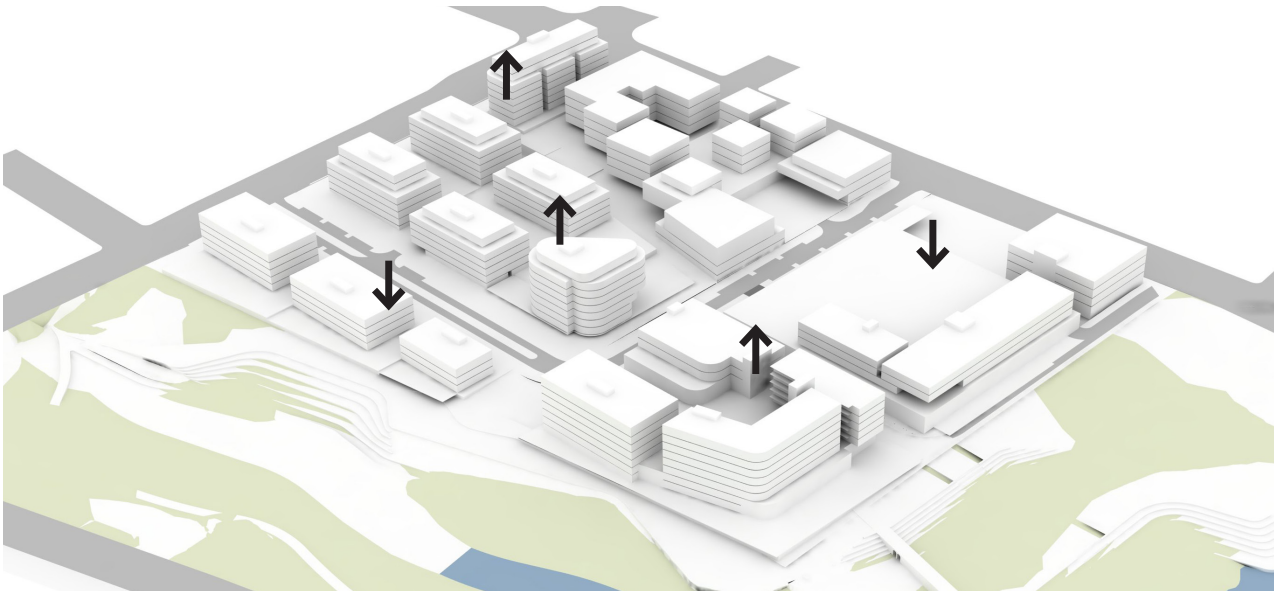
CURRENT LEP HEIGHT LIMIT

Creating a levelled 'flat' plane, with no roof variation



MODULATING THE HEIGHT PLANE

Creating view opportunities, more public open space and signpost buildings to anchor the site. The masterplan playfully responds to the natural topography.



Key Pedestrian Links

Link A “The Green Spine”

Pedestrian axis tying the Town Centre to the landscape beyond. Activation through the heart of the Town Centre.

Link B “The Riparian Way”

Pedestrian and cycle way along the riparian edge. Activation along the eastern boundary.

Link C “The Promenade”

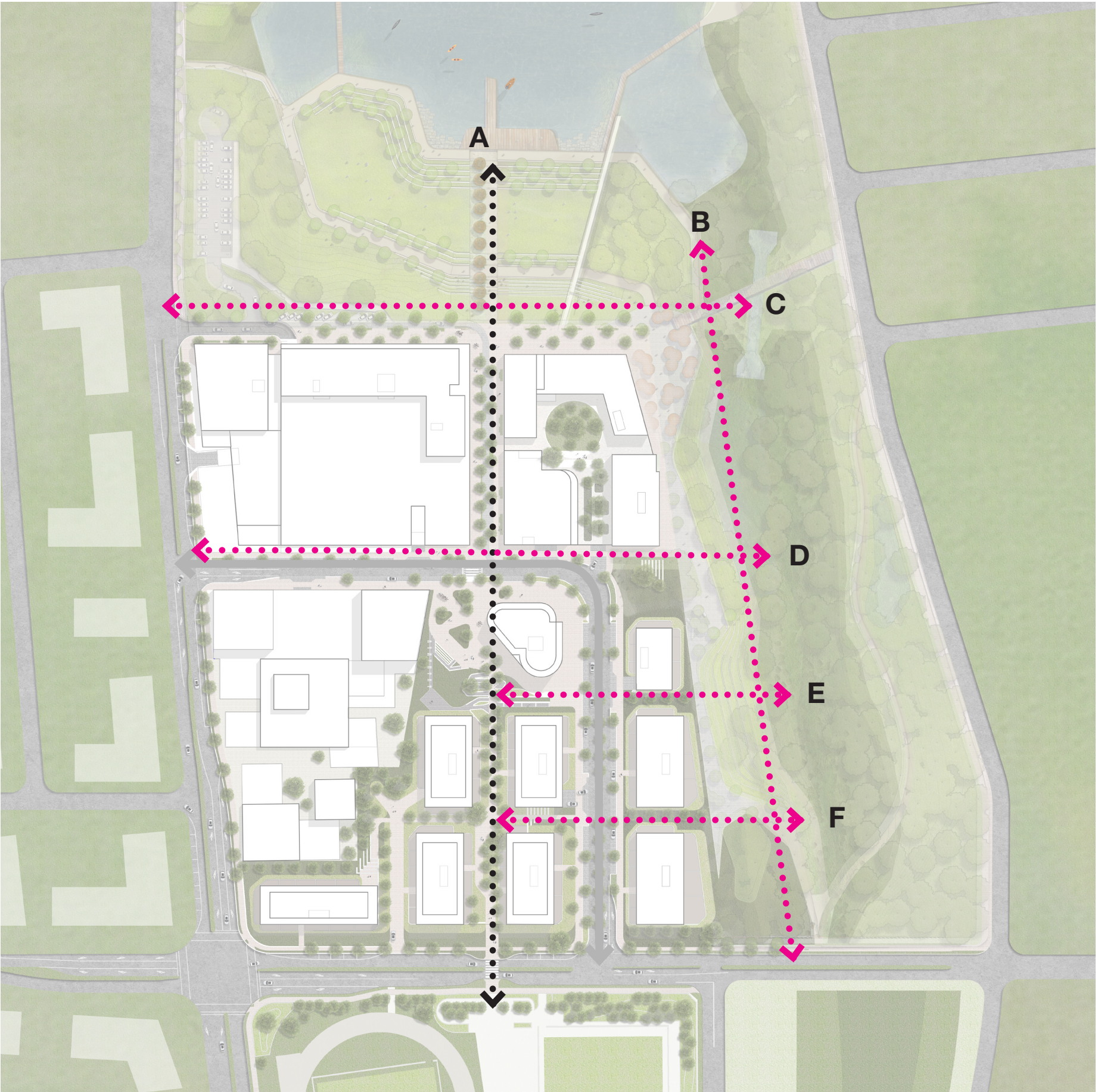
Shared zone for pedestrian, slow vehicular and cycle movements along the landscaped lake edge condition. Primary activation zone.

Link D “Road B”

Pedestrian link from east to west through the Town Centre and beyond. Street activation between variety of uses, with connectors to pocket parks and the riparian corridor.

Links E + F “The Green Links”

Links from east to west encourage pedestrian activation in the southern portion of the site. This is achieved by creating a variety of spaces to access and congregate, with visual ties to other areas within and beyond the Town Centre. Variety of landscaped environments include the plaza, community gardens, the forest, pocket parks, the riparian and intermittent seating areas along the southern corso. By designing a porous pedestrian footprint, the roads can be better used as access points to all extents of the site. These links also provide opportunities to connect to the proposed educational establishment.



↔ THE GREEN SPINE - PRIMARY PEDESTRIAN LINK

↔ PEDESTRIAN LINKS

The Green Spine is a series of interconnected engaging environments designed for the community. As a dedicated pedestrian environment, this spine creates a unique point of difference for the Gables Town Centre precinct. It is a destination domain that stretches up to and beyond the sites edge thresholds. As this spine moves through the masterplan, the opportunity for high quality places and spaces are created which are expanded on below.

At the northern end of the Green Spine, where the edge condition between built form and landscape is blurred, an opportunity is created for a network typologies. This area will act as the primary public domain and will be highly activated through its linkages to the various surrounding uses.

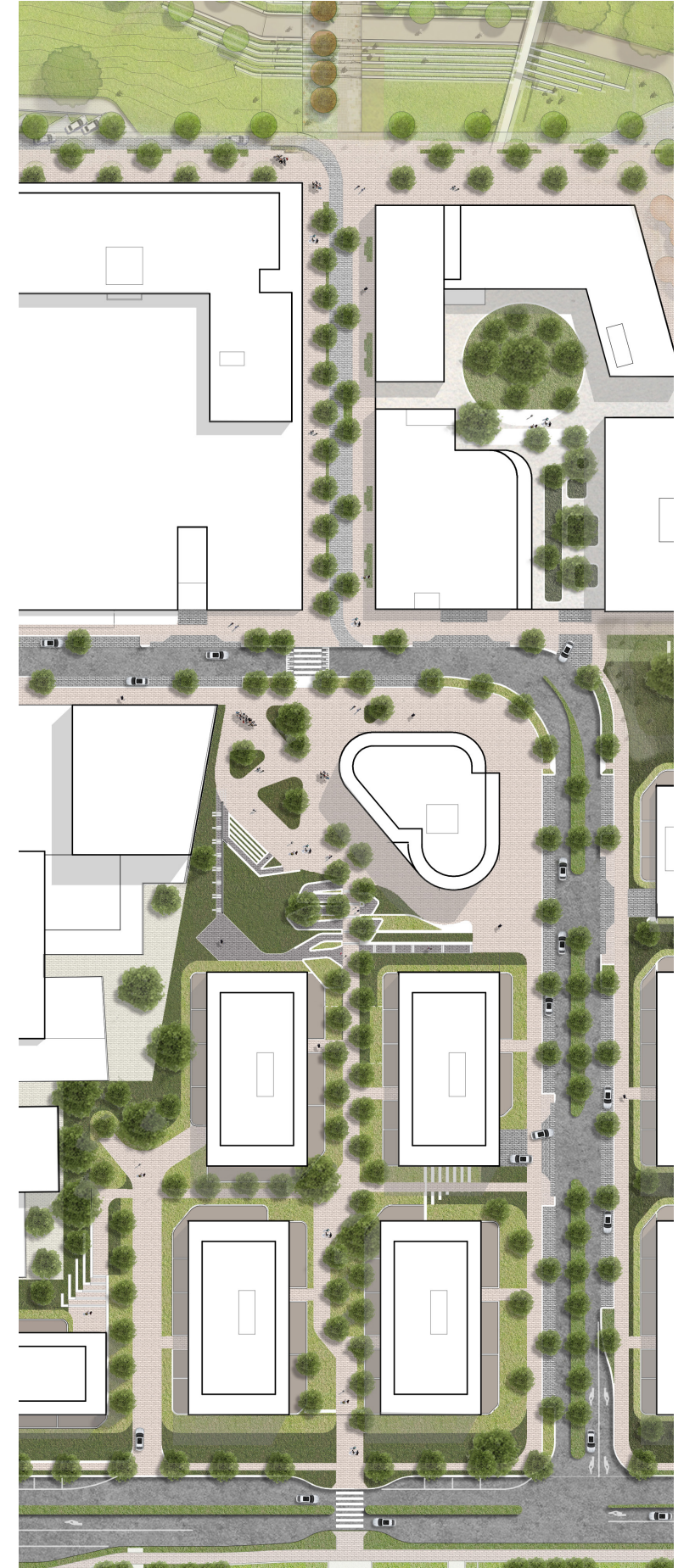
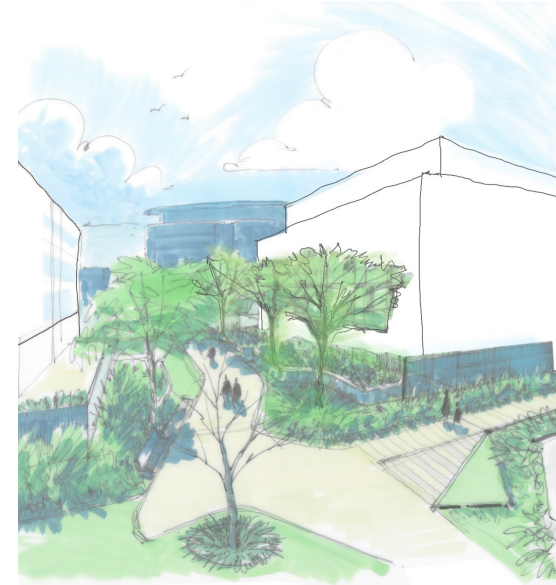
- Iconic 'heart of development' - acts as identifier in branding for the new Gables Town Centre Precinct;
- Landscape and lake are an extension of community use within the Corso and Promenade;
- Promotes pedestrian connectivity as a key principle for the precinct;
- Creates a shared space binding the new mixed use zone with the landscape and lake;
- Defines the identity of the new precinct through integration of shade and water;
- Draws pedestrian activity through the site concentrating on a single large design gesture.

Where the Green spine and Road B intersect, the opportunity for a signature building is created. From this vantage point, a pedestrian can orientate themselves to the entire precinct - with views north to the lake, and south the playing fields, along with a strong East-West vista. In addition, this area will

- Create the opportunity for a legible focal point for the new community;
- Integrated seating, steps, recreation spaces.

As the Green spine moves further south towards the playing fields, the landscape provides the potential for a variety of environments to engage with, such as community gardens, pocket parks, and intermittent seating areas to gather, engage and view the surrounds. The area has the potential for

- Groves and grid of trees for shade;
- Places to sit and meet;
- Rolling grass berms;
- Mass planting for texture and screening;
- Lighting and seating - playful and fluid;
- Entrance thresholds designed for a variety of uses.



Solar Study Winter

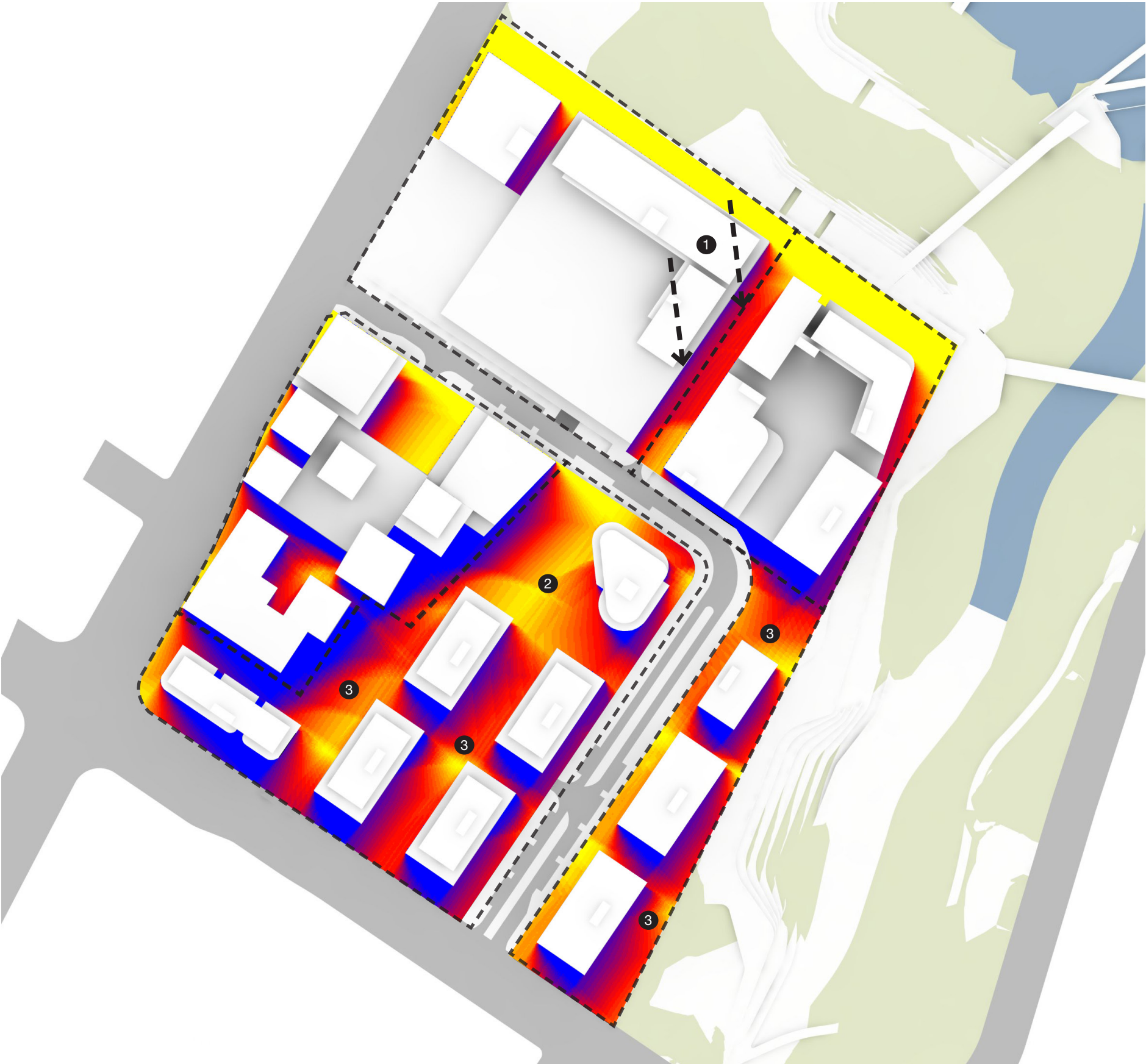
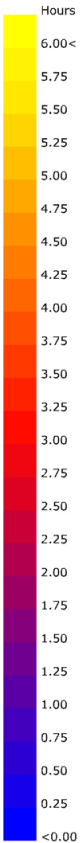
June 21 9:00-15:00

Detailed solar access modelling has informed the design of the massing and heights in the town centre to ensure the high quality access to the sun required of the variety of public and private open spaces throughout the precinct.

Height added to areas of the site which would not impact solar access to public open space.

- 1 Low building heights to allow solar access to corso north
- 2 6 hours solar access to plaza
- 3 Solar access to open space areas

Hours of Sunlight



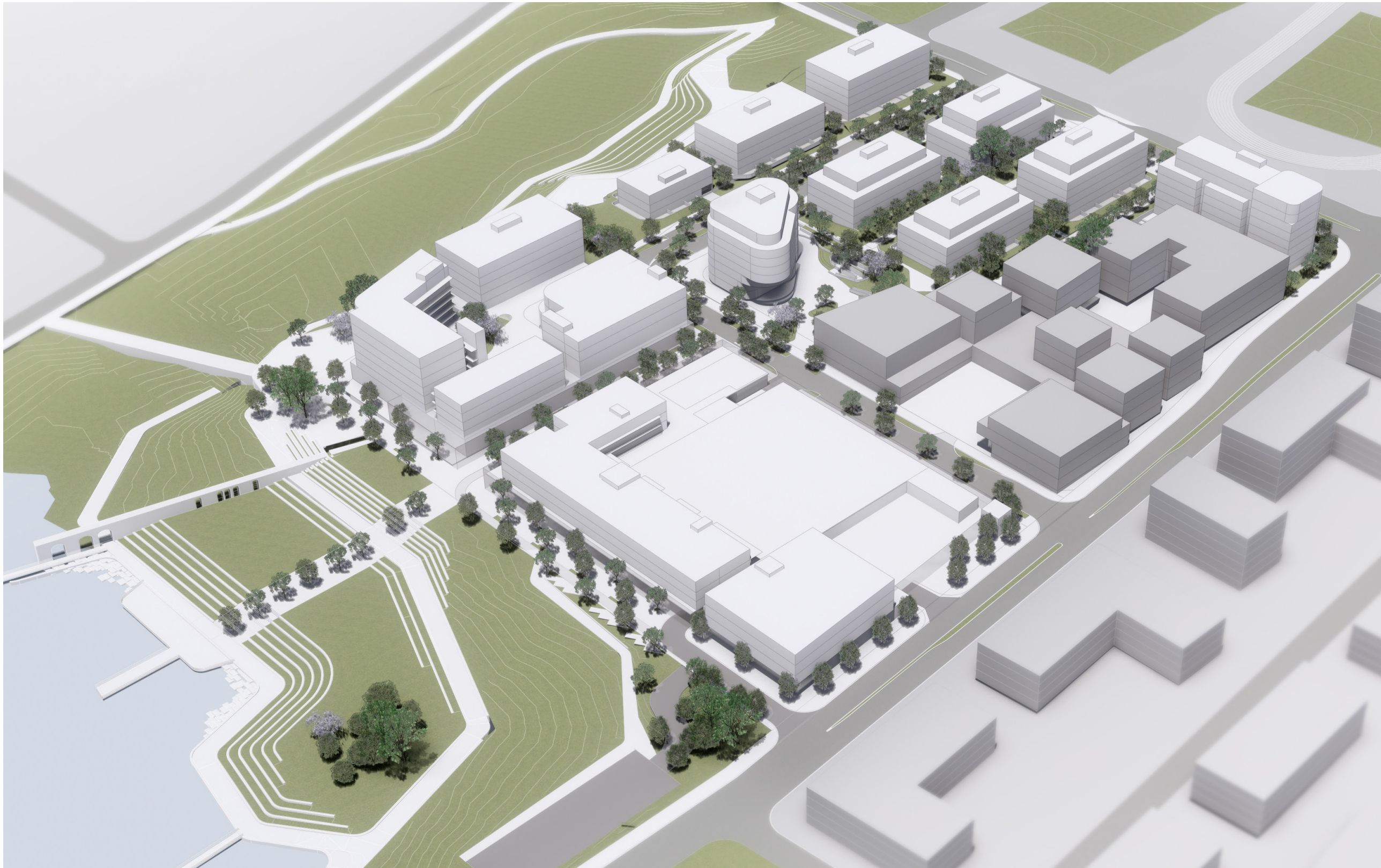
LOOKING SOUTH WEST



LOOKING NORTH

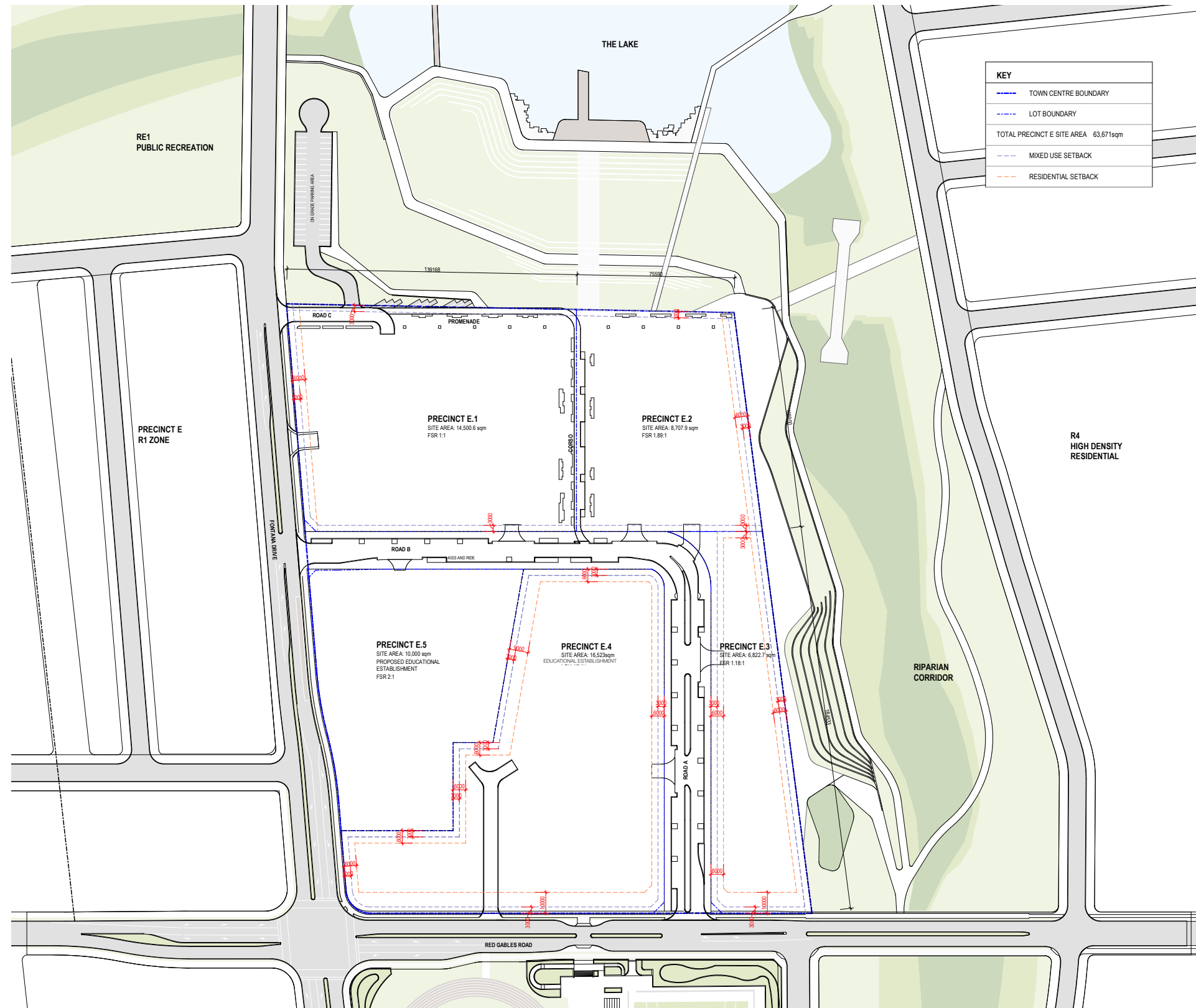


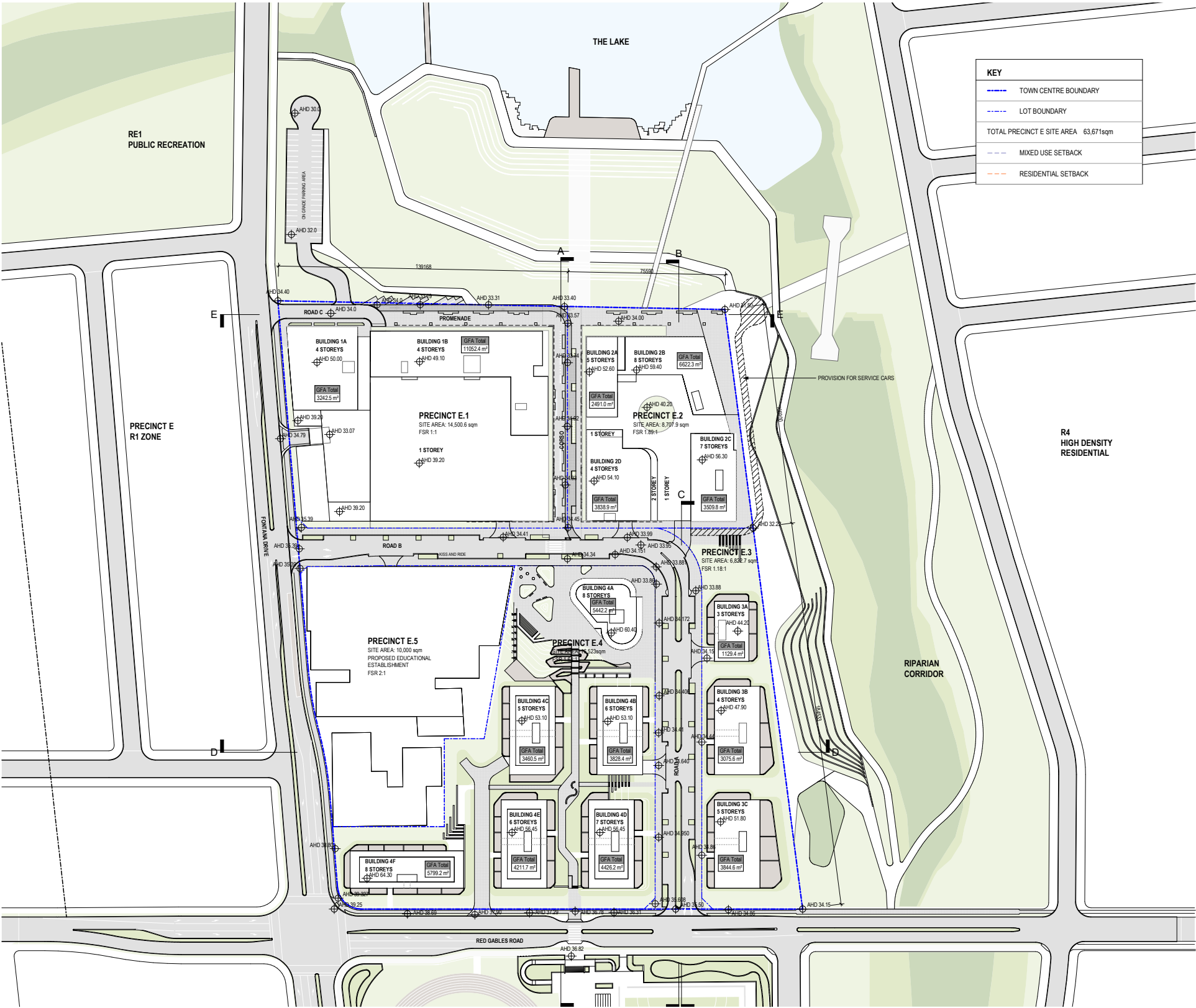
LOOKING SOUTH

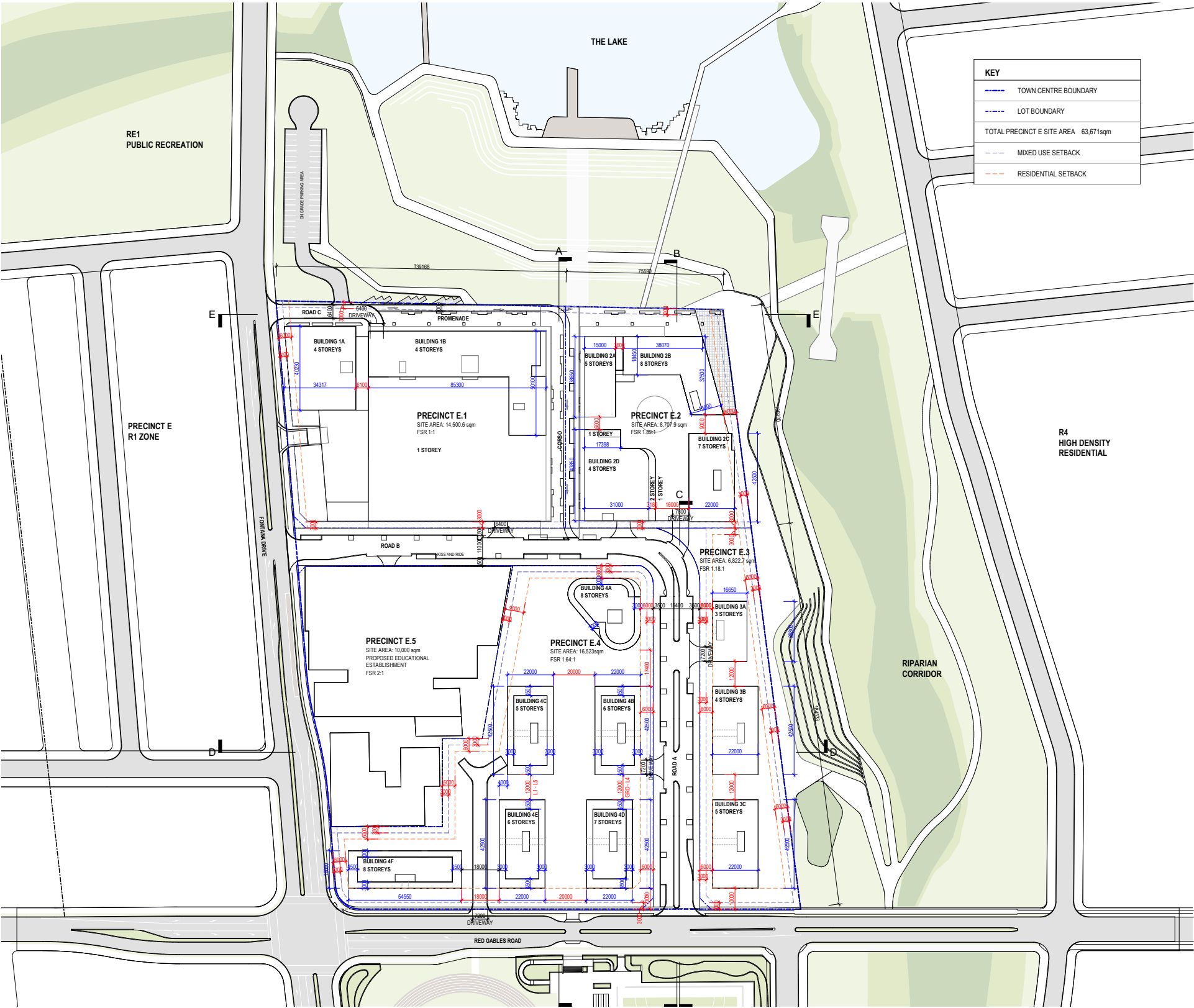


5.0 Built Form and Proposed Controls





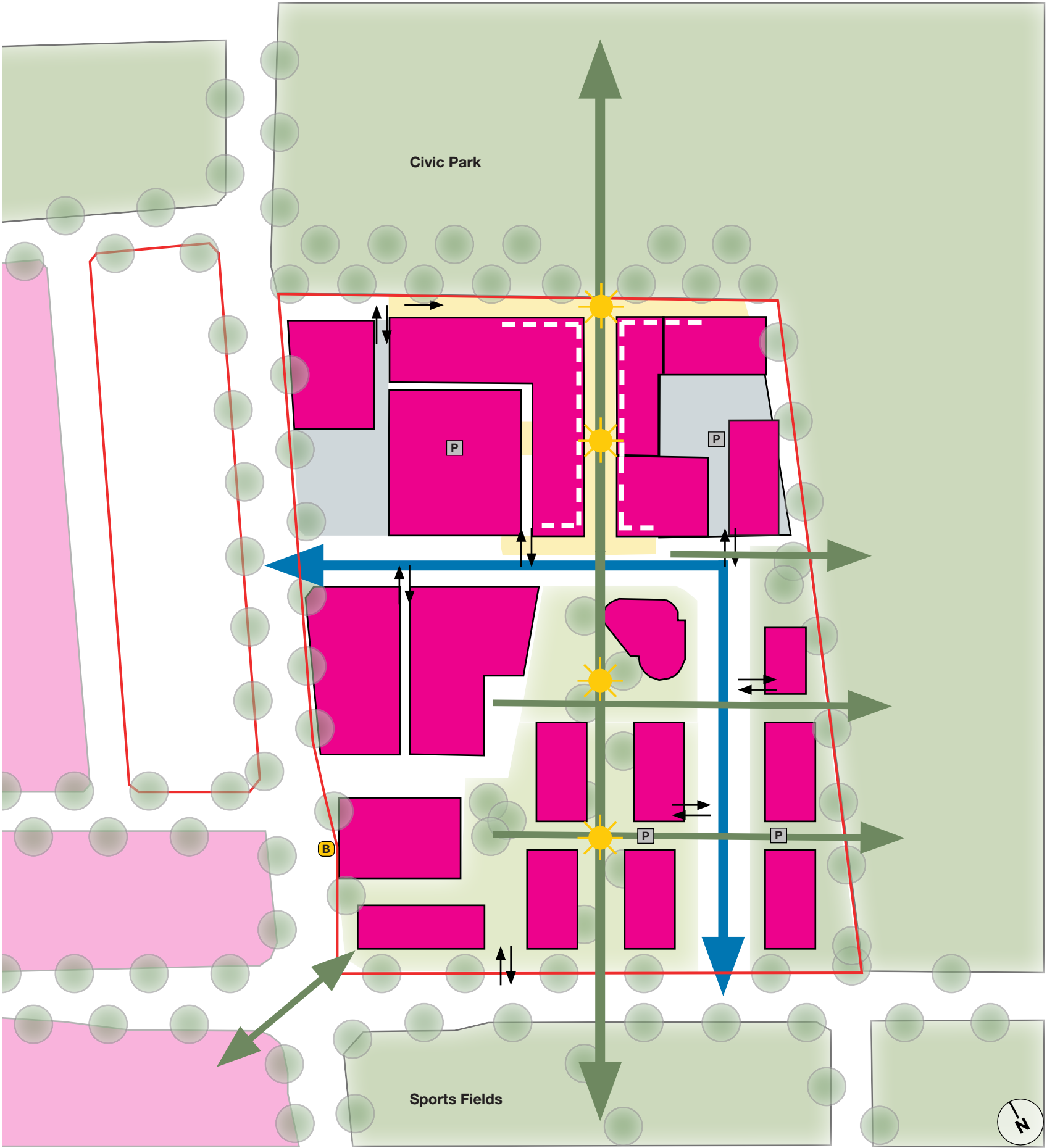


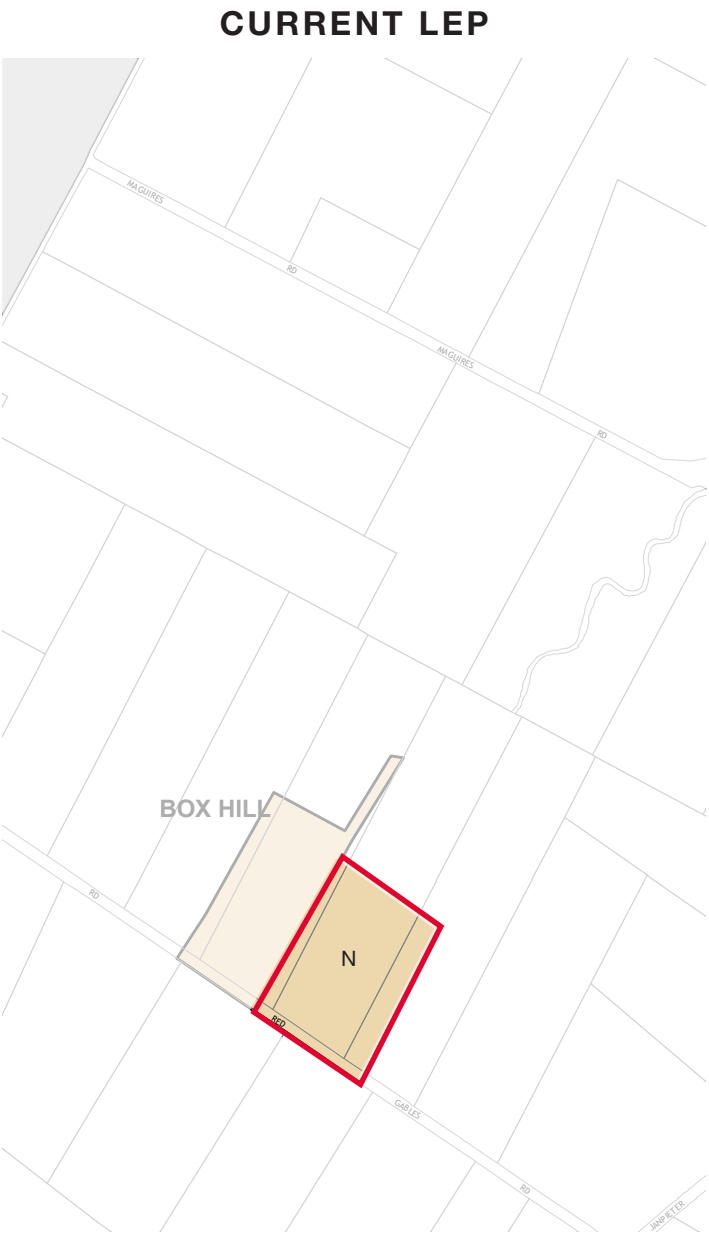


LEGEND

- TOWN CENTRE
- MIXED USE / RESIDENTIAL
- ACTIVE FRONTAGES
- PLAZA / MALL
- ACTIVE COMMUNITY SPACE
- PRIVATE ROAD LINK
- PEDESTRIAN LINKAGES
- AT GRADE/BASEMENT PARKING
- INDICATIVE BUS STOPS
- POTENTIAL VEHICLE ACCESS

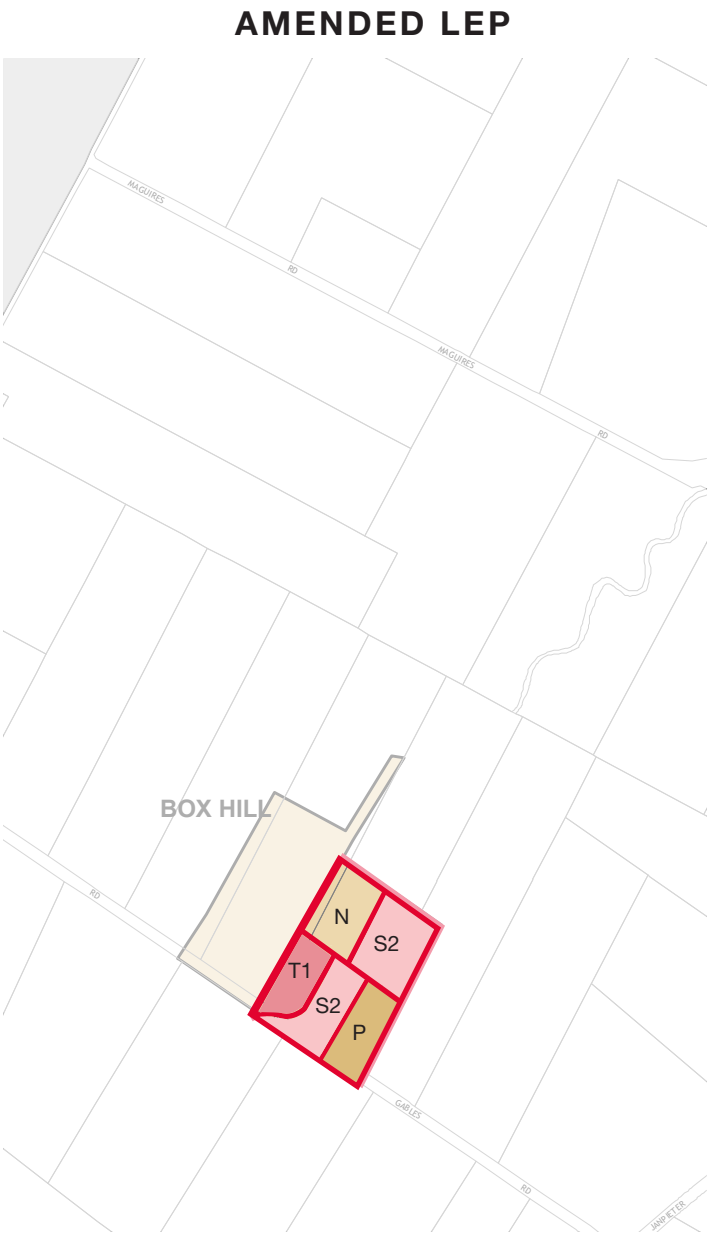
NOTE: HEIGHTS INCLUDE LIFT OVER RUN





FLOOR SPACE RATIO

A	0.2
B	0.4
D	0.5
F	0.6
J	0.8
N	1.0
R	1.49
S	1.99
T	2.3
U	2.7
V	3.0
W	3.8



FLOOR SPACE RATIO

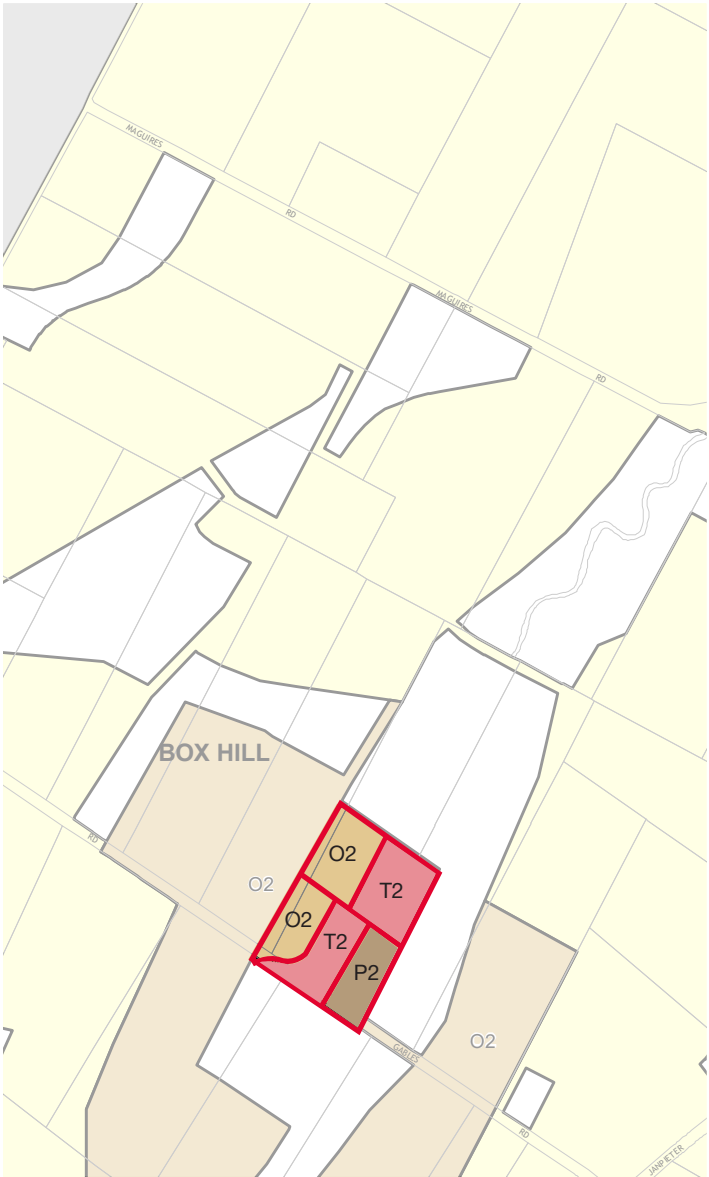
J	0.8
N	1.0
P	1.2
R1	1.4
R2	1.49
S1	1.5
S2	1.99
T1	2.0
T2	2.3
T3	2.42
U1	2.6
U2	2.7

Refer to Development Summary in 6.0 Drawings for more information.
Sub-precinct FSR may be less than or equal to categories stipulated in the LEP

CURRENT LEP



AMENDED LEP



HEIGHTS OF BUILDINGS

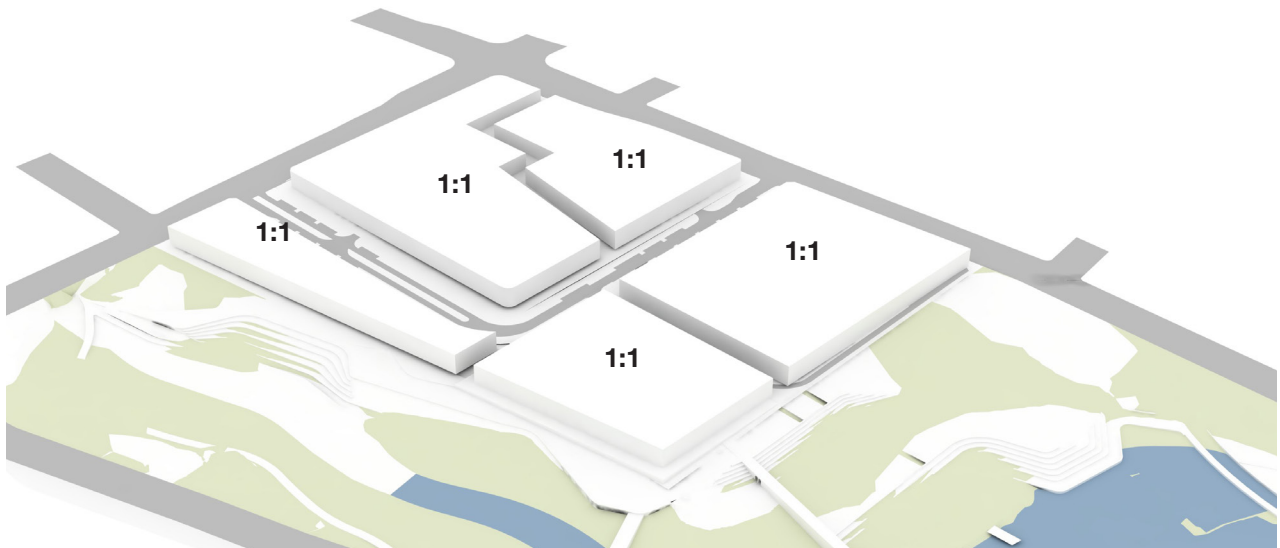
K	10.0	T2	27.0
M1	12.0	T3	28.0
M2	12.5	U1	30.0
N	14.0	U2	33.0
O1	15.0	V1	36.0
O2	16.0	V2	37.0
P1	17.0	X1	45.0
P2	18.0	X2	46.0
Q1	19.0	Y	50.0
Q2	20.0	Z	57.0
R1	21.0	AA	68.0
R2	22.0		

HEIGHTS OF BUILDINGS

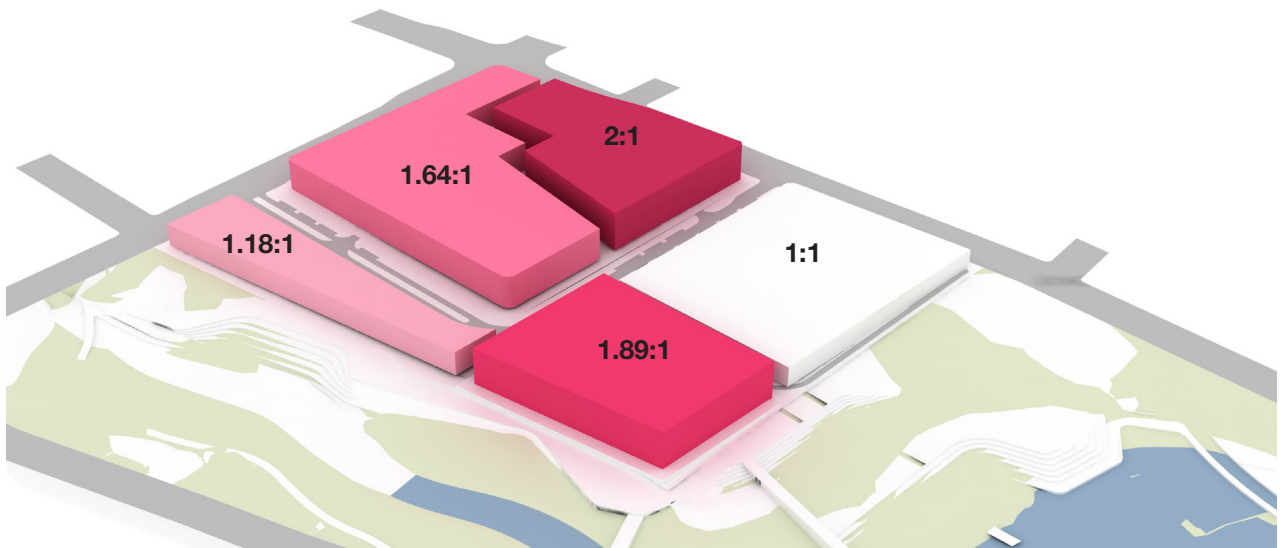
K	10.0	T2	27.0
M1	12.0	T3	28.0
M2	12.5	U1	30.0
N	14.0	U2	33.0
O1	15.0	V1	36.0
O2	16.0	V2	37.0
P1	17.0	X1	45.0
P2	18.0	X2	46.0
Q1	19.0	Y	50.0
Q2	20.0	Z	57.0
R1	21.0	AA	68.0
R2	22.0		

The existing homogeneous built form and floor space within the current town centre controls is made more dynamic through the proposed masterplan.

The floor space ratios are a result of the built form generated in this proposal, and the variety of densities reflect the desired future character and capacity for each part of the Town Centre.



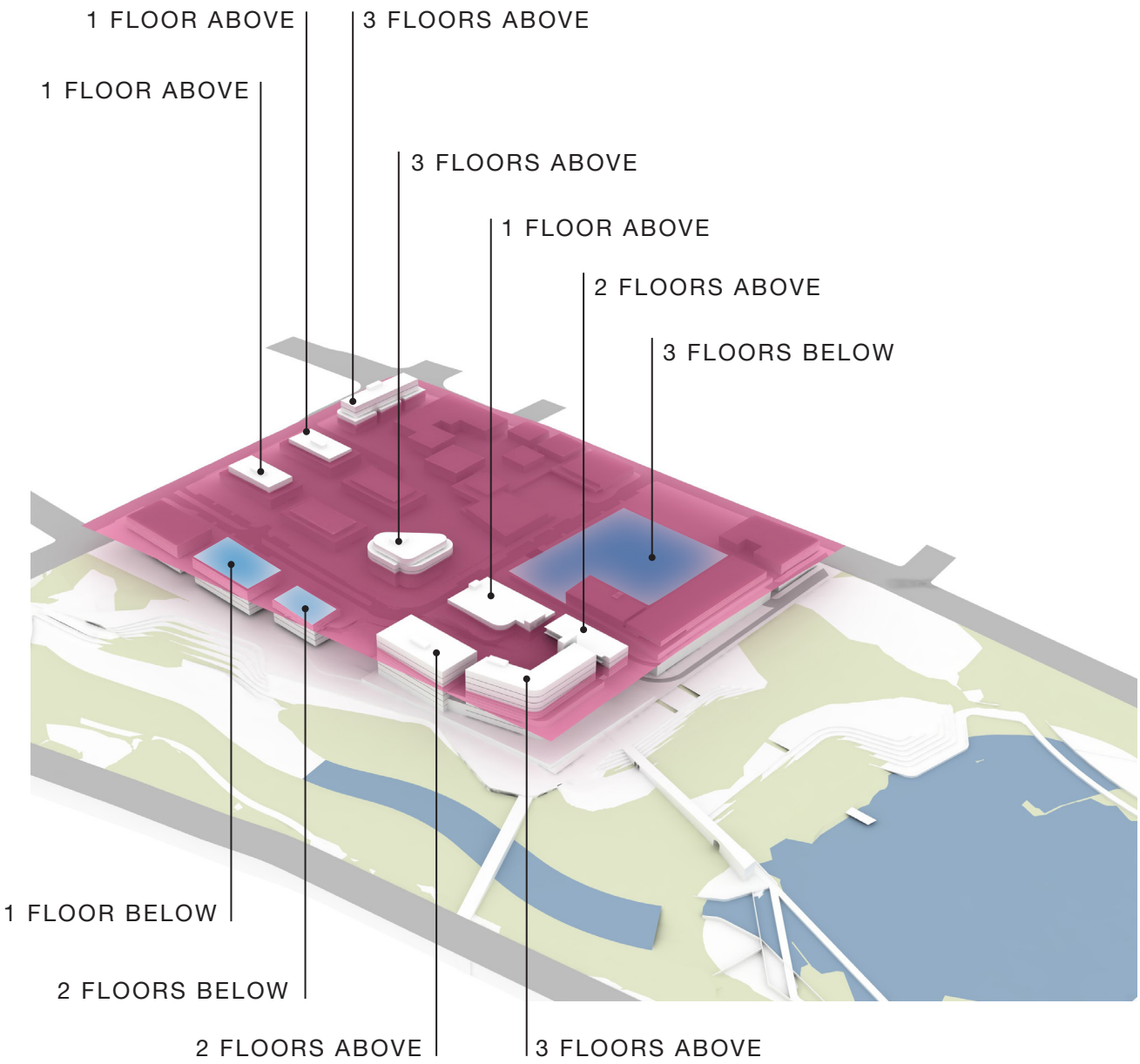
CURRENT FLOOR SPACE RATIO



PROPOSED FLOOR SPACE RATIO

A variety of heights above and below the existing maximum height plane has been generated through a detailed and thoroughly interrogated design process.

- Height Limit
- Above the height limit
- Below the height limit



PROPOSED BUILDING HEIGHTS

Master Site & Roof Plan	TP 00.01
Setback Plan	TP 00.02
Precinct Setback Plan	TP 00.03
Site Sections 1	TP 03.01
Site Sections 2	TP 03.02
Development Summary	TP 05.01