

VIVIEN PLACE

PLANNING PROPOSAL DESIGN REPORT

JUNE 2017

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DESIGN ARCHITECT

UP ARCHITECTS

EXECUTIVE ARCHITECT


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01 EXECUTIVE SUMMARY

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1.1 EXECUTIVE SUMMARY

Vivien Place is located in Castle Hill, in close proximity to the existing Castle Towers Shopping Centre and the proposed new metro station for the North West Rail Link.

Vivien Place consists of 11 residential properties which have been amalgamated for the purposes of this planning proposal. This allows for a large site providing an opportunity for best practice planning of a future multi unit residential development unrestricted by small lots. The site adjoins proposed new high density precincts in the Castle Hill Major Centre.

This design report has been prepared in support of a planning proposal for the redevelopment of Vivien Place, seeking to increase the height and FSR presently permissible under the existing local environment plan.

The design proposal will provide a high quality architectural outcome of appropriate scale and density with consideration for both the existing and the future precinct character. The proposal seeks to develop the site to accommodate 220 dwellings with ancillary communal facilities. The development proposal creates significant opportunities and benefits, including;

- The dedication of a significant land parcel along the western boundary of the site, allowing the creation of a new roadway that can provide precinct level connectivity between Gilham Street to the north and Les Shore Place / Pennant Street to the south;
- The closure and amalgamation of Vivien Place road reserve to create a consolidated development site;
- A new pedestrian connection between Coolibah Street to the north and Pennant Street / Castle Towers shopping centre to the south. This new linkage will provide a direct and safe pedestrian route to the clear benefit of all residents in the precincts north of Gilham Street;

- Providing a considered transition in scale between the medium density precinct to the north of Gilham Street and the high density towers approved to the Toplace site to the immediate south;
- Providing approximately 220 dwellings that offer a diversity of housing types. These include approximately 30 terrace style dwellings that will assist in activating the ground plane and street edge, and each will include large ground level private areas for families. Apartments will be generously sized and offer excellent amenity, complying with the Council's local incentivised provision for both apartment size and mix;
- Providing an open, accessible and high quality landscaped ground plane that offers outstanding amenity to all residents. Importantly, this landscaped domain will also offer enhanced amenity to the residents of the Toplace site located to the immediate south;
- The considered location of built form such that adverse impacts on adjoining sites and developments (both existing and future) are minimised. Of note, the proposed development will have no impacts on Castle Hill Public School which adjoins the north west corner of the site;
- Allowing a high quality, legible and iconic architectural outcome that can become a design excellence benchmark within Castle Hill.

This document has been prepared by UP Architects on behalf of Castle 7 Pty Ltd.

For further information please contact;

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Simon Dahdah | Novati

02 SITE

02 SITE

2.1 THE SITE

Vivien Place is located approximately 150 metres to the north of Castle Towers Shopping Centre and approximately 500 metres from the future Castle Hill Train Station. The site consists of Vivien Place itself and 11 amalgamated residential properties.

The site adjoins Castle Hill Public School to the west. To the south west the site adjoins a currently unoccupied future development site termed the QIC site. To the immediate south the site adjoins the Toplace development site. This recently approved development comprises a total of 5 residential towers that range from 18 stories to 23 stories in height.

The total site area of the 11 amalgamated properties is 8,602m². The total effective site area for this planning proposal, including the area of land associated with the Vivien Place roadway and associated footpaths and verge, is 9,570m².



03 ANALYSIS

03 ANALYSIS

3.1 EXISTING SITE & CONTEXT

The site is currently comprised of, and adjoined by, low density single detached residential dwellings situated on large lots with generous landscaped setbacks.

Given the predominant low density of the precinct, there are significant opportunities to provide a broader mix of densities that can transition from the lower scale existing built form to the north of the precinct to a higher density built form closer to the commercial core and future Castle Hill train station.

Vivien Place is located within close proximity of transport, local amenities, infrastructure and facilities.

WITHIN 400 METRES

1. Castle Towers Shopping Centre
2. Castle Hill Primary School
3. Maruice Hughes Reserve

WITHIN 800M

4. Future Castle Hill Train Station
5. Castle Hill High School
6. Bret Parkinson Reserve
7. Ulundri Reserve
8. James Greenwood Reserve
9. St Bernadettes Primary School

WITHIN 1.5 KILOMETRES

10. Castle Hill RSL Club



03 ANALYSIS

3.2 VIEW CHRONOLOGY

The following photographs of the site and surrounding area include views:

1. View east along Gilham Street
2. View west along Gilham Street
3. View south along Gay Street
4. View west along Gay Street
5. View from Toplace site towards site
6. View east along Pennant Street
7. View south along boundary between QIC site and School
8. View over external play areas at northern end of School



03 ANALYSIS

3.2 SITE VIEWS



1. View east along Gilham Street



2. View west along Gilham Street



3. View south along Gay Street



4. View west along Gay Street

03 ANALYSIS

3.2 SITE VIEWS



5. View from Toplace site towards site



6. View east along Pennant Street



7. View south along boundary between QIC site and School



8. View over external play areas at northern end of School

03 ANALYSIS

3.3 EXISTING MOVEMENT

3.3.1 VEHICULAR MOVEMENT

Existing access to the site occurs along Gilham Street, a secondary road which connects to the Old Castle Hill Road. The site levels drop towards the western boundary where at grade access to carparking may be achievable.

3.3.2 PEDESTRIAN MOVEMENT

Due to the nature of the existing residential properties, pedestrian movement through the site is limited to the existing road/footpath network. The amalgamation of the sites will allow for a more permeable ground plane and create the opportunity for more direct pedestrian linkages.

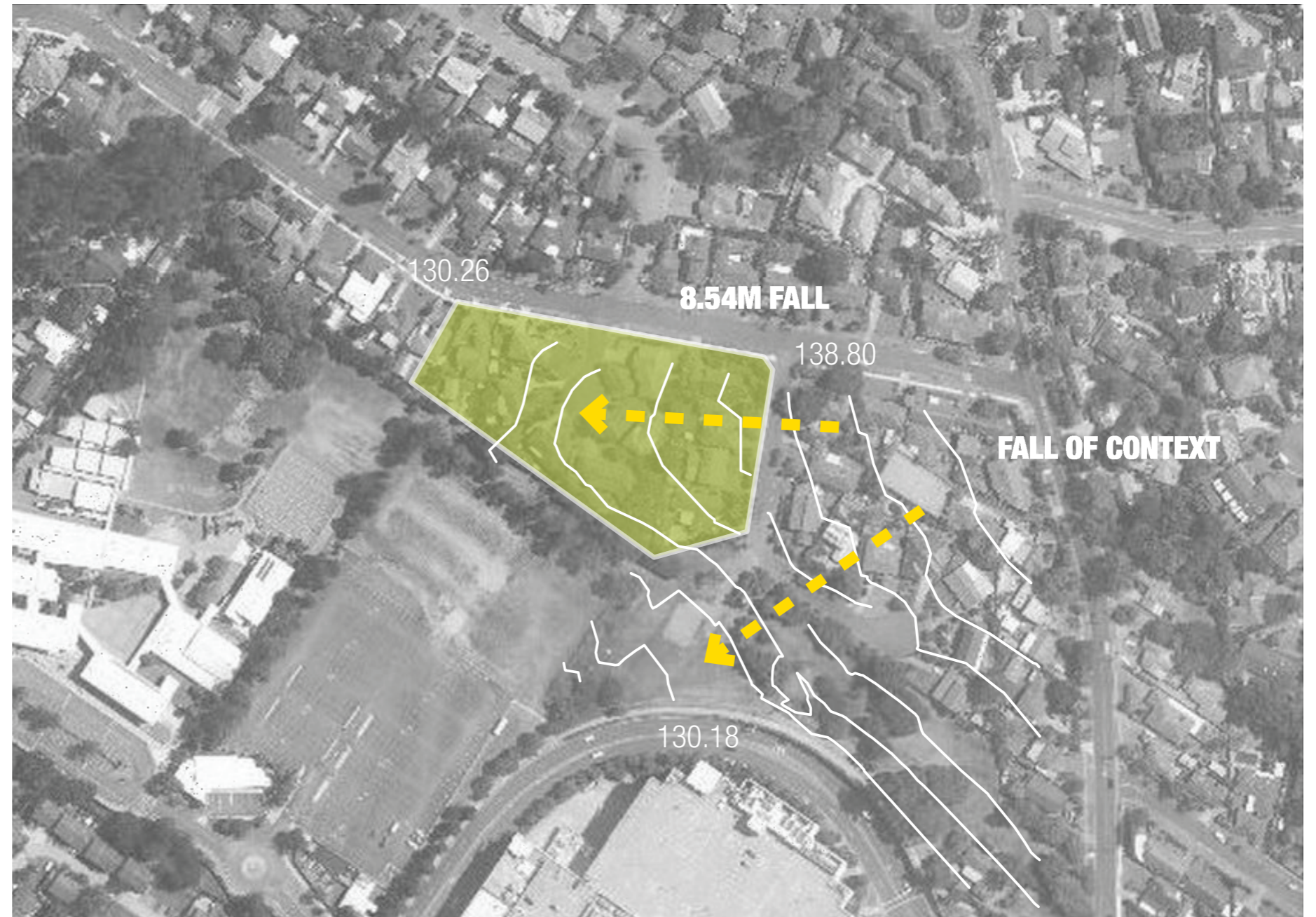


- ← - - - → Existing vehicular movement
- ← - - - → Existing pedestrian movement

03 ANALYSIS

3.4 TOPOGRAPHY

The existing site has a fall towards the south and west of approximately 8.5m. The masterplanning proposal utilises this existing fall to inform the height of the proposal and suitable access points, both vehicular and pedestrian. Careful interpretation of the levels on the site will be essential to ensure appropriate entry, both pedestrian and vehicular, accessible green spaces and intersections with boundary conditions.



03 ANALYSIS

3.5 ENVIRONMENTAL CONDITIONS

3.5.1 SOLAR ACCESS

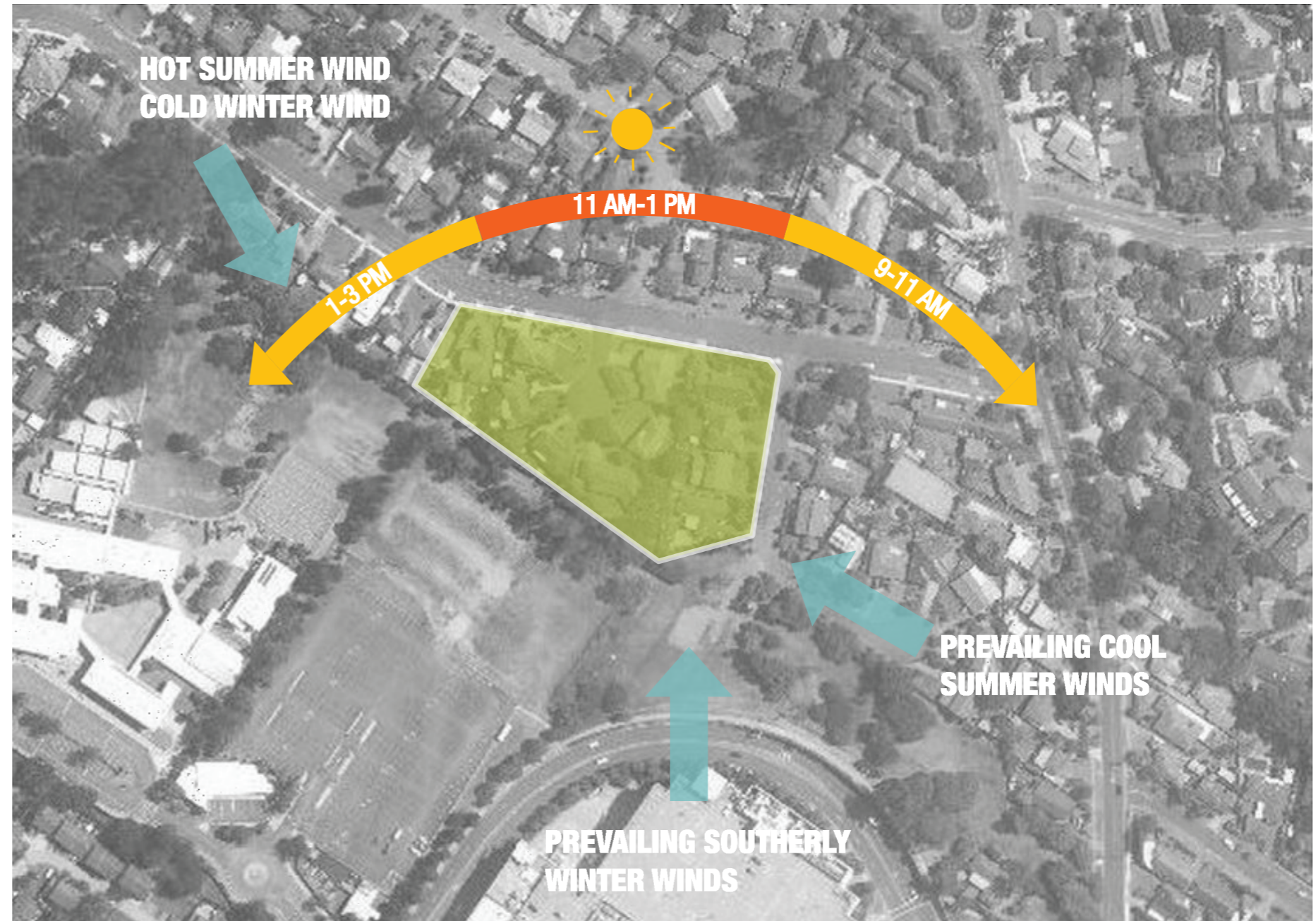
The long access of the site is orientated slightly east of north, which will afford the opportunity for excellent solar access to both the ground plane as well as future dwellings on the site.

Careful consideration will be required as to the configuration of any new built form to ensure that sites to the south are not unreasonably impacted by any new development. These sites include both the QIC future development site, in addition to the approved development at Toplace.

3.5.2 WIND

The raised topography of the site, coupled with the direction of prevailing breezes, will afford the opportunity for excellent cross ventilation to all dwellings.

Consideration will be required as to the relationship between any new tower forms on the site and their surrounding ground plane to ensure that unwanted downwash is avoided and that ground conditions are both comfortable and safe.



03 ANALYSIS

3.6 FUTURE CONTEXT - PRECINCTS

3.6.1 KEY ADJOINING SITES

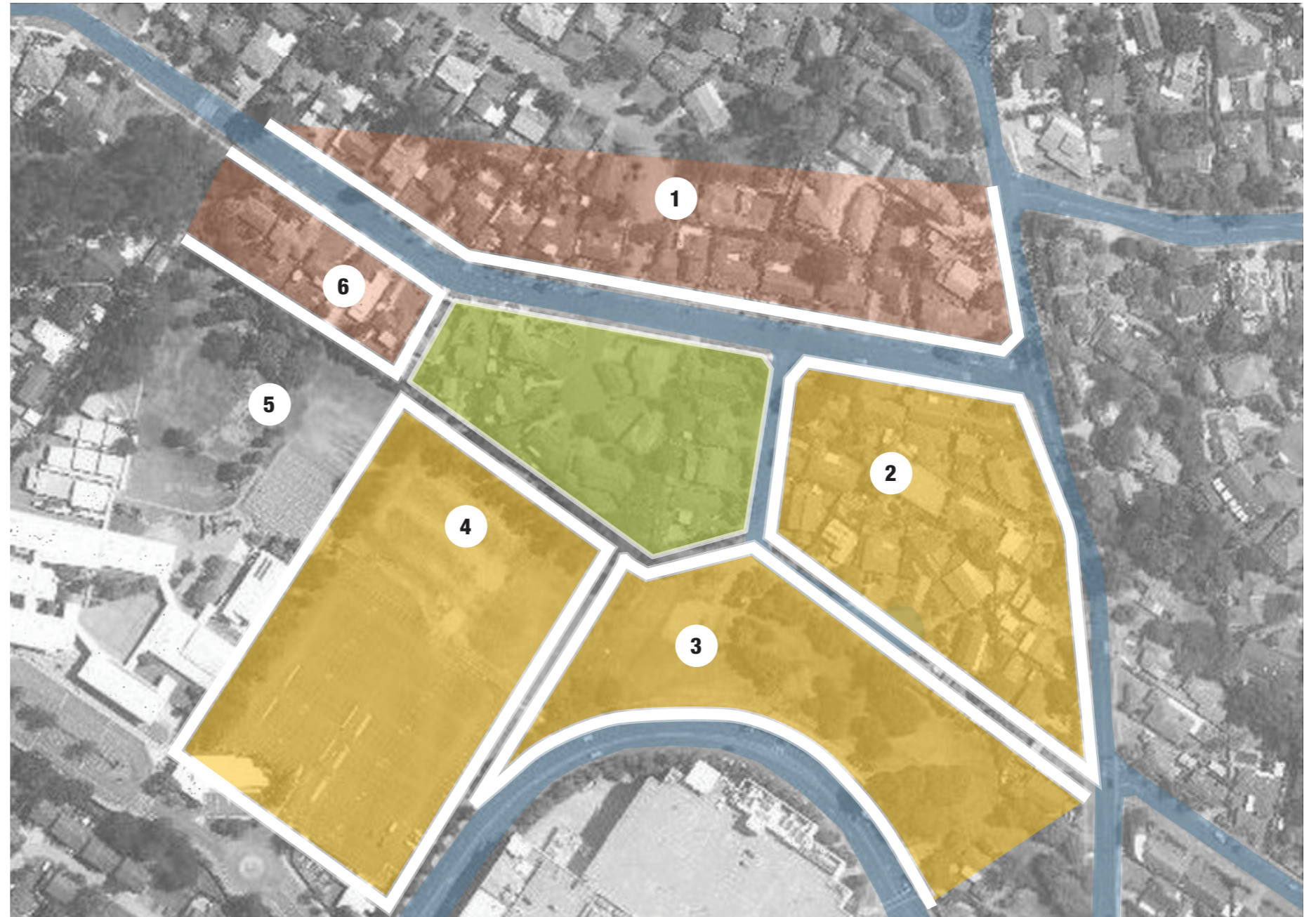
1. Gilham Street North Precinct Townhouse - up to 3 stories
2. Gay Street precinct to east
3. Toplace site to south - up to 23 stories
4. QIC Precinct to south west
5. Castle Hill Public School
6. Gilham Street South

3.5.2 EMERGING PRECINCT

Whilst the existing site and context is comprised of low scale and low density detached properties, the emergent precinct character is likely to be vastly different. This change is due in part to the location of the future metro stop.

Of particular note is precinct 3, which is the site of the approved Toplace development. This development site comprises a total of five residential towers that each range from 18 to 23 stories in height, with approximately 900 apartments provided.

Castle Hill Public School located to the west (precinct 5) also creates an important interface, particularly given that a number of play areas and student open spaces are located to the corner adjoining the Vivien Place site.



03 ANALYSIS

3.7 FUTURE CONTEXT - KEY CONSIDERATIONS

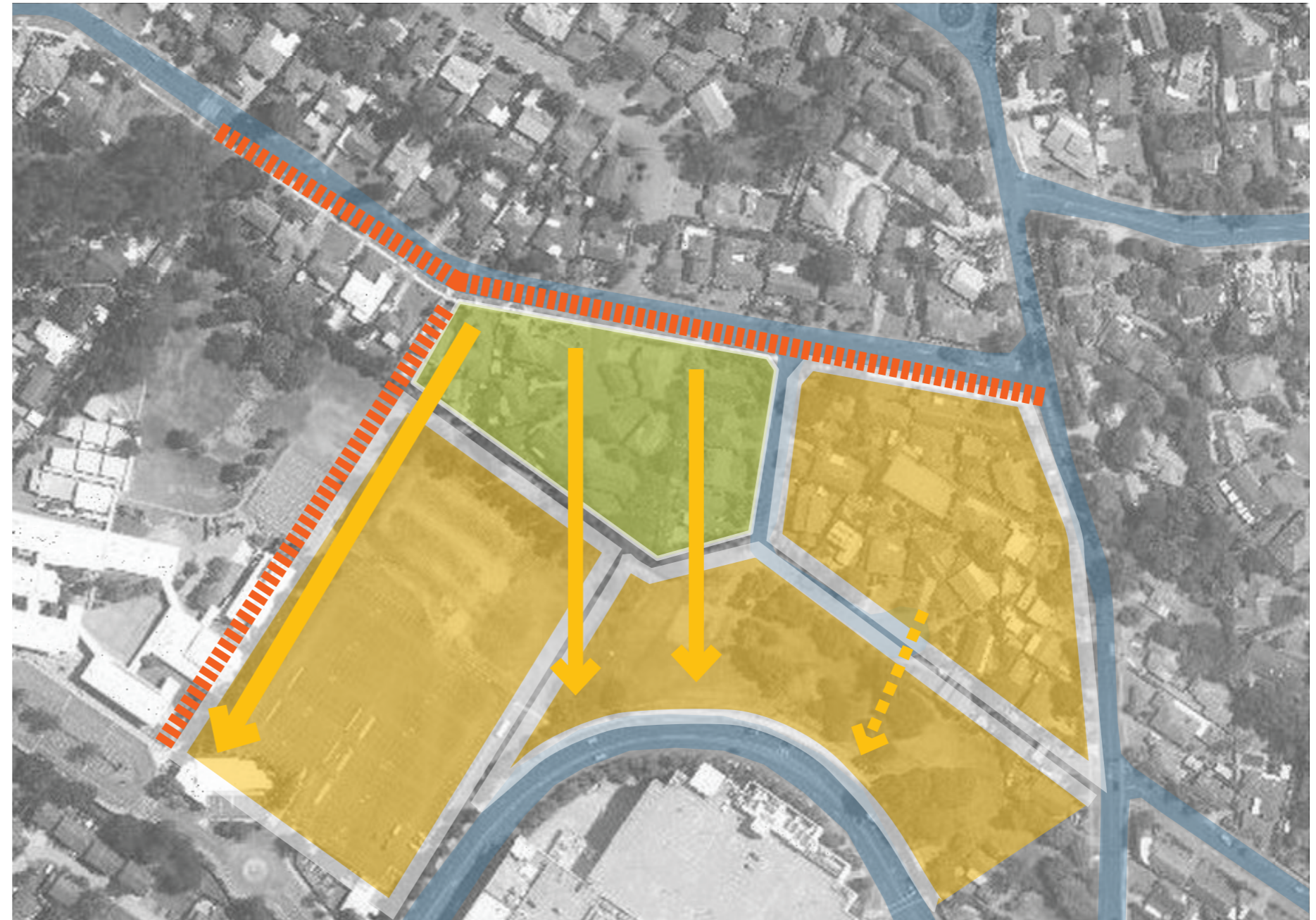
3.7.1 PRECINCT INTERFACE

To successfully develop the site will require careful management of the change in scale and density to either side of Gilham Street.

A key design objective for the future redevelopment of the subject site is therefore the creation of a pleasant and human scale to the streetscape and an appropriate and safe transition to the neighbouring school. Issues of privacy, overlooking and density change are some of the areas carefully considered in the proposal.

3.7.2 SITE CONNECTIONS

Primary pedestrian movements across the precincts will be journeys to and from the shopping centre and the station. How these are linked across different developments will require an amalgamated approach to ensure that these connections are of high quality and are safe and accessible for the public.



- Significant interface condition between precincts
- Movement desire lines

04 PROPOSAL OVERVIEW

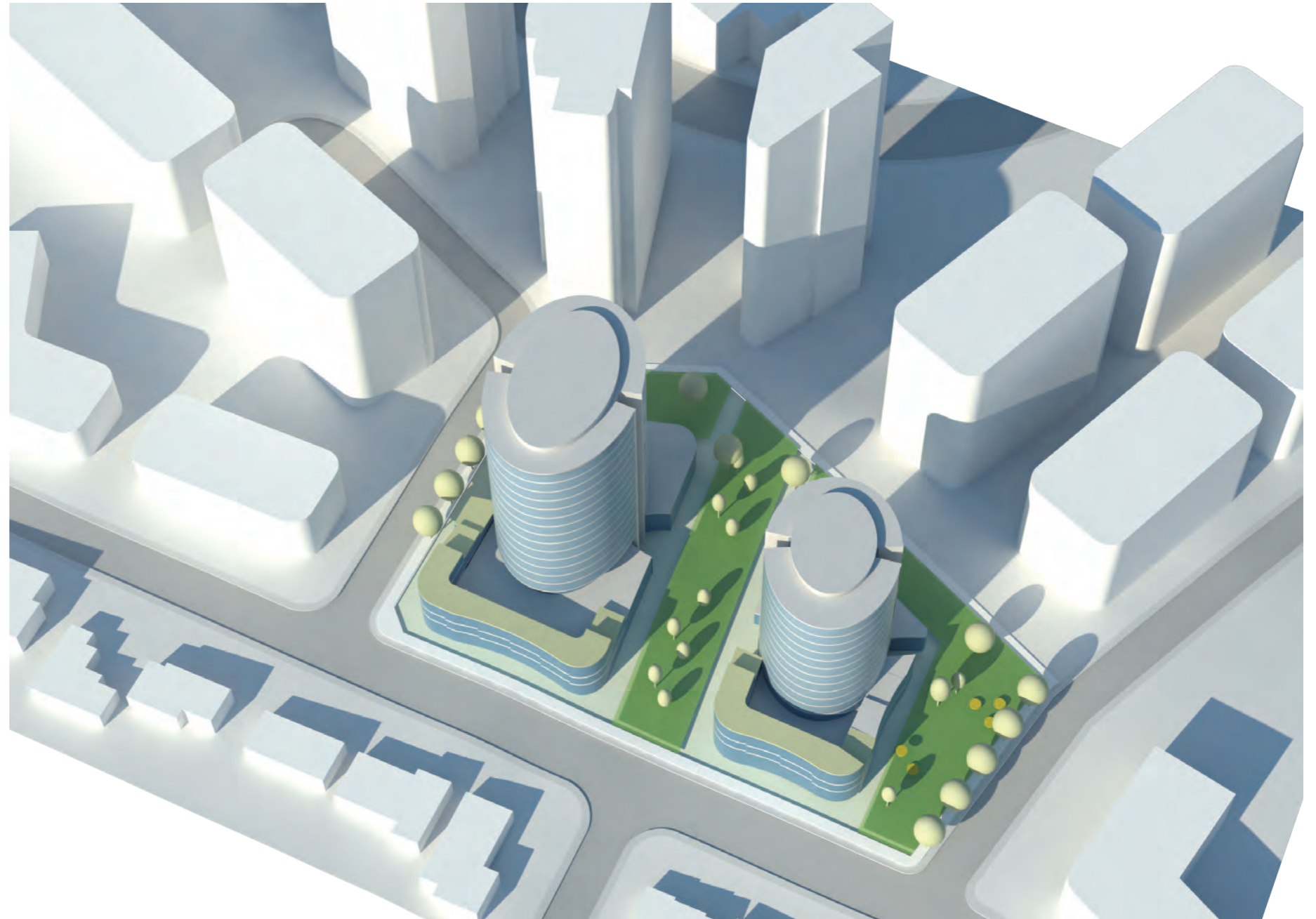
04 PROPOSAL OVERVIEW

4.1 DEVELOPMENT OUTCOMES

The design proposal for the site provides a carefully considered urban design and architectural concept that seeks the following development outcomes;

- The provision of a new roadway along the western boundary of the site;
- The amalgamation of Vivien Place roadway and associated pathways and verge to allow a consolidated development site;
- Two tower elements (17 and 13 stories) that each sit on a 2 / 3 storey podium providing terrace style housing that fronts onto Gilham Street, Gay Street and the central landscape spine;
- A total overall yield of 220 dwellings, of which approximately 30 will be terrace style housing located at ground level;
- A total permissible GFA of 21,820m², which translates to an FSR of 2.28:1 based on an effective site area (including the amalgamated Vivien Place) of 9,570m²;
- Basement car parking for approximately 265 car parking spaces for both residents and visitors in alignment with Council's incentivised car parking targets.
-

It is our considered opinion that all of these objectives can be met whilst simultaneously providing significant benefits and outstanding outcomes. These will include greatly enhanced precinct level permeability (both vehicular and pedestrian), a diversity of new dwellings of very high amenity, a generous and high quality ground plane, and a contextually appropriate and distinctive building envelope that has been carefully crafted to minimise impacts on adjoining sites.



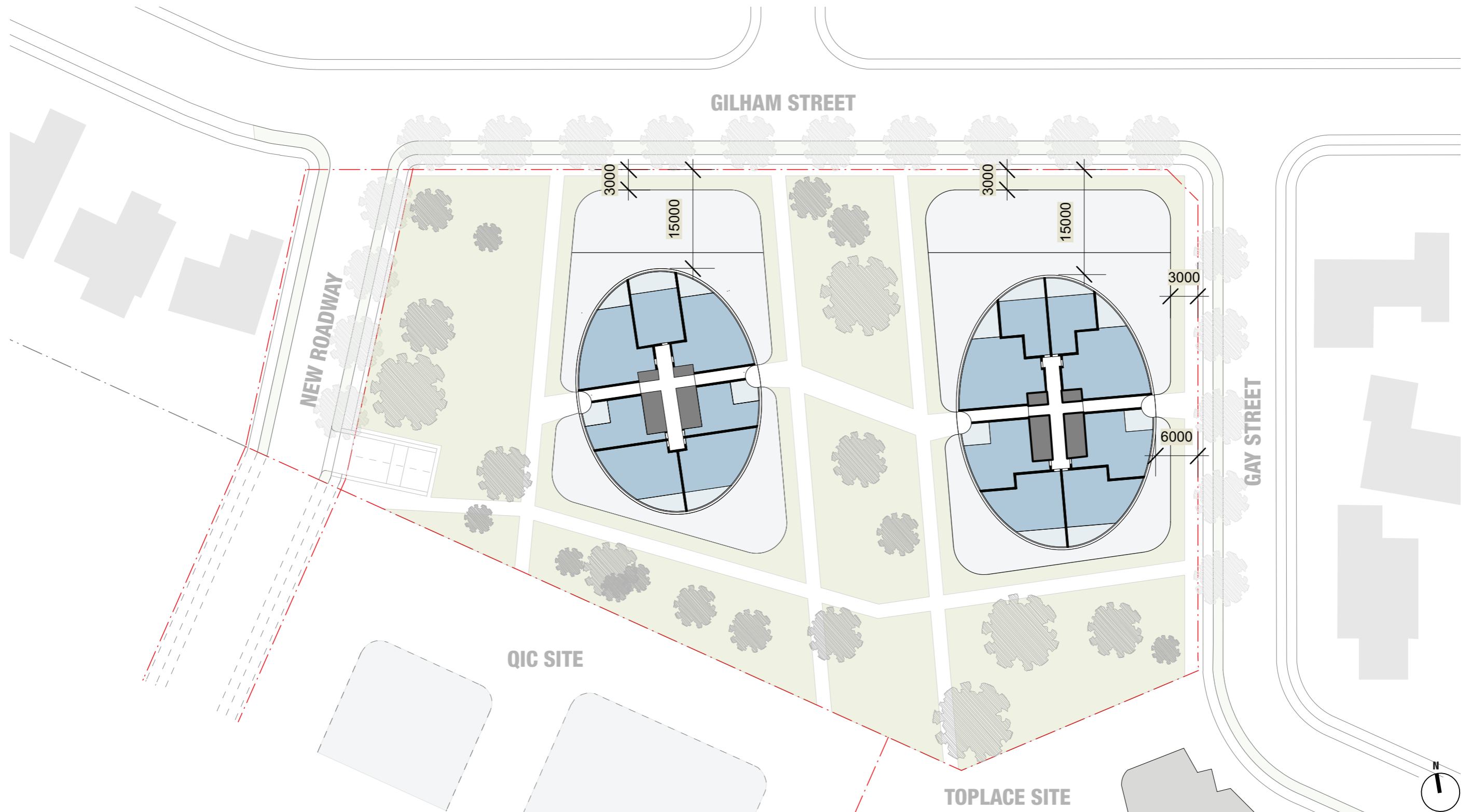
04 PROPOSAL OVERVIEW

4.2 GROUND FLOOR PLAN



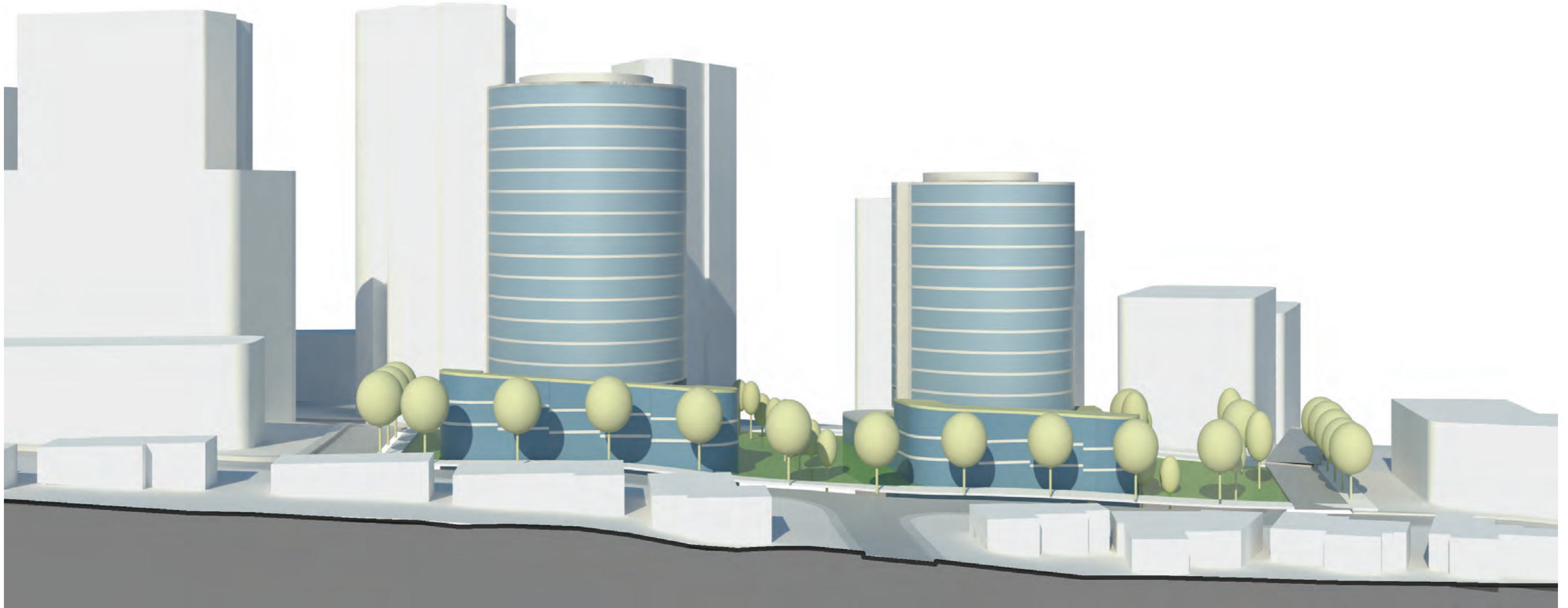
04 PROPOSAL OVERVIEW

4.3 TYPICAL TOWER PLAN



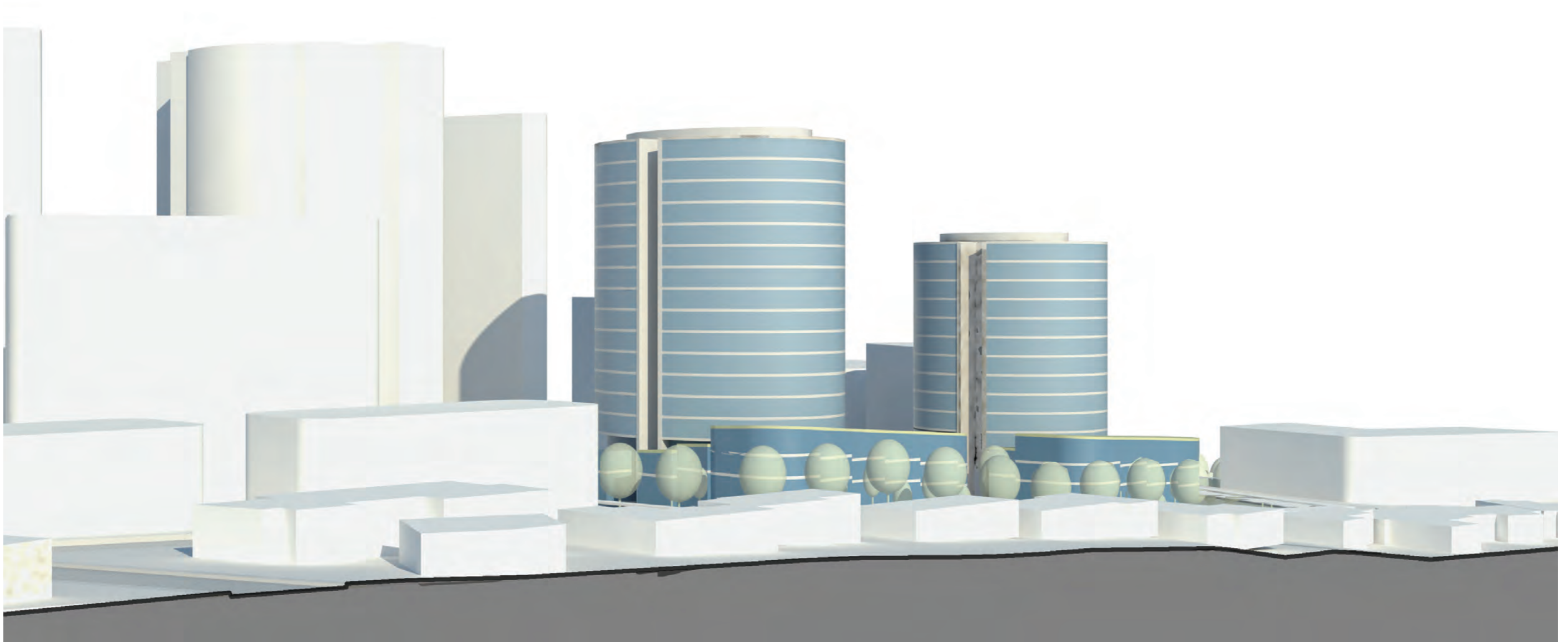
04 PROPOSAL SUMMARY

4.4 VIEW FROM NORTH



04 PROPOSAL OVERVIEW

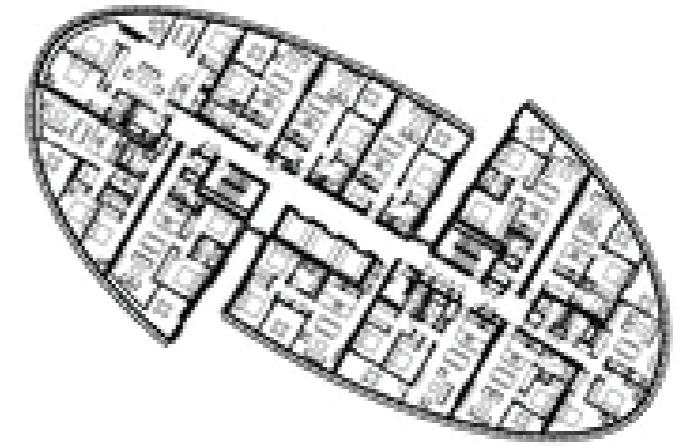
4.4 VIEW FROM NORTH EAST



05 DESIGN QUALITY

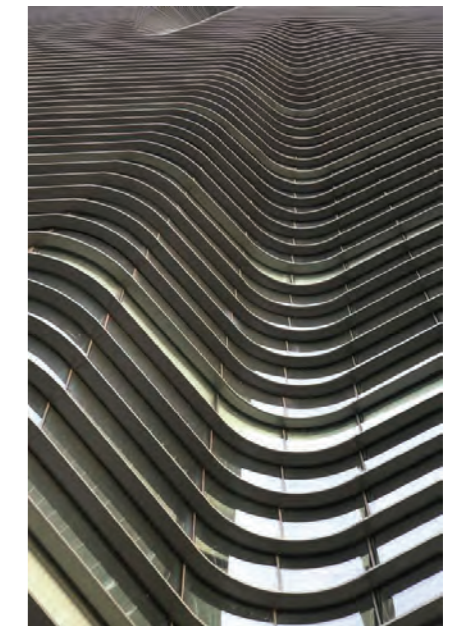
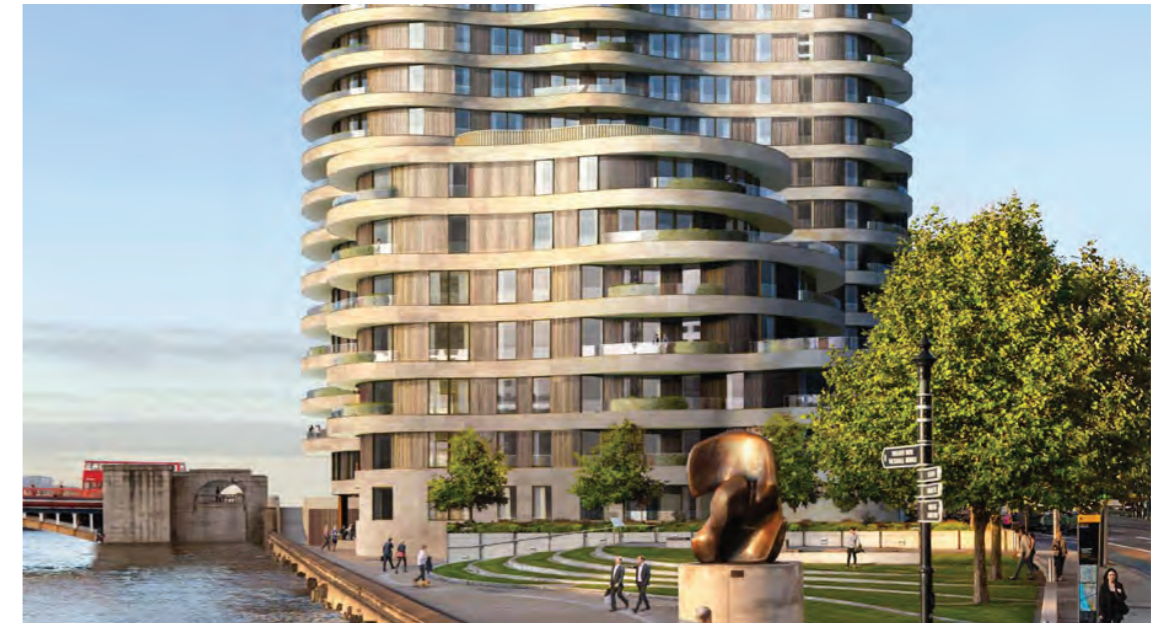
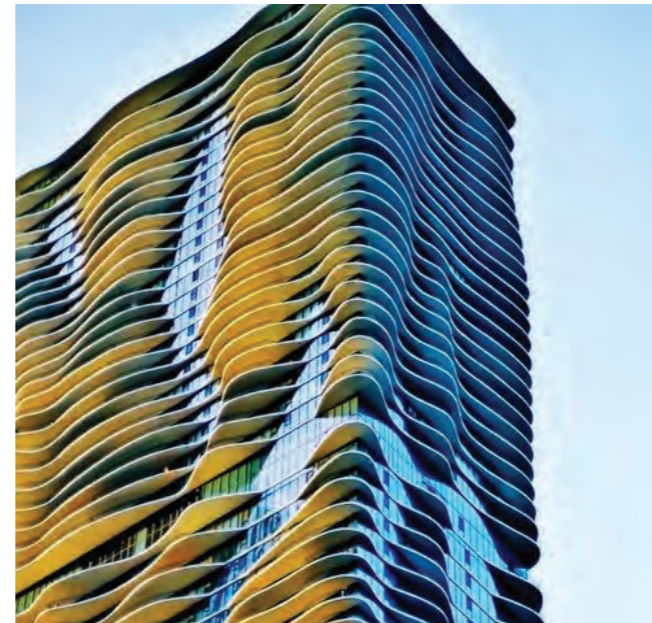
05 DESIGN QUALITY

5.1 ELEGANT



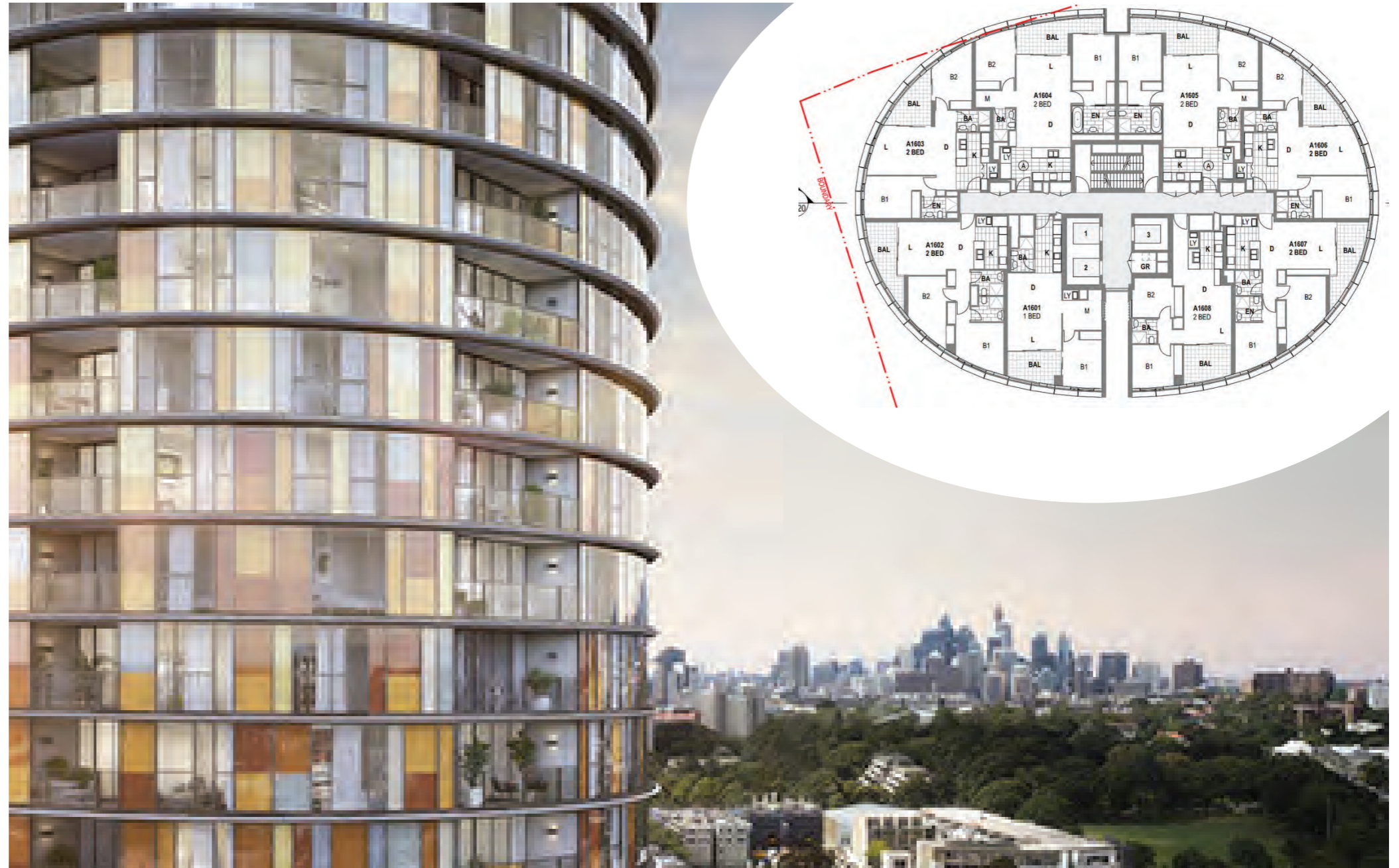
05 DESIGN QUALITY

5.2 FLUID



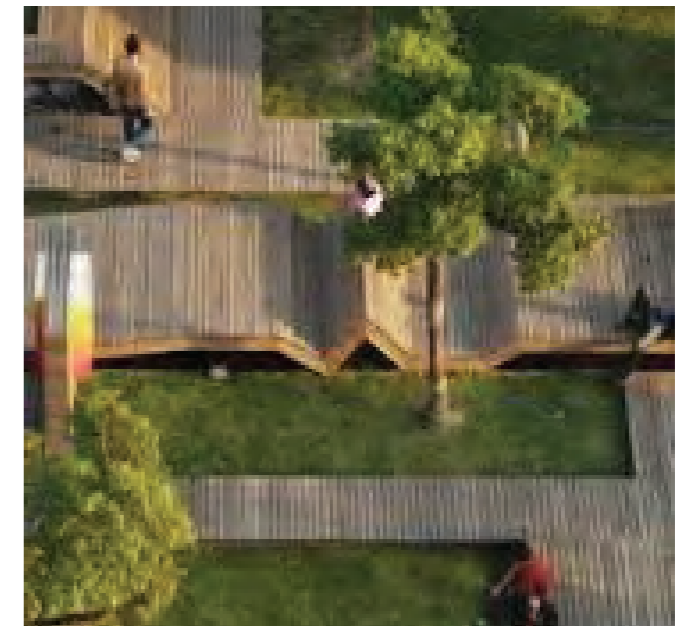
05 DESIGN QUALITY

5.3 ICONIC



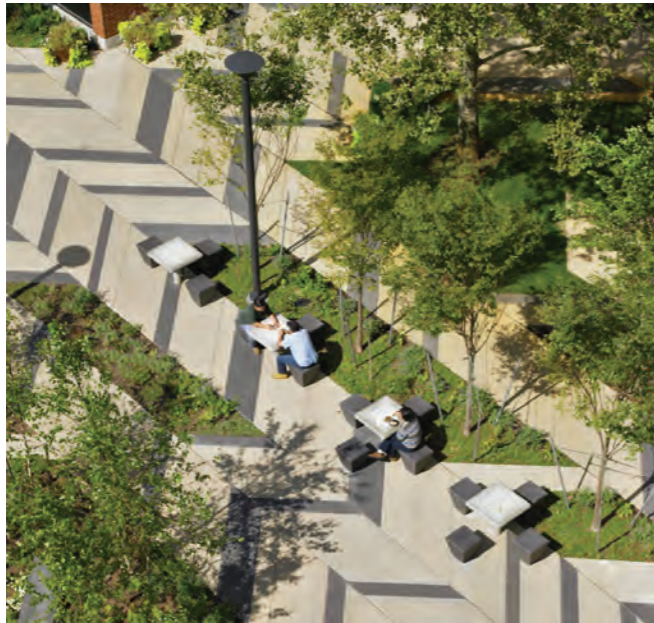
05 DESIGN QUALITY

5.4 RESIDENTIAL AMENITIES IN GARDEN SETTING



05 DESIGN QUALITY

5.5 PUBLIC AND COMMUNAL OPEN SPACE



06 DESIGN PRINCIPLES

06 DESIGN PRINCIPLES

6.1 ROAD DEDICATION

The creation of a new roadway along the western boundary of the site is considered one of the key benefits of the overall proposal. This new roadway, once fully extended along the QIC site, will provide direct connectivity from the precincts north of Gilham Street to Les Shore Drive / Castle Hill Public School, and then on to Pennant Street and the Castle Hill town centre.

The dedication of land for the new roadway will be facilitated by the amalgamation of Vivien Place into the proposed development site. This amalgamation will reduce the upkeep cost of a redundant road reserve whilst also allowing for a consolidated development site with generous and contiguous open space provision.



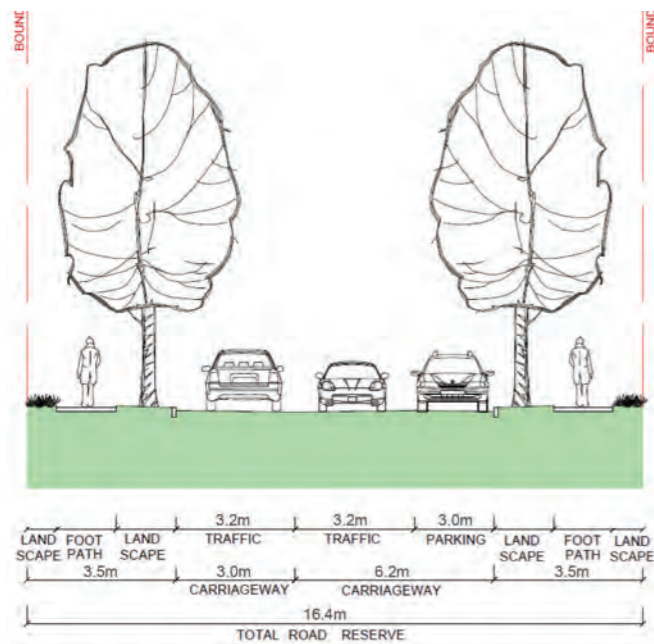
NEW ROAD CONNECTION

06 DESIGN PRINCIPLES

6.1 ROAD DEDICATION

The new roadway has been designed in accordance with initial advice from Council. The proposal allows for a 16.4m total road reserve width, which is consistent with that proposed for other local roads in the precinct.

The total area of the proposed road reserve is 750m². This compares to the area of the amalgamated Vivien Place at 968m².



NEW ROADWAY | 16.4M WIDE
TOTAL ROAD RESERVE

06 DESIGN PRINCIPLES

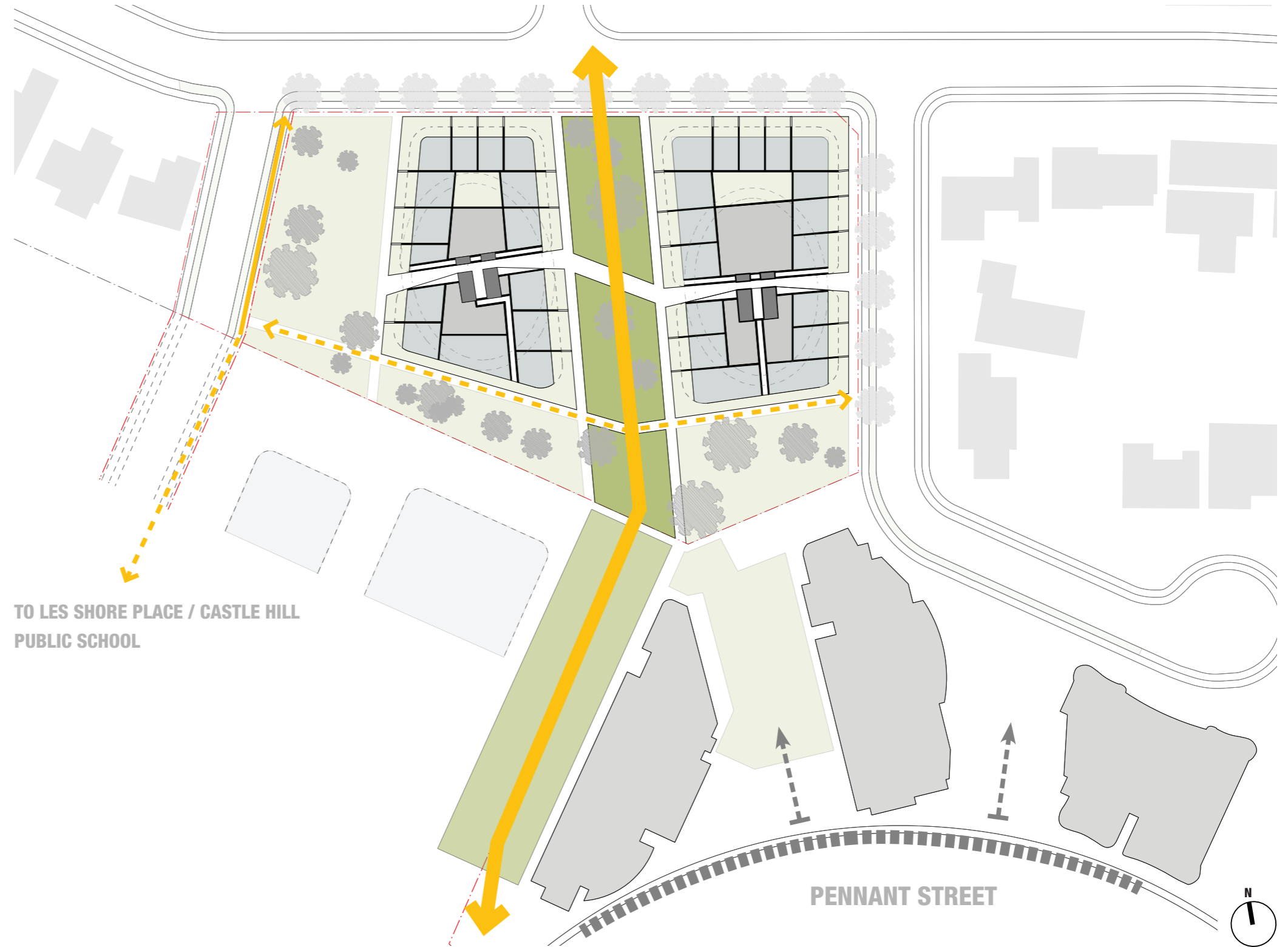
6.2 PRECINCT PERMEABILITY

Another key benefit of the proposal will be in enabling greater pedestrian connectivity between the residential areas to the north of Gilham Street with Castle Tower Shopping Centre and the entrance to Castle Hill Public School.

Due to the change in level created by the steep retaining wall along most of Pennant Street, there is no safe or direct route for residents through the Toplace site.

The development proposal will therefore allow two new routes of connectivity - one via the central landscape spine and the other via the new western roadway once this is fully extended all the way to Les Shore Place.

Both routes will allow movement via high quality, desirable and secure pathways.

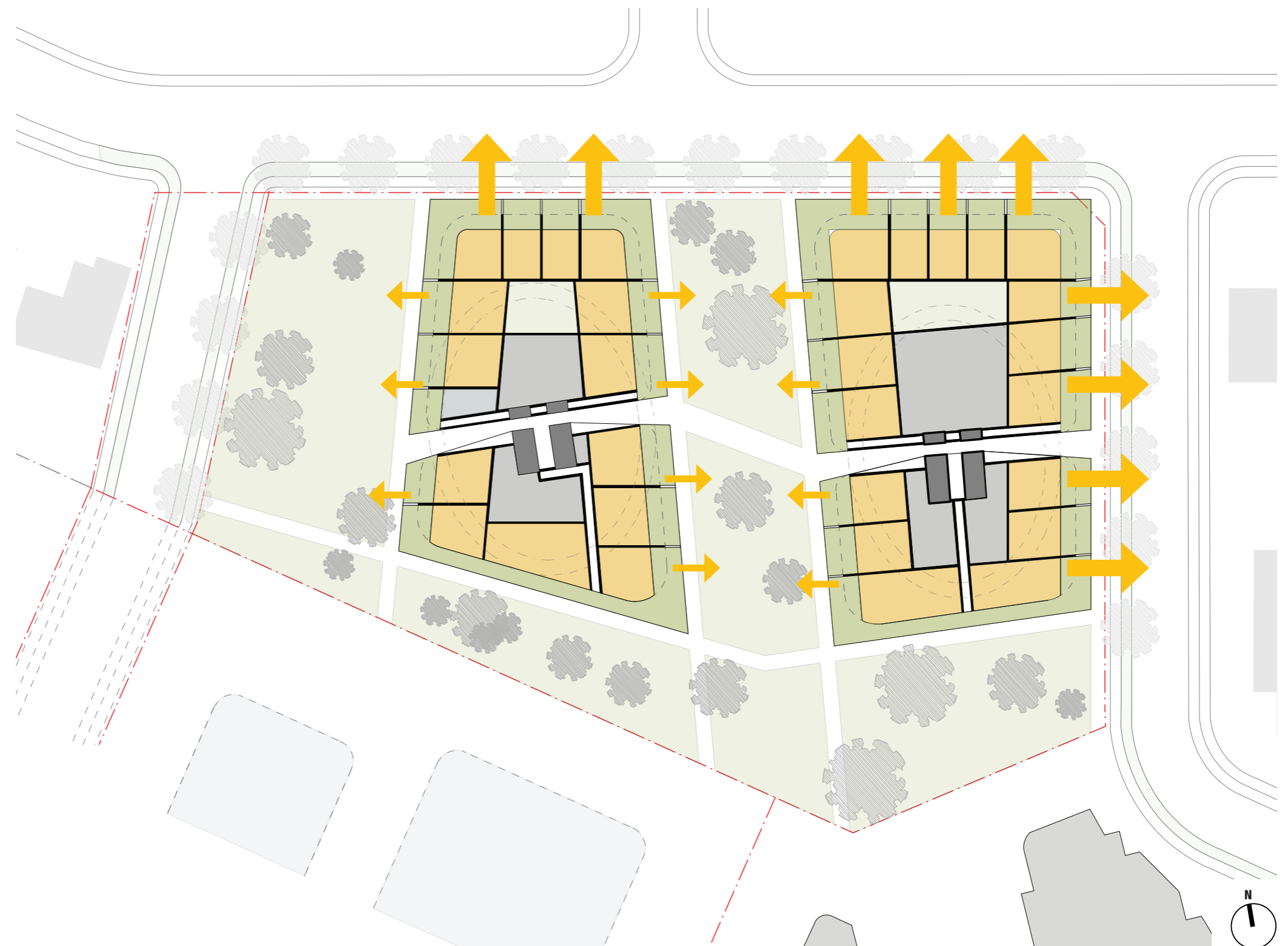


06 DESIGN PRINCIPLES

6.3 STREET ACTIVATION

The proposed podium levels will be configured with terrace style dwellings that front onto the bounding streets and central landscaped areas. These terraces will not only provide increased diversity in dwelling types, but will also ensure activation of the streetscapes and a safe and engaging ground plane.

Terraces will be arranged over two or three levels, and each will have a generously sized private front yard. Further details of the proposed terrace dwellings is provided on page 40 of this document.



**TERRACE STYLE DWELLINGS
PROVIDING STREET ACTIVATION**

06 DESIGN PRINCIPLES

6.4 LANDSCAPE PROVISION

The proposed massing for the site affords very generous landscape opportunities to a significant proportion of the ground plane.

Key green spaces include;

- The central spine, which will be a public space allowing pedestrian connectivity through the site;
- The western landscaped edge, which will provide excellent opportunities for resident amenities. This edge receives full winter sun in a secure and private setting. This edge also provides a natural landscaped break between the tower elements and the lower density housing and school west of the site;
- A variety of discrete spaces along the southern boundary, which can be flexibly configured for a wide range of uses including children's play areas and active resident recreation spaces.



**TOTAL ACCESSIBLE LANDSCAPE
AREA = 3,900M²**