

Garthowen Crescent: Castle Hill

Preliminary Site Investigation

For Caladines Town Planning Pty Ltd

Revision A - 17 September 2018

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List of revisions

Revision A - September 2018 - Removed LEP height recommendation

Contents

1	Introduction & Strategic context	5	4	The Master plan	35
1.1	Introduction and purpose of this report	6	4.1	Introduction	36
1.2	Metropolitan Strategy	7	4.2	The master plan	37
1.3	Centres along the North West Rail Link	8	4.3	Photomontage views	38
1.4	Key current LEP controls	10	4.4	Indicative floor plans	40
1.5	The future of Castle Hill	12	4.5	Solar analysis	42
1.6	Recent proposals and developments	15	5	Summary and conclusion	45
2	Site analysis	17	5.1	Summary and recommended controls	46
2.1	Existing land use and structure	18			
2.2	Public transport	19			
2.3	Pedestrian and cycle connectivity	20			
2.4	Topography and views	21			
2.5	Site photos	22			
2.6	Opportunities and constraints	24			
3	Options	25			
3.1	Design principles	26			
3.2	Plan form options and concept section	27			
3.3	Height and density scenarios tested	29			



1 Introduction & strategic context

1.1 Introduction and purpose of this report

Purpose of this report

This report has been prepared by Architectus for Caladines Town Planning Pty Ltd. It is intended to support a planning proposal for the rezoning and redevelopment of the subject site located at 6-12 and 16-20 Garthowen Crescent, Castle Hill.

This document includes an overview of the strategic and local context, recent proposals and development in the area and site and context analysis, as well as development options for the site.

Preliminary recommendations for development controls and preliminary design options have been considered in response to the changing context of the Castle Hill precinct.

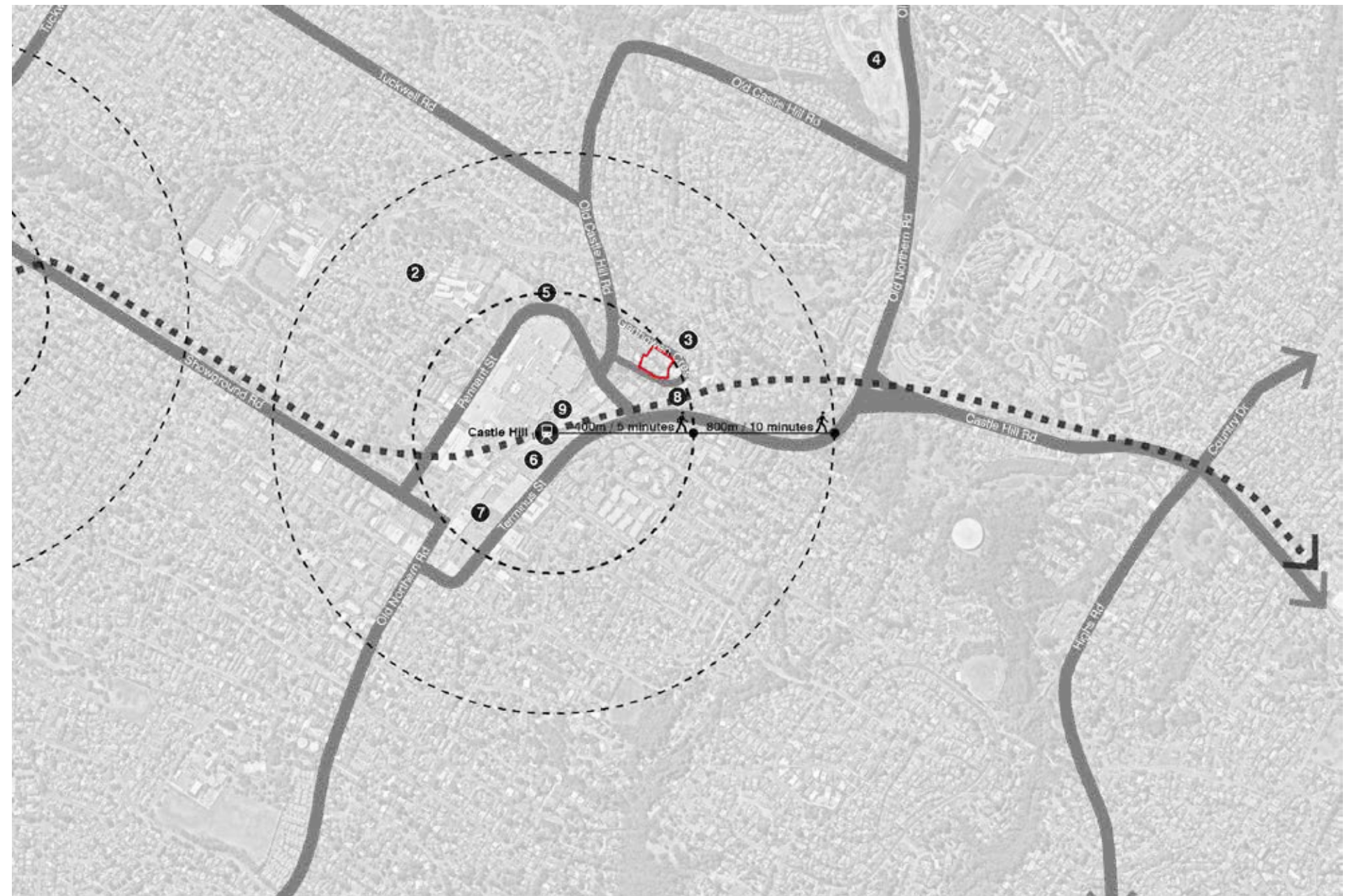
An earlier version of this document was developed in 2016. This has been updated to reflect Councils resolution (8 August 2017) including accordance with a maximum floor space ratio of 3:1 and maximum height of 18 storeys.

The site

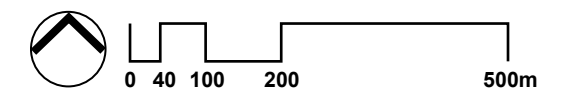
The site currently includes 6 separate dwellings that are located at 6, 8, 10, 12, 16, 18, 20 Garthowen Crescent, Castle Hill.

It is approximately 6008 sqm in area.

The site lies within 400 metres (5 minute walk) of the Castle Hill Town Centre and Castle Hill Station, currently under construction.



Site location

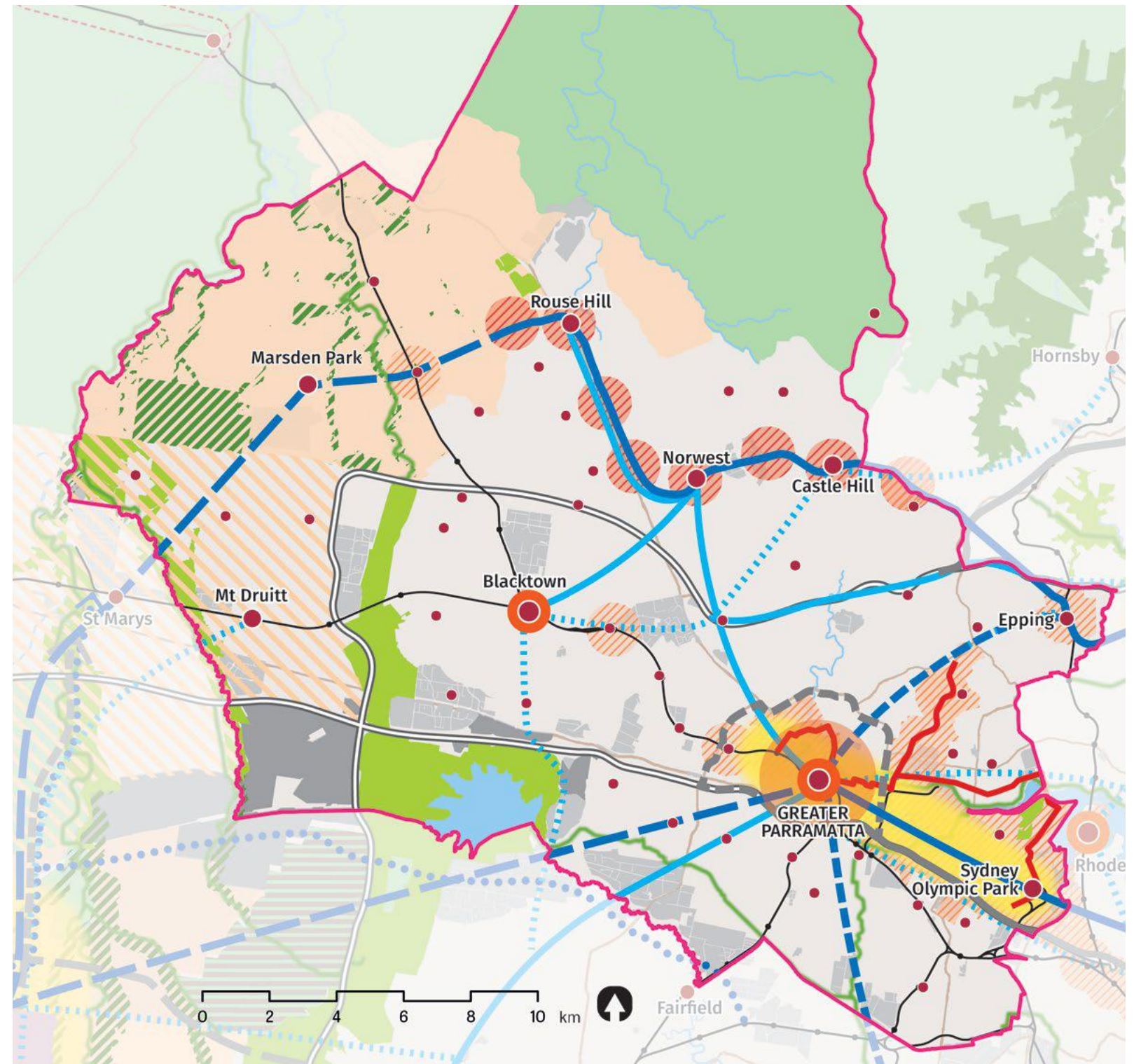
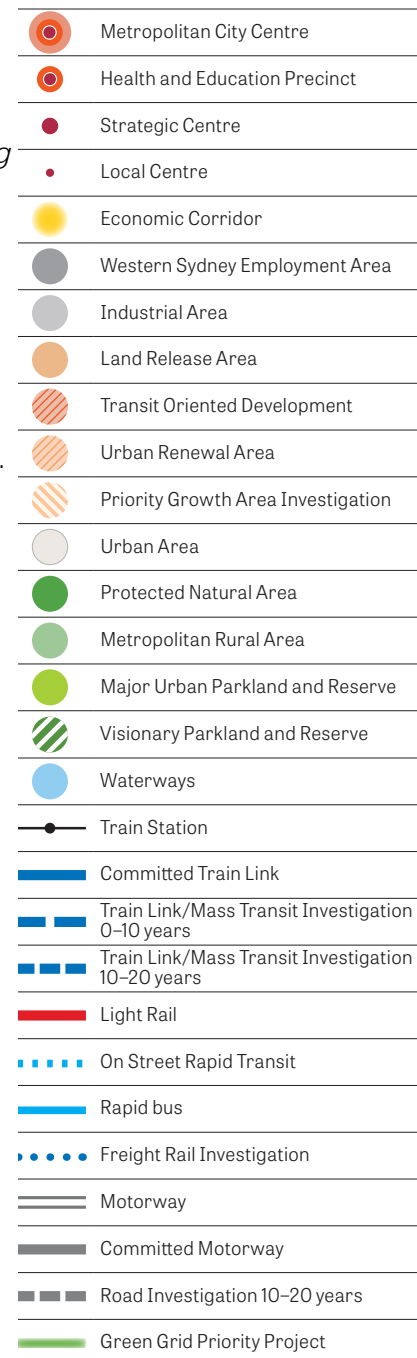


1.2 Draft Greater Sydney Region Plan

Plan for growing Sydney

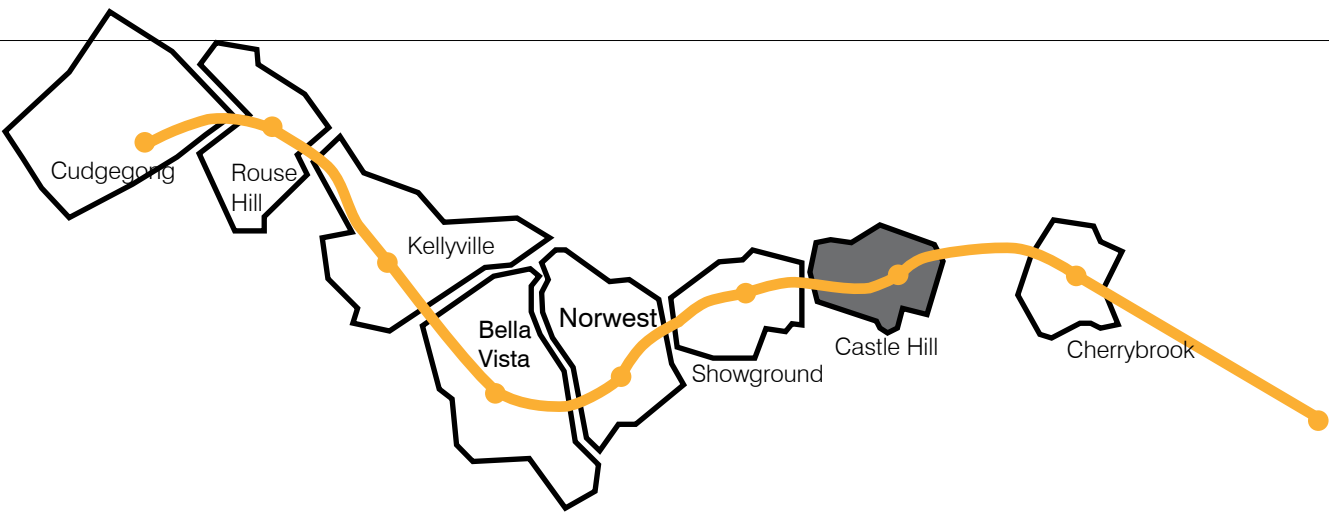
The draft Greater Sydney Region Plan applies to the five districts that make up the Sydney metropolitan region. It will supersede the current *A Plan for Growing Sydney*.

- Castle Hill is a Strategic Centre and a 'Transit oriented development'.
- It is located in the Central District, where the plan targets an increase in housing from the current 339,000 to 546,500 by 2036. 16,000-19,500 of the dwellings are anticipated to be located in Castle Hill.



Central City District Structure Plan 2036 (Draft Greater Sydney Region plan)

1.3 Centres along the North West Rail Link



Cudgegong Road	Rouse Hill	Kellyville	Bella Vista	Norwest	Showground	Castle Hill	Cherrybrook
<ul style="list-style-type: none">– Existing character: Semi-rural area, rural residential– Attractors: Rouse Hill House and Farm (state heritage), Rouse Hill Anglican College– Retail: N/A– Business: N/A– Structure Plan: Low to medium residential with minimal mixed use near the station.– Opportunity: Under developed green space, it has the opportunity to be master planned well. Potential to comprise a local village centre. Regional cultural/ educational centre .	<ul style="list-style-type: none">– Existing character:: Medium density mixed use centre in a remnant native bushland setting. Many large lots provide opportunities for future intensification.– Attractors: The Fiddler Hotel, The Australian Brewery, aboriginal heritage, Action Paintball, Rouse Hill Regional Park– Retail: Rouse Hill Town Centre, Rouse Hill Village Centre, Fruit and vegetable markets, Masters Home Improvement Centre– Business: Quarry and industry, support and business services at Rouse Hill Town Centre– Structure Plan: High density mixed uses– Opportunity: Primarily car-based major retail centre – focus on department stores, fashion comparison shopping and limited day time entertainment for shoppers and children.	<ul style="list-style-type: none">– Existing character: Car dominated, low scale residential detached dwellings– Attractors: Home World (display homes), Ettamogah Pub, Kellyville Netball Courts, Bernie Mullane Sports Complex, Wright's Road Community Centre, education.– Retail: Kellyville Plaza & The Village Centre (local shops & speciality stores) – local convenience shopping– Business: Small businesses– Structure Plan: Low to medium residential with some mixed use near the station.– Opportunity: Medium to high density residential uses near the new station. Opportunities to improve the quality of green corridors and reserves.	<ul style="list-style-type: none">– Existing character: Car dominated and structured by large roads. Large floor plate businesses along the major road (Windsor Road), remaining large rural properties, large undeveloped land, and recently built estates and developments– Attractors: Bella Vista Farm, Bella Vista Hotel (bistro/ functions/café), Norwest General Practice (large scale), Sydney Animal Hospital, Norwest Private Hospital– Retail: Parklea Markets (particular on the weekends), Norwest Homemaker Centre (different anchor stores to the ones in Showground Road).– Business: Large floor plate businesses. E.g. ResMed, Woolworths Support Office,– Structure Plan: Consolidation of the business park. Some medium to high density mixed use development to the north of the new station.– Opportunity: Business park and high density mixed-use.	<ul style="list-style-type: none">– Existing character: Business Park, with amenity from the generous landscaping and the Norwest Lake.– Attractors: Norwest Shopping Town provides extremely convenient supermarket shopping and quality fresh food. Ice skating, Hillsong Church, golf, swimming pool, Norwest Private Hospital– Retail: Norwest Shopping Town– Business: Successful Norwest Business Park provides quality commercial space in campus setting– Structure Plan: High density commercial uses near the station, underpinned by a local centre on the subject site, and residential uses.– Opportunity: Entertainment, family and recreation centre for the NWRL with high quality public space. A new direction for the business park.	<ul style="list-style-type: none">– Existing character: Car dominated and structured by large roads. Bulky goods, logistics and light industrial.– Attractors: The Edge rock-climb, Flip-Out trampoline centre, Lollypops Playland, AMF Bowling and Laser Skirmish in a consolidated area in the light industrial area. The Showground is used for circus, shows, art fairs, but is empty for much of the time. Castle Hill Tavern, Fred Caterson Recreation Reserve (Basketball stadium and BMX track).– Retail: Home Hub Castle Hill (Homemaker Centre). Bulky goods and showrooms. Storage and warehousing facilities.– Business: Light industrial– Structure Plan: Retaining some light industrial uses and bulky goods and home-maker uses. Some mixed uses around the new station.– Opportunity: Weekend uses, homemaker centre with mixed uses near the station.	<ul style="list-style-type: none">– Existing character: Major retail centre in the NWRL (Castle Towers). Increased mixed use densities on Old Northern Road.– Attractors: Bus interchange with links to CBD and Parramatta. ARC and seniors living developments. Hillside Hotel, the renovated RSL.– Retail: Castle Towers and Castle Mall are to be amalgamated into one of the largest shopping centres in Sydney. 'The Piazza' provides for dining into the evenings.– Business: Some government offices, smaller offices that have a relationship with retail.– Structure Plan: Major centre for the NWRL – but in our view it is the centre for retail. It is anticipated that expansion of retail offerings within the Centre will occur in line with projected population growth in the catchment.– Opportunity: Retail, high density mixed uses, with new public open spaces and improved public domain to support this as an attractive walkable centre.	<ul style="list-style-type: none">– Existing character: leafy character, bounded by Cumberland State Forest. Low scale residential. Steep topography and views.– Attractors: Cherrybrook Technical School (best performing high schools in NSW). Great North Walk (Newcastle to Sydney Cove) and Koala Park.– Retail: Cherrybrook Shopping Village is the main centre, but is on the other side of New Line Road. There is a local centre with Woolworths and small food-based speciality (Coonara Shopping Village).– Business: IBM Business Park– Structure Plan: Low to medium residential with minimal mixed use near the station.– Opportunity: Retention of the leafy character in this primarily residential centre. Retention of parks and creation of new public domain and increased permeability.

Castle Hill train station - Transport NSW

The development enclosed by Old Castle Hill Road, Old Northern Road and McMullen Avenue will include a considerable area dedicated to public space and amenity, as well as access to Castle Hill Train Station.

Completion of the station precinct, currently under construction, is forecast for 2018.

The site lies within 400 metres (5 minute walk) of the new train station and public domain precinct.



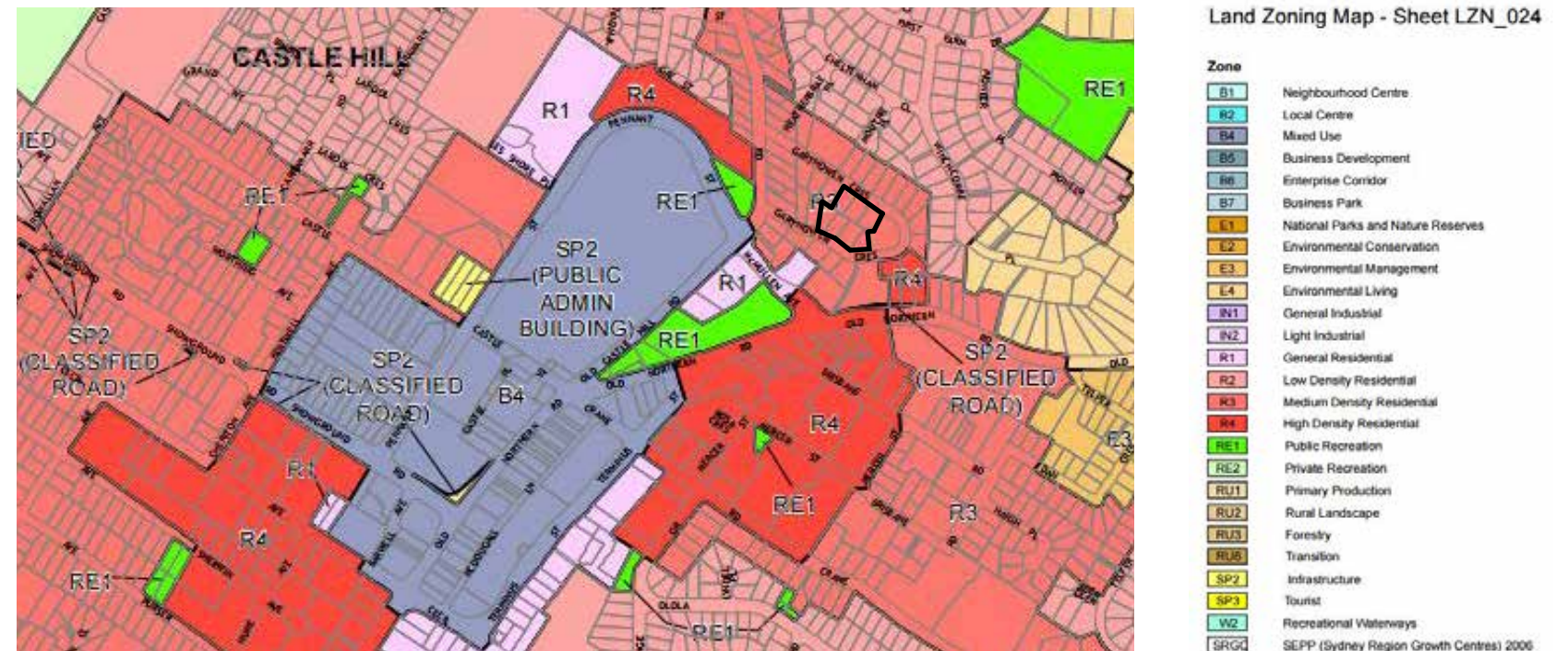
Castle Hill train station master plan (under construction)

1.4 Key current LEP controls

Land use zoning

The Castle Hill precinct is zoned mainly as R3 and R4 Medium-High Density Residential use about the town centre, typically zoned as B4 Mixed Use.

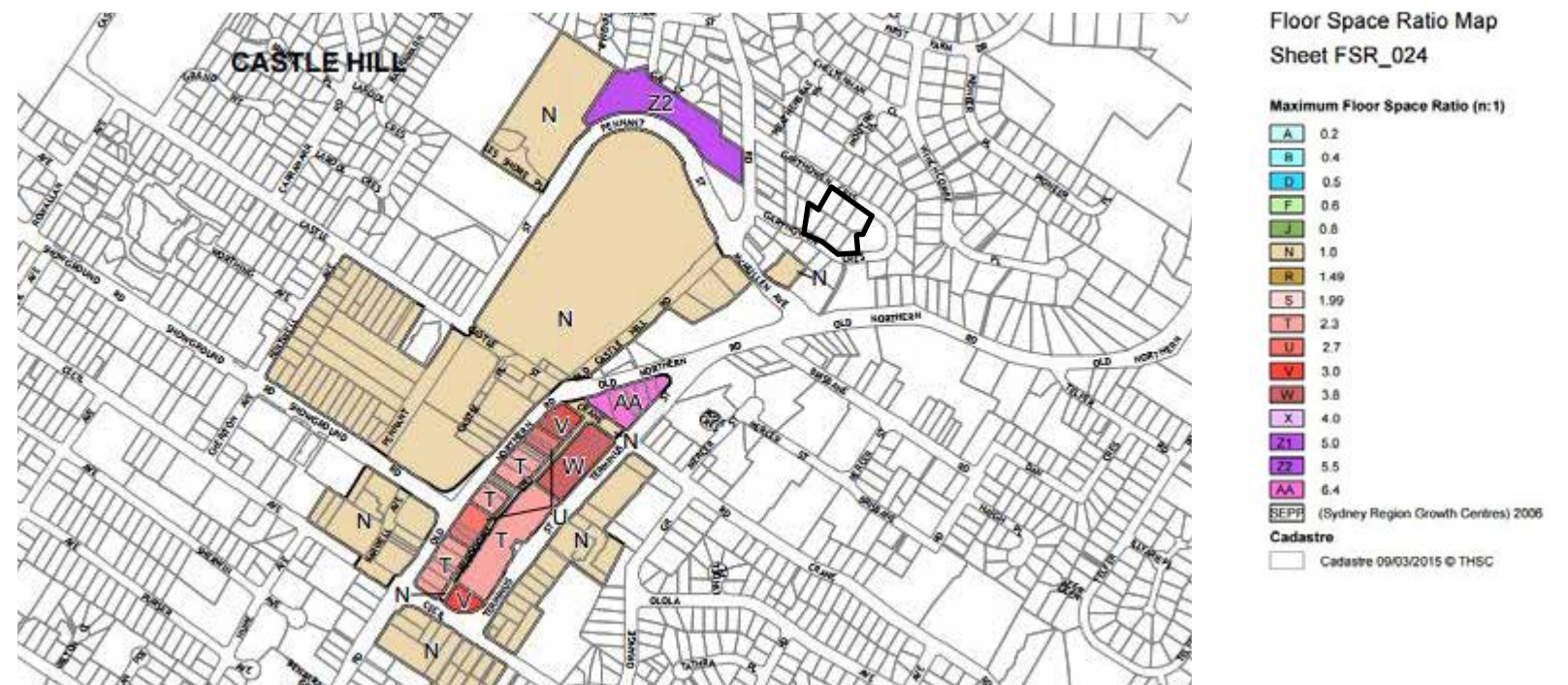
The site is currently located within the R3 Medium Density Residential zone.



Land use zoning - The Hills Local Environment Plan 2012

Floor space ratio

The Hills LEP does not currently provide a Maximum Floor Space Ratio for the site.

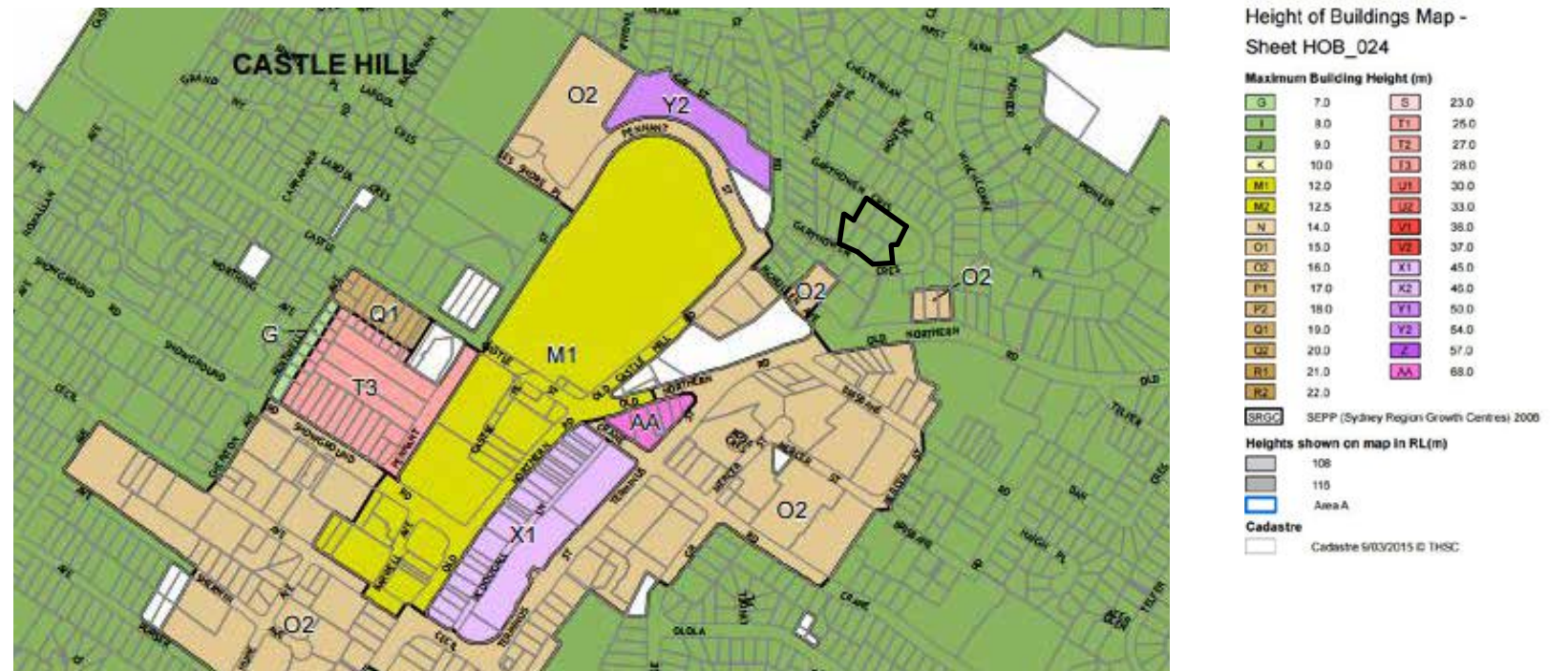


Floor space ratio - The Hills Local Environment Plan 2012

Height of buildings

The Castle Hill precinct is currently planned with a typical Maximum Building Height of 16m, rising to 12m within the shopping centre area.

The site is currently given a Maximum Building Height of 9m.

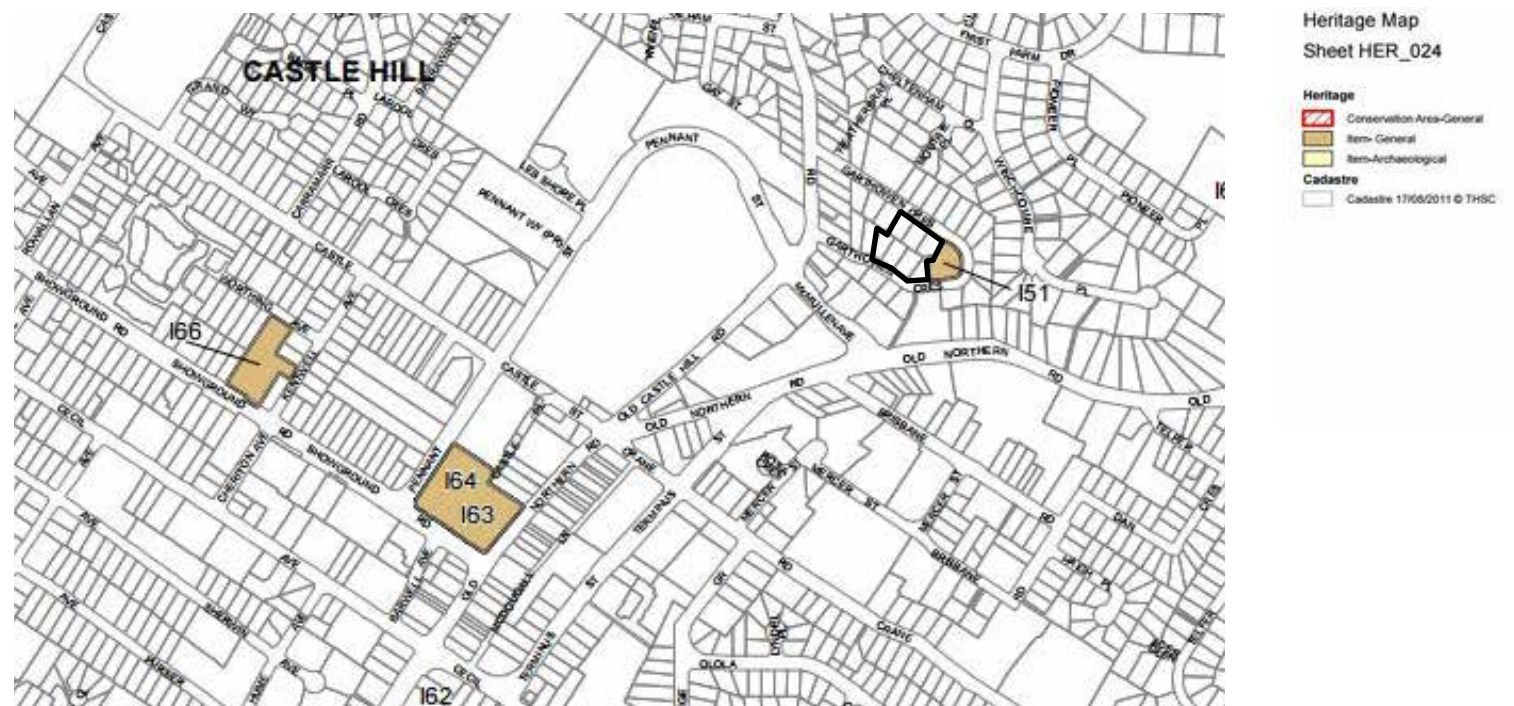


Height of buildings - The Hills Local Environment Plan 2012

Heritage

The general heritage item no.151 is located adjacent to the site.

No other heritage items or conservation areas are located within the immediate vicinity.

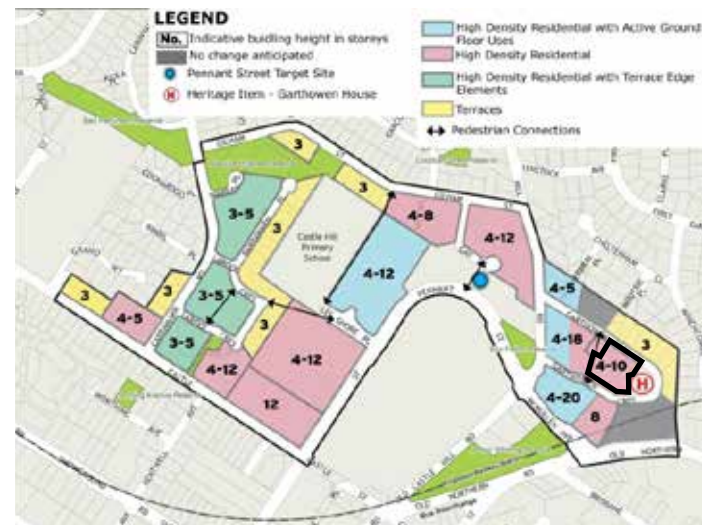


Heritage - The Hills Local Environment Plan 2012

1.5 The Draft The Hills LEP & DCP

The Draft Hills LEP amendment for the Castle Hill North precinct has been approved at Gateway for implementation (2 November 2016) and subsequently re-exhibited by Council with a draft DCP (Exhibited August-September 2017).

Draft Hills LEP amendments



Proposed Height of buildings

The site is proposed to have no maximum height in the future in the LEP, to encourage tall, slender buildings.



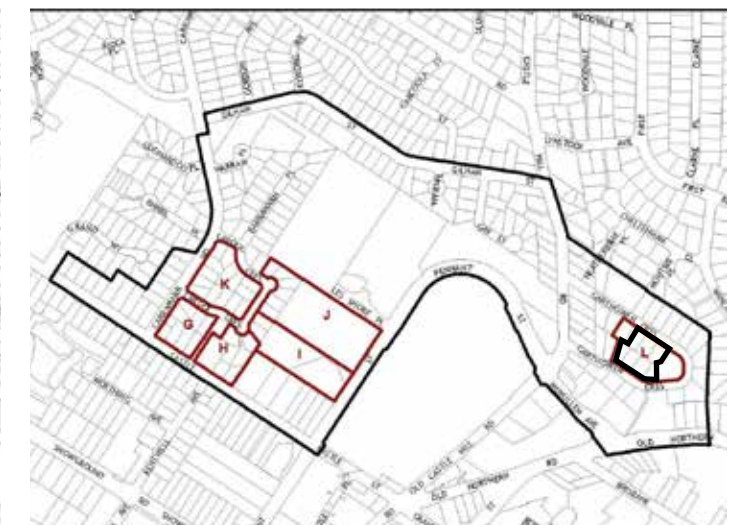
Proposed FSR

A base FSR of 1:0 is proposed for the site.



Incentive FSR

An FSR of 1.54:1 FSR is proposed for the site.



Key sites map

The site is noted as a key site, with a potential bonus 20% FSR above the incentive FSR (taking this to 1.848:1), subject to provisions that "The proposed development provides a sensitive response to the heritage item Garthowen House as established in The Hills DCP. The proposed development concentrates height to the western portion of the site. "

Draft Hills DCP amendments



Structure Plan

The Hills Draft LEP proposes building heights of 4-10 storeys on the subject site.



Street Setbacks map

The Hills Draft LEP proposes a setback of 7m to the North of the subject site and 5m to the South.

1.6 Recent proposals and developments

Nearby medium-high density development

Several planning proposals and approvals for medium-high density developments are located within the vicinity of the site.

The location of nearby master planned strategies are also included to indicate the planned future growth of the Castle Hill precinct.

Note: This analysis was prepared in 2016 and some sites have further progressed since.

Planning proposals - Request to council

- A** 370 Old Northern Rd, Castle Hill - approx. 44 dwellings
- B** 1-13 Barrawarn Place, Castle Hill - 148 units, 38m, FSR 3:1
- C** 15-27 Garthowen Cres, Castle Hill - 242 units, 13 storeys/43m, FSR 3.8:1
- D** 93 Cecil Avenue, Castle Hill - 424 units + 4000m² commercial, 12 storeys/47m, FSR 3:1

Planning proposals - Approved

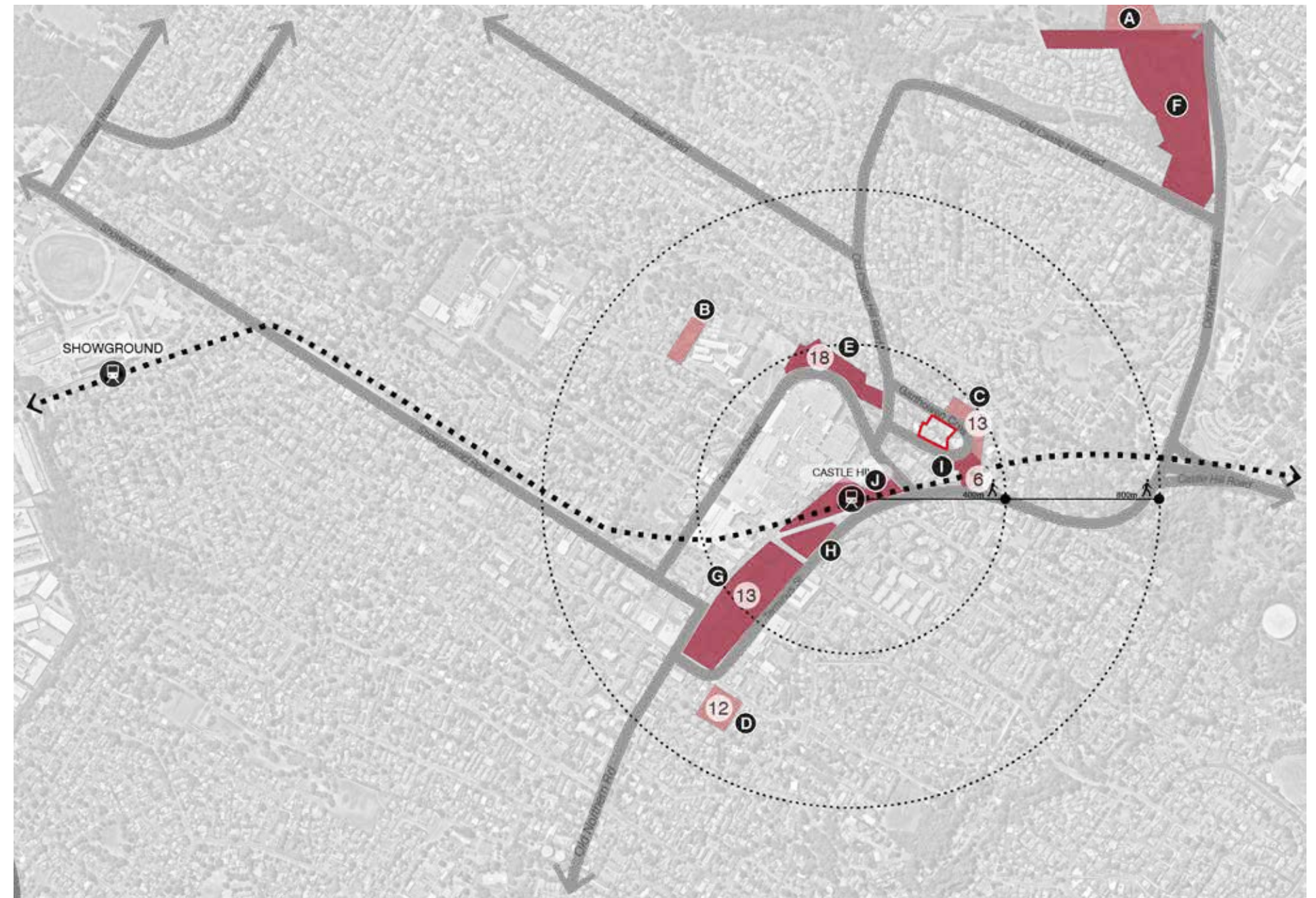
- E** Pennant St Target Site (51 Castle Hill Rd, Castle Hill)
- 18 storeys/54m, no set FSR

Other master planned precincts - The Hills DCP

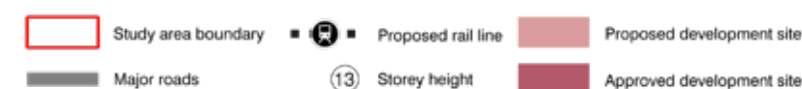
- F** 354-368 Old Northern Rd, Castle Hill - Low residential development strategy - D13: The Hills Development Control Plan 2012
- G** Terminus Street Precinct
- Plan for the redevelopment of precinct in conjunction with the Crane Road Precinct
- D15: The Hills Development Control Plan 2012 - max 13 storeys, max FSR 3.8:1

DA approved - Under construction

- H** Crane Road Precinct (299-309 Old Northern Road)
- Strategy for the redevelopment of precinct within the Castle Hill Major Centre - D15: The Hills Development Control Plan 2012 - 378 units & commercial use, 20-21 storeys
- I** 11-13 Garthowen Cres, Castle Hill - 39 units, 6 storeys
- J** Castle Hill Train Station (Castle Hill Major Centre Precinct)



Recent development proposals and approvals



Pennant Street Target Site

The approved planning proposal located at 51 Castle Road, Castle Hill indicates a common trend for density growth within the Castle Hill precinct.

The proposal includes mid-high rise apartment buildings of up to 18 storeys with no set FSR.



Land use zoning

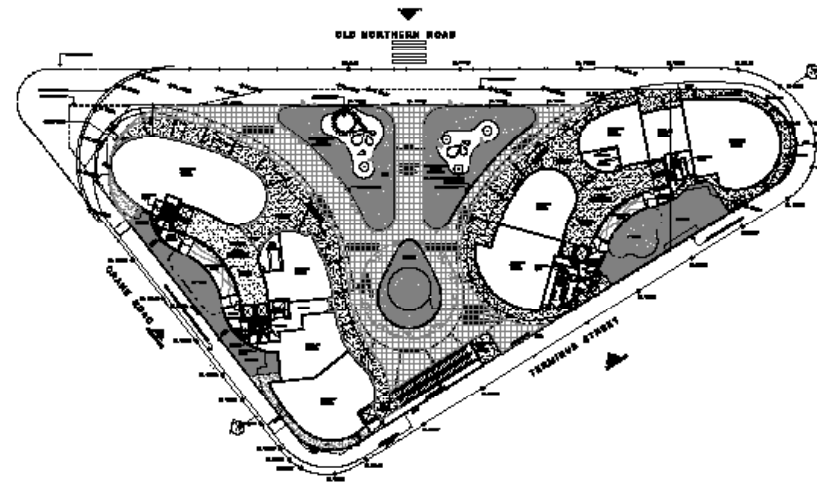


Number of storeys

Crane Road Precinct

The master planned precinct at 299-309 Old Northern Rd, Castle Hill is included as part of the strategy for the redevelopment of the Castle Hill Major Centre documented in the Hills Development Control Plan 2012.

The plan includes towers of mixed residential and commercial use with dedicated public open space areas.



Proposed master plan



View from intersection at Terminus Street and Crane Road

11-13 Garthowen Crescent, Castle Hill

The 6 storey apartment complex at 11-13 Garthowen Crescent, Castle Hill is currently under construction.



View from Garthowen Crescent South

15-27 Garthowen Crescent, Castle Hill

The planning proposal includes 2 apartment buildings, each 13 storeys high.



View from Garthowen Crescent North

2 Site analysis



2.1 Existing land use and structure

The major town centre for Castle Hill is focused about the large Castle Towers Shopping centre and Castle Mall. Some schools, community facilities and open space pockets are located in the vicinity.

The site sits within a low residential area while several apartment blocks are located in the south-west area of the Castle Hill precinct.

The closest neighbouring train station and town centre is at Showground, to the north-east of Castle Hill.

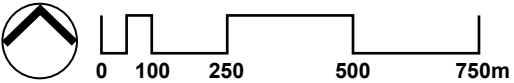
- Open Space**

 - 1 Castle Hill Heritage Park
 - 2 Spain Reserve
 - 3 Ulundri Drive Reserve
 - 4 Banks Road Reserve
 - 5 James Greenwood Reserve
 - 6 Castle Hill Showground
 - 7 Maurice Hughes Reserve
 - 8 Coolibah Street Reserve
 - 9 Pioneer Place Reserve
 - 10 Unnamed Reserve
 - 11 Cockayne Reserve
 - 12 Mercer Street Reserve
 - 13 Olola Avenue Reserve
 - 14 Telfer Way Reserve
 - 15 Anson Place Reserve
 - 16 Coolong Reserve Dog Park
 - 17 Greenup Park
 - 18 Timothy Avenue Reserve
 - 19 Glenwood Way Reserve
 - 20 Castlewood Community Reserve
- Educational & Community Facilities**

 - A The Discovery House Preschool
 - B Restore Church
 - C Castle Hill Bowling Club
 - D Castle Hill High School
 - E 1st Castle Hill Scout Hall
 - F Castle Hill Public School
 - G Oakhill College
 - H St Paul's Anglican Church, Castle Hill
 - I Wesley Castle Hill Uniting Church
 - J Castle Hill Police Station
 - K Castle Hill Library
 - L St Bernadette's Catholic Church
 - M St Bernadette's Primary School
 - N Castle Hill Baptist Church
 - O Castle Hill Presbyterian Church
 - P Hills Adventist College
 - Q Excelsior Public School
 - R Gilroy Catholic College
 - S St Gabriel's School
 - T Castle Hill Library
 - U Dashing Ducks Pre-School Castle Hill
 - V St Bernadette's Primary School



Existing land use and structure



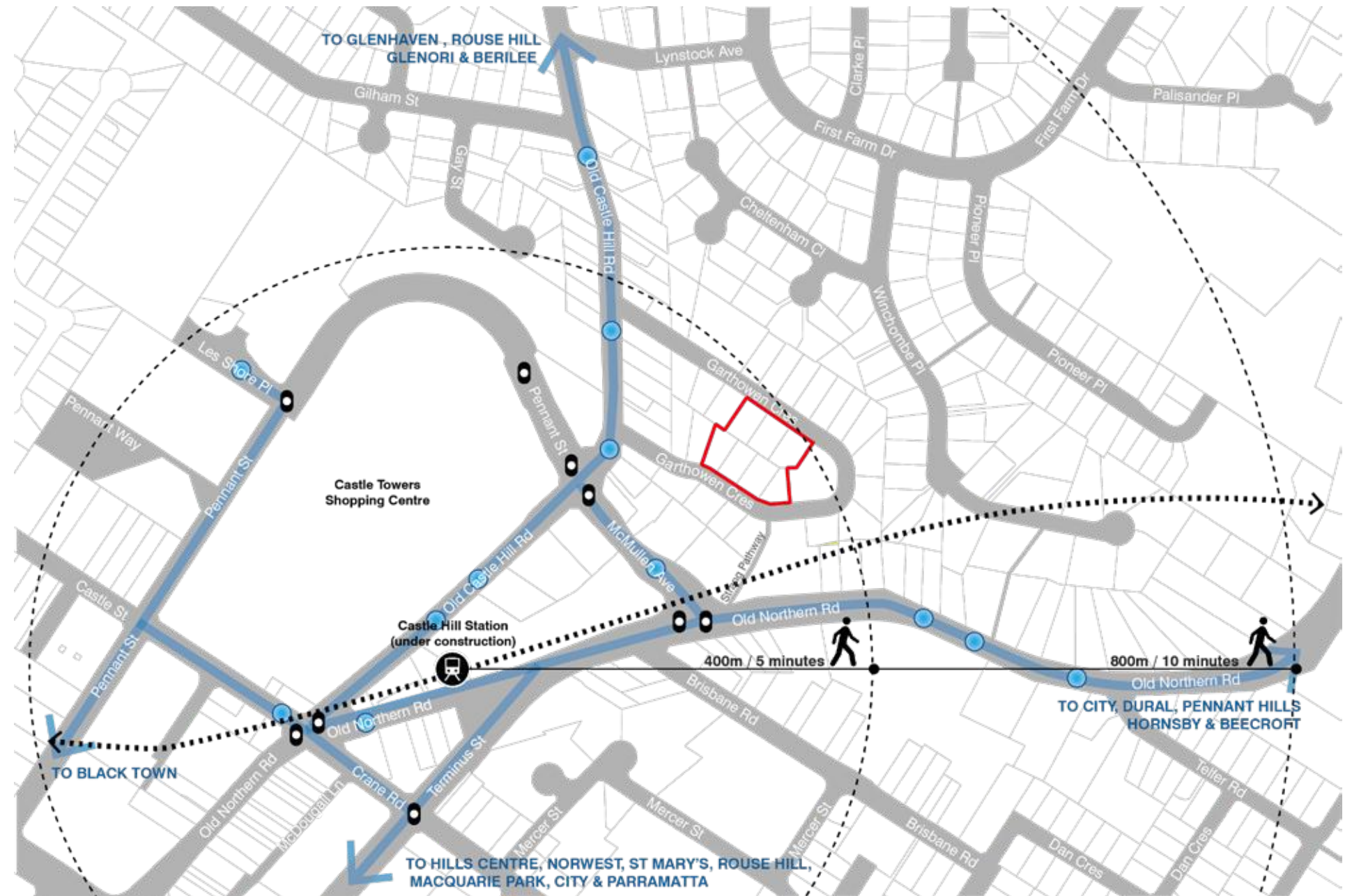
2.2 Public transport

The site is well served by public transport and road connections.

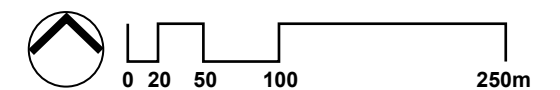
The precinct is constrained by busy roads (Pennant Street and Terminus Street) These key roads provide strong linkages to other centres.

The site lies within 400 metres (5 minute walk) of the new train station.

Buses stopping within the vicinity of the site lead to a wide range of locations across Sydney including Rouse Hill, Macquarie Park, Parramatta, Hornsby, and Sydney CBD.



Public transport and road connections



Caption

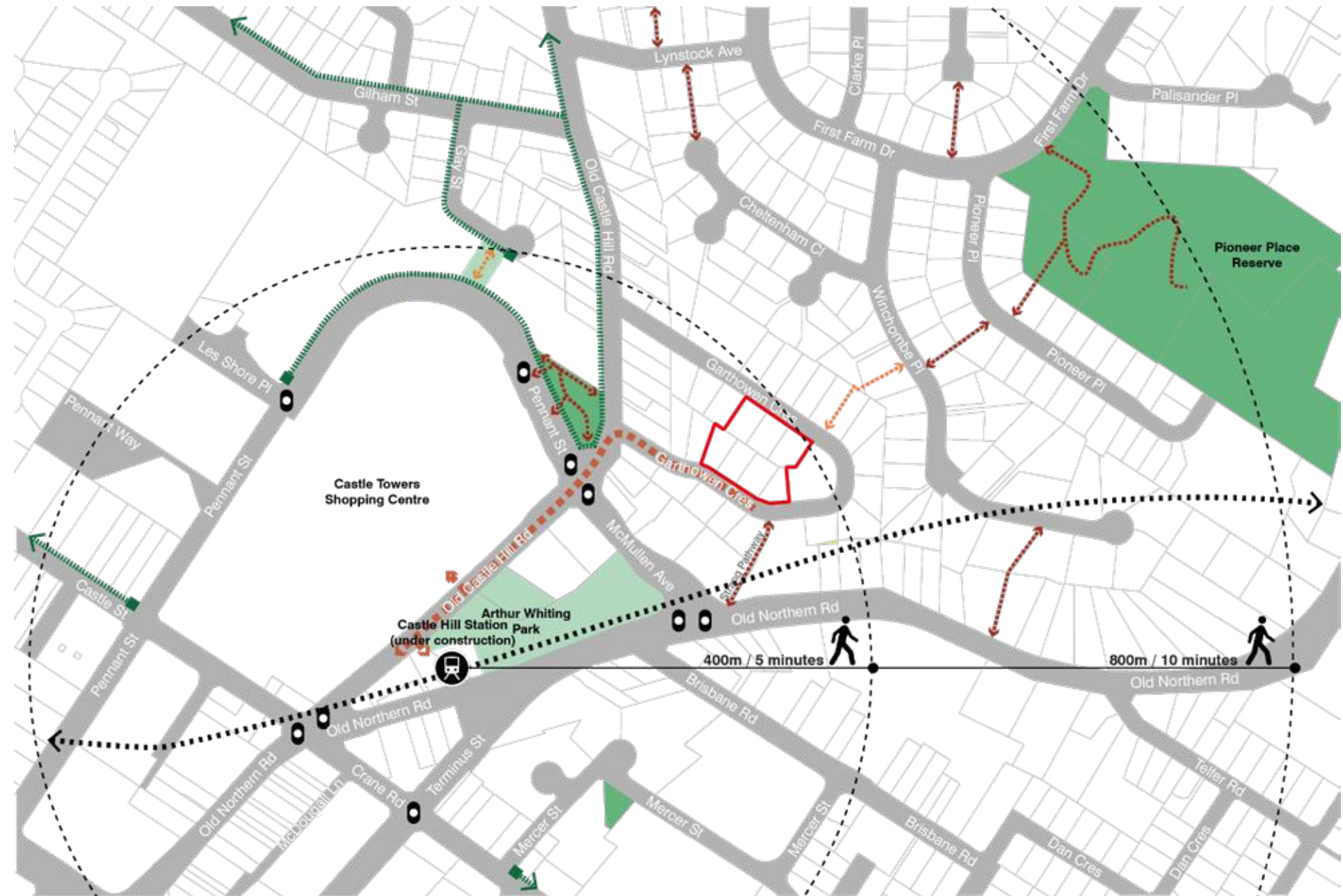
2.3 Pedestrian and cycle connectivity

The site lies within 400 metres (5 minute walk) of the new train station and major town centre within the Castle Hill precinct.

Strang Pathway is an existing pedestrian path that directly links Garthowen Crescent to the major intersection at Old Northern Road and McMullen Avenue.

The most direct pedestrian route from the site to the town centre is currently along a busy major road (Old Castle Hill Road).

There is the opportunity within the site to provide a through site link, improving pedestrian links between Castle Towers Shopping centre and Pioneer Place.



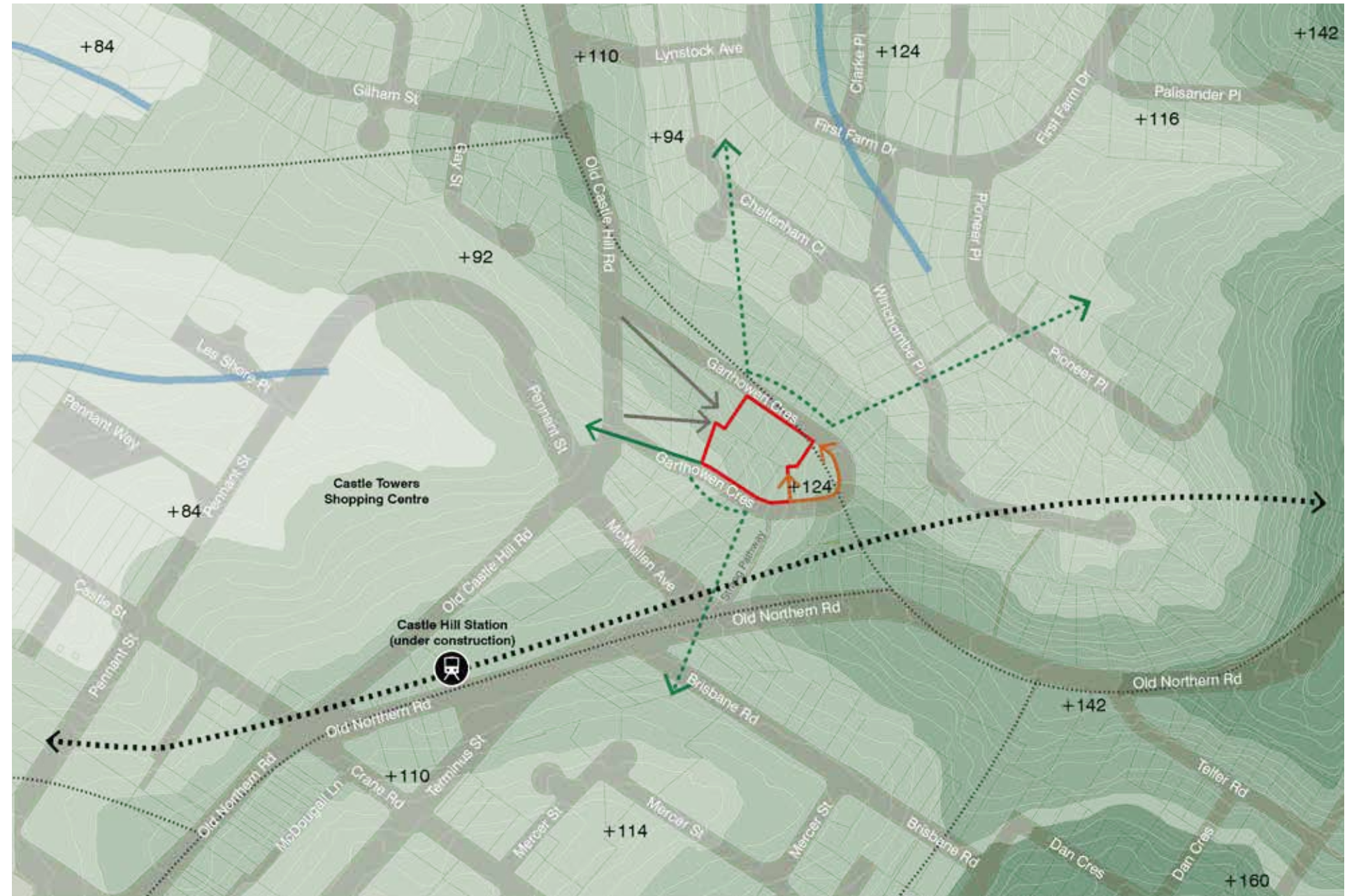
Pedestrian and cycle connectivity



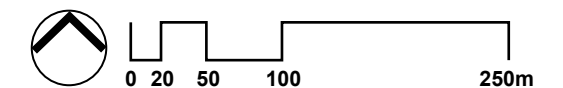
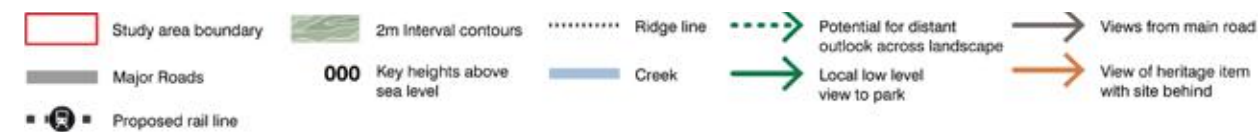
2.4 Topography and views

The topography of the area generally rises in a north-west to south-east direction.

The site sits on a spur, offering views to the distant landscape.

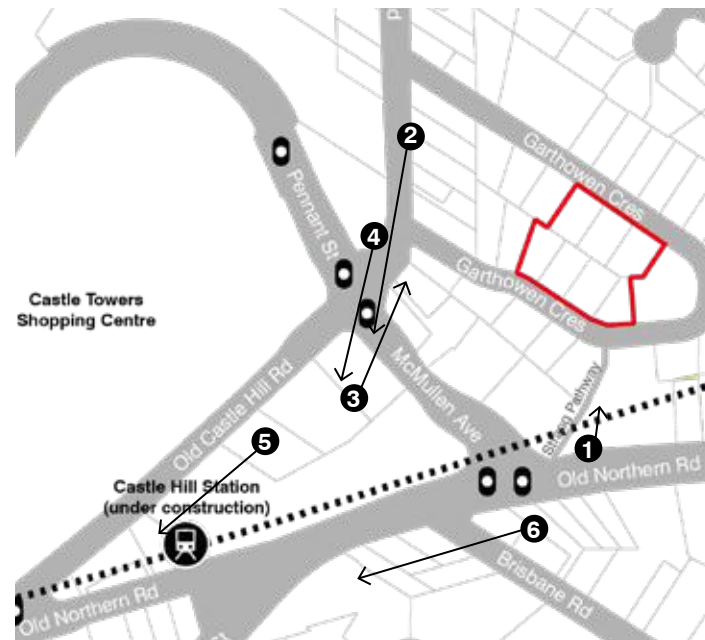


Topography and views



2.5 Site photos

Local context



❶ Strang pathway towards Garthowen Crescent entrance.



❷ View from Garthowen Crescent North down Old Castle Hill Road, towards Castle Hill centre.



❸ Distant view of site location from edge of Castle Hill commercial centre.



❹ Distant view of Castle commercial centre from Old Castle Hill Road.

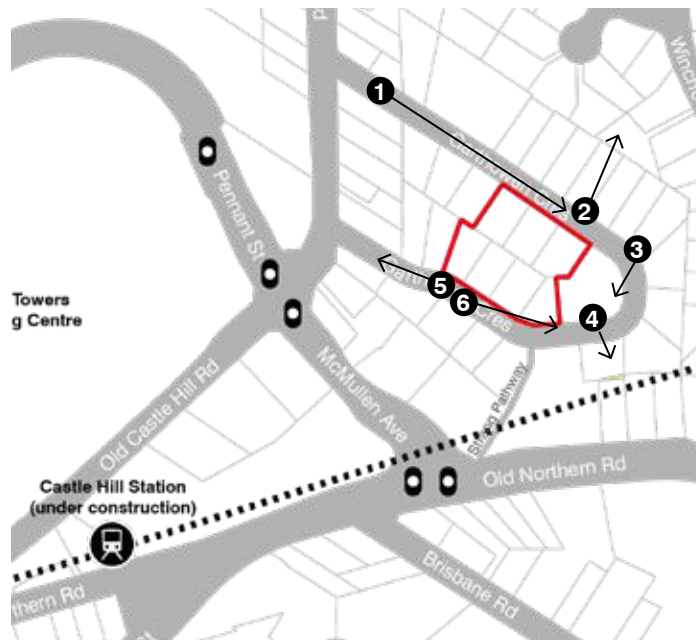


❺ Castle Hill commercial precinct.



❻ Site for the Castle Hill Train Station, currently under construction.

Garthowen Crescent



1 North-east edge of site, Garthowen Crescent.



2 Distant landscape view corridor facing north from north-west end of Garthowen Crescent.



3 Heritage site with development under construction visible behind.



4 Apartment block (6 storeys) currently under construction at 11-13 Garthowen Crescent, Castle Hill.



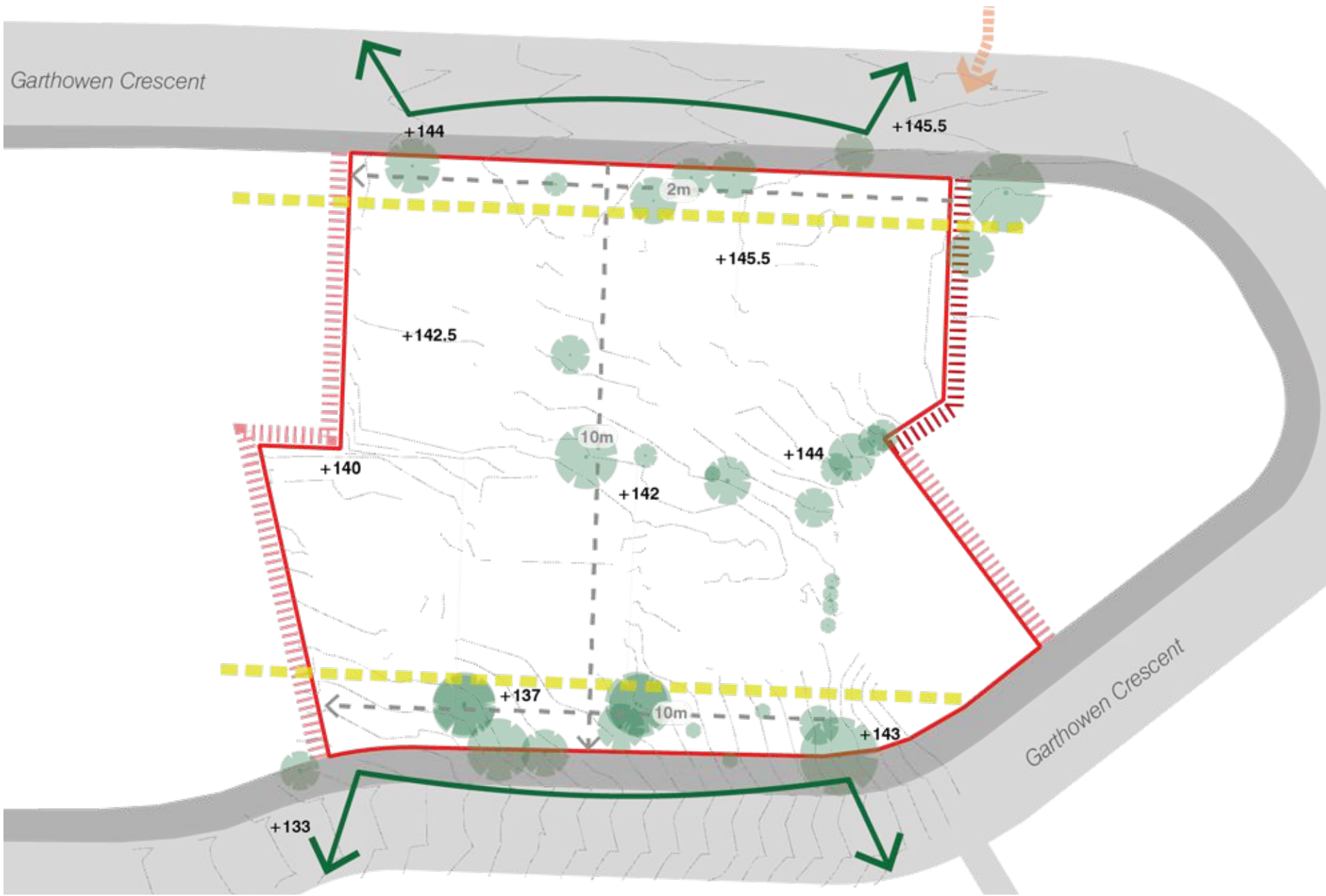
5 South-east corner of site, Garthowen Crescent.



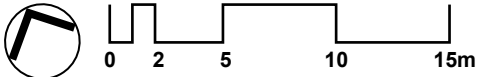
6 View towards site from south-east end of Garthowen Crescent, with development under construction to the right.

2.6 Opportunities and constraints

Key opportunities regarding constraints for the site are described on the diagram adjacent.



Opportunities and constraints



DRAFT

3 Options



3.1 Design principles

The following principles have been identified for the design of built form on the site:

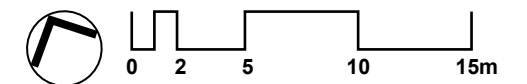
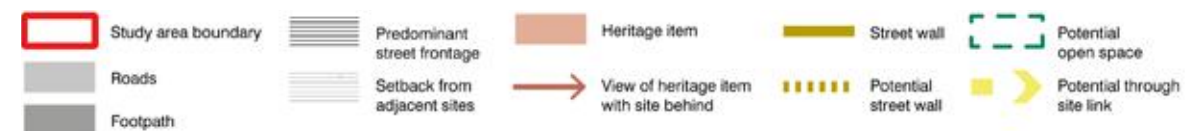
- ❶ Provide appropriate streetscape response.
- ❷ Provide setbacks from adjacent sites.
- ❸ Respond to views behind heritage item.
- ❹ Potential to provide adequate area for built form on site.

The site is also capable of providing the following:

- ❺ Potential to provide through site links and connections to existing and proposed pathways.
- ❻ Potential to provide dedicated open space area.



Design principles

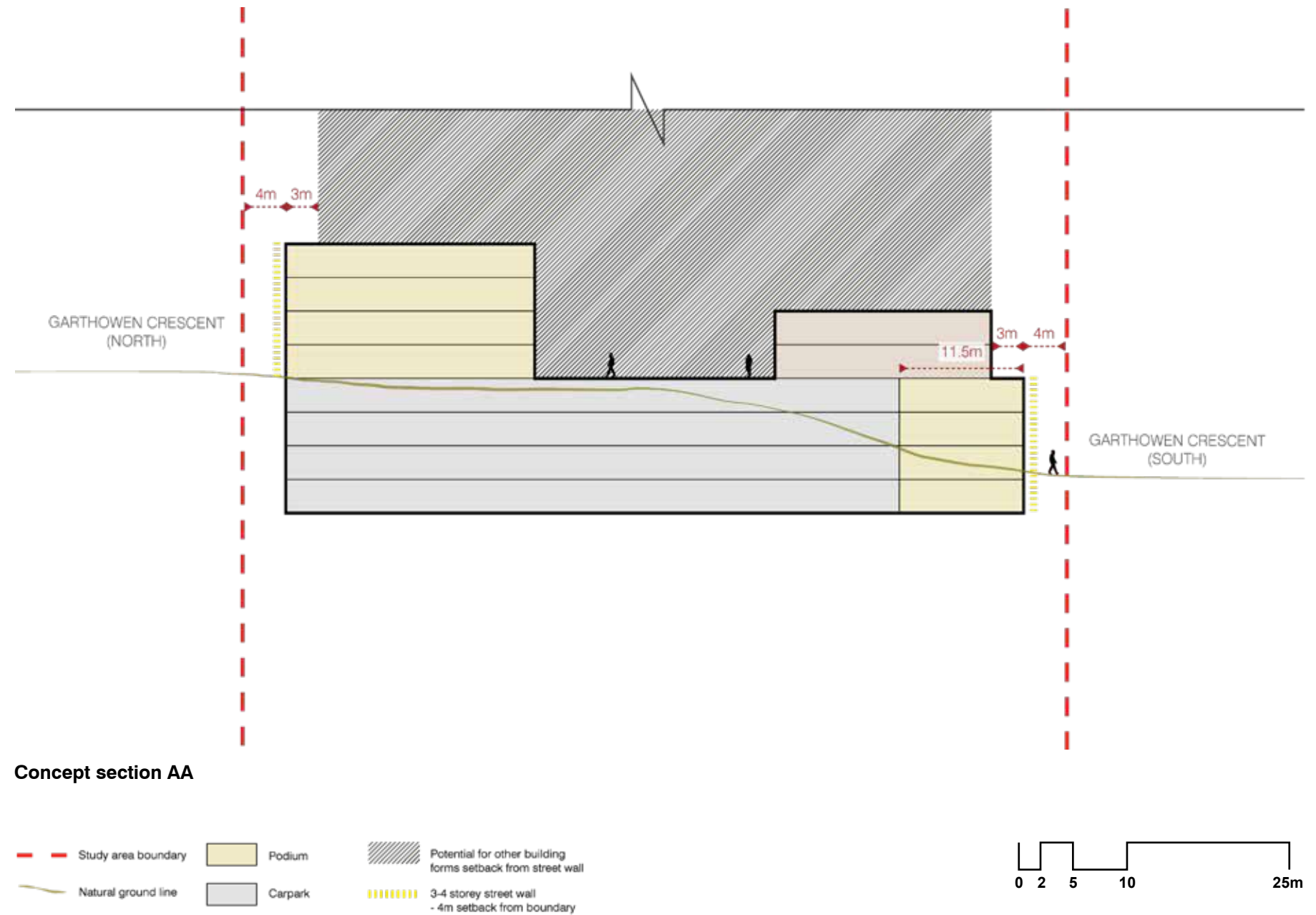
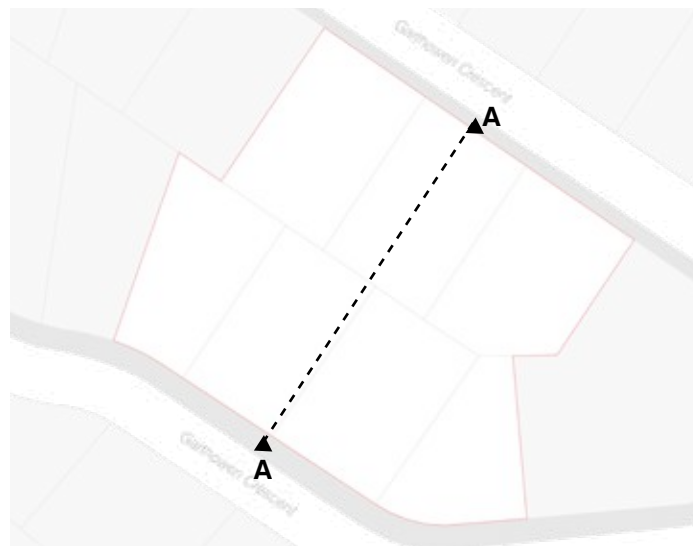


3.2 Plan form options and concept section

The plan form options presented overleaf are based on the design principles above, with varying scenarios for built form locations and the provision of through site links and public open space.

The concept sketch provided opposite illustrates the approach to the topography, utilised in all options.

Plan form option 4 is the preferred option for the reasons described.





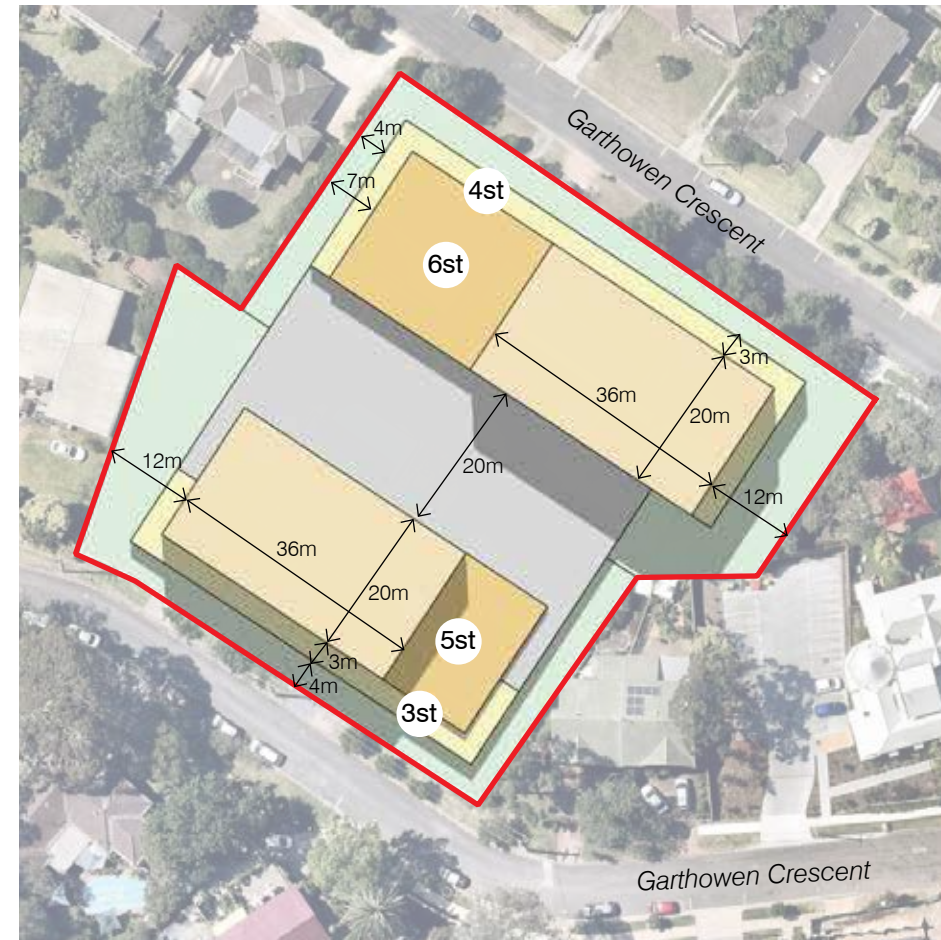
Option 1 : 2 towers with through-site link and public open space

Benefits:

- Provides through-site link and designated public open space.

Issues:

- Small tower footprints that are likely to have poor commercial viability.



Option 2 : 2 towers with no through-site link

Benefits:

- Building footprints provide good balance of commercial viability and good urban design.

- Highest floorspace per tower level.

Issues:

- No through-site link or public open space.
- Northern tower closer to heritage site.





Option 3 : 1 tower with through-site link

Benefits:

- Strong visual definition of through-site link and visual response behind heritage item.
- Greater tower setback from street.

Issues:

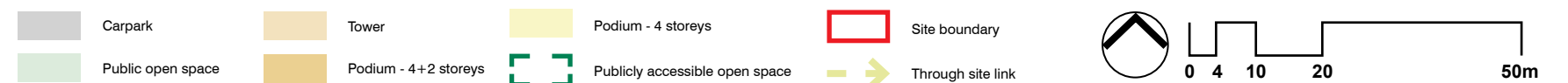
- Bulkier tower.
- Lowest floorspace per tower level.



Option 4 : 2 tower with through-site link

Benefits:

- Large communal open space with good sun access.
- Greater separation from heritage item.
- Slender towers.





4 The Master plan

4.1 Introduction

The master plan is presented in this section. The preferred scenario been developed from the testing of a range of plan form and built form options.

It has been revised to reflect councils resolution of the site (8 August 2017).

Its key features include the following:

- A density consistent with:
 - The site’s location within 5 minutes walk to the train station within a Strategic Centre.
 - The Castle Hill Structure Plan.
 - Council’s nearby Pennant Street Target Site.
 - The Draft Hills Strategy for neighbouring sites within the same block (allowing transition north and east of Garthowen Crescent).
- An FSR of 3:1 and the delivery of approximately 190 to 200 apartments.
- An human-scale 3-4 storey street wall as the focus for development, with setbacks to upper level built form.
- Two slim, offset towers (13 and 18 storeys) providing excellent amenity for occupants.
- Built form setbacks from neighbouring residential and heritage sites.
- A generous communal open space area (approx. 1900sqm) at grade with the northern side of Garthowen Crescent.
- Opportunities for deep soil planting through adequate setbacks.
- SEPP65 compliant solar access and building separation for visual privacy.

Schedule of areas

	Floor plate	Storeys	GBA	GFA
Podium north	454	3	1362	1021
Podium north setback	350	1	350	262
Tower north	650	13	8450	6338
Podium south GF	417	1	417	313
Podium south L1-L2	879	2	1758	1318
Podium south setback	500	2	1001	751
Tower south	660	16	10560	7920
				17923

4.2 The master plan



4.3 Photomontage views



Aerial view from the east. The site is within a few minutes walk of the Castle Hill Railway Station (left) and Castle Hill Shopping Centre

Future context modelled includes adjacent sites based on the Draft Hills Corridor Strategy, Pennant Street Target Site (based on approved DA), and proposed towers over Castle Hill Shopping Centre.



Aerial view from the northeast. The proposal fits within the context of its neighbours and helps to provide a transition to lower densities north and east of Garthowen Crescent

Future context modelled includes adjacent sites based on the Draft Hills Corridor Strategy, Pennant Street Target Site (based on approved DA), and proposed towers over Castle Hill Shopping Centre.

4.4 Indicative floor plans

The following plans describe an indicative layout for the master plan envelopes shown. These describe an indicative layout of the site (including potential site access points, circulation cores and apartment divisions) in order to achieve a high quality of design and comply with SEPP65 Apartment Design Guide requirements. They do not present a detailed architectural design.



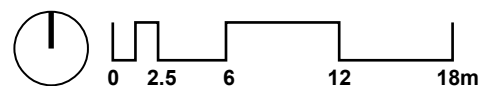
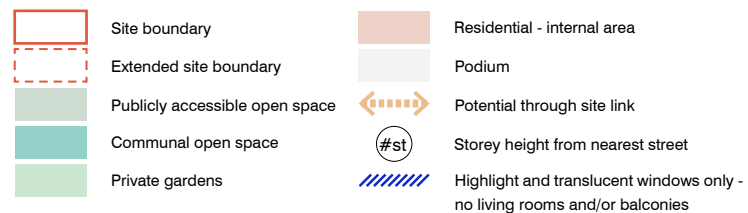
1. Ground floor - Garthowen Crescent South (underground for Garthowen Crescent north)



2. Indicative podium level



3. Towers



4.5 Solar analysis

Solar access

The diagrams adjacent describe the total number of hours in between 9am- 3pm in mid winter (21st of June) that any surface receives.

Further, hourly, sun access diagrams are also included overleaf.

These can be read in conjunction with the illustrative floor plans to understand sun access within the proposal (typically 10 of 12 apartments per floor of 83.33%). It can be read to understand sun access to neighbours.

Solar access to the proposal

Based on the illustrative floor plans shown the proposal is able to achieve 2 hours sun access in midwinter to 70% of apartments and is therefore compliant with ADG objective 4A-1.

The common space of the proposal receives four hours sun access to its major part and is therefore achieves outcomes well in excess of compliance with the ADG.

Overshadowing of surrounding properties

All surrounding properties receive at minimum two hours of sun access between 9am and 3pm at the winter solstice and are therefore compliant with the Apartment Design Guide objective 3B-2.

Furthermore, all surrounding properties retain four hours sun access to the major part of their landscape and are therefore remain well in excess of compliance with the ADG.

Conclusion

The master plan is capable of satisfying SEPP65.



Preferred Scenario (C) - Hours of sunlight received between 9am and 3pm midwinter - Views from northwest (left) and northeast (right)

Shadow Diagrams - Plan view

The diagrams below describe overshadowing at hourly intervals between 9am and 3pm in midwinter (21 June).



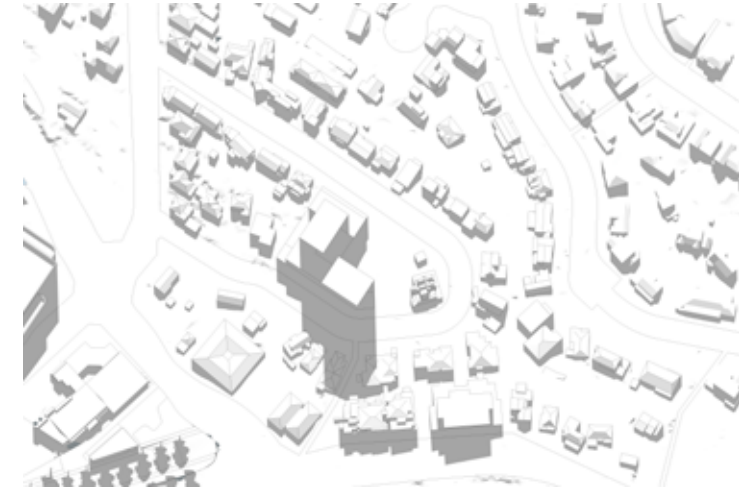
Winter Solstice 9am



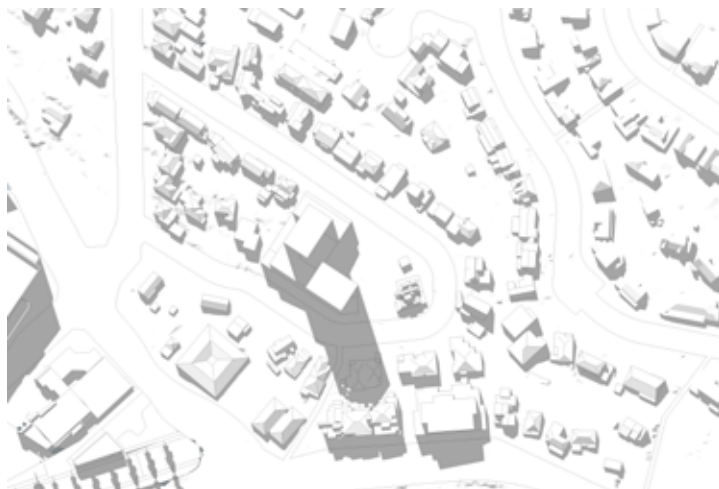
Winter Solstice 10am



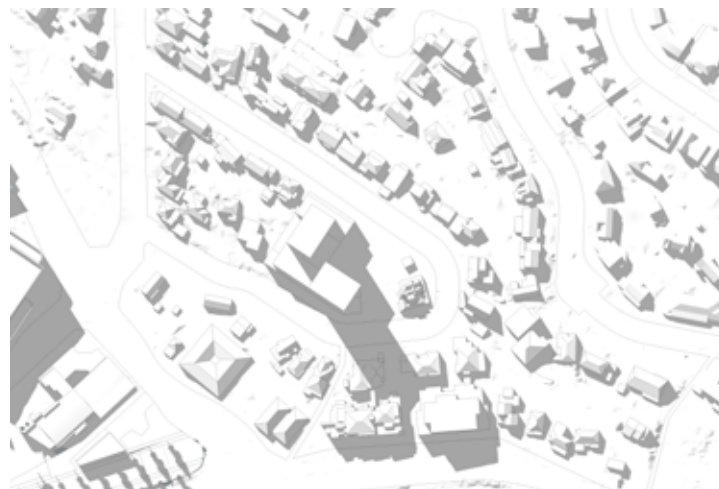
Winter Solstice 11am



Winter Solstice 12pm



Winter Solstice 1pm



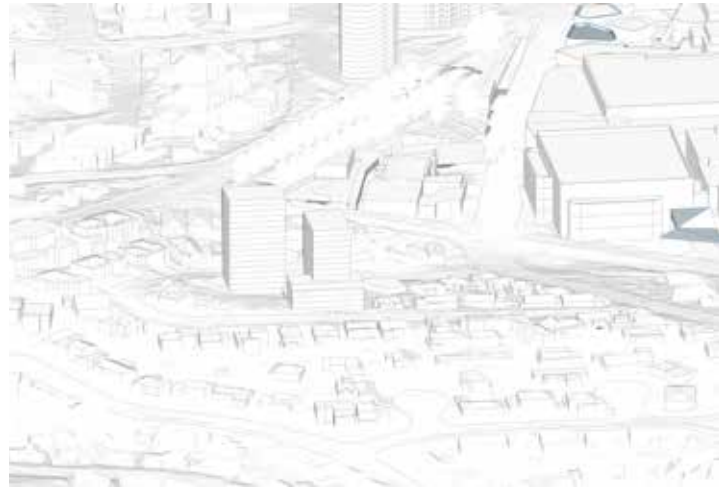
Winter Solstice 2pm



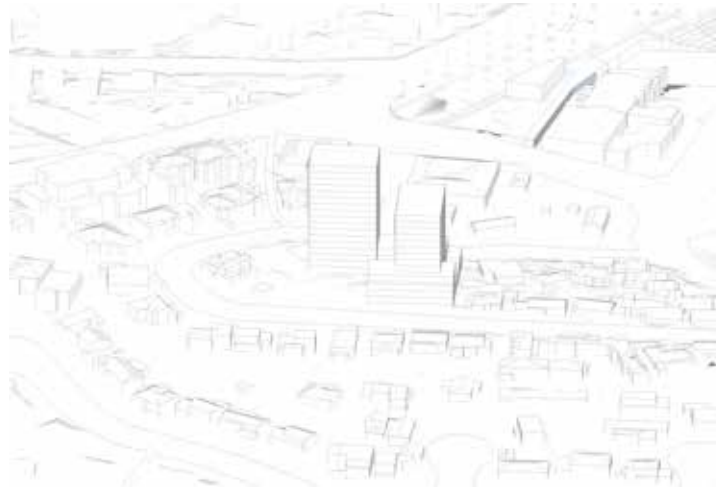
Winter Solstice 3pm

Views from the sun

The diagrams below provide ‘sun-eye views’ in midwinter between 9am and 3pm. Any surface which can be seen will be in sunlight at this time, while any surface which cannot be seen will be in shade.



Winter Solstice 9am



Winter Solstice 10am



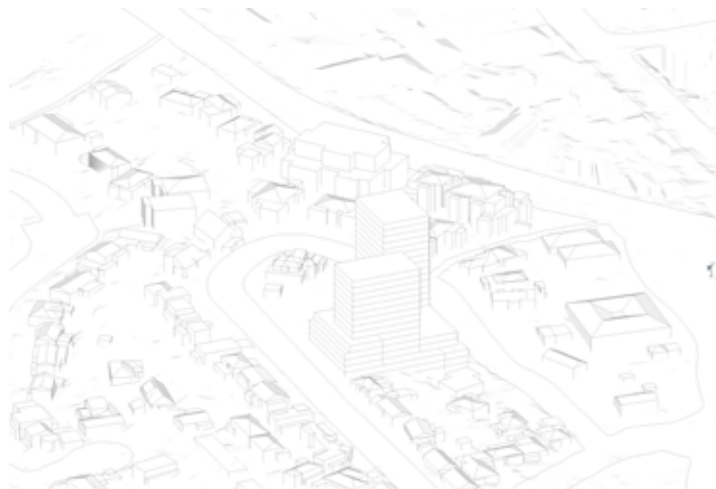
Winter Solstice 11am



Winter Solstice 12pm



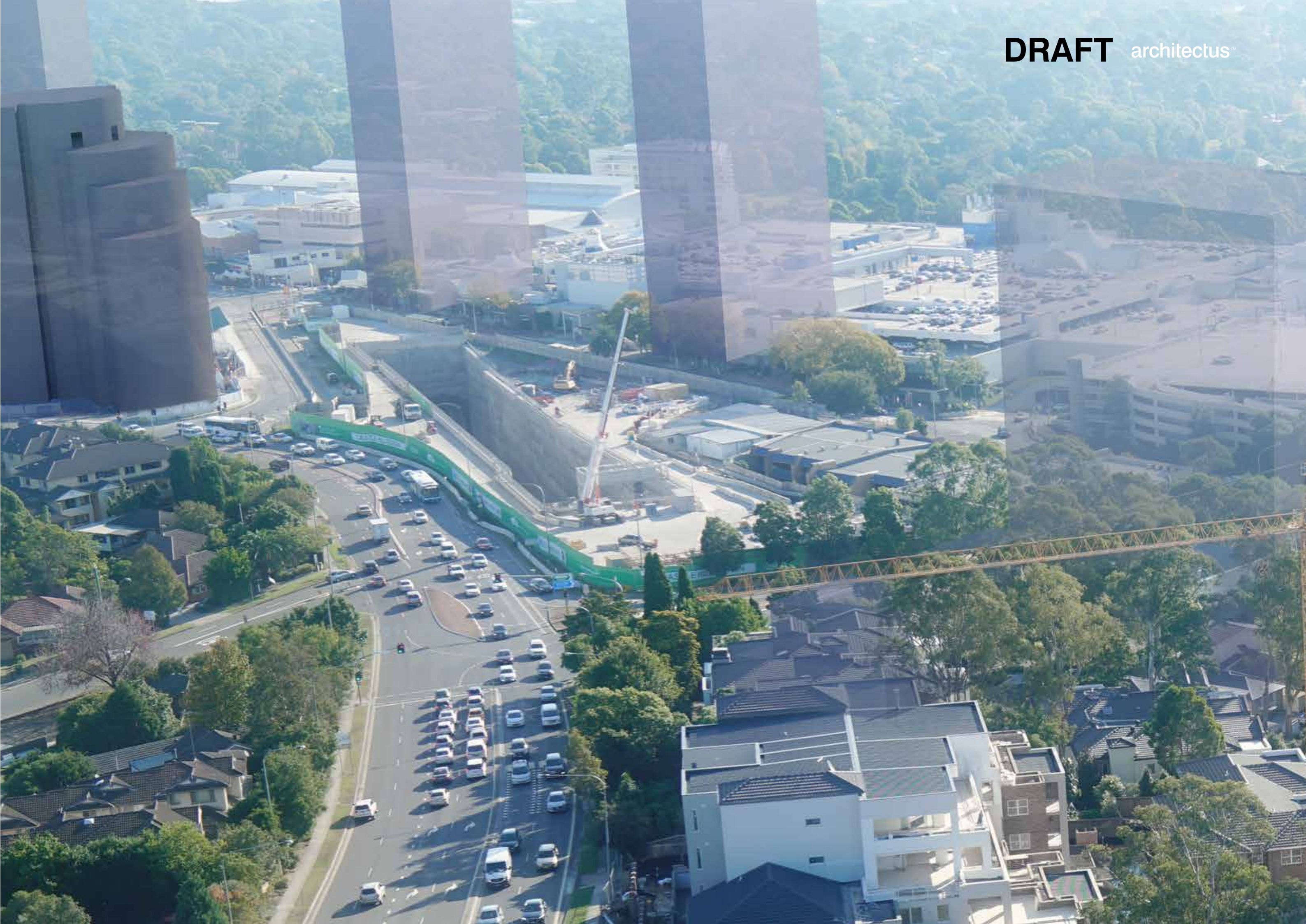
Winter Solstice 1pm



Winter Solstice 2pm



Winter Solstice 3pm



5 Summary and conclusion



5.1 Summary and recommended controls

The site and its strategic context

This document sets out an analysis of the site and its context and presents a range of plan form and height/density design approaches for the site.

The proposed master plan has an FSR of 3:1 (approx. 190 to 200 apartments) and heights of up to 18 storeys. This is in accordance with councils resolution to progress the site to a planning proposal (8 August 2017).

This master plan's height and density are:

- Consistent with Castle Hill Structure Plan (approx. 7-20 storeys).
- Similar to that envisaged under the Draft Hills Strategy & Hills Draft LEP for neighbouring sites.
- Similar height to Council's Pennant Street Target Site with significantly less visually bulky towers.
- Appropriate for a site within 5 minutes walk of a railway station and major shopping centre within a site identified as a Strategic Centre in the Plan for Sydney.

This proposal is capable of meeting SEPP65 solar access requirements, even with future development on adjacent sites.

Proposed LEP amendments

Achieving this preferred master plan will require amendment of the existing LEP controls.

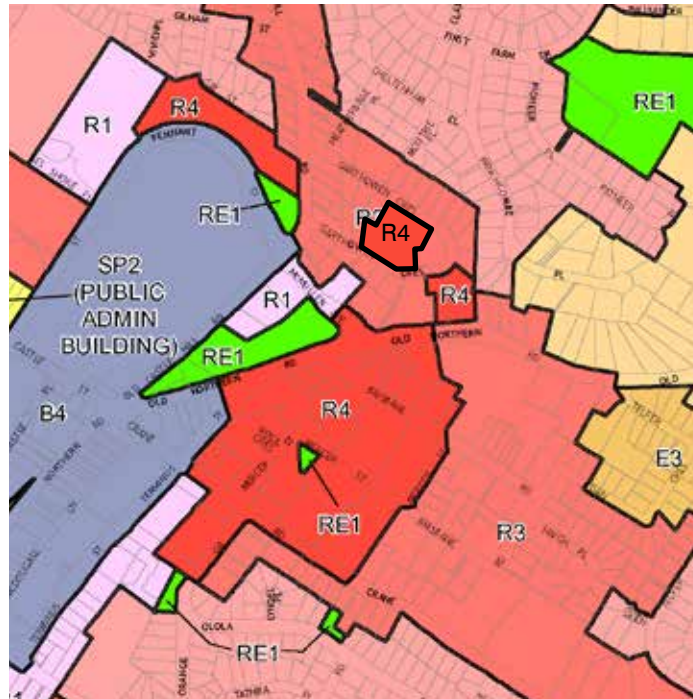
Consistent with the master plan for the site described in this document, the following changes are recommended to key LEP controls for the site.

- The site is amended from an R3 to an R4 zone.
- The proposed maximum height should be amended to accommodate 18 storeys on site.
- An FSR of 3:1 across the site.
- The site is shown in the key sites map (requested by Caladines Town Planning).

Key proposed LEP amendments are shown on the following page.

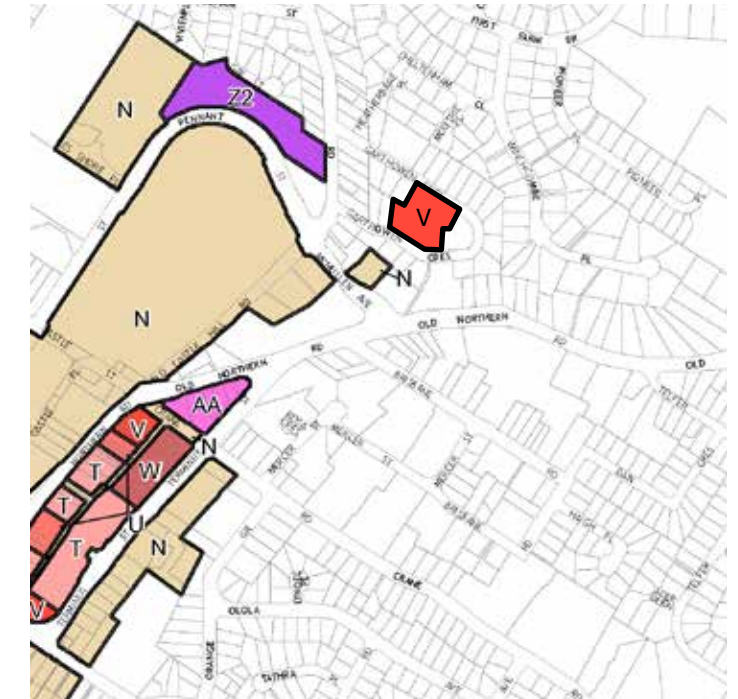
Land use zoning

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU6	Transition
SP2	Infrastructure
SP3	Tourist
W2	Recreational Waterways
SRGC	SEPP (Sydney Region Growth Centres) 2006



Floor space ratio

Maximum Floor Space Ratio (n:1)	
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
X	4.0
Z1	5.0
Z2	5.5
AA	6.4
SEPP	(Sydney Region Growth Centres) 2006
Cadastre	Cadastre 09/03/2015 © THSC



Key sites

Foreshore Building Line	
■	Foreshore Area
—	Foreshore Building Line
Landslide	
■	Landslide Risk
Urban Release Area	
■	Urban Release Area
Key Sites	
■	Area A
■	Area B

