

Carrington Place Castle Hill

Planning Proposal Concept Design



Architectural Concept Design Report for
21-23 Victoria Avenue Castle Hill

December 2020

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Project Vision

We imagine a highly integrated mixed-use precinct comprising a collection of individual buildings each with their own identity.

We propose a range of employment generating uses with two commercial towers and a hotel fronting Carrington Road in close proximity to the new metro station and Castle Hill Showgrounds town centre. Retail uses front Victoria Avenue reinforcing the established Specialised retail corridor.

Active uses are organised along a network of outdoor public laneways and courtyards that deliver a diverse range of spaces for people. Integrated landscaping, terraces and rooftop recreation facilities extend the network of outdoor spaces, reinforcing the landscape setting of the Hills Shire and adding a range of publicly accessible landscaped spaces.

This design report has been prepared by Bates Smart on behalf of Spotlight Property Group and forms part of the planning proposal for the site at 21-23 Victoria Avenue, Castle Hill. It describes a planning and massing strategy for a new mixed-use precinct bounded by Carrington Road, Victoria Avenue and Salisbury Road at the western edge of the Castle Hill Showgrounds Precinct.

Development Summary

Floor Space	
Total Site Area	21,048 m2
Proposed FSR	2.71:1
Proposed GFA	56,963 m2
Use Mix	
Commercial	31,260 m2
Specialised Retail	8,288 m2
Hotel	6,931 m2
Shop	5,700 m2
Gym, Medical, Childcare	3,677 m2
Business Premises	647 m2
Food & Beverage Premises	460 m2

Indicative Car Parking	
Parking spaces	1,300 - 1,600 spaces

2.1 A Strategic Site

At the intersection of two precincts

The site is strategically located at the intersection of two precincts, located within both the 'Norwest Services' sub-precinct of Norwest Strategic Centre and the Showground Station precinct.

The site has excellent connectivity with Victoria Avenue and Carrington Road providing road connections to the Castle Hill and Norwest Strategic Centres and the M7, while the Hills Showground Metro Station is 600m or an 8 minute walk to the east.

The Showground Station Precinct Plan proposes a direct connection to Norwest Boulevard as an extension of Carrington Road.

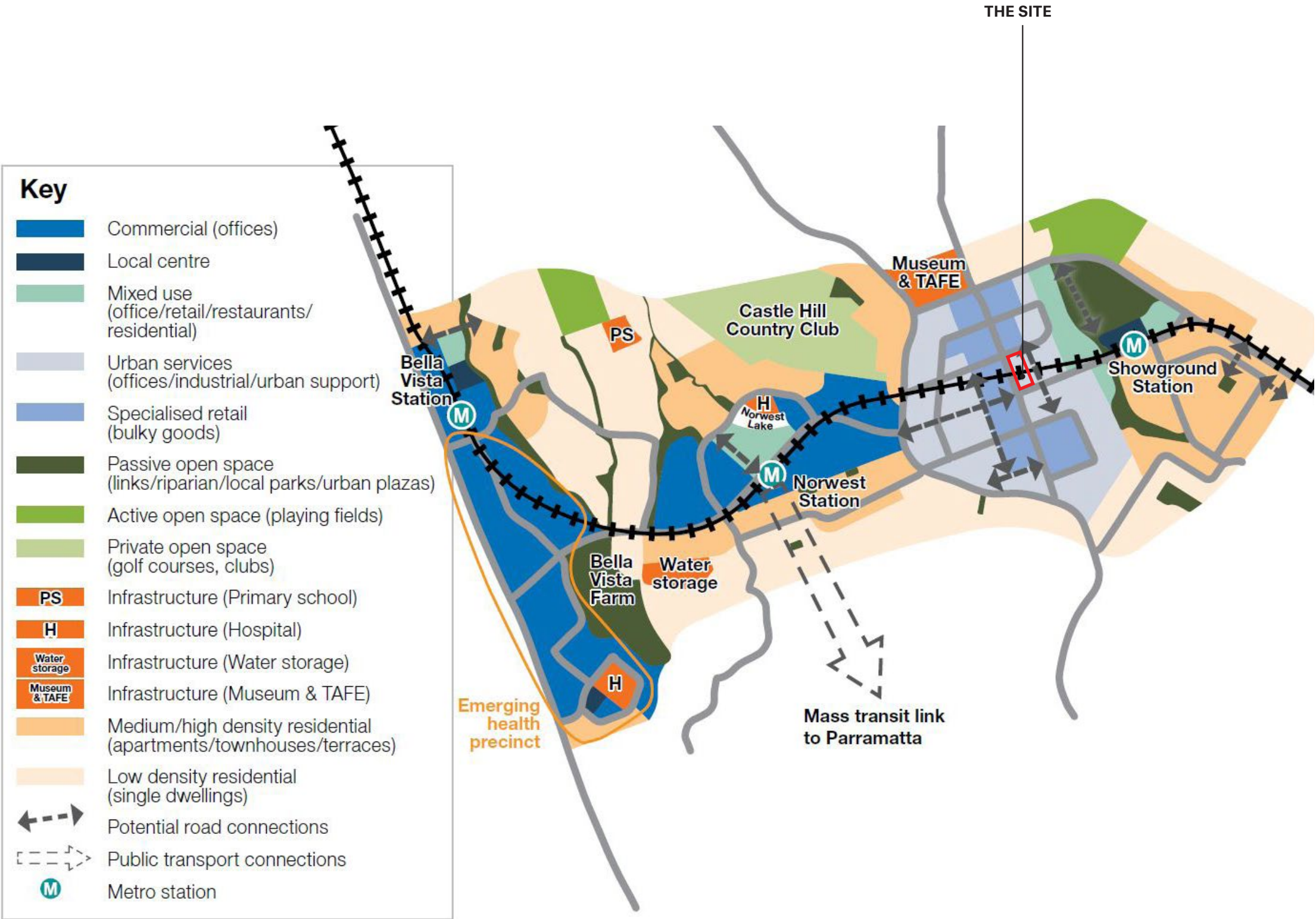
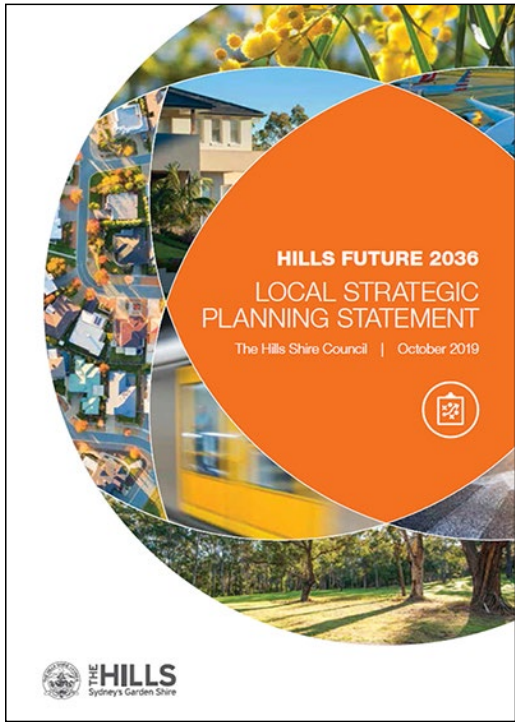


Pictured
Strategic context plan

2.2 Hills Future 2036 Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) identifies the site as being located within the Norwest Strategic Centre and the Norwest Service sub-precinct. The site is designated for “Urban services (offices/ industrial/ urban support)”

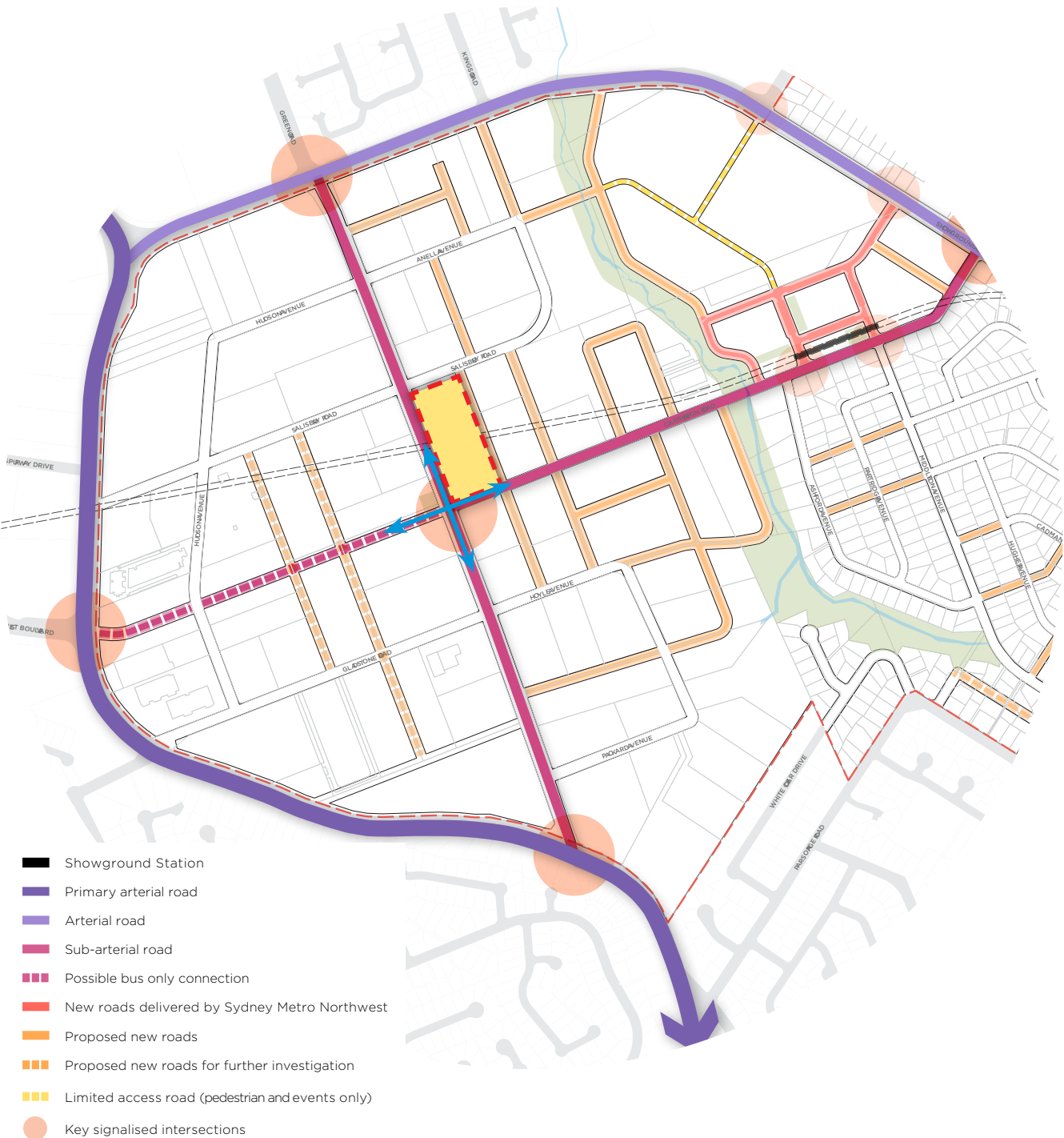
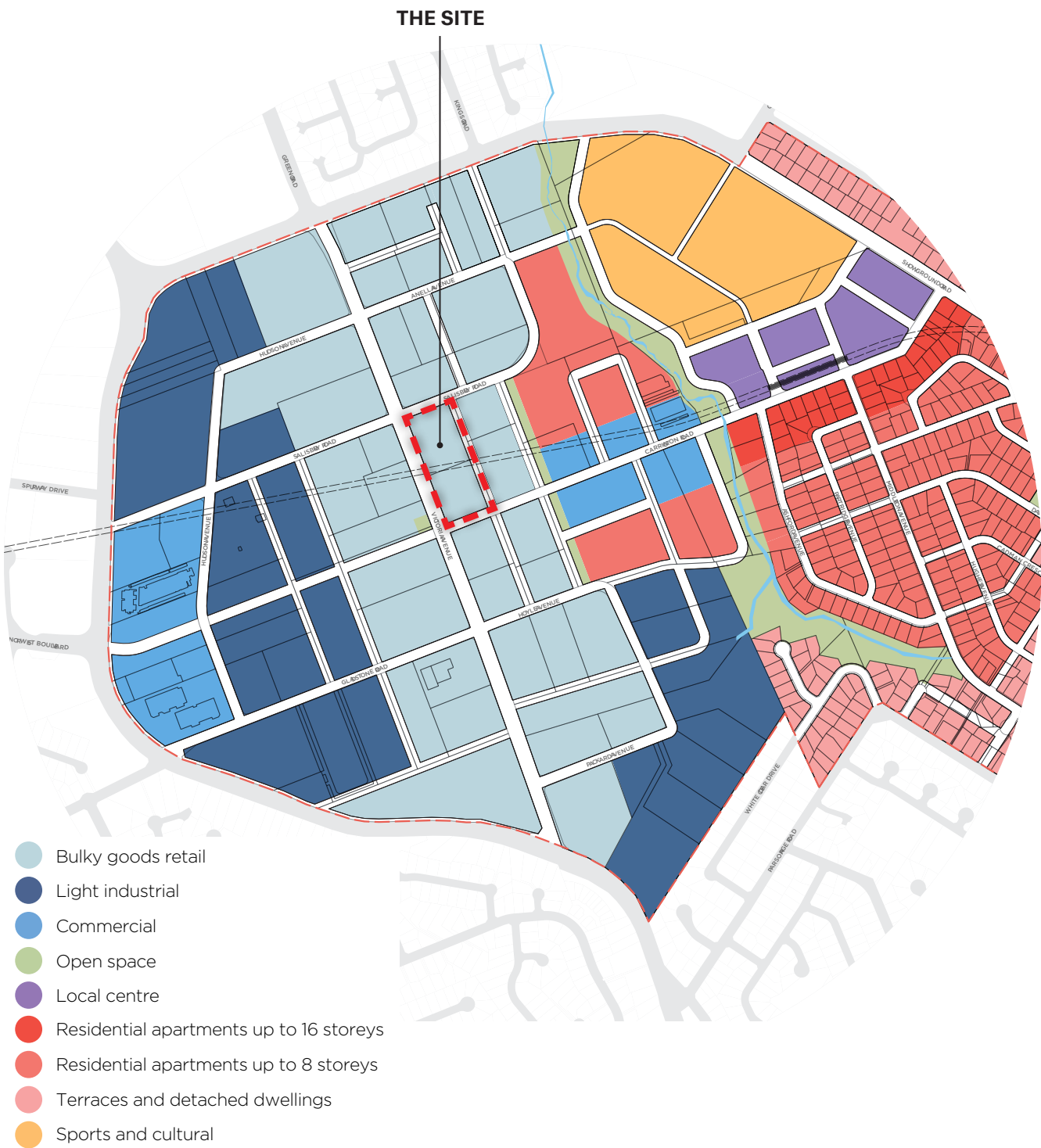
Norwest Strategic Centre has been earmarked as the premier employment location set to transform from a traditional business park and light industrial area into an integrated major employment precinct attracting knowledge intensive and innovative industries.



2.3 Showground Station Precinct Plan

The site is also located centrally within the Showground Station precinct at the primary vehicle intersection of Carrington Rd and Victoria Ave. The Structure Plan assumes height and density of uses to step away from the station.

This planning proposal proposes an Employment Generating Commercial Node complementing the Residential Node at Hills Showground Metro Station, reinforcing the Norwest Strategic Centre location.



3.1 History & Place

Mogoaillee “place of stone for hatchets”

Aboriginal heritage

The local natural region features river flats, ridge tops and valleys that lie within the territory of the Darug or Dharug linguistic group. This is consisted of smaller dialect groups of the Bidjigal or Bediagal ‘wood tribes’ and the Buruberongal. The Showground Precinct contains reliable freshwater tributaries of Cattai Creek and archaeological evidence shows this would have supported a small Aboriginal population all year round. The name of Castle Hill in Dharug means Mogoaillee translating to ‘place of stone for hatchets.’

European settlement & urban growth

It is believed the first white settlers to the Hills District was a party led by Governor Phillip around 1788 looking for suitable land for settlement and farming to feed the Sydney colony. This led to the establishment of the Castle Hill Government Farm and, subsequently, 100 years of agricultural production at Castle Hill. The area is also famous for the failed Convict Uprisings and the Battle of Vinegar Hill in 1798.

From the 1860s the area was a large producer of wool, fruit, and citrus crops. This Agricultural history is still celebrated today with the annual Castle Hill agricultural show held at the Showground and the Orange Blossom Festival. As population has grown, it has become a desirable place to live with a changing landscape of new residents, light industry, and commercial offices.



Chronological built form timeline

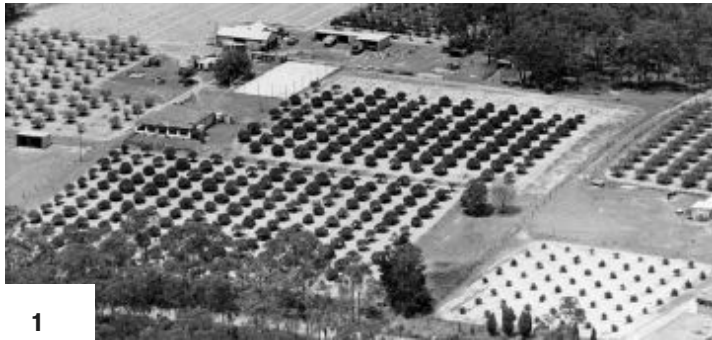
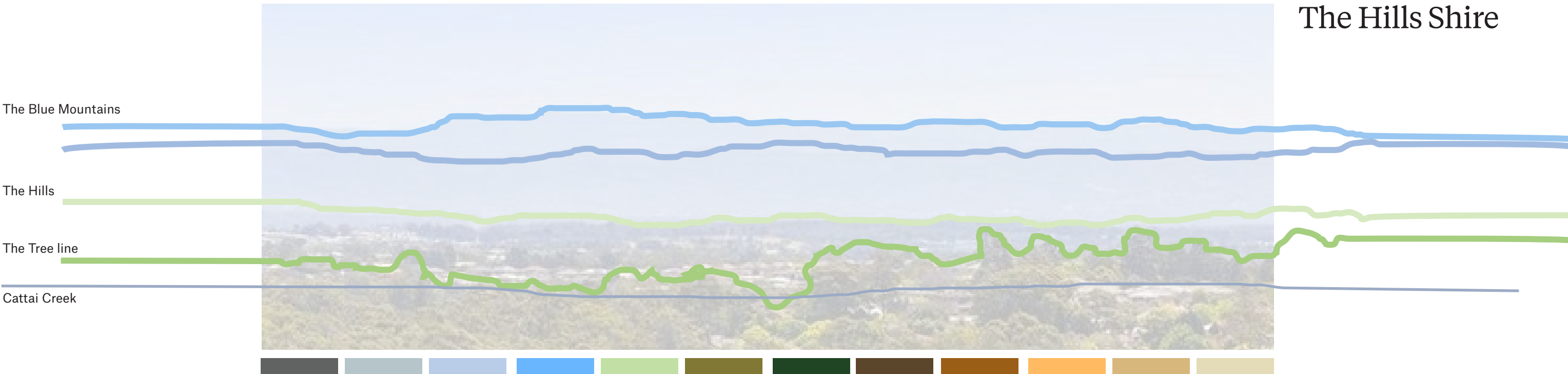


Pictured

1. Pimbley: Native of New Holland in a Canoe of that Country, 1804, Samuel John Neele
2. View of Castle Hill Government Farm, c1806
3. Convict uprising at Castle Hill, 1804
4. Team of men with horses maintaining citrus orchard at Castle Hill during the 1880s

3.1 History & Place

Rich and layered landscape setting



Pictured

- 1. Shore 40 acre orchard Cattai Ridge Road 1950s
- 2. Orange trees
- 3. View over Castle Hill looking towards Blue Mountains
- 4. Cumberland State forrest located within the Hills Shire

3.2 Local Context

An evolving area built on metro investment

The site of 21-23 Victoria Ave is included in the Showground Station Precinct located within the Norwest Strategic Centre and within the Norwest Service sub-precinct.

The surrounding area contains light industrial, large format retail and bulky goods uses, providing essential services and employment. These uses are mainly located along Victoria Road, between Showground Road and Windsor Road, in the area known as the Castle Hill Trading Zone.



Key	
---	Showground Station Precinct
	Site
↔	Metro line

3.2 Local Context

Hills Shire context connected to landscape

The built form and character of the area is generally comprised of low-density warehouse style buildings currently ranging from 1 to 3 storeys, with large setbacks, landscaping and at grade parking.

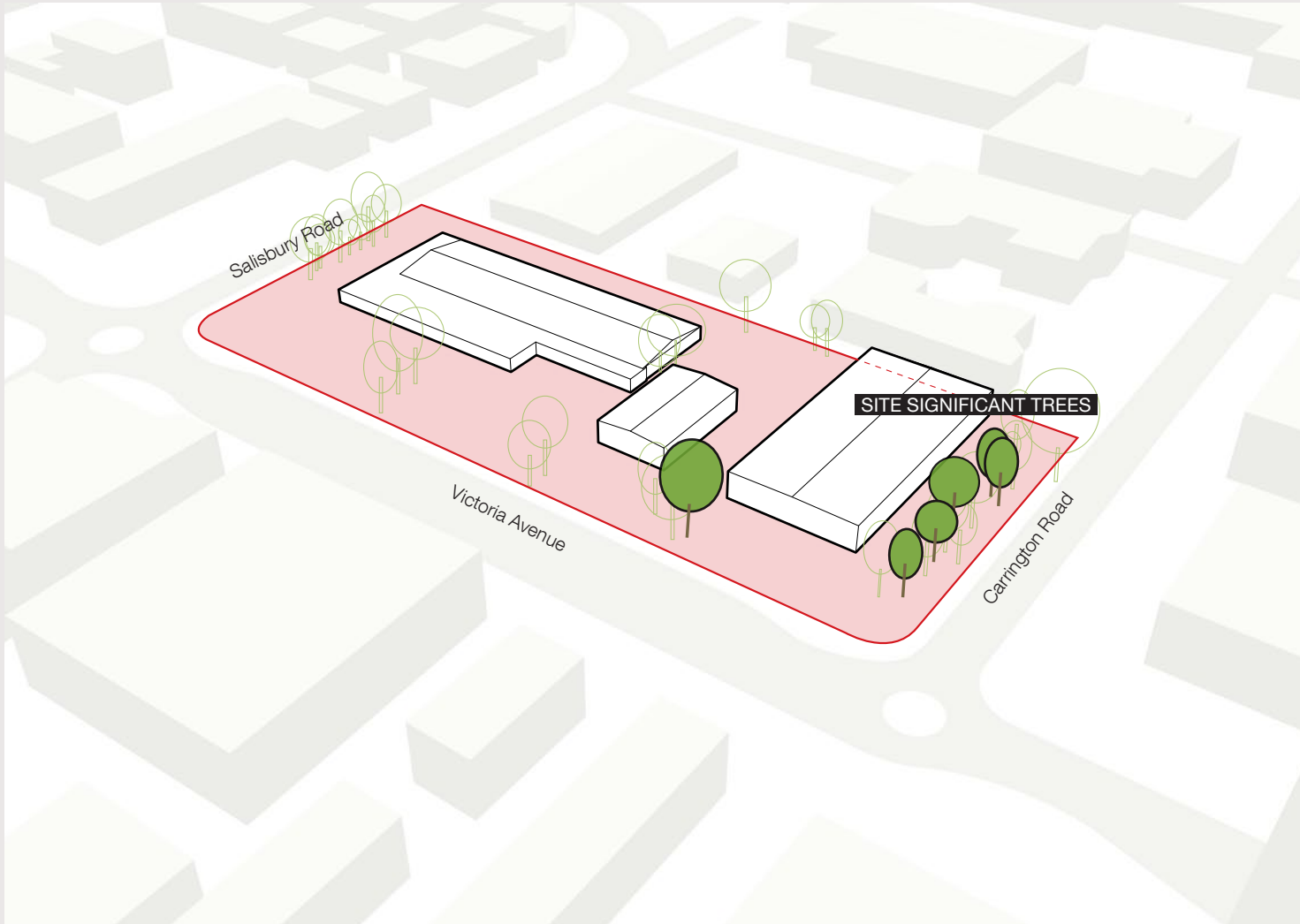
The Cattai Creek catchment corridor to the east forms a vegetated corridor which cuts diagonally through the urban grid. This combines with existing tree cover along the streets, in both public and private ownerships, to creates a green, leafy character to the local business district.



Pictured

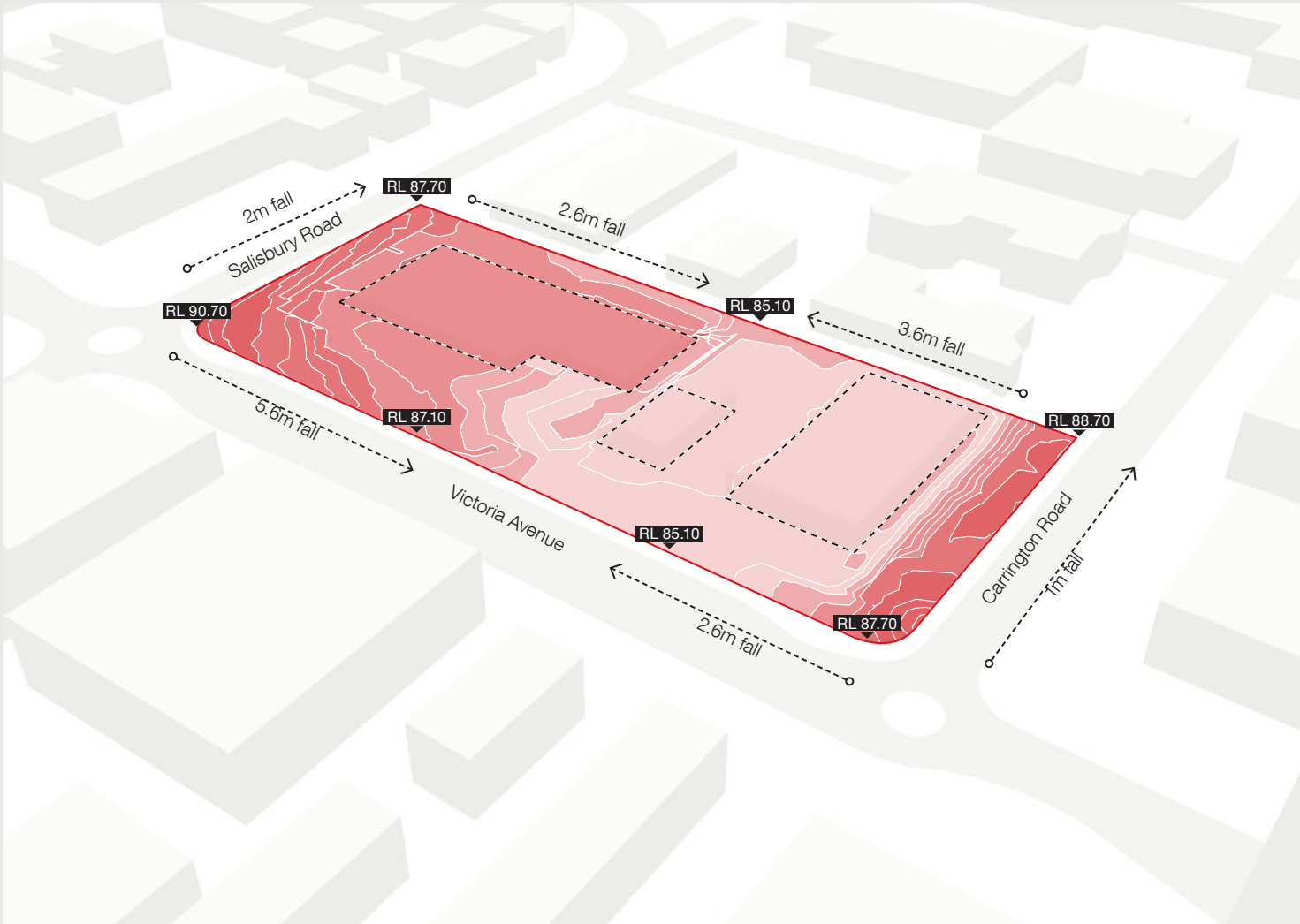
1. Looking North along Victoria Ave, with site visible on right
2. High level views looking West over Castle Hill and towards Blue Mountains from Old Northern Road
3. The intersection of Victoria Ave and Carrington Road with site on corner
4. Approach to site on Carrington Road on right
5. The northern corner of the site at Salisbury Road and Victoria Ave

4.0 Site Analysis



4.1 Existing site

The 2.1 hectare site has dimensions of 96m by 220m and benefits from three street frontages with Carrington Road to the south, Victoria Avenue to the west and Salisbury Road to the north. There are currently three single level warehouse buildings on site. Some High and medium retention value trees exist on the site.

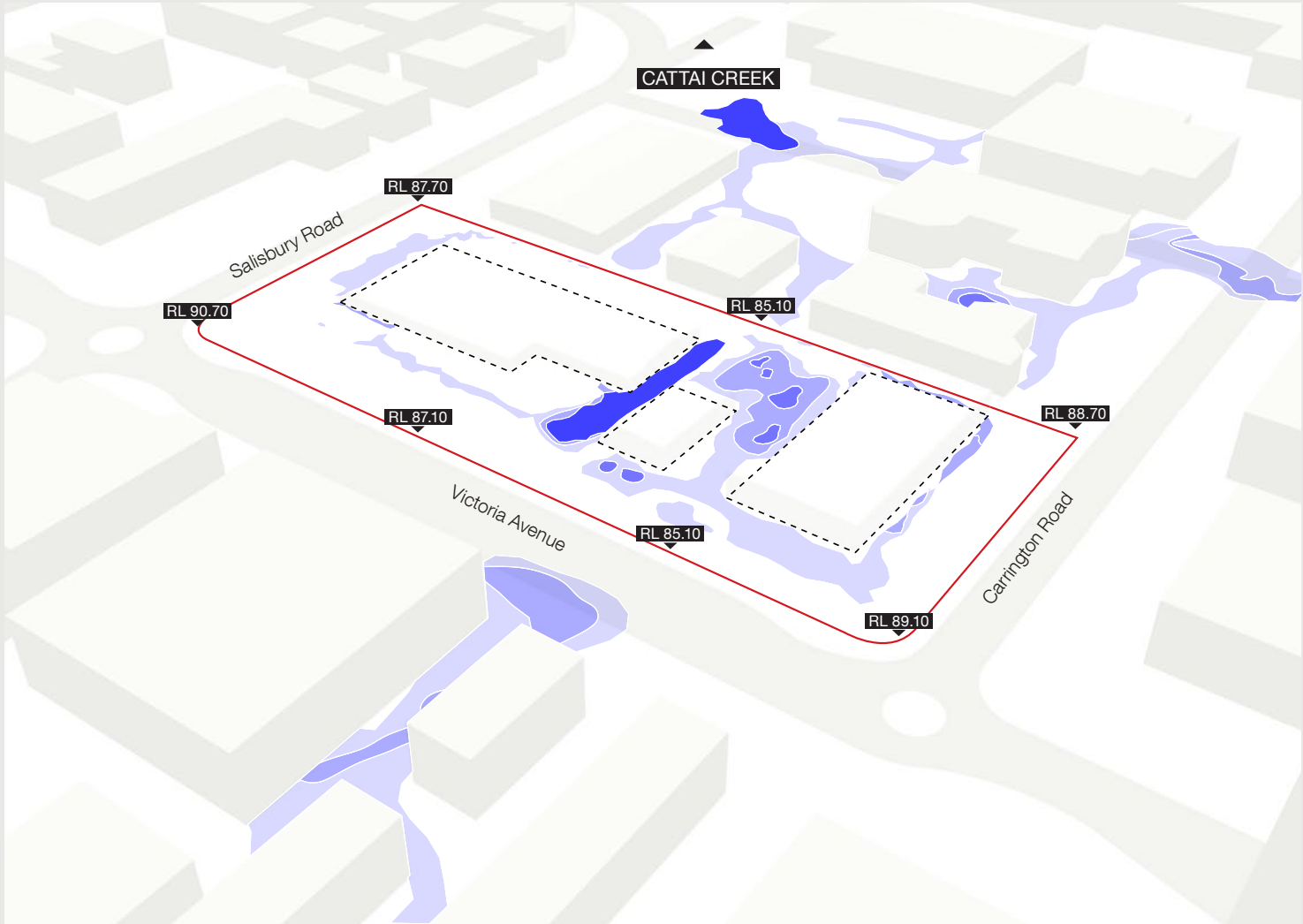


4.2 Topography

A localised valley feeding into Cattai Creek catchment falls west to east across the site, resulting in a relatively steep fall then rise along the Victoria Avenue frontage and the eastern boundary, with Carrington Road and Salisbury Road and roughly the same level.

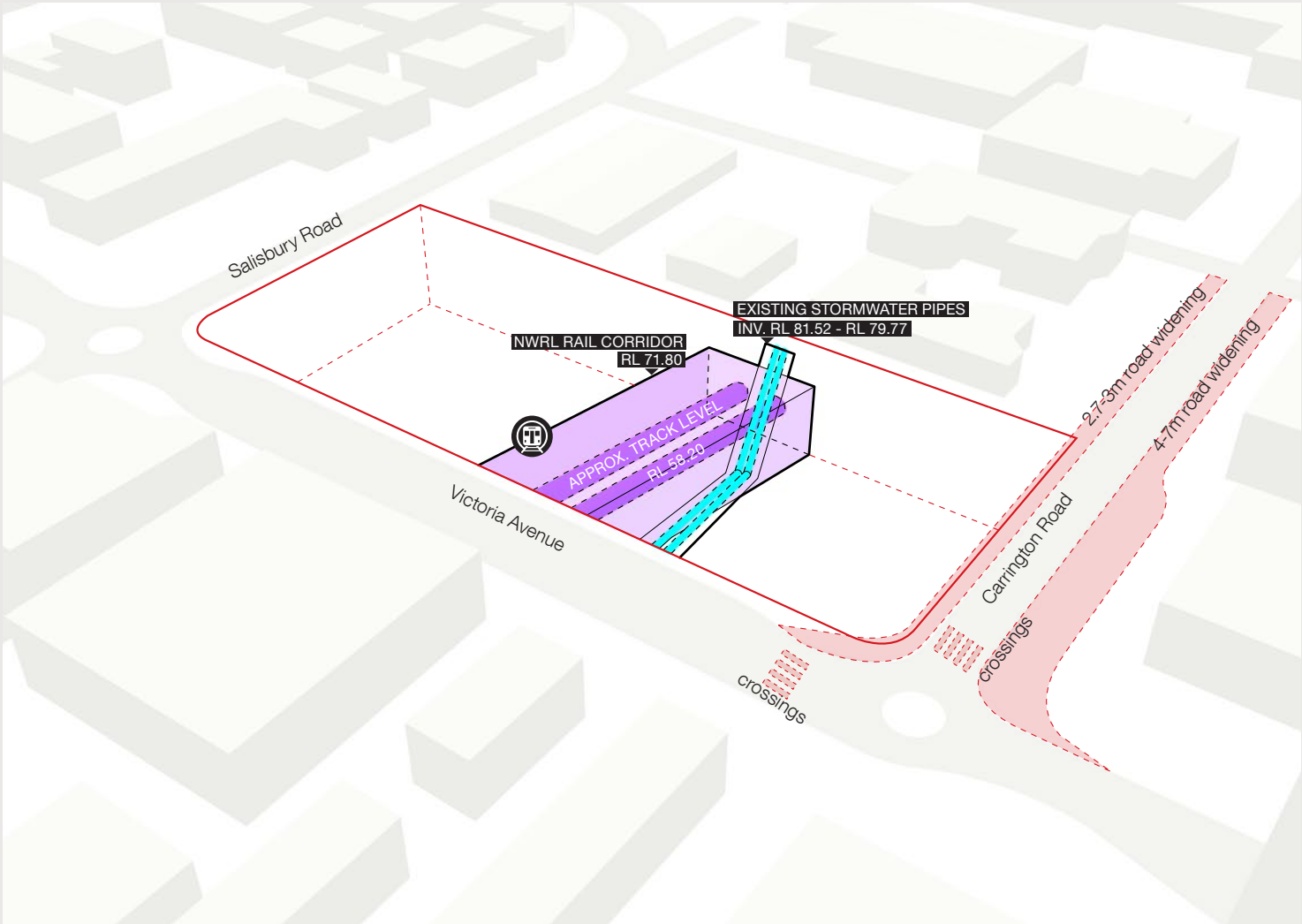
Salisbury frontage falls from west to east, at RL90.7m to RL88.7m and Carrington Road falls from east to west from RL88.7m to RL87.7m. The low point at the centre of the site is at RL85.1m.

4.0 Site Analysis



4.3 Overland flow and flooding

The site is in the Cattai Creek catchment with an overland flow path running west to east through the centre of the site. Due to the shallow falls and the location of existing buildings, the 1%AEP flood event results in significant inundation with maximum flood depth of 1.23m. During the Probable Maximum Flood event (PMF), this increases to a maximum flood depth of 2.5m.

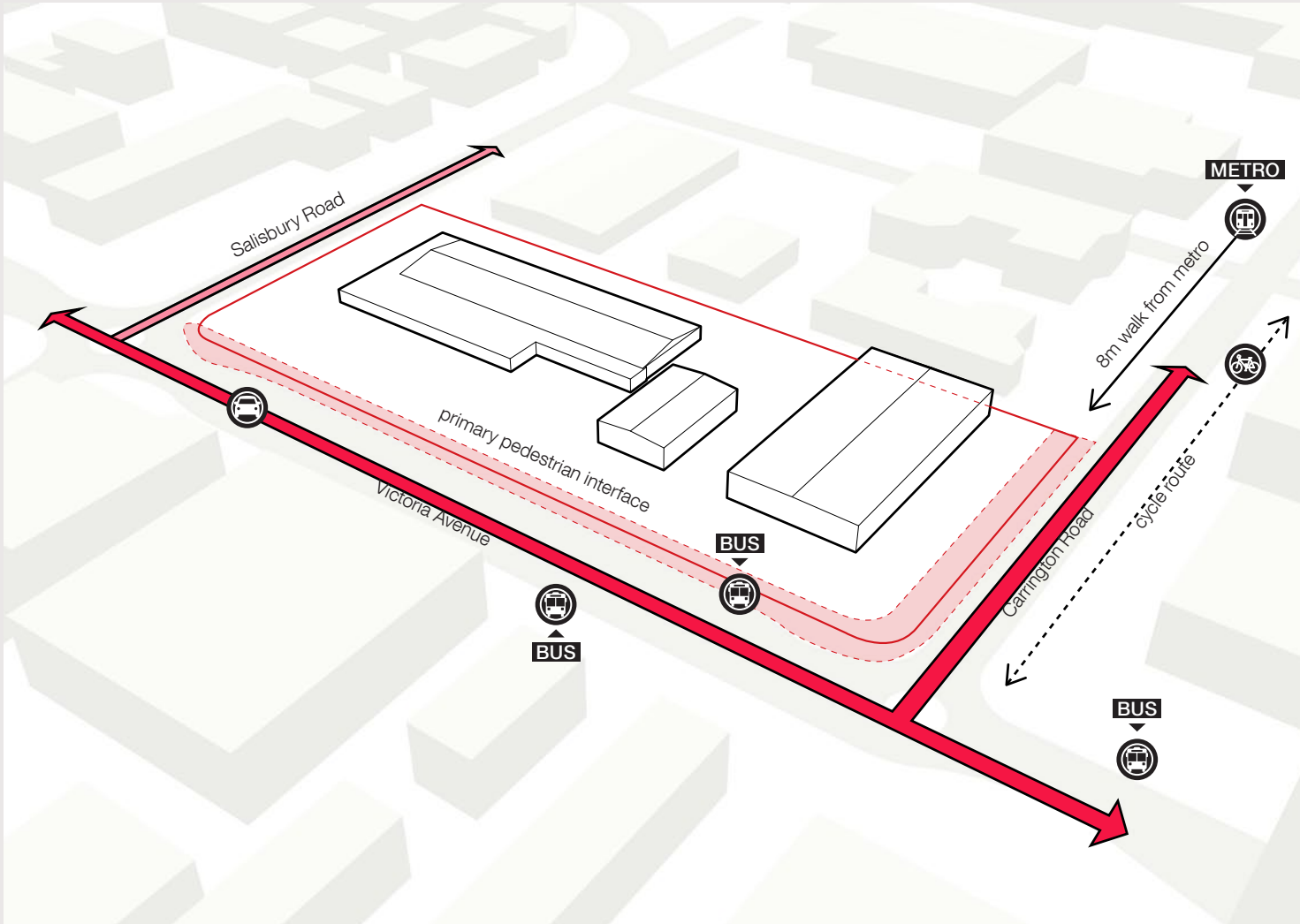


4.4 Transport and services infrastructure

The North West Rail Link tunnel runs east-west below the centre of the site at RL58.2m with the First Reserve zone at RL71.8m. The Hills Showground metro station is 600m east from site. Above and to the south of the rail tunnel, twin 1800mm stormwater pipes run east-west across the site and discharge into Cattai Creek to the east.

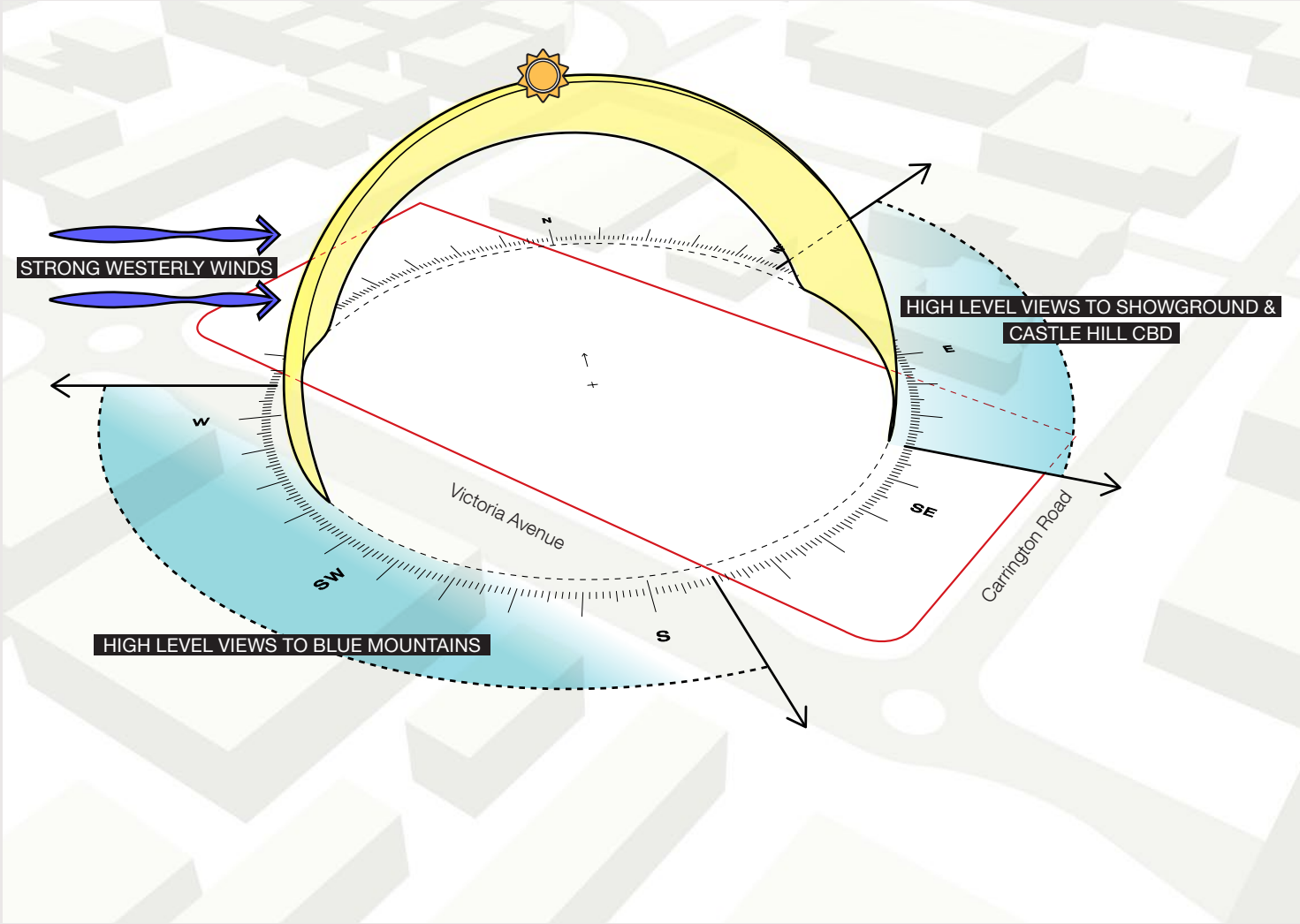
The LEP indicates SP2 land acquisition for proposed road widening to Carrington Road of 2.7m-3m along the southern edge of the site. TfNSW plans indicate that the intersection of Victoria Avenue and Carrington Road will be upgraded from the existing roundabout to signalised lights and crossings.

4.0 Site Analysis



4.5 Vehicular and pedestrian movement

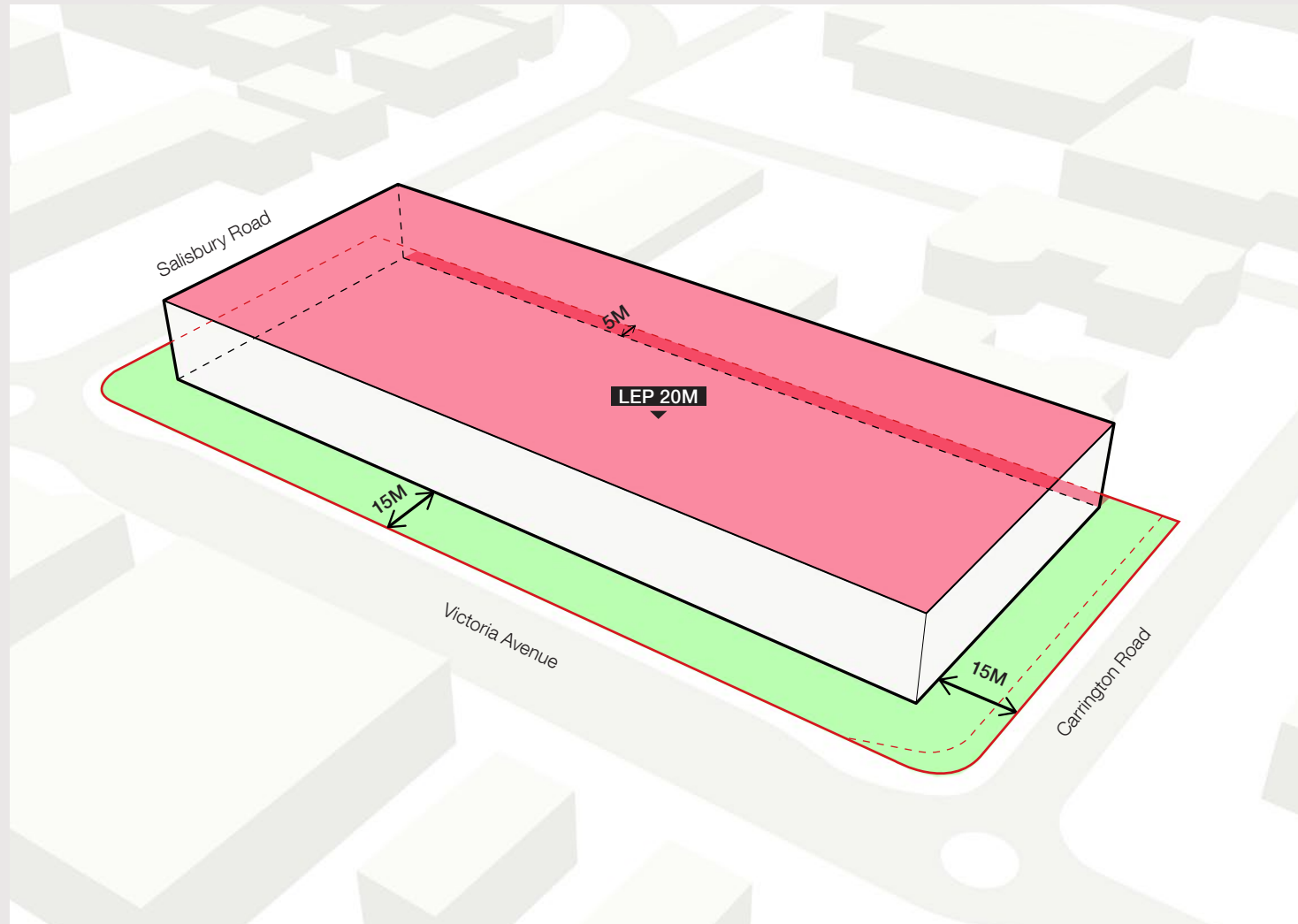
Traffic approaching the Hills Showground town centre will arrive via Victoria Avenue turning into Carrington Road. These two primary vehicle routes are used by a number of existing Bus routes 619, 601, 715, T70, T71. Pedestrians will approach the site on Carrington Road. The Hills Showground metro station is 8mins walk to the east.



4.6 Climatic context

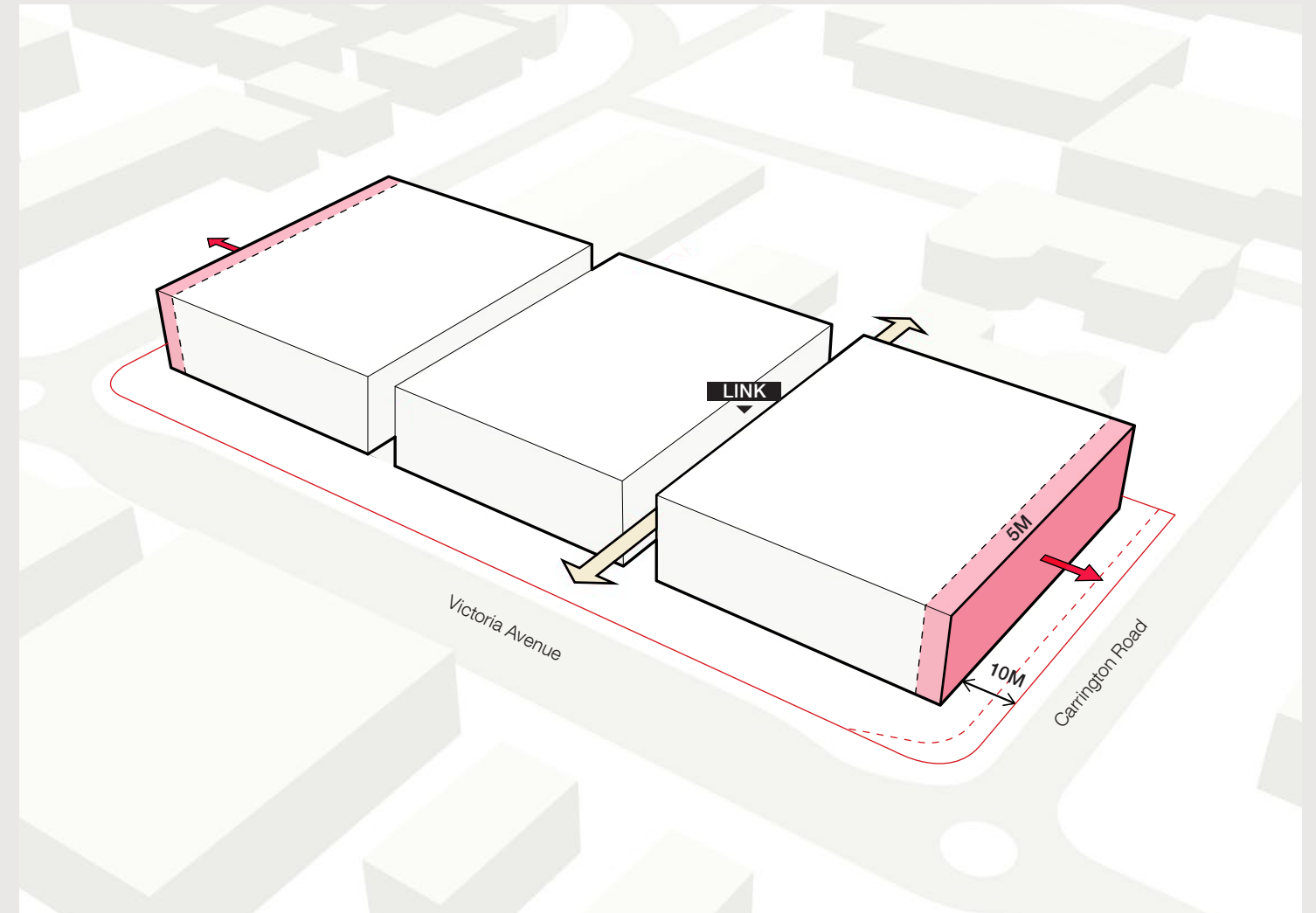
The site is oriented generally north/south, with a long western frontage to Victoria Avenue. Low height warehouse buildings surround the site providing good solar access to all parts of the site, with the western street frontage benefiting from good afternoon sun. The site benefits from high level western views to the Blue Mountains and views to Showground and Castle Hill CBD to the East. Strong westerly winds affect the site from March to October.

5.0 Site Strategy



5.1 Existing planning envelope

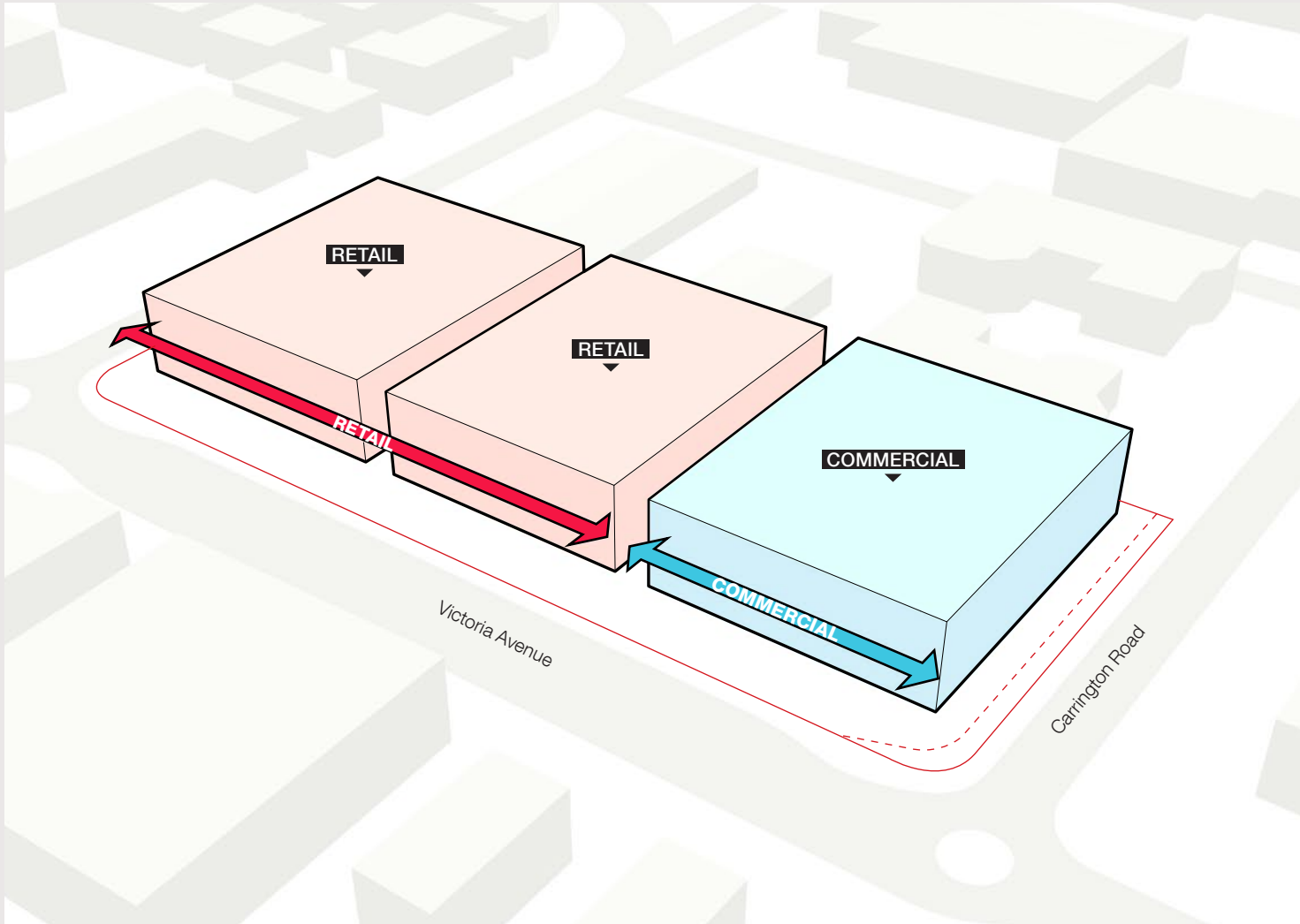
The current LEP nominates a 20 metre height limit and 15 metre landscape setback to Victoria Avenue, Carrington Road & Salisbury Road. The eastern boundary setback is to 5m neighbouring site.



5.2 Mid-block link

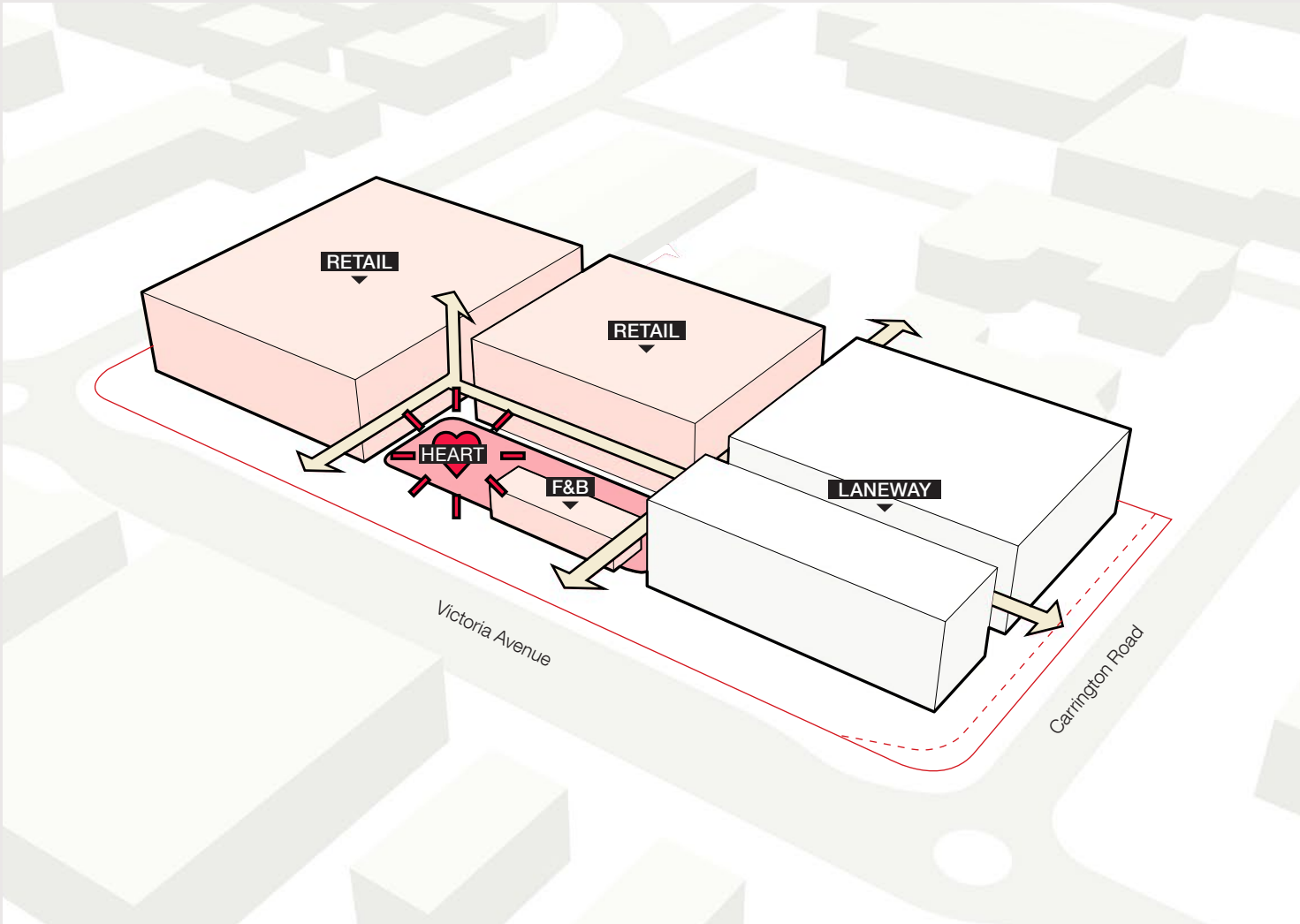
The singular form is broken into smaller volumes with the introduction of a east west link in the site. The link accommodated by reducing the north and south setbacks to 10m.

5.0 Site Strategy



5.3 Mixed-use precinct

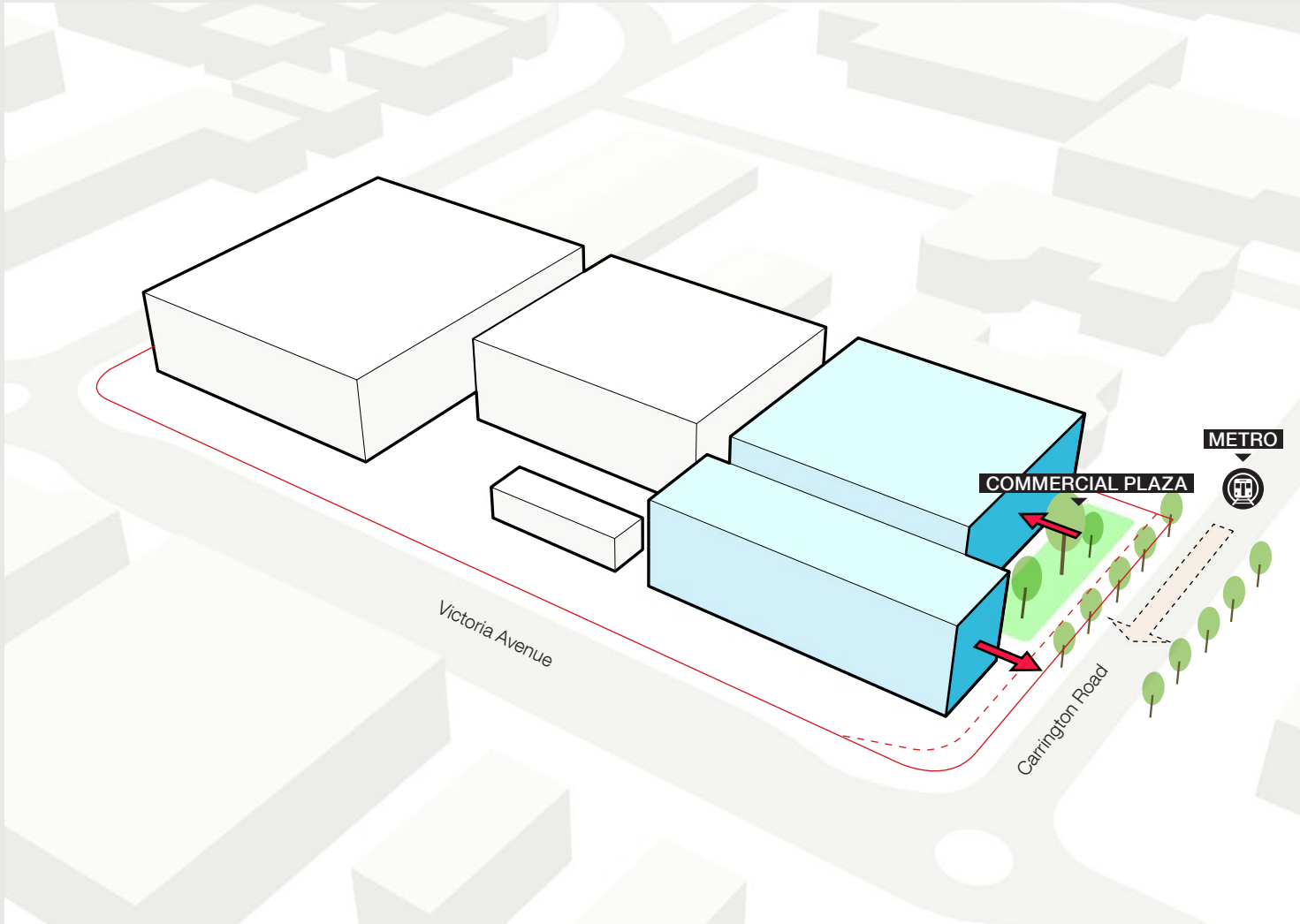
Retail uses are proposed at the northern end of the site, with commercial uses planned for the southern edge in close proximity to the Metro station.



5.4 Laneway network with a 'heart'

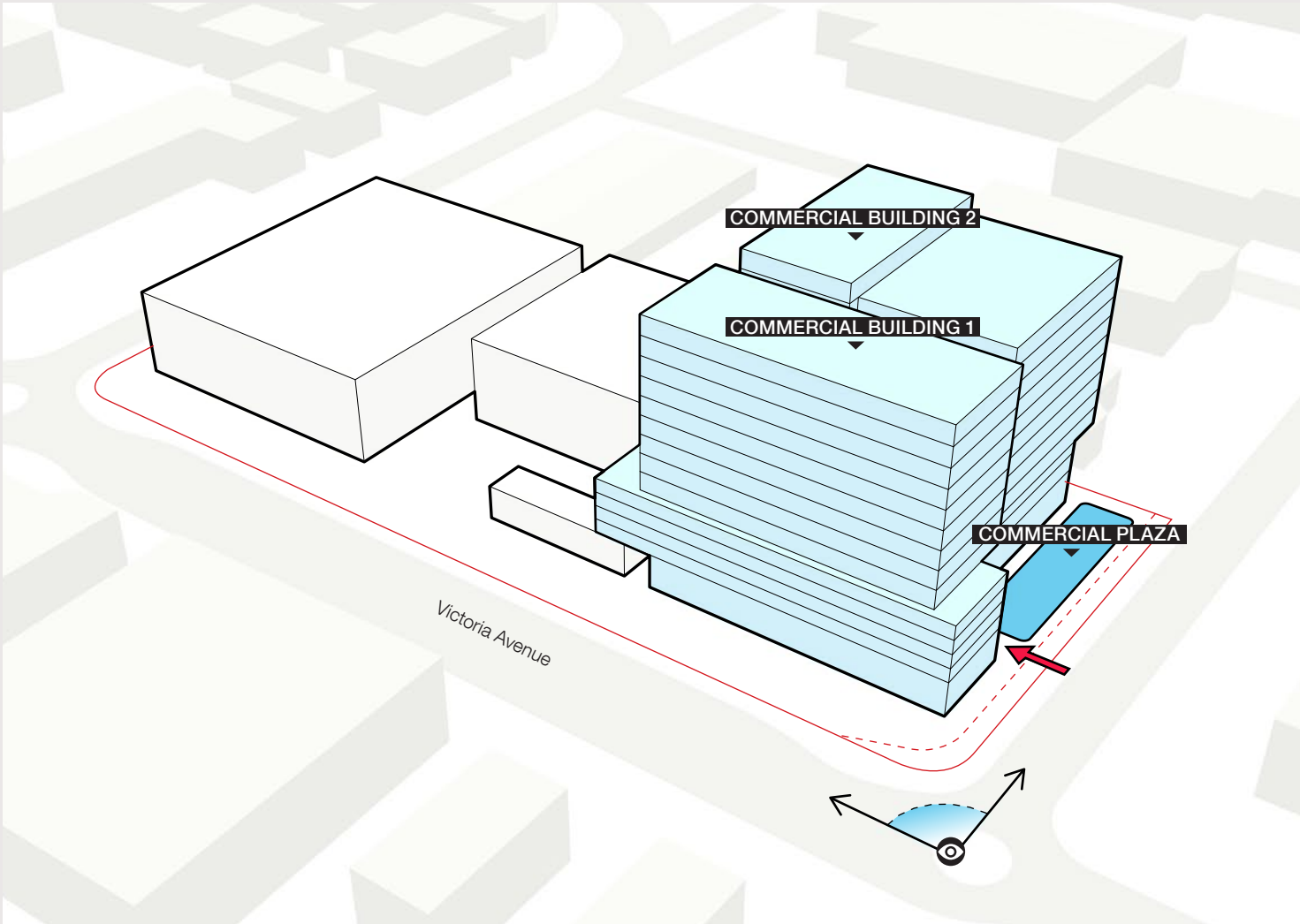
A north south link and central plaza improve permeability and creates spaces, opportunities & experiences for concentration and activation.

5.0 Site Strategy



5.5 Commercial plaza welcomes commuters

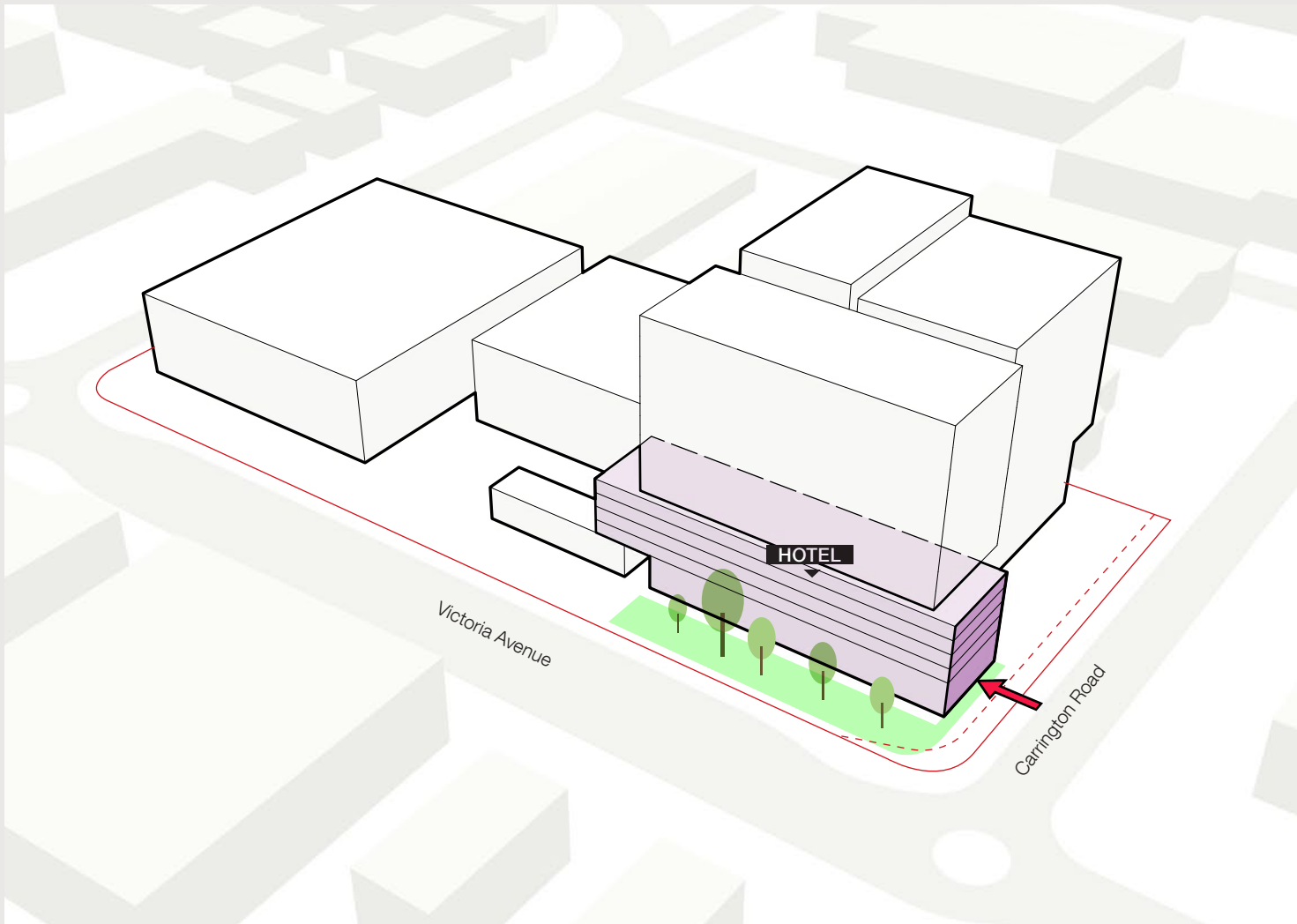
The Carrington Road landscaped setback is ‘averaged’ to create a protected commercial entry plaza at the important corner, retaining significant trees and providing a clear address for two commercial buildings.



5.6 Towers form gateway marker

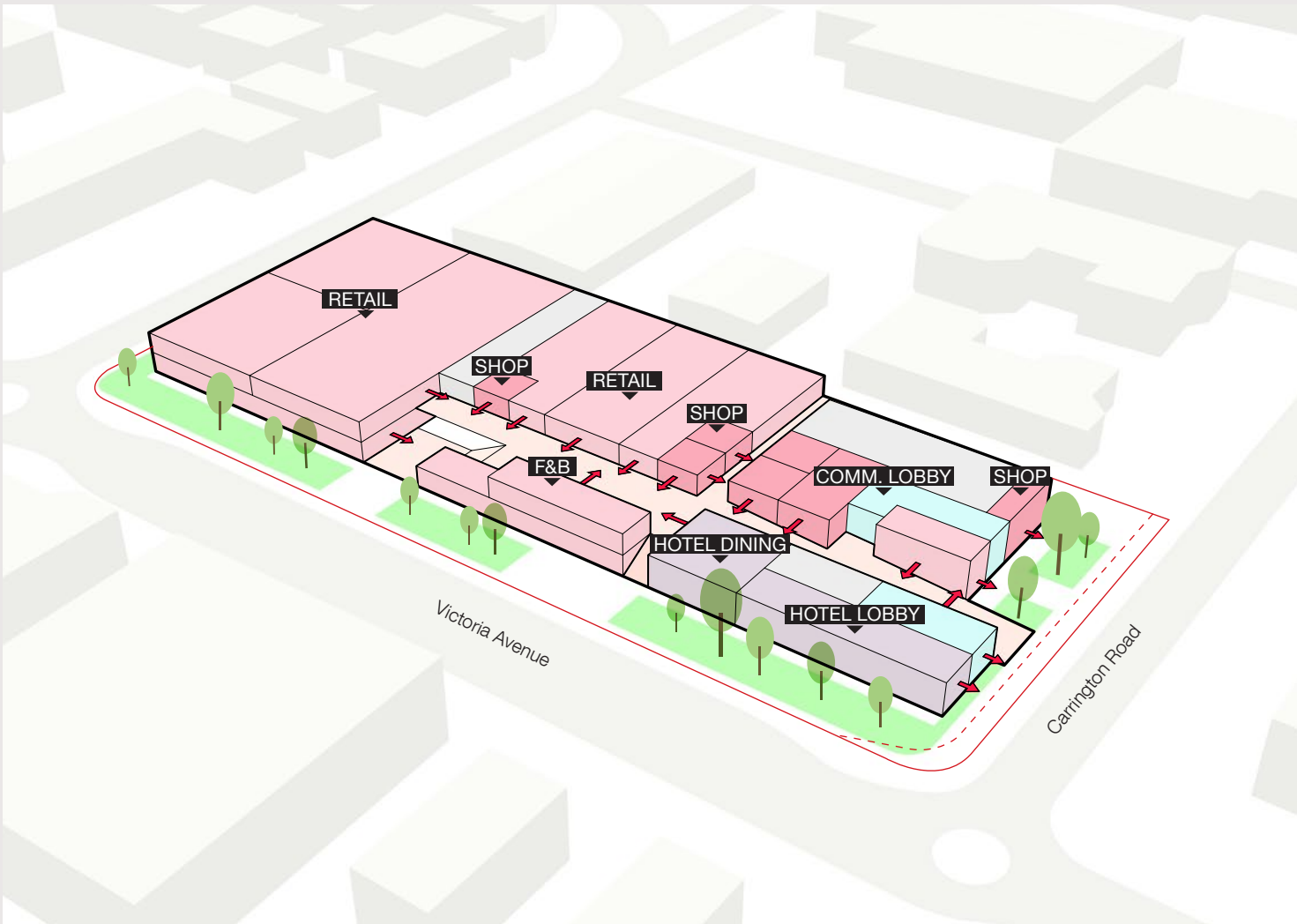
Building height is focused on Carrington Road acting as an urban gateway at the corner of prominent corner of Victoria Avenue and Carrington Road.

5.0 Site Strategy



5.7 Podium hotel

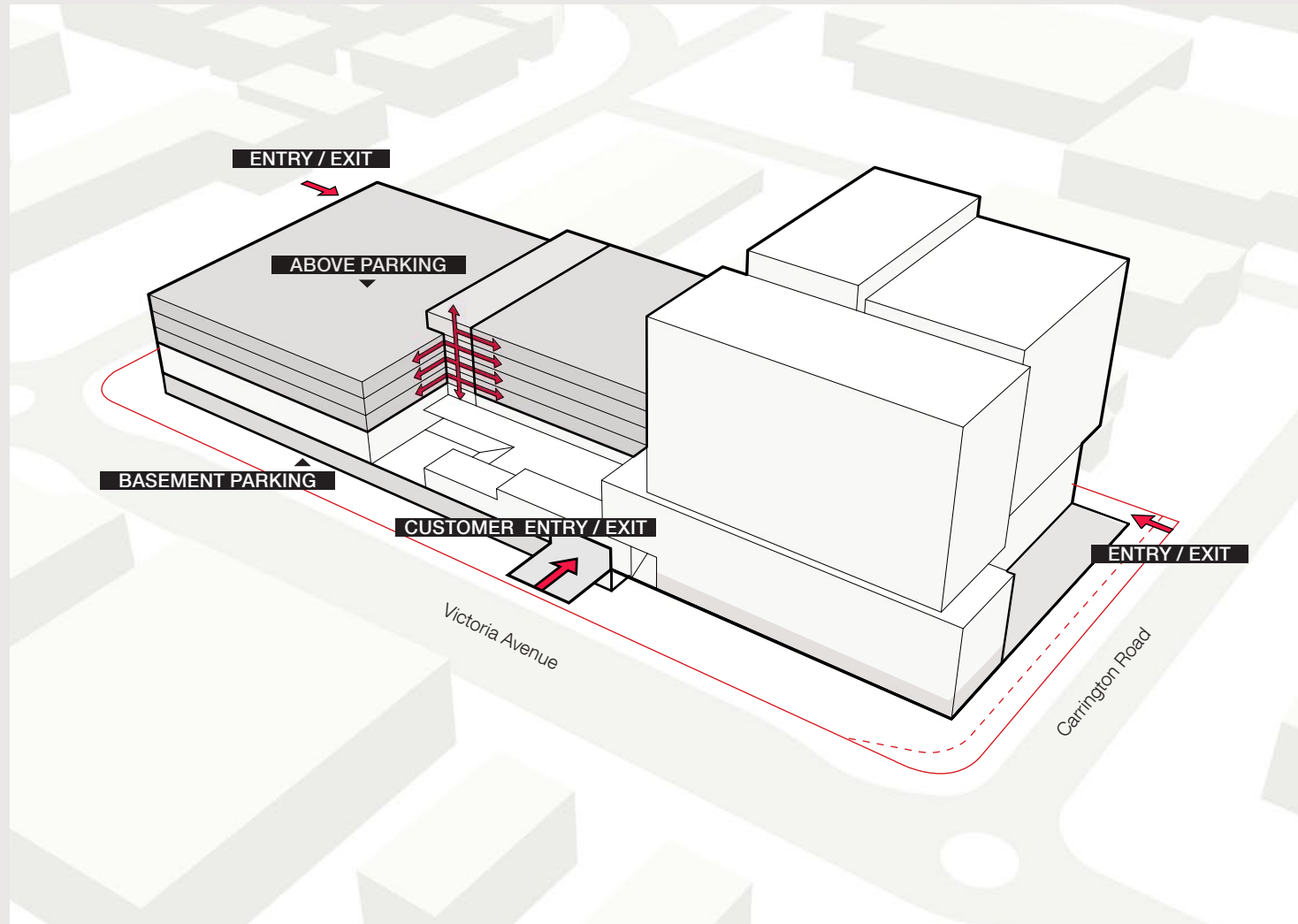
A business hotel occupies the prime address at the corner of Carrington Road and Victoria Avenue, forming an active podium below the commercial tower



5.8 Ground plane activation

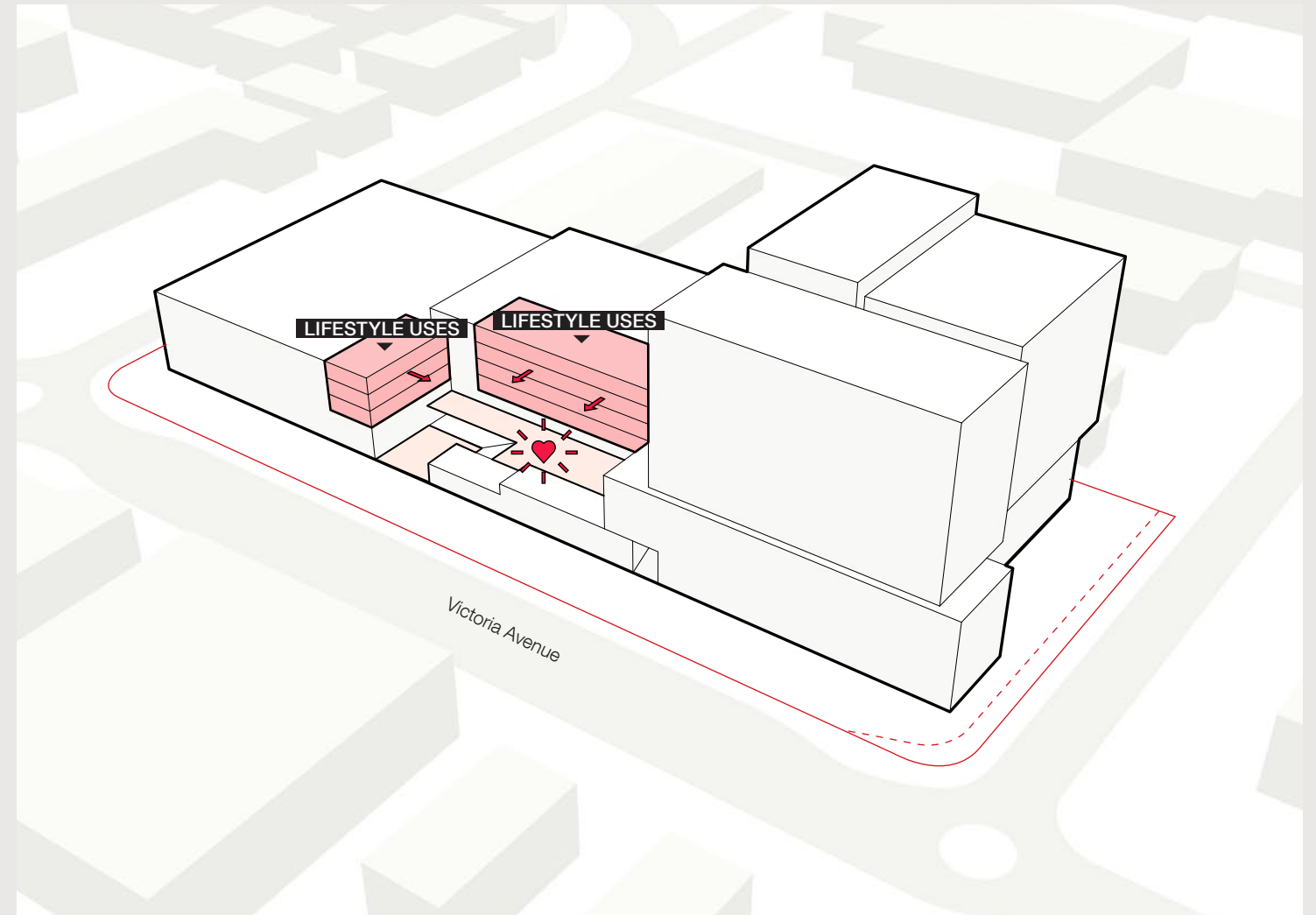
The ground plane open space network of commercial forecourt, retail plaza and laneway network are lined with a mix of active retail tenancies, hotel use and commercial lobbies.

5.0 Site Strategy



5.9 Parking

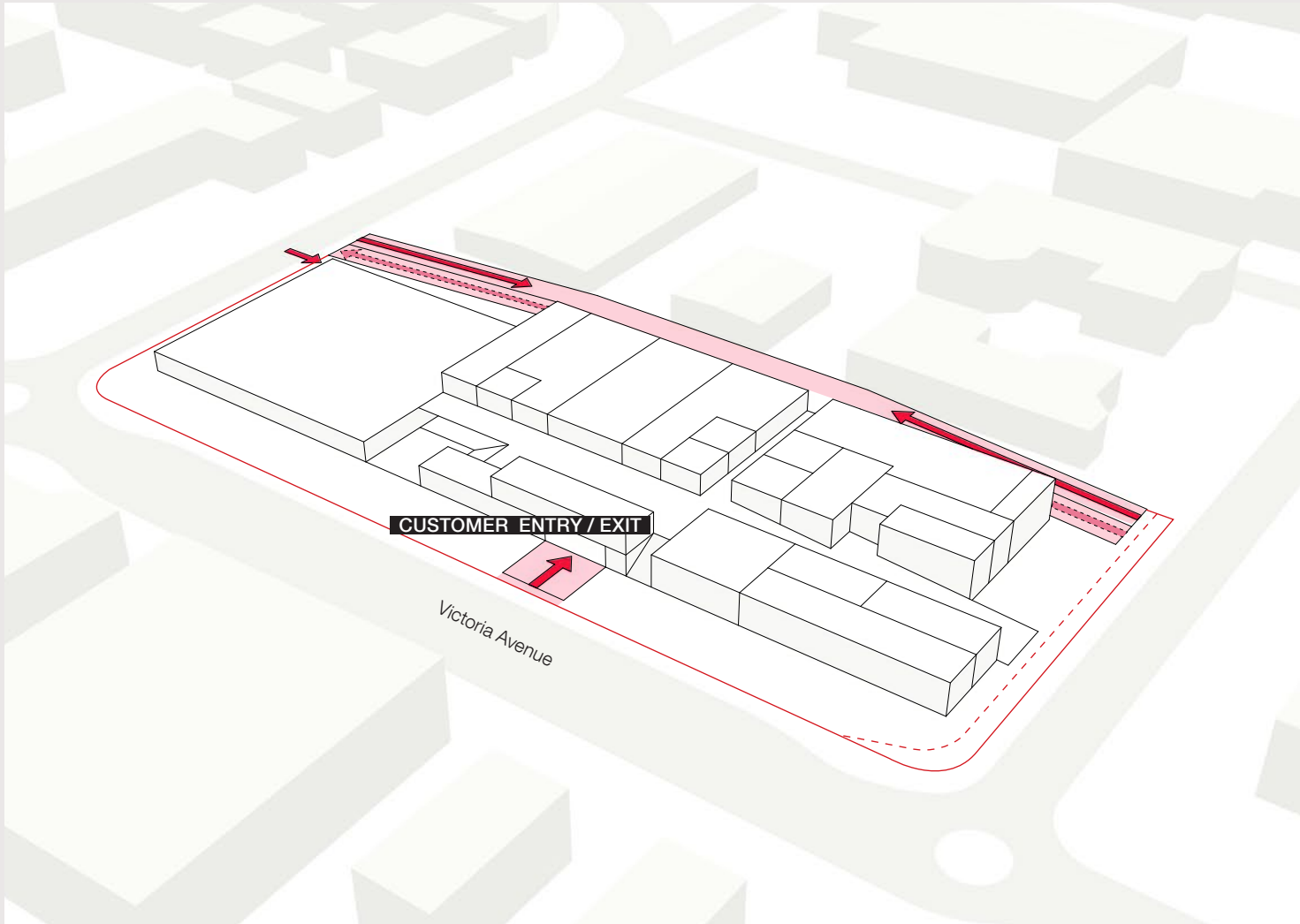
To supplement basement parking which is limited by the rail corridor and stormwater assets, above ground parking provides easy access car parking for commercial and retail users.



5.10 Active uses sleeve podium parking

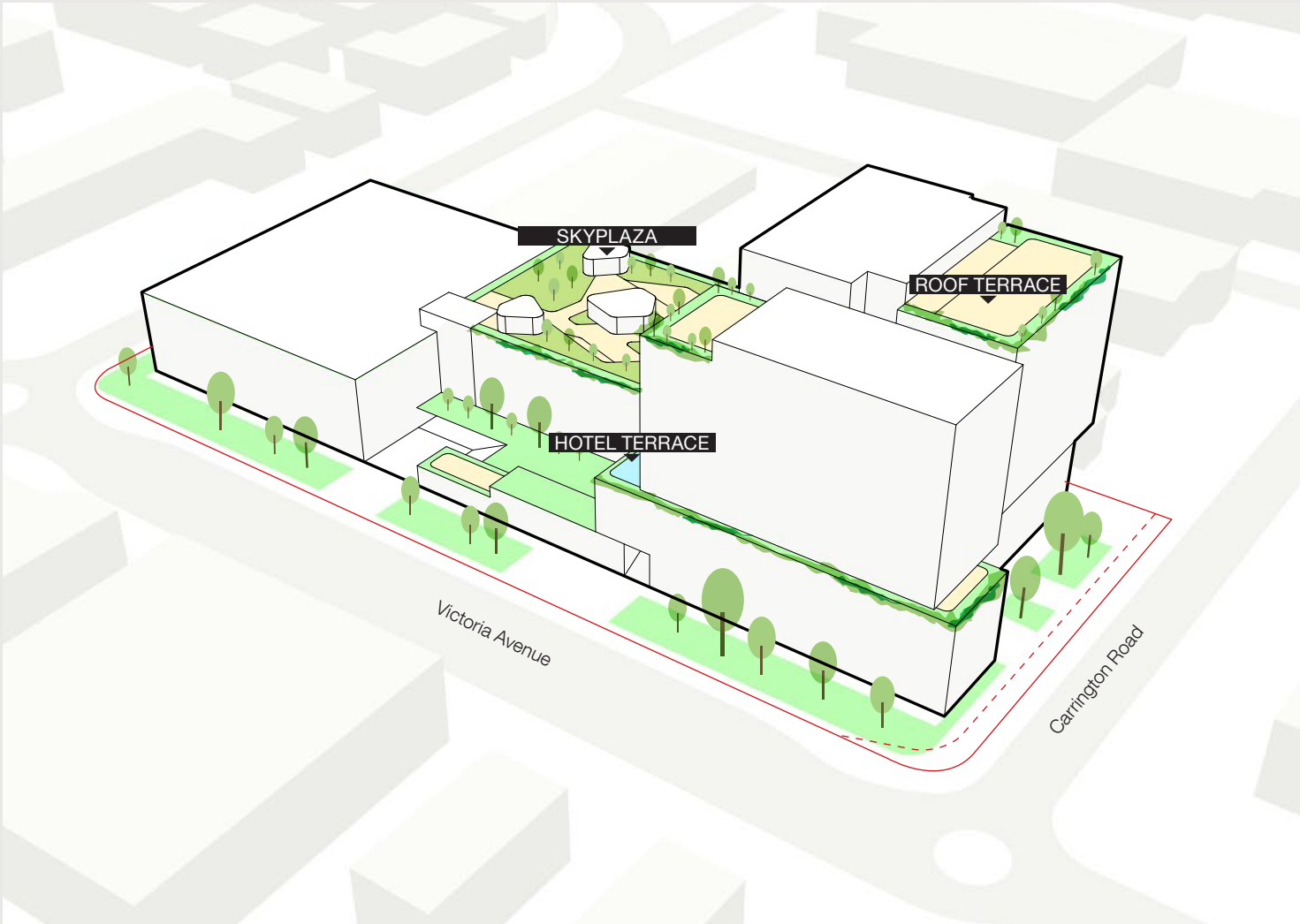
Above ground parking is sleeved with active uses fronting directly onto public domain in the lower and upper plazas.

5.0 Site Strategy



5.11 Vehicle and Loading Access

Access to the lower ground parking is provided from Victoria Avenue. Access to above ground parking for the office commuters and retail customers is provided from Salisbury and Carrington Roads. Service vehicle access is provided via a northbound service road along the eastern boundary, with ramped access to both upper and lower ground levels.



5.12 Landscaped rooftops

Building rooftops provide access to landscaped breakout spaces, roof gardens, a hotel pool deck, outdoor gym use as well as a skyplaza.

6.1 Split level ground plane

A new public heart for the development and the surrounding precinct

The proposed design establishes two connected ground levels, with a lower ground plaza connecting directly to Victoria Avenue and an upper ground plaza connecting to Carrington Road.

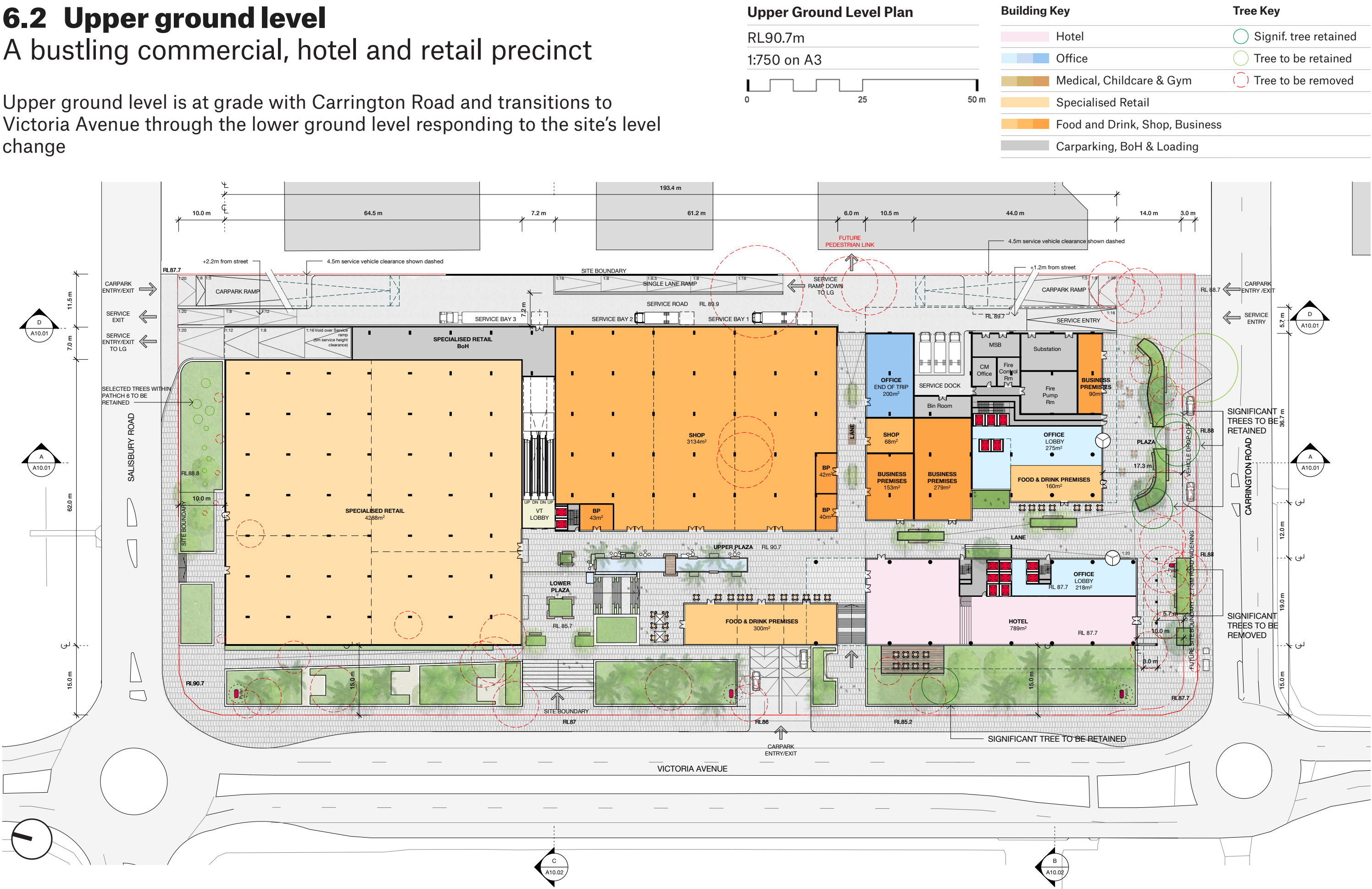


Pictured
View of split level plaza looking south with Victoria Ave to the right

6.2 Upper ground level

A bustling commercial, hotel and retail precinct

Upper ground level is at grade with Carrington Road and transitions to Victoria Avenue through the lower ground level responding to the site's level change



6.2 Upper ground level

A bustling commercial, hotel and retail precinct

Open space network

The ground plane is built around a simple open space network comprising:

- Commercial plaza fronting Carrington Road
- Retail plaza fronts Victoria Avenue reinforcing the retail character of the existing road corridor
- North/south laneway connecting the two plazas
- East/west link separating the commercial and retail uses and allows public access across the site for future connection
- Second east/west link providing vertical transport connecting the retail and parking levels
- Generous landscaped setbacks including retention of significant trees.

Commercial address

A commercial entry plaza fronts Carrington Road as a welcoming gesture for pedestrians arriving from the Metro station. Both tower lobbies address the plaza which retains existing trees within the landscaped setback. The two buildings define the southern end of the laneway which connects to the central plaza. The Western office building steps forward to mark corner of Victoria Avenue and Carrington Road. Commercial end of trip facilities are located alongside the east-west lane.

Pictured

Artists impression of the commercial plaza



6.2 Upper ground level

A bustling commercial, hotel and retail precinct

Hotel

At the corner of Carrington Road and Victoria Avenue, a hotel located in the podium opens up to both street frontages. The lobby is located on the corner while the hotel restaurant spills out into the commercial laneway and plaza .

Retail

The retail uses are built around the open space network and northern VT hub to carparking, with large format retail generally located to the north of the site and active laneways sleeved with smaller tenancies. Large flexible tenancies can be broken up into a range of tenancy sizes from 100sqm - 4000sqm.

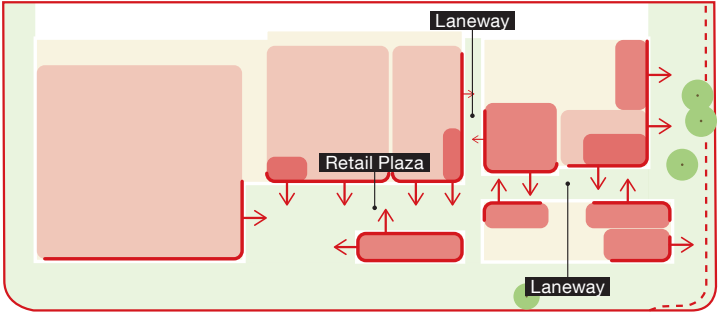
Flanking the retail plaza along the Victoria Avenue frontage, a single storey F&B podium steps down landscaped steps, providing an open connection between upper and lower ground retail levels.

Loading and Services

On the eastern edge of the site, a northbound service road provides back of house access to the retail and commercial loading docks with ramped access to upper and lower ground levels, and ramps up to podium parking levels.

Pictured

Laneway connection from Carrington Road to central plaza



6.3 Lower ground level

Convenient access to parking and retail

Lower ground level is at grade with the central part of the site, providing level access from Victoria Avenue.

Lower Ground Level Plan

RL85.7m

1:750 on A3

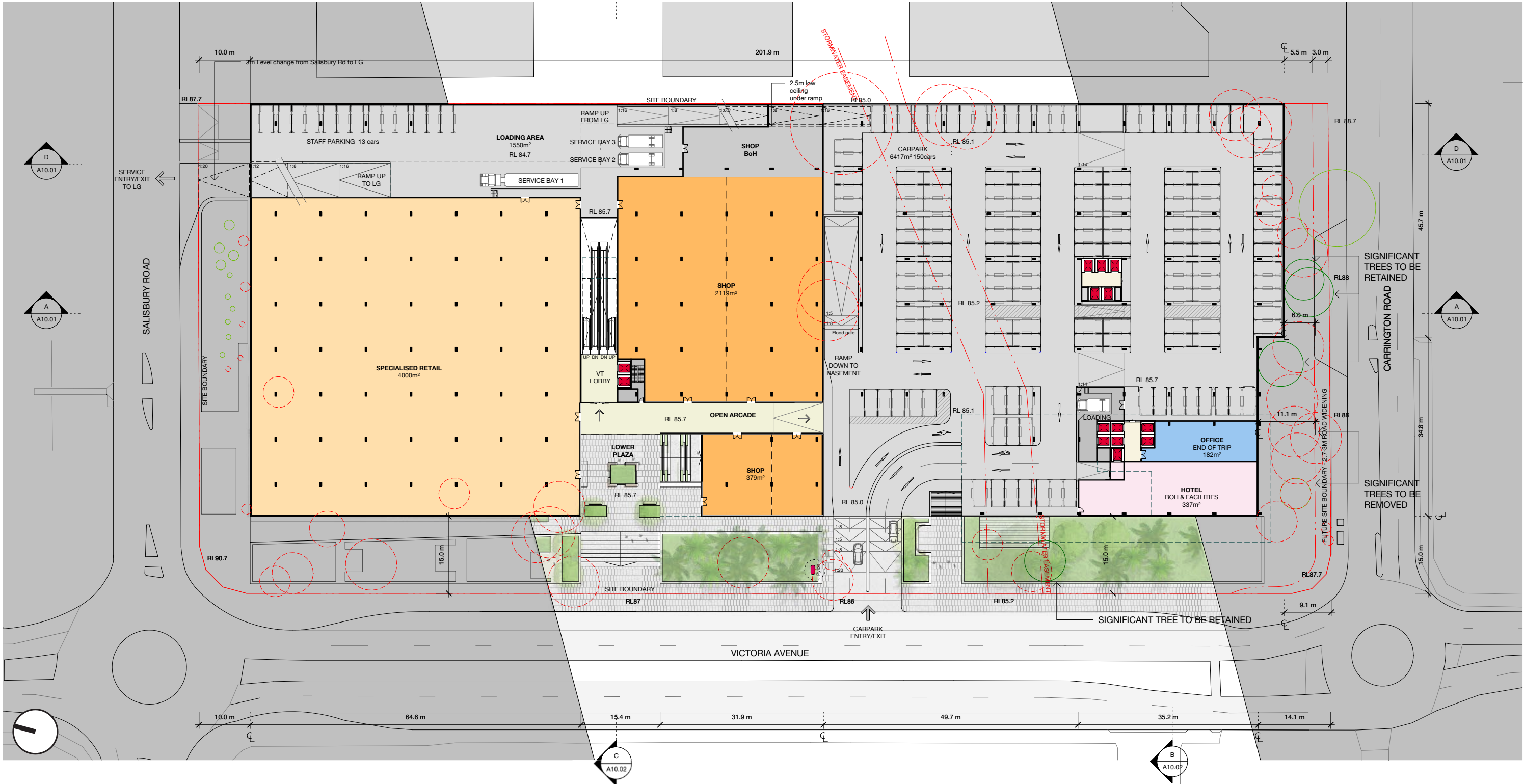


Building Key

- Hotel
- Office
- Medical, Childcare & Gym
- Specialised Retail
- Food and Drink, Shop, Business
- Carparking, BoH & Loading

Tree Key

- Signif. tree retained
- Tree to be retained
- Tree to be removed



6.3 Lower ground level

Convenient access to parking and retail

Retail

The northern end of the lower ground level accommodates a range of retail tenancy types and sizes, with level access into a carpark to the south. Retail tenancies are arranged around the vertical transport zone which includes travelators, lifts and stairs. Alongside the Victoria Avenue frontage, landscaped steps connect up to the upper ground plaza.

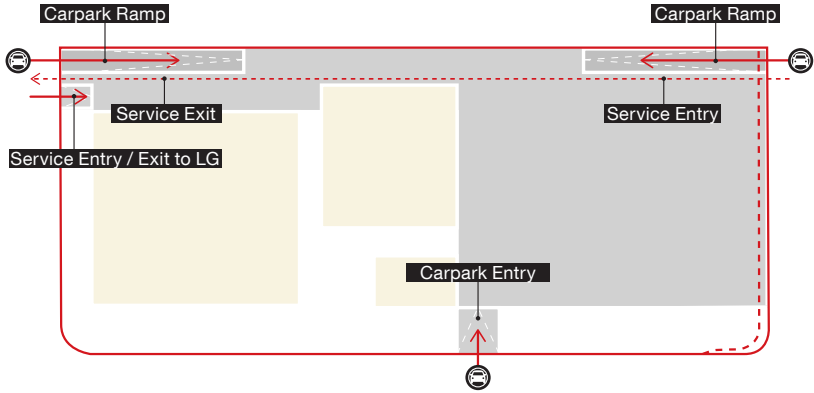
Parking and loading access

The main entry to the lower ground customer carpark is provided off Victoria Avenue, with two lanes in and two lanes out. Access to basement parking is provided via a ramp upon entry.

A service/loading road flanks the eastern edge of the site, with trucks entering from Carrington Road and existing into Salisbury Road. The one-way road provides access to loading docks on both upper and lower ground levels. Hotel servicing is via the lower ground carpark.

Pictured

Entry from Victoria Ave to Lower Ground Plaza and up to the main Plaza

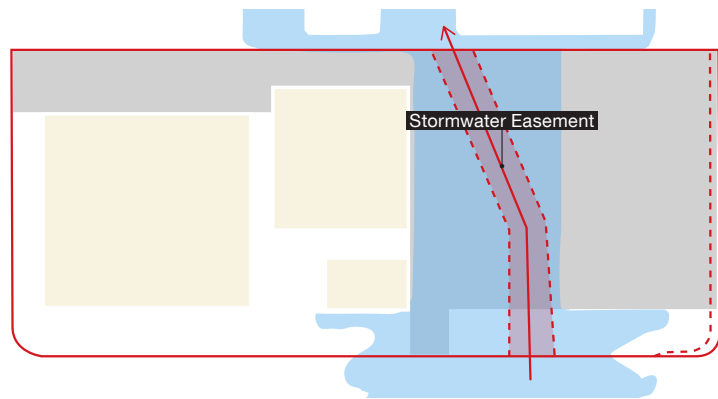


6.3 Lower ground level

Convenient access to parking and retail

Flood management

The overland flow path through the site which may occur at 1% AEP is accommodated with a 40m wide zone passing through the lower ground carpark at approximately RL85m. The soffit height in this area will be maintained at 4.5m to provide maintenance vehicle access to the existing stormwater pipes. (This strategy is consistent with the approved Development Application for the site).



Pictured

Customer carpark entry from Victoria Ave and East-West pedestrian entry to upper ground plaza



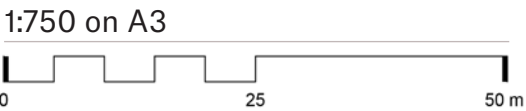
Pictured

Artists impression of retail plaza
looking south toward Carrington Rd

6.4 Podium levels

Above ground parking sleeved with active uses

Podium Levels 2-3

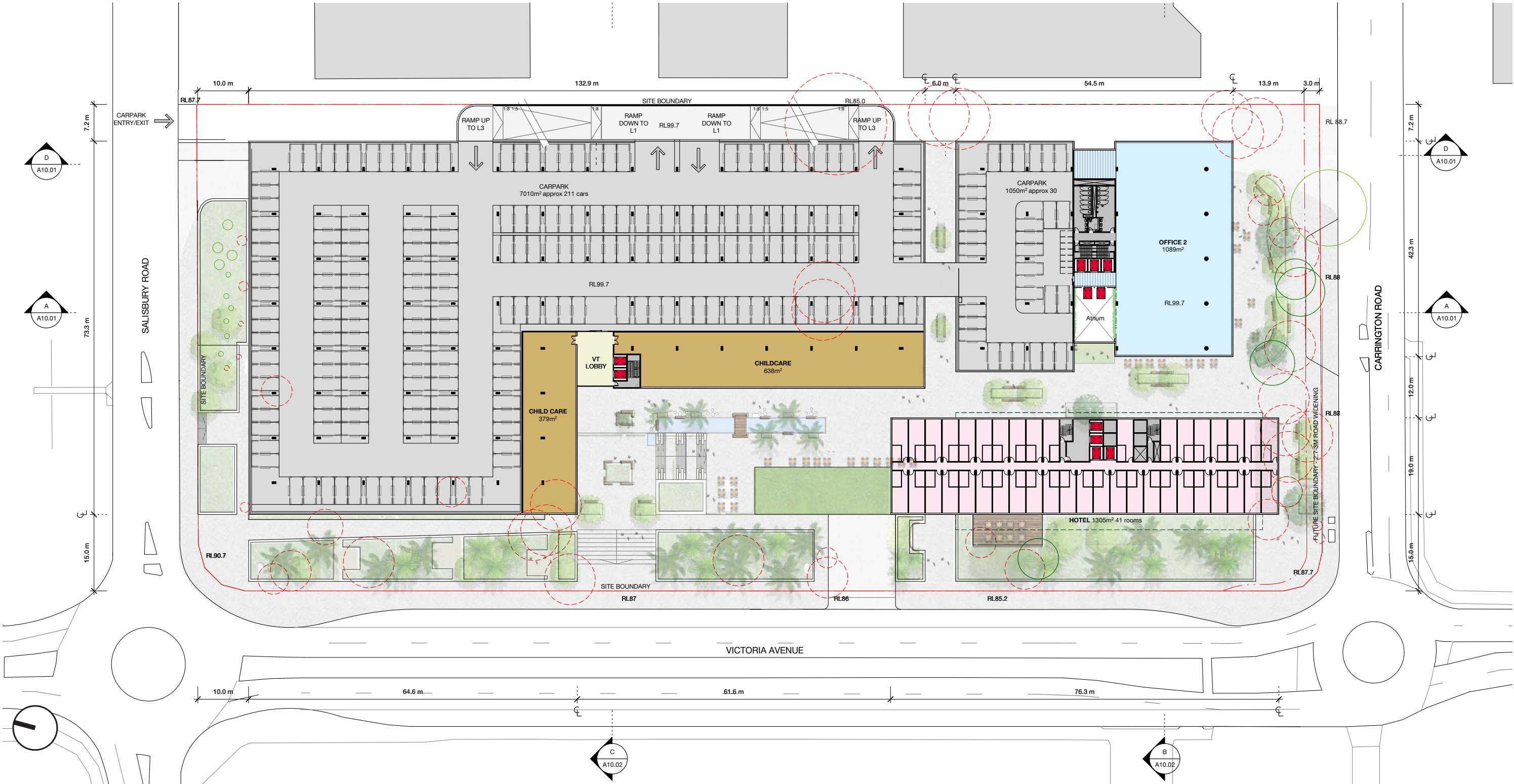


Building Key

	Hotel
	Office
	Medical, Childcare & Gym
	Specialised Retail
	Food and Drink, Shop, Business
	Carparking, BoH & Loading

Tree Key

	Signif. tree retained
	Tree to be retained
	Tree to be removed



6.4 Podium levels

Above ground parking sleeved with active uses

Above ground parking

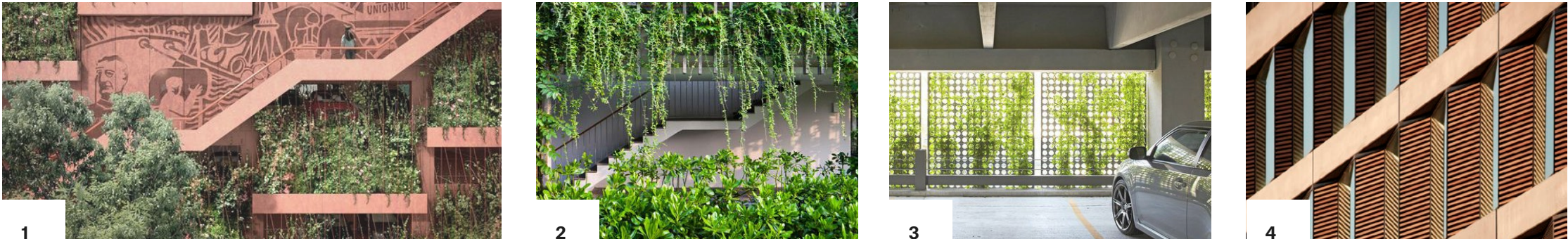
As the metro tunnel and council stormwater assets pass directly under the site, there is limited opportunity for basement parking. The resulting parking for commercial and retail users is proposed in podiums concealed from view.

Planted and screened facades

At the northern end of the site, where more traditional large format retail tenancies are proposed, above ground parking is expressed using a mix of planted and screened façade approaches.

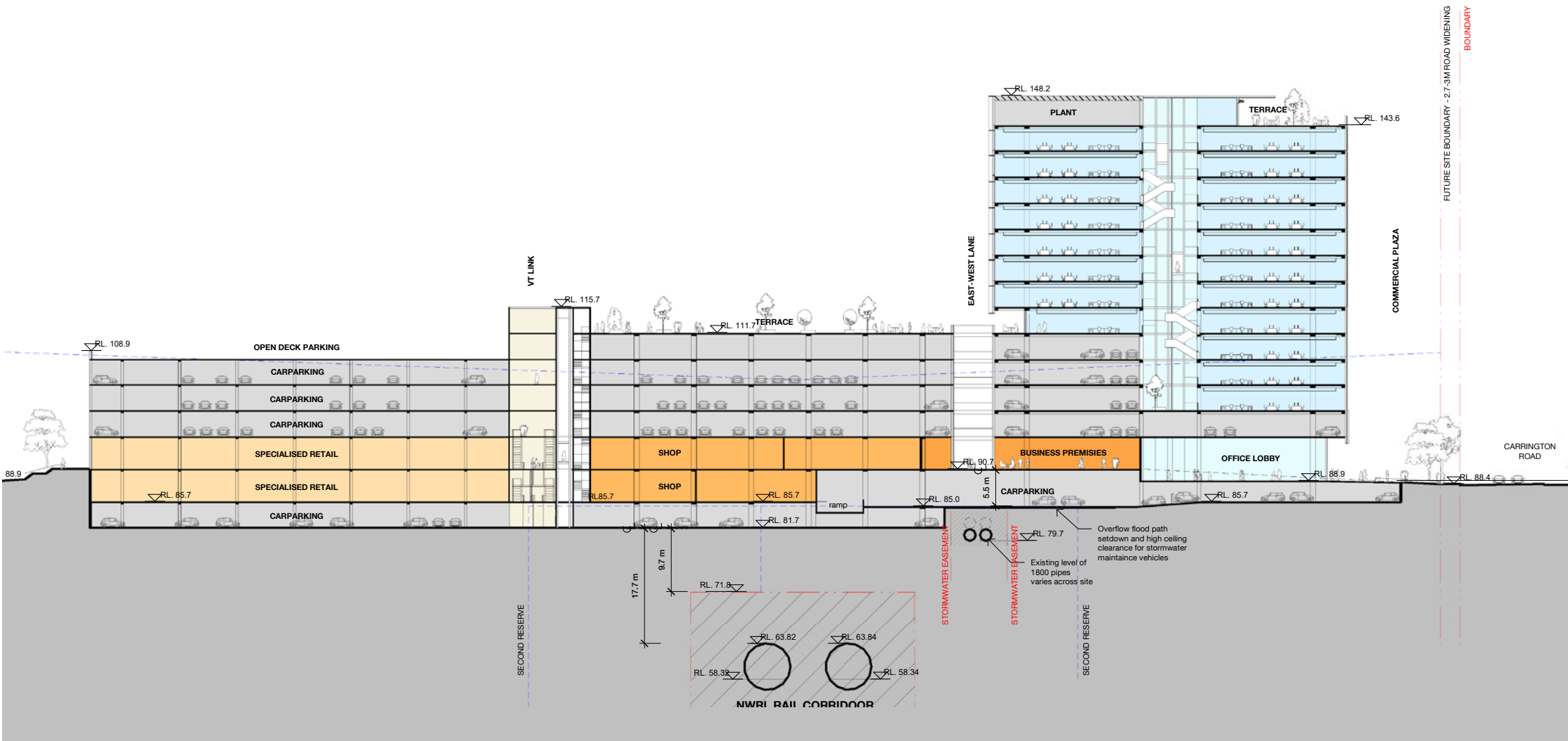
Sleeved active uses

At the southern end of the site, hotel and commercial uses sleeve the parking, ensuring active uses engage with public domain. A similar approach is proposed around the retail plaza fronting Victoria Avenue, where 10m deep lifestyle uses (ie. gym, childcare and medical) ensure parking is not visible from the key open spaces.



Pictured Precedents of planted and screened facades:

1. Park 'n' Play, Copenhagen, Denmark
2. Naman Retreat, Ngu Hanh Son, Vietnam
3. Rockhurst University parking garage, Kansas City, USA
4. Boomerang Tower, Sydney Olympic Park, NSW



6.5 Skyplaza

The podium roof provides a range of active and passive landscaped spaces

Podium Levels 2-3

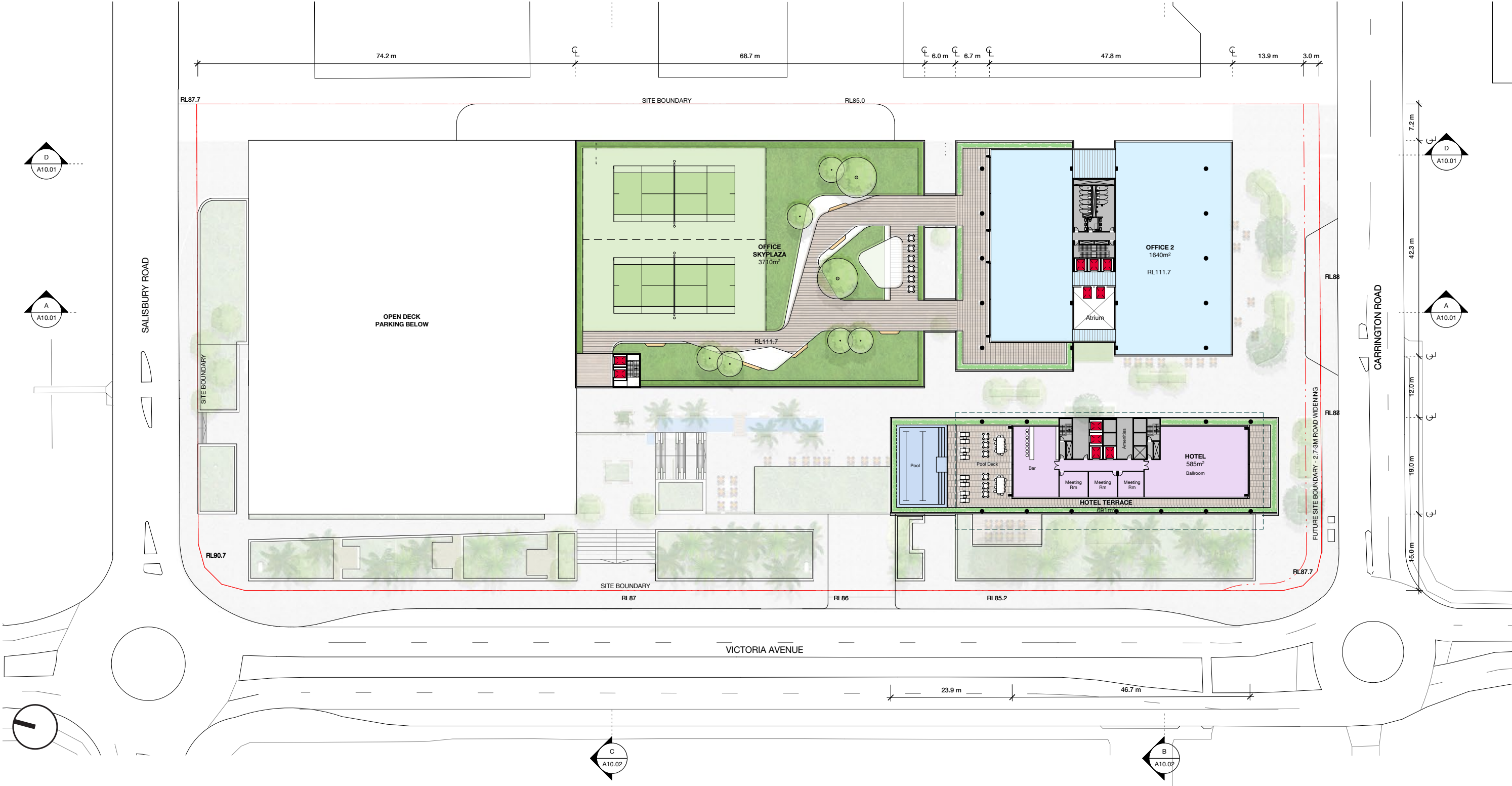
RL111.7m

1:750 on A3



Building Key

	Hotel
	Office
	Medical, Childcare & Gym
	Specialised Retail
	Food and Drink, Shop, Business
	Carparking, BoH & Loading

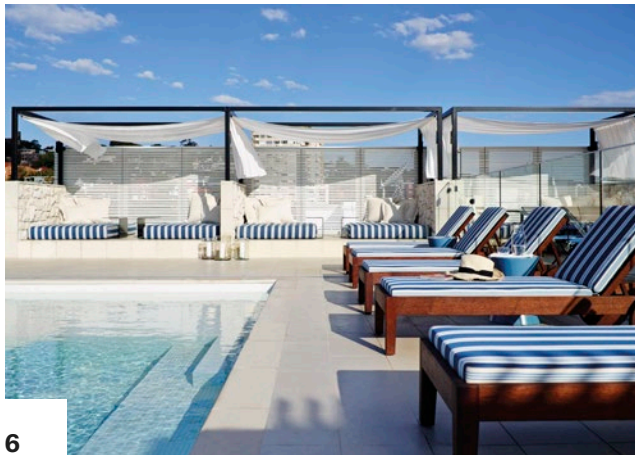
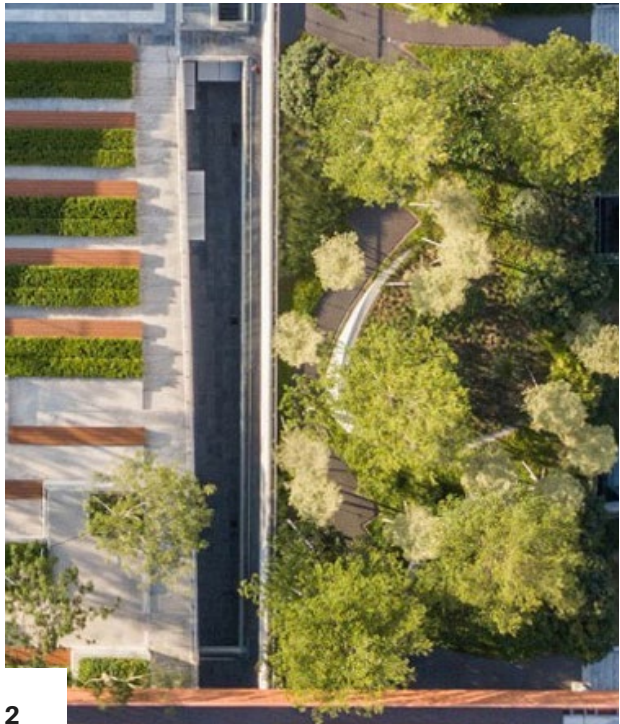
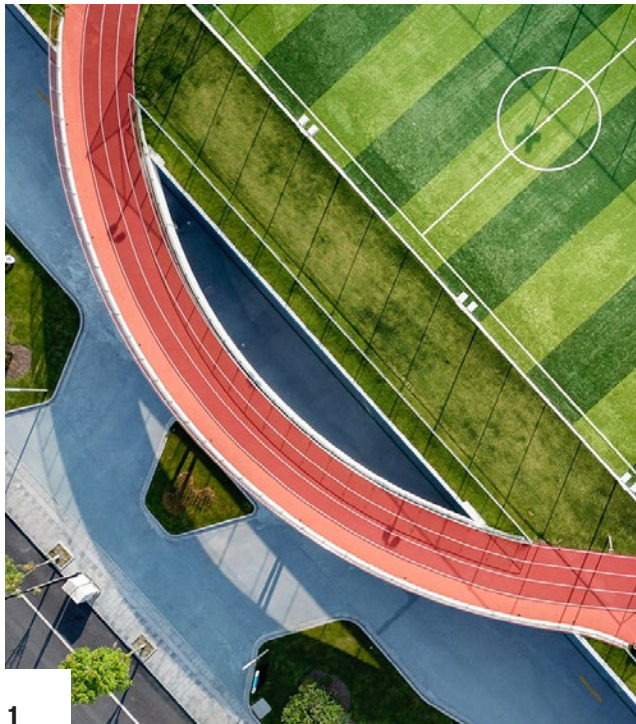


6.5 Skyplaza

The podium roof provides a range of active and passive landscaped spaces

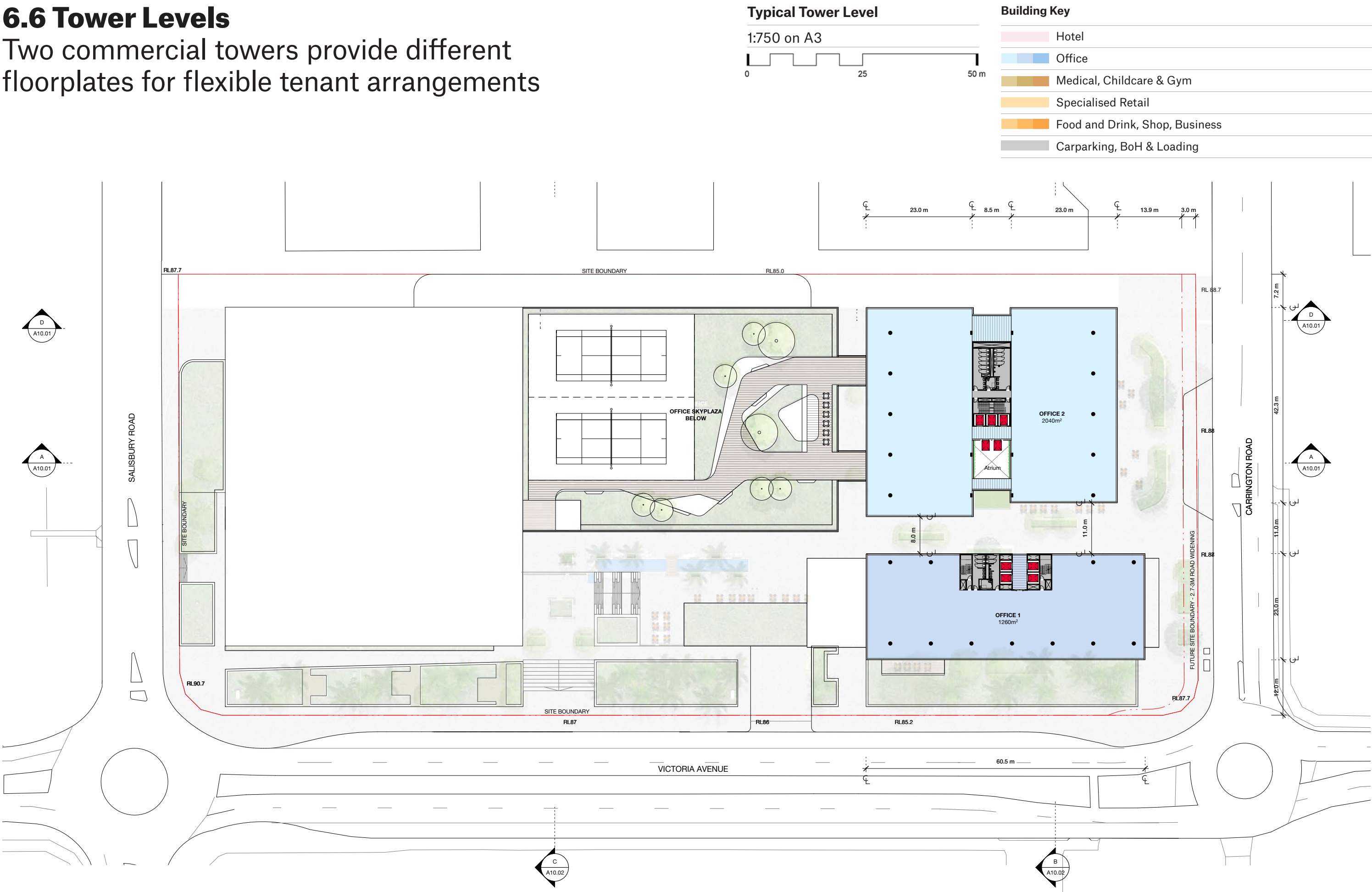
Pictured Precedents of rooftop amenity:

- 1. Hangzhou Cloud Town Exhibition Center
- 2. Liuxiandong of Vanke Design Community
- 3. Boomerang Tower, Sydney Olympic Park, NSW
- 4. Sanfran Salesforce park
- 5. Maddocks Melbourne, VIC
- 6. Intercontinental Hotel, Double Bay, NSW
- 7. 105 Phillip Street, Parramatta, NSW
- 8. 105 Phillip Street, Parramatta, NSW



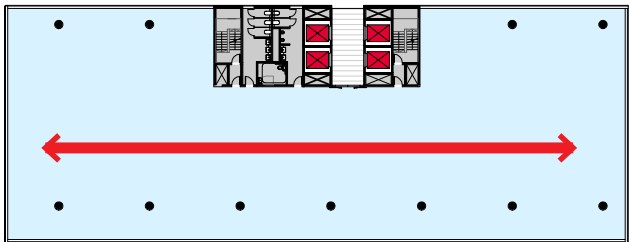
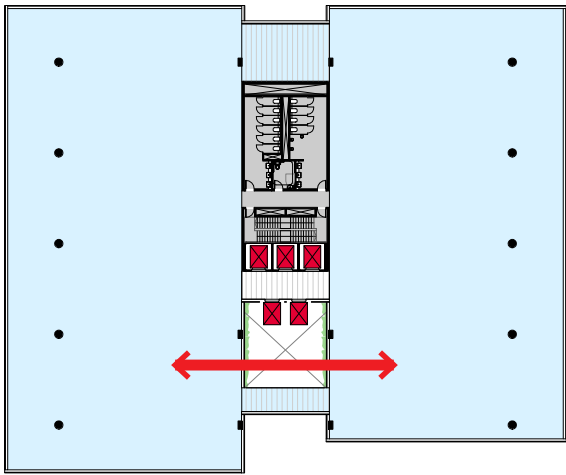
6.6 Tower Levels

Two commercial towers provide different floorplates for flexible tenant arrangements



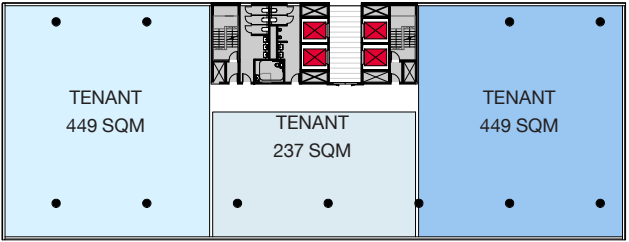
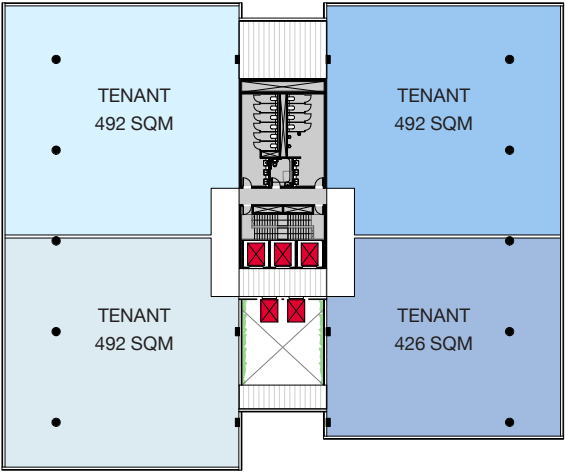
6.6 Tower Levels

Two commercial towers provide different floorplates for flexible tenant arrangements



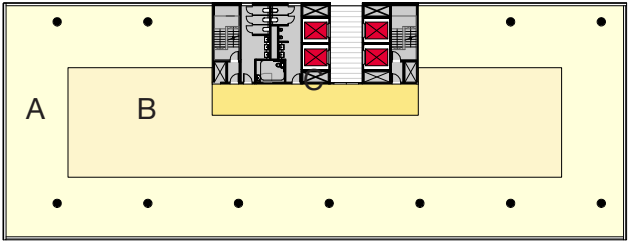
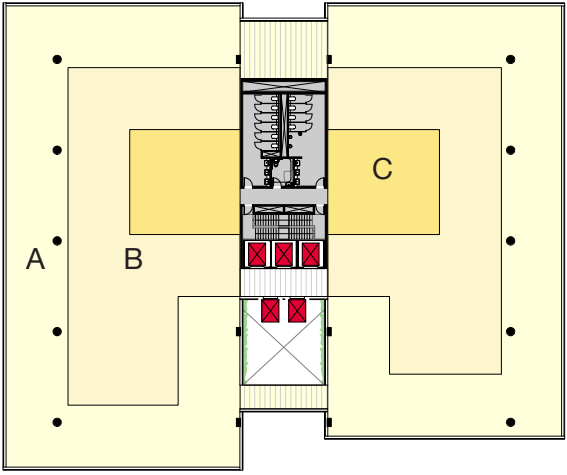
Contiguity & Connectivity

Both floorplates consist of large contiguous zones with no interruptions and clear structural spans, providing clear sightlines across the floorplate. Building 1 adopts a side core configuration to provide 1,200sqm floorplate and Building 2 offers a 2,000sqm floorplate connected around an atrium, which then connects floors vertically.



Sub-Divisibility

The two floorplates offer the ultimate in leasing flexibility. Each building has it's own identity and offers two types of commercial floorplates. These can each subdivide easily into smaller tenancies and connect vertically by atriums. Both are highly efficient in achieving great NUA/NLA efficiencies.

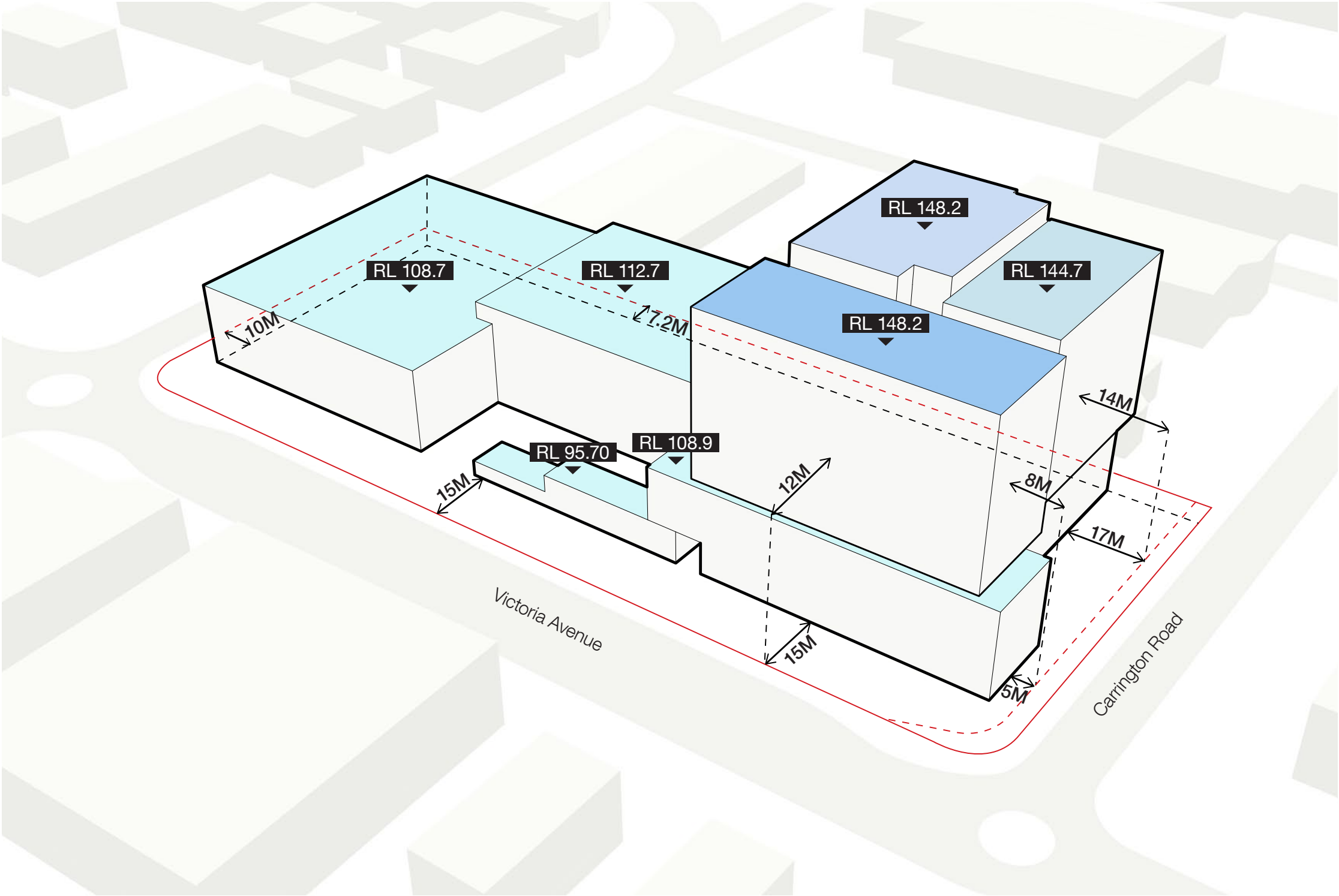


Depth of Space/Natural Light

This is a measure that reflects the ability to locate near to natural light and views; the flexibility of the space to support a range of space planning; & having sufficient 'deep' space to accommodate support spaces. Type A space is within 6m of perimeter glazing or atrium edge, Type B is between 6-12m, and Type C is greater than 12m. Type A & B space is ideal for primary work points. Type C is suited to storage and utility spaces. The proposed tower floorplates dimensions have been optimised to reduce C type space to a minimum, thus offering floorplates with access to high levels of natural light.

6.7 Building Envelope

Consistent with the Urban Design report, the concept design prioritises massing and height towards Carrington Road, with the tallest volume at the corner of Victoria Avenue up to RL148.2m. At the northern end of the site where large format retail is proposed, the existing height limit of 20m is respected.



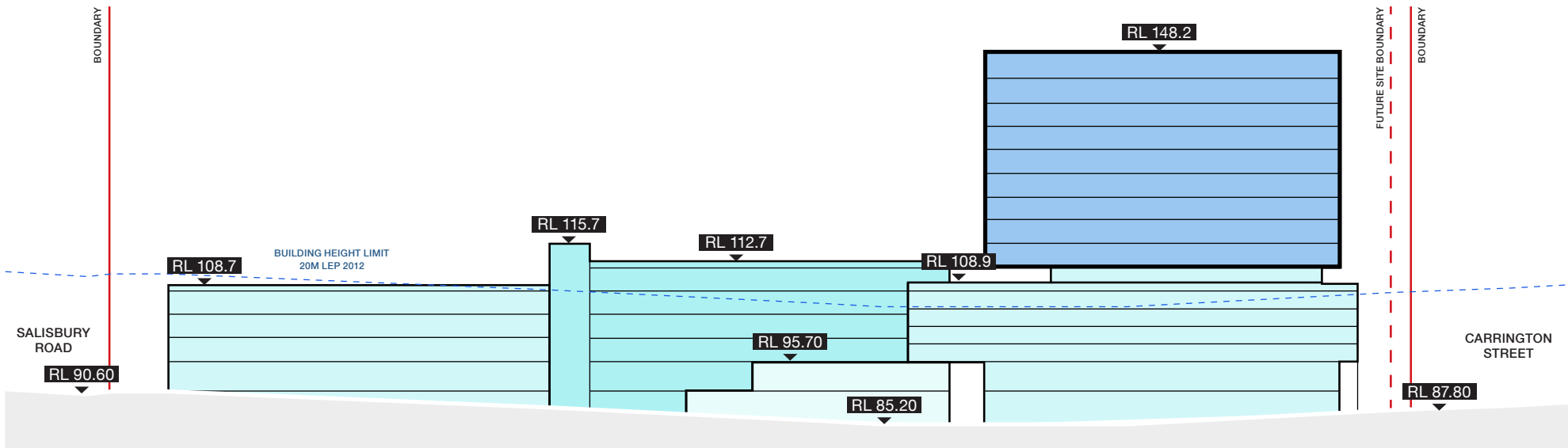
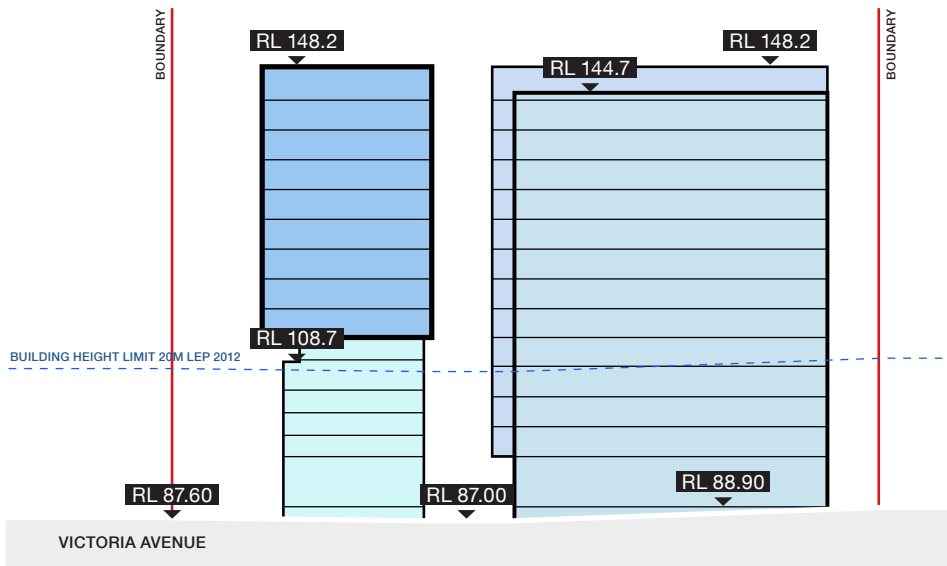
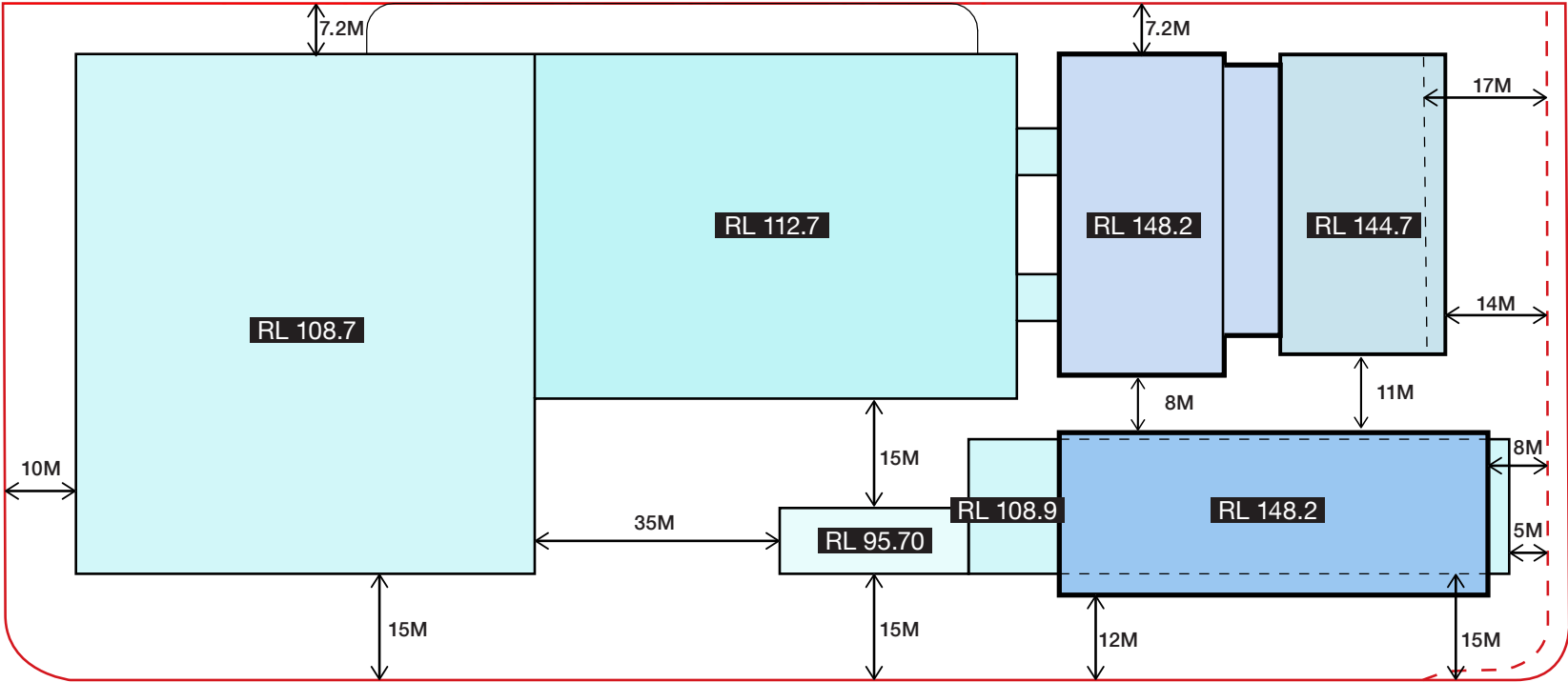


Pictured
Perspective from corner of Victoria
Avenue & Carrington Road

6.7 Building Envelope

Boundary and perimeter setbacks

- The northern boundary proposes a 10m landscaped setback to a 20m high podium
- The western setback is 15m at ground level consistent with existing controls. Above 20m high the tower form cantilevers 3m to achieve a 12m setback.
- On the southern boundary the setback is averaged at 10m with a greater setback of 15m to the east and a lesser setback to the west of 5m to define the commercial plaza.
- Along the eastern side boundary the main building forms are set back 7.2m. Carpark access ramps will encroach into this space to a zero setback.



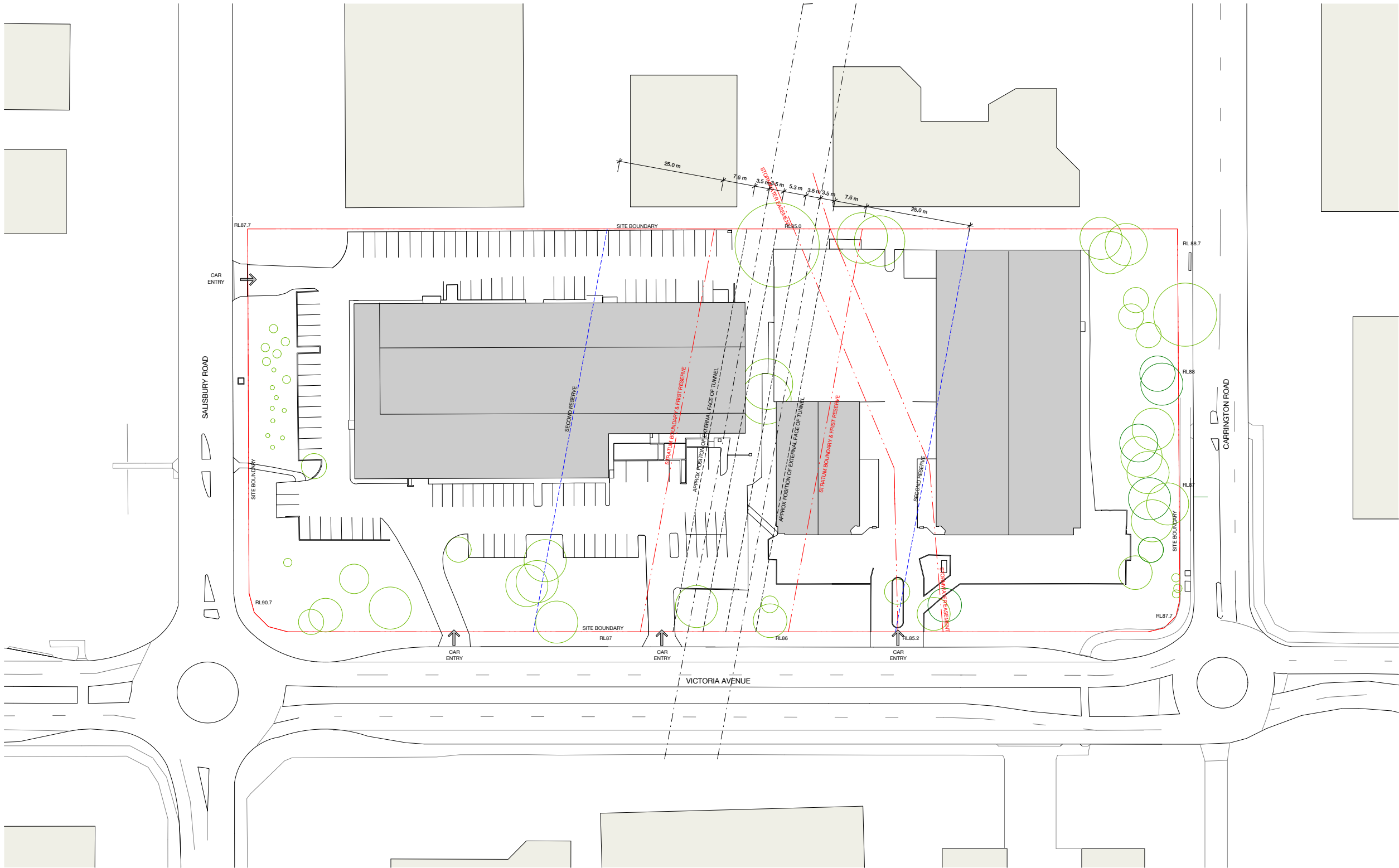
Appendix A
Architectural Drawings

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Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

Existing Site Conditions



Status	Planning Proposal		
Scale	1 : 500	@	A1
Drawn	Author	Checked	Checker
Project No.	S12408		
Plot Date	15/12/2020 3:20:51 PM		
BIM			

Drawing no.	Revision
A01.01	1

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- BOUNDARY
- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- TREE TO BE REMOVED

4	30/11/20	Planning Proposal Submission	JH	MA
3	27/11/20	For Information	JH	MA
2	16/11/20	Consultant Issue	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Basement level

Status	Planning Proposal		
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Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	15/12/2020 3:20:40 PM		
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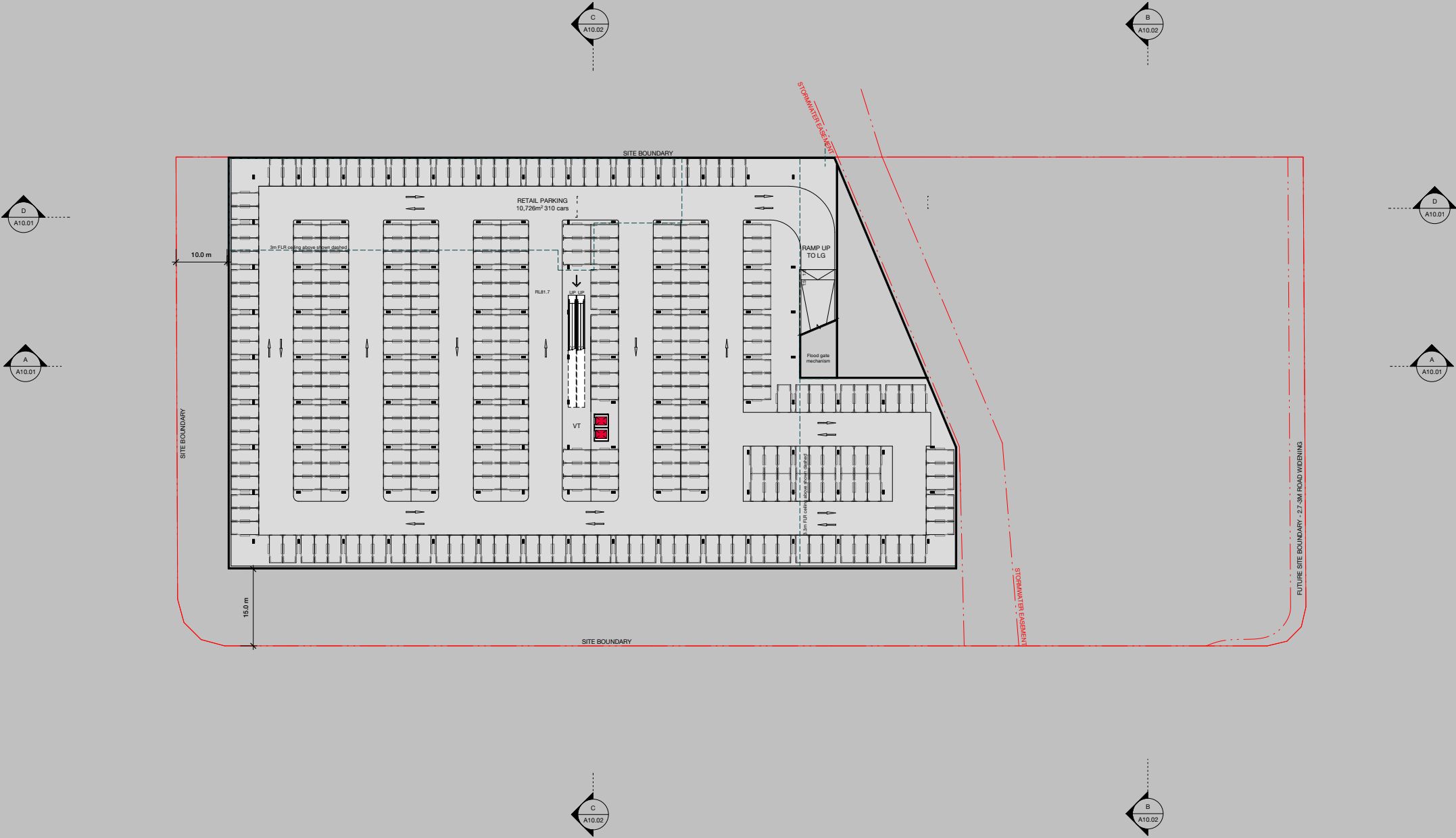
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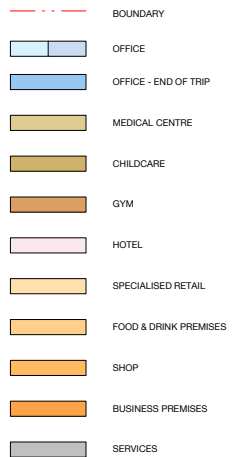
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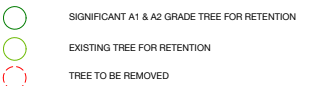


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LEGEND:



TREE LEGEND:



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2	16/11/20	Consultant Issue	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Lower Ground



Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
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Plot Date	15/12/2020 3:19:13 PM		
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Drawing no.	Revision
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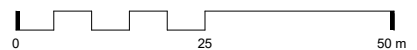
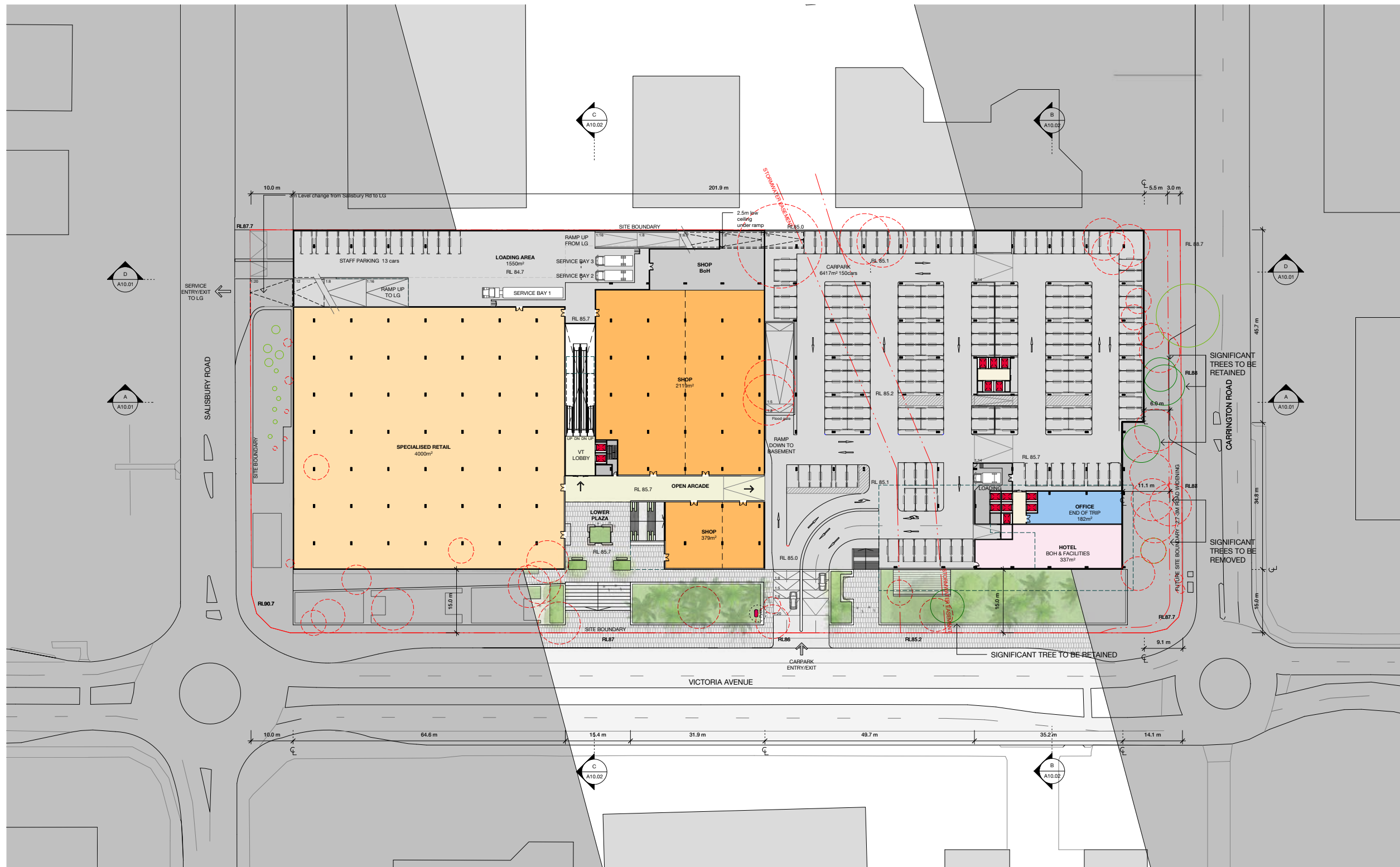
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- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- TREE TO BE REMOVED

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2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Upper Ground

Status	Planning Proposal		
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Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	15/12/2020 3:12:19 PM		
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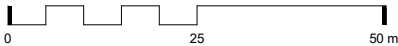
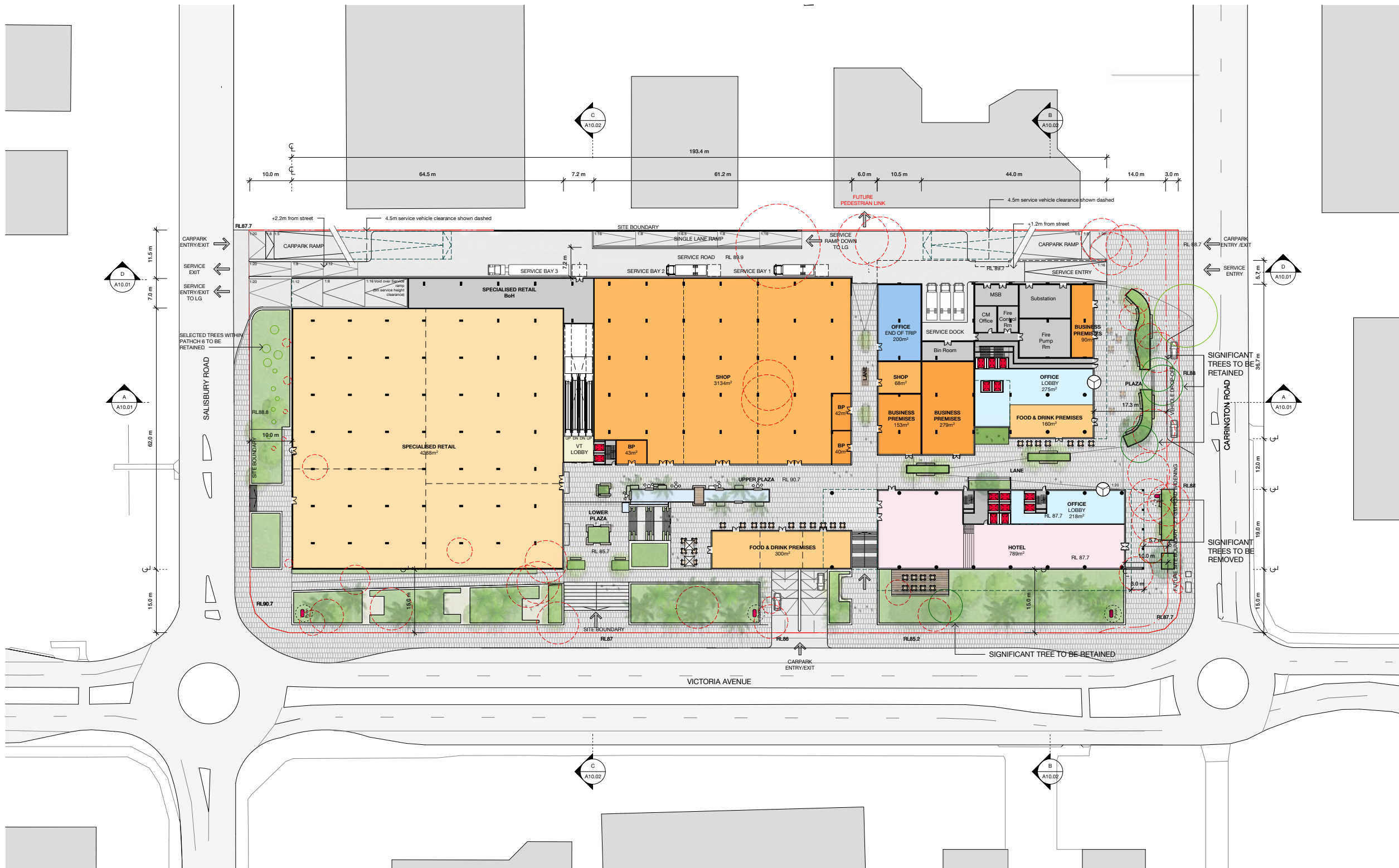
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- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- TREE TO BE REMOVED

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2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Podium Level 01

Status	Planning Proposal		
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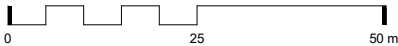
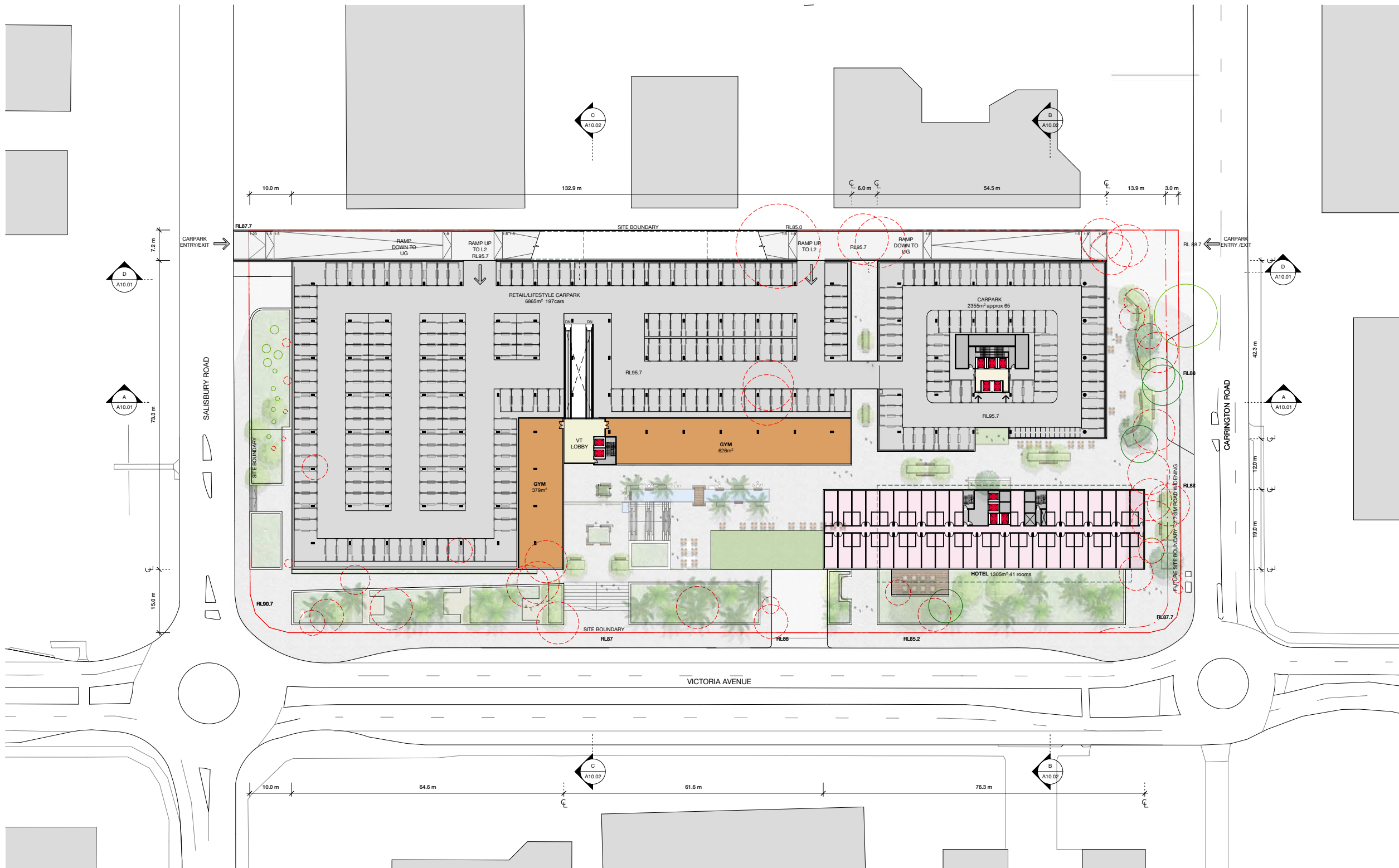
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- CHILDCARE
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- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- TREE TO BE REMOVED

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2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Podium Level 02

Status	Planning Proposal		
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Drawn	JH	Checked	MA
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Plot Date	15/12/2020 3:18:28 PM		

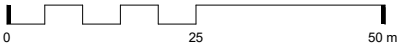
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LEGEND:

- BOUNDARY
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- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- TREE TO BE REMOVED

2	30/11/20	Planning Proposal Submission	JH	MA
1	27/11/20	For Information	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Podium Level 03

Status	Planning Proposal		
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Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	15/12/2020 3:18:38 PM		
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Drawing no.	Revision
A03.03	2

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- OFFICE
- OFFICE - END OF TRIP
- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- TREE TO BE REMOVED

3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Podium Level 04

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	15/12/2020 3:20:48 PM		

BIM	
Drawing no.	Revision

A03.04 3

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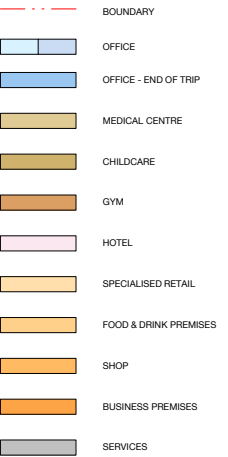
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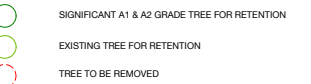
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LEGEND:



TREE LEGEND:



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2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Sky Plaza



Status	Planning Proposal		
Scale	1 : 500	@	A1
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	15/12/2020 3:18:56 PM		
BIM			

Drawing no.	Revision
A03.05	3

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LEGEND:

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- MEDICAL CENTRE
- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- TREE TO BE REMOVED

3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Commerical Typical

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	15/12/2020 3:18:33 PM		
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Drawing no.	Revision
A03.10	3

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- CHILDCARE
- GYM
- HOTEL
- SPECIALISED RETAIL
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- SHOP
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

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- EXISTING TREE FOR RETENTION
- TREE TO BE REMOVED

3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Commercial
Roof terraces

Status	Planning Proposal		
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Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	15/12/2020 3:19:09 PM		

BIM	
Drawing no.	Revision
A03.14	3

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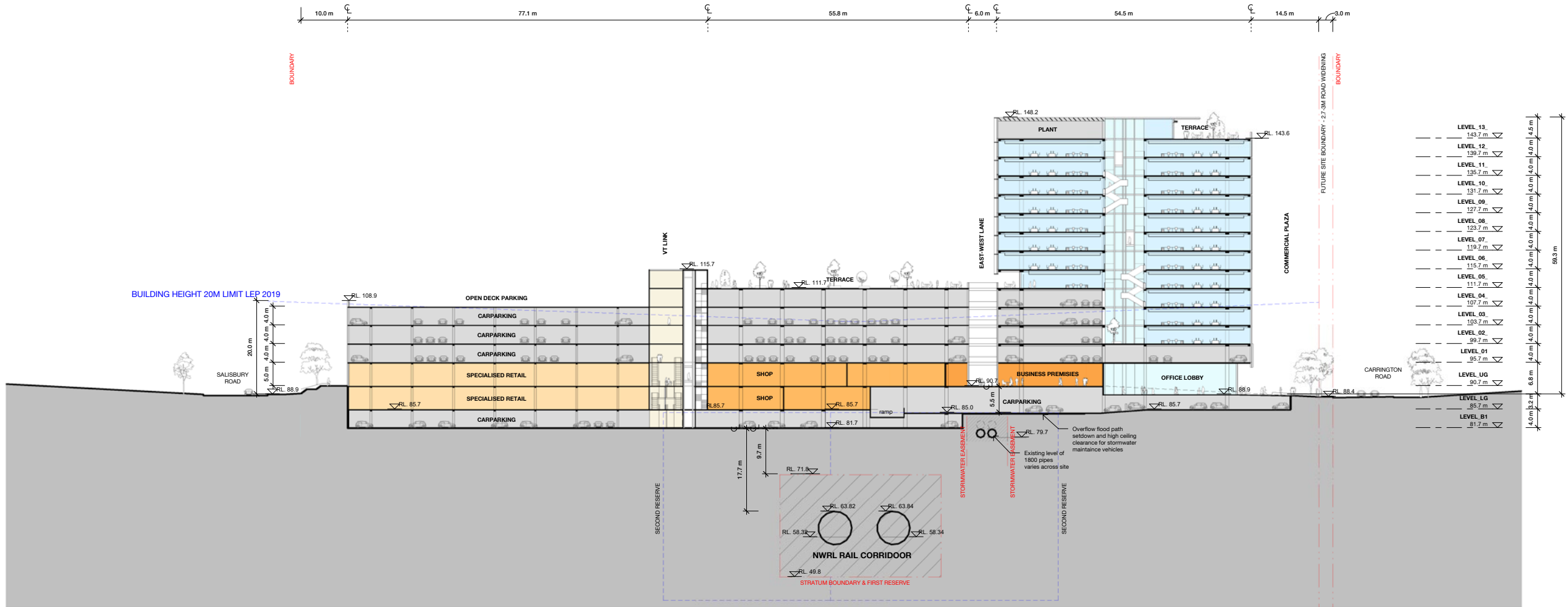
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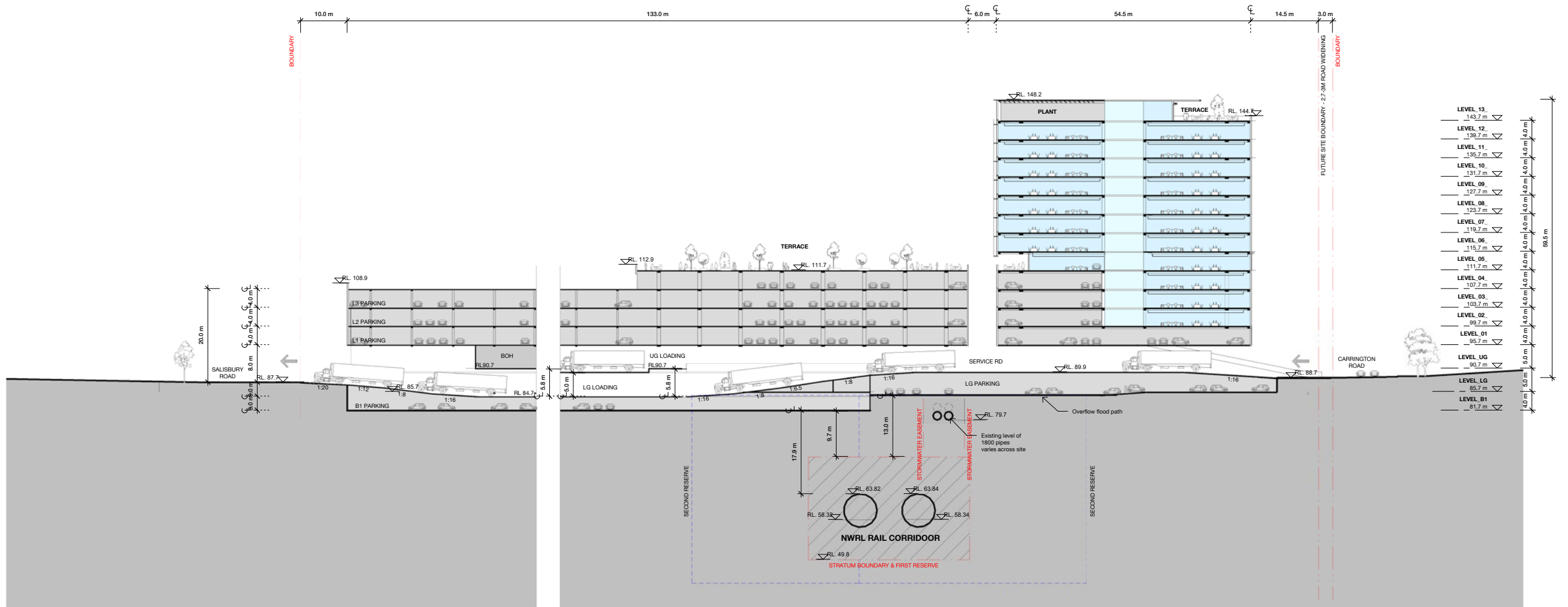
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c:\temp\VICTORIA AVE_BS_ARCH_P0200_HA02.rvt

c:\temp\ACTORIA\AVE_BS_ARCH\PC2020_HA02.rvt



A Section A
1 : 500



D Section D
1 : 500

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2	30/11/20	Planning Proposal Submission	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

Section A & D

Status	Planning Proposal			
Scale	1 : 500	@ A1		
Drawn	JH	Checked	MA	
Project No.	S12408			
Plot Date	15/12/2020 4:56:27 PM			
BIM				

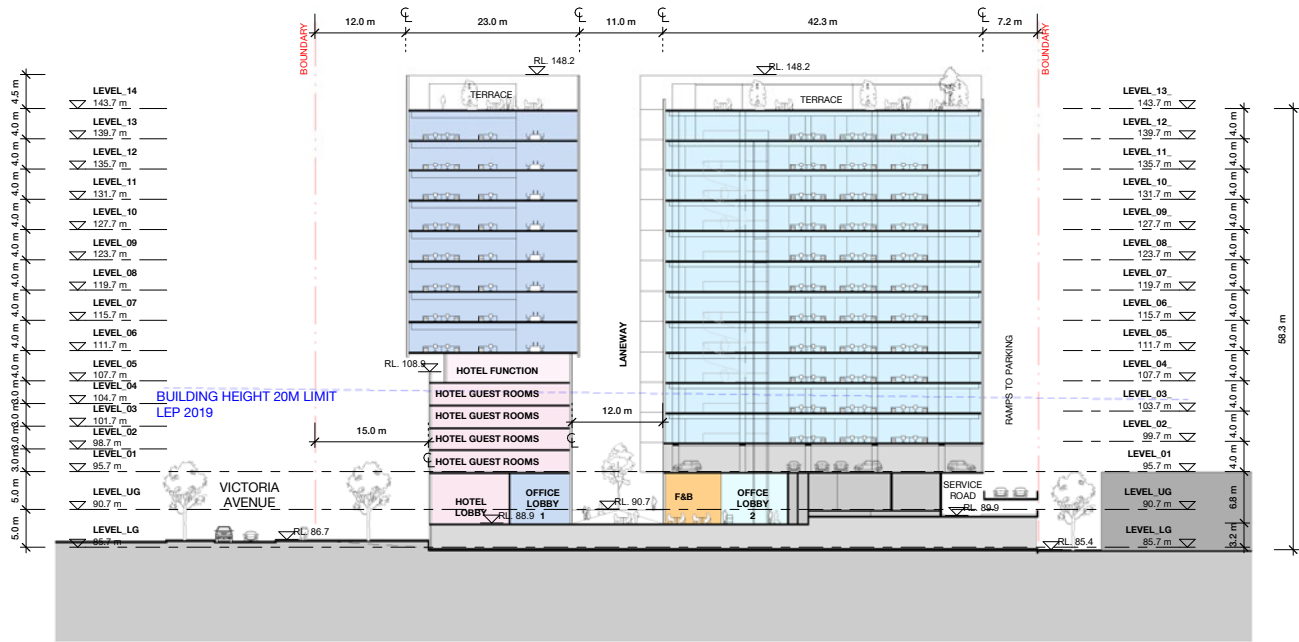
Drawing no.	Revision
A10.01	2

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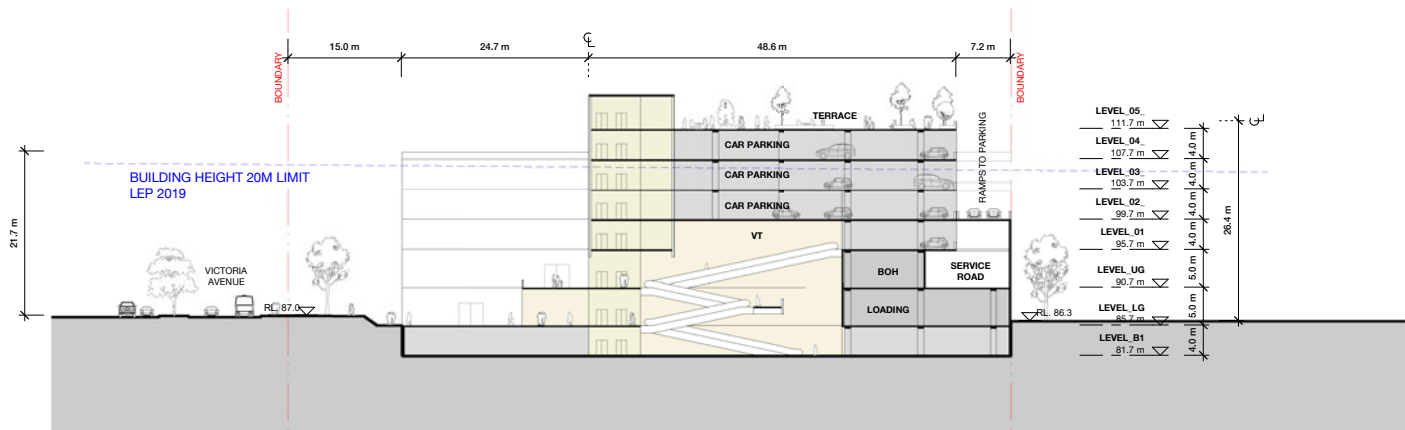
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B Section B
1 : 500



C Section C
1 : 500

2	30/11/20	Planning Proposal Submission	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

Sections B & C

Status	Planning Proposal			
Scale	1 : 500	@ A1		
Drawn	JH	Checked	MA	
Project No.	S12408			
Plot Date	14/12/2020 12:48:45 PM			
BIM				

Drawing no.	Revision
A10.02	2

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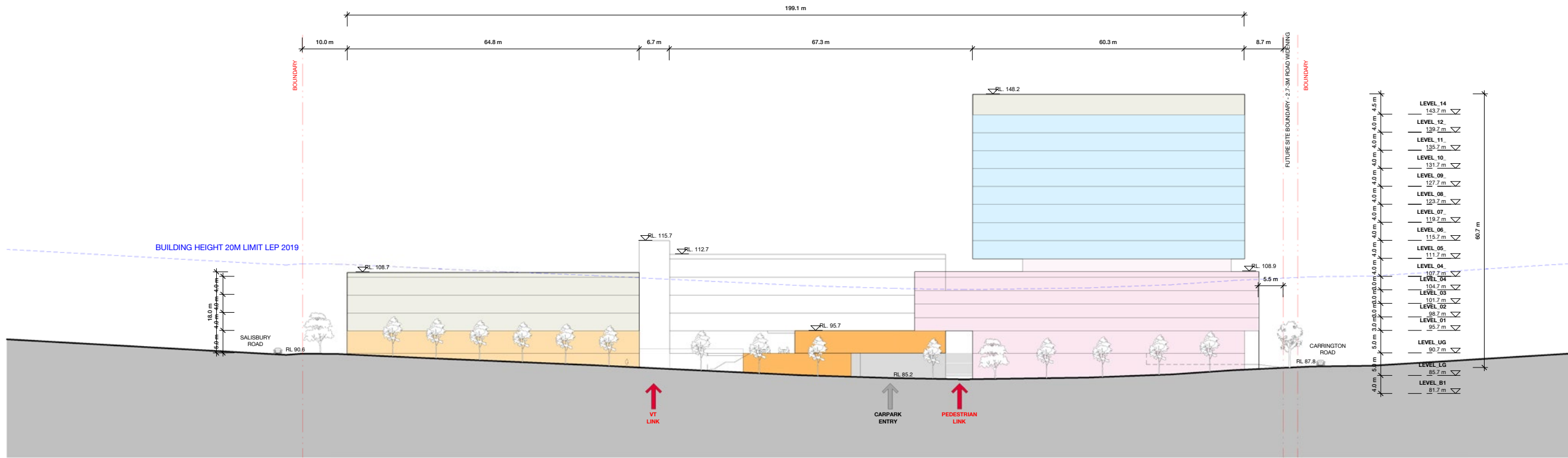
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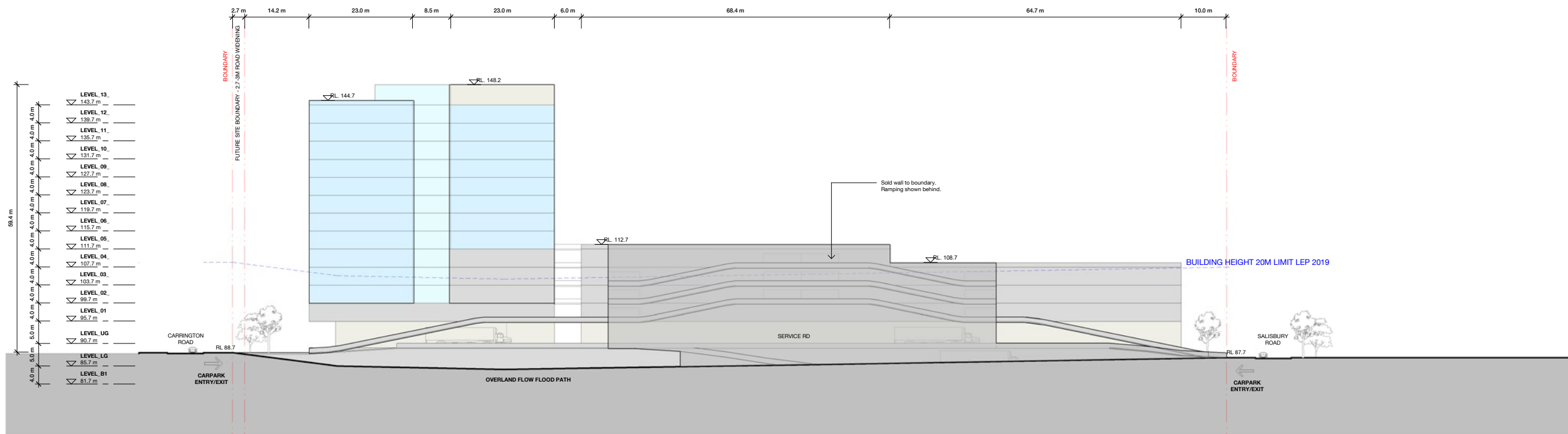
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1 West - Victoria Ave
Elevation
1 : 500



2 East
Elevation
1 : 500

2	30/11/20	Planning Proposal Submission	JH	MA
1	16/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

East & West Elevations

Status	Planning Proposal			
Scale	1 : 500	@ A1		
Drawn	JH	Checked	MA	
Project No.	S12408			
Plot Date	14/12/2020 12:48:50 PM			
BIM				

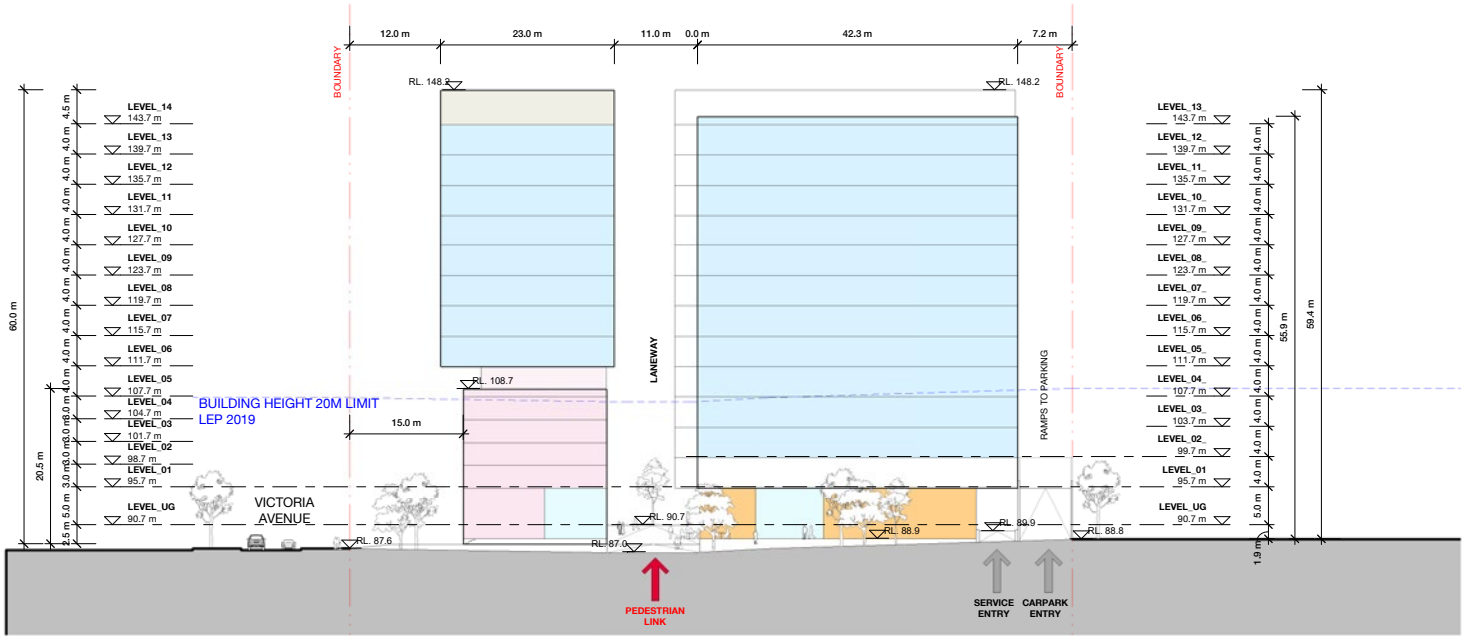
Drawing no.	Revision
A11.01	2

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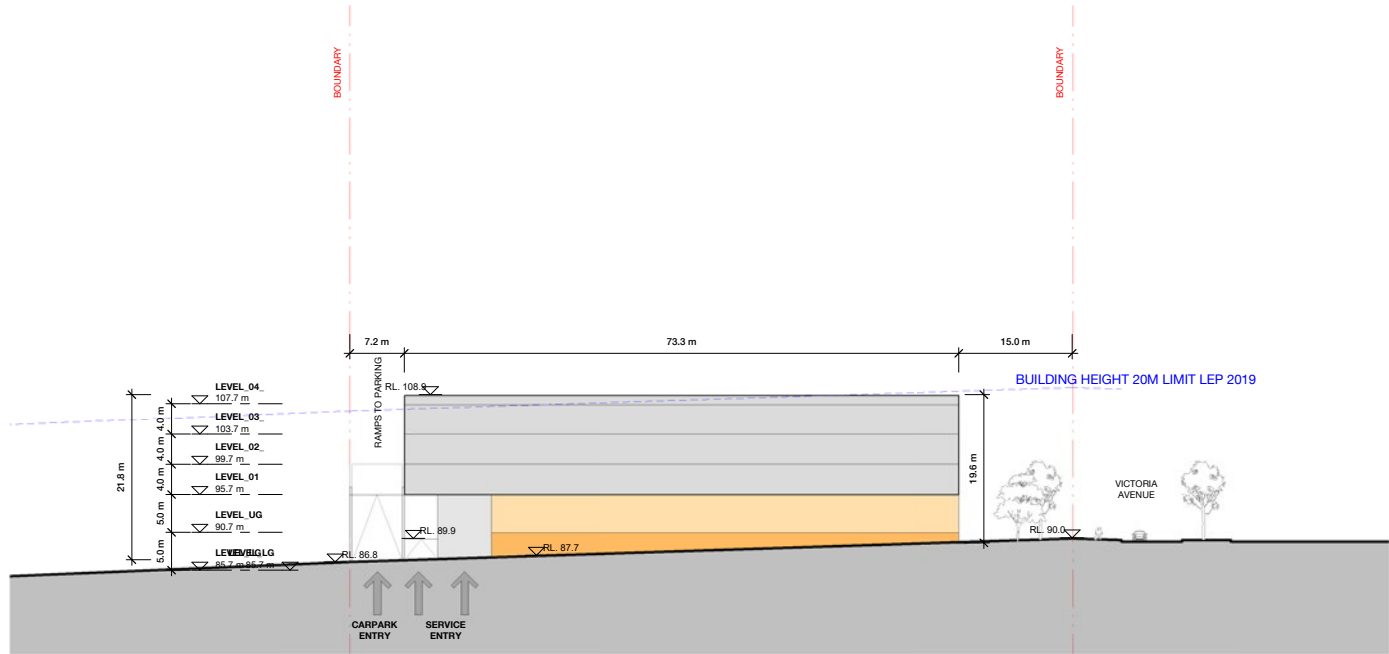
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1 South - Carrington Rd
Elevation 1 : 500



2 North - Salisbury Rd
Elevation 1 : 500

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1	16/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

North & South Elevations

Status	Planning Proposal			
Scale	1 : 500	@ A1		
Drawn	JH	Checked	MA	
Project No.	S12408			
Plot Date	14/12/2020 12:48:56 PM			
BIM				

Drawing no.	Revision
A11.02	2

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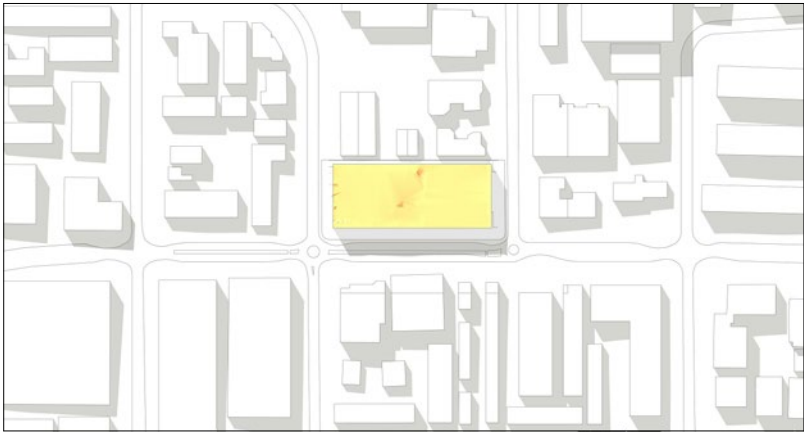
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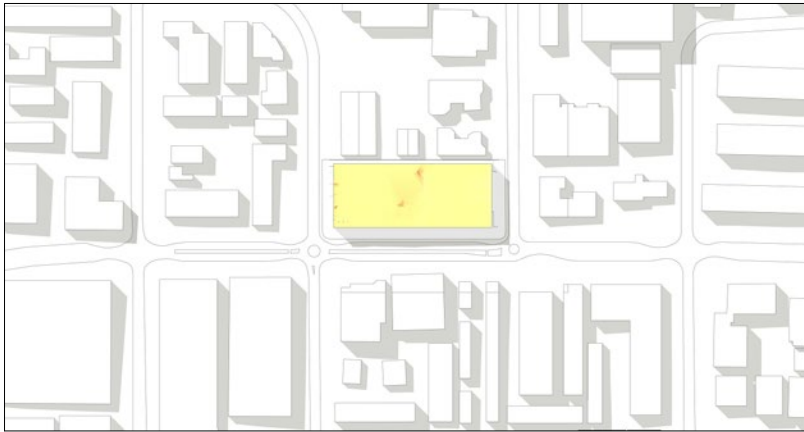
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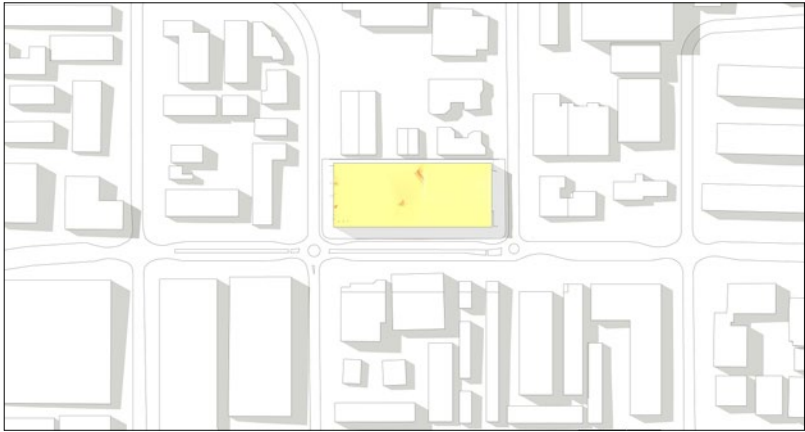
21st June 9am



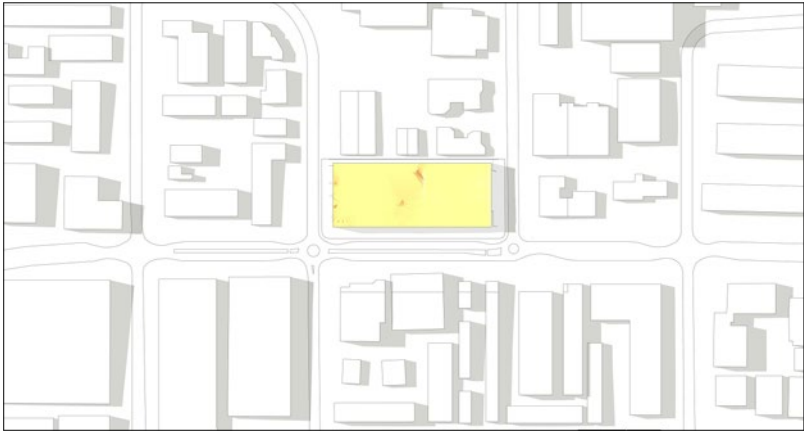
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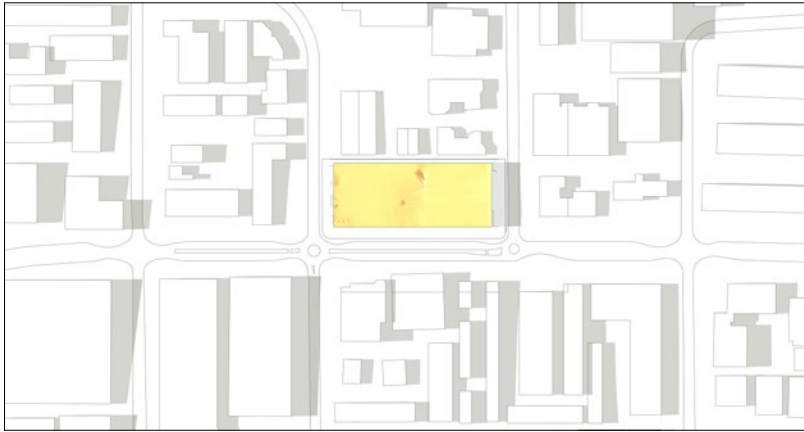
21st June 11am



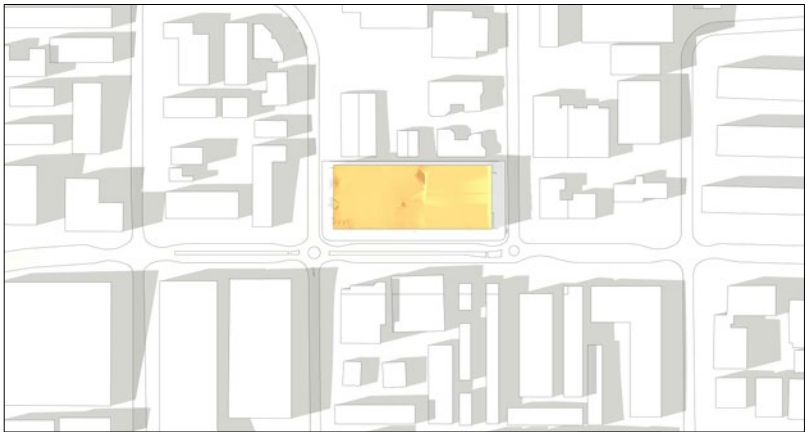
21st June 12pm



21st June 1pm



21st June 2pm



21st June 3pm

1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

Winter Solstice 21th June
Shadow diagrams - LEP Envelope



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	30/11/2020 7:55:54 PM		
BIM			

Drawing no.	Revision
A12.04	1

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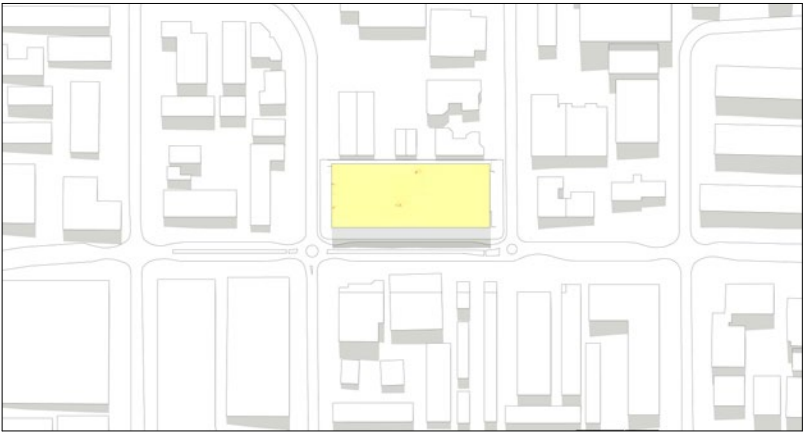
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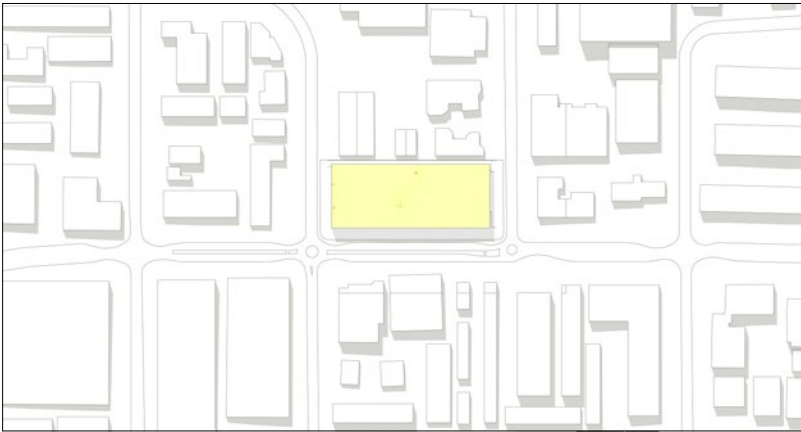
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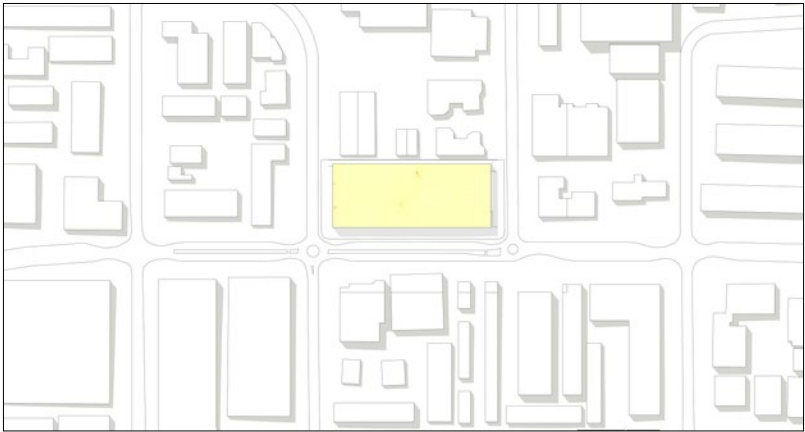
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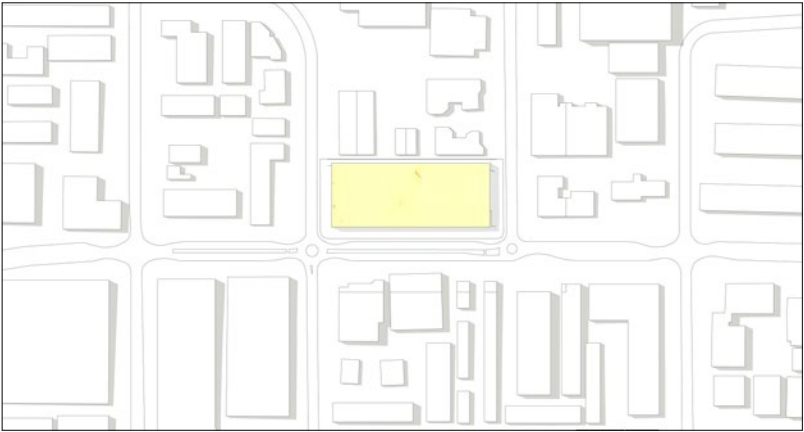
Equinox 9am



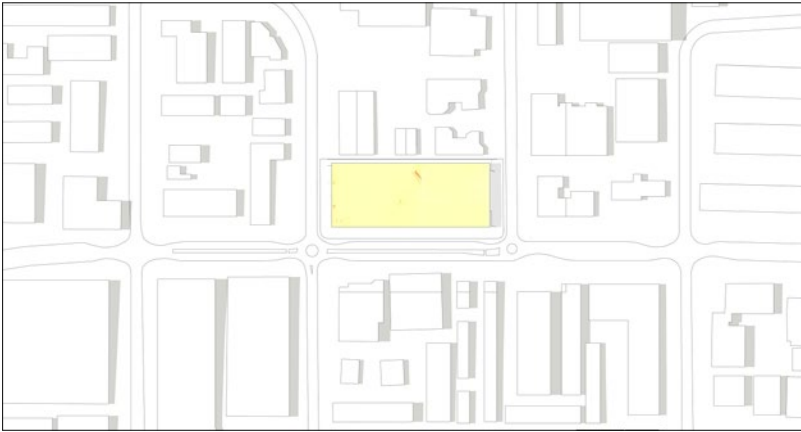
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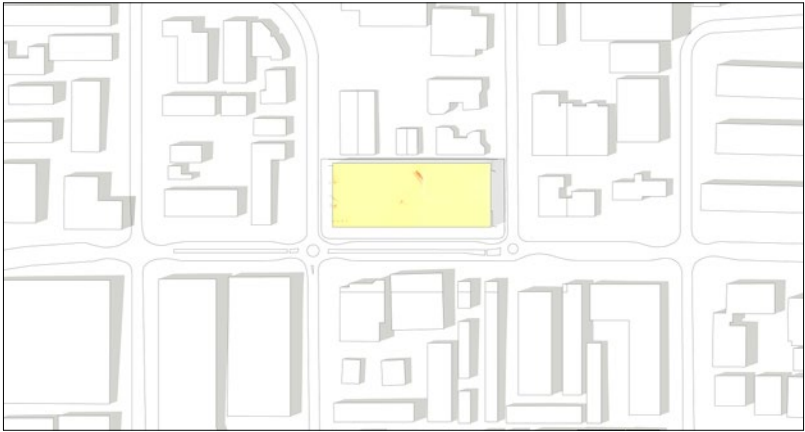
Equinox 11am



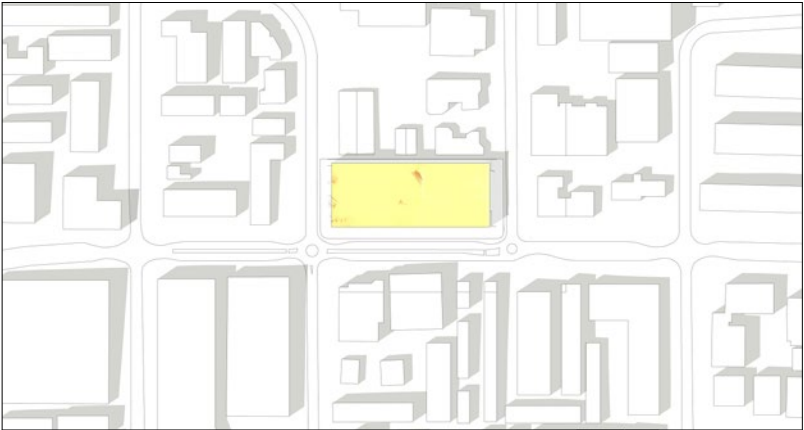
Equinox 12pm



Equinox 1pm



Equinox 2pm



Equinox 3pm

1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Equinox March/September
Shadow diagrams - LEP Envelope



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	30/11/2020 7:56:04 PM		
BIM			

Drawing no.	Revision
A12.05	1

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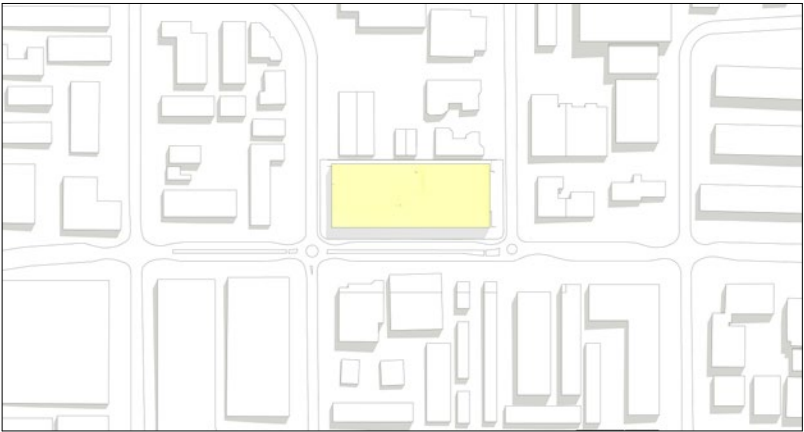
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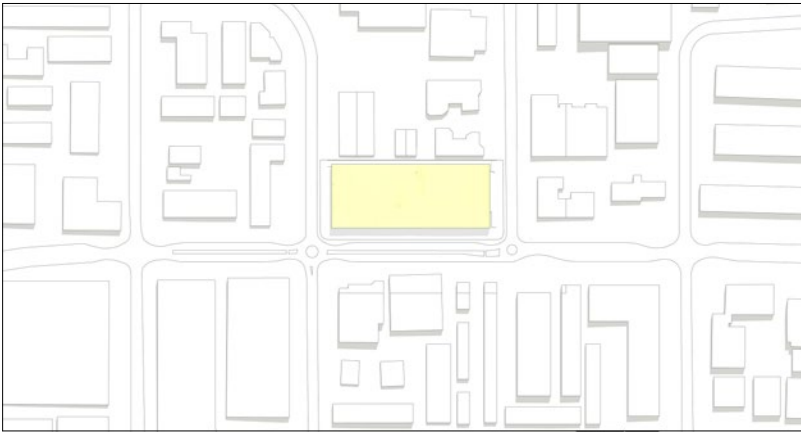
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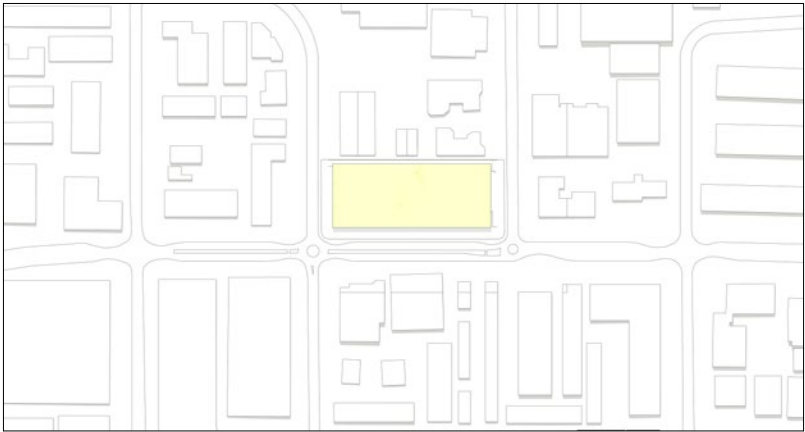
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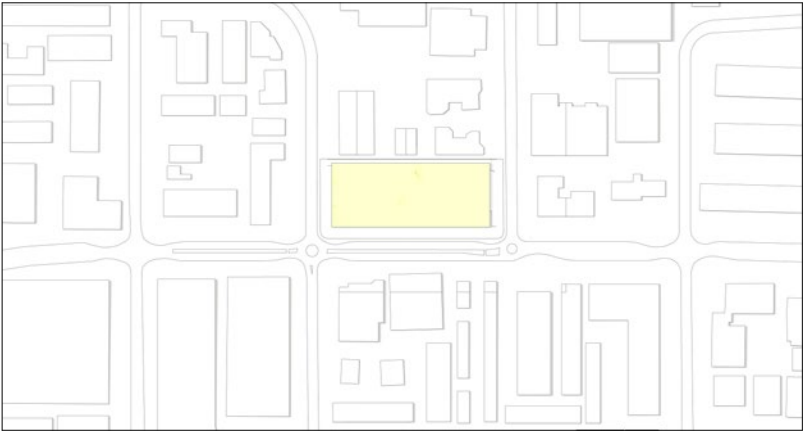
21st December 9am



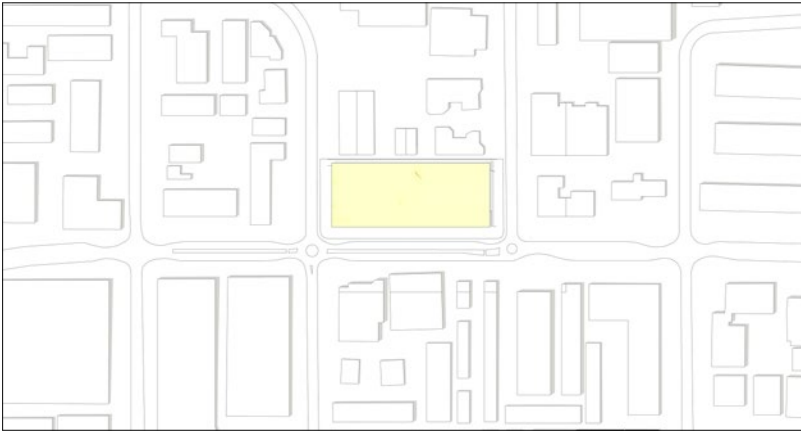
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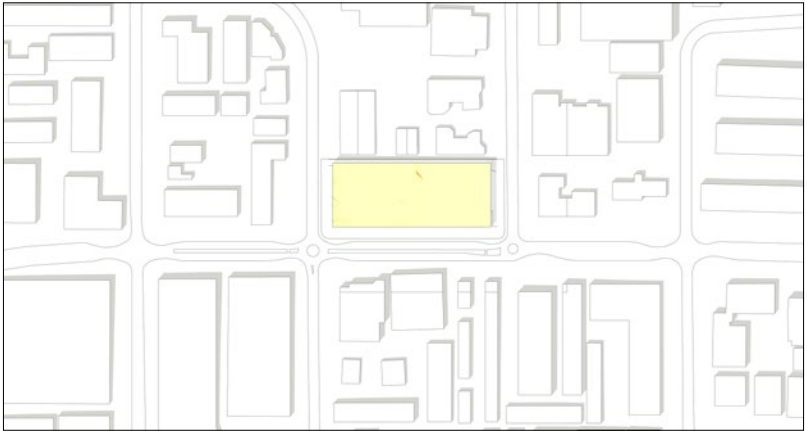
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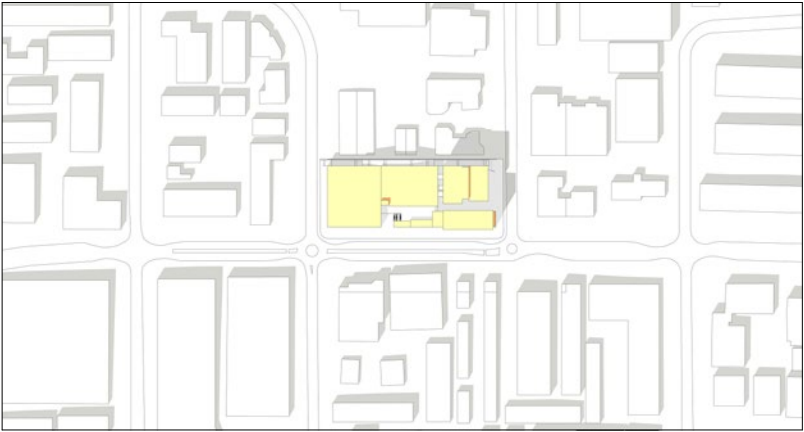
21st December 12pm



21st December 1pm



21st December 2pm



21st December 3pm

1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Summer Solstice 21st December
Shadow diagrams - LEP Envelope



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
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BIM			

Drawing no.	Revision
A12.06	1

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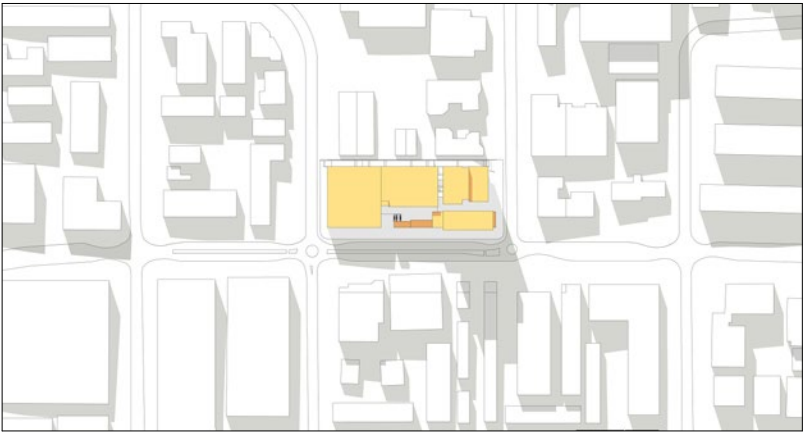
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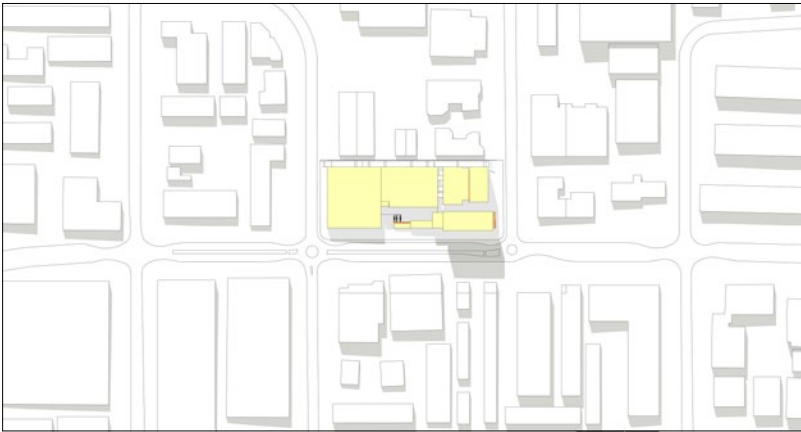
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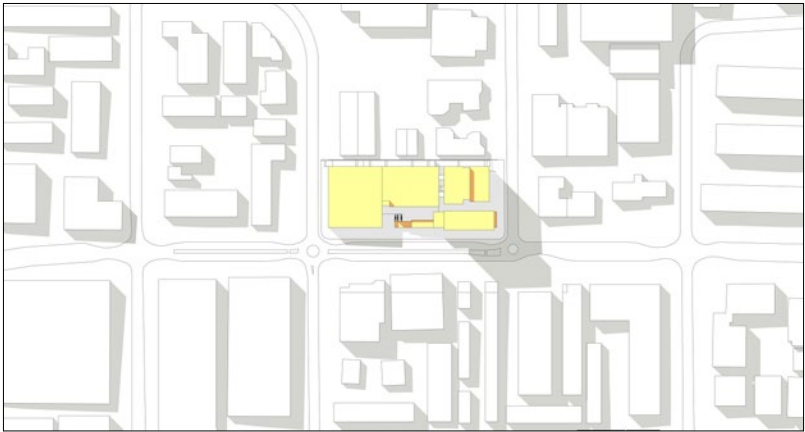
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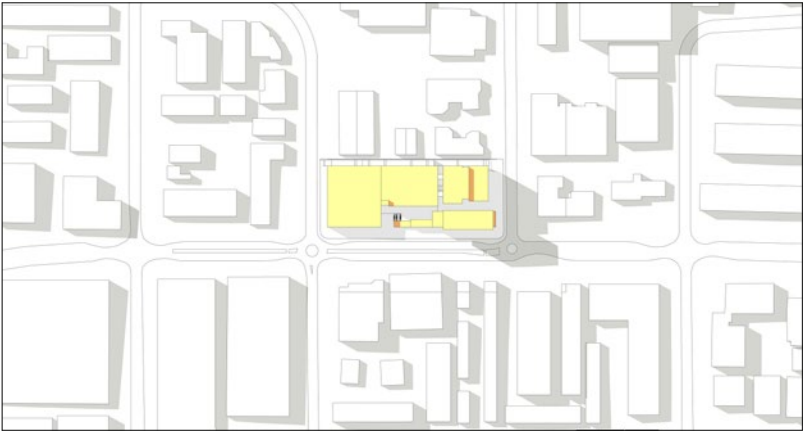
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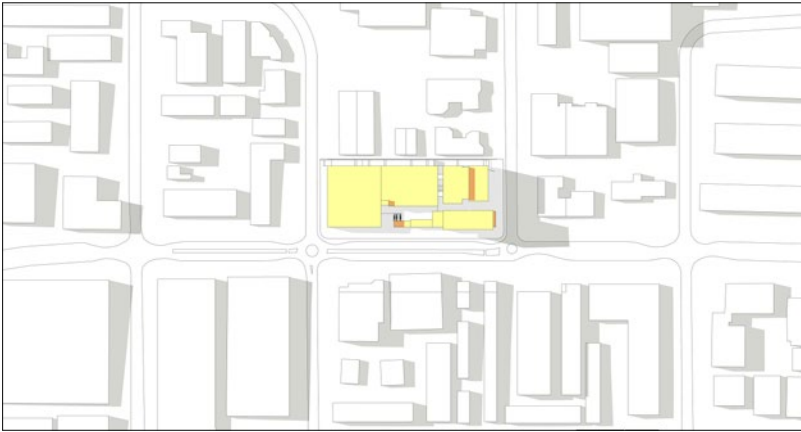
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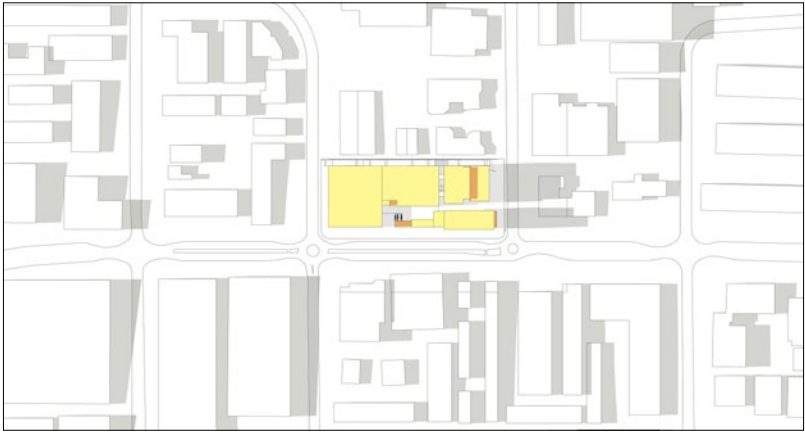
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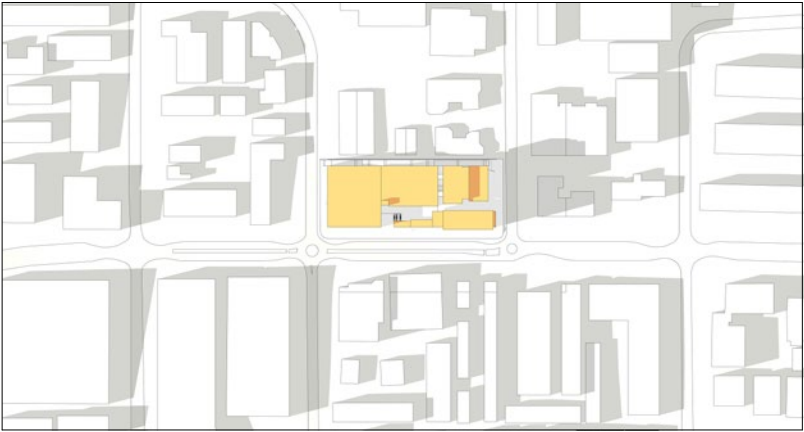
21st June 12pm



21st June 1pm



21st June 2pm



21st June 3pm

1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Winter Solstice 21th June
Shadow diagrams - Proposed



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	30/11/2020 7:55:25 PM		
BIM			

Drawing no.	Revision
A12.01	1

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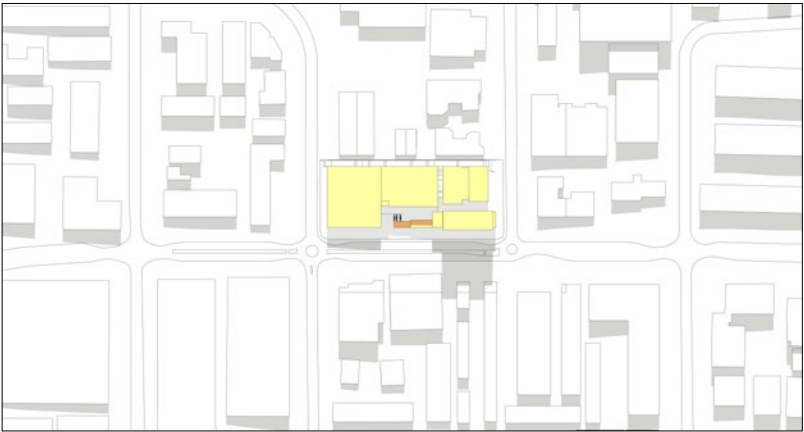
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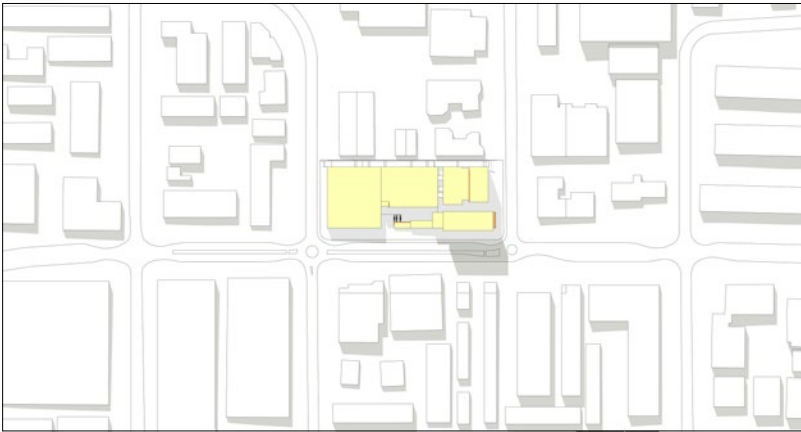
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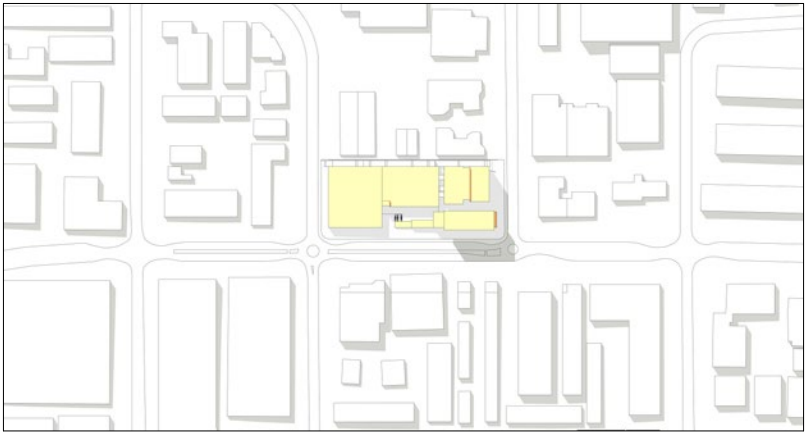
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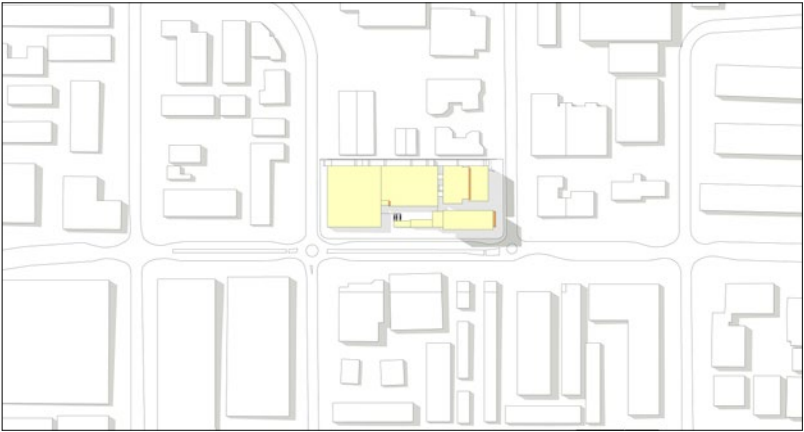
Equinox 9am



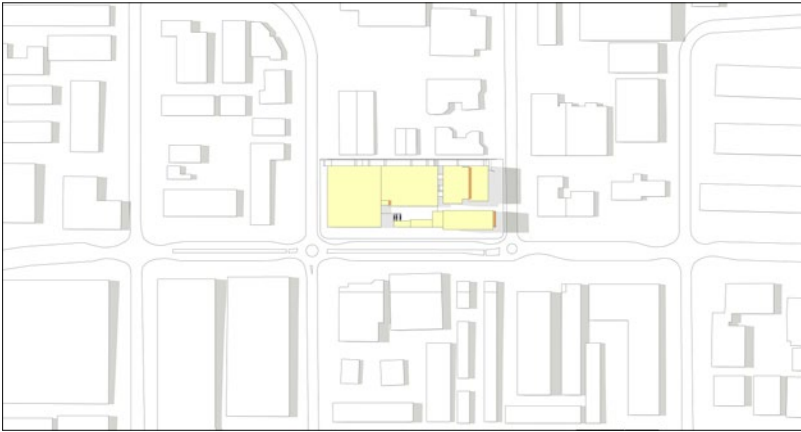
Equinox 10am



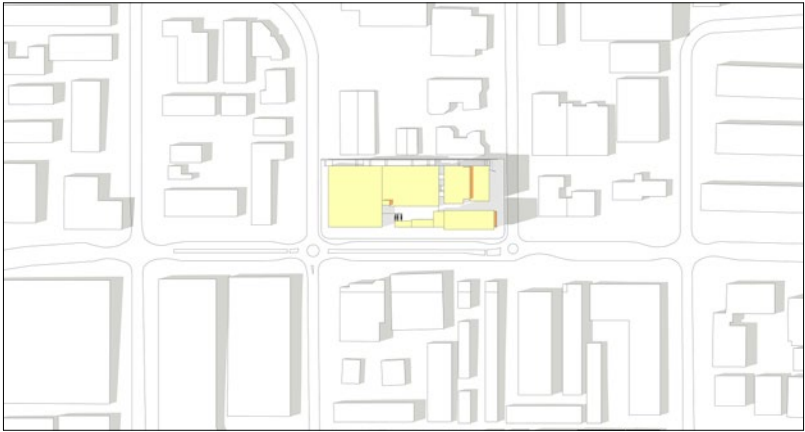
Equinox 11am



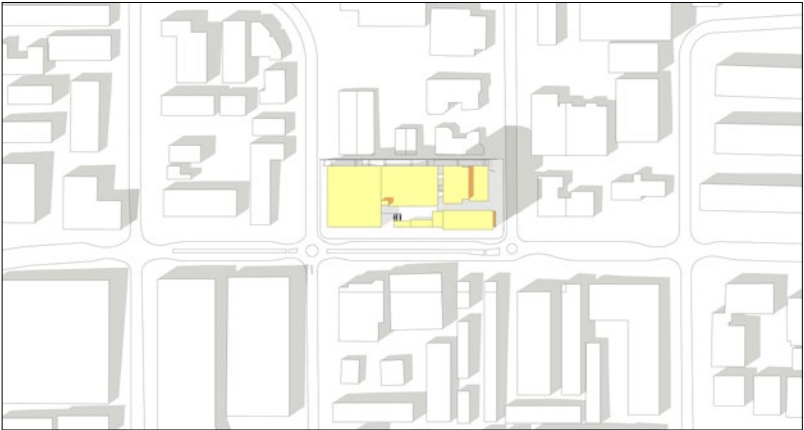
Equinox 12pm



Equinox 1pm



Equinox 2pm



Equinox 3pm

1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Equinox March/September
Shadow diagrams - Proposed



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	30/11/2020 7:55:35 PM		
BIM			

Drawing no.	Revision
A12.02	1

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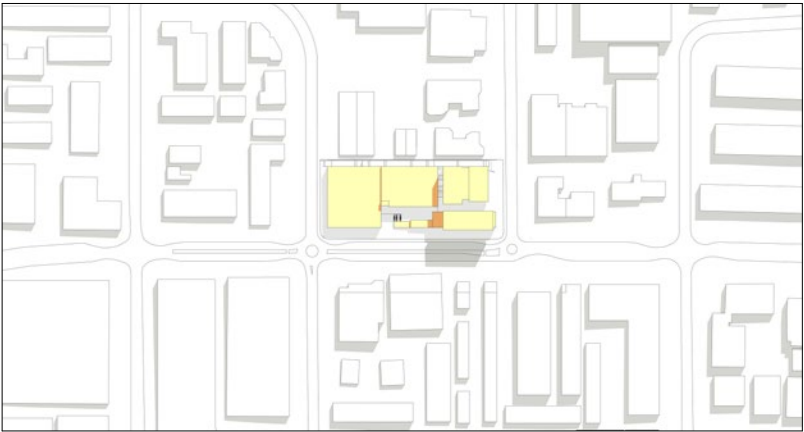
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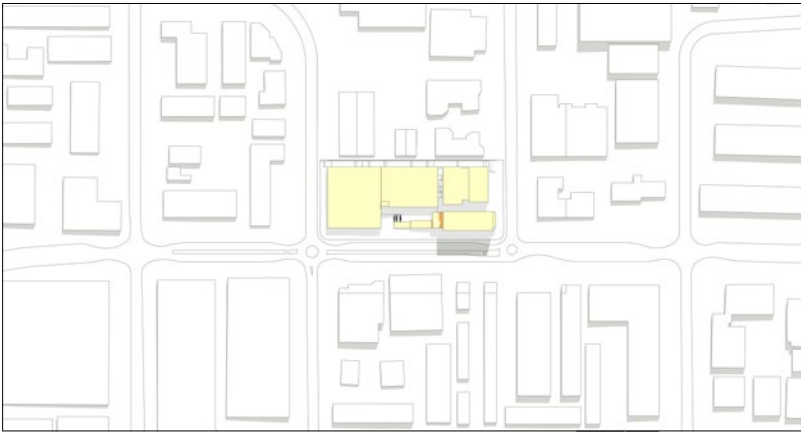
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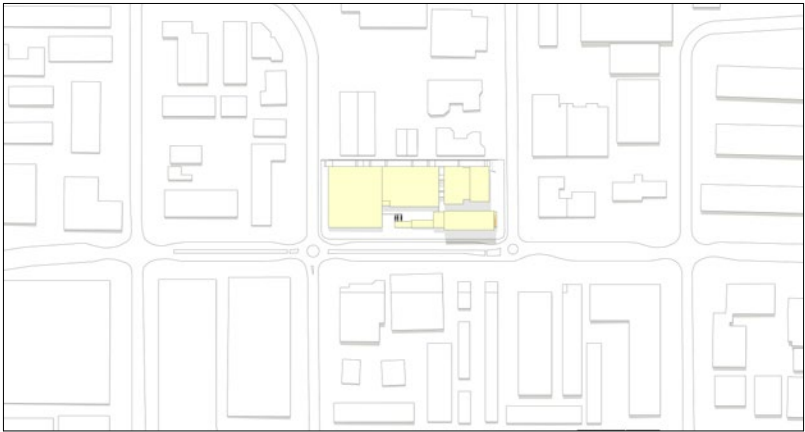
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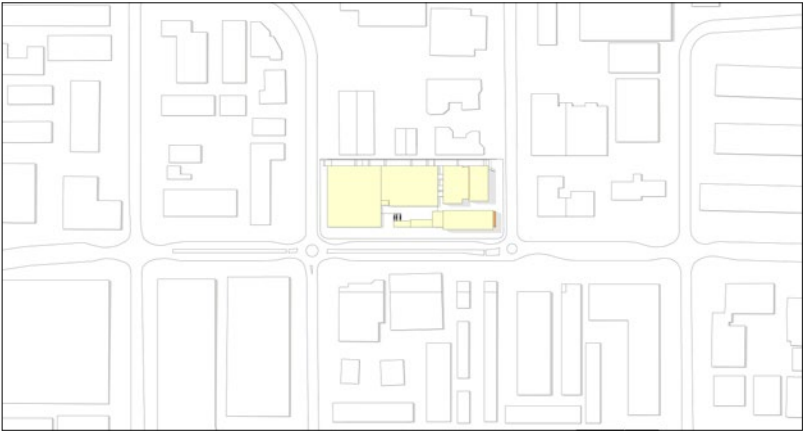
21st December 9am



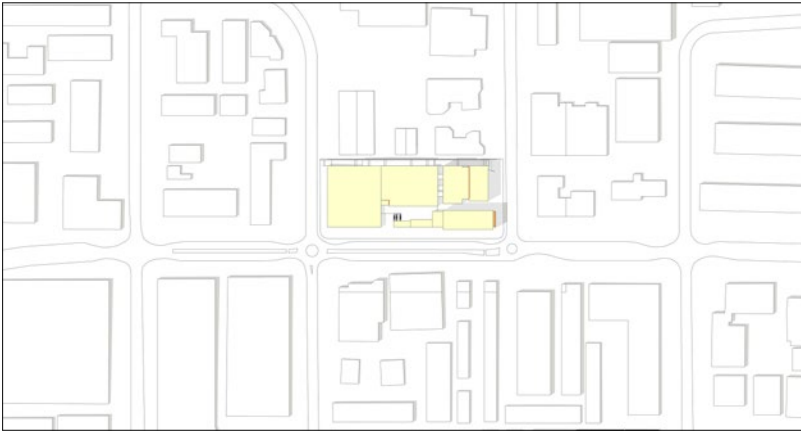
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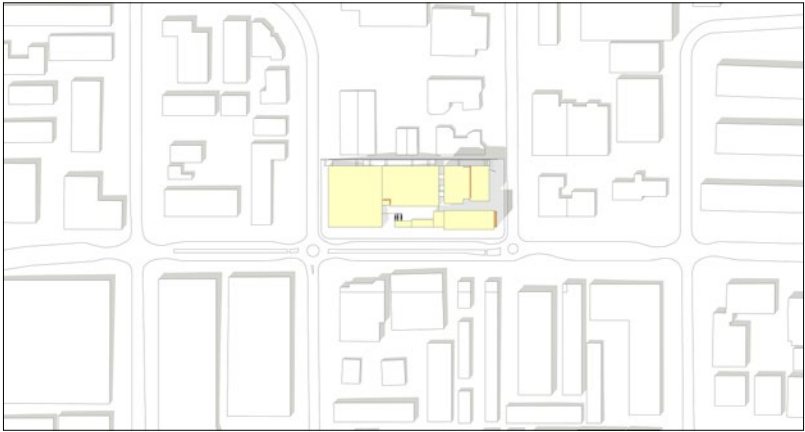
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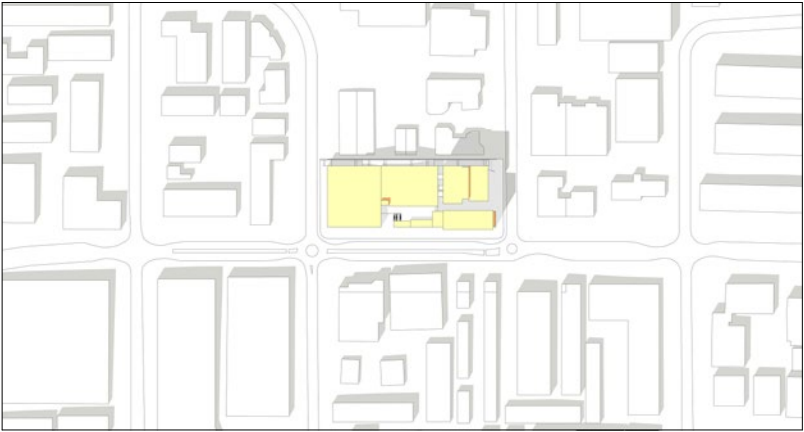
21st December 12pm



21st December 1pm



21st December 2pm



21st December 3pm

1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

Summer Solstice 21st December
Shadow diagrams - Proposed



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	30/11/2020 7:55:44 PM		
BIM			

Drawing no.	Revision
A12.03	1

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Site Areas & Calculations

Site Area (sqm)	21,048 m²
Proposed FSR	2.71

EFFICIENCIES

Assumed GBA/GFA	90%
Assumed GFA/NLA	95%
Assumed GBA/NLA - OFFICE	85%
Assumed GBA/NLA - Retail	90%

SOUTH PRECINCT - OFFICE & HOTEL					
BUILDING 1					
Floor	Height	Function	GBA (Sqm)	GFA (Sqm)	NLA (Sqm)
Level 14	4.5	Plant/Roof Terrace	1,720 m²	416 m²	395 m²
Level 13	4	Office	1,400 m²	1,260 m²	1,197 m²
Level 12	4	Office	1,400 m²	1,260 m²	1,197 m²
Level 11	4	Office	1,400 m²	1,260 m²	1,197 m²
Level 10	4	Office	1,400 m²	1,260 m²	1,197 m²
Level 9	4	Office	1,400 m²	1,260 m²	1,197 m²
Level 8	4	Office	1,400 m²	1,260 m²	1,197 m²
Level 7	4	Office	1,400 m²	1,260 m²	1,197 m²
Level 6	4	Office	1,400 m²	1,260 m²	1,197 m²
Level 5	4	Hotel Function/Pool Deck	707 m²	585 m²	
Level 4	3	Hotel (41)	1,450 m²	1,305 m²	1,050 m²
Level 3	3	Hotel (41)	1,450 m²	1,305 m²	1,050 m²
Level 2	3	Hotel (41)	1,450 m²	1,305 m²	1,050 m²
Level 1	3	Hotel (41)	1,450 m²	1,305 m²	1,050 m²
Upper Ground	7.5	Hotel Lobby/Resturant	877 m²	789 m²	
		Office Lobby	423 m²	381 m²	
Lower Ground	5	Parking/End of Trip/Loading	6,417 m²	182 m²	
		Hotel BoH & Facilities	374 m²	337 m²	
Sub Total	60		27,518 m²	17,990 m²	14,171 m²
Office only				11,059 m²	9,971 m²

BUILDING 2					
Floor	Height	Function	GBA (Sqm)	GFA (Sqm)	NLA (Sqm)
Level 13	4.5	Plant/Roof Terrace	1,250 m²	380 m²	361 m²
Level 12	4	Office	2,267 m²	2,040 m²	1,938 m²
Level 11	4	Office	2,267 m²	2,040 m²	1,938 m²
Level 10	4	Office	2,267 m²	2,040 m²	1,938 m²
Level 9	4	Office	2,267 m²	2,040 m²	1,938 m²
Level 8	4	Office	2,267 m²	2,040 m²	1,938 m²
Level 7	4	Office	2,267 m²	2,040 m²	1,938 m²
Level 6	4	Office	2,267 m²	2,040 m²	1,938 m²
Level 5	4	Office/SkyPlaza	1,822 m²	1,640 m²	1,558 m²
Level 4	4	Office/Parking	2,267 m²	1,089 m²	1,035 m²
Level 3	4	Office/Parking	2,267 m²	1,089 m²	1,035 m²
Level 2	4	Office/Parking	2,267 m²	1,089 m²	1,035 m²
Level 1	4	Office/Parking	2,355 m²	31 m²	29 m²
Upper Ground	7.2	Office Lobby/Loading/End of Trip	1,338 m²	580 m²	
		Food & Beverage Premises	176 m²	160 m²	152 m²
		Business Premises	574 m²	522 m²	470 m²
		Shop	75 m²	68 m²	65 m²
Lower Ground	5	Commercial B1 Lobby	-	21 m²	
Sub Total	59.7		30,260 m²	20,951 m²	19,306 m²
Office only				20,201 m²	18,620 m²

NORTH PRECINCT RETAIL & LIFESTYLE					
BUILDING 3					
Floor	Height	Function	GBA (Sqm)	GFA (Sqm)	NLA (Sqm)
Level 05		Roof Terrace			
Level 04	4	Parking	7,361 m²		-
		Medical Centre	709 m²	638 m²	542 m²
Level 03	4	Parking	7,010 m²		-
		Medical Centre	1,130 m²	1,017 m²	864 m²
Level 02	4	Parking	7,010 m²	-	-
		Childcare	1,130 m²	1,017 m²	864 m²
Level 01	4	Parking	6,865 m²	-	-
		Gym	1,117 m²	1,005 m²	855 m²
Upper Ground	5	Specialised Retail	4,717 m²	4,288 m²	4,245 m²
		Shop	3,447 m²	3,134 m²	3,103 m²
		Business Premises	138 m²	125 m²	117 m²
		Food & Beverage Premises	330 m²	300 m²	297 m²
Lower Ground	5	Specialised Retail	4,400 m²	4,000 m²	3,960 m²
		Shop	2,748 m²	2,498 m²	2,473 m²
		Loading/Parking	1,522 m²		
Basement	4	Parking	10,726 m²		
Sub Total	16		60,360 m²	18,022 m²	17,320 m²

AREA SUMMARY			
USE	GBA (sqm)	GFA (sqm)	NLA (sqm)
Office	42,355 m²	31,260 m²	28,591 m²
Specialised Retail	9,117 m²	8,288 m²	8,205 m²
Hotel	7,758 m²	6,931 m²	4,200 m²
Shop	6,270 m²	5,700 m²	5,640 m²
Medical Centre	1,839 m²	1,655 m²	1,407 m²
Childcare	1,130 m²	1,017 m²	864 m²
Gym	1,117 m²	1,005 m²	855 m²
Business Premises	712 m²	647 m²	587 m²
Food & Beverage Premises	506 m²	460 m²	449 m²
Carpark	47,285 m²	-	-
Total	118,089 m²	56,963 m²	50,798 m²

Target Area vs Proposed Area Shortfall

EXTERNAL AREAS	
USE	GBA (sqm)
Ground levels - Public Domain	7,838 m²
Roads/Driveways	3,354 m²
Office SkyPlaza	3,710 m²
Hotel Terrace	691 m²
Office Roof terrace	997 m²
Total	16,590 m²

*(Laneways, Plazas, Landscaped setbacks)

Proposed Carparking		
Level 4	252	*(Includes open deck parking)
Level 3	241	
Level 2	241	
Level 1	262	
Lower Ground	163	(incl 13 staff space in BoH)
B1	310	
Total	1,469	approx