

Norwest Marketown Planning Proposal

LPP Response Urban Design Package — 24/05/23

Local Planning Panel Advice

This information package provides additional information for the Norwest Marketown Planning Proposal in response to advice provided to The Hills Shire Council by the Hills Local Planning Panel.

The LPP advice specifically addressed in this package is part 1a, relating to the proposed built form concepts.



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
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PO Box 7064, Norwest 2153
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24 April 2024

Michael Watt
Mulpha Australia Limited
Level 9, 117 Macquarie St
SYDNEY NSW 2000

Via email: MWatt@mulpha.com.au

Our Ref: 4/2024/PLP

Dear Michael,

LOCAL PLANNING PANEL ADVICE – NORWEST MARKETOWN – 4-6 CENTURY CIRCUIT, NORWEST (4/2024/PLP)

On Wednesday 17 April 2024, The Hills Local Planning Panel considered the abovementioned Planning Proposal and provided advice for Council to consider when determining the planning proposal.

The Panel provided the following advice to Council:

1. *The planning proposal has adequate strategic merit and the capability to demonstrate adequate site-specific merit to warrant progression to Gateway Determination, subject to the following matters being resolved to Council's satisfaction:*
 - a. *Amendments to the proposed built form concepts to demonstrate achievement of the following urban design and amenity outcomes:*
 - i. *Improved landscaping and public domain treatments along the site's interface with Norwest Boulevard, which may potentially require increased setback distance;*
 - ii. *Maximum residential tower floor plate of 750m² (rather than 1,050m²);*
 - iii. *Maximum podium length of 65 metres (rather than 84 metres);*
 - iv. *Maximum tower length of 50 metres (rather than 63 metres);*
 - v. *Minimum tower setbacks above podium of 5 metres (rather than 1.5 metres);*
 - vi. *Minimum building separation of 24 metres above 8 storeys (rather than 20 metres);*
 - vii. *Adequate private communal open space to service residential development, separate to the proposed publicly accessible open space;*
 - viii. *Adequate solar access to Norwest Station Site, communal open space and public domain areas at the ground plane;*
 - b. *Submission of a revised Flooding Assessment Study, which more accurately considers the stormwater catchment area (including taller building forms) as well as further information regarding proposed measures to improve the water quality of Norwest Lake.*
 - c. *Submission of a revised Traffic Study that utilises an appropriate traffic generation model and assess the cumulative traffic impacts of surrounding planned developments.*

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- d. *Revision of the draft site-specific Development Control Plan to include additional controls in relation to built form, landscaping, solar access and traffic, as well as the matters identified in Item 1 a) of this recommendation.*
- e. *Revision of the Voluntary Planning Agreement offer to provide further clarity and sufficiently address infrastructure demand arising from the planning proposal. The Panel notes that there is significant work remaining to resolve the infrastructure necessary to support the proposal and provide appropriate community infrastructure. The Voluntary Planning Agreement Offer should reflect the true value of the proposed items and provide clear differentiation between what is a public benefit associated with the proposal versus the works that are simply a consequence of undertaking development.*

The Minutes of the Local Planning Panel meeting can be viewed on Council's website at <https://www.thehills.nsw.gov.au/Council/Meeting-Agendas-Minutes/Local-Planning-Panel-LPP> and a copy is attached for your information.

The next step is for the matter to be reported to Council for a decision on whether or not to forward the Planning Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination. Council officers are currently working towards reporting the matter to Council for a decision. Concurrently, Council officers are undertaking internal consultation and assessment of the provided Voluntary Planning Agreement offer. Further correspondence regarding the outcomes of infrastructure assessment will be provided for your consideration shortly.

Any future correspondence in relation to this matter should quote the reference number 4/2024/PLP. If you require further information please contact Emma Langan, Senior Town Planner, on 9843 0243.

Yours faithfully,

Megan Munari
ACTING MANAGER – FORWARD PLANNING

Attachment 1 – Local Planning Panel Minutes, 17 April 2024 (2 Pages)

LPP Built Form Advice

The Hills Local Planning Panel recommended amendments to the proposed built form under 8 subpoints related to urban design and amenity outcomes.

This package addresses each subpoint and outlines how a built form response is able to developed for Norwest Marketown.

8
subpoints

1. *The planning proposal has adequate strategic merit and the capability to demonstrate adequate site-specific merit to warrant progression to Gateway Determination, subject to the following matters being resolved to Council's satisfaction:*
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 - vii. *Adequate private communal open space to service residential development, separate to the proposed publicly accessible open space;*
 - viii. *Adequate solar access to Norwest Station Site, communal open space and public domain areas at the ground plane;*



Improved landscaping and public domain treatments along the site's interface with Norwest Boulevard, which may potentially require increased setback distance;

The landscape masterplan captures the design intent for the landscape and public interface with Norwest Boulevard. However, the proponent acknowledges that the render below does not show the correct kerbline, trees and planting beds.



Figure 84. Indicative Reference Scheme - Landscape Masterplan (Source: REALM)



Improved landscaping and public domain treatments along the site's interface with Northwest Boulevard, which may potentially require increased setback distance;

The adjusted kerbline to align with the existing condition and landscape masterplan is indicated in the overlay on the indicative ground level plan.

In addition to the proposed colonnade, which provides sheltered access along the Northwest Boulevard frontage, a clear width of 7.5m is achieved from the proposed building line to the existing kerbline.

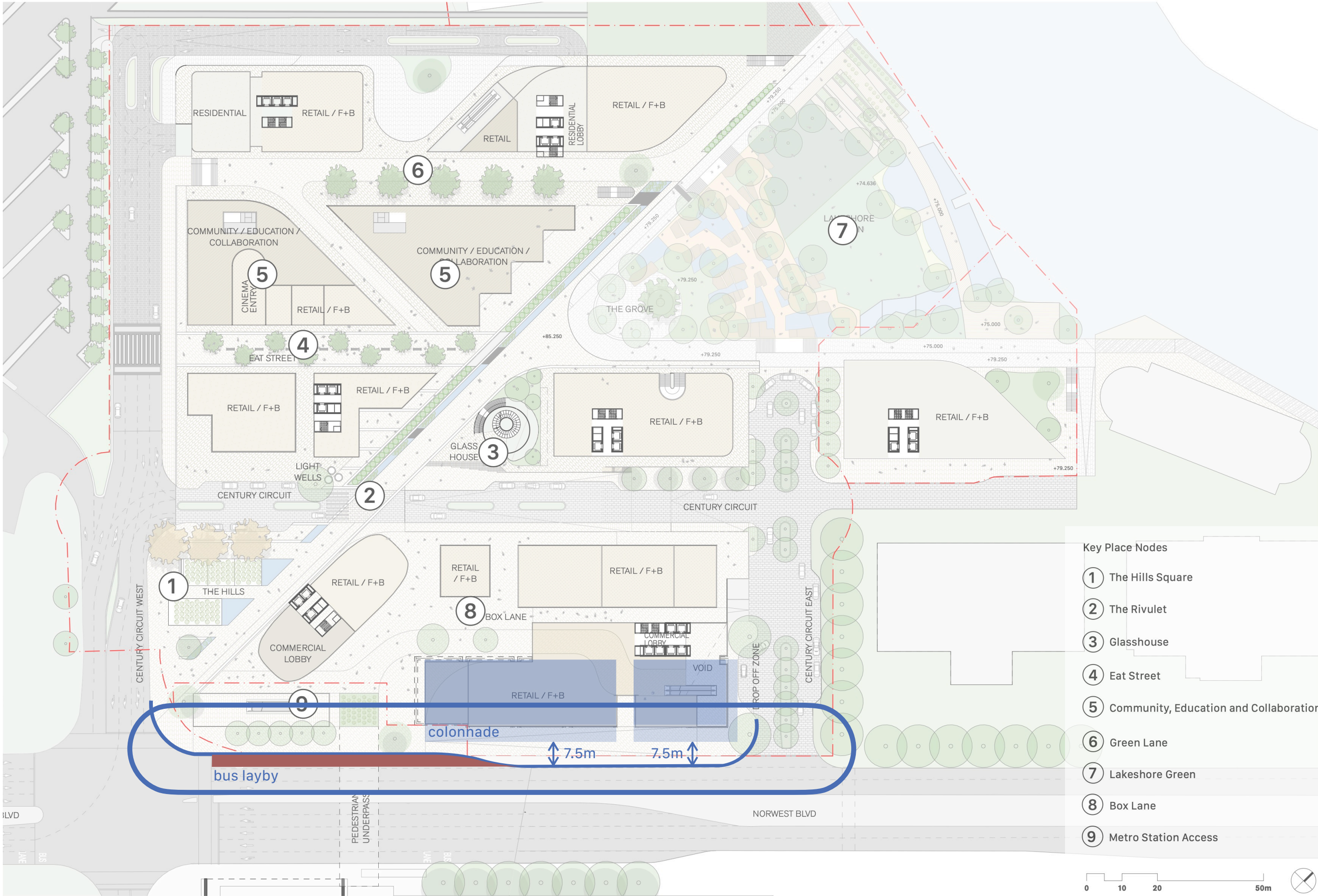


Figure 79. Illustrative Ground Floor Plan



Improved landscaping and public domain treatments along the site's interface with Northwest Boulevard, which may potentially require increased setback distance;

The planting strips and street trees proposed in the landscape masterplan are accommodated between the existing kerb line and proposed building line.

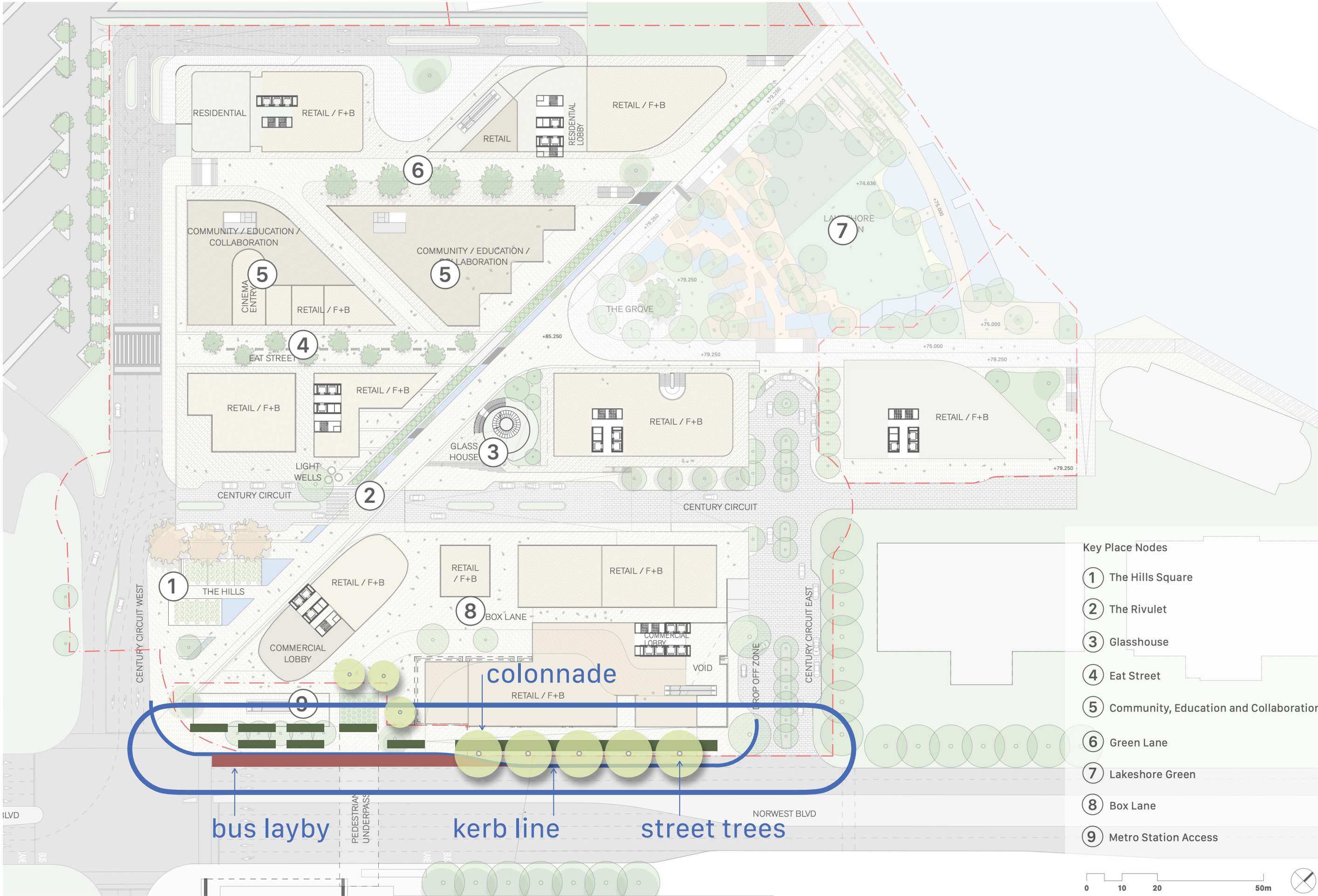


Figure 79. Illustrative Ground Floor Plan



Improved landscaping and public domain treatments along the site's interface with Norwest Boulevard, which may potentially require increased setback distance;

An indicative overlay on the render view included in the Planning Proposal package represents the adjusted kerb lines to align with the existing condition and captures the intent of the landscape masterplan for Norwest Marketown.

The key elements of the proposed built form and landscape interface to Norwest Boulevard includes:

- setback of built form from site boundary (min. 4m)
- clear street wall and setback to upper building forms
- broad colonnade providing shelter and scale
- 7.5m clear width from kerb to building line
- street trees reinforcing the boulevard character
- linear low level planting with public seating opportunities
- setbacks of trees from main intersection for visibility

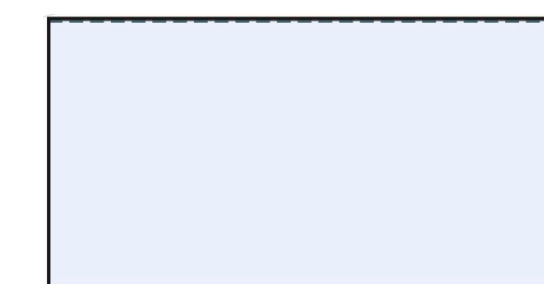


Overlay on render view showing indicative landscape treatment to Norwest Boulevard interface.

ii *Maximum residential tower floor plate of 750m²
(rather than 1,050m²);*

We confirm that the indicative built form representations are based on a maximum residential tower floor plate area of 750m² GFA.

The building envelopes allow for building articulation, balconies and vertical transport / services voids. Typically a 75% efficiency is assumed from Building Envelope Area (BEA) to Gross Floor Area (GFA).



Building Envelope Area
BEA (nom. 1000m²)



Approx 75% efficiency



Residential Floorplate
GFA (max. 750m²)



Maximum podium length of 65 metres
(rather than 84 metres);

Norwest Marketown is underpinned by a focus on public domain and streetscape outcomes. Scaled and articulated podiums are fully supported and able to be achieved.

The diagram opposite indicates potential podium facades with breaks representing articulation, arcades, building entries and laneway connections. The maximum continuous podium length will be 65m.

65m maximum
podium length

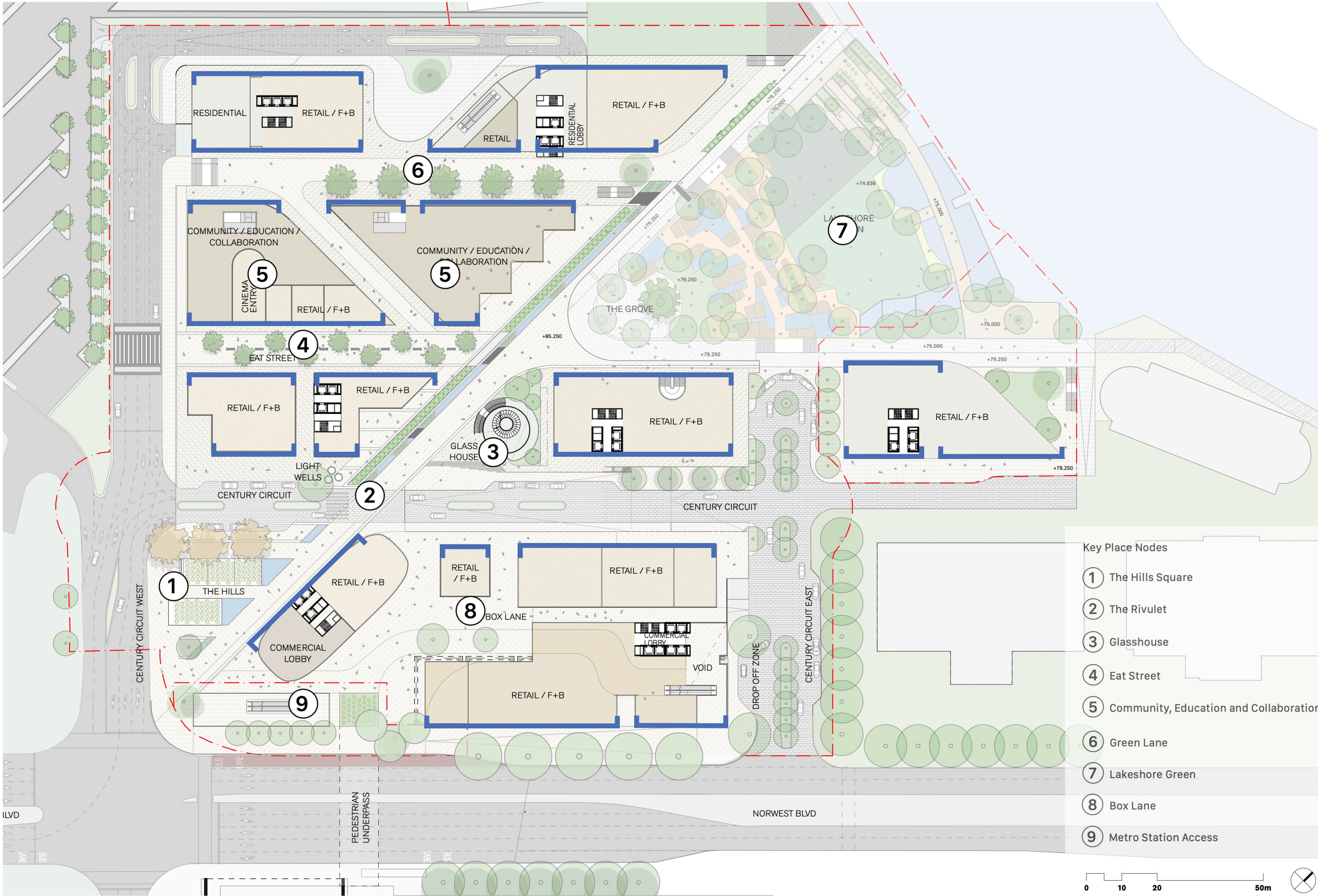


Figure 79. Illustrative Ground Floor Plan

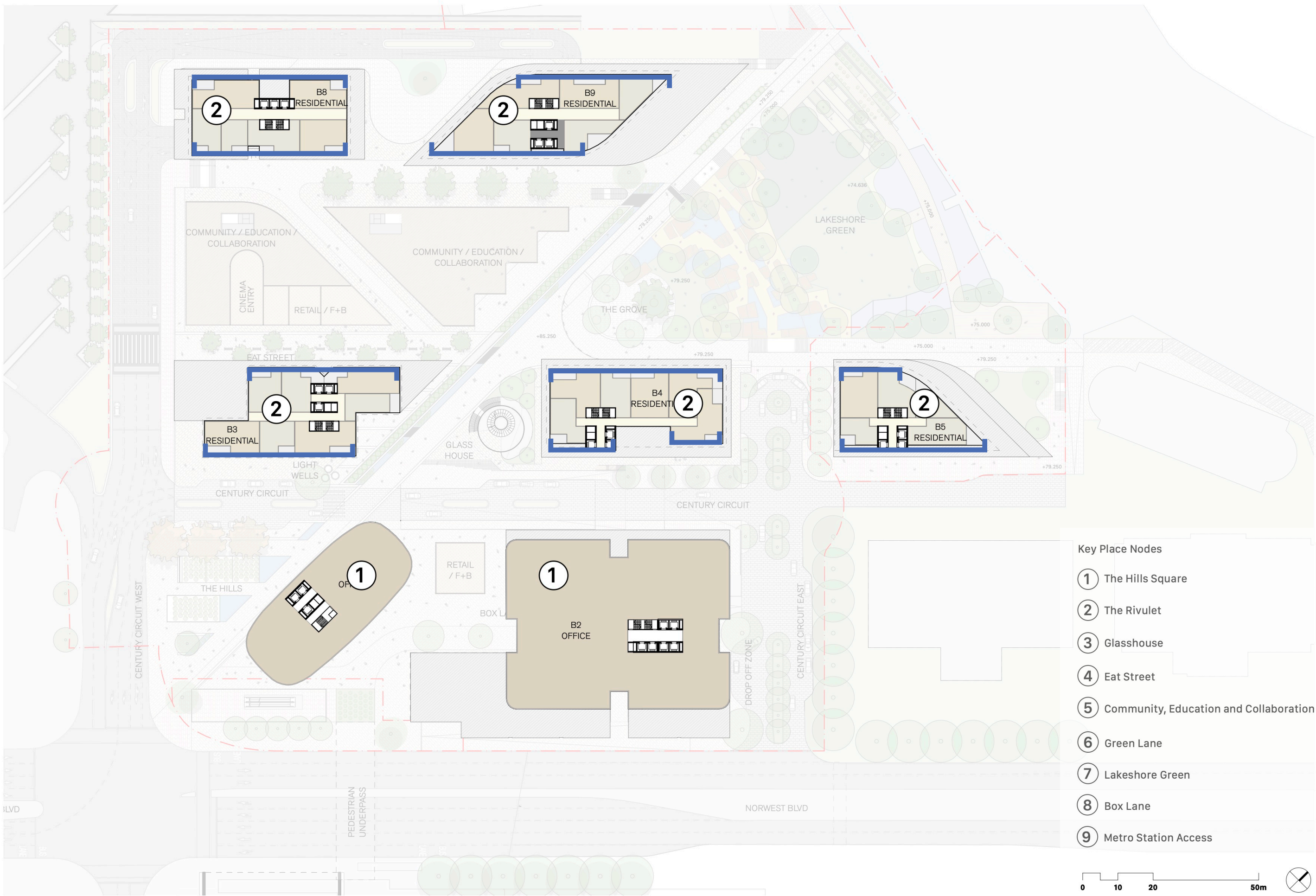
iv

Maximum tower length of 50 metres
(rather than 63 metres);

The apartment tower floorplates are intentionally slender to the north-east to minimise mid-morning shadow to the public domain and to maximise solar to apartments through to 3pm on 21 June.

The north-west facades are consequently longer, but can be limited to 50m in length as proposed by the LPP. Commercial tower components are shown to be articulated but should have the flexibility for facade lengths over 50m to deliver a range of workplace floorplate sizes.

50m maximum
tower facade
length





Minimum tower setbacks above podium of 5 metres (rather than 1.5 metres);

The built form arrangement for Norwest Marketown:

- develops clear podium or streetwall buildings
- creates inset and active levels above podium
- sets back tower forms
- proposes articulated facades with opportunities for integrated landscape

A minimum tower setback of 3m is proposed for residential or mixed use buildings. An additional 2m waistline setback to the floor directly above the podium level is also proposed to the long frontage of each building.

This approach balances built form articulation with maximisation of the open space and public domain areas.

Specific podium and setback controls are not proposed to be defined for the landmark commercial tower. The form, scale and wind mitigation of this building form will be developed through a design excellence competition process.

- 3m minimum setback
- 2m waistline setback

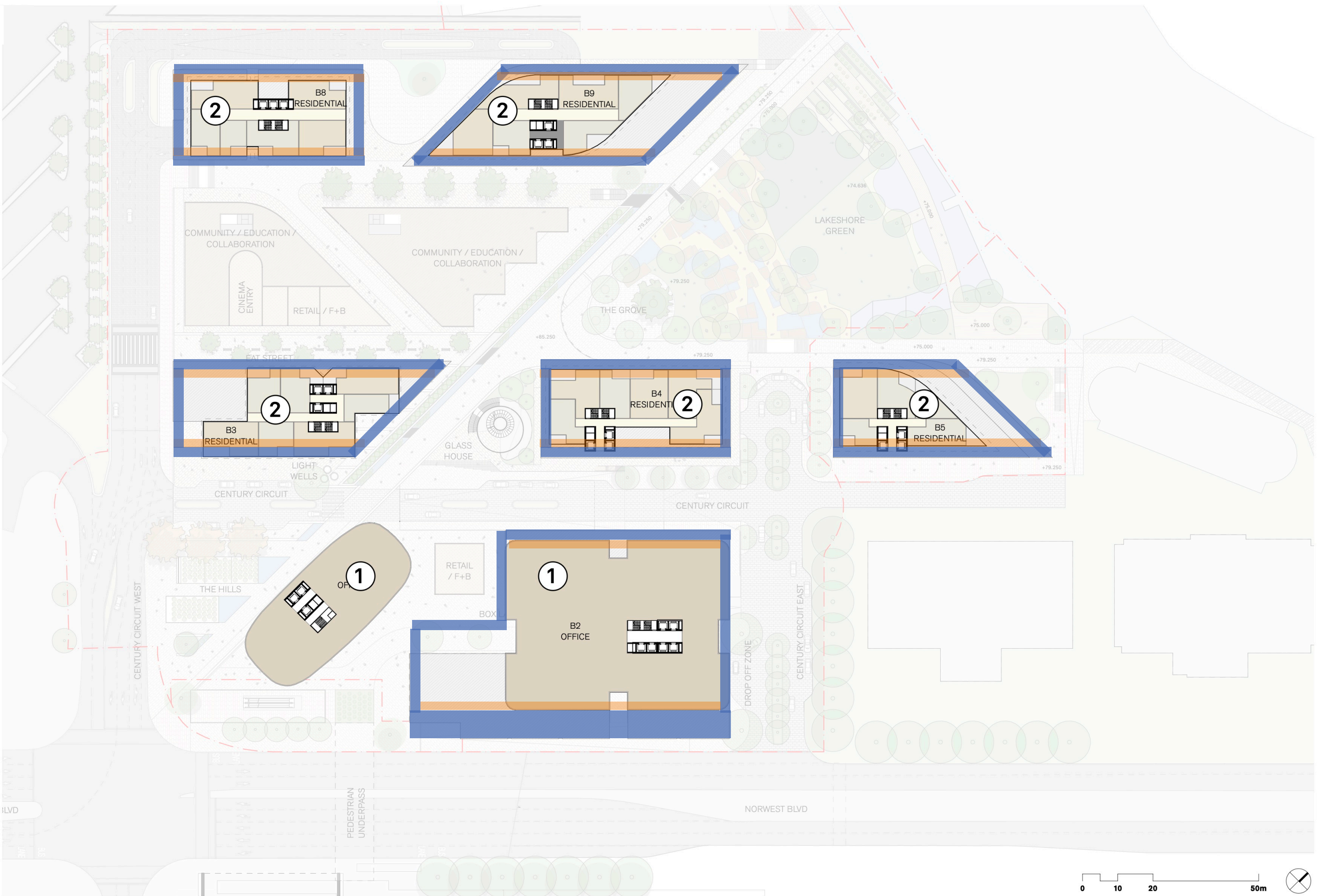


Figure 81. Illustrative Typical Apartment Level Plan

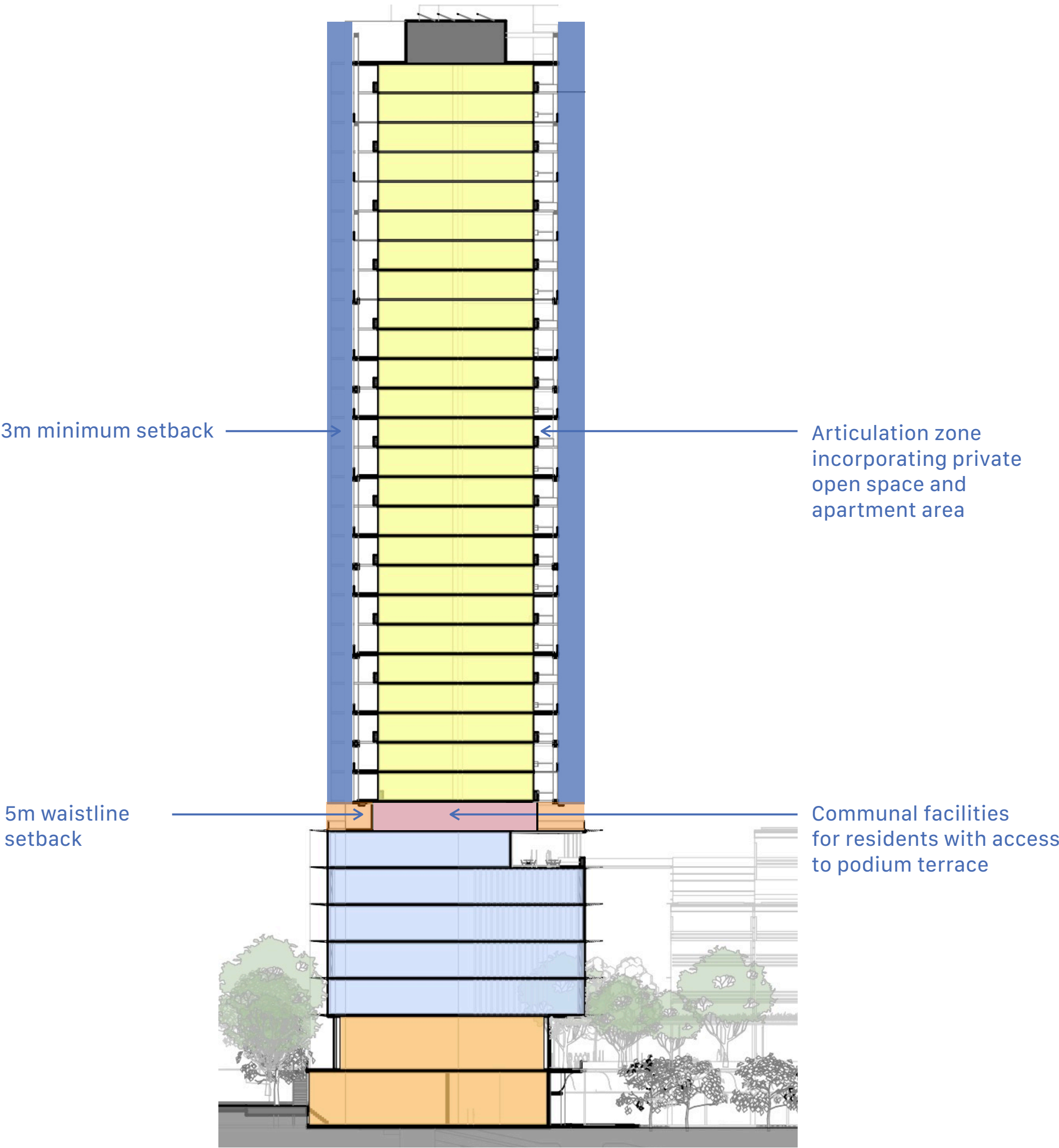


Minimum tower setbacks above podium of 5 metres (rather than 1.5 metres);

A section through Building B4 shows the minimum 3m setback above the podium consistently applied to the tower. The additional 2m to the first level above podium delivers articulation and creates external terraces for communal facilities. Apartment balconies further articulate the building form.



- 3m minimum setback
- Additional 2m waistline setback



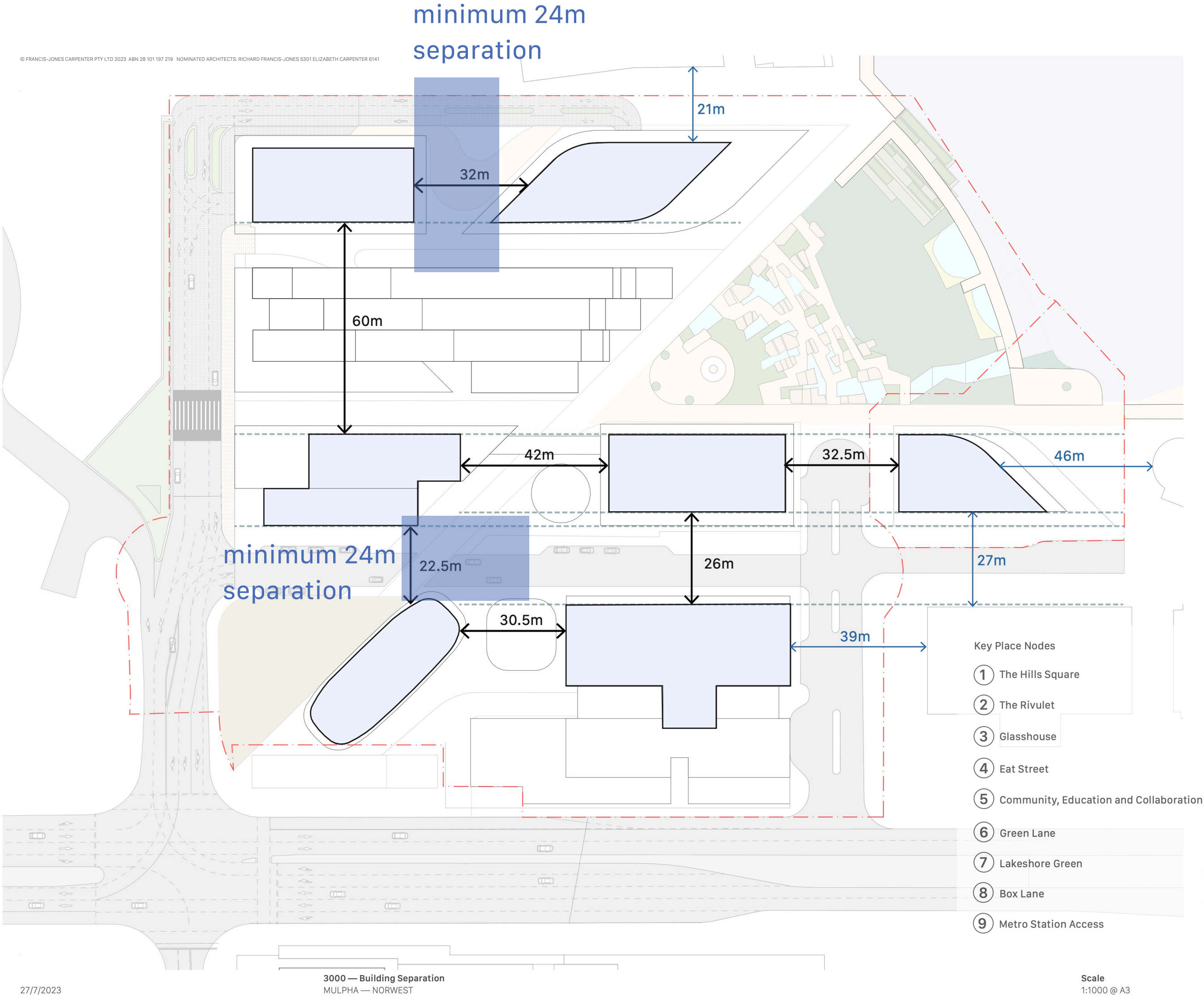
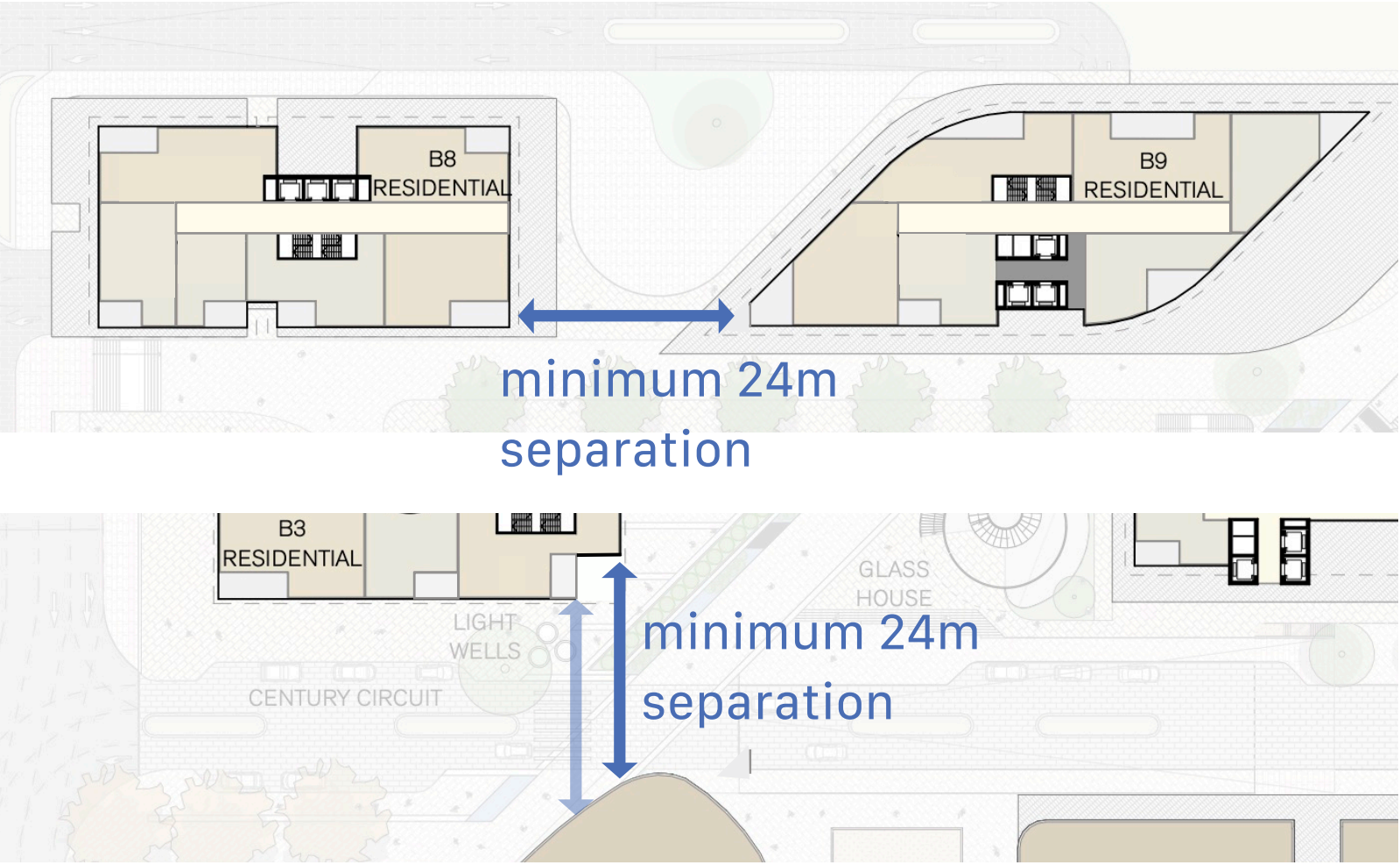


Minimum building separation of 24 metres above 8 storeys (rather than 20 metres);

It is the intention that all residential components of the Norwest Marketown Planning Proposal are fully aligned with the building separation requirements of the Apartment Design Guide {ADG}.

We acknowledge that a distance of less than 24m can be measured from the acute point of one residential building envelope to the corner of the adjacent residential tower. An ADG separation of 24m can be readily achieved in detailed design between residential buildings.

A minimum separation distance of 24m is preferred between residential and commercial buildings. One instance at corner points measures at 20.6m. The minimum separation of 24m can be readily achieved in detailed design.







vii

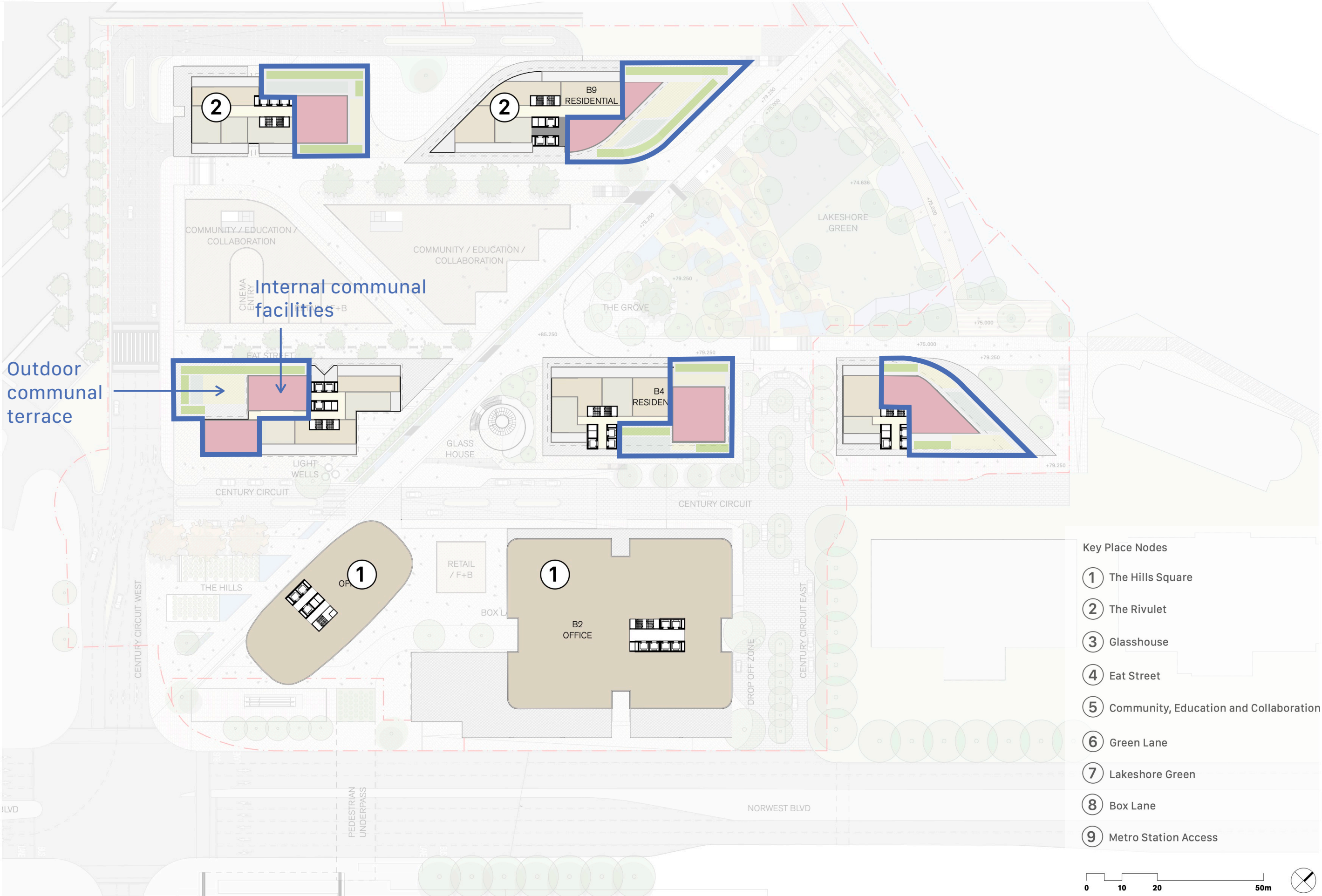
Adequate private communal open space to service residential development, separate to the proposed publicly accessible open space;

Norwest Marketown will provide a generous and high quality open space and public domain network to be enjoyed by residents, workers and visitors.

In addition, residents will have access to communal facilities to be provided in each building containing apartments. Typically communal facilities will be accommodated at podium roof level where, taking advantages of setbacks, landscape external areas and internal shared facilities can be co-located.

The diagram opposite identifies potential locations in each residential or mixed use tower for communal facilities.

-  Indicative zone for indoor and outdoor communal facilities at podium roof level
-  Indoor communal facilities such as common room and kitchen
-  Outdoor communal facilities such as bbq and seating areas
-  Indicative landscape planting



viii

Adequate solar access to Norwest Station Site, communal open space and public domain areas at the ground plane;

The proposed built form envelopes for Norwest Marketown are arranged to optimise solar access to public open space, public domain areas and Norwest Station.

The primary open space (Lakeshore Green), pedestrian lanes and Norwest Station arrival portal & plaza all receive extensive sunlight between 9am and 10am on 21 June.

For Norwest Station, the morning peak patrons are afforded generous sunlight outside the station and into the station hall through the roof skylights.

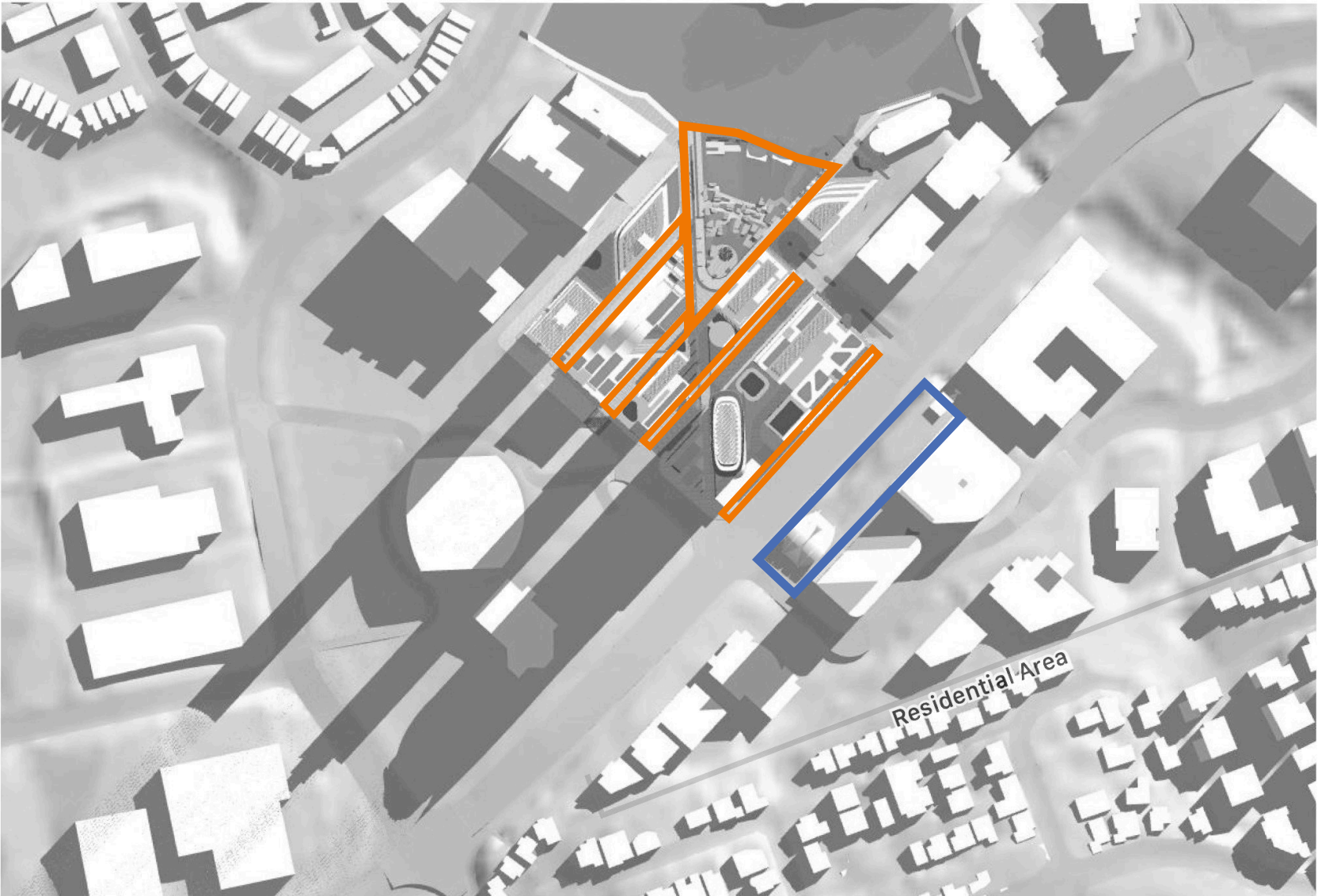
The morning sunlight into Eat Street, particularly from 8am to 10am, will make this a popular spot to pick up a coffee or breakfast at the start of the day.



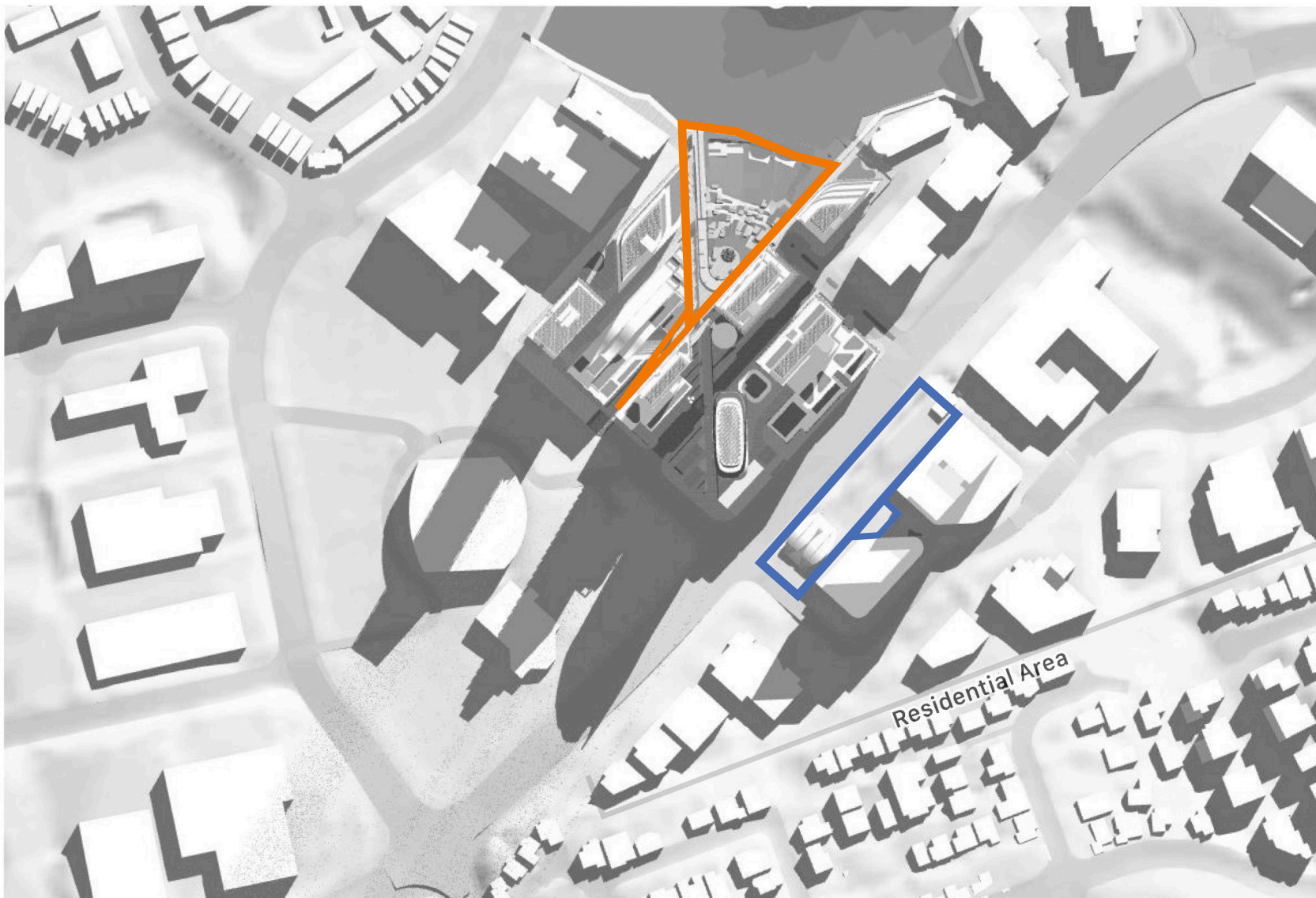
Open space & public domain solar



Norwest Station solar



21st June 9am



21st June 10am

viii

Adequate solar access to Norwest Station Site, communal open space and public domain areas at the ground plane;

At 11am and 12pm, Lakeshore Green continues to receive full sun. The Norwest Station plaza is almost fully in sun at 11am and retains over 50% solar through to 12pm.

The Rivulet through to The Hills Square receives lunchtime sun as does the proposed square centred between built form on the Norwest Station development site.



21st June 11am



21st June 12pm



Open space & public domain solar



Norwest Station solar

viii

Adequate solar access to Northwest Station Site, communal open space and public domain areas at the ground plane;

Full mid-winter sun to Lakeshore Green continues to 1pm with pockets of sunlight available through the public domain and to the station plaza.

At 2pm, the open space solar reduces as new areas of public domain adjacent Century Circuit start to enjoy the afternoon sun.



21st June 1pm



21st June 2pm



Open space & public domain solar



Norwest Station solar

viii

Adequate solar access to Norwest Station Site, communal open space and public domain areas at the ground plane;

At 3pm on 21 June, Lakeshore Green retains over 50% solar. The station portal and plaza is in shade at this time however, sun returns to the station entry from 4pm for return Metro journeys toward the end of the working day.

Norwest Marketown will deliver excellent open space and public domain amenity outcomes whilst providing new jobs, homes and services in the transport connected urban centre.



21st June 3pm



21st June 4pm



Open space & public domain solar



Norwest Station solar