

# Introduction

Applicant: SH Orchards Pty Ltd  
Developer: Sekisui House  
Proposal: The Orchards, Norwest  
Stage 4 Apartments

Briefing Site reappraisal  
Focus: Concept Plan modification  
Development features  
Clause 4.6 variations  
Matters to be addressed



Proposal viewed westerly from Spurway Drive (Crone)



# Context

## 'The Orchards' Concept Plan

- Within 800m of Norwest metro station and new town centre
- Early rezoning in response to the Metro when planned future context still in transition

## Stage 4 of Approved Concept Plan

- 583 of approved 1300 dwellings (45%)
- Site area of 2.15ha of 7.94ha property
- Concept Plan includes 3.7ha public roads, linear & Strangers Ck parks (47%)



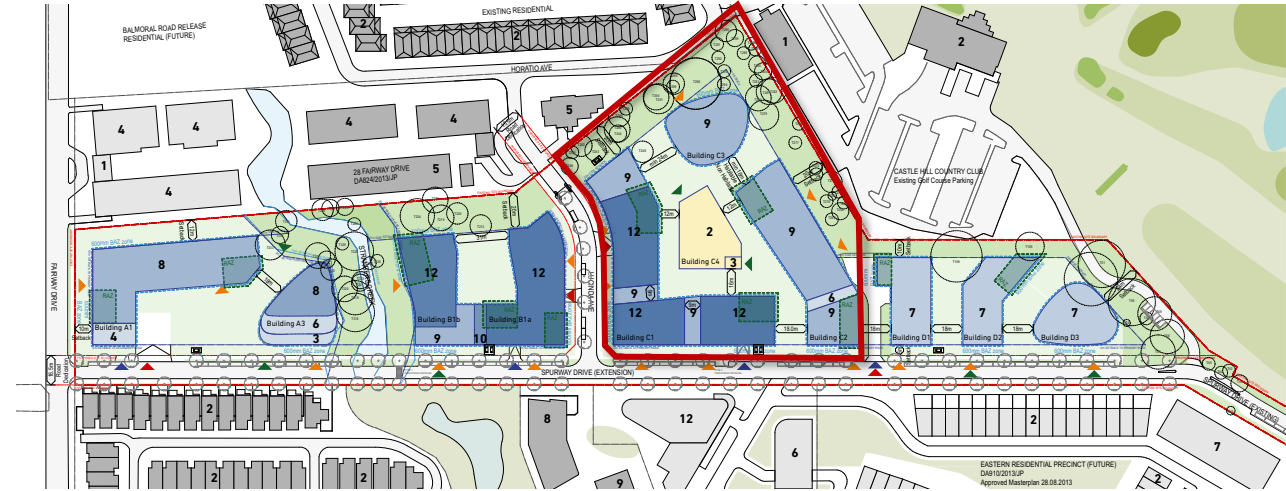
Site location and context (Crone)

# Concept Plan and DA 4

- biodiversity offsets
- staging, subdivision
- new streets and infrastructure
- varied heights / redistributed GFA
- publicly accessible linear park
- envelopes illustrative only

Variation of LEP heights and GFA distribution to:

- better respond to site context, and
- preserve significant trees
- create linear park



Current Concept Plan with built and planned context when approved



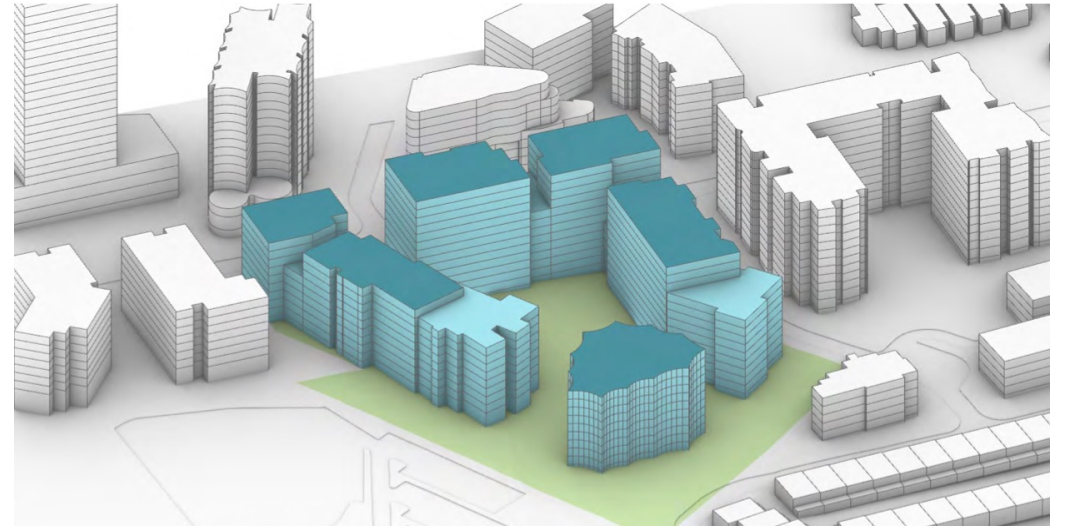
Proposed modified Concept Plan with current built and planned context



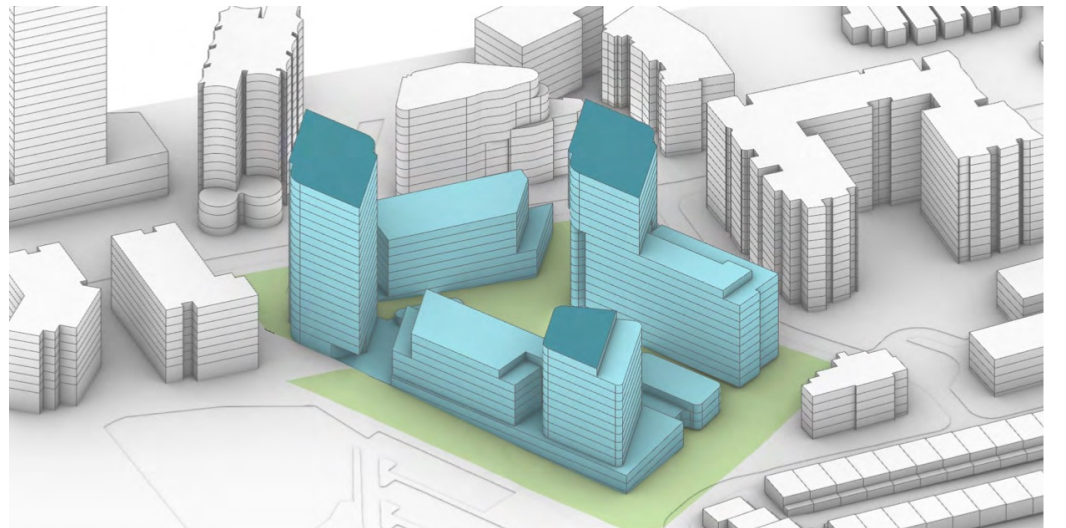
# Purpose of Modification

Applies only to Stage 4:

- prompted by feedback from Design Excellence Panel and Council
- responds to changed planned, approved and built context
- improves solar access to adjoining public domain and apartments (esp. The Haven)
- achieves better site visual permeability and apartment amenity
- consistent with State Planning Panel reasoning and planning objectives



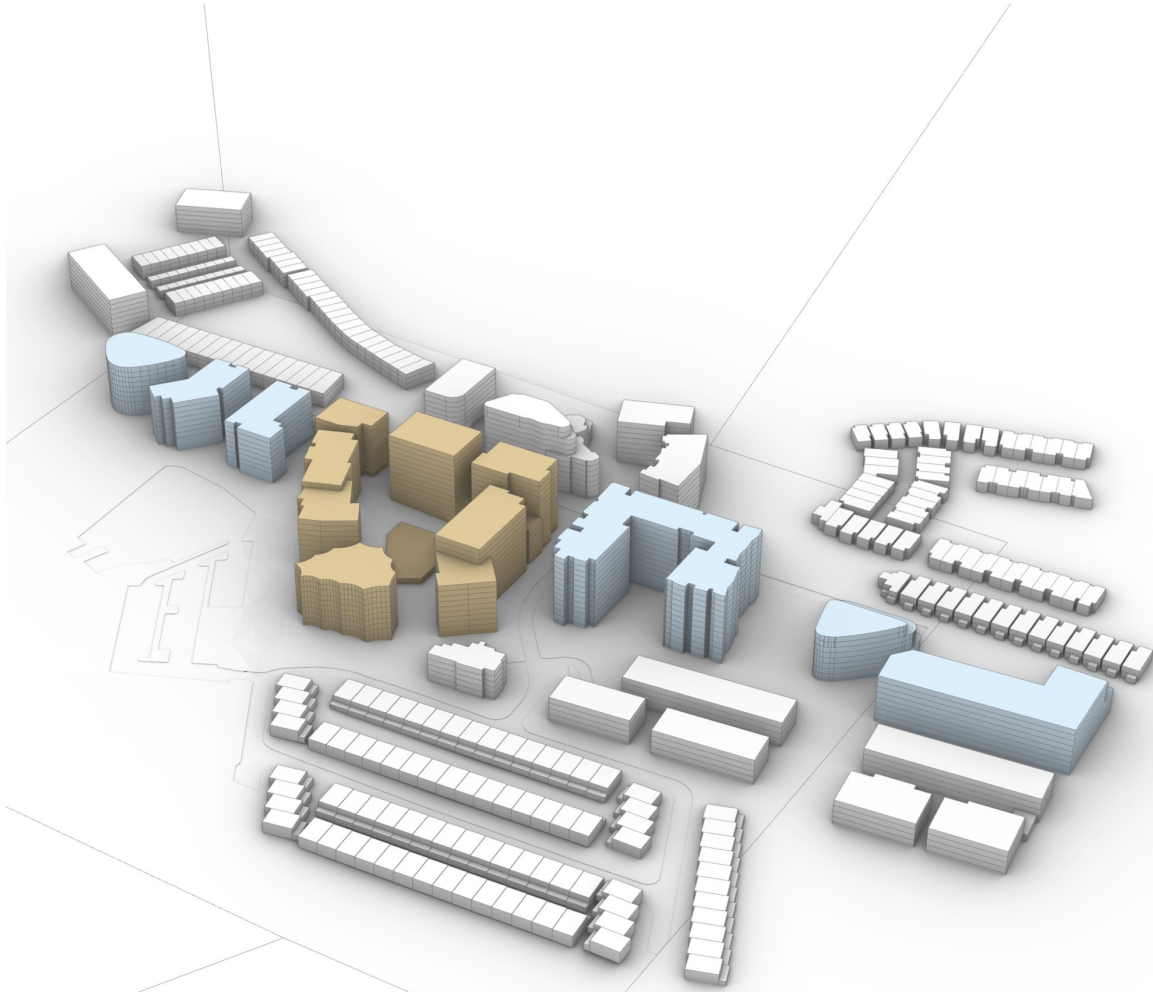
Illustrative envelopes of Stage 4 of Approved Concept Plan 12pm



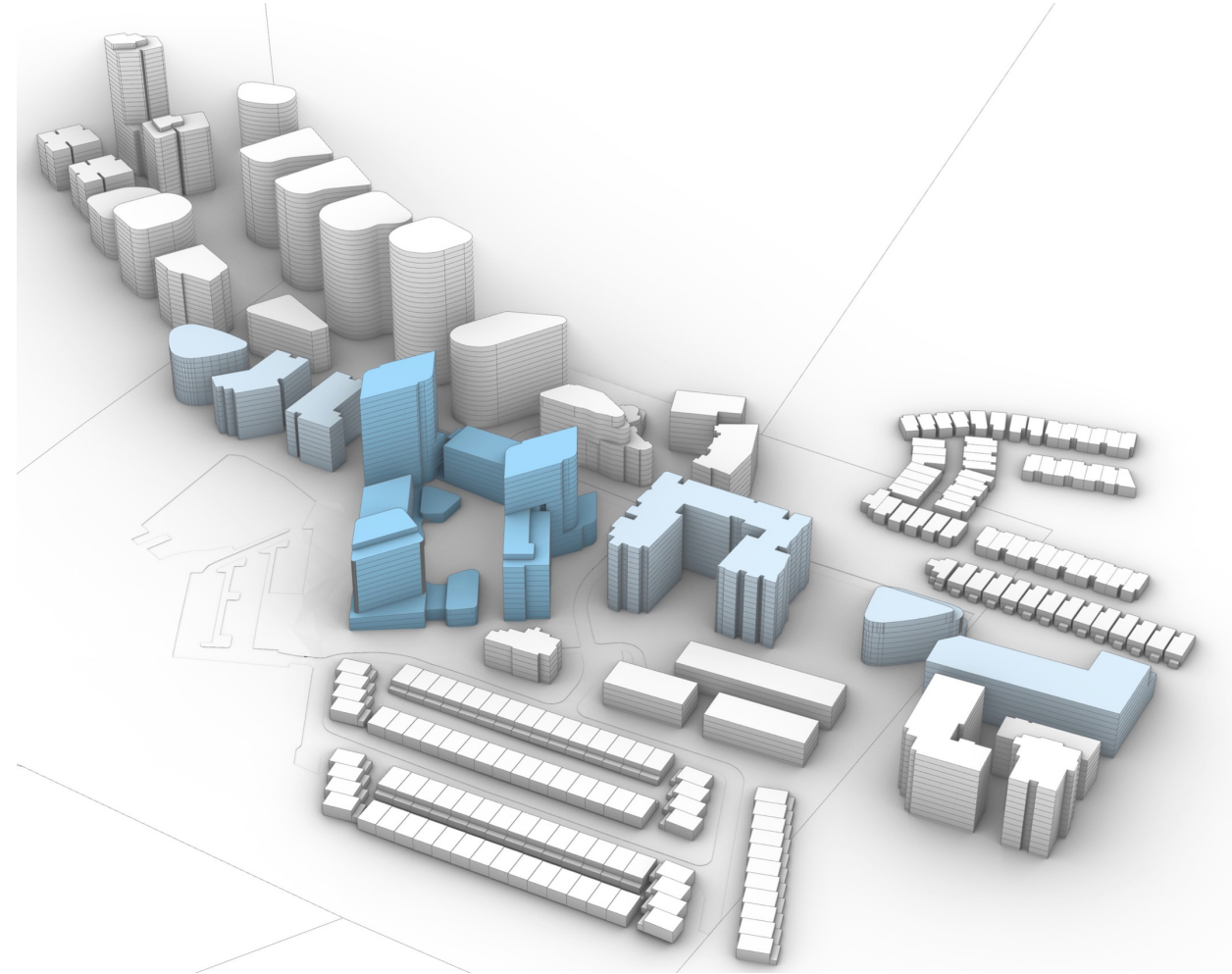
Illustrative envelopes of Stage 4 of Modified Concept Plan 12pm



# Changes in planned future context and the Stage 4 site response



Current Concept Plan with built and planned context when approved (Crone)



Proposed modified Concept Plan with current built and planned context (Crone)

# Development Details

Community title subdivision for development parcel, communal areas and 228m<sup>2</sup> road widening to Horatio Avenue.

Six buildings (A to F) for

- 60,877 m<sup>2</sup> GFA ranging in height from 3 to 19 storeys
- 583 apartments in a mix of 1, 2, 3 and 4 bedrooms
- communal facilities including concierge, multipurpose centre with gym and pool
- private and communal open spaces with associated landscaping
- a publicly accessible linear park with pedestrian and cycle connections
- basement car parking spaces for 818 vehicles, 16 motorcycles and 168 bicycles; an
- on-site loading and waste facilities
- basement access from Spurway Drive and Lucinda Avenue.



The site plan illustrates the layout of the subject site, which is a triangular plot bounded by Horatio Avenue to the north, Lucinda Avenue to the west, and Spurway Drive to the south. The site area is 21530/09 m². The plan shows the following buildings and setbacks:

- BUILDING A:** Located at the southeast corner of the site.
- BUILDING B:** Located at the south end of the site.
- BUILDING C:** Located at the southwest corner of the site.
- BUILDING D:** Located at the west end of the site.
- BUILDING E:** Located at the north end of the site.
- BUILDING F:** Located at the northeast corner of the site.

Setbacks are indicated by dashed lines:

- 6M SETBACK:** Along the western boundary (Lucinda Avenue) and the southern boundary (Spurway Drive).
- 20M SETBACK:** Along the northern boundary (Horatio Avenue) and the eastern boundary.

Surrounding context includes:

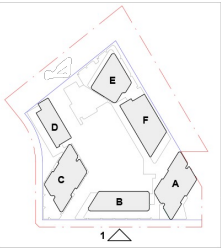
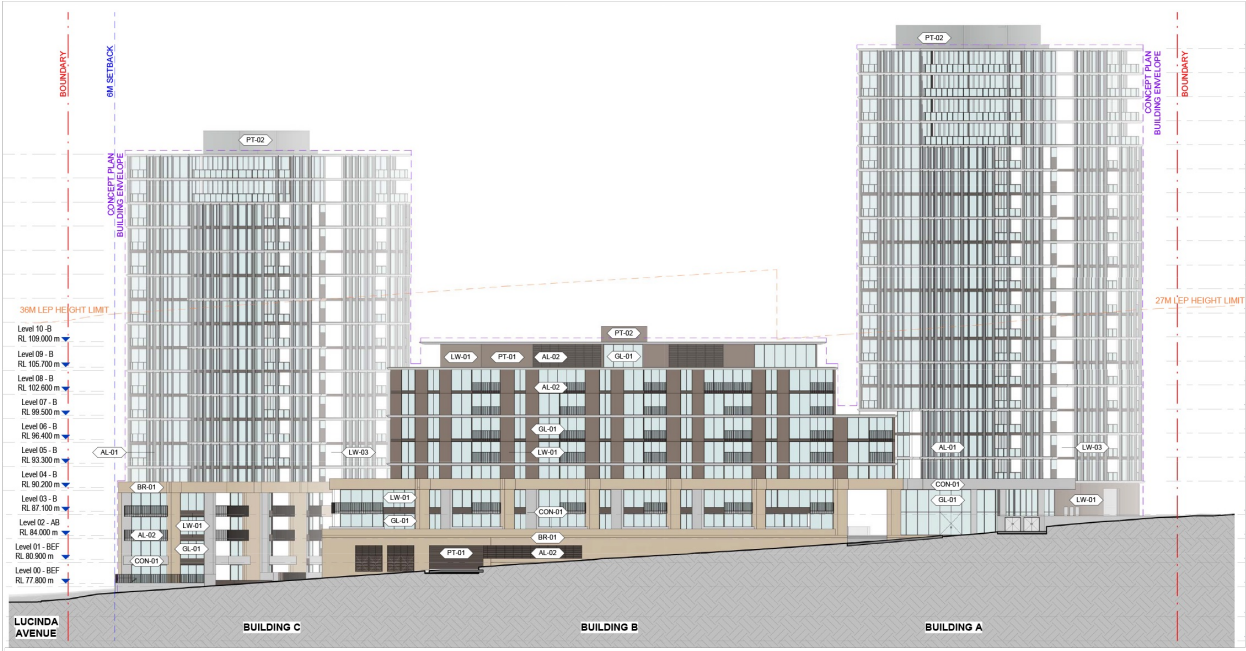
- NO. 2 LUCINDA AVE 5 STOREY APARTMENT BUILDING:** Located to the west of the site.
- NO. 104 FAIRWAY DRIVE 12 STOREY APARTMENT BUILDING:** Located to the southwest of the site.
- NO. 38 SOLENT CIRCUIT 12 STOREY APARTMENT BUILDING:** Located to the south of the site.
- NO. 40 SOLENT CIRCUIT 14 STOREY APARTMENT BUILDING:** Located to the southeast of the site.
- NO. 13 SUPERWAY DRIVE 8 STOREY APARTMENT BUILDING:** Located to the east of the site.
- NO. 11 SUPERWAY DRIVE 8 STOREY APARTMENT BUILDING:** Located to the east of the site.
- CASTLE HILL COUNTRY CLUB Existing Golf Course Parking:** Located to the northeast of the site.

The plan also shows existing site boundaries, setbacks, and surrounding streets: Horatio Avenue, Lucinda Avenue, Spurway Drive, and Rise.

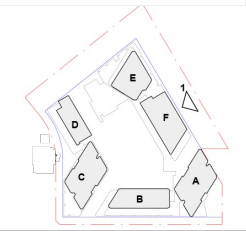
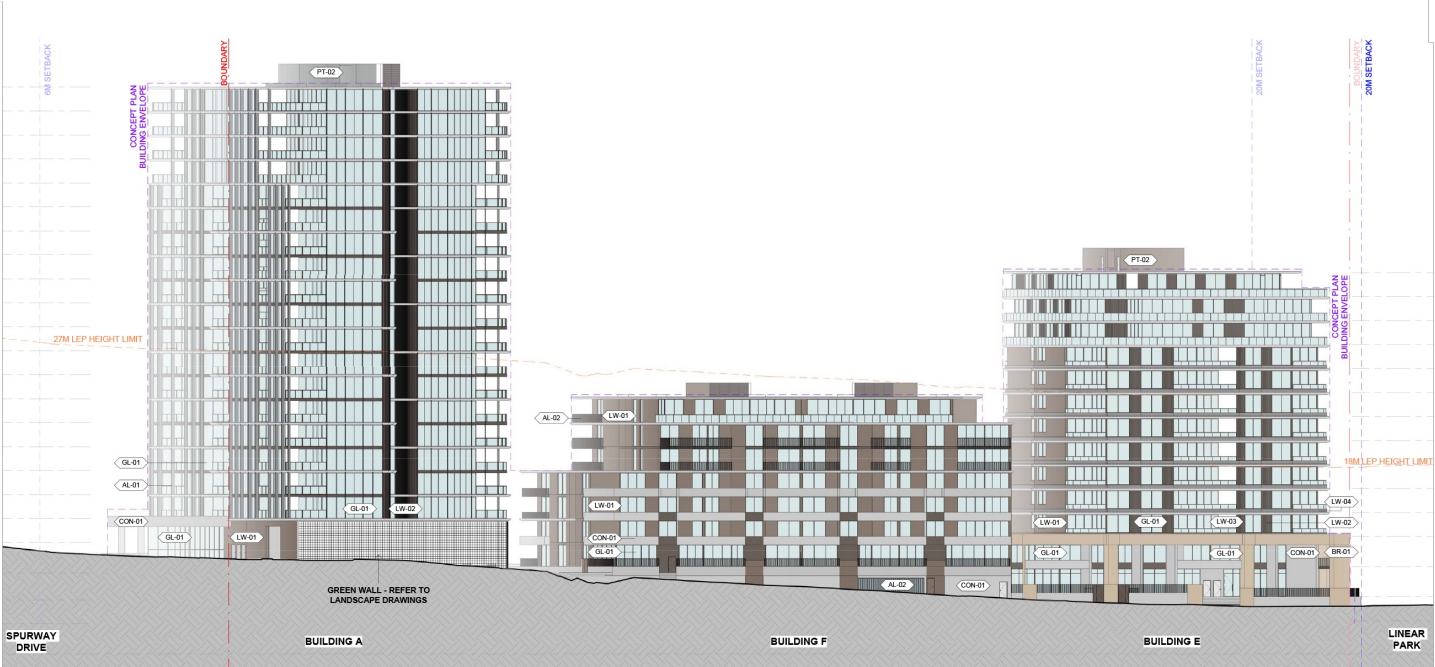
## Site Plan (Crone)

# Elevations

South East Elevation  
from Spurway Drive  
(Crone)



North East Elevation  
from Linear Park  
(Crone)





# Landscape

Landscape Plan  
(Site Image)



Central Lawn



Cooking and Dining area



Nature Play

Water Feature



Feature Planter

Level 2 Terrace



Bio Retention

Linear Park





Proposal viewed southerly from Linear Park (Crone)



Proposal viewed southerly along new Lucinda Avenue (Crone)



# Plans and reports

Site Survey  
Draft Plan of Subdivision  
Architectural Plans, Sections and CGIs  
Landscape Plans  
SEPP 65 Design Verification and Compliance Statement  
Clause 4.6 Request  
Aboriginal Cultural Heritage Assessment (masterplan area)  
Access Review Report  
Acoustic Assessment  
Arboricultural Impact Assessment  
BASIX  
Geotechnical Investigation (masterplan area)  
Heritage Impact Statement (masterplan area)  
Natural Ventilation Assessment  
Operational Waste Management Plan  
Stormwater Concept & Erosion Sediment CP Stormwater Report  
Traffic And Parking Assessment  
Wind Study

# Community consultation

- Community engagement has occurred from project commencement
- Consultation for this stage undertaken under Council's processes
- Existing and approved apartments should mostly benefit from changes
- Horatio Avenue impacts moderated by existing trees and linear park (below)



Approved Scheme  
Northern Tower - 9 Storeys



Proposed Scheme  
Northern Tower - 12.5 Storeys



# Key issues

- High level of DCP and ADG compliance.
- Subject to Design Excellence Panel review – DA represents the architectural execution of the supported Concept Plan stage 4 height modification.
- Clause 4.6 variation request for parking, apartment type size ranges (LEP clause 7.10), and building height and FSR redistribution. No added dwellings or GFA.
  - Consistent with the Panel's reasoning for the original approved variations.
  - Consistent with objectives of zone and standard, achieves better planning outcome, and supported by well founded planning grounds.
  - Height changes respond to changed planned, approved and built context.
  - Will improve solar access to adjoining public domain and apartments (esp. The Haven), achieve better site visual permeability and apartment amenity.