

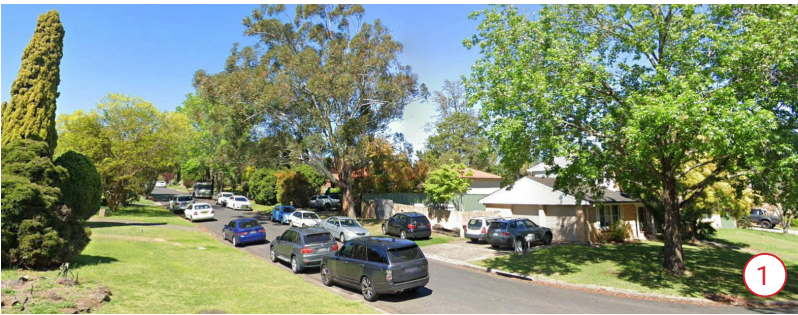
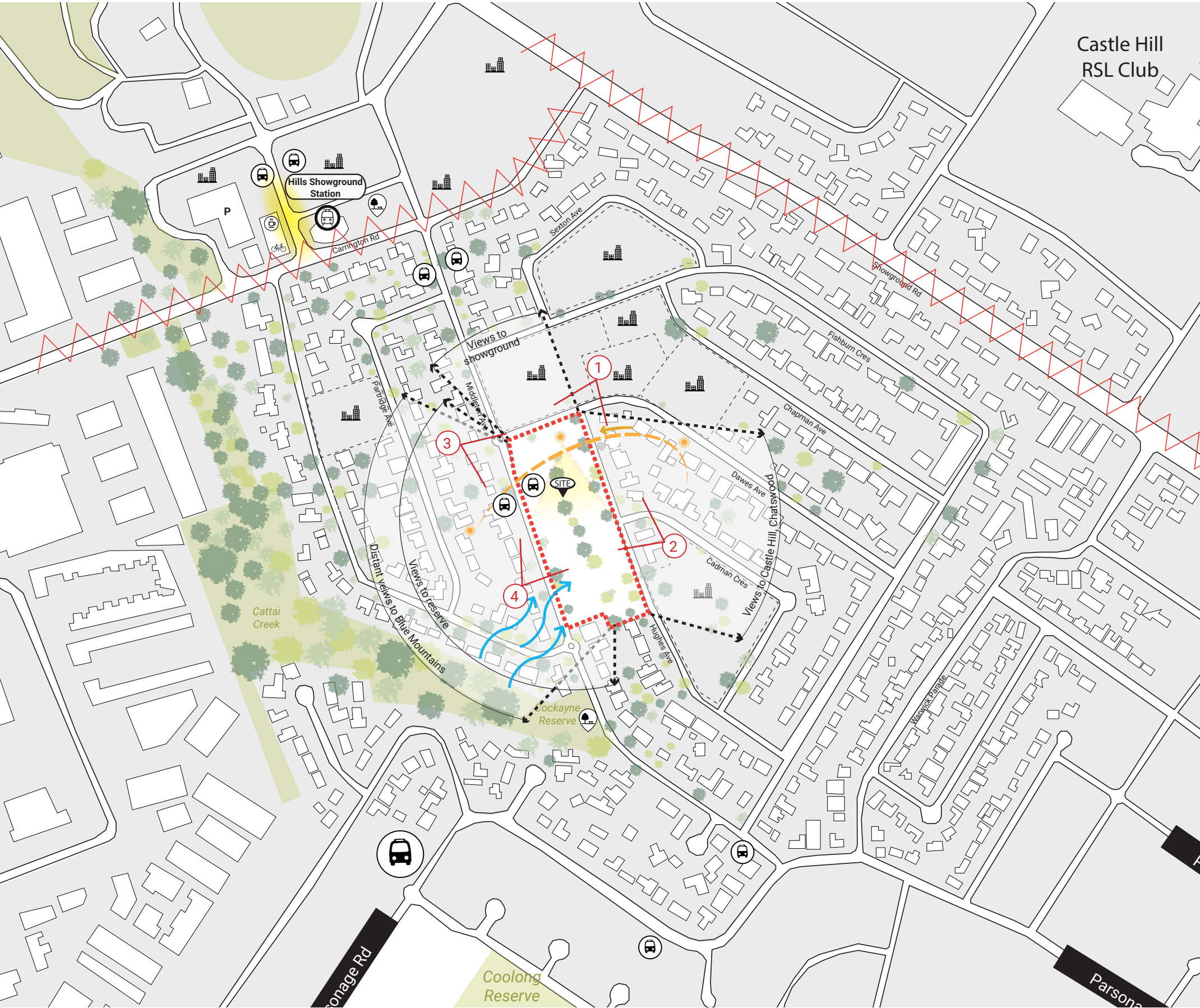
**1-19 HUGHES AVE, 20-34 MIDDLETON AVE, 34 DAWES AVE**

CASTLE HILL, NSW

02 MARCH 2023



# CONTEXT



## SITE

- Approximately 500m south of the Hills Showground Station, and 1.5km to of commercial centres to the east and west, and to Cockayne Reserve to the south-west direction.
- The site sits in residential areas with lush landscaped setting with established street trees following the undulating topography.
- The site runs NW - SE direction, zoned as R4 High Density Residential Zone with suggested Future Fedestrian link within the site.
- The site is amalgamated lots: 1-19 Hughes Ave, 20-34 Middleton Ave, 34 Dawes Ave.



# PROJECTED FUTURE CHARACTER



The surrounding sites are currently undergoing big change to incorporate multi-storey apartment developments: sites adjacent to the north, to the south, and to the south-east.

There are more developments around the site that may be currently in planning stage or construction stage.



25 Ashford Avenue



16 Middleton Avenue



7 - 23 Cadman Crescent



19 Dawes Avenue



4 - 6 Sexton Avenue



38 - 50A Middleton Avenue



20-36 Carrington Avenue



# DEVELOPMENT SUMMARY



CORNER OF DAWES AVENUE AND HUGHES AVENUE



MIDDLETON AVENUE

### YIELD

- The development has a total of 350 apartments:
  - 17% 1Bed,
  - 58% 2Bed and 2Bed+Study,
  - 24% 3Bed and 3Bed+Study.

Apartment minimum numbers, types, and sizes comply with LEP - 9.7.2 (c)/(d) and DCP - B.5 3.11.

- Provides 22% of LHA silver apartments and 10% adaptable apartments out of overall yield.
- 86% of all unit living spaces receive 2 hours or more of direct sunlight on June 21 between 9am and 3pm. Cross ventilation achieved in more than 70% of dwelling.

### GFA

- Development site area is 17,773 sqm with an allowable FSR 2.3 : 1 (with FSR incentive). The development achieves an FSR of 2.12 : 1, equating to 37,632 sqm GFA, providing good balance between open spaces and building footprint.

### COMMON OPEN SPACE

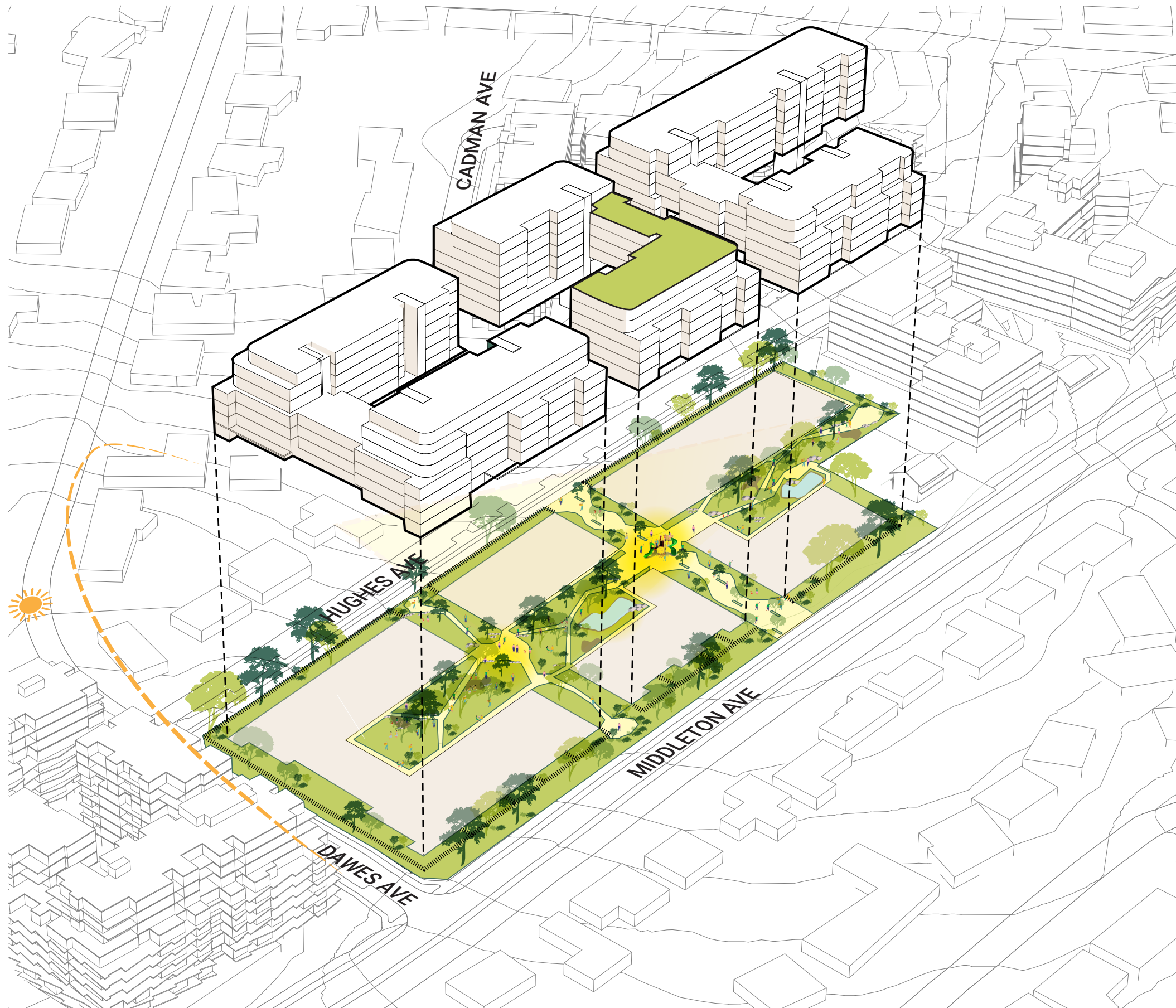
- Proposed Area: 2,652 sqm (31.8%)
- Solar Access: 53%

### LANDSCAPED AREA AND ROOFS

- Total Area: 10,866 (61.1%)
- Deep Soil Area: 3880 (21.8%)
- 20% of roof areas includes photovoltaic cells.



# DESIGN APPROACH

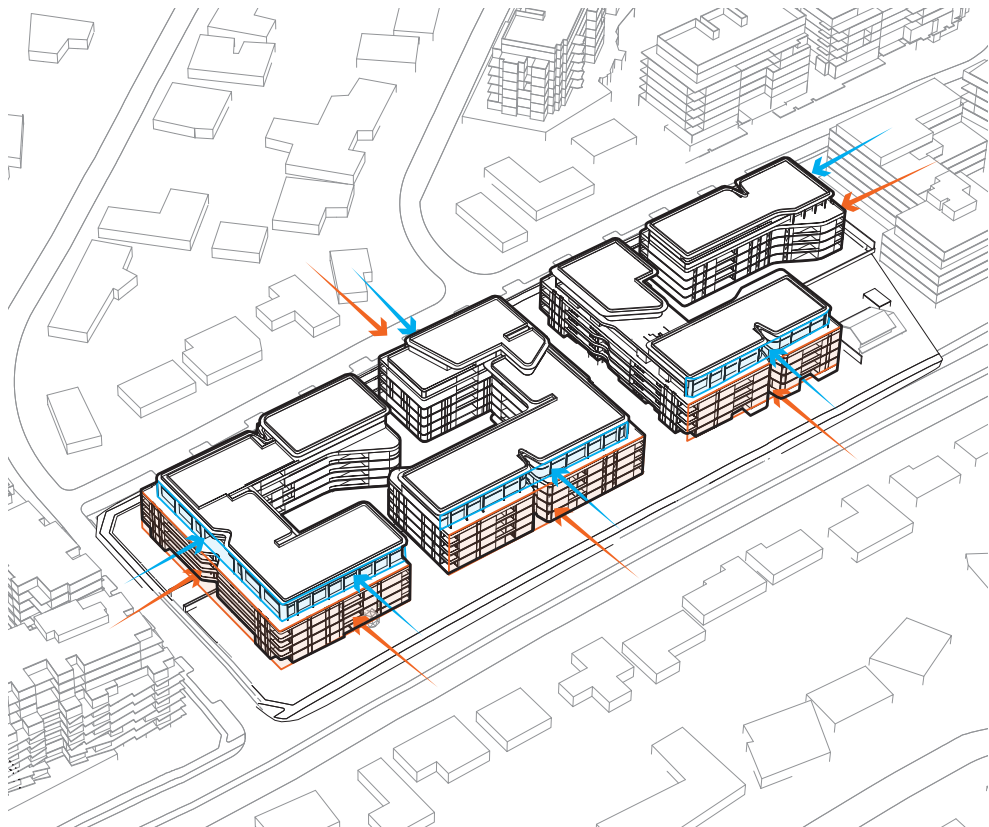


## CONCEPT AND PRINCIPLES

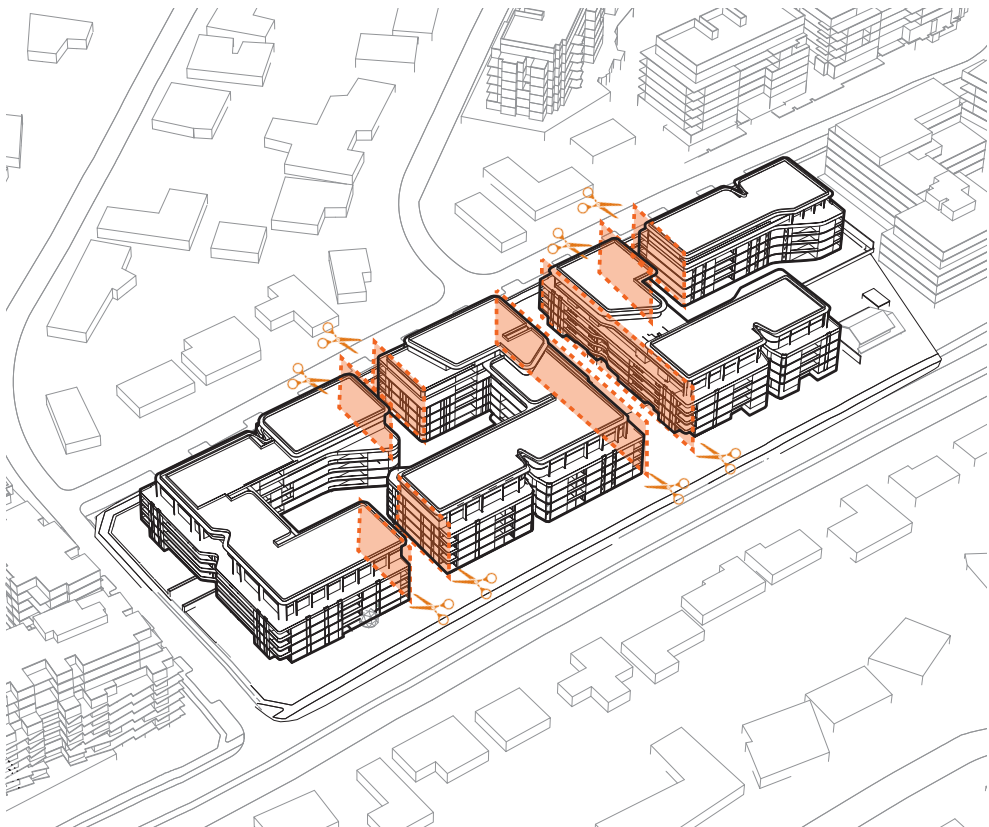
- Courtyard typology adopted to maximise the open spaces between buildings, providing extensive green spaces, tree-lined streetscape, interconnected communal open spaces and pedestrian links. Common open spaces and landscaped areas are in-line with the DCP requirements.
- Proposed pedestrian link aligns with Cadman Ave, establishing a clear relationship to the future road network between Hughes Ave and Middleton Ave.
- The development is fully contained within the height limit, consistently six-storey throughout the site and terraces to respond to existing topography: ~7.5m drop from SE corner towards NW corner. (*The Hills LEP 2019: no higher than 21m from NGL or six storeys*)
- The proposal generally has four-storey articulated base podium and two-storey setback elements at higher levels with contrasting materiality to reduce the bulk of the building. (*DCP D19 - 6.2*)
- Street setbacks complies: 10m to Middleton Ave, 7.5m to Dawes Ave and Hughes Ave, including 2m land dedication zone along Hughes Ave. (*DCP D19 clause 6.2*),
- Building length of built form and significant recesses proposed are no more than 65m in length and when greater than 30m, significant recess or building separation is provided. (*DCP D19 - 6.4*).



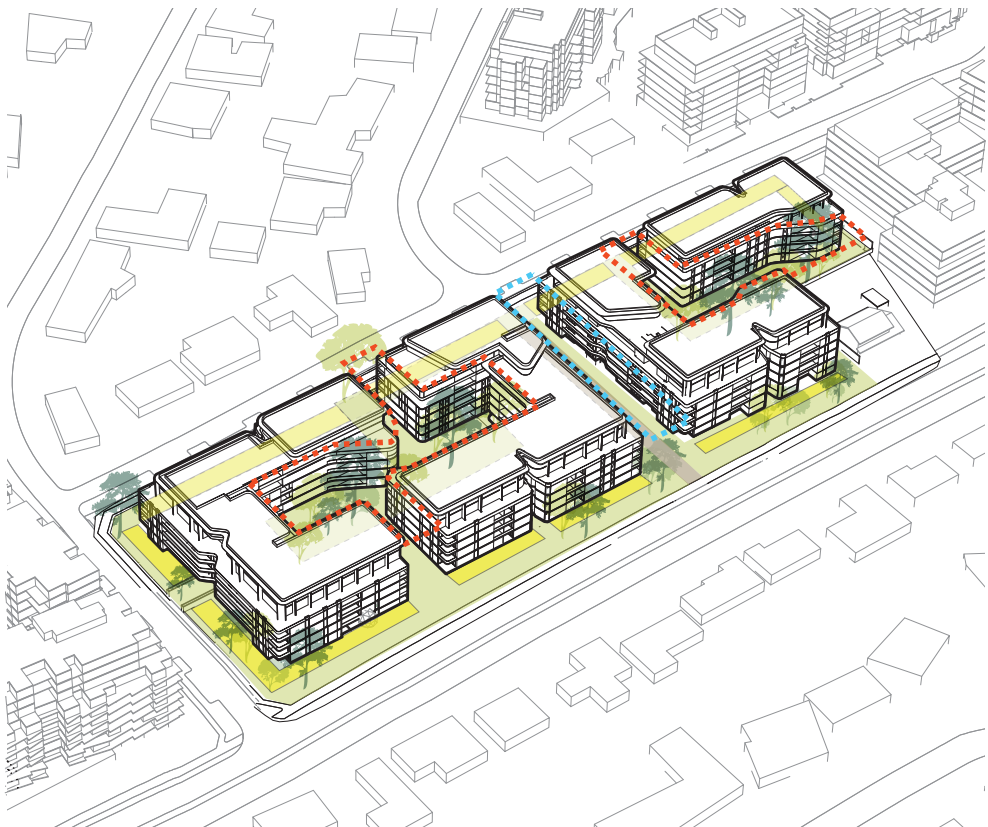
# DESIGN APPROACH



SETBACKS AND TERRACING OF THE BUILDING MASS



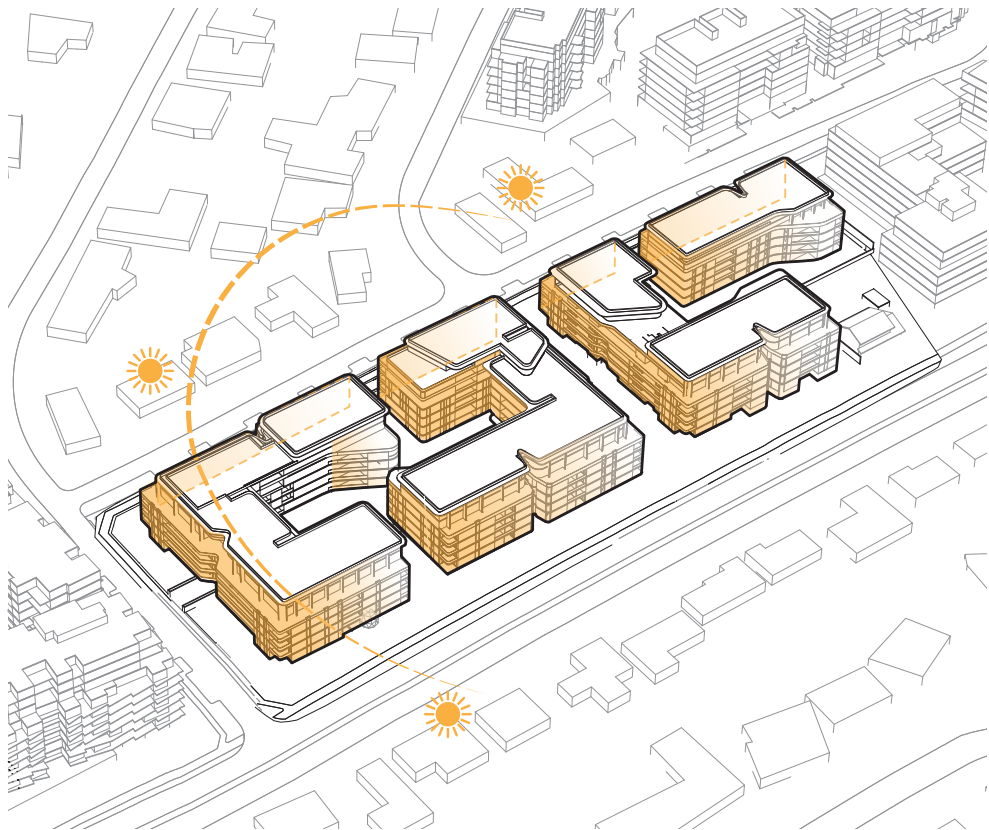
BREAKING DOWN THE BUILT FORM



PUBLIC AND PRIVATE OPEN SPACES



LANDSCAPED COURTYARDS, PERIMETERS AND ROOF TERRACE



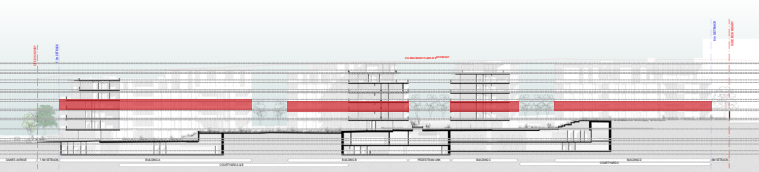
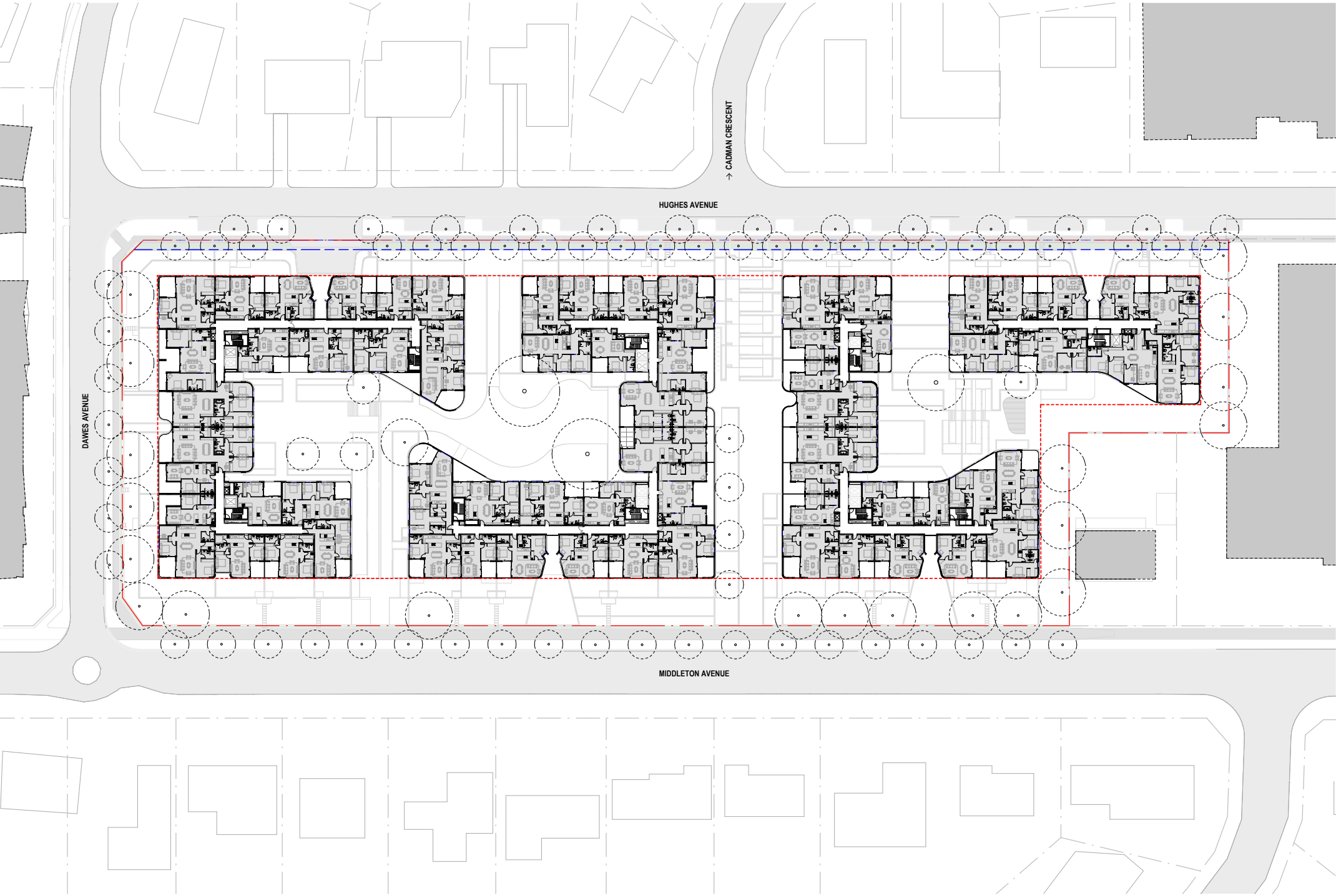
ORIENTATION AND SOLAR ACCESS



ENVELOPE COMPLIANCE DIAGRAM



# TYPICAL PLAN (LEVEL 2)





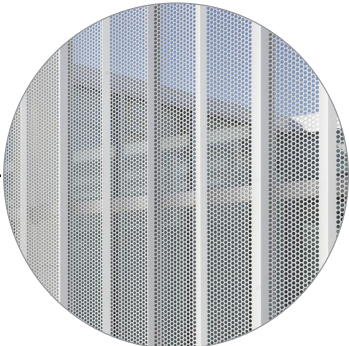
# FACADE MATERIALITY



PAINTED FC SHEETING AND  
EXPRESSED METAL EDGES



TEXTURED FIBRE CEMENT  
SHEETING



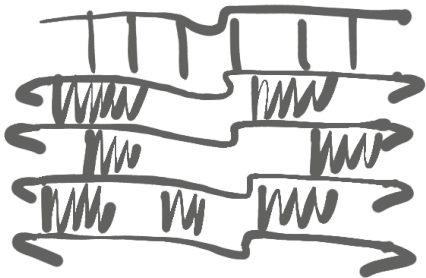
POWDERCOATED PERFORATED  
METAL SCREEN



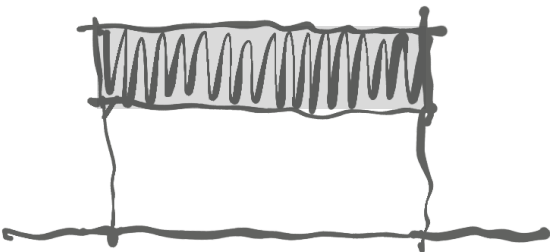
EXPRESSED CONCRETE SLAB AND  
GLASS BALUSTRADES



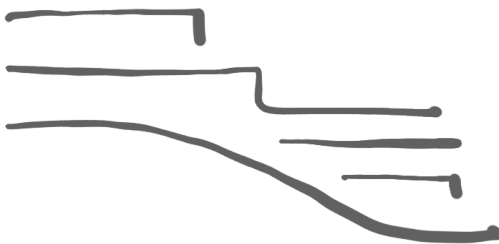
PAINTED STRUCTURAL CONCRETE  
COLUMNS



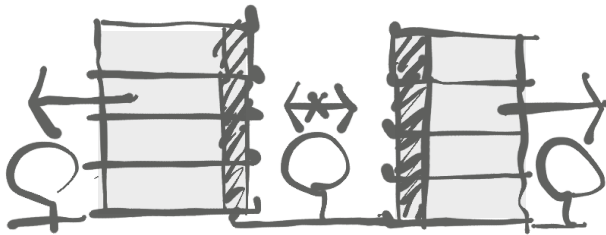
- > Expressed horizontality for podium levels and verticality for elements over podium



- > Contrasting materiality
- > Podium mass to connect with surrounding elements



- > Terracing the buildings to integrate the existing levels



- > Controlled privacy between internal-facing apartments, more transparency to the perimeter to views and public realm.