

VIVIEN PLACE

PLANNING PROPOSAL DESIGN REPORT

JUNE 2017

REVISION 00

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DESIGN ARCHITECT

UP ARCHITECTS

EXECUTIVE ARCHITECT

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01 EXECUTIVE SUMMARY

01 EXECUTIVE SUMMARY

1.1 EXECUTIVE SUMMARY

Vivien Place is located in Castle Hill, in close proximity to the existing Castle Towers Shopping Centre and the proposed new metro station for the North West Rail Link.

Vivien Place consists of 11 residential properties which have been amalgamated for the purposes of this planning proposal. This allows for a large site providing an opportunity for best practice planning of a future multi unit residential development unrestricted by small lots. The site adjoins proposed new high density precincts in the Castle Hill Major Centre.

This design report has been prepared in support of a planning proposal for the redevelopment of Vivien Place, seeking to increase the height and FSR presently permissible under the existing local environment plan.

The design proposal will provide a high quality architectural outcome of appropriate scale and density with consideration for both the existing and the future precinct character. The proposal seeks to develop the site to accommodate 220 dwellings with ancillary communal facilities. The development proposal creates significant opportunities and benefits, including;

- The dedication of a significant land parcel along the western boundary of the site, allowing the creation of a new roadway that can provide precinct level connectivity between Gilham Street to the north and Les Shore Place / Pennant Street to the south;
- The closure and amalgamation of Vivien Place road reserve to create a consolidated development site;
- A new pedestrian connection between Coolibah Street to the north and Pennant Street / Castle Towers shopping centre to the south. This new linkage will provide a direct and safe pedestrian route to the clear benefit of all residents in the precincts north of Gilham Street;

- Providing a considered transition in scale between the medium density precinct to the north of Gilham Street and the high density towers approved to the Toplace site to the immediate south;
- Providing approximately 220 dwellings that offer a diversity of housing types. These include approximately 30 terrace style dwellings that will assist in activating the ground plane and street edge, and each will include large ground level private areas for families. Apartments will be generously sized and offer excellent amenity, complying with the Council's local incentivised provision for both apartment size and mix;
- Providing an open, accessible and high quality landscaped ground plane that offers outstanding amenity to all residents. Importantly, this landscaped domain will also offer enhanced amenity to the residents of the Toplace site located to the immediate south;
- The considered location of built form such that adverse impacts on adjoining sites and developments (both existing and future) are minimised. Of note, the proposed development will have no impacts on Castle Hill Public School which adjoins the north west corner of the site;
- Allowing a high quality, legible and iconic architectural outcome that can become a design excellence benchmark within Castle Hill.

This document has been prepared by UP Architects on behalf of Castle 7 Pty Ltd.

For further information please contact;

Simon Fleet | UP Architects

Simon Dahdah | Novati

02 SITE

02 SITE

2.1 THE SITE

Vivien Place is located approximately 150 metres to the north of Castle Towers Shopping Centre and approximately 500 metres from the future Castle Hill Train Station. The site consists of Vivien Place itself and 11 amalgamated residential properties.

The site adjoins Castle Hill Public School to the west. To the south west the site adjoins a currently unoccupied future development site termed the QIC site. To the immediate south the site adjoins the Toplace development site. This recently approved development comprises a total of 5 residential towers that range from 18 stories to 23 stories in height.

The total site area of the 11 amalgamated properties is 8,602m². The total effective site area for this planning proposal, including the area of land associated with the Vivien Place roadway and associated footpaths and verge, is 9,570m².



03 ANALYSIS

03 ANALYSIS

3.1 EXISTING SITE & CONTEXT

The site is currently comprised of, and adjoined by, low density single detached residential dwellings situated on large lots with generous landscaped setbacks.

Given the predominant low density of the precinct, there are significant opportunities to provide a broader mix of densities that can transition from the lower scale existing built form to the north of the precinct to a higher density built form closer to the commercial core and future Castle Hill train station.

Vivien Place is located within close proximity of transport, local amenities, infrastructure and facilities.

WITHIN 400 METRES

- 1. Castle Towers Shopping Centre
- 2. Castle Hill Primary School
- 3. Maruice Hughes Reserve

WITHIN 800M

- 4. Future Castle Hill Train Station
- 5. Castle Hill High School
- 6. Bret Parkinson Reserve
- 7. Ulundri Reserve
- 8. James Greenwood Reserve
- 9. St Bernadettes Primary School

WITHIN 1.5 KILOMETRES

- 10. Castle Hill RSL Club



03 ANALYSIS

3.2 VIEW CHRONOLOGY

The following photographs of the site and surrounding area include views:

1. View east along Gilham Street
2. View west along Gilham Street
3. View south along Gay Street
4. View west along Gay Street
5. View from Toplace site towards site
6. View east along Pennant Street
7. View south along boundary between QIC site and School
8. View over external play areas at northern end of School



03 ANALYSIS

3.2 SITE VIEWS



1. View east along Gilham Street



2. View west along Gilham Street



3. View south along Gay Street



4. View west along Gay Street

03 ANALYSIS

3.2 SITE VIEWS



5. View from Toplace site towards site



6. View east along Pennant Street



7. View south along boundary between QIC site and School



8. View over external play areas at northern end of School

03 ANALYSIS

3.3 EXISTING MOVEMENT

3.3.1 VEHICULAR MOVEMENT

Existing access to the site occurs along Gilham Street, a secondary road which connects to the Old Castle Hill Road. The site levels drop towards the western boundary where at grade access to carparking may be achievable.

3.3.2 PEDESTRIAN MOVEMENT

Due to the nature of the existing residential properties, pedestrian movement through the site is limited to the existing road/footpath network. The amalgamation of the sites will allow for a more permeable ground plane and create the opportunity for more direct pedestrian linkages.



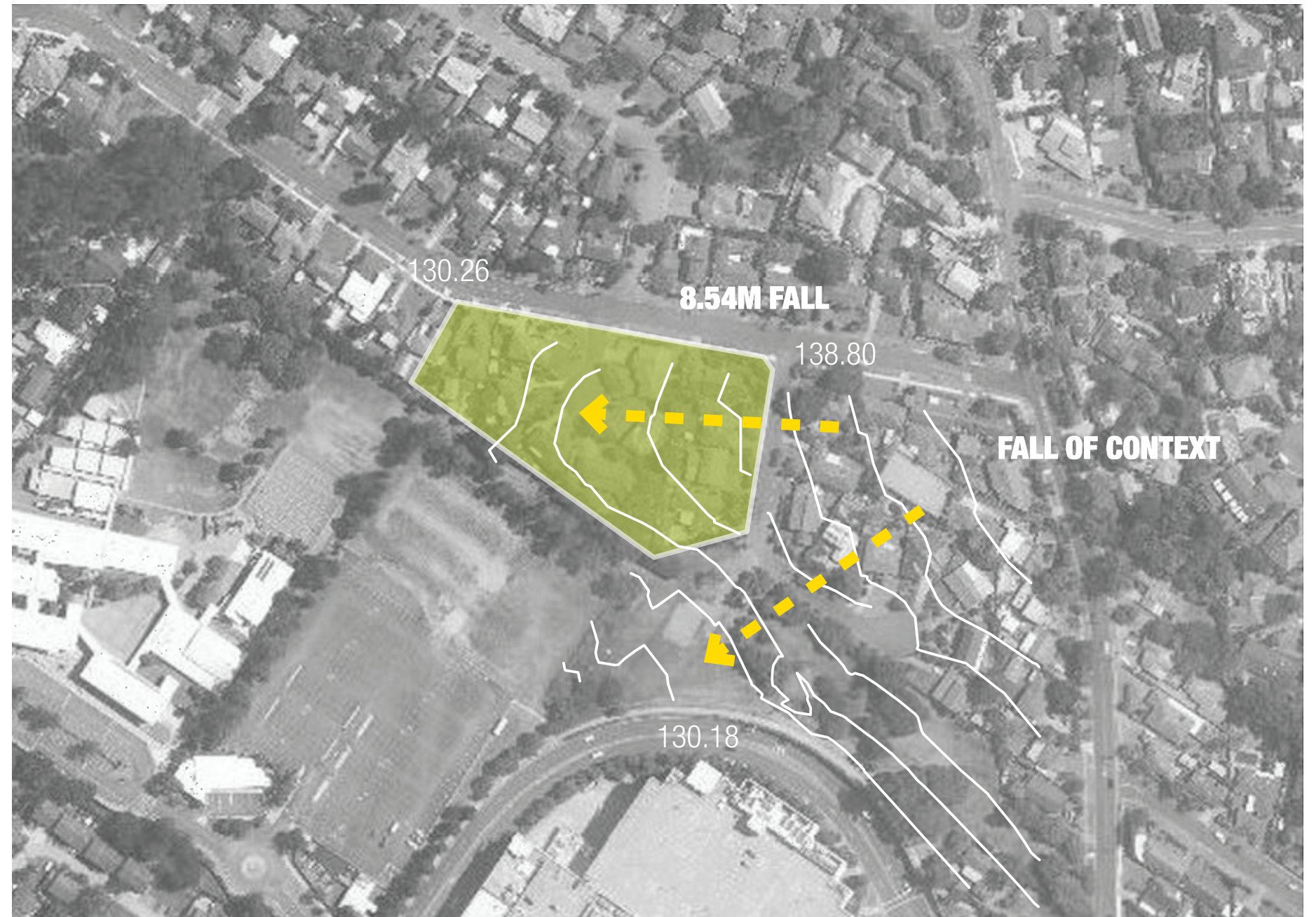
← - - - → Existing vehicular movement

← - - - → Existing pedestrian movement

03 ANALYSIS

3.4 TOPOGRAPHY

The existing site has a fall towards the south and west of approximately 8.5m. The masterplanning proposal utilises this existing fall to inform the height of the proposal and suitable access points, both vehicular and pedestrian. Careful interpretation of the levels on the site will be essential to ensure appropriate entry, both pedestrian and vehicular, accessible green spaces and intersections with boundary conditions.



03 ANALYSIS

3.5 ENVIRONMENTAL CONDITIONS

3.5.1 SOLAR ACCESS

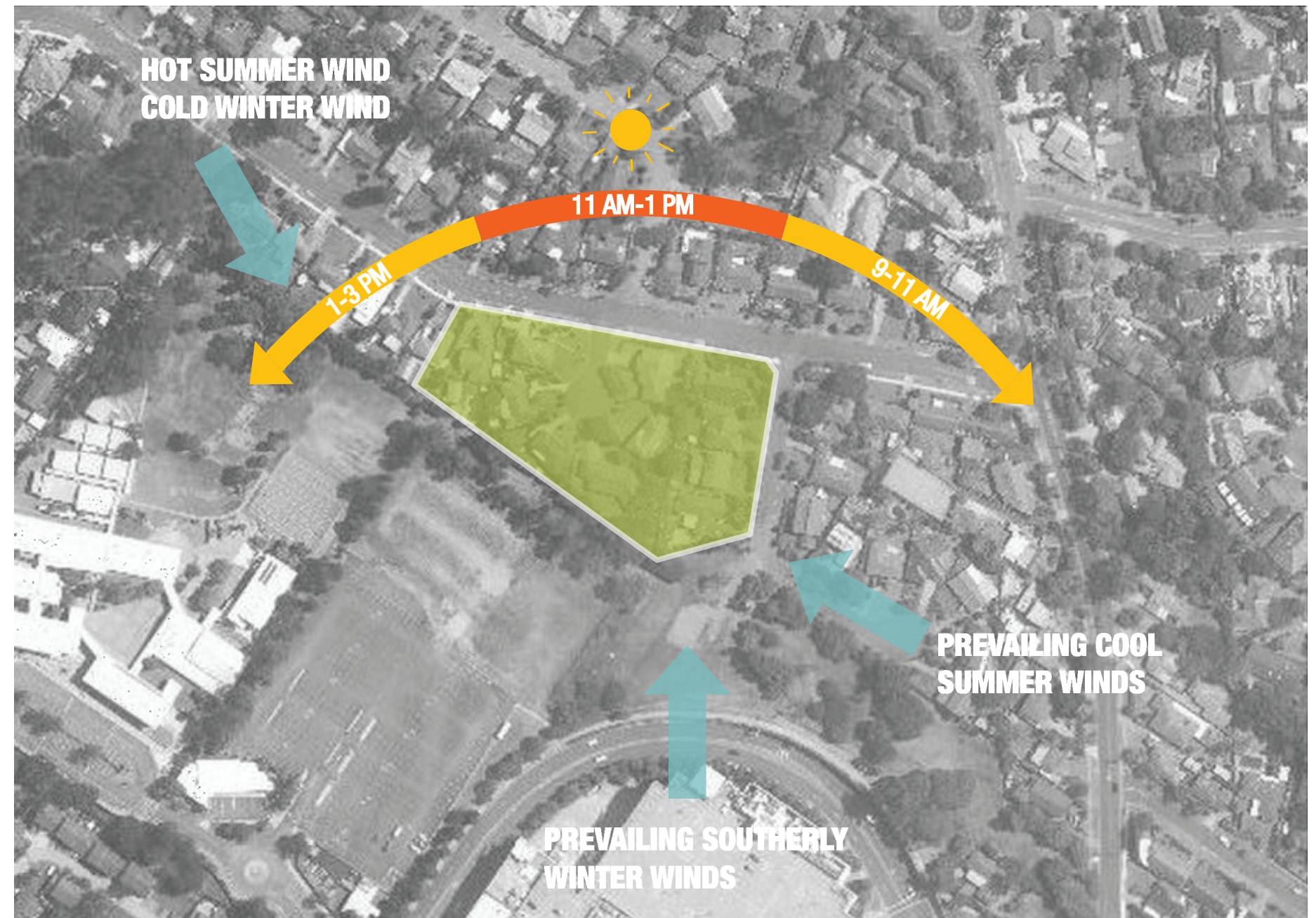
The long access of the site is orientated slightly east of north, which will afford the opportunity for excellent solar access to both the ground plane as well as future dwellings on the site.

Careful consideration will be required as to the configuration of any new built form to ensure that sites to the south are not unreasonably impacted by any new development. These sites include both the QIC future development site, in addition to the approved development at Toplace.

3.5.2 WIND

The raised topography of the site, coupled with the direction of prevailing breezes, will afford the opportunity for excellent cross ventilation to all dwellings.

Consideration will be required as to the relationship between any new tower forms on the site and their surrounding ground plane to ensure that unwanted downwash is avoided and that ground conditions are both comfortable and safe.



03 ANALYSIS

3.6 FUTURE CONTEXT - PRECINCTS

3.6.1 KEY ADJOINING SITES

1. Gilham Street North Precinct Townhouse - up to 3 stories
2. Gay Street precinct to east
3. Toplace site to south - up to 23 stories
4. QIC Precinct to south west
5. Castle Hill Public School
6. Gilham Street South

3.5.2 EMERGING PRECINCT

Whilst the existing site and context is comprised of low scale and low density detached properties, the emergent precinct character is likely to be vastly different. This change is due in part to the location of the future metro stop.

Of particular note is precinct 3, which is the site of the approved Toplace development. This development site comprises a total of five residential towers that each range from 18 to 23 stories in height, with approximately 900 apartments provided.

Castle Hill Public School located to the west (precinct 5) also creates an important interface, particularly given that a number of play areas and student open spaces are located to the corner adjoining the Vivien Place site.



03 ANALYSIS

3.7 FUTURE CONTEXT - KEY CONSIDERATIONS

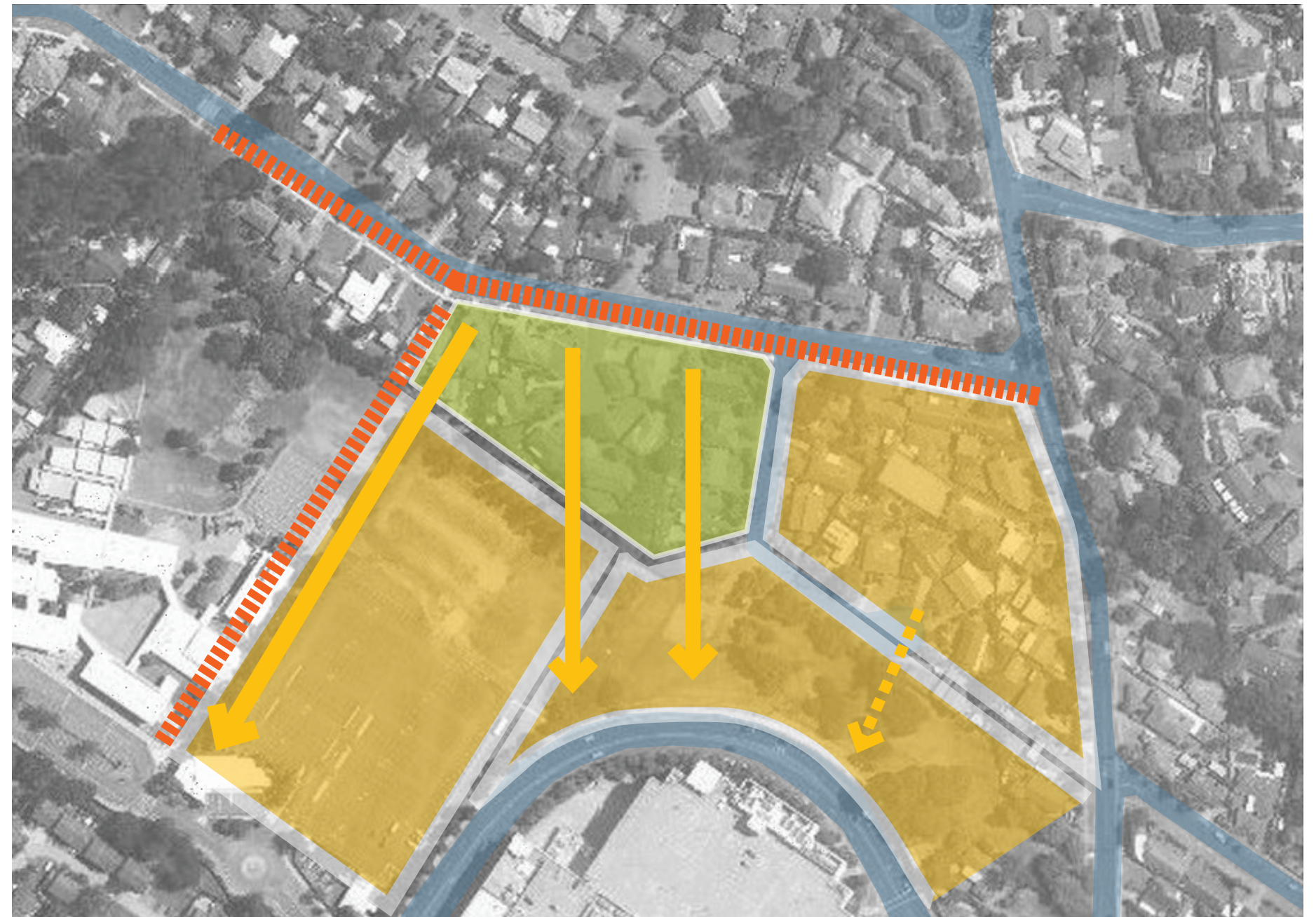
3.7.1 PRECINCT INTERFACE

To successfully develop the site will require careful management of the change in scale and density to either side of Gilham Street.

A key design objective for the future redevelopment of the subject site is therefore the creation of a pleasant and human scale to the streetscape and an appropriate and safe transition to the neighbouring school. Issues of privacy, overlooking and density change are some of the areas carefully considered in the proposal.

3.7.2 SITE CONNECTIONS

Primary pedestrian movements across the precincts will be journeys to and from the shopping centre and the station. How these are linked across different developments will require an amalgamated approach to ensure that these connections are of high quality and are safe and accessible for the public.



- Significant interface condition between precincts
- Movement desire lines

04 PROPOSAL OVERVIEW

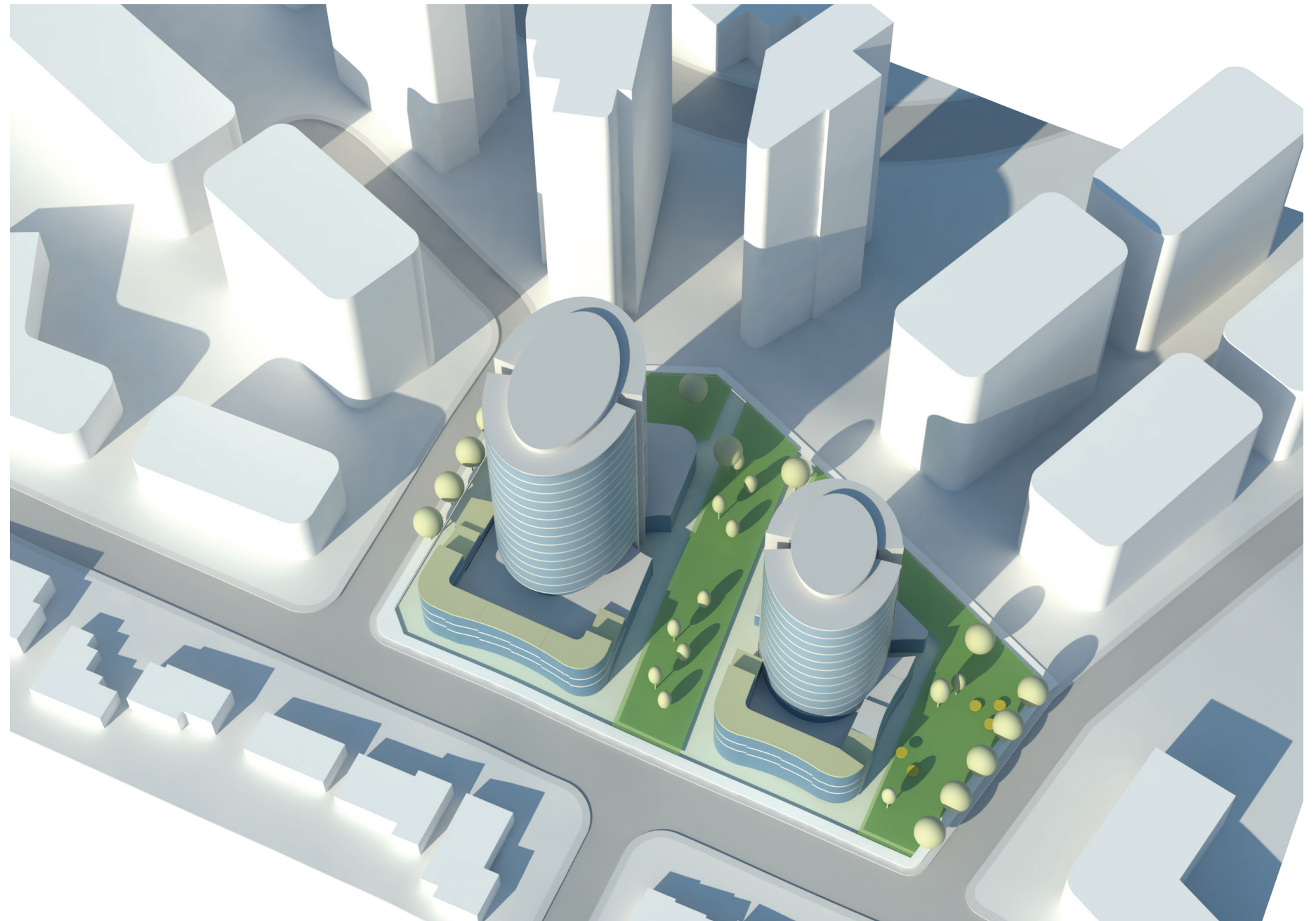
04 PROPOSAL OVERVIEW

4.1 DEVELOPMENT OUTCOMES

The design proposal for the site provides a carefully considered urban design and architectural concept that seeks the following development outcomes;

- The provision of a new roadway along the western boundary of the site;
- The amalgamation of Vivien Place roadway and associated pathways and verge to allow a consolidated development site;
- Two tower elements (17 and 13 stories) that each sit on a 2 / 3 storey podium providing terrace style housing that fronts onto Gilham Street, Gay Street and the central landscape spine;
- A total overall yield of 220 dwellings, of which approximately 30 will be terrace style housing located at ground level;
- A total permissible GFA of 21,820m², which translates to an FSR of 2.28:1 based on an effective site area (including the amalgamated Vivien Place) of 9,570m²;
- Basement car parking for approximately 265 car parking spaces for both residents and visitors in alignment with Council's incentivised car parking targets.
-

It is our considered opinion that all of these objectives can be met whilst simultaneously providing significant benefits and outstanding outcomes. These will include greatly enhanced precinct level permeability (both vehicular and pedestrian), a diversity of new dwellings of very high amenity, a generous and high quality ground plane, and a contextually appropriate and distinctive building envelope that has been carefully crafted to minimise impacts on adjoining sites.



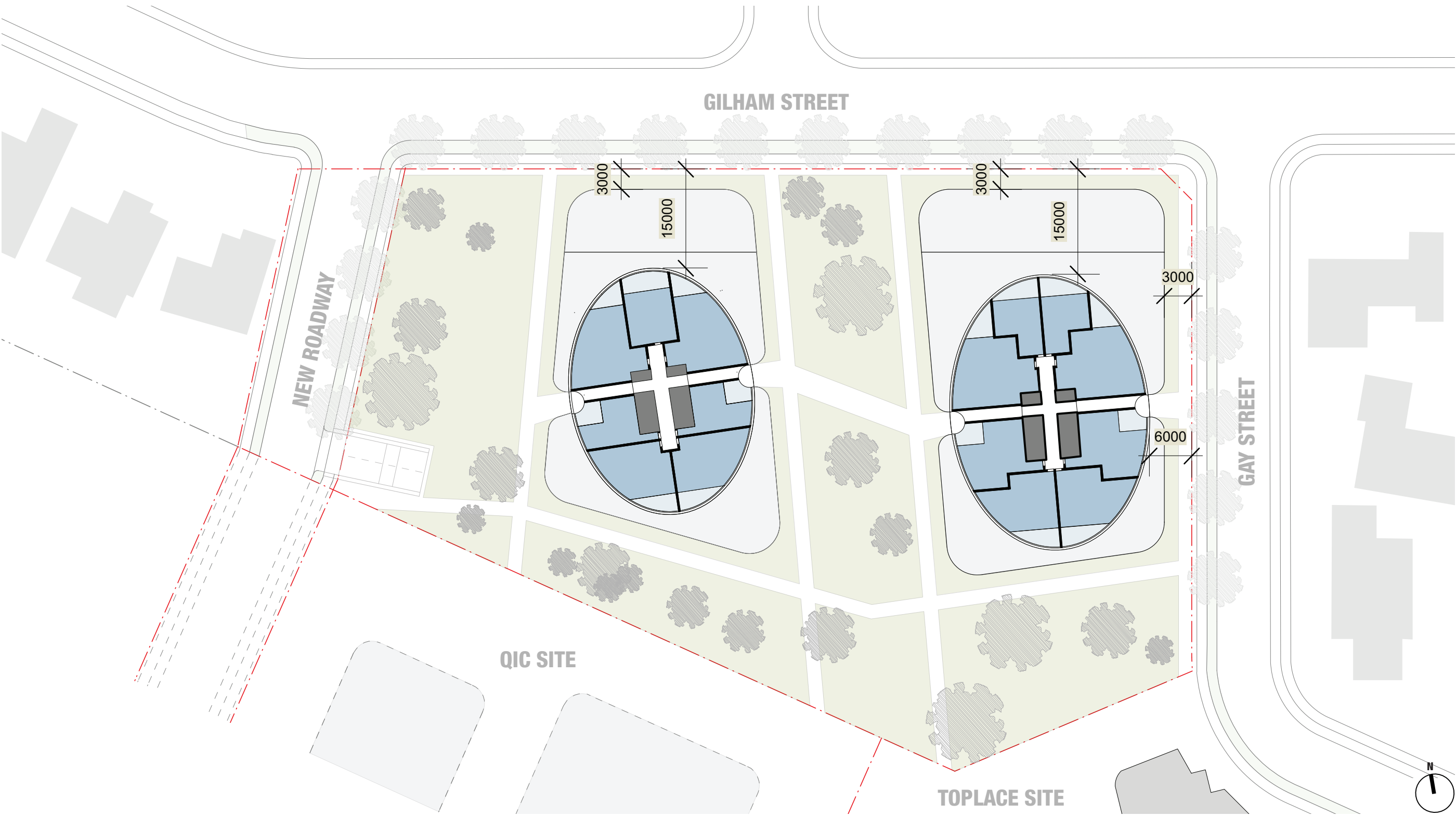
04 PROPOSAL OVERVIEW

4.2 GROUND FLOOR PLAN



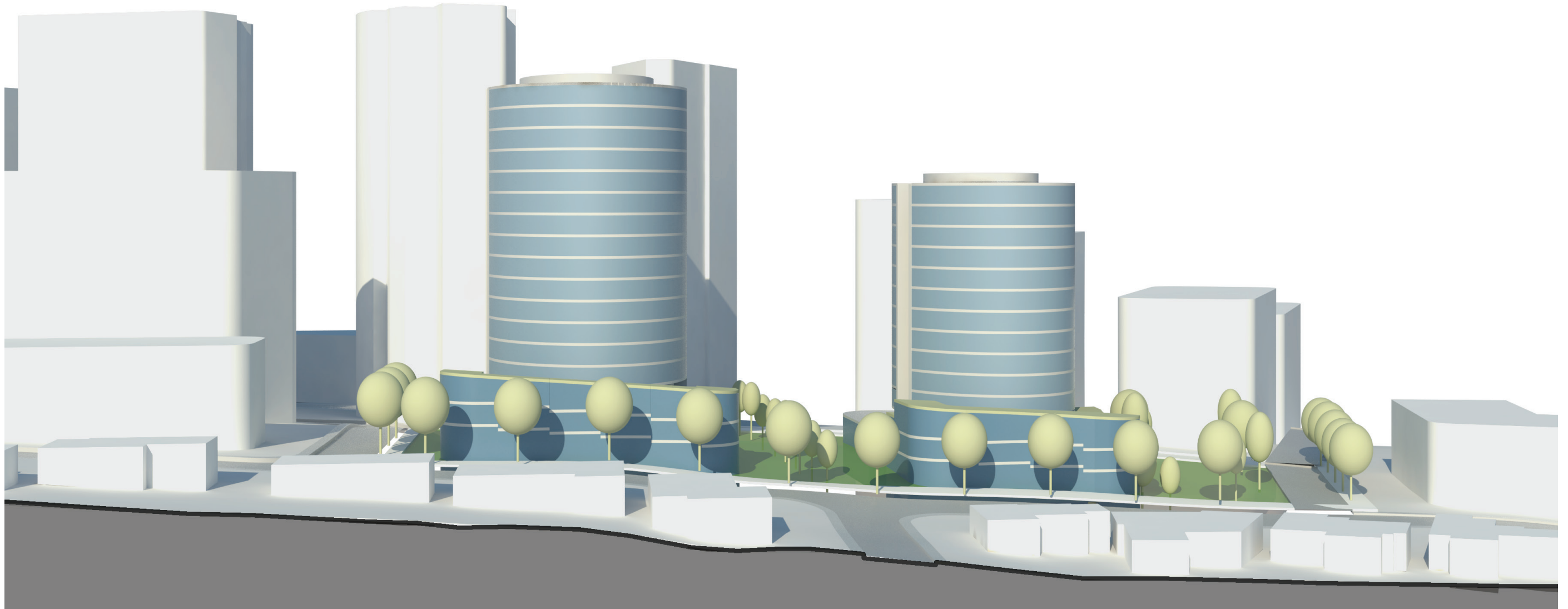
04 PROPOSAL OVERVIEW

4.3 TYPICAL TOWER PLAN



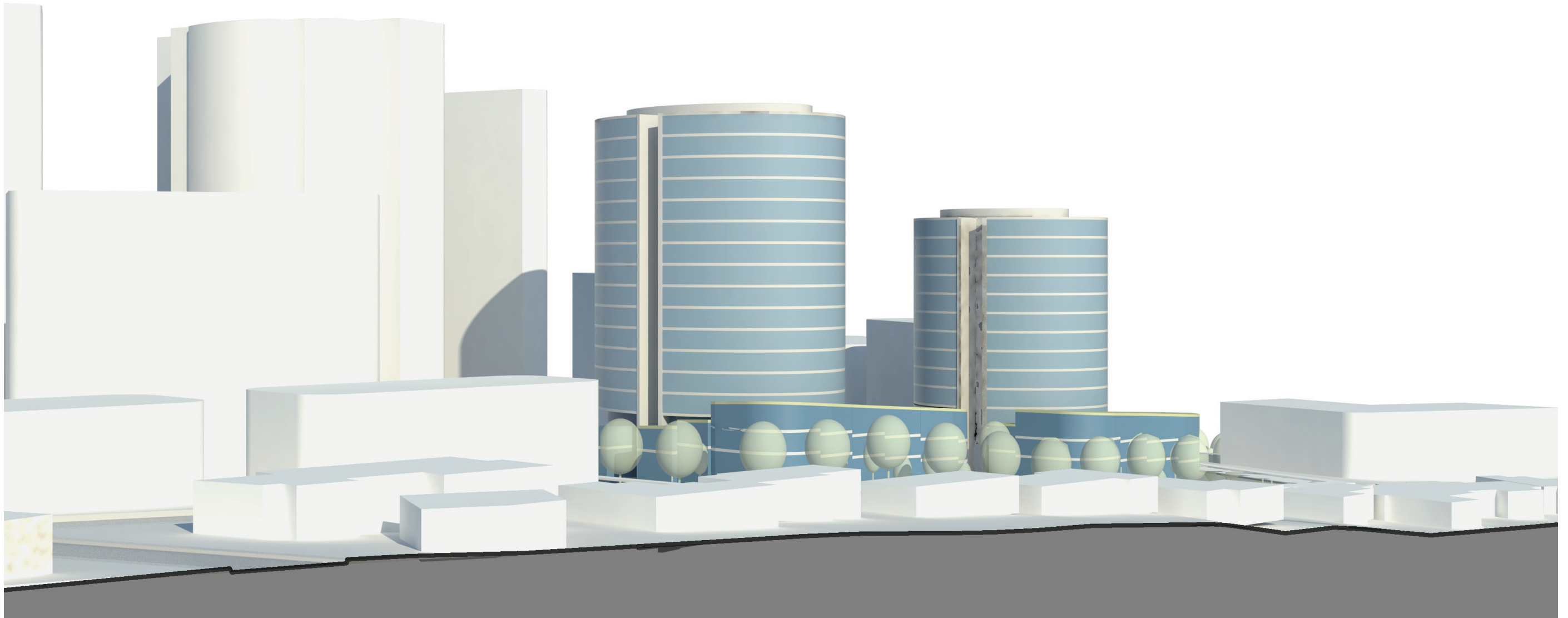
04 PROPOSAL SUMMARY

4.4 VIEW FROM NORTH



04 PROPOSAL OVERVIEW

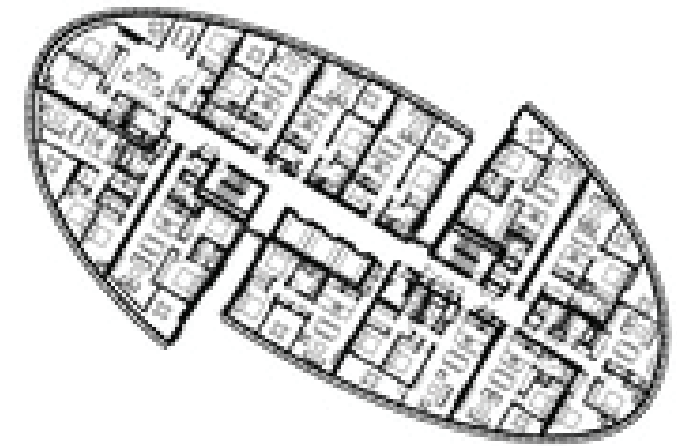
4.4 VIEW FROM NORTH EAST



05 DESIGN QUALITY

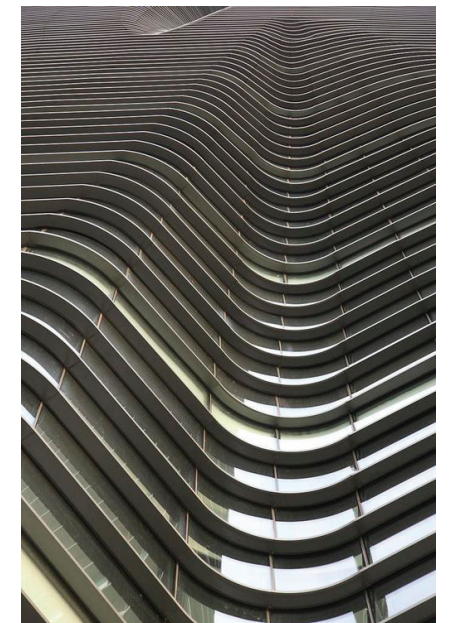
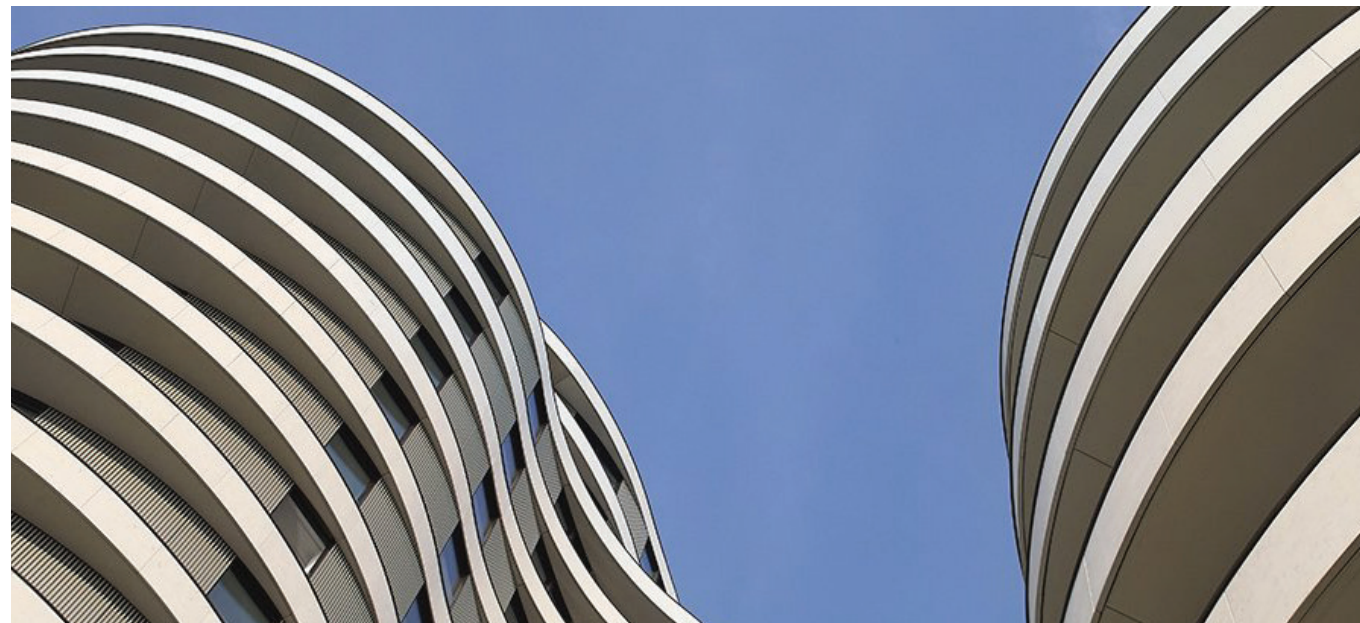
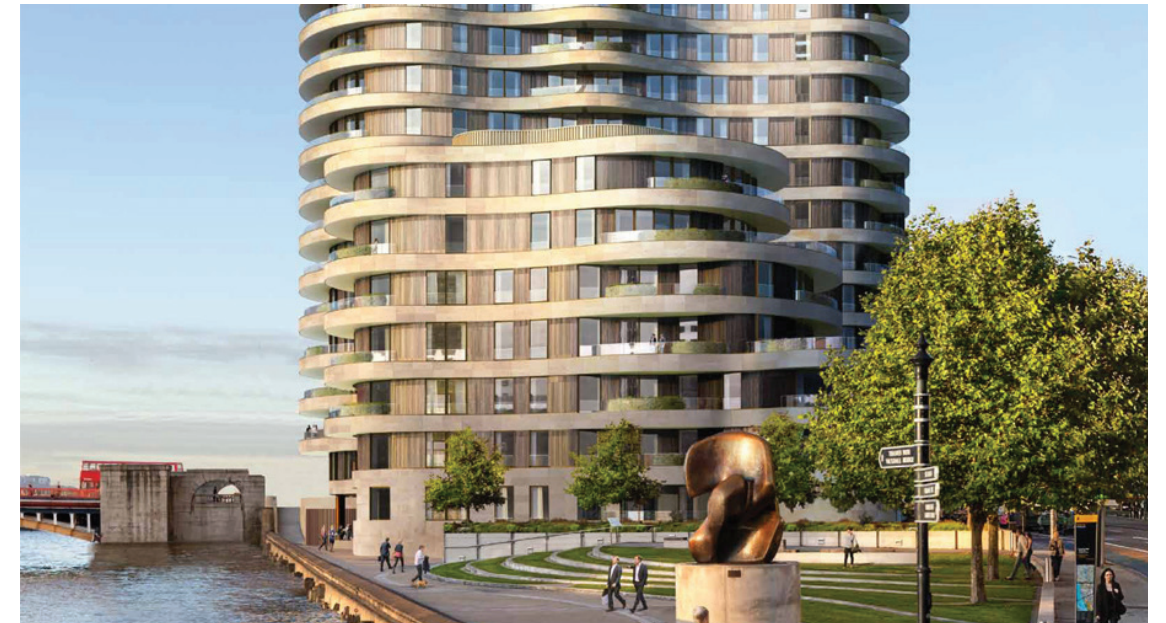
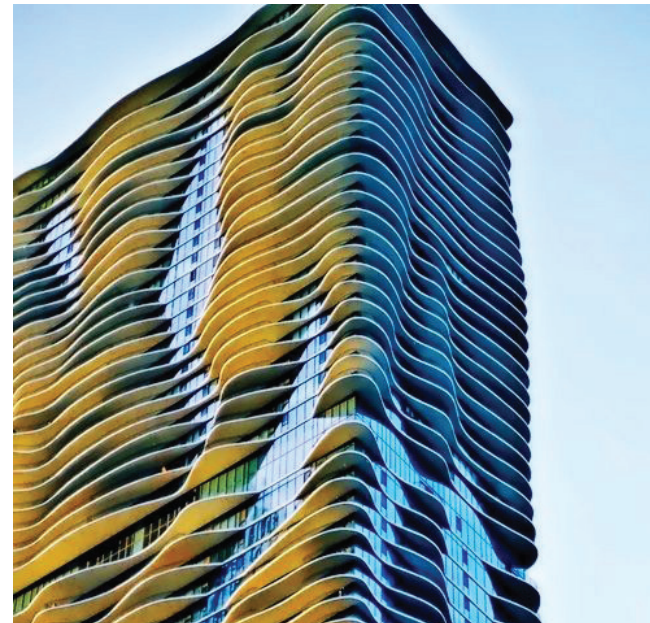
05 DESIGN QUALITY

5.1 ELEGANT



05 DESIGN QUALITY

5.2 FLUID



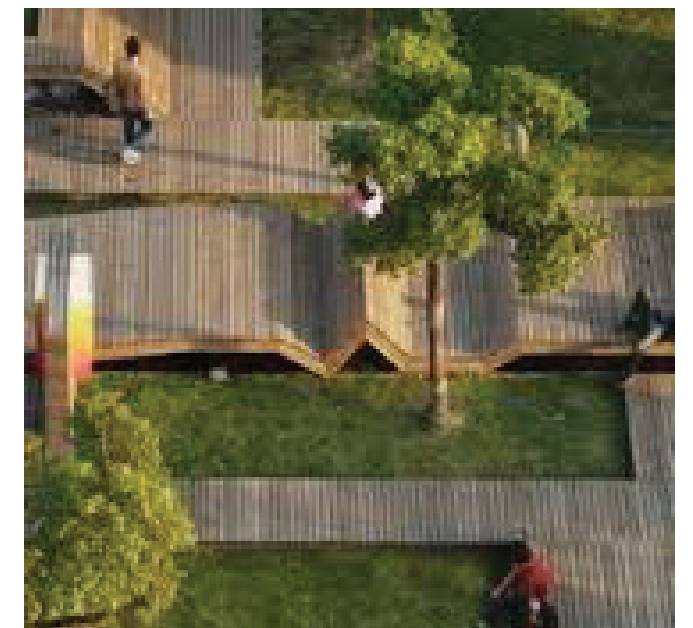
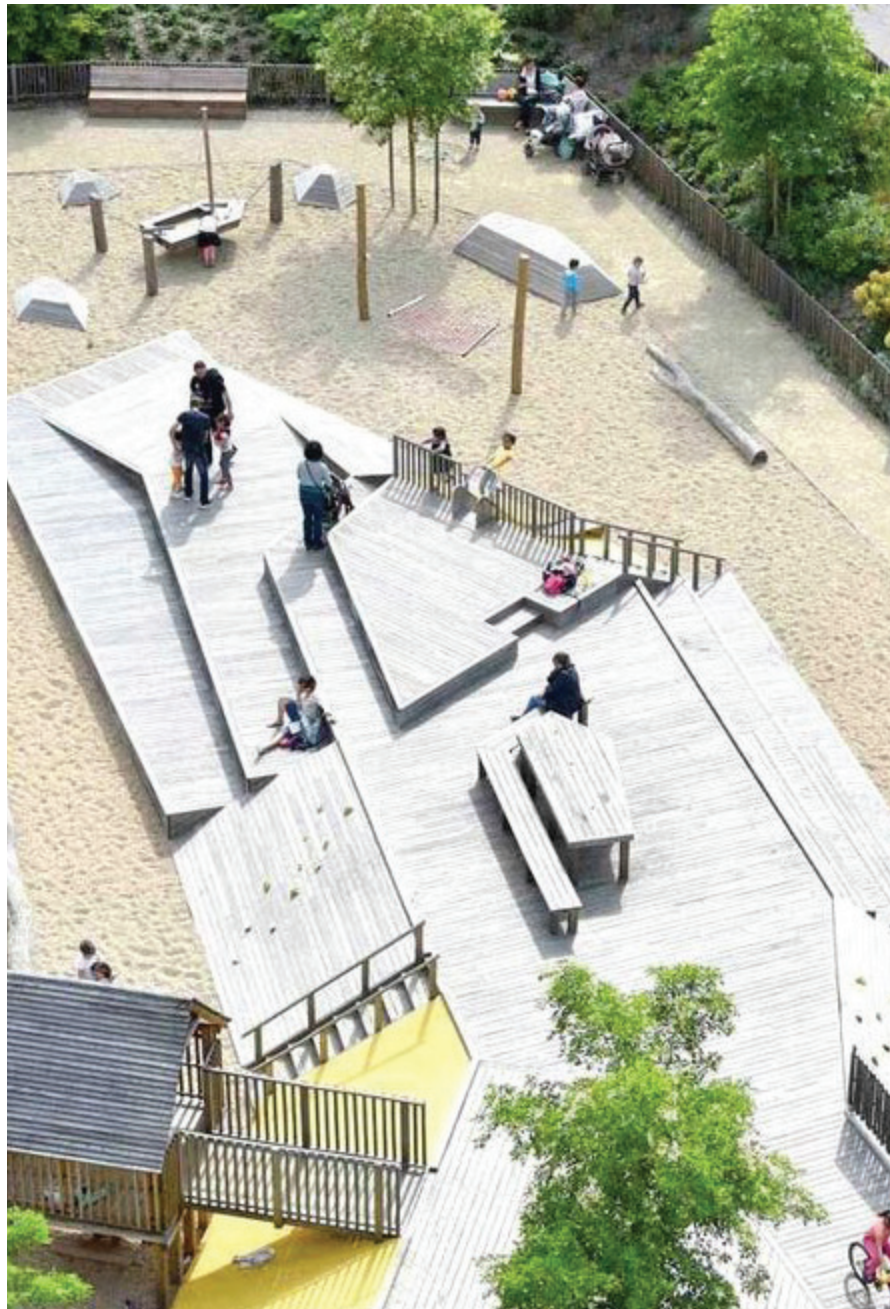
05 DESIGN QUALITY

5.3 ICONIC



05 DESIGN QUALITY

5.4 RESIDENTIAL AMENITIES IN GARDEN SETTING



05 DESIGN QUALITY

5.5 PUBLIC AND COMMUNAL OPEN SPACE



06 DESIGN PRINCIPLES

06 DESIGN PRINCIPLES

6.1 ROAD DEDICATION

The creation of a new roadway along the western boundary of the site is considered one of the key benefits of the overall proposal. This new roadway, once fully extended along the QIC site, will provide direct connectivity from the precincts north of Gilham Street to Les Shore Drive / Castle Hill Public School, and then on to Pennant Street and the Castle Hill town centre.

The dedication of land for the new roadway will be facilitated by the amalgamation of Vivien Place into the proposed development site. This amalgamation will reduce the upkeep cost of a redundant road reserve whilst also allowing for a consolidated development site with generous and contiguous open space provision.



NEW ROAD CONNECTION



06 DESIGN PRINCIPLES

6.1 ROAD DEDICATION

The new roadway has been designed in accordance with initial advice from Council. The proposal allows for a 16.4m total road reserve width, which is consistent with that proposed for other local roads in the precinct.

The total area of the proposed road reserve is 750m². This compares to the area of the amalgamated Vivien Place at 968m².



06 DESIGN PRINCIPLES

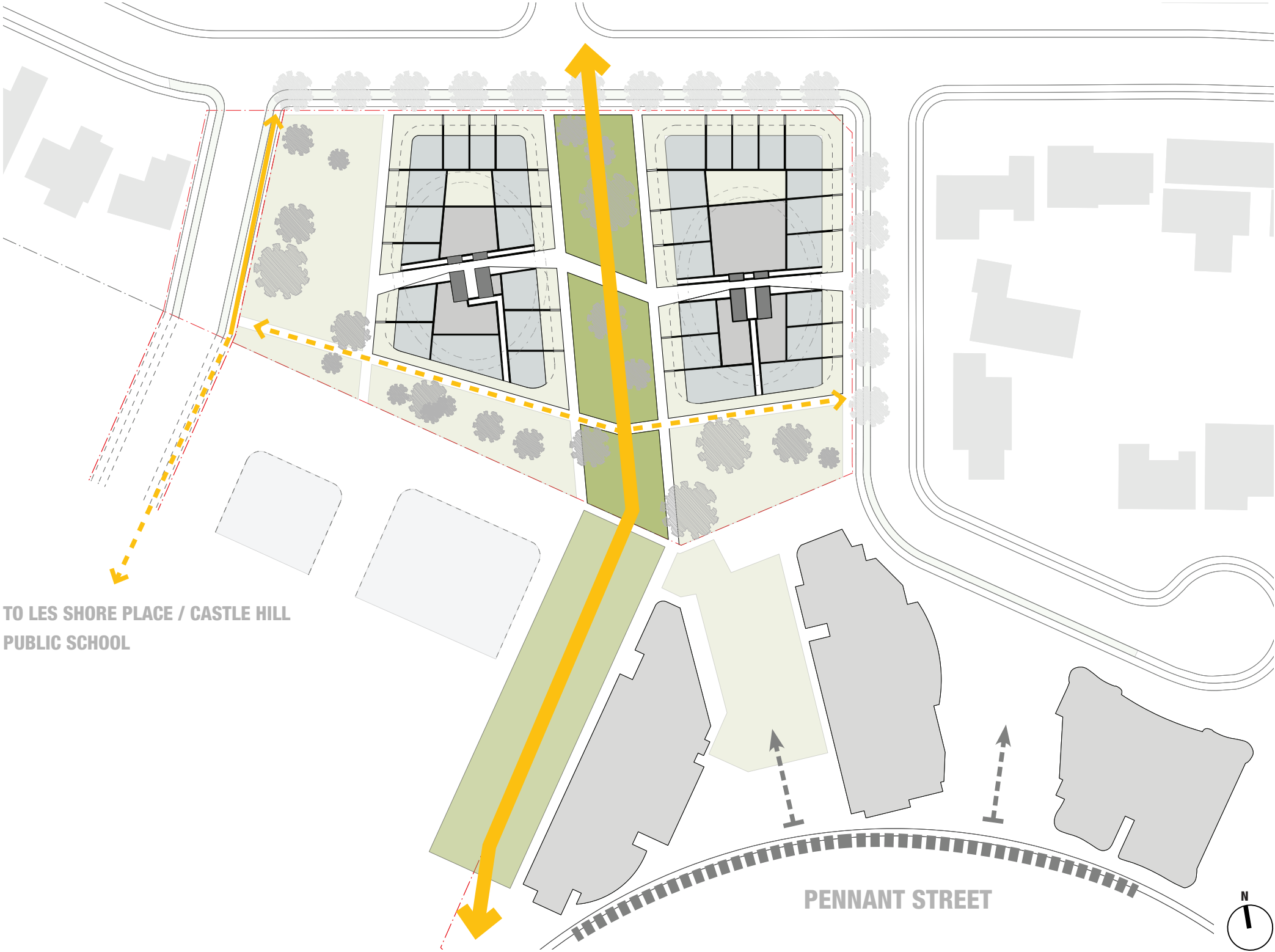
6.2 PRECINCT PERMEABILITY

Another key benefit of the proposal will be in enabling greater pedestrian connectivity between the residential areas to the north of Gilham Street with Castle Tower Shopping Centre and the entrance to Castle Hill Public School.

Due to the change in level created by the steep retaining wall along most of Pennant Street, there is no safe or direct route for residents through the Toplace site.

The development proposal will therefore allow two new routes of connectivity - one via the central landscape spine and the other via the new western roadway once this is fully extended all the way to Les Shore Place.

Both routes will allow movement via high quality, desirable and secure pathways.



NEW PRECINCT WIDE
PEDESTRIAN CONNECTIONS

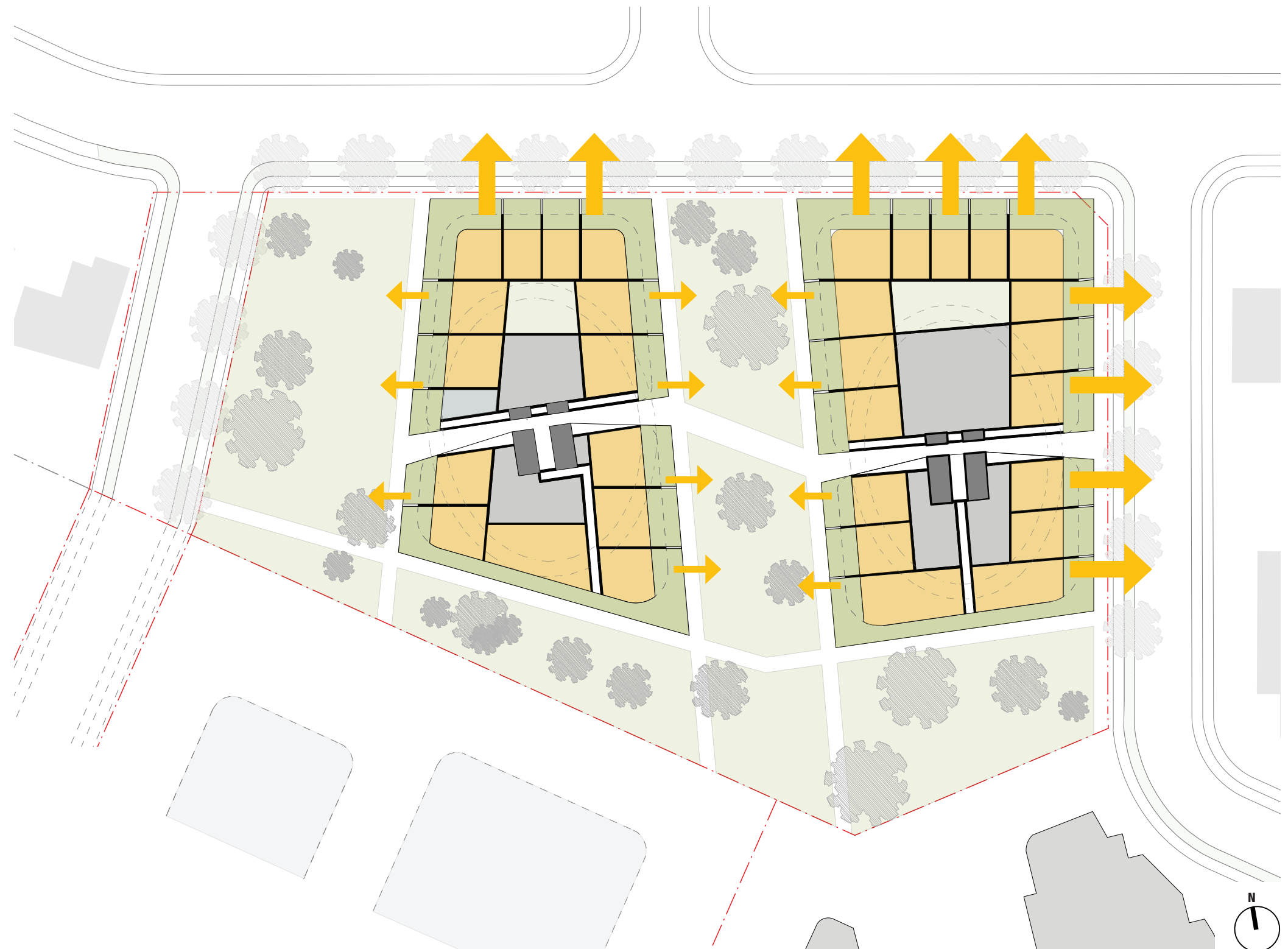
CHANGE IN GRADE - NO
CONNECTIVITY

06 DESIGN PRINCIPLES

6.3 STREET ACTIVATION

The proposed podium levels will be configured with terrace style dwellings that front onto the bounding streets and central landscaped areas. These terraces will not only provide increased diversity in dwelling types, but will also ensure activation of the streetscapes and a safe and engaging ground plane.

Terraces will be arranged over two or three levels, and each will have a generously sized private front yard. Further details of the proposed terrace dwellings is provided on page 40 of this document.



06 DESIGN PRINCIPLES

6.4 LANDSCAPE PROVISION

The proposed massing for the site affords very generous landscape opportunities to a significant proportion of the ground plane.

Key green spaces include;

- The central spine, which will be a public space allowing pedestrian connectivity through the site;
- The western landscaped edge, which will provide excellent opportunities for resident amenities. This edge receives full winter sun in a secure and private setting. This edge also provides a natural landscaped break between the tower elements and the lower density housing and school west of the site;
- A variety of discrete spaces along the southern boundary, which can be flexibly configured for a wide range of uses including children's play areas and active resident recreation spaces.

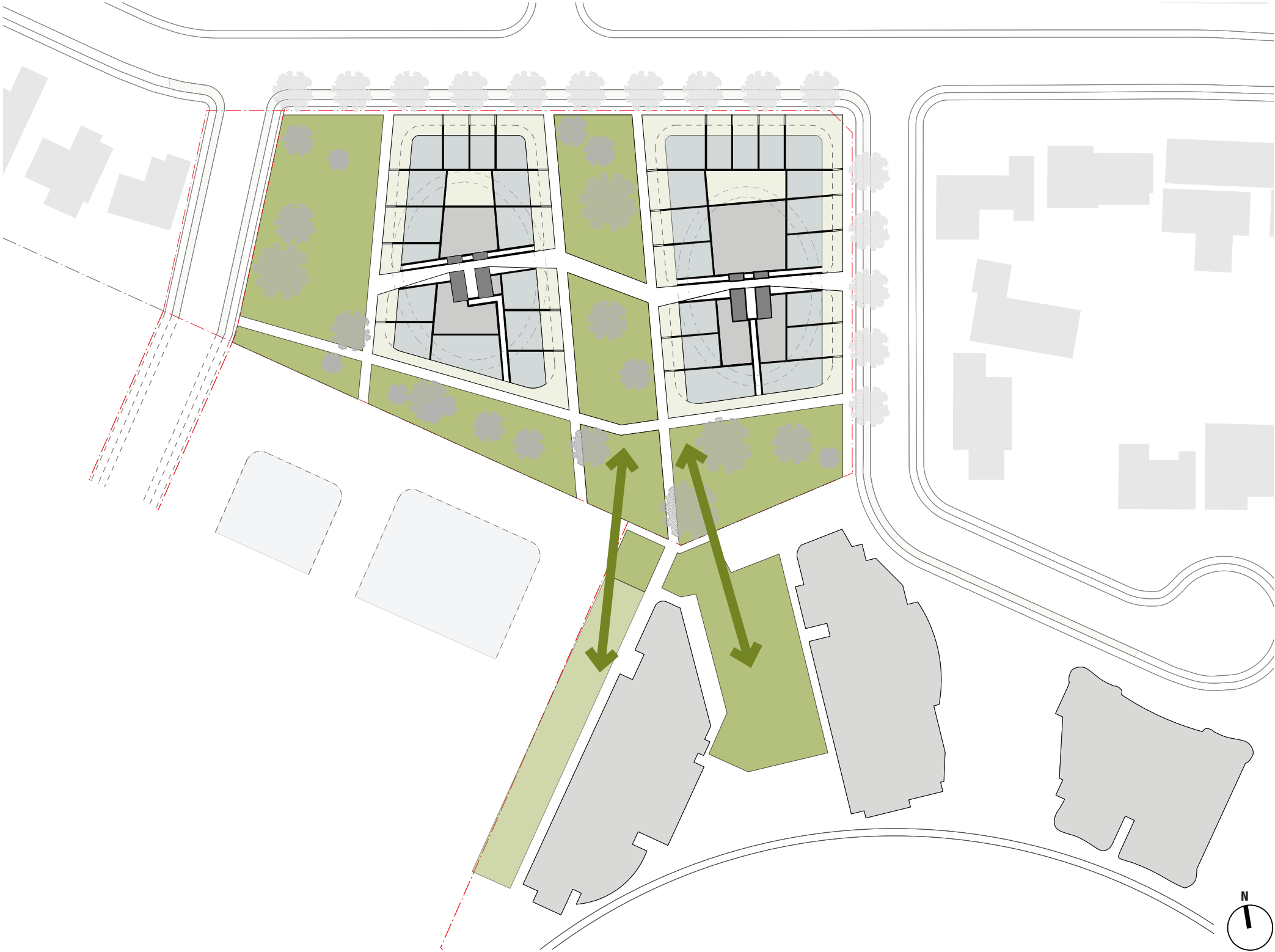


06 DESIGN PRINCIPLES

6.5 OPEN SPACE CONNECTIVITY

A significant additional benefit of the proposal is the potential for increased open space provision and amenity for the future residents of the Toplace site. These residents currently have access to a relatively small proportion of open communal landscaped space.

The ability to effectively link the green spaces between the two sites will therefore greatly enhance the overall amenity of residents of Toplace, providing them with a wider variety of passive and active recreation areas. It will also help engender a sense of community, encouraging social interaction between residents of both sites.



 **CONNECTIVITY BETWEEN DEVELOPMENTS**

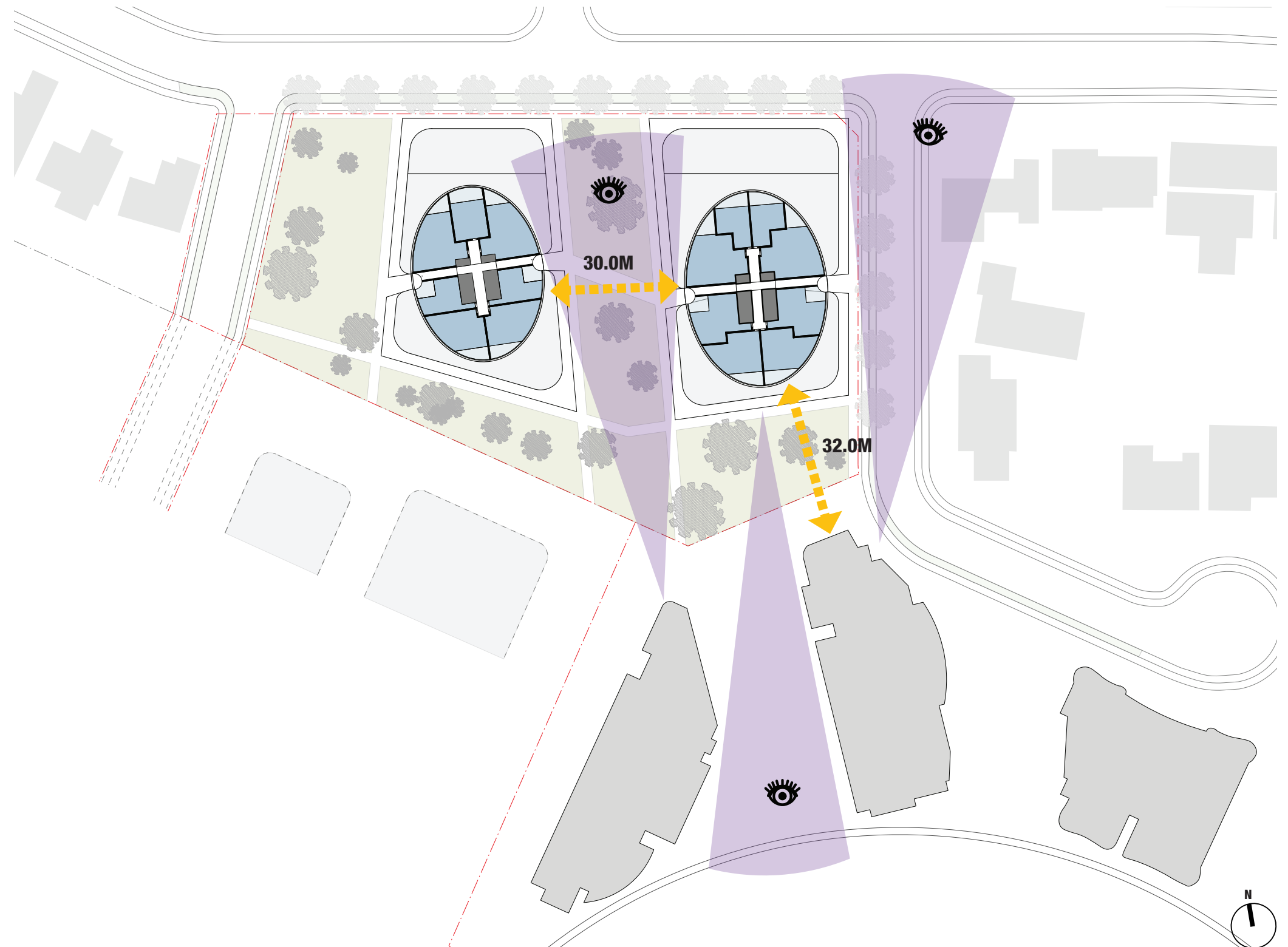
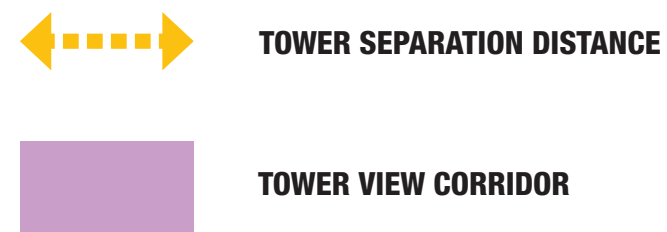
06 DESIGN PRINCIPLES

6.6 VIEW SHARING + SEPARATION

The location of the towers has been carefully considered such that views and outlook are equitably shared between the Vivien Place and Toplace developments.

The offsetting of towers is a simple but highly effective mechanism that helps to break down the visual scale of the overall precinct, whilst also facilitating sunlight penetration to all building faces and allowing outlook and views to be shared equitably between developments.

These principles are further improved by the generous separation between towers. The minimum ADG separation required for towers of this height is 24 metres, a requirement which is significantly exceeded under the proposed building massing.



06 DESIGN PRINCIPLES

6.5 AMENITY | SOLAR & CROSS VENT POTENTIAL

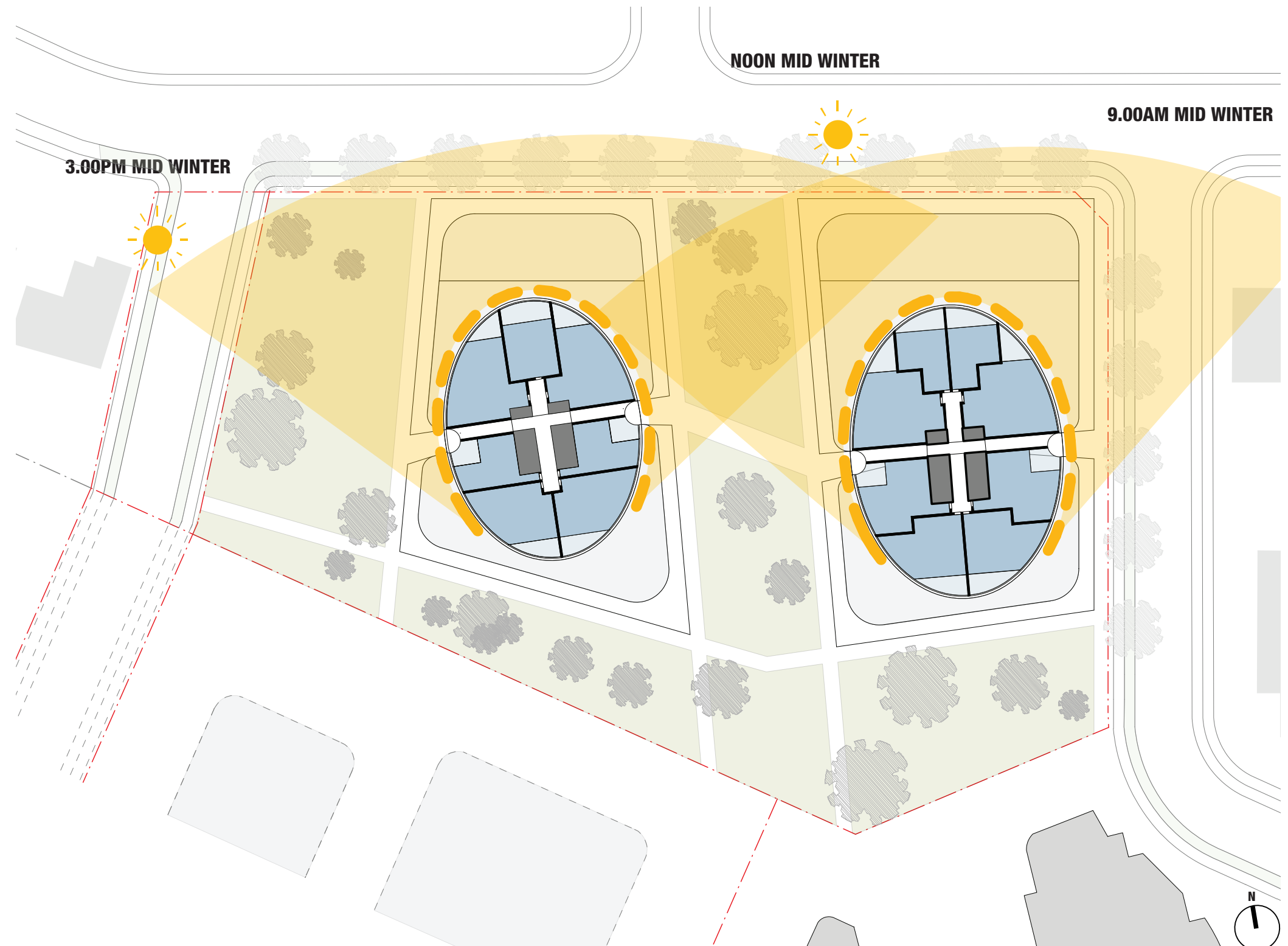
The orientation of the site allows excellent solar access for apartments and dwellings on the site.

At ground level, the terraces fronting onto Gilham Street will receive full winter sun from 9am through 3pm.

Within the towers, floorplates can be configured to maximise the number of apartments with a northerly aspect, which again maximises winter sun exposure.

The towers also offer the opportunity for excellent natural and cross ventilation. This is facilitated by the curved tower forms, and the central break through each tower floorplate which is designed to allow air and light to penetrate through open lobbies.

In total, the proposed development and building envelopes have the ability to exceed the requirements of the ADG and council standards.

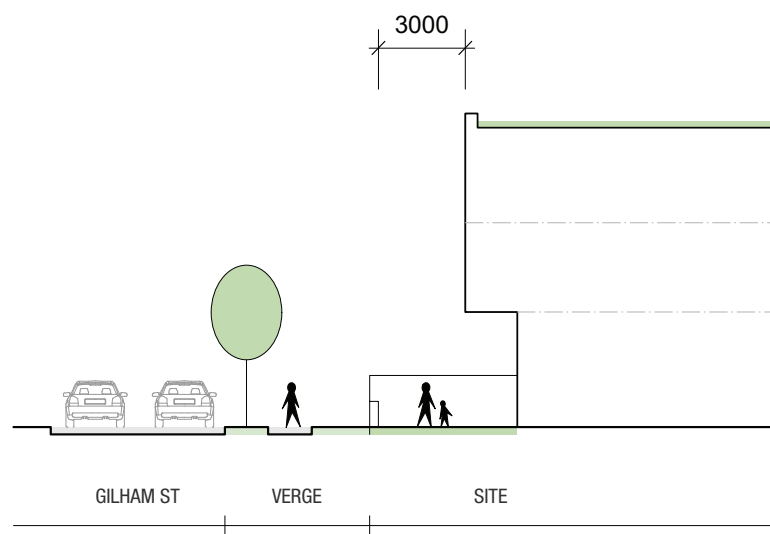
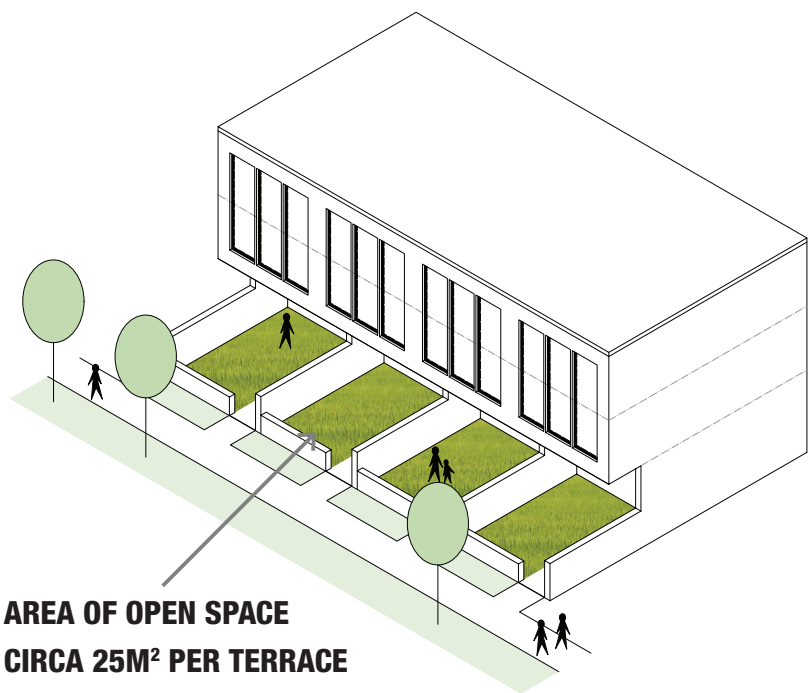


■■■■■■■■■■ MID WINTER SOLAR EXPOSURE

07 SUPPLEMENTARY INFORMATION

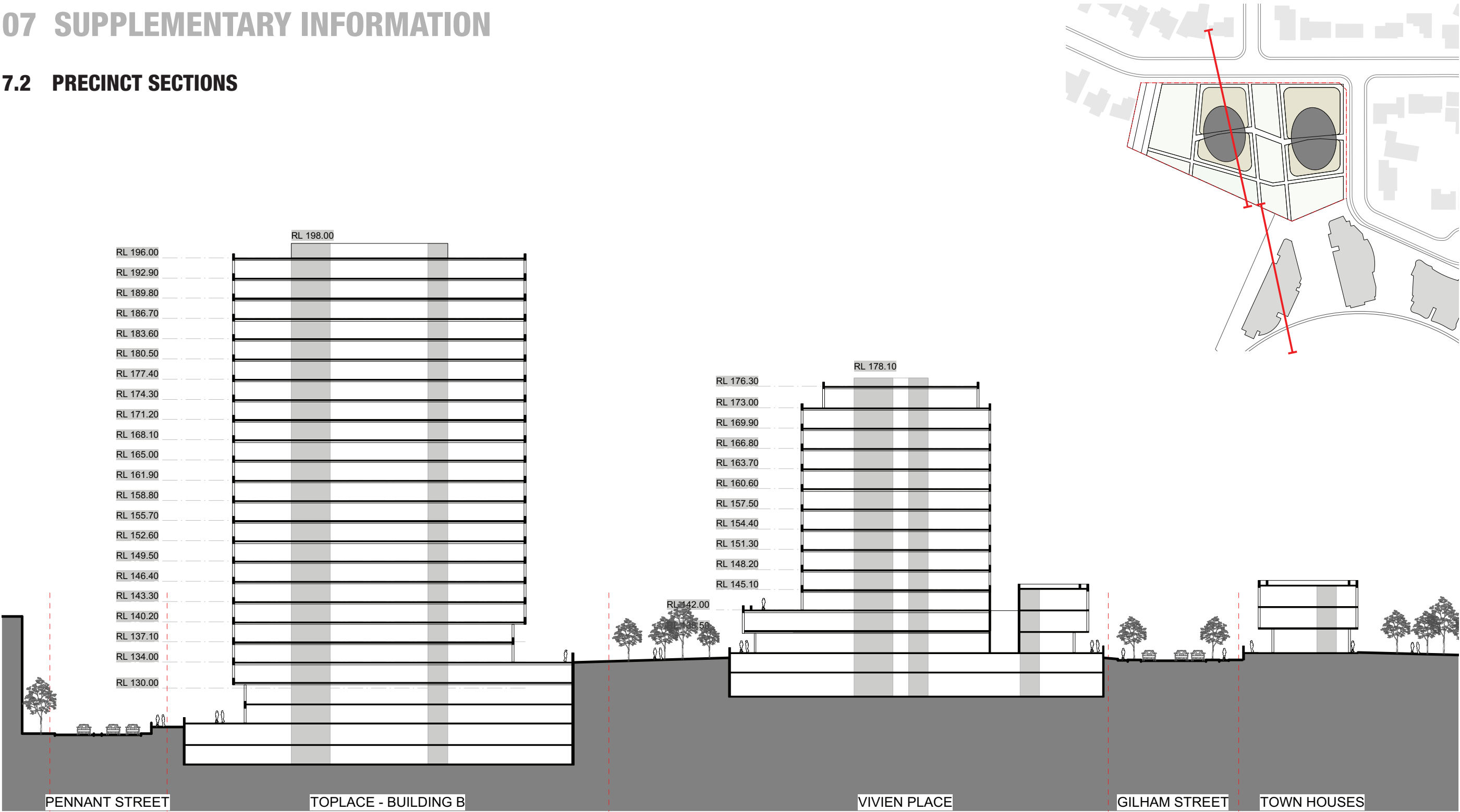
07 SUPPLEMENTARY INFORMATION

7.1 TERRACE HOUSING DETAILS



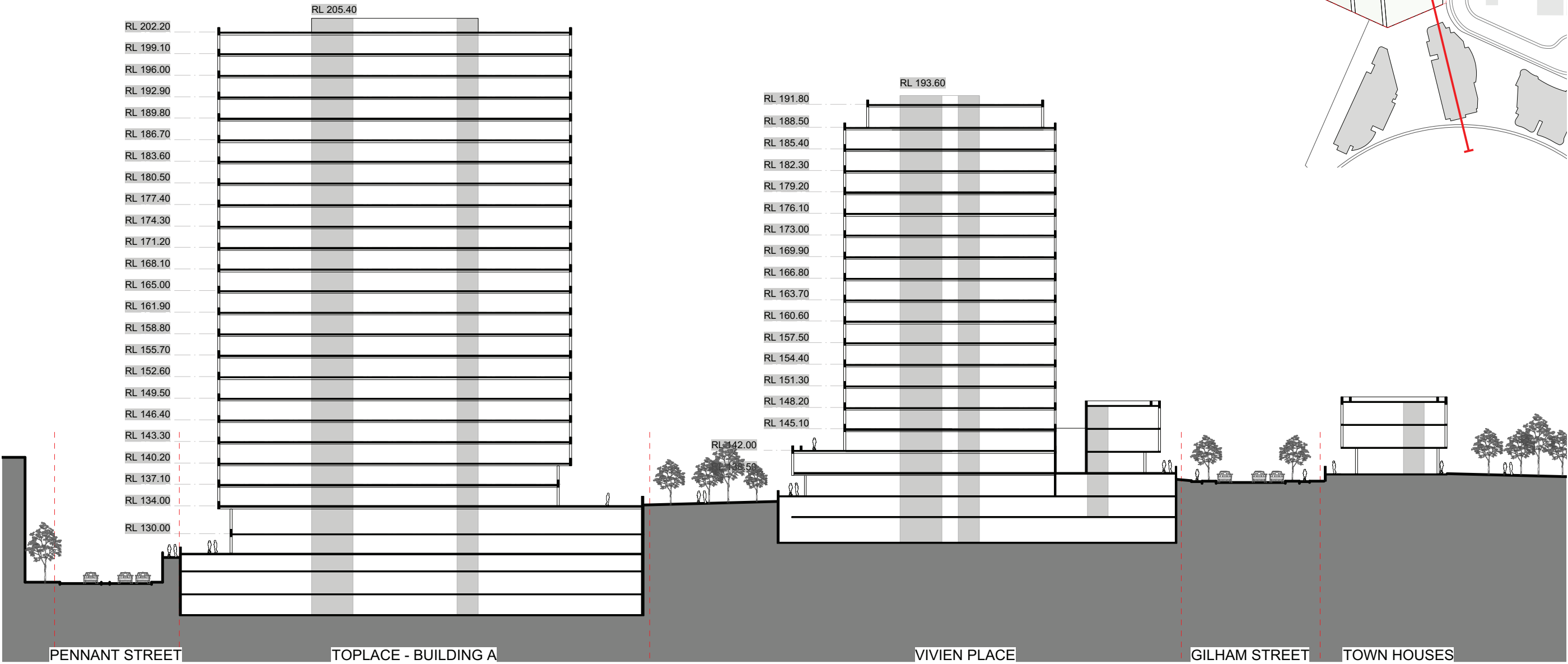
07 SUPPLEMENTARY INFORMATION

7.2 PRECINCT SECTIONS



07 SUPPLEMENTARY INFORMATION

7.2 PRECINCT SECTIONS



SECTION BB

07 SUPPLEMENTARY INFORMATION

7.3 EXISTING OVERSHADOWING ANALYSIS | COMMUNAL OPEN SPACE

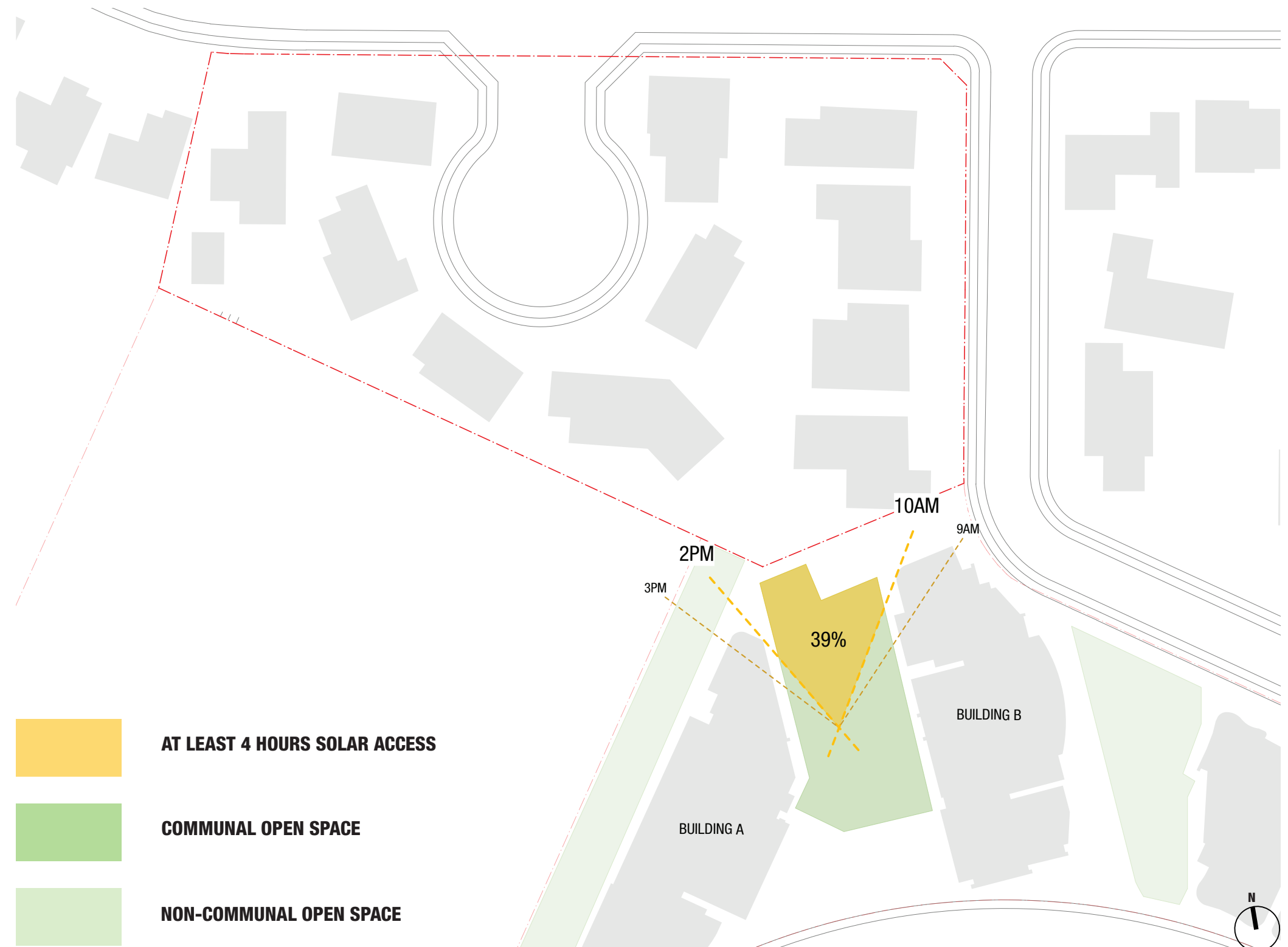
The following pages investigate the solar access potential of the common open space areas to the Toplace site. The key communal open space area that is impacted by the Vivien Place development is the area located between Buildings A and B as indicated opposite.

The diagram opposite summarises the existing condition, where approximately 39% of the communal open space has the potential to receive a full 4 hours sunlight between 9am and 3pm mid winter.

The solar diagrams over pages 44 and 45 summarise the condition taking into account the proposed Vivien Place development. These diagrams demonstrate that the open space to Toplace continues to receive 4 hours of sunlight from 9am - 3pm on June 21st.

It is worth noting between the key lunch time period of 12.00pm and 2.00pm, well over 50% of the open space is receiving full sunlight in mid winter.

Further, the proposed development to Vivien place provides generous publicly accessible open space areas that directly adjoin the smaller open space communal area to the Toplace site. These open areas enjoy excellent solar access and will significantly increase the accessible amenity available to the residents of Toplace.



07 SUPPLEMENTARY INFORMATION

7.3 PROPOSED OVERSHADOWING ANALYSIS | COMMUNAL OPEN SPACE



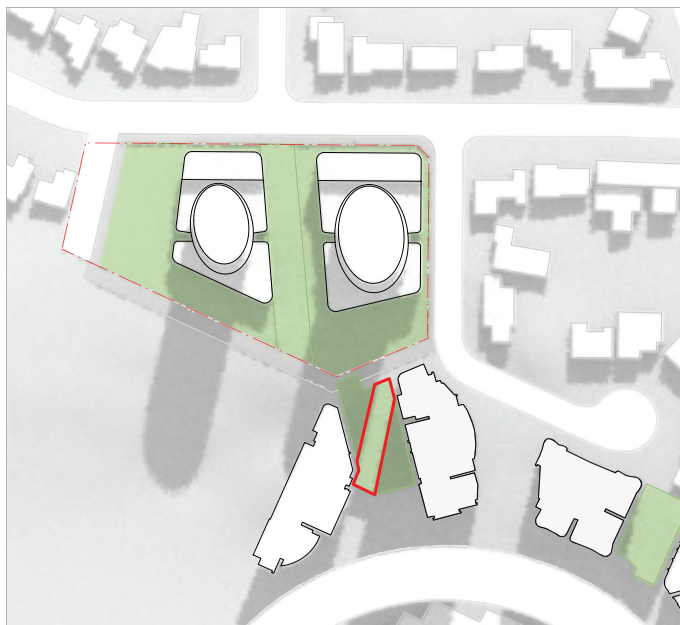
June 21 9:00am



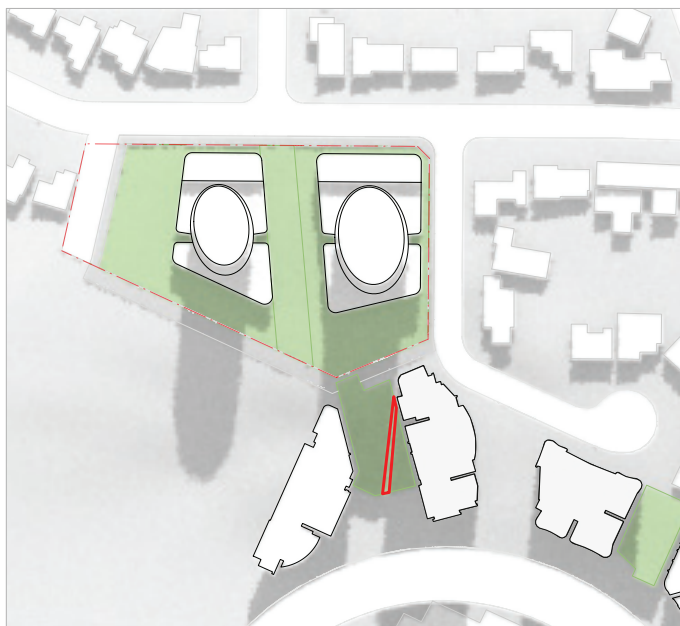
June 21 9:30am



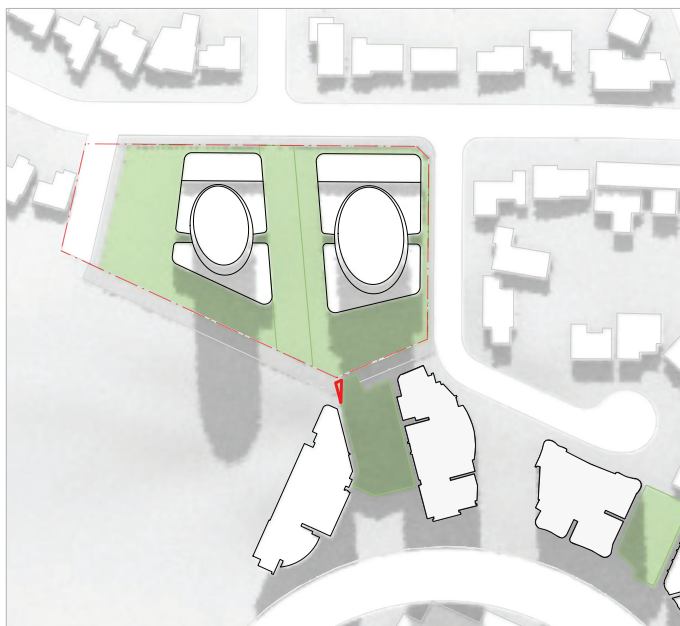
June 21 10:00am



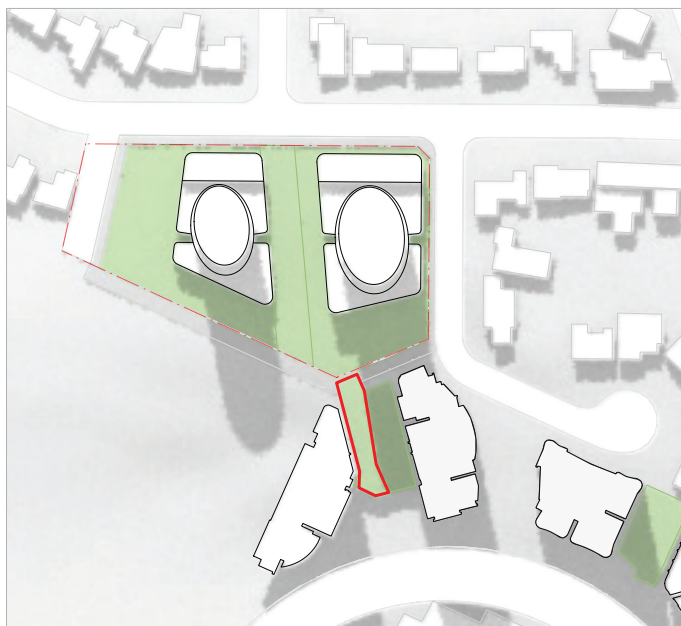
June 21 10:30am



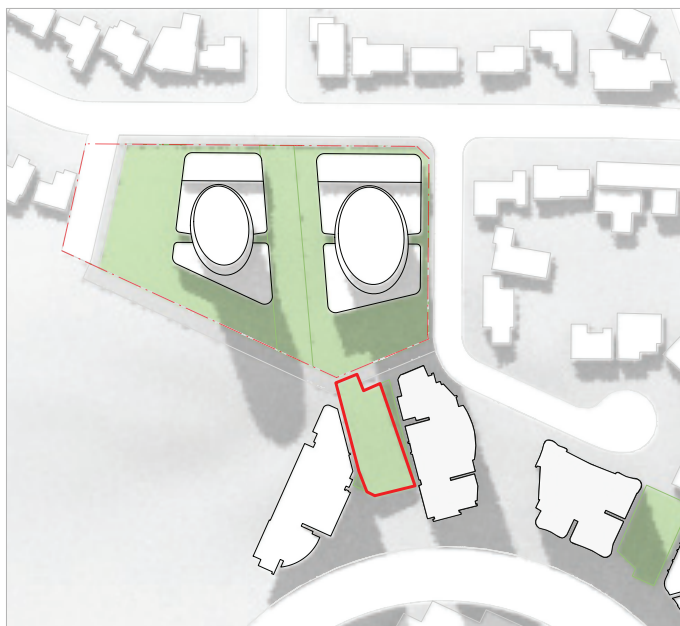
June 21 11:00am



June 21 11:30am



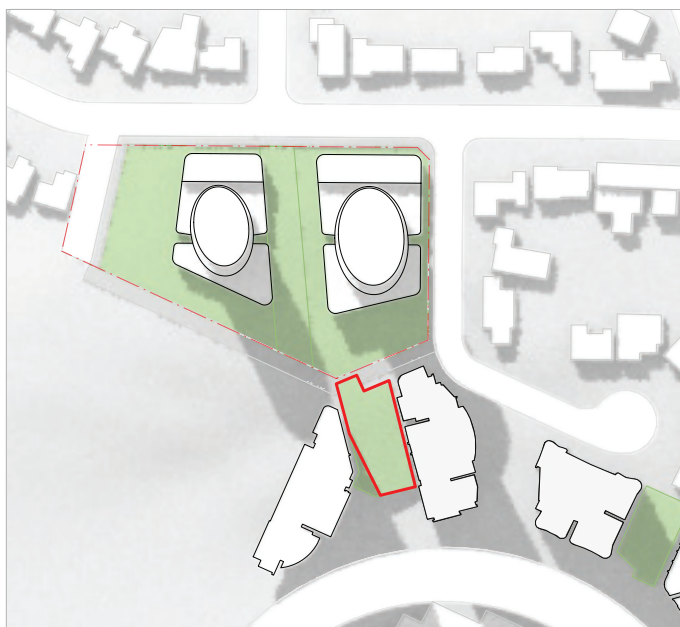
June 21 12:00pm



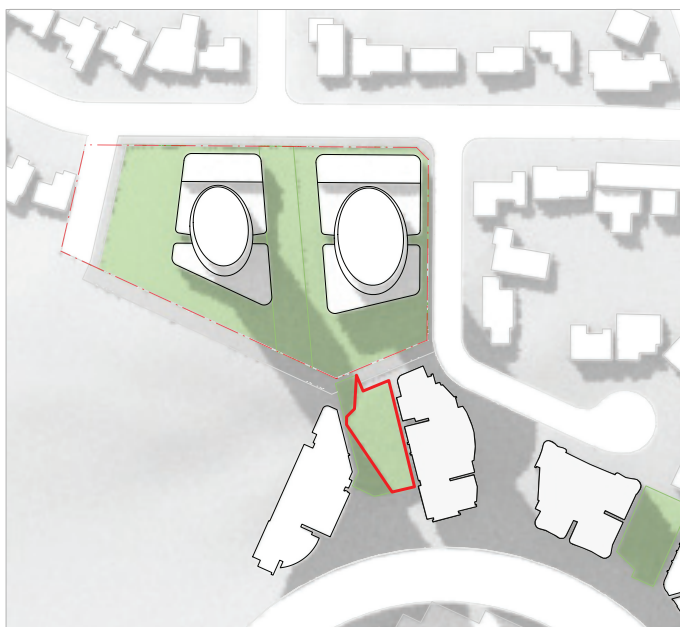
June 21 12:30pm

07 SUPPLEMENTARY INFORMATION

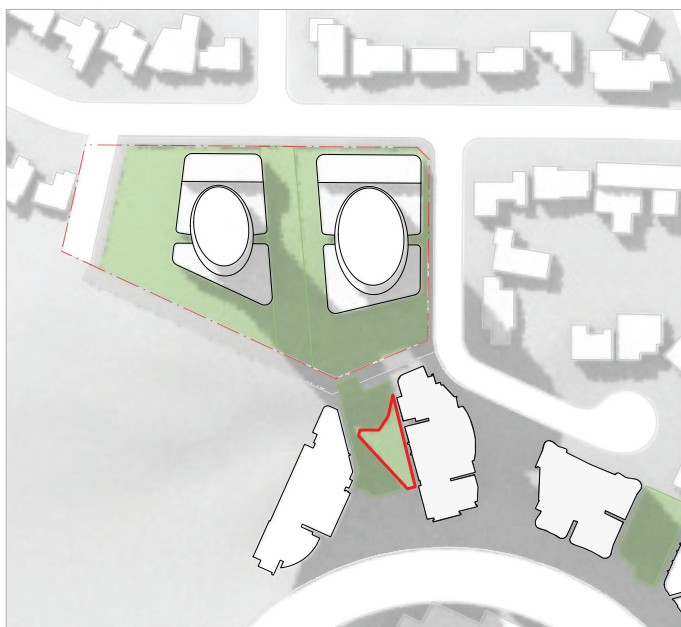
7.3 PROPOSED OVERSHADOWING ANALYSIS | COMMUNAL OPEN SPACE



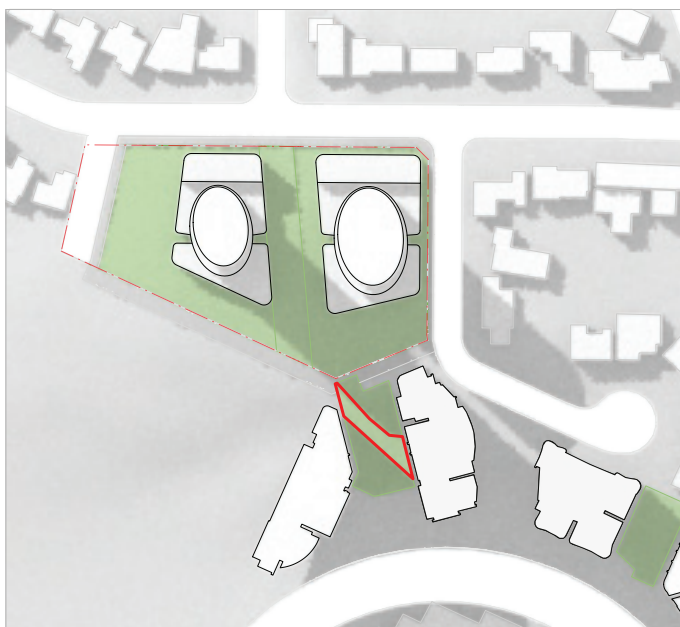
June 21 1:00pm



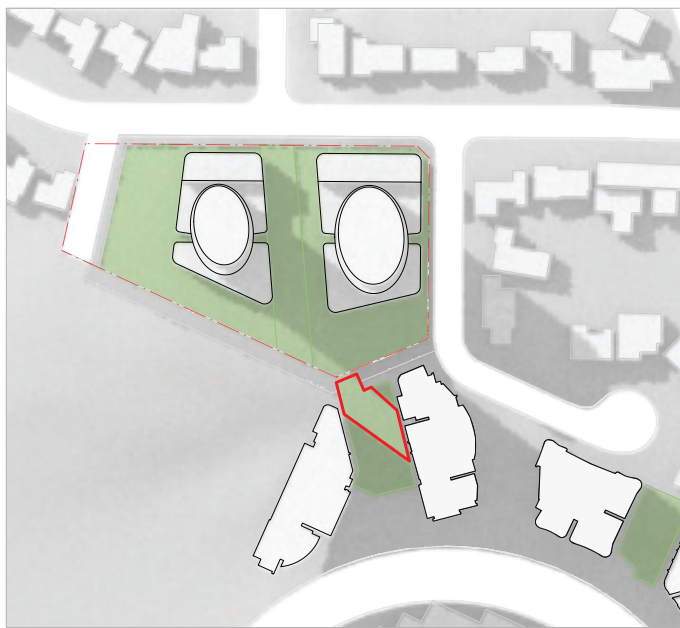
June 21 1:30pm



June 21 2:00pm



June 21 2:30pm



June 21 3:00pm

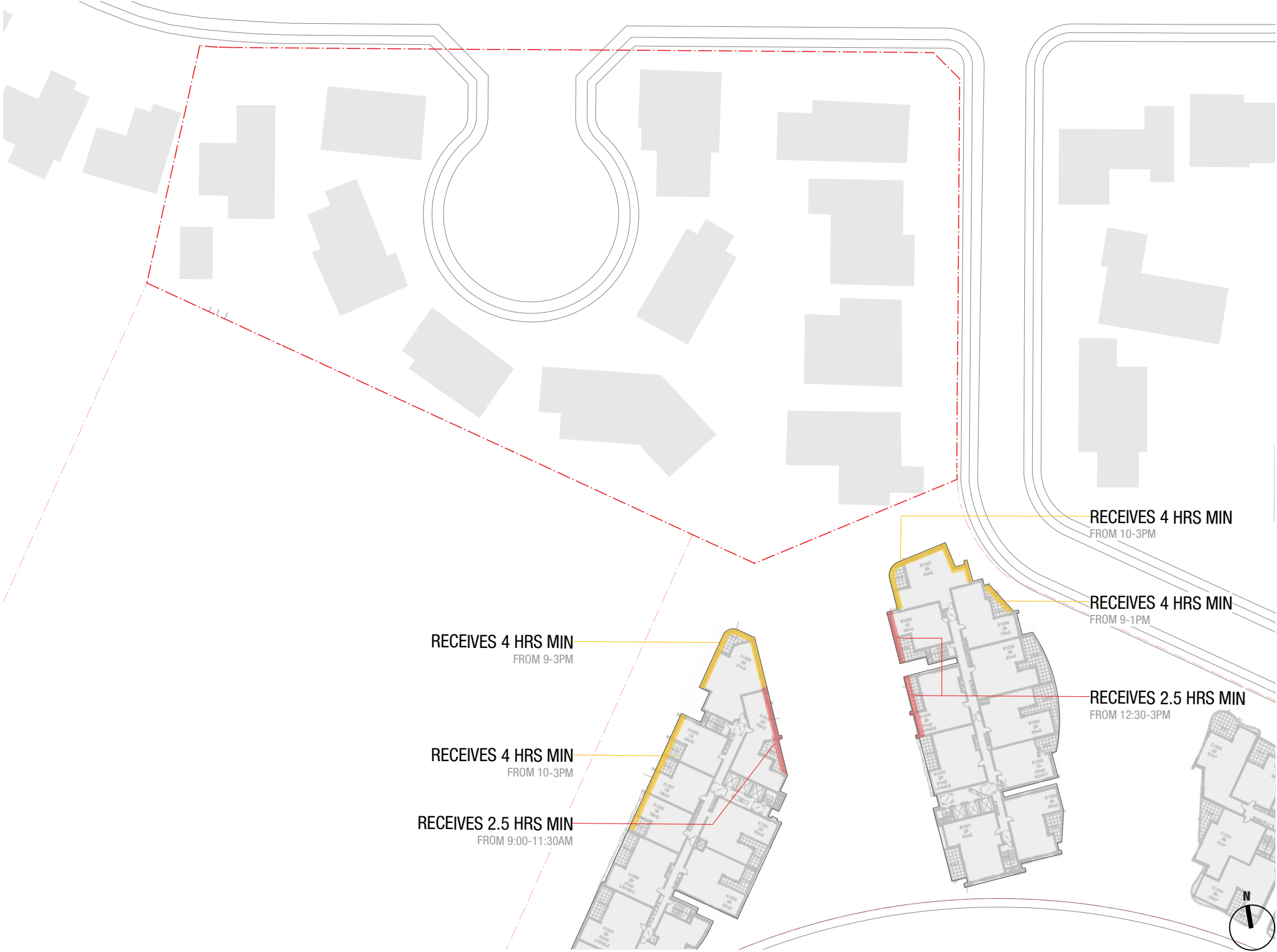
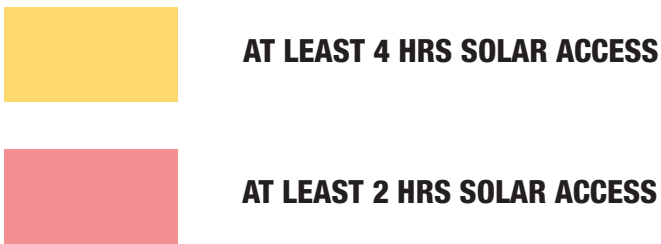
07 SUPPLEMENTARY INFORMATION

7.4 EXISTING OVERSHADOWING ANALYSIS | APARTMENT SOLAR ACCESS

The following pages investigate the solar access potential to apartments within the Toplace development site. The key apartments that are potentially impacted by the Vivien Place development are located within Buildings A and B, as indicated opposite.

The diagram opposite summarises the existing condition. It is worth noting that the majority of apartments to the Toplace site are orientated principally east or west, and therefore by default can only ever receive a maximum of approximately 2-3 hours of direct sunlight measured June 21st.

The solar diagrams over pages 48 and 49 summarise the additional impacts taking into account the proposed Vivien Place development. The methodology used in these diagrams is view from the sun. In essence, if a building surface can be seen in the diagram it is receiving full sunlight, and if a building surface is not visible it is by definition completely overshadowed.



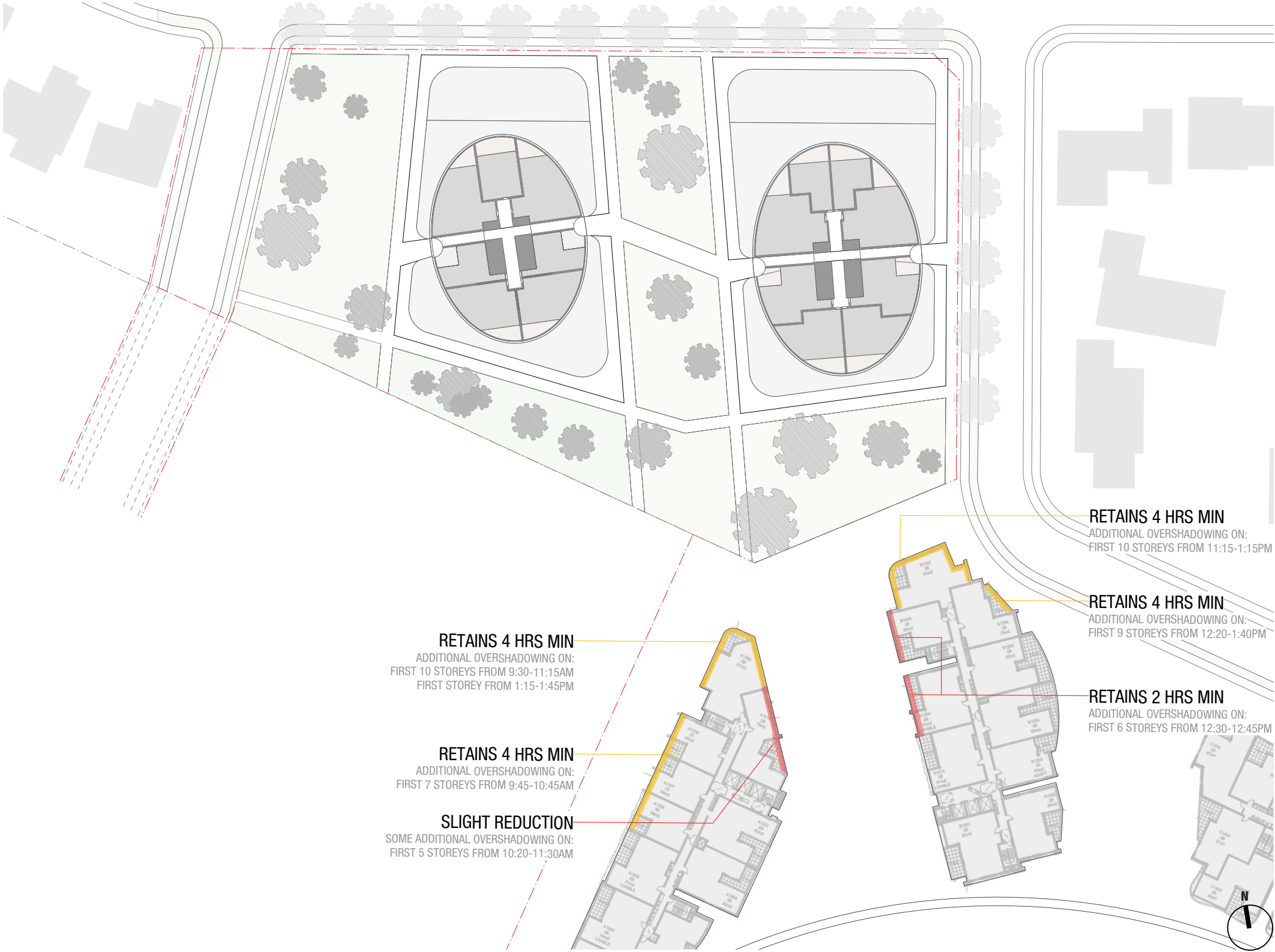
07 SUPPLEMENTARY INFORMATION

7.4 PROPOSED OVERSHADOWING ANALYSIS

The diagram on this page provides a summary of the solar access potential to Toplace taking into account the proposed Vivien Place development.

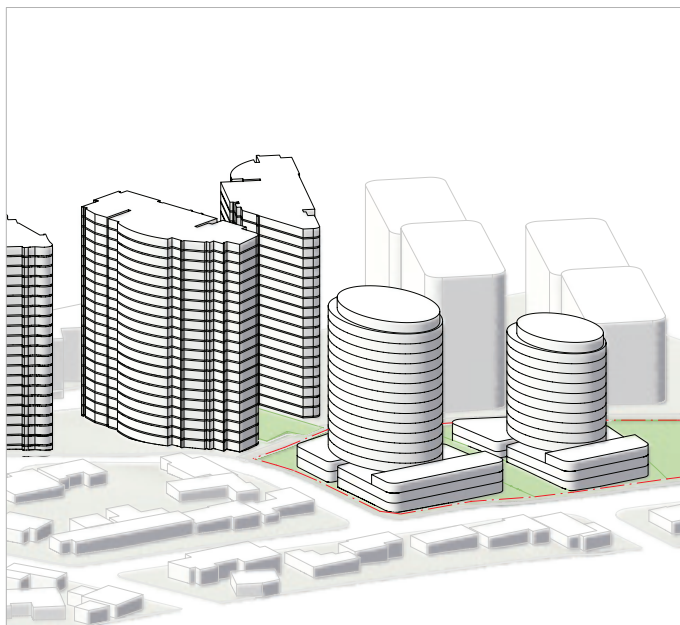
In summary, those apartments that currently enjoy a minimum of 4hrs sunlight retain this access. Further, the internal east / west facing apartments that currently receive at least 2 hours sunlight likewise retain this minimum level of access.

There is a slight reduction to 5 apartments in Building A below 2 hours mid winter sunlight. In the overall context of an emerging and denser new precinct, this slight loss of mid winter sunlight does not seem unreasonable, and is balanced by benefits such as direct access to new high quality green spaces.

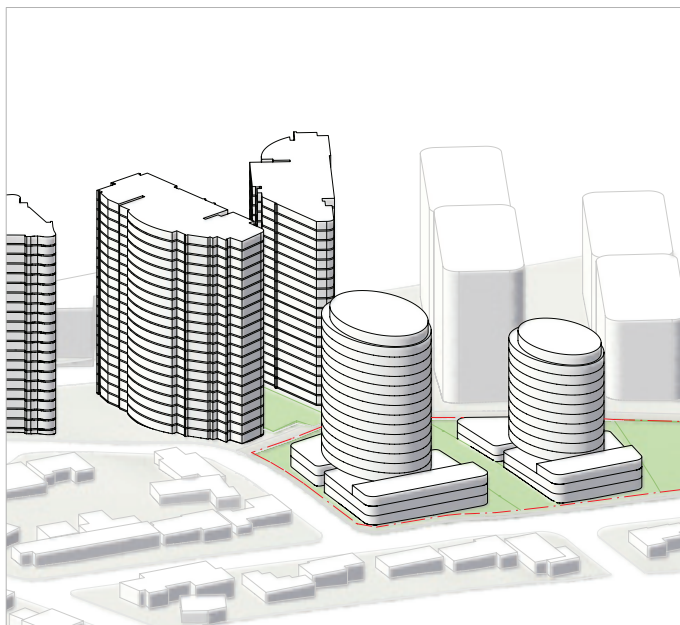


07 SUPPLEMENTARY INFORMATION

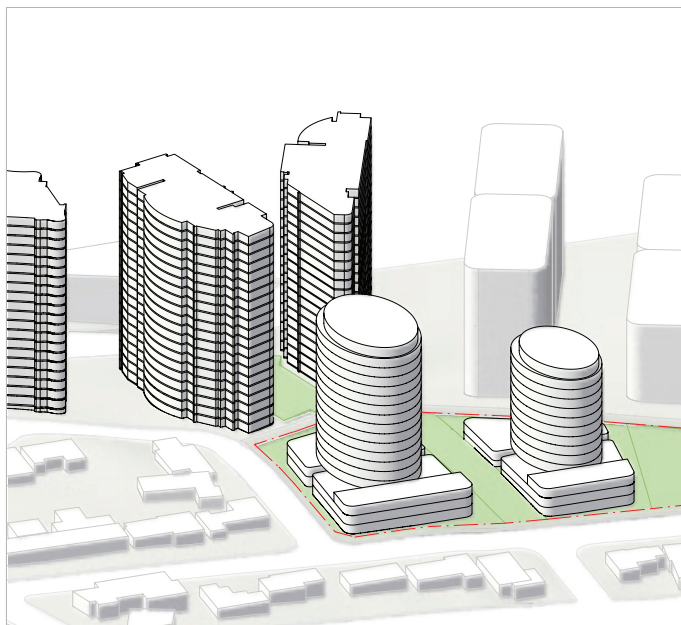
7.4 PROPOSED OVERSHADOWING ANALYSIS | APARTMENT SOLAR ACCESS



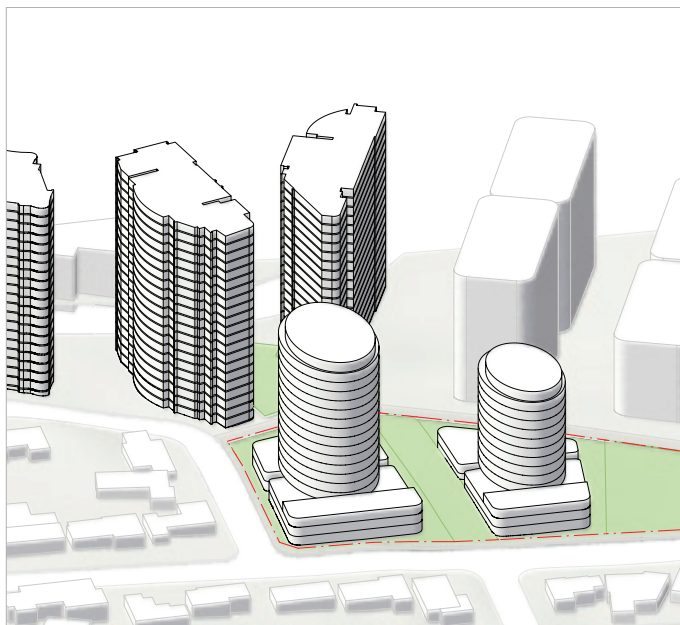
June 21 9:00am



June 21 9:30am



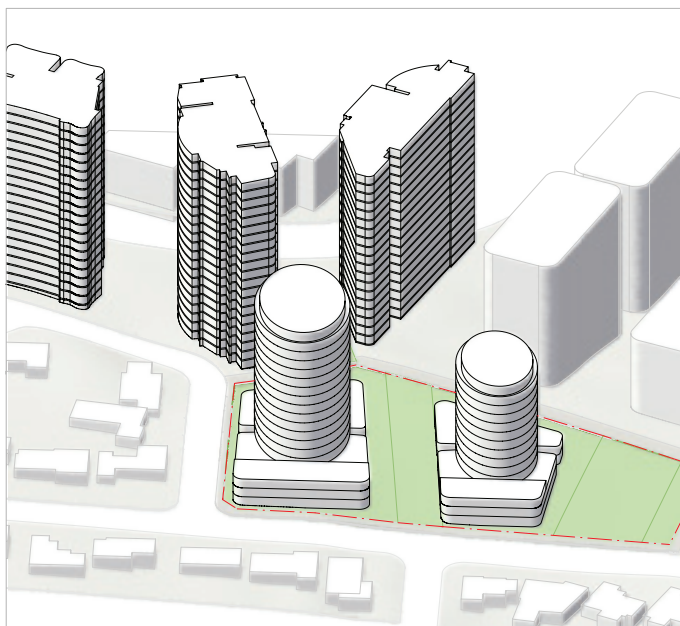
June 21 10:00am



June 21 10:30am



June 21 11:00am



June 21 11:30am



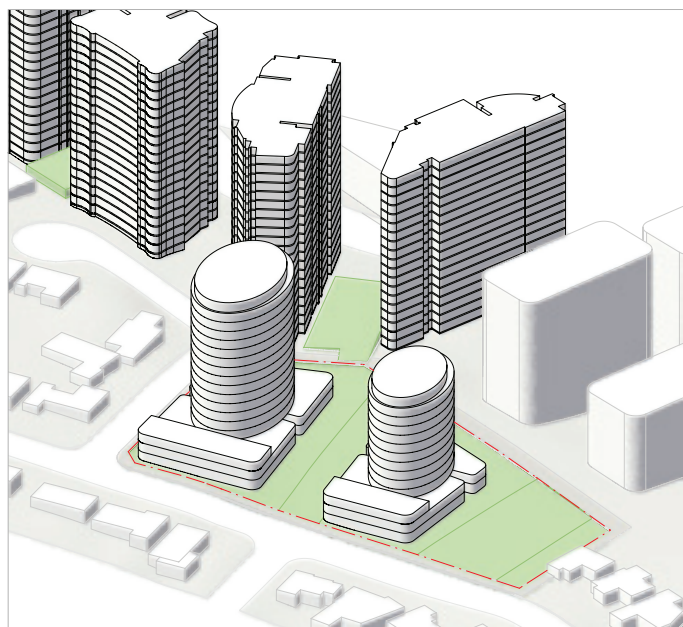
June 21 12:00pm



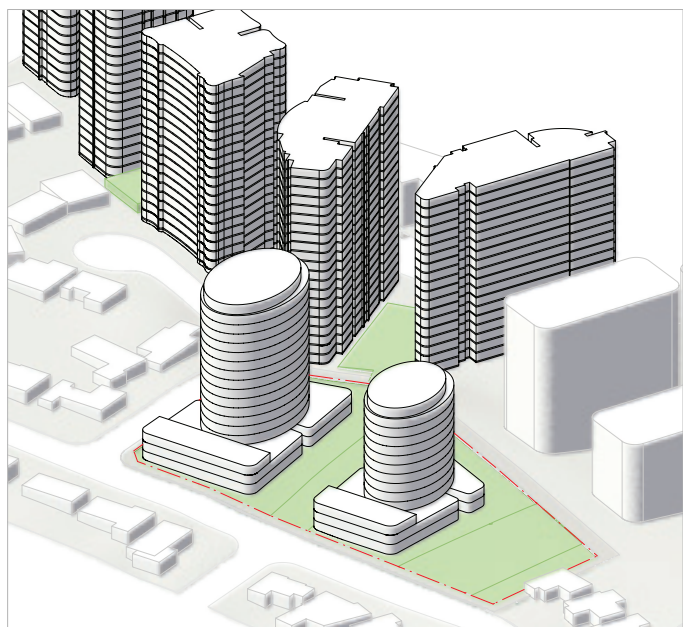
June 21 12:30pm

07 SUPPLEMENTARY INFORMATION

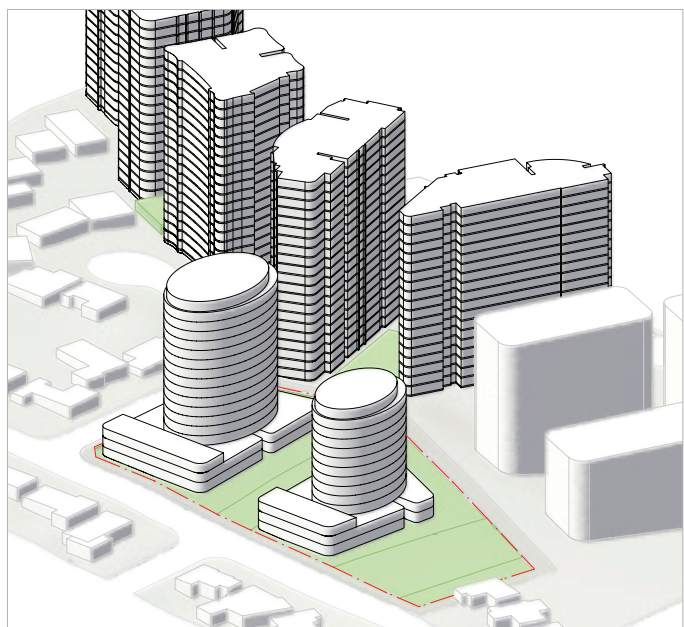
7.4 PROPOSED OVERSHADOWING ANALYSIS | APARTMENT SOLAR ACCESS



June 21 1:00pm



June 21 1:30pm



June 21 2:00pm



June 21 2:30pm



June 21 3:00pm

