

CHAPMAN GARDENS PLANNING PROPOSAL URBAN DESIGN REPORT

16-26 Chapman Ave And 17-27 Dawes Ave, CASTLE HILL, Prepared for: The Hills Shire Council 30.06.2017



EG

 MCGREGOR
COXALL



PTW



THIS REPORT PRESENTS A DETAILED URBAN DESIGN ANALYSIS FOR THE CHAPMAN GARDENS PLANNING PROPOSAL at 16-26 Dawes Ave and 17-27 Chapman Avenue, Castle Hill.

The Showground Station Precinct offers the area an opportunity to create a new transit-oriented community that will be facilitated by new mixed-use residential developments that focus on improved public open spaces incorporating landscape elements unique to the Hills district.

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EXECUTIVE SUMMARY

Informing this urban design strategy in support for potential redevelopment at 16-26 Dawes Ave and 17-27 Chapman Avenue, Castle Hill is the analysis of the site and its surrounding urban context, both at the regional and immediate scales. Under this urban design study, consideration has been given to the likely changes to the area in regard to new residential densities and the likely need for improved public open space amenity.

The proposed redevelopment of the subject site will address the following:

- Recognise the urban transformation of Showground Station Precinct;
- Acknowledge the local landscape character of the area, defined by landscaped verges, pocket parks and a mature tree canopy;
- Integrate new development with a new local park as a community focus within a new an evolving residential neighbourhood;
- Provide new publicly accessible pedestrian pathways across the subject site;
- Consider a range of local uses that will activate the ground plane, being in close proximity to a new and improved public open space;
- Realign the built form envelope to take advantage of new view lines and improved solar access;
- Introduce a modulated skyline, consisting low rise street edge aligned envelopes with taller built form and
- Consider how passive surveillance and safety in design are an important component in the creation of an enhanced residential community.



[Source: Showground Station Precinct Masterplan, visualised by SJB]

INTRODUCTION

This urban design report assesses the Planning Proposal for the subject site at 16-26 Dawes Ave and 17-27 Chapman Avenue, Castle Hill (the site).

The subject site is located in the heart of the Showground Station Precinct, part of the NSW Government's Sydney Northwest Metro. Due to its proximity to the new Showground Station, the site has significant urban redevelopment potential leveraging off the \$8.3 billion State investment in Australia's largest public transport infrastructure project.

The Showground Station Precinct is currently undergoing a process of significant urban transformation with regard to land use zoning and associated adjustment in development controls. Currently characterised by low density residential uses, the urban transformation of the area will see new medium and high density residential located within the immediate vicinity of a new railway station. This process is facilitated by the NSW DoPE in consultation with the Hills Shire Council.

Although the proposed recommended amendments to maximum building height and floor space ratio controls, all future residential development will still need to address the relevant design principles of the NSW Department of Planning's Apartment Design Guide (ADG), and various The Hills Shire Council DCPS.

The following urban design report considers the opportunity for rejuvenation of this unique precinct. An understanding of this urban transformation is presented here in terms of an appreciation of the site and its surrounding urban context at a regional and local level.



PROPOSED CHAPMAN GARDENS

COMMUNAL AND PUBLIC SPACE AREAS ARE COMBINED TO PROVIDE A RANGE OF PASSIVE RECREATIONAL USES

1.0 URBAN CONTEXT

Located in Castle Hill, 30km north-west of the Sydney CBD, this 11,322 m² consolidated land holding provides an opportunity for redevelopment within an area undergoing urban transformation. The following analysis confirms the existing urban context, thus enabling an understanding of the future desired urban character of the precinct.

1.1 URBAN STRUCTURE AND URBAN CHARACTER

The subject site is located within a residential area defined by Showground Road to the north-east, Carrington Road to the north-west and the Cattai Creek drainage line to the south and west.

Located to the south-east of the future Showground Station and its retail centre this large amalgamated site is positioned mid-block within an area currently consisting of low rise free-standing dwellings. Importantly the urban character of this local area is defined by well established gardens, a mature tree canopy of native trees and well kept yet undersized pocket parks. North of Carrington Road and west of Cattai Creek, the urban landscape changes dramatically as large footprint industrial buildings predominate the urban pattern.



STRUCTURE PLAN FOR SHOWGROUND STATION PRECINCT



PRECINCT BOUNDARY

SITE

SHOWGROUND RAILWAY STATION

CHAPMAN AVENUE RESERVE

FUTURE SITE ACQUISITION

1.0 URBAN CONTEXT

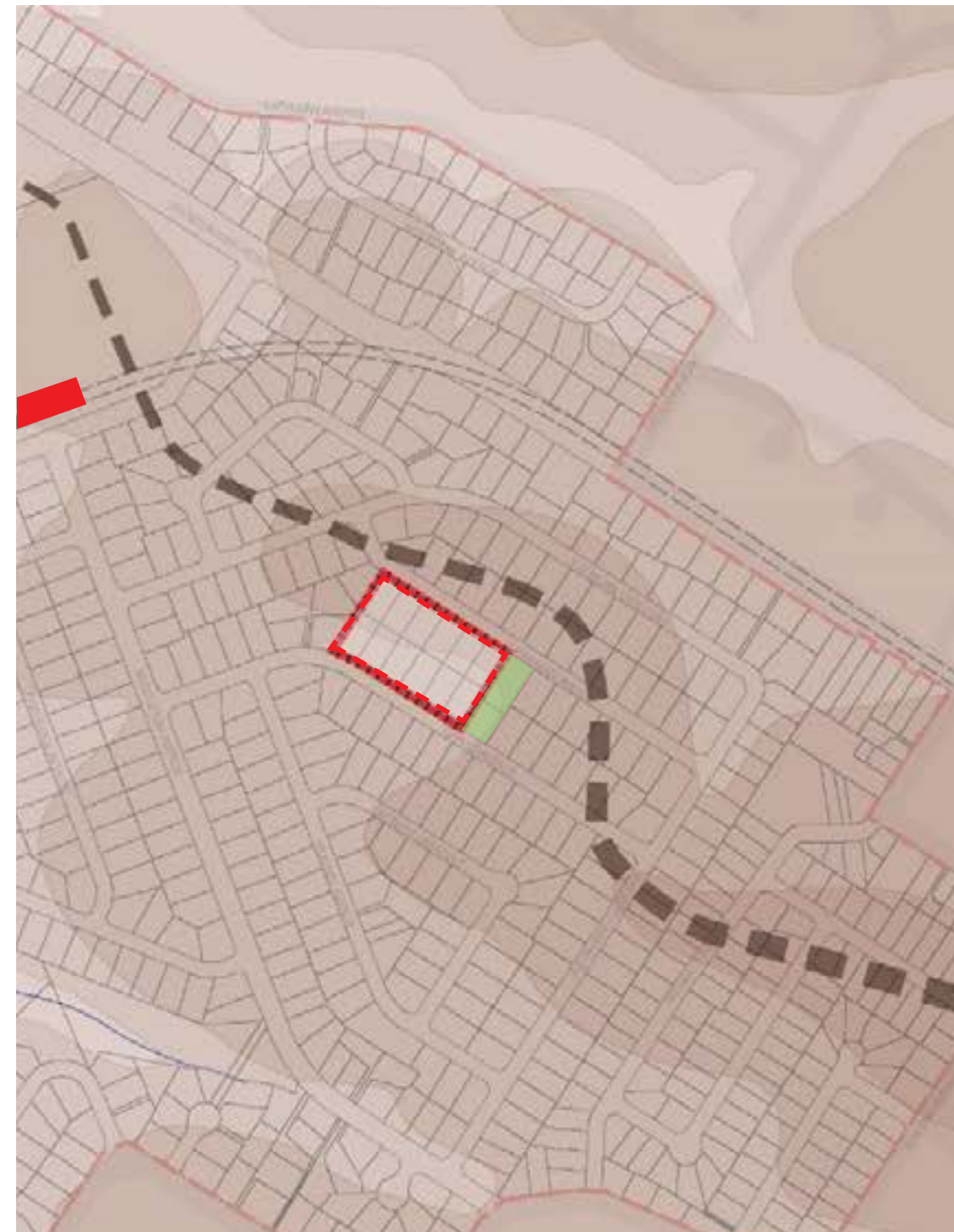
1.2 TOPOGRAPHY AND ACCESS PATTERN

Bounded by Cattai Creek to the south-west and Showground Road to the north-east, the immediate area is characterised by local and graceful curvilinear streets. This is reflective of a 1970s suburban pattern that was designed to follow the natural topography. To the north of Carrington Road and south-west of Cattai Creek, and as the topography flattens, the roadway pattern changes to become more rectilinear in character. Located just south of a significant ridge line and on sloping ground, the subject site has a south-west orientation. Interestingly, Showground Road roughly aligns with this ridge line.

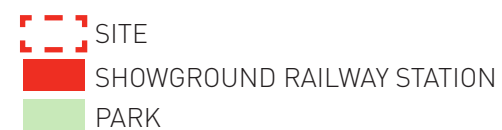
The street pattern of the area appears to be the result of, and a combination of, the convergence of major elements such as the ridge line, the alignment of Cattai Creek and the regional road pattern. The subdivision pattern of the local area is generally consistent and reflective of a land use plan that emphasised single land uses.

The access pattern of the local area is currently dominated by a roadway pattern for vehicle use, although a bus service providing commuter facilities to the Sydney City, Parramatta or Rouse Hill is available. With the completion of the Sydney Northwest Metro, it is envisaged that this will change.

Vehicle access into this residential precinct is currently restricted, being limited to an entry point at Middleton Avenue off Carrington Road. The primary urban and vehicle address for the subject site is off Dawes Avenue, this being the lowest point of the amalgamated site. Notwithstanding this, a secondary address will be available off Chapman Avenue.



THE SITE LOCATED WITHIN THE TOPOGRAPHY OF THE AREA



1.0 URBAN CONTEXT

1.3 CURRENT CHARACTER

The subject site is currently edged by local streets with wide grassed verges. The existing urban context surrounding the subject site is currently characterised by an open pattern of development and well established gardens, consistently of mostly lowrise free-standing dwellings.



AERIAL VIEW OF EXISTING AREA

1.0 URBAN CONTEXT

1.4 DESIRED CHARACTER

The proposed scheme for Chapman Gardens creates a key site within the Showground Precinct.



FUTURE CHARACTER

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2.0 TRANSFORMATION OF THE SHOWGROUND STATION PRECINCT

In December 2015, the NSW Department of Planning and Environment (NSW DoPE) completed a detailed plan for the Showground Station Precinct.

The Precinct now has the potential for significant change, especially with regard to land use zoning and built form envelopes. This section defines themes of redevelopment and urban transformation within this Precinct.

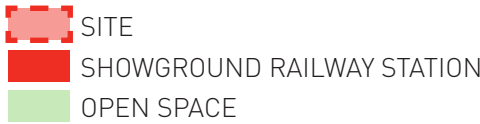
2.1 SHOWGROUND STATION STRUCTURE PLAN

A Structure Plan was prepared for the Showground Station Precinct as part of the North West Rail Link Corridor Strategy. The Plan considered the potential for the Sydney Northwest Metro to transform the Showground Station Precinct by providing a new focal point for the community centred upon the station. Opportunities were identified for more homes and jobs close to the railway station, a greater mix of housing choice, and a mix of neighbourhood shops and services to provide for the daily needs of the community.

The site is situated approximately 320m from the new Showground Railway Station. This confirms the importance of the subject site, being suitable for an increase in residential density within a planning context that seeks to encourage Transit Oriented Development. Further, the subject site is an integral part of this envisaged urban transformation and forms a key site within the precinct.



THE SITE LOCATED WITHIN THE SHOWGROUND PRECINCT



1: 100000 @ A3

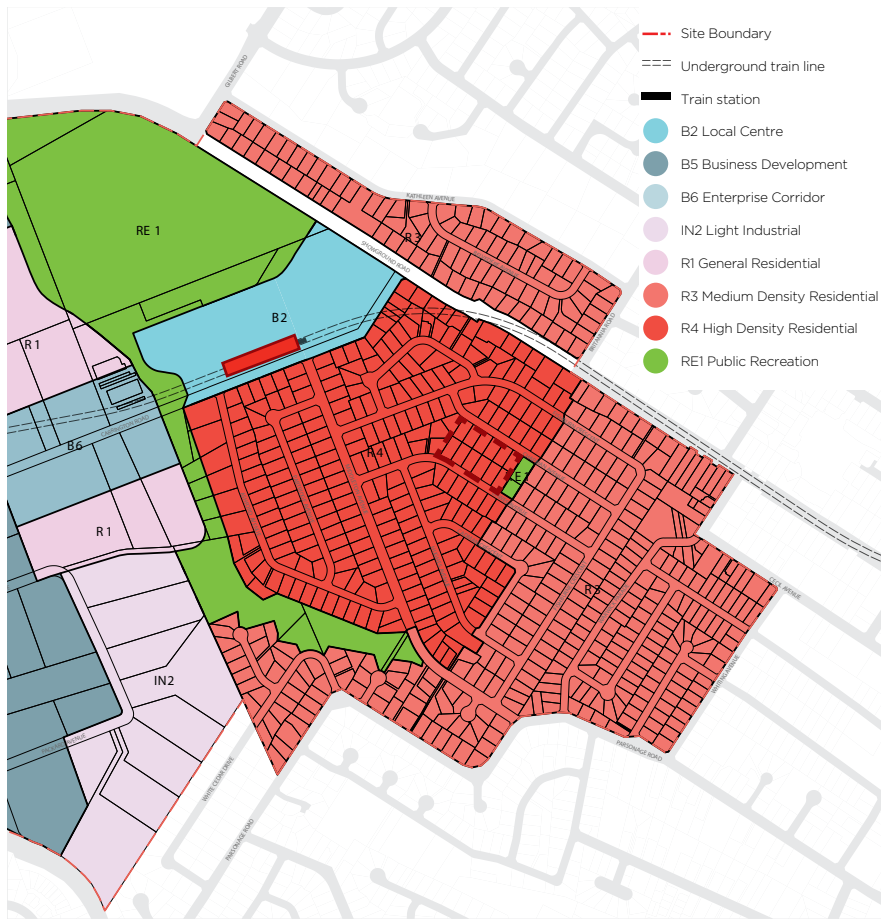
2.0 TRANSFORMATION OF THE SHOWGROUND STATION PRECINCT

2.2 SHOWGROUND STATION PRECINCT PLANNING CONTROLS

The planning context for the Showground Station Precinct is reflected in the adoption of a range of new built form strategies. It is predicted that 5,000 additional homes can be provided in this precinct over the next 20 years. To meet this strategic planning objective the planning controls that have been exhibited for the Showground Precinct are set out below.

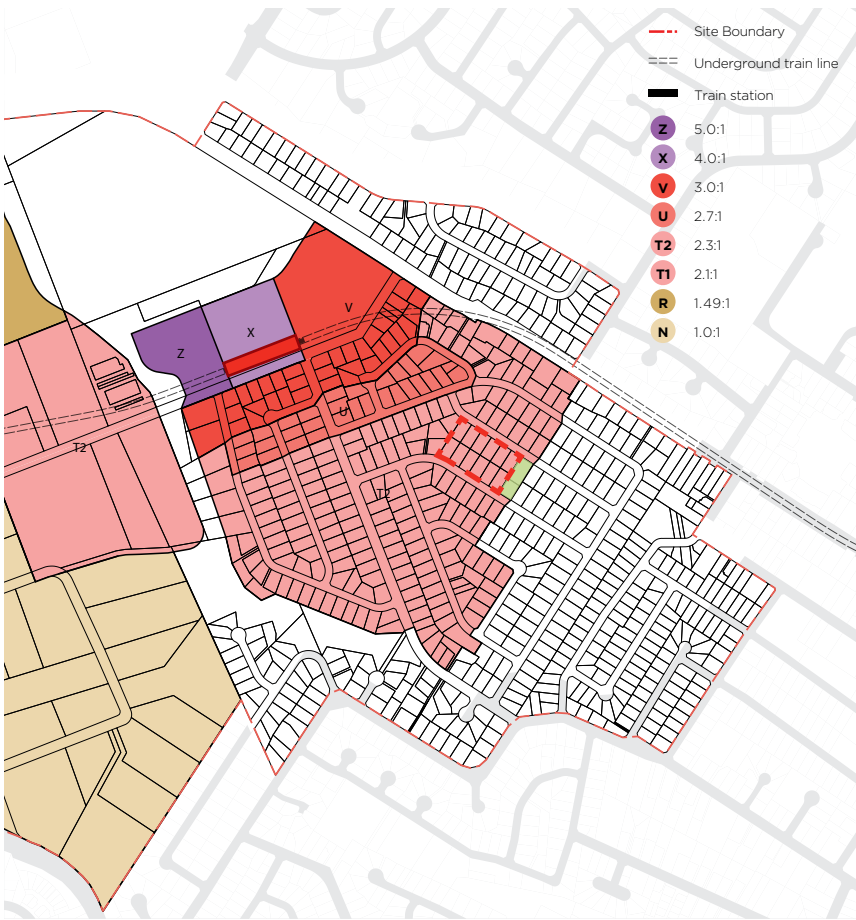
ZONING

R4 - HIGH DENSITY RESIDENTIAL



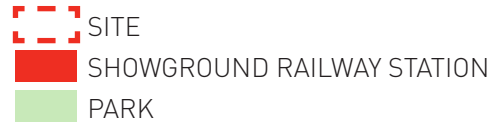
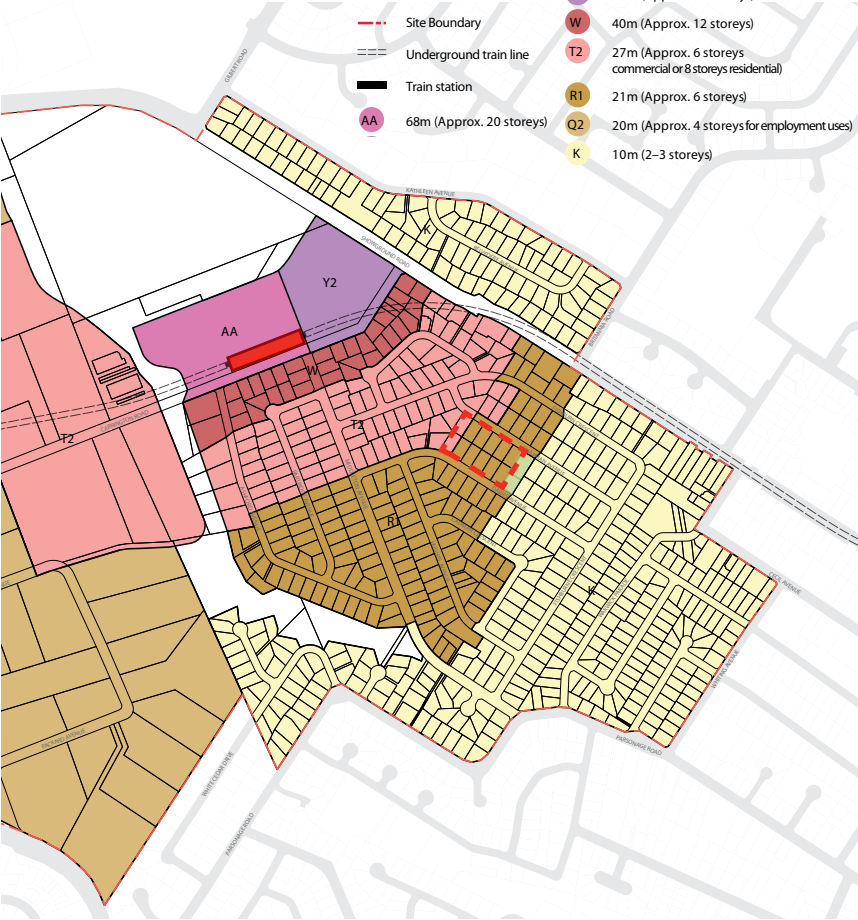
FSR

T2 - 2.3:1



HEIGHT

T2 - 27M APPROX. 8 STOREYS RESIDENTIAL
R1 - 21M APPROX. 6 STOREYS RESIDENTIAL



[Source: NSW Dept. Planning and Environment, Showground Station Precinct Planning Report Volume 1]

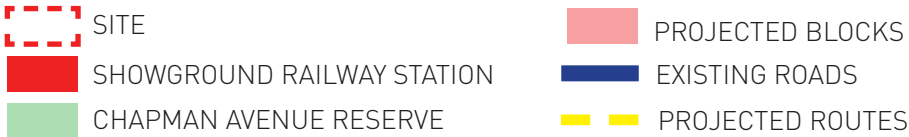
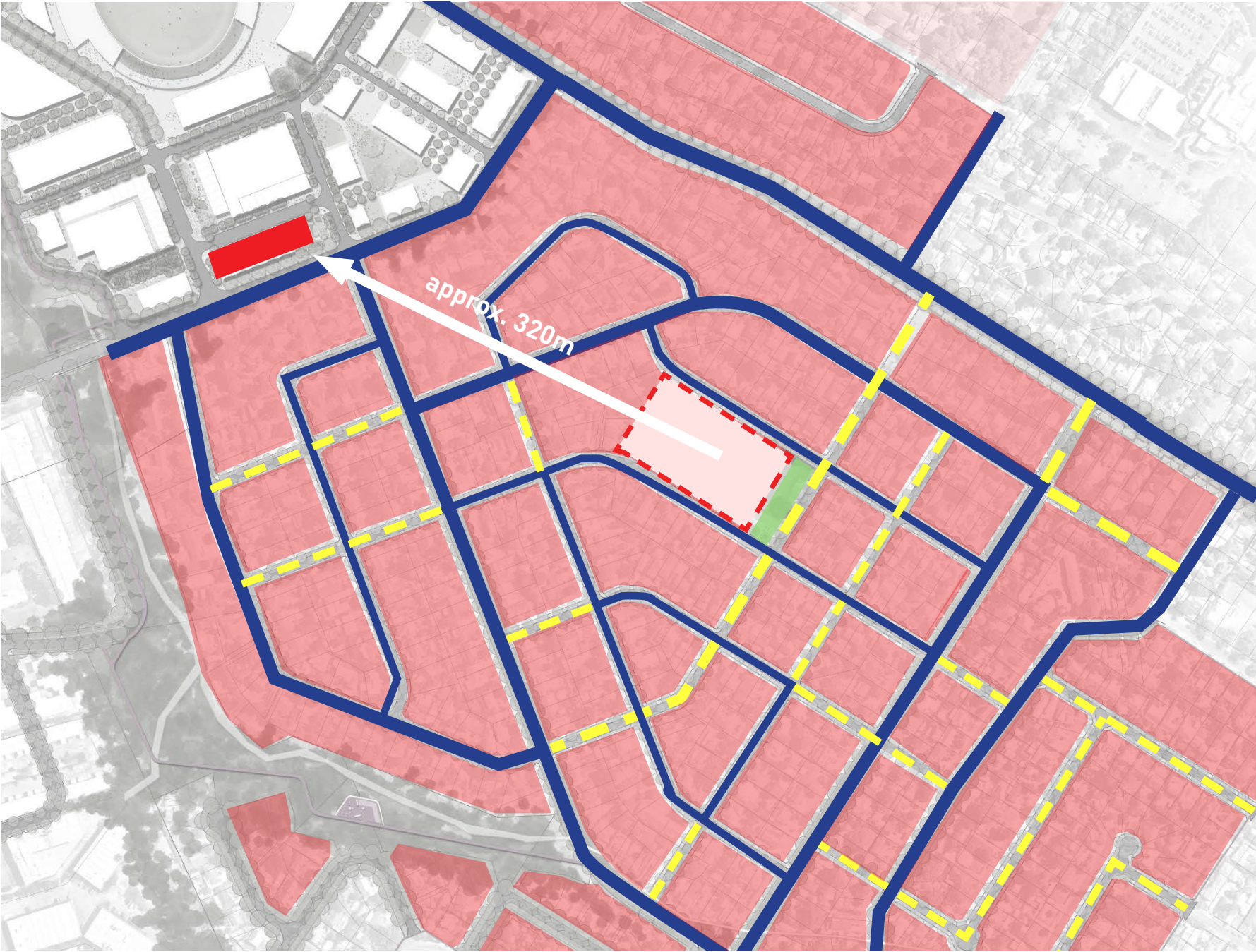


2.0 TRANSFORMATION OF THE PRECINCT

2.3 NEW ROADWAY AND PEDESTRIAN LINKAGES

The site is strategically located within walking distance of a new railway station - Showground Station. The Structure Plan identifies an area bounded by an 800 metre radius, or roughly a 10 minute walk, of the new Showground Station.

The Structure Plan locates new local roadway connections to improve the connectivity and permeability of the area. This strategy for new access confirms the importance of the subject site as centred within an emerging and evolving community.



2.0 TRANSFORMATION OF THE PRECINCT

2.4 OPEN SPACE WITHIN THE PRECINCT

Subject to Council's approval this Planning Proposal recommends enhancement to the open space provision of the neighbourhood by incorporating new public open space within the site's redevelopment. This new open space will be integrated with Chapman Avenue Reserve.



EXISTING OPEN SPACE PROVISION



PROPOSED ADDITIONAL OPEN SPACE SUBJECT TO EXTENSION OF CHAPMAN AVENUE RESERVE

-  SITE
-  OPEN SPACE
-  SHOWGROUND STATION
-  NWRL
-  SITES TO BE REQUIRED BY COUNCIL

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3.0 SITE OPPORTUNITIES

3.1 CREATING A LANDMARK DEVELOPMENT

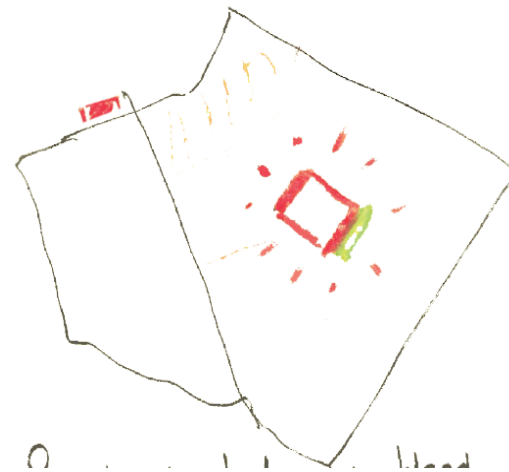
The Planning Proposal for the subject site adopts the following built form strategies:

- Provide a range of housing types in close proximity to public transport, integrated with high quality open space areas that respond to an increase in population;
- Adjust the built form to create new pedestrian linkages that provide attractive and convenient access to the local retail centre around the station;
- New built form will spatially define high quality public open space areas; and
- Modulation in built form will accommodate differences in housing choice, reflecting a change in household size and lifestyle choices.

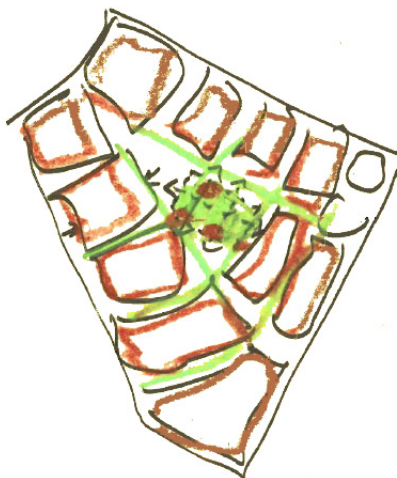
The above strategies are consistent with both Council and NSW DPE objectives.



PROPOSAL RELATES WELL TO PATTERN OF HEIGHT



PROPOSAL PROVIDES A COMMUNITY FOCUS



IMPROVED PERMEABILITY AND COMMUNITY ACCESS TO OPEN SPACES



INADEQUATE BALANCE OF OPEN SPACE UNDER STRUCTURE PLAN



ENHANCED OPEN SPACE TO SUPPORT NEW STRUCTURE PLAN

3.0 SITE OPPORTUNITIES

3.2 OPPORTUNITIES FOR IMPROVED PLANNING CONTROLS

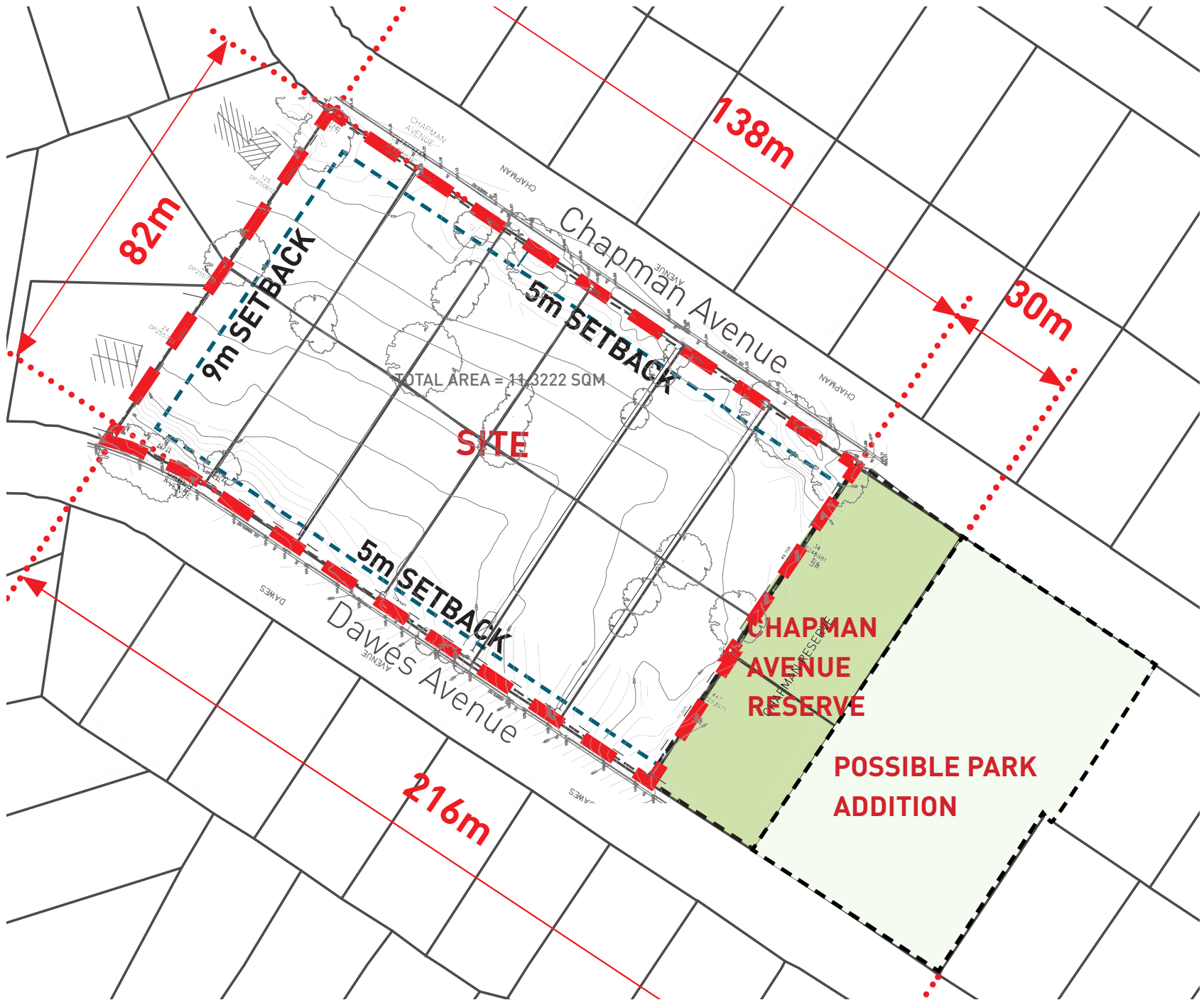
This large and amalgamated site has two street frontages. Meeting the aspiration of the Showground Station Structure Plan, this site has the potential for greater residential density.

The total amalgamated area of the site is 11,322 m². This currently comprises 12 x residential lots, each currently containing a detached dwelling.

Located within the Showground Precinct, the site is 320m from the future Showground Railway Station.

An upgrade and expansion of Chapman Avenue Reserve offers an opportunity to provide:

- High quality, functioning community open space;
- Variety of recreational amenity accessible to the public;
- Improved east-west connections throughout the Precinct; and
- Ecologically sensitive urban design.



A STEEP SITE: AN OPPORTUNITY FOR NEW LANDSCAPE EXPERIENCES

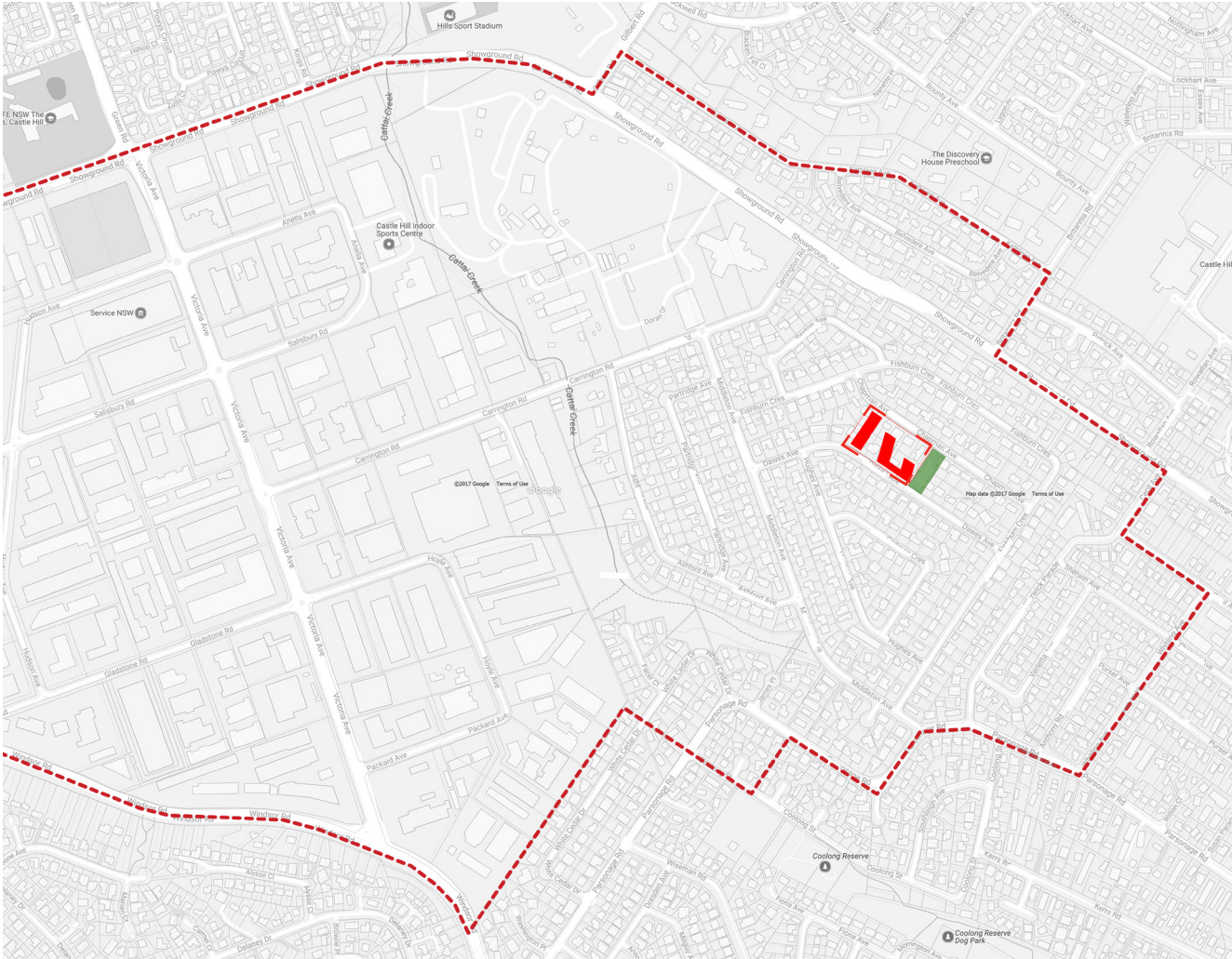
- SITE
- CHAPMAN AVENUE RESERVE
- POSSIBLE ACQUISITION



3.0 SITE OPPORTUNITIES

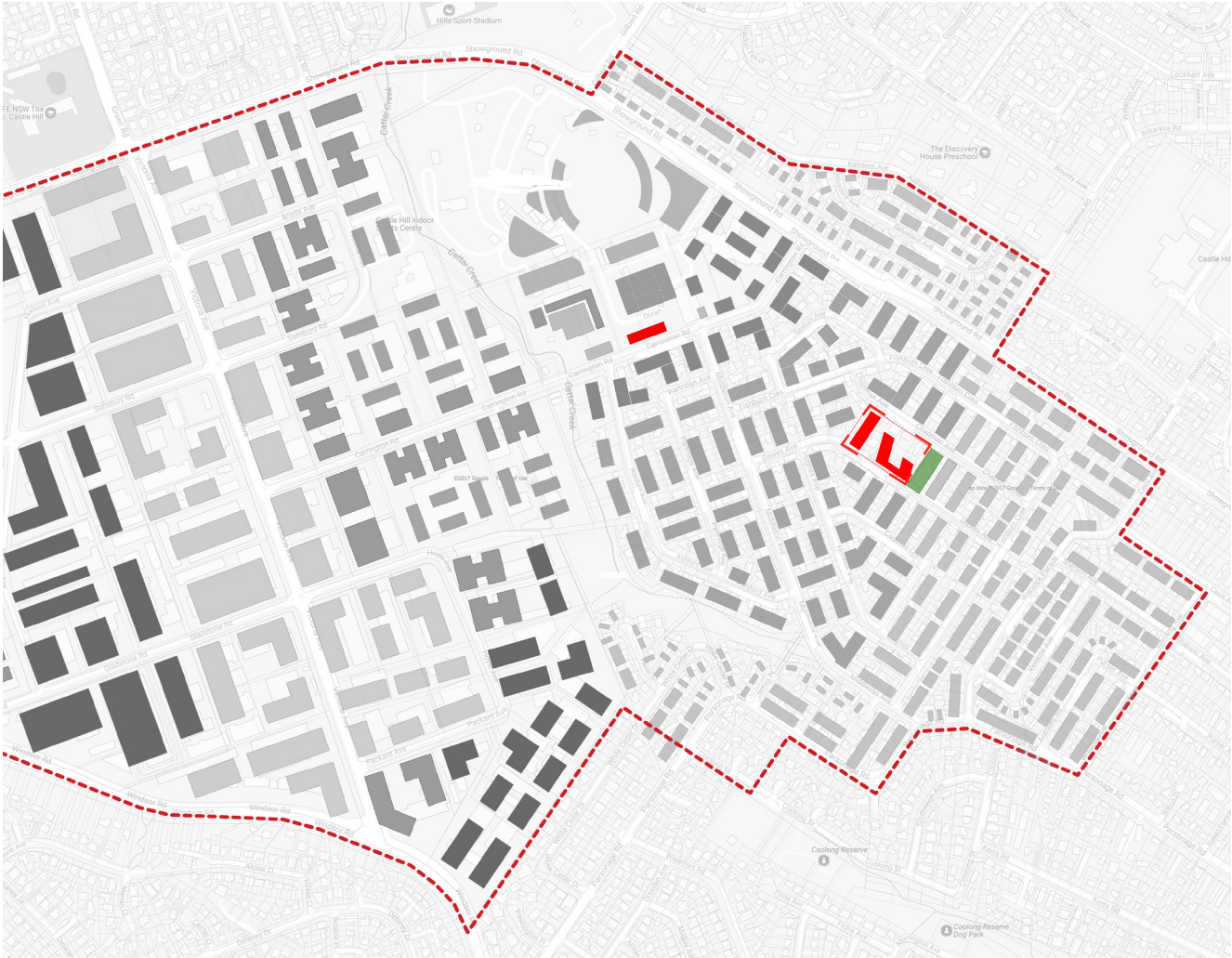
3.3 EVOLUTION OF THE SHOWGROUND PRECINCT

The built form strategy for the subject site recognises the urban transformation of the neighbourhood from low scale free-standing residences to higher density residential. New built form for the subject site will be defined by improved landscape elements. Importantly, the Planing Proposal for the subject site considers how the surrounding urban will evolve in line with the new Precinct Plan.



A LOCAL COMMUNITY IN TRANSITION,
CONSISTING OF A MIXTURE OF URBAN TYPES AND FOOTPRINTS

- BOUNDARY
- SITE
- CHAPMAN AVENUE RESERVE



A NEW URBAN LANDSCAPE INTEGRATED WITH OPPORTUNITY FOR ENHANCED
LANDSCAPE OPEN SPACES

- BOUNDARY
- SITE
- SHOWGROUND RAILWAY STATION
- CHAPMAN AVENUE RESERVE



3.0 SITE OPPORTUNITIES

3.4 THE INTEGRATION OF A NEW BUILT FORM MATRIX

The Planning Proposal for the subject site considers the urban transformation of the Showground Station Precinct and recognises the likely shift in built form from taller elements closer to the station. Through the modulation of built form will not only integrate within an existing area of low rise free standing dwellings but will is meet the urban transformation planning objectives for the Showground Station Precinct



DELIVERY OF AN INTEGRATED LANDSCAPE ELEMENT TO PROVIDE MUCH NEEDED COMMUNITY OPEN SPACE



CONSIDERED URBAN DESIGN ACTIVATES COMMUNITY EXPERIENCE

- SITE
- SHOWGROUND RAILWAY STATION
- CHAPMAN AVENUE RESERVE



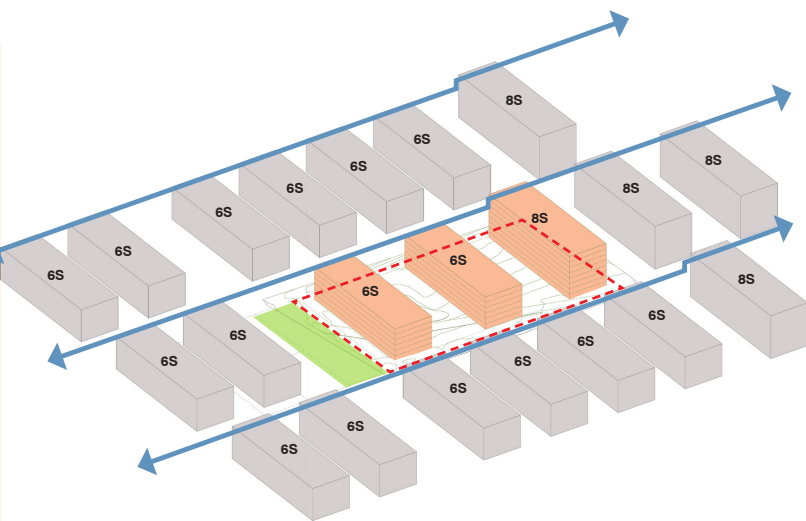
3.0 SITE OPPORTUNITIES

3.5 APPLYING DESIGN EXCELLENCE TO IMPROVE BUILT FORM

The following three diagrams identify how the open space and built form strategy of the Planning Proposal.

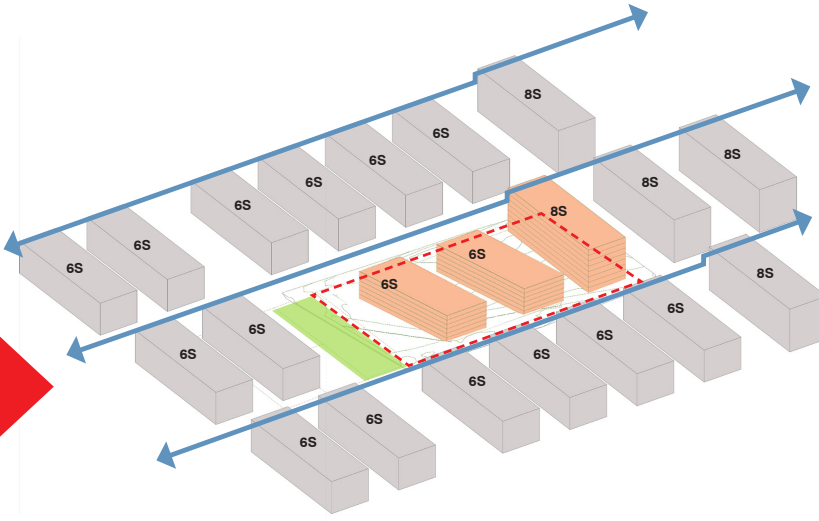
OPTION 1:
CURRENT SHOWGROUND STREET PLAN

DPE proposal provides relentless built form with limited opportunities for public open space.



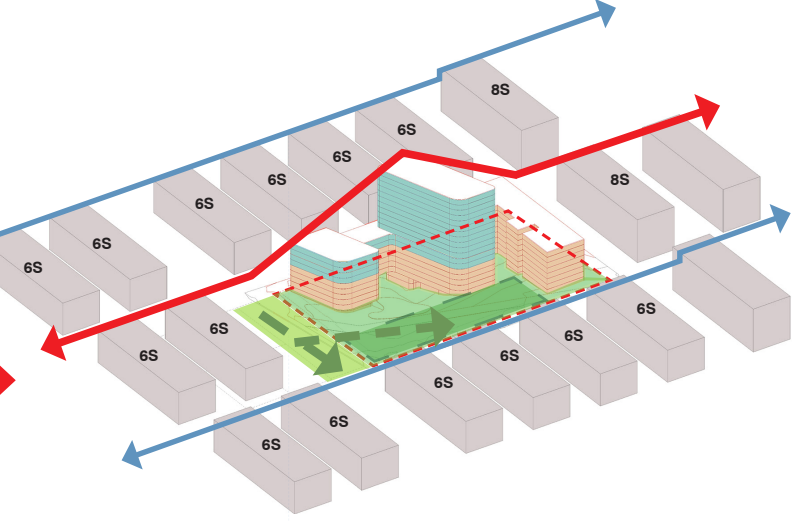
OPTION 2:
IMPROVED ARRANGMENT

New built form realigned for improved solar access. Chapman Avenue Reserve is enlarged and is east facing.



OPTION 3:
PROPOSED CHAPMAN GARDENS DYNAMIC
ARRANGMENT FOR HIGH LEVEL OF AMENITY

Improved built form modulation to reflect the local focus of the site. Chapman Avenue Reserve is extended along the northern edge of the site as a larger public open space.



- SITE
- CURRENT CHAPMAN RESERVE
- ENHANCED GREEN SPACE
- CONTEXT FORM ACCORDING TO DPE
- RESULTANT BUILT FORM ACCORDING TO DPE
- EXTRA HEIGHT TO ACHIEVE NEW LANDSCAPE EXTENT
- DCP MAXIMUM HEIGHT CONTROL
- PROPOSED VARIATION OF MAXIMUM HEIGHT

3.0 SITE OPPORTUNITIES

3.6 BUILDINGS DEFINING NEW COMMUNITY OPEN SPACE

The design strategy for the site will improve the amenity of Chapman Avenue Reserve through the interface of new built form elements, which will embrace and define a range of public uses. This will allow for the following opportunities:

- Provide a visual focus within the neighbourhood and high quality community open space as a neighbourhood park;
- Consider an adjustment in amenity to reflect increases local residential uses;
- Offer a variety of passive recreational uses, designed for universal access;
- Consider much needed east-west pedestrian connection;
- Integrate ecologically sensitive urban design within the new open space; and
- Facilitate a range of urban experiences and integrate these with the design of the subject site.



URBAN DESIGN HAS THE POTENTIAL TO FACILITATE AN ENHANCED AND ACTIVATED COMMUNITY EXPERIENCE

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AS AN INTEGRATED LANDSCAPE, THE SUBJECT SITE WILL PROVIDE IMPROVED COMMUNITY AMENITY OF OPEN SPACE WITHIN AN EVOLVING NEIGHBOURHOOD



3.0 SITE OPPORTUNITIES

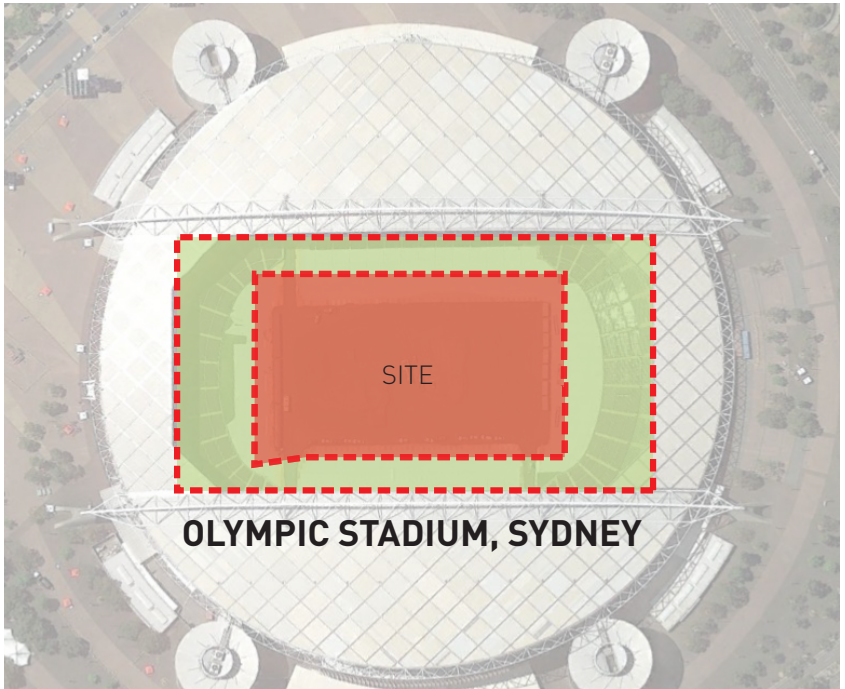
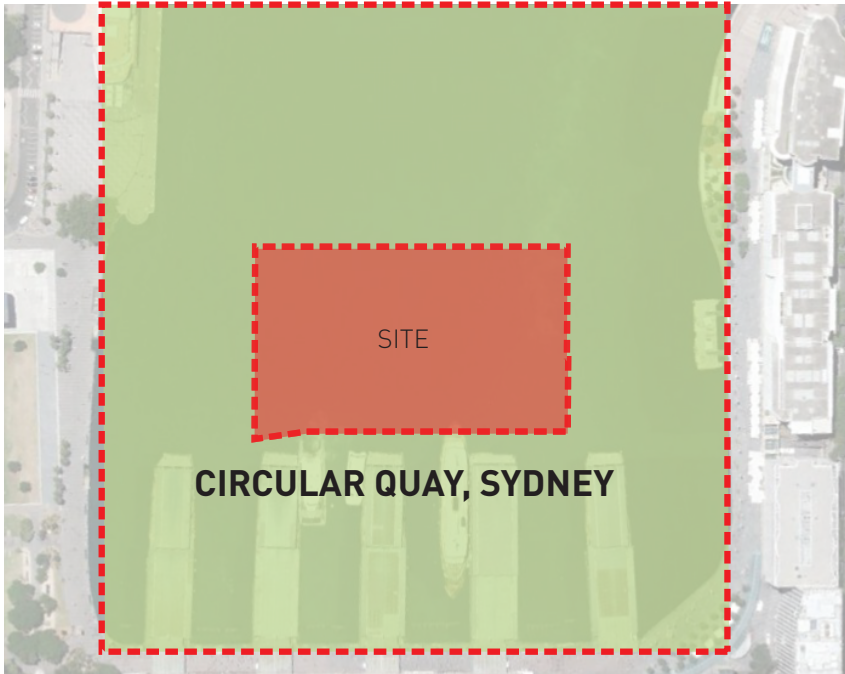
3.6 DELIVERING SIGNIFICANT PUBLIC OPEN SPACE

The open space areas currently within the precinct are either small pocket parks or are associated with the vegetated corridor of Cattai Creek. While the area is characterised by a mature tree canopy, these are generally within the private areas of the Precinct. With potential changes in the likely residential density of the area, new and formalised community open spaces will be required to provide increases in public amenity.

As the site has a central location within an existing residential area that is about to undergo urban change, this Planning Proposal envisages a new and larger park. This will be delivered through the dedication of land which will create a new public open space of significant scale within an evolving residential neighbourhood.



CURRENT VIEWS OF CHAPMAN AND DAWES AVENUES
[Source: Goggle Street View]



SITE COMPARISON WITH SYDNEY'S MAJOR PUBLIC OPEN SPACES

- OTHER OPEN SPACES
- SITE

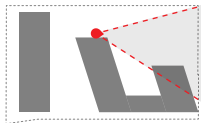


4.0 CHAPMAN GARDENS

4.1 VISION



THE PROPOSAL



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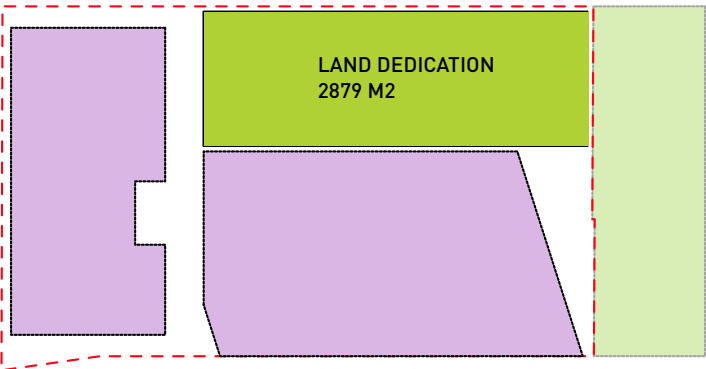
4.0 CHAPMAN GARDENS

4.2 PROPOSED DEVELOPMENT SCHEME

- Improved solar access and orientation;
- Improved views;
- Expanded Chapman Avenue Reserve;
- Improved permeability with an east-west connection;
- Modulated building height;
- Activated ground plane; and
- Indicative FSR of 3.5:1.

CHAOMAN GARDENS PROPOSED SUMMARY

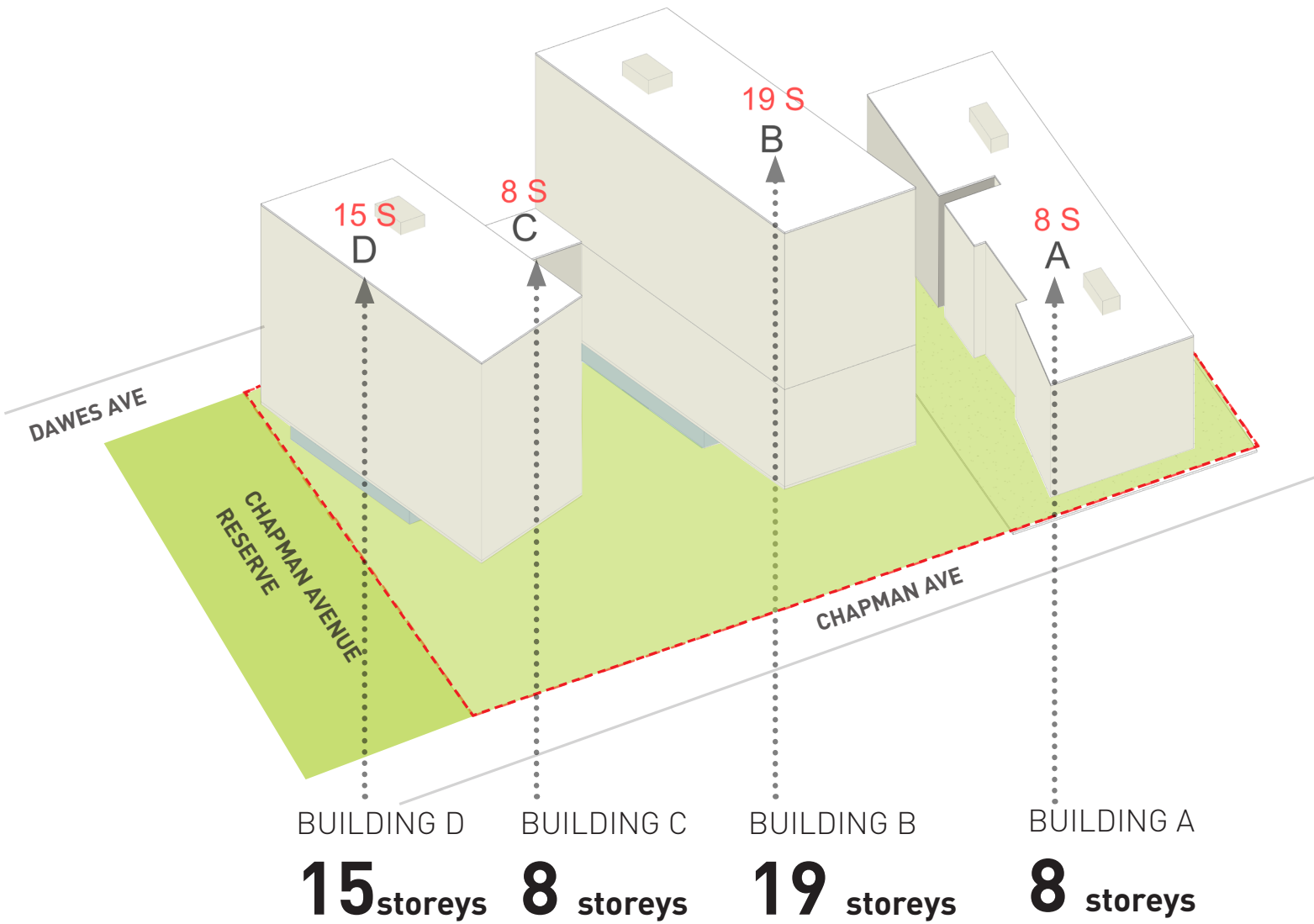
	USE	LEVELS	GFA (m2)	FSR	UNITS
BLD. A	RESIDENTIAL	8	9,600		94
BLD. B	RESIDENTIAL	19	16,610		173
BLD. C	RESIDENTIAL	8	1,657		14
BLD. D	RESIDENTIAL	15	11,402		91
	CHILDCARE	GF	316		
	CAFE	GF	152		
TOTAL			39,738	3.5:1	372



- SITE
- LAND DEDICATION
- PRIVATE



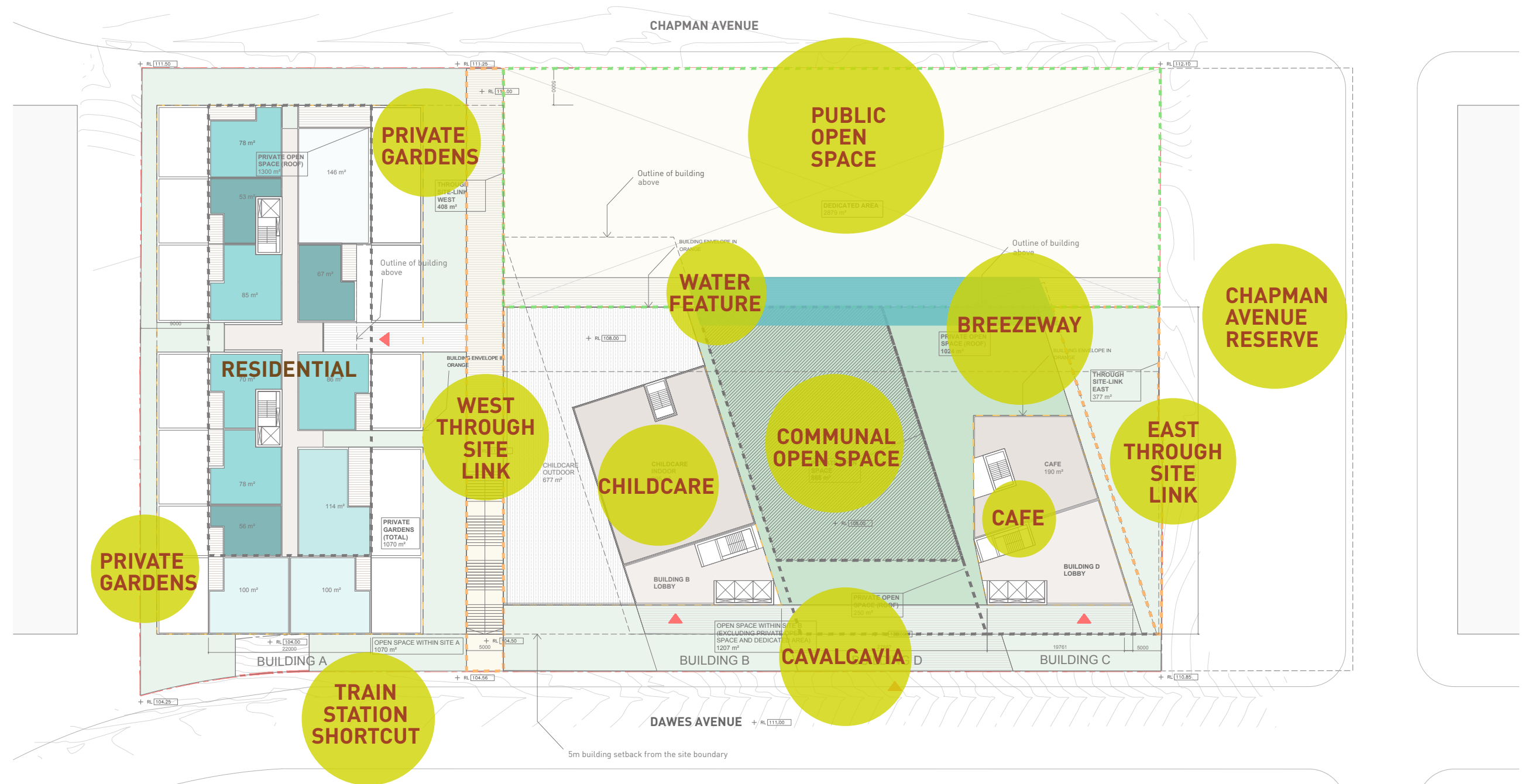
AXONOMETRY
N-E VIEW



- SITE
- CURRENT CHAPMAN RESERVE
- RESIDENTS SPACE
- PUBLIC SPACE
- SETBACKS

4.0 CHAPMAN GARDENS

4.3 INTEGRATION OF USES: AN ACTIVATED GROUND PLANE

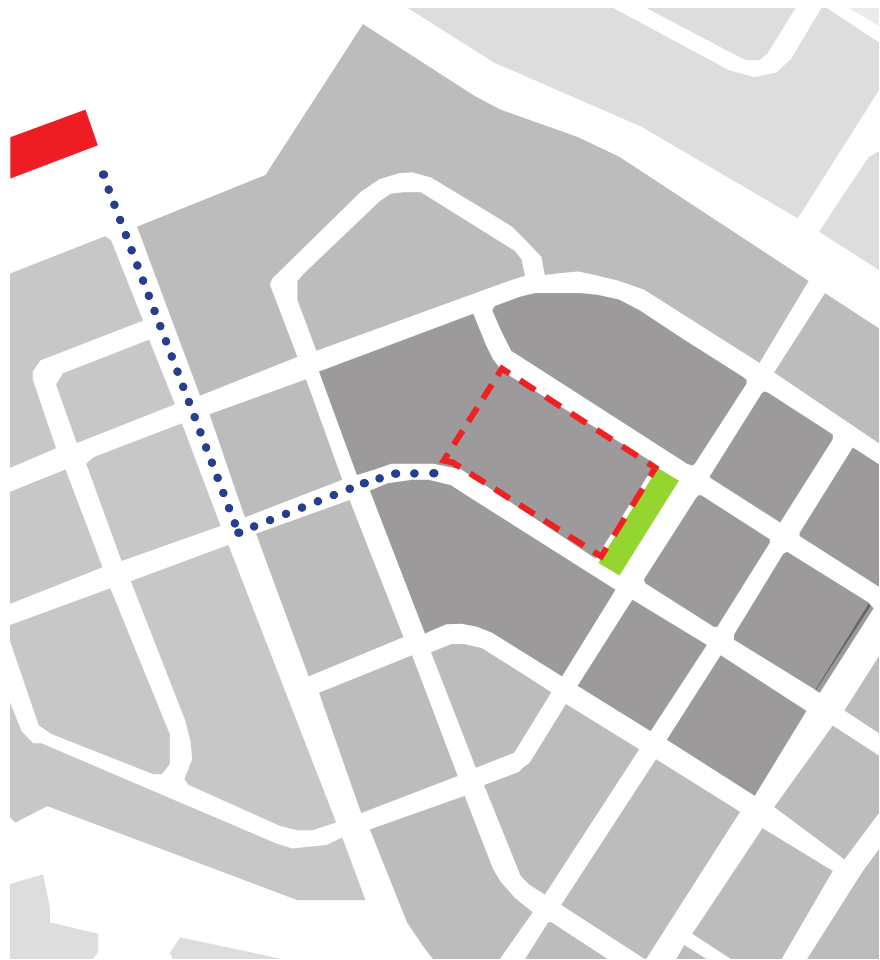


5.0 URBAN DESIGN RESPONSE

5.1 PARK AS A NEIGHBOURHOOD FOCUS

The following sequence of diagrams confirms the significance of new open public landscape proposed.

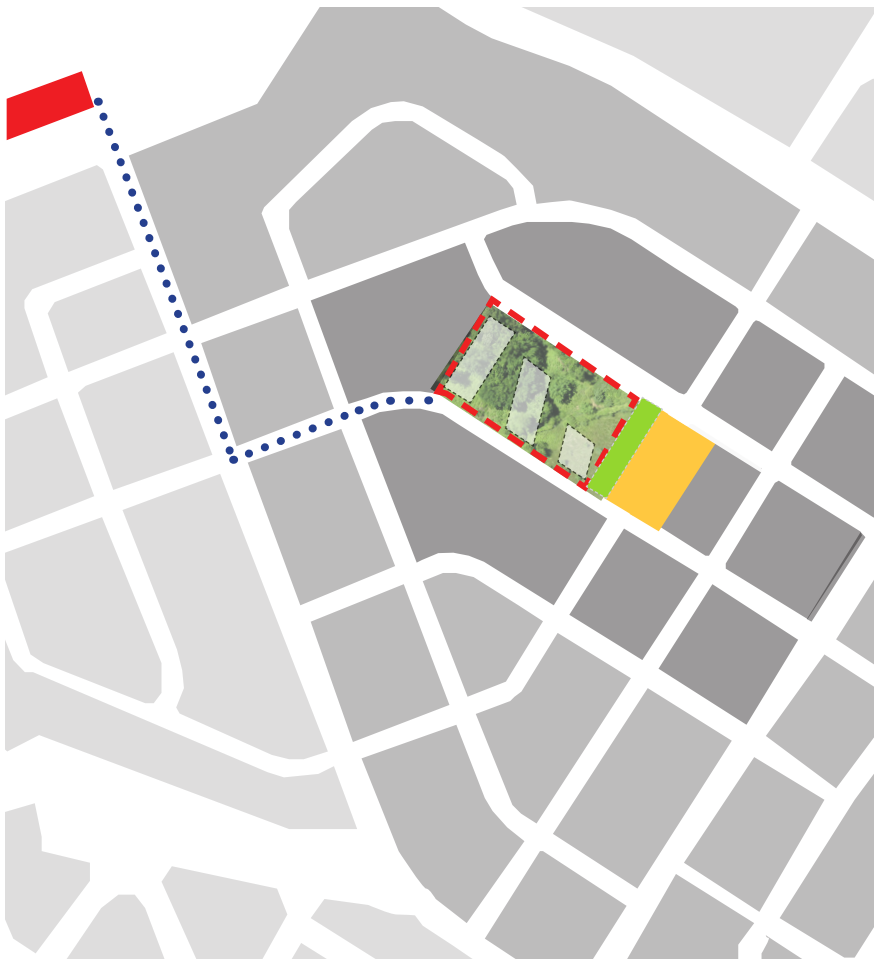
CURRENT SHOWGROUND STATION PLAN:
SMALL LOCAL PARK WITH LIMITED UTILITY



- [Red dashed box] SITE
- [Red box] STATION
- [Green box] OPEN SPACE 0.57 M2/PERSON* (2,128M2)
- [Grey box] *NEIGHBOURHOOD IMMEDIATE TO THE PARK (3,138 P. APPROX.)



PROPOSED CHAPMAN GARDENS:
OPPORTUNITY TO CREATE A LANDSCAPE 'DESTINATION' FOR A COMMUNITY NEIGHBOURHOOD



- [Red dashed box] SITE
- [Red box] STATION
- [Green box] CURRENT CHAPMAN AVENUE RESERVE
- [Green box with trees] RESULTANT OPEN SPACE 1.6 M2/PERSON* (5029M2)
- [Yellow box] POTENTIAL FUTURE ACQUISITION
- [Grey box] *NEIGHBOURHOOD IMMEDIATE TO THE PARK (3,138 P. APPROX.)
- [Dashed box] FUTURE BUILDINGS FOOTPRINT

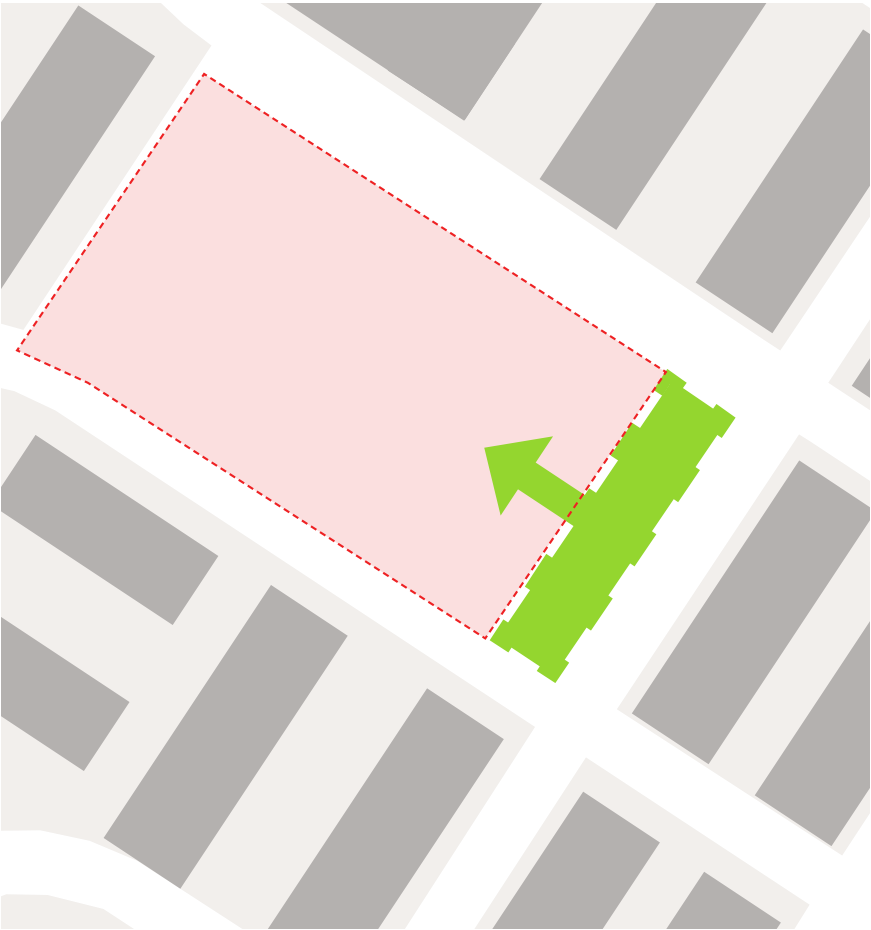


5.0 URBAN DESIGN RESPONSE

5.2 CREATING A SINGULAR LANDSCAPE EXPRESSION AND AMENITY

CURRENT SHOWGROUND STATION PLAN:

ISOLATED NEIGHBOURHOOD PARK WITH LIMITED AMENITY AND COMMUNITY BENEFIT



- SITE
- CURRENT CHAPMAN AVENUE RESERVE
- PARK EXTENSION



PROPOSED CHAPMAN GARDENS SCHEME:

OPPORTUNITY TO SUBSTANTIALLY IMPROVE AMENITY THROUGH THE COMBINATION OF COMMUNAL AND PUBLIC OPEN SPACE TO CREATE ONE SINGLE EXPRESSION



- SITE
- CURRENT CHAPMAN AVENUE RESERVE
- POTENTIAL FUTURE ACQUISITION
- FUTURE BUILDINGS FOOTPRINT



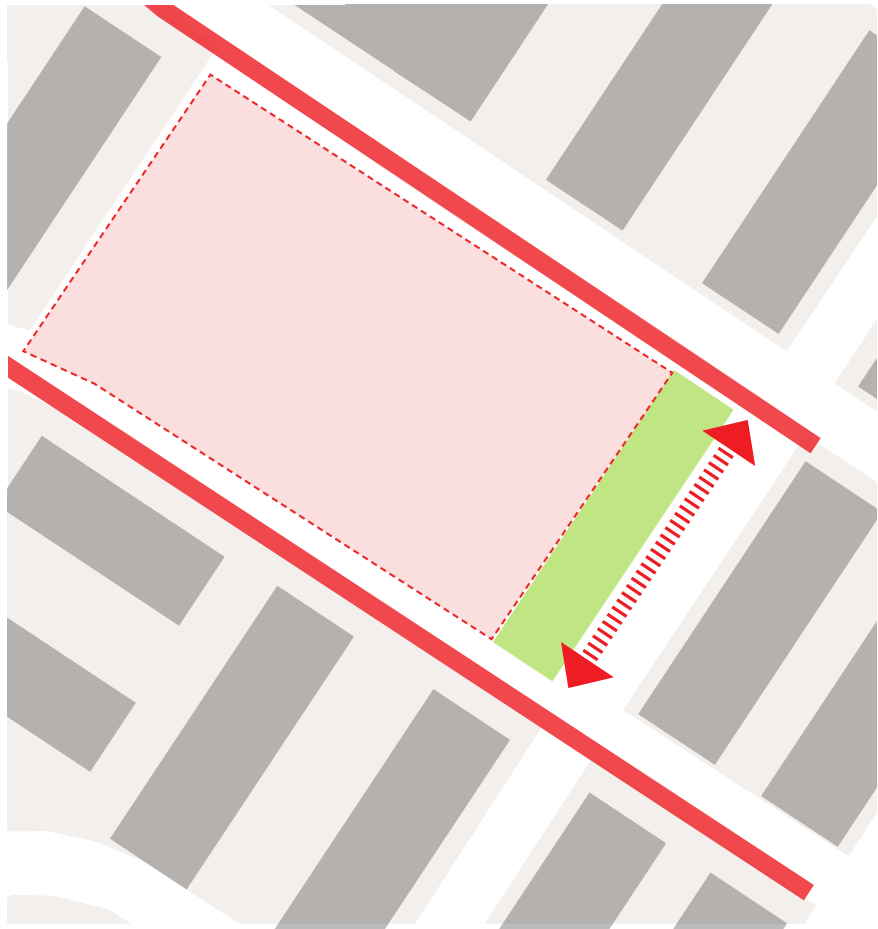
5.0 URBAN DESIGN RESPONSE

5.3 CONNECTIVITY AND ACCESS TO SHOWGROUND STATION

The following sequence of diagrams confirms the significance of new public connections and linkages across the subject site.

CURRENT SHOWGROUND STATION PLAN:

COMPROMISED CONNECTIVITY TO STATION AND BROADER RESIDENTIAL PRECINCT

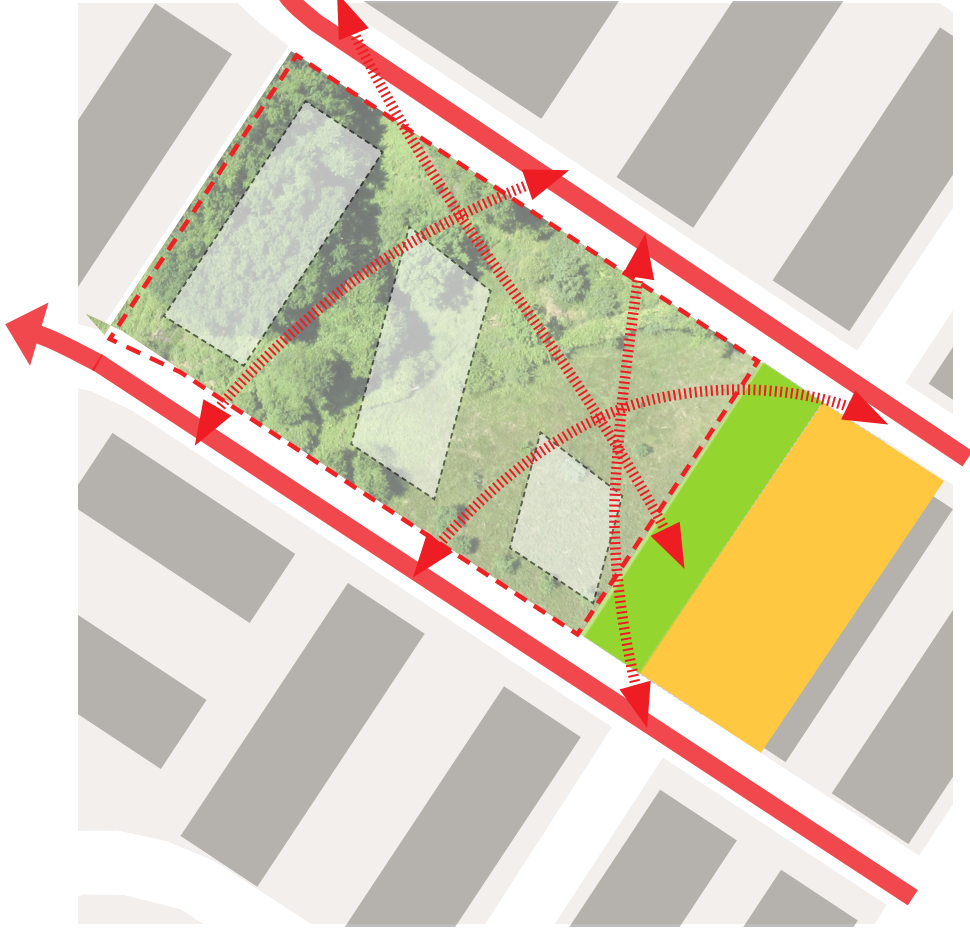


- [Red dashed line] SITE
- [Green] CURRENT CHAPMAN AVENUE RESERVE



PROPOSED CHAPMAN GARDEN SCHEME:

OPPORTUNITY TO IMPROVE CONNECTIVITY THROUGH ENHANCED PERMEABILITY AND THROUGH-SITE LINKS



- [Red dashed line] SITE
- [Green] CURRENT CHAPMAN AVENUE RESERVE
- [Yellow] POTENTIAL FUTURE ACQUISITION
- [Black dashed line] FUTURE BUILDINGS FOOTPRINT

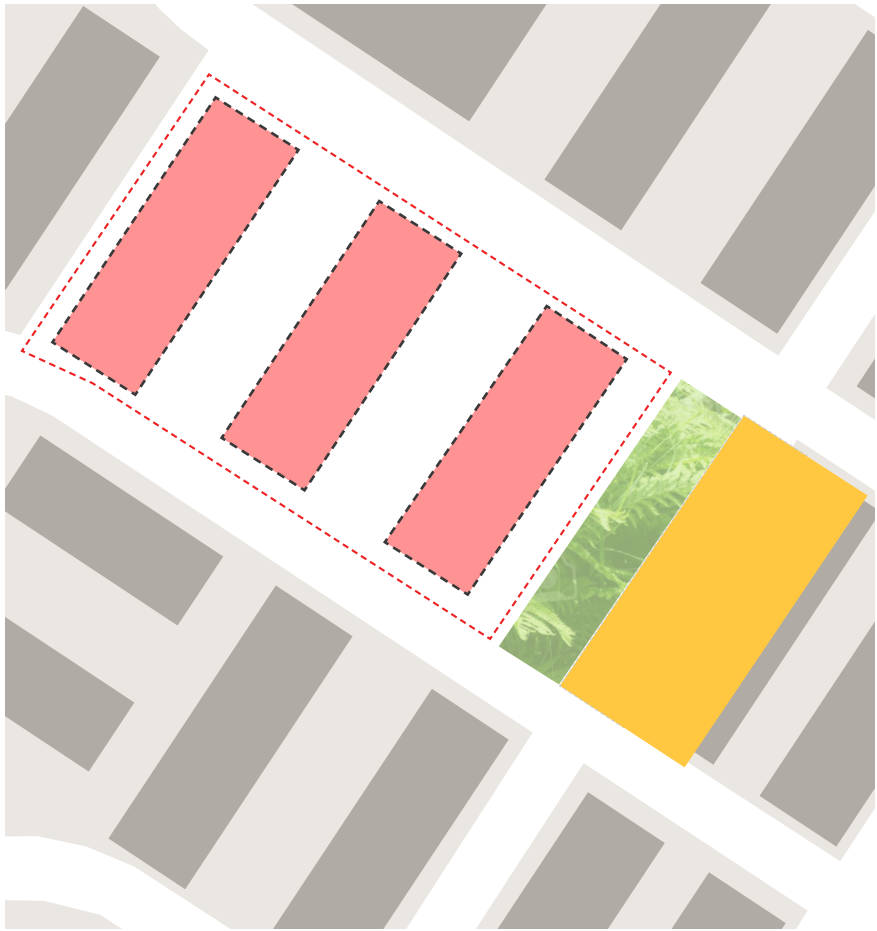


5.0 URBAN DESIGN RESPONSE

5.4 ADJUSTED BUILT FORM ALIGNMENT FOR IMPROVED SOLAR ACCESS

The following sequence of diagrams confirms how adjustment in built form can improve solar access and neighbourhood view opportunities.

COMPROMISED SOLAR ACCESS FOR RESIDENTS AND NEIGHBOURING PROPERTIES



- SITE
- CURRENT CHAPMAN AVENUE RESERVE
- BUILDINGS
- POTENTIAL FUTURE ACQUISITION



FOOTPRINT ROTATION TO IMPROVE SOLAR ACCESS AND VIEWS TO APARTMENTS



- SITE
- CURRENT CHAPMAN AVENUE RESERVE
- BUILDINGS
- ROTATED BUILDINGS TO GET BETTER SOLAR ACCESS AND VIEWS
- POTENTIAL FUTURE ACQUISITION



5.0 URBAN DESIGN RESPONSE

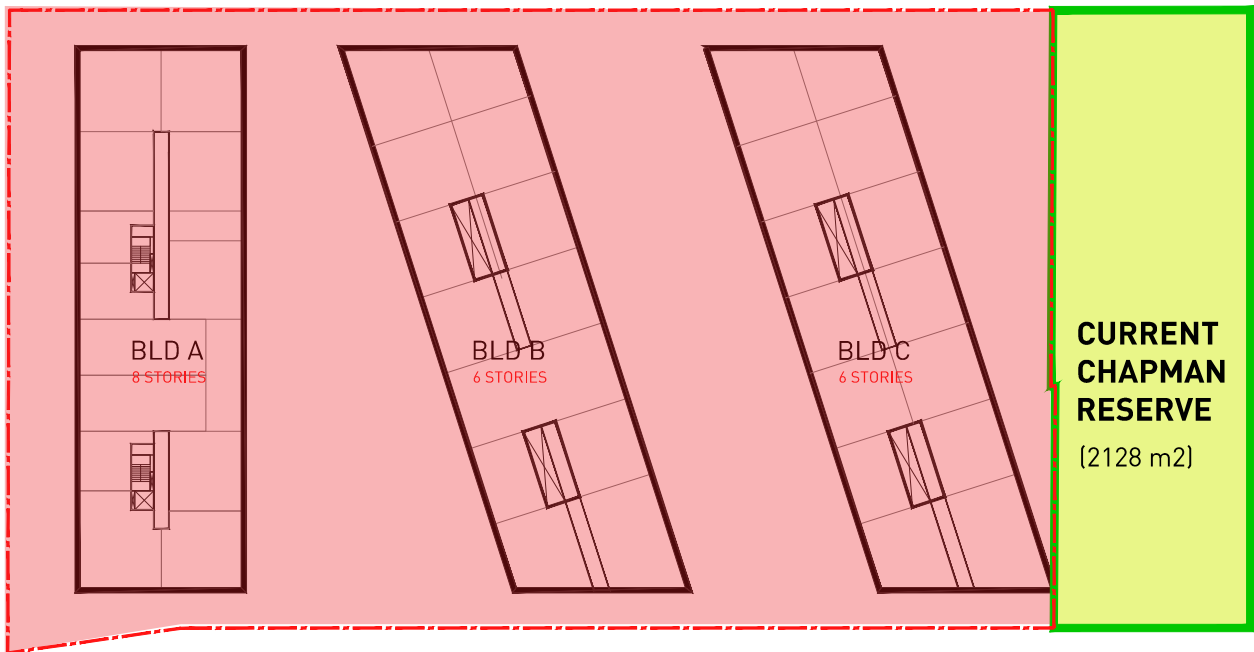
5.5 ADJUSTED BUILT FORM STUDY OPTIONS SEEKING TO IMPROVE THE PROVISION OF PUBLIC OPEN SPACE

OPTION 1: AS PER PRECINCT PLAN

FSR 2.3:1
HOB: 6-8 STOREYS

- ADG - COMPROMISED SOLAR ACCESS
- LIMITED VIEWS
- CURRENT CHAPMAN RESERVE RETAINED
- CONSTRAINED CONNECTIVITY
- DPE PLAN - HEIGHT COMPLIANT

NO COST



SITE
 CURRENT CHAPMAN AVENUE RESERVE

TYPICAL PLAN SCALE 1:1000 @A3



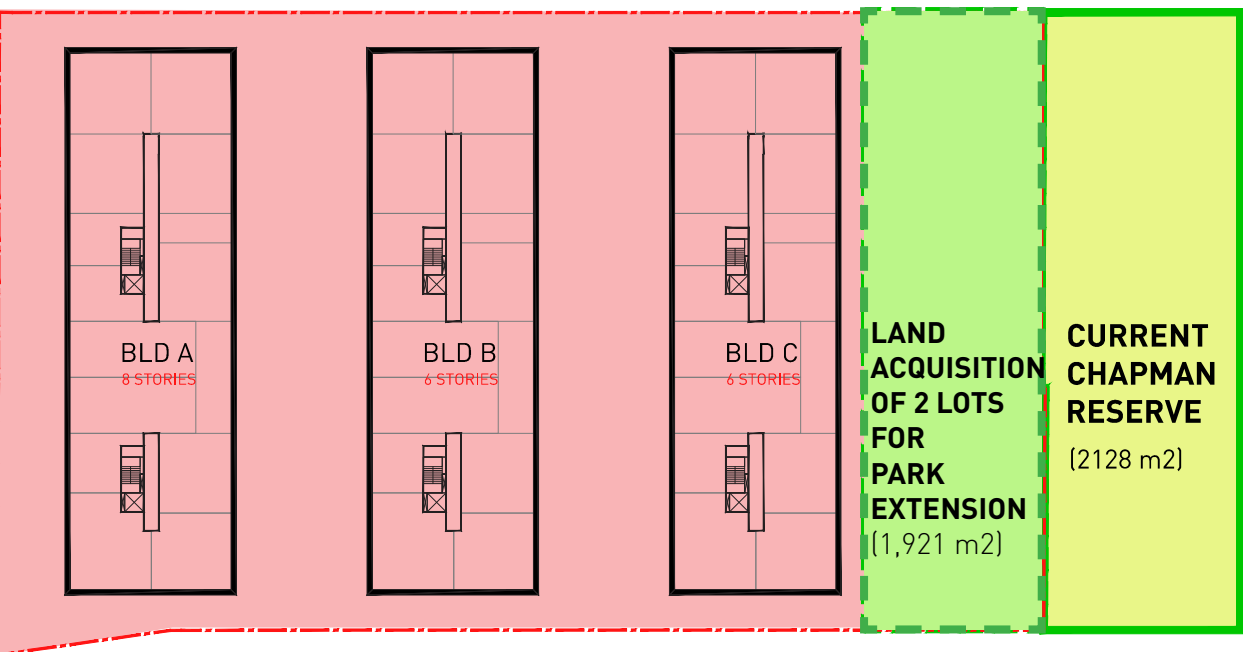
PTW

OPTION 2: AS PER PRECINCT PLAN WITH 2 LOTS ACQUIRED FROM SUBJECT SITE

FSR 2.3:1
HOB: 6-8 STOREYS

- ADG - COMPROMISED SOLAR ACCESS
- LIMITED VIEWS
- EXTENDED CHAPMAN REVERSE, RESIDENTIAL AMENITY COMPROMISED
- CONSTRAINED CONNECTIVITY
- DPE PLAN - HEIGHT COMPLIANT

COST OF ACQUISITION = 1,921M2 AT \$4,500*/M² = \$8,644,500



SITE LAND ACQUISITION
 CURRENT CHAPMAN AVENUE RESERVE
* REFER SAVILLS VARIATION REPORT

TYPICAL PLAN SCALE 1:1000 @A3



5.0 URBAN DESIGN RESPONSE

5.5 ADJUSTED BUILT FORM STUDY OPTIONS SEEKING TO IMPROVE THE PROVISION OF PUBLIC OPEN SPACE

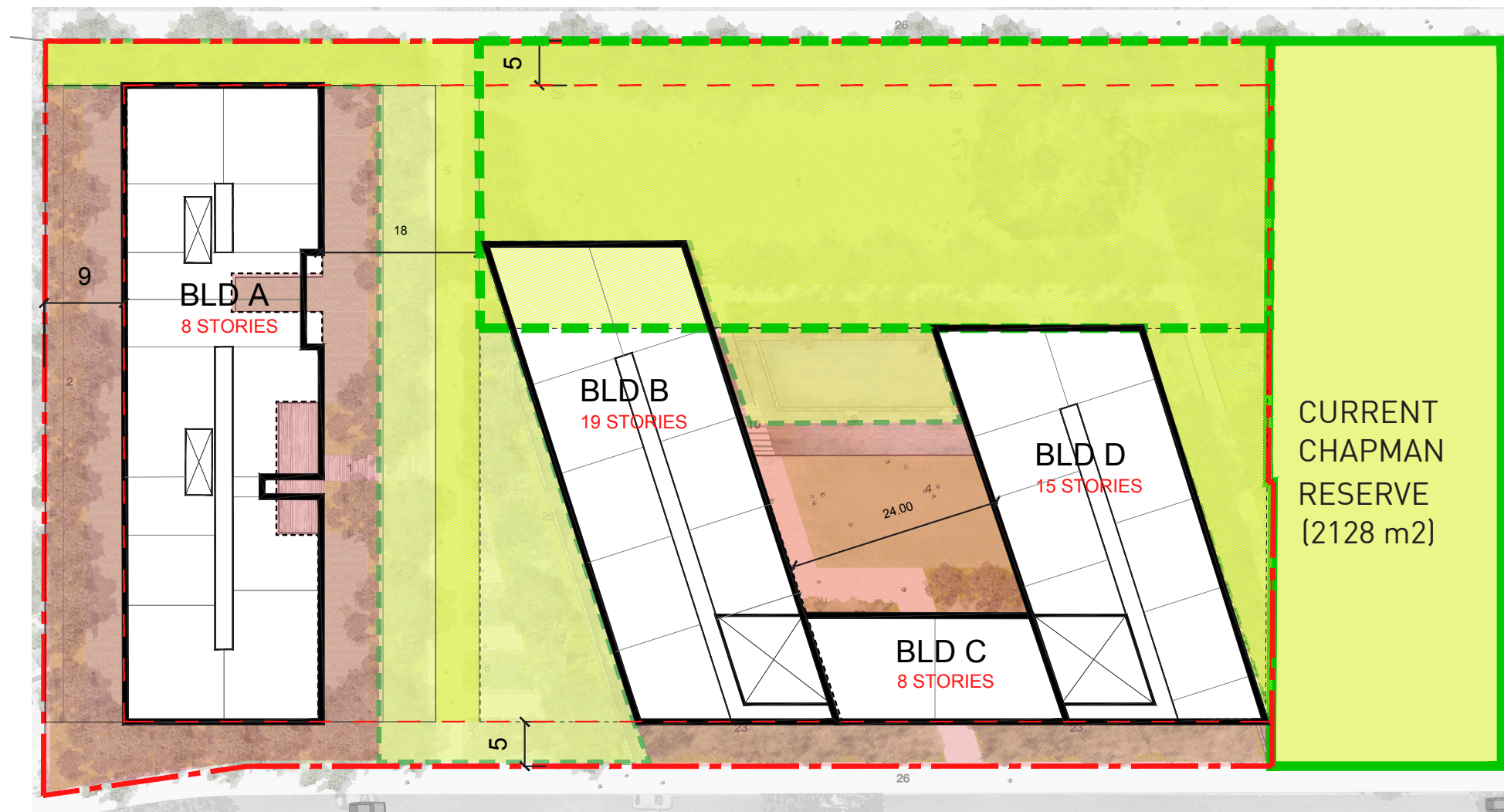
OPTION 3: PROPOSED CHAPMAN GARDENS PLANNING PROPOSAL

HOB: 8-19 STOREYS

FSR 3.5:1

- ADG - IMPROVED SOLAR ACCESS
- IMPROVED VIEWS
- GREATLY IMPROVED CHAPMAN RESERVE- EXPANDED SENSE OF OPEN LANDSCAPE
- IMPROVED PERMEABILITY THROUGH PROVISION OF EAST-WEST CONNECTIONS
- OPTIMAL BUILDING ORIENTATION TO MINIMISE OVERSHADOWING IMPACT
- DPE PLAN - HEIGHT NOT COMPLIANT

COST OF LAND DEDICATION = 2,879M2 AT \$4,515/M2 = \$13,000,000



 SITE
  LAND DEDICATION

 CURRENT CHAPMAN AVENUE RESERVE

TYPICAL PLAN SCALE 1:750 @A3

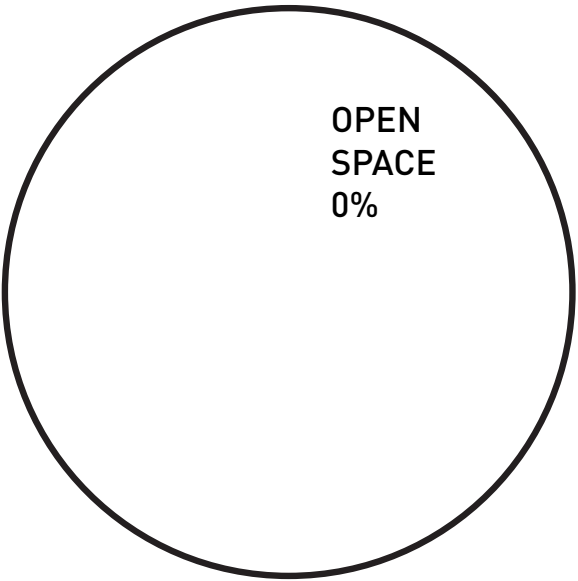


PTW

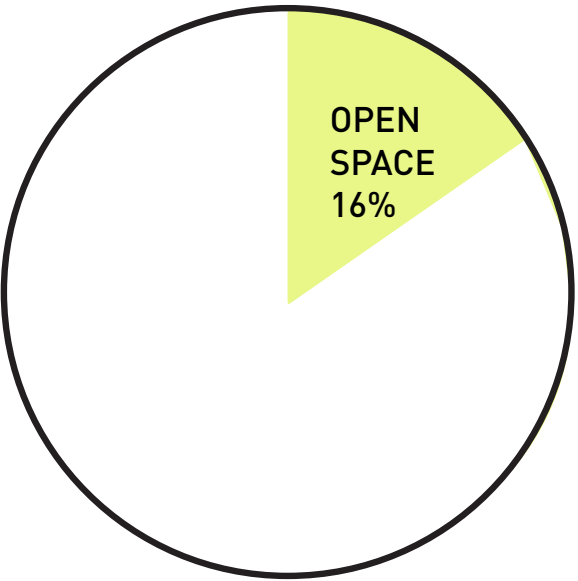
5.0 URBAN DESIGN RESPONSE

5.6 COMPARISON OF PUBLIC OPEN SPACE PROVIDED IN THREE OPTIONS (NOT INCLUDING EXISTING CHAPMAN AVENUE RESERVE)

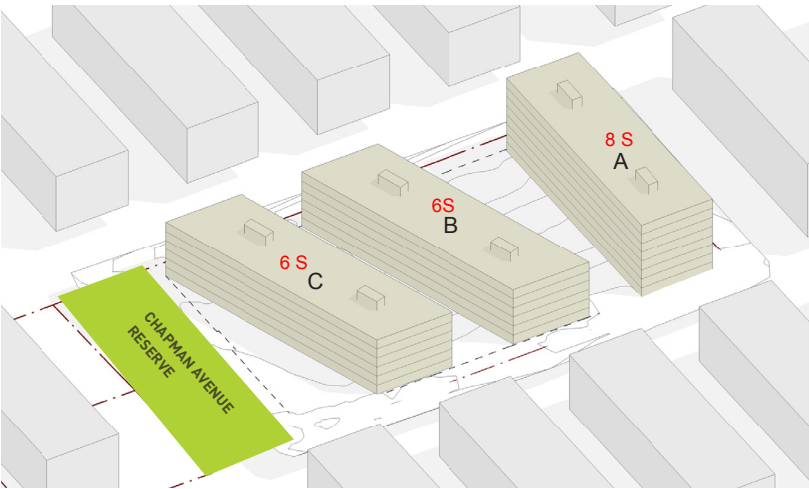
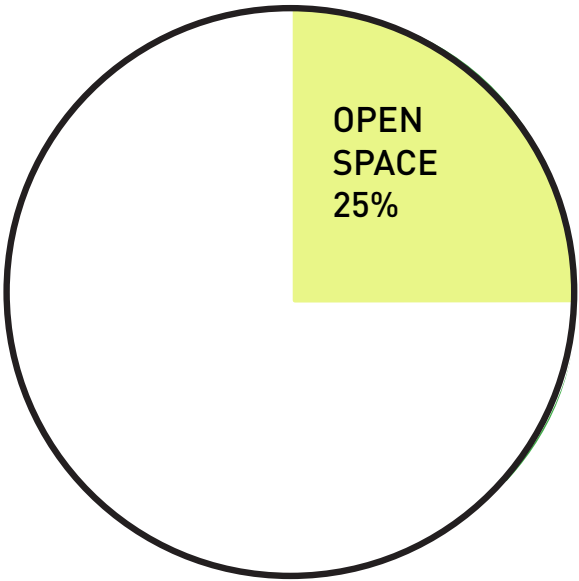
OPTION 1
PRECINCT PLAN



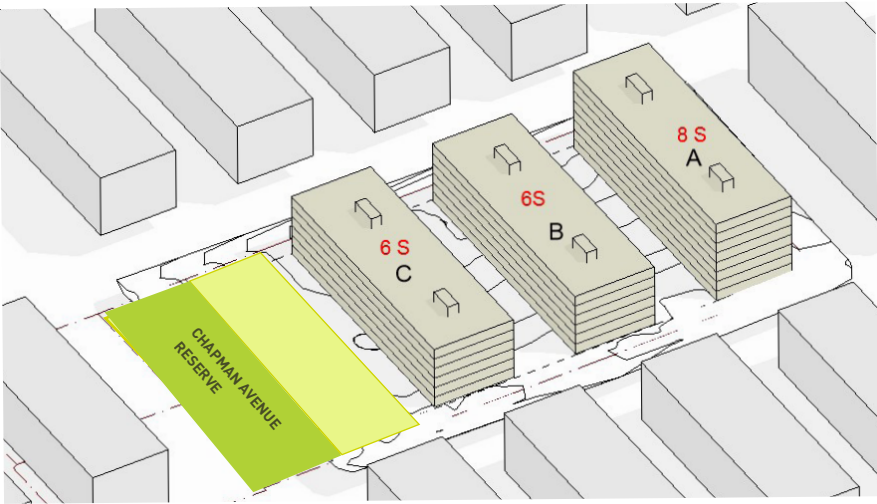
OPTION 2
PRECINCT PLAN WITH 2
LOTS ACQUIRED



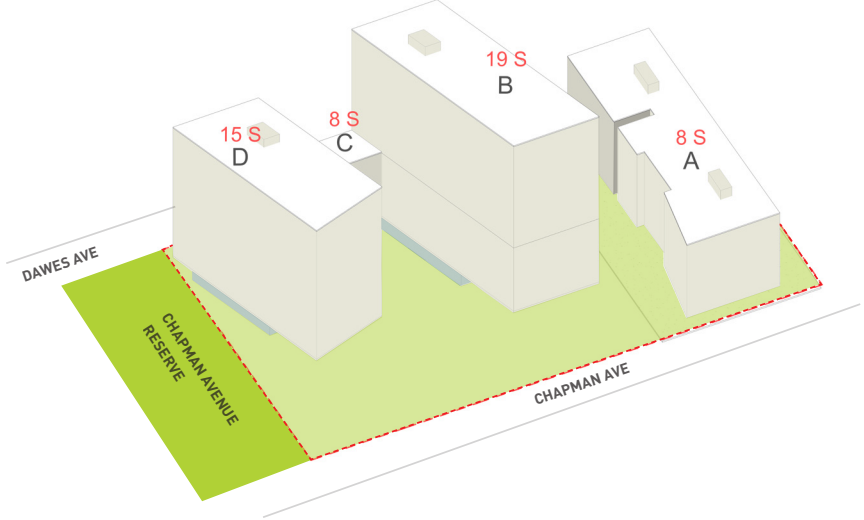
OPTION 3
PROPOSED CHAPMAN GARDENS
PLANNING PROPOSAL WITH LAND
DEDICATED



 OPEN SPACE



 OPEN SPACE



 OPEN SPACE





PROPOSED CHAPMAN GARDENS

PTW

6.0 LANDSCAPE STRATEGY

6.1 CHAPMAN GARDENS - BUILDINGS IN THE PARK

The landscape design offers an opportunity to improve and enhance Chapman Reserve. This involves the transformation of the amalgamated site, which sits adjacent to the under-utilised Chapman Avenue Reserve into a landmark site. The proposal offers the local community new public benefits, including: a children's play area, informal recreation area and the potential for sporting facilities. Examining the landscape of the precinct and more specifically the site, it has been identified that there is a gap in the provision of walking distance open space, storm water treatment and mature native trees.

The landscape design responds to the existing limitations which include;

- Offer a variety of recreational amenity accessible to the public;
- Design of high quality landscape open space;
- Provide improved connectivity to an enhanced Chapman Reserve;
- Water sensitive urban design (WSUD); and
- Reconstruct the landscape character of the Cumberland Woodland plains.



6.0 LANDSCAPE STRATEGY

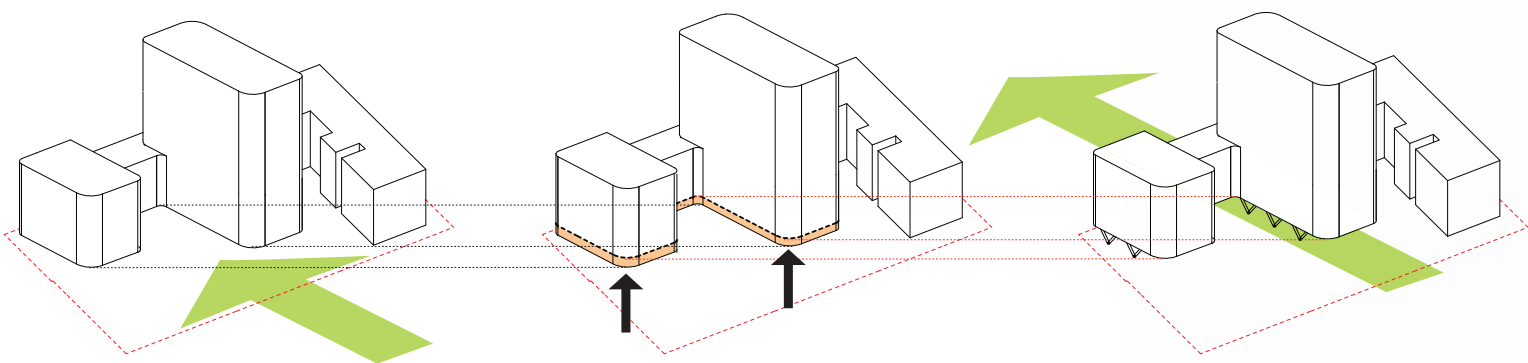
6.2 PROPOSED LANDSCAPE PLAN:
PUBLIC AND PRIVATE OPEN SPACE IS CLEARLY DELINEATED BY PROPOSED WETLAND AND THROUGH-SITE LINKS



PTW	Building A	Timber boardwalk entry to building through lush vegetation	Retaining wall to take up level difference	Childcare outdoor	Childcare indoor	Fern garden to create lush entry experience	Water spiller to water pond	CAFE	Building D	Natural playground	Kiss & Ride	Sports field	Chapman Avenue Reserve

6.0 LANDSCAPE STRATEGY

6.3 A NEW LANDSCAPE EXPERIENCE CHAPMAN GARDENS PROPOSED SECTION



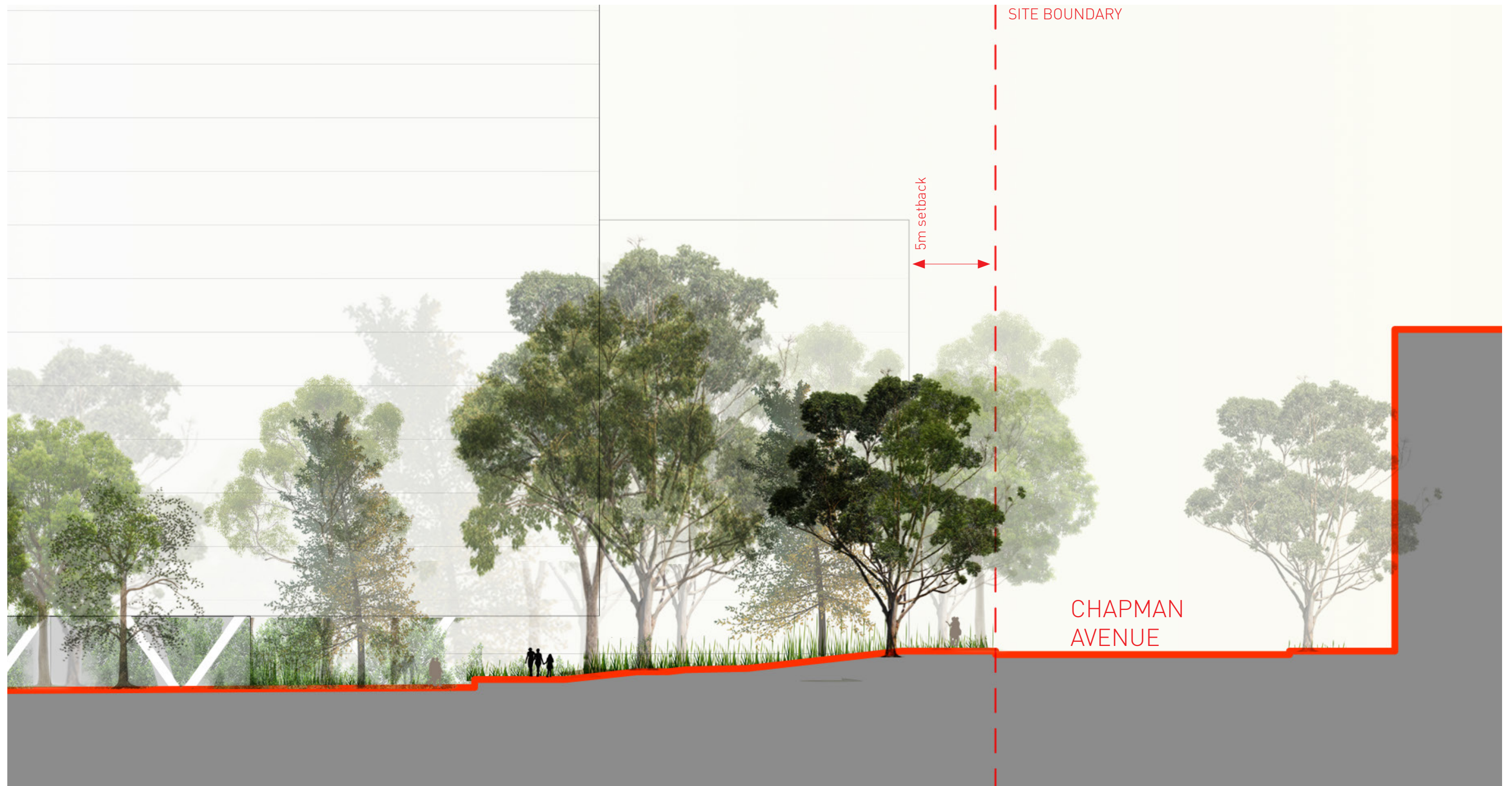
PARK FLOWS IN, AROUND AND UNDERNEATH THE BUILDINGS

SITE BOUNDARY

5m setback

SECTION AA





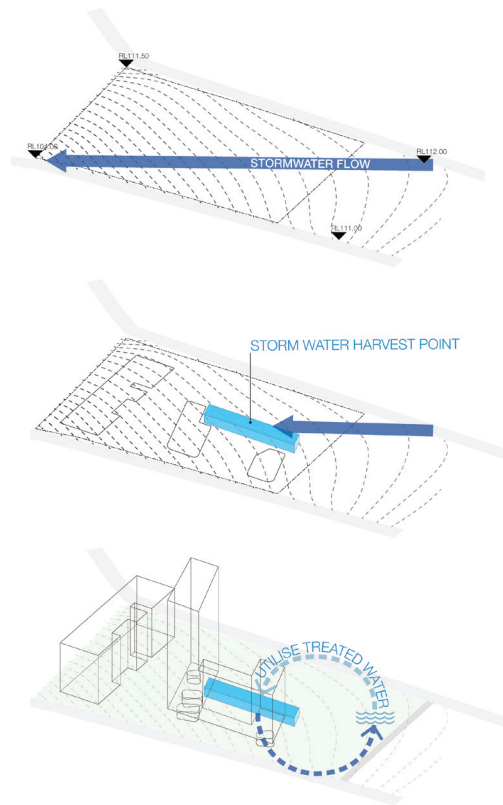
PTW

6.0 LANDSCAPE STRATEGY

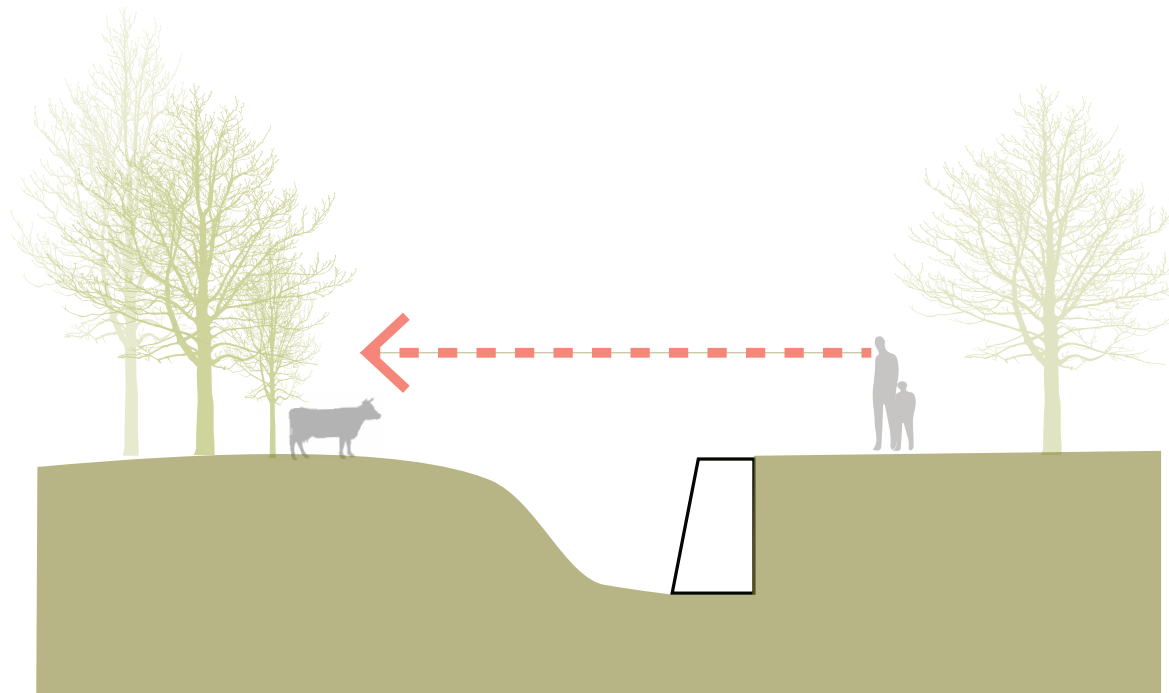
6.4 WATER SENSITIVE URBAN DESIGN

PROVIDE AN OPPORTUNITY TO UTILISE THE EXISTING TOPOGRAPHY AS AN ASSET TO PROVIDE ECOLOGICALLY SENSITIVE URBAN DESIGN, INCLUDING:

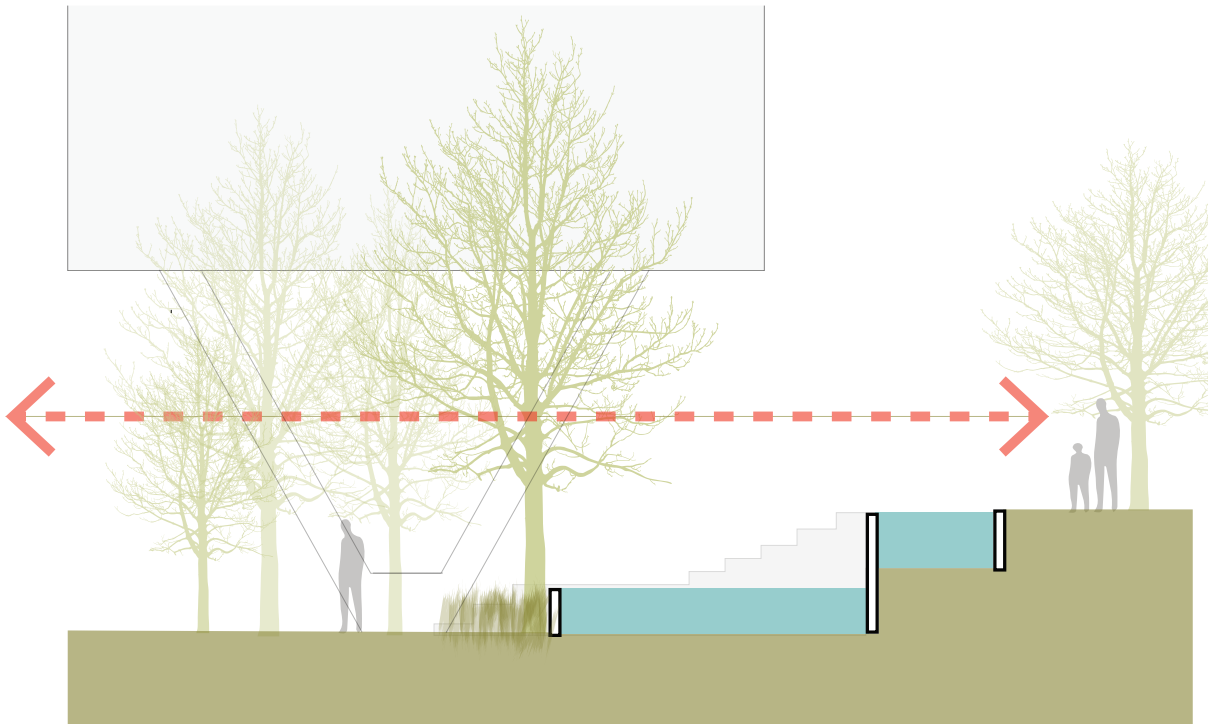
- Storm water harvest;
- Publicly accessible water play area; and
- Community wetlands.



FUNCTIONAL SEPARATION WHILE MAINTAINING SINGULAR EXPRESSION



TRADITIONAL HAHA:
PROVIDES SEPERATION WHILE MAINTAINING SINGULAR LANDSCAPE
EXPRESSION



LANDSCAPE STEPS:
UTILISES WATER TO SEPARATE PRIVATE/PUBLIC IN A VISUALLY SEAMLESS
WAY. THIS MAINTAINS A SINGULAR EXPRESSION ACROSS THE SITE.
SMOOTH TRANSITION BETWEEN DIFFERENT HEIGHTS MAINTAINS VISUAL
CONTINUITY

6.0 LANDSCAPE STRATEGY

6.5 THE PROPOSED SECTION

THE VISUAL AMENITY OF THE WETLAND CAN BE ACCESSED BY THE LOCAL NEIGHBOURHOOD WHILE THE RESIDENTS UTILISE THE LAWN ADJACENT TO THE BUILDING



6.0 LANDSCAPE STRATEGY

6.6 A CONTINUOUS LANDSCAPE





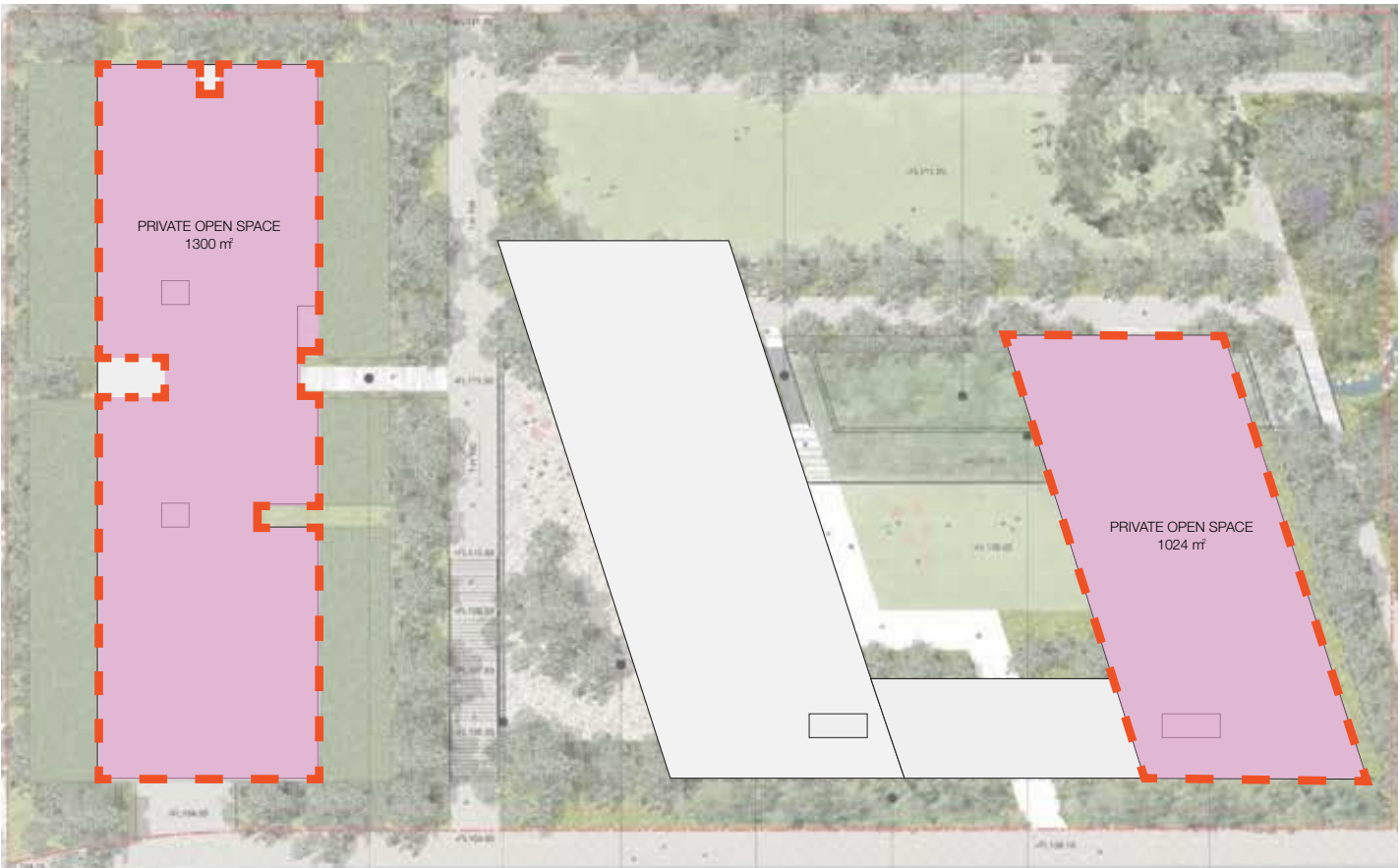
7.0 PROVISION OF PUBLIC AND PRIVATE SPACE

7.1 PROPOSED PROVISION OF PUBLIC AND PRIVATE SPACE

The provision of public open space areas within chapman gardens are clearly delineated from a series of unique private open spaces.

With new public open spaces provided along the northern edge of the site, a range of private open space areas provide difference in landscape character.

Utilising the roof for activated landscaped private open space areas, additional private open spaces areas are located immediately adjacent to the proposed buildings to accommodate a range of discrete uses.



ROOF PLAN



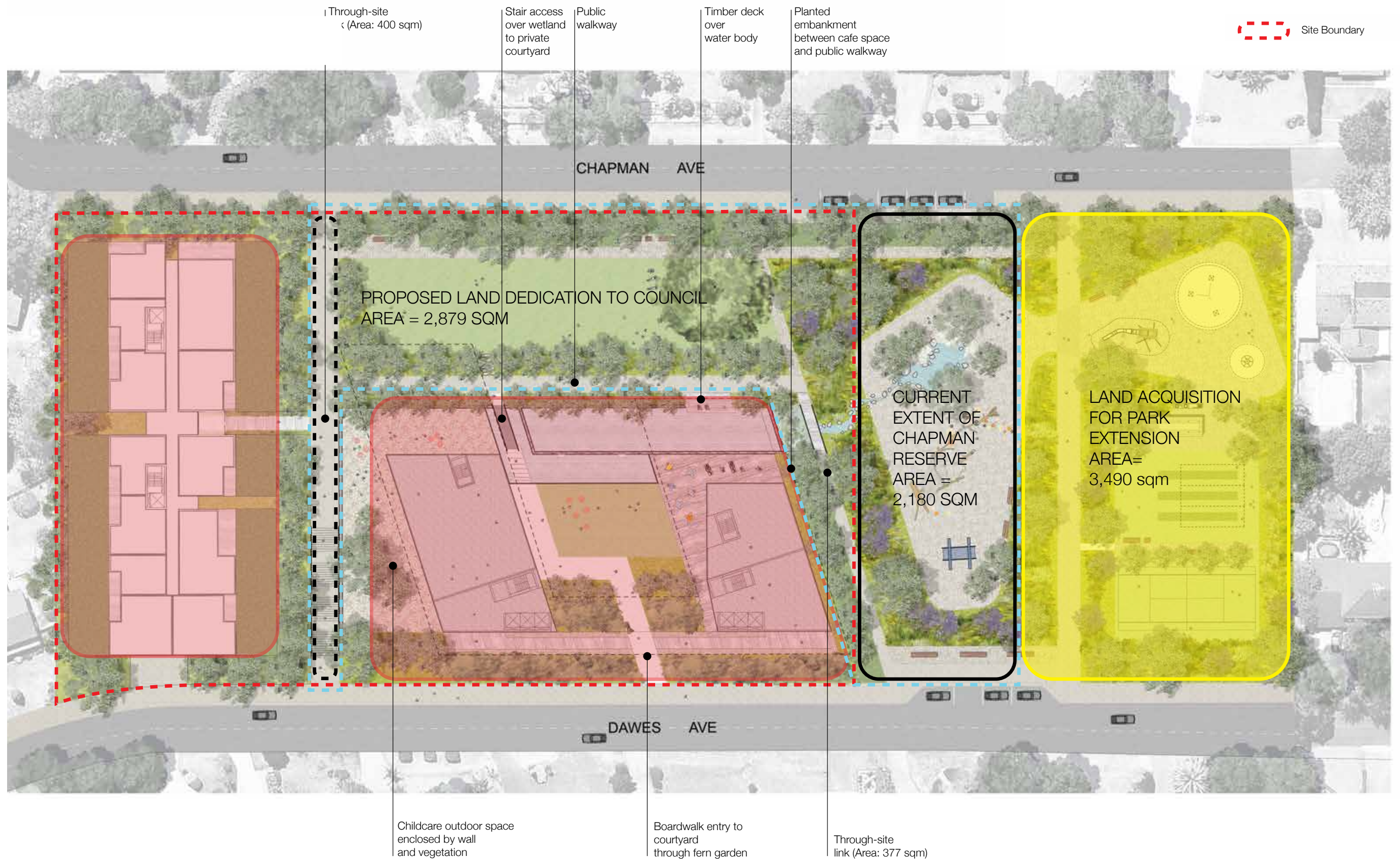
GROUND FLOOR PLAN

- - - ROOF OUTLINE
- - - PRIVATE GARDENS OUTLINE
- ROOF - COMMUNAL OPEN SPACE
- GROUND FLOOR - COMMUNAL OPEN SPACE
- CHILDCARE OPEN SPACE



7.0 PROVISION OF PUBLIC AND PRIVATE SPACE

7.2 PUBLIC-PRIVATE DELINEATION PLAN

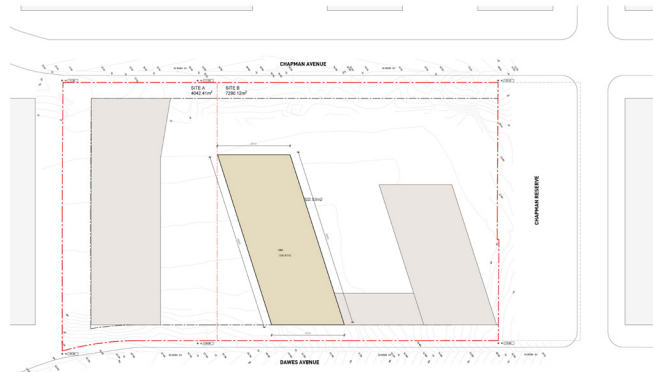


PTW

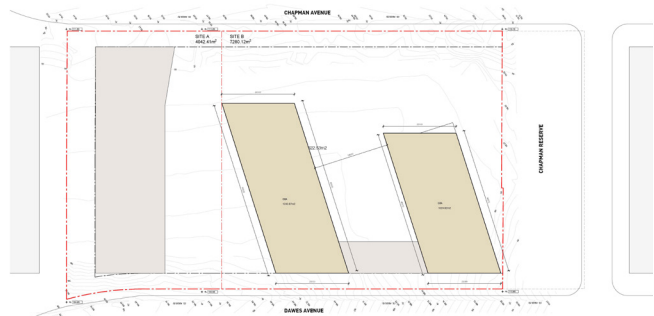
8.0 AMENITY

8.1 SETBACKS AND ALIGNMENTS

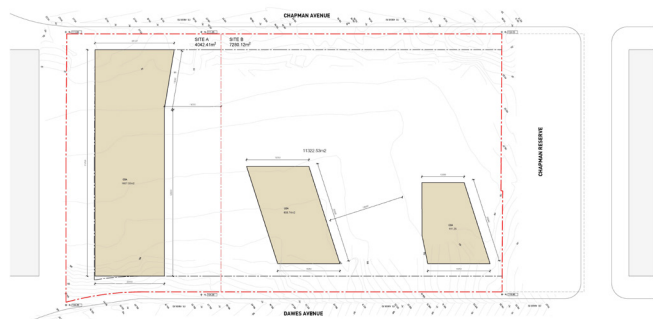
A key aspect of the proposal is the dedication of a large section of the site for public open space which can be used by the residents of the development as well as the local community. The following diagrams identify the proposed built form envelopes, the set back of these elements for the existing boundary lines together with the proposed open space areas.



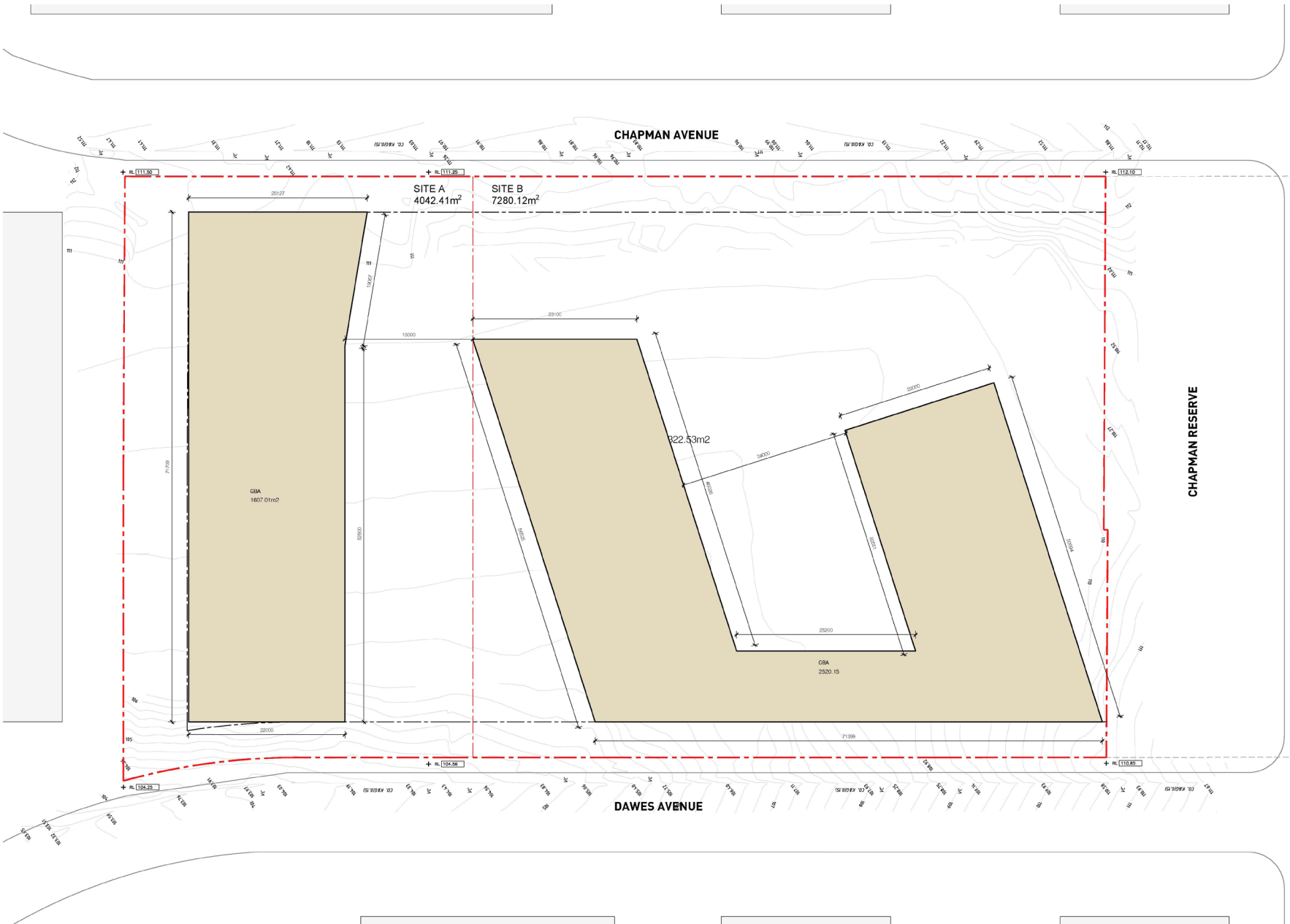
TOWER TYPICAL A



TOWER TYPICAL B



GROUND FLOOR



PODIUM TYPICAL



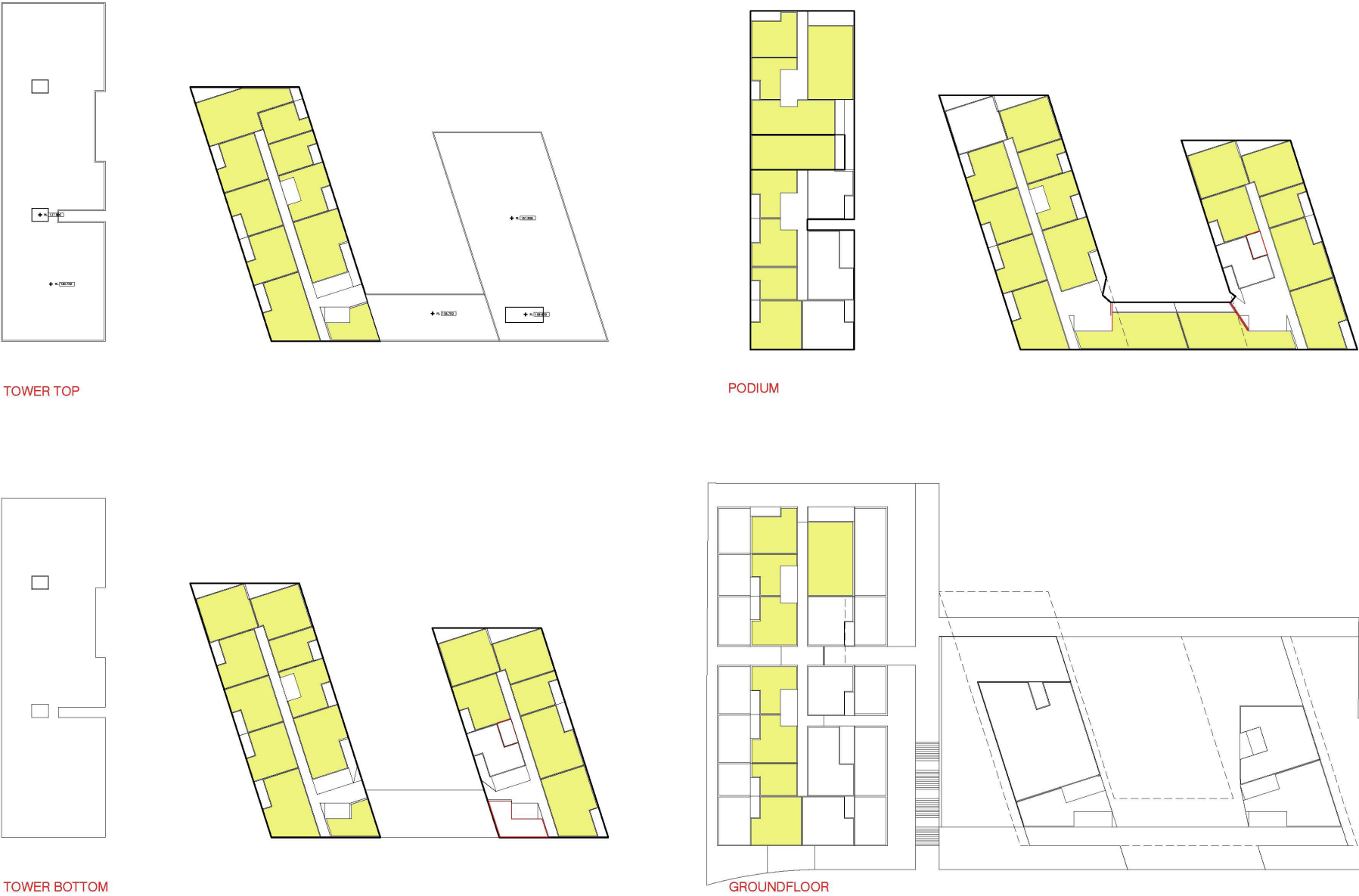
8.0 AMENITY

8.2 SOLAR ACCESS COMPLIANCE

The elongated proportion of this amalgamated site has allowed the provision of three building forms. True North being set at a slightly different angle to that of the alignment of site’s boundaries has resulted in a twisting of the built form to allow improved solar access to each building. The table below sets out the proposal’s achievement of solar access. Building A, the proposed 8 storey building, achieves 75% solar access whilst the remaining Buildings B, C and D achieves 96%.

	SITE A		SITE B	
	UNITS	%	UNITS	%
groundfloor	8	66.67%		
level 1	9	75.00%	15	83.33%
level 2	9	75.00%	16	88.89%
level 3	9	75.00%	17	94.44%
level 4	9	75.00%	17	94.44%
level 5	9	75.00%	17	94.44%
level 6	9	81.82%	17	94.44%
level 7	9	81.82%	17	94.44%
level 8			16	88.89%
level 9			16	88.89%
level 10			16	88.89%
level 11			16	88.89%
level 12			16	88.89%
level 13			16	88.89%
level 14			16	88.89%
level 15			10	100.00%
level 16			10	100.00%
level 17			10	100.00%
level 18			10	100.00%
	71	75.53%	268	96.40%

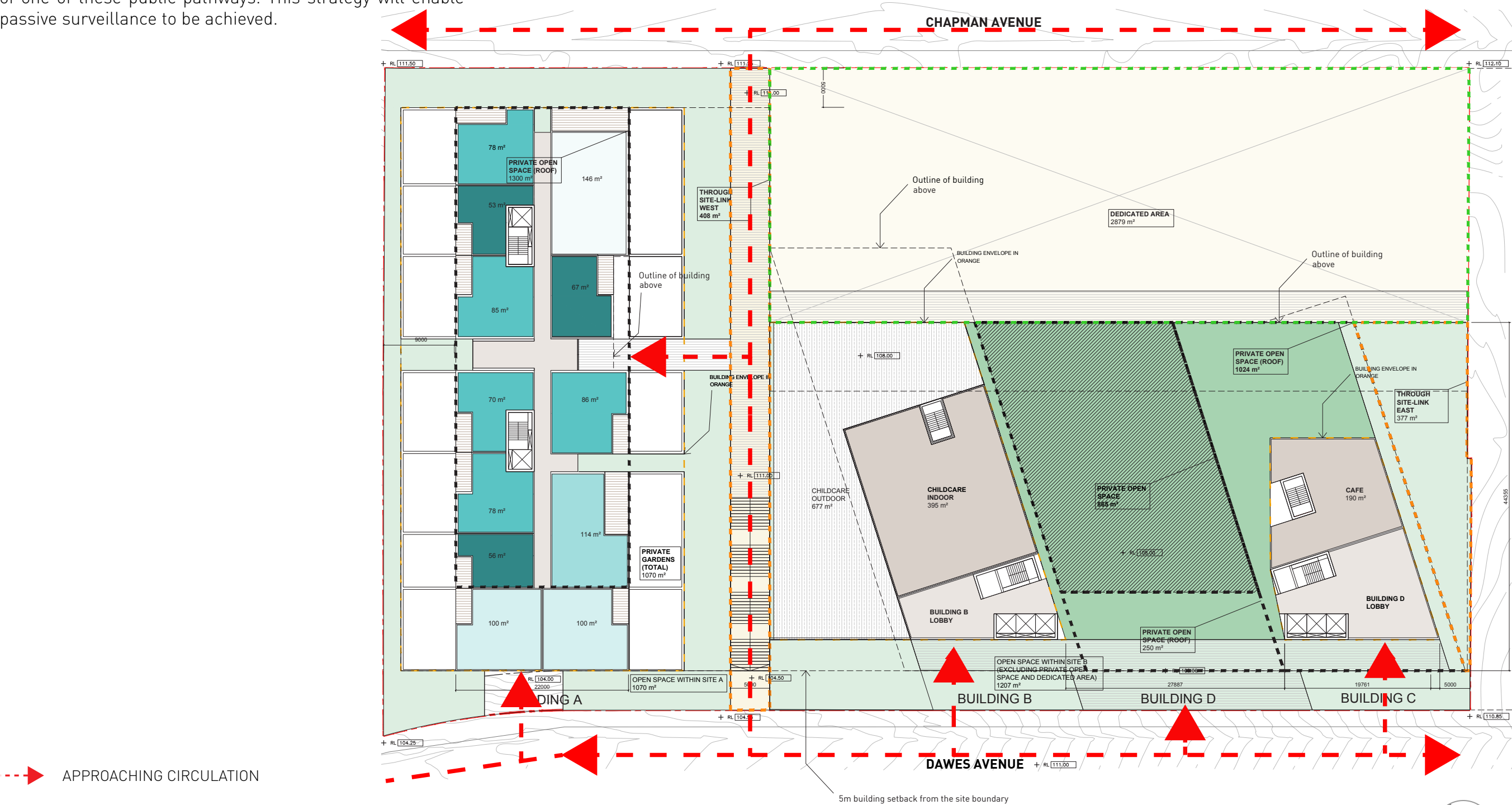
 SOLAR ACCESS



8.0 AMENITY

8.3 ACCESSIBILITY: SAFETY AND SECURITY

A publicly accessed pedestrian through-site-link will provide connection between Chapman and Dawes Avenues as well as connect with new public footpaths within each street reservation. These pedestrian pathways will be in addition to the upgrade of public access across Chapman Park. Each public building entry will be clearly sighted and accessed of one of these public pathways. This strategy will enable passive surveillance to be achieved.



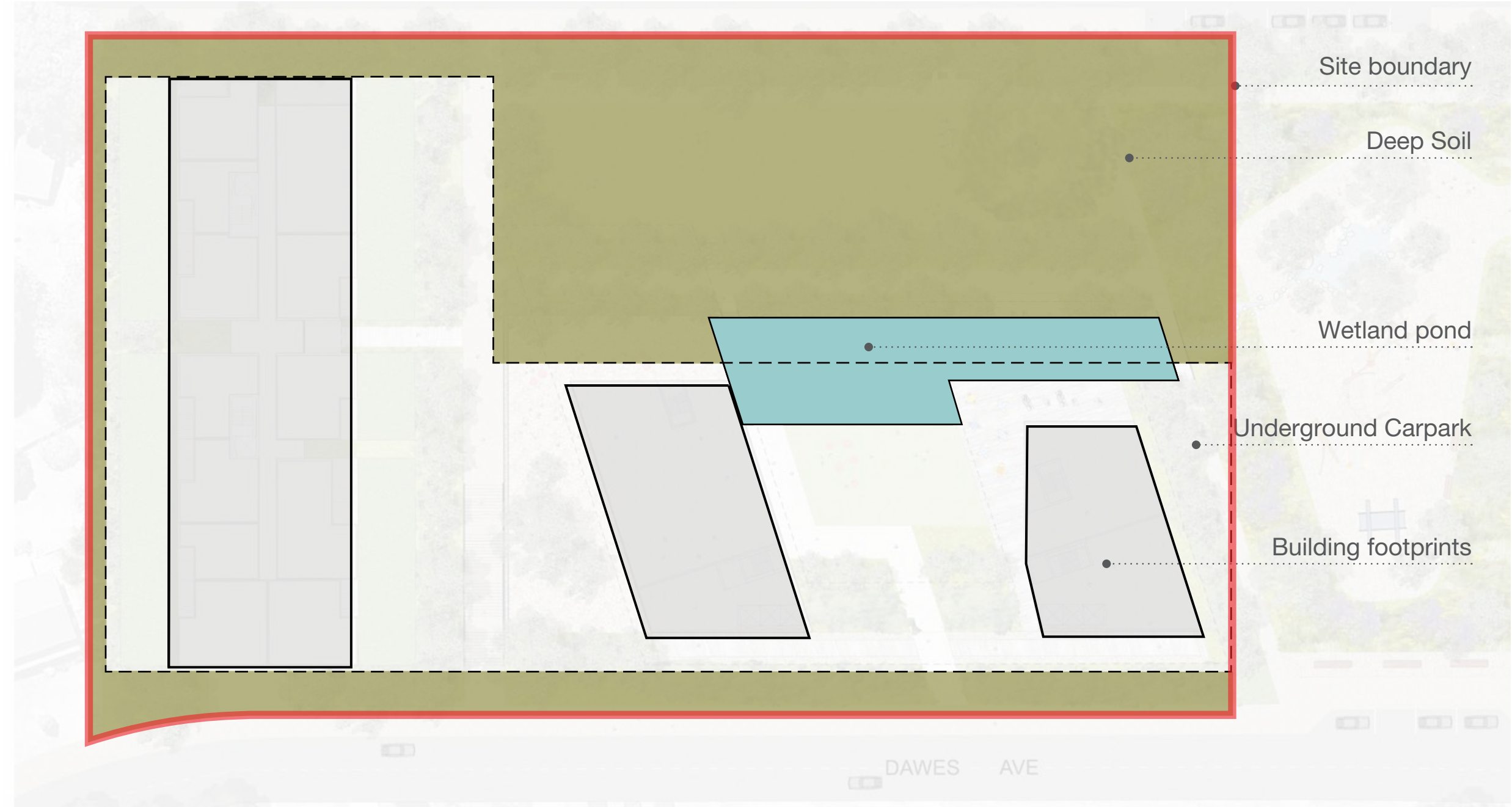
8.0 AMENITY

8.4 DEEP SOIL

The provision of deep soil across the site complies with the requirements of the ADG.

Hills Shire DCP: The landscape area shall be a minimum of 50% of the area of the site, while a minimum of 20% of the landscaped areas should permit deep planting.
Apartment Design Guide: Deep soil zone to be 7% of total landscape area

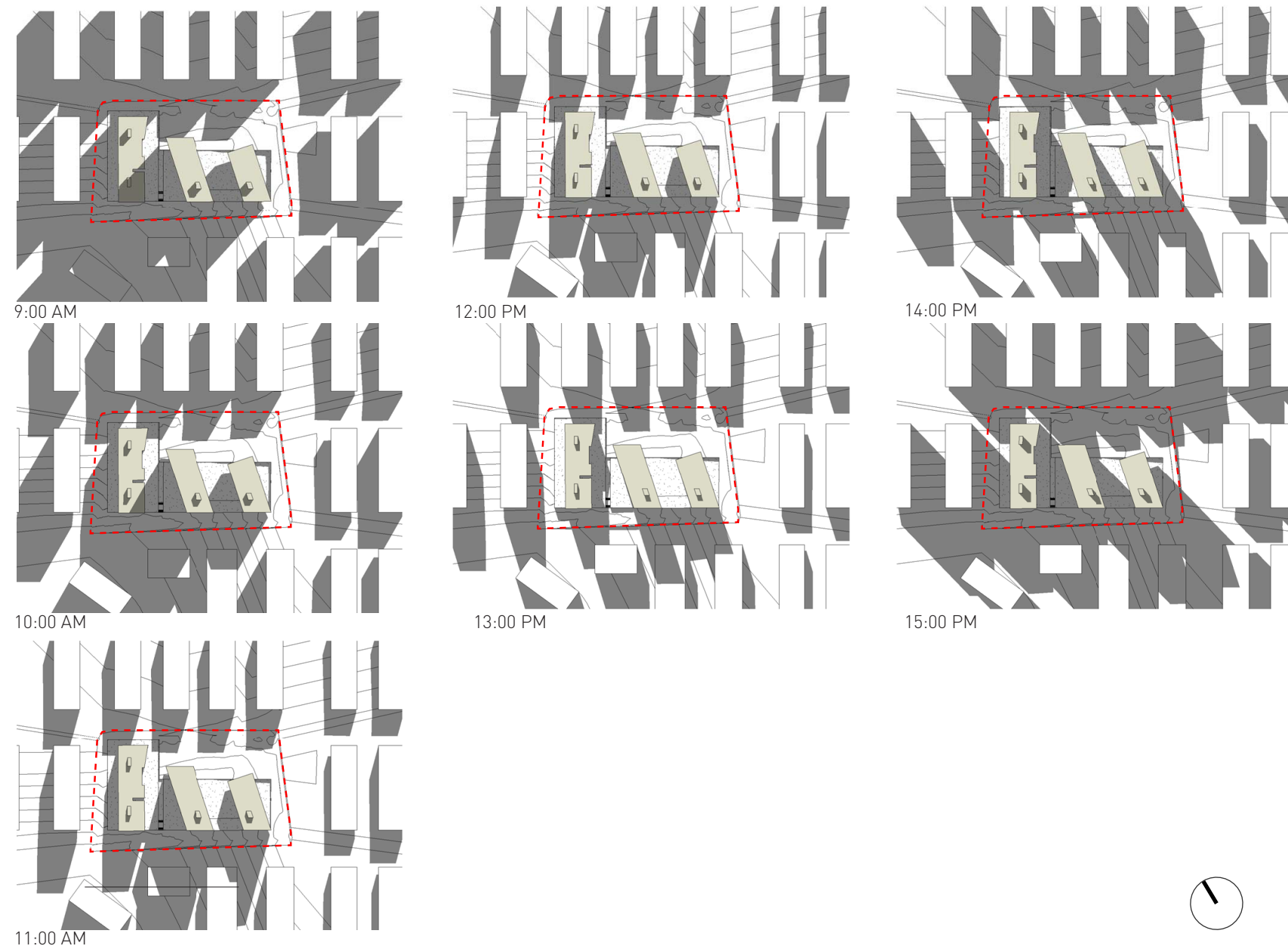
Proposed deep soil area: 4,582 sqm (40% of overall site area of 11,322sqm)
Proposed landscape area: 8,686 sqm (77% of overall site area not occupied by building footprint)



8.0 AMENITY

8.5 SHADOW ANALYSIS

A key aspect of the proposal is the provision of solar access across the site that mitigates shadows onto adjoining properties. Interestingly the current Showground Precinct Structure Plan, with proposed built form aligned to the current property boundaries, is likely to cause additional and unnecessary overshadowing in the vicinity of the Dawes Avenue and Hughes Avenue intersection.

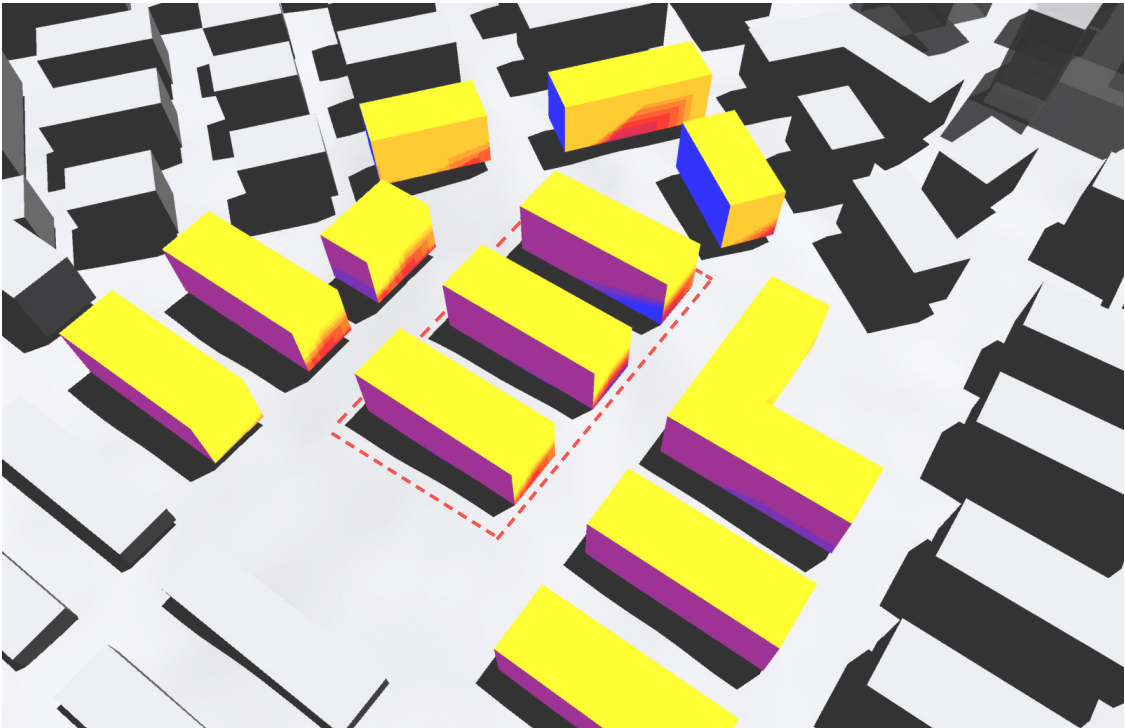


8.0 AMENITY

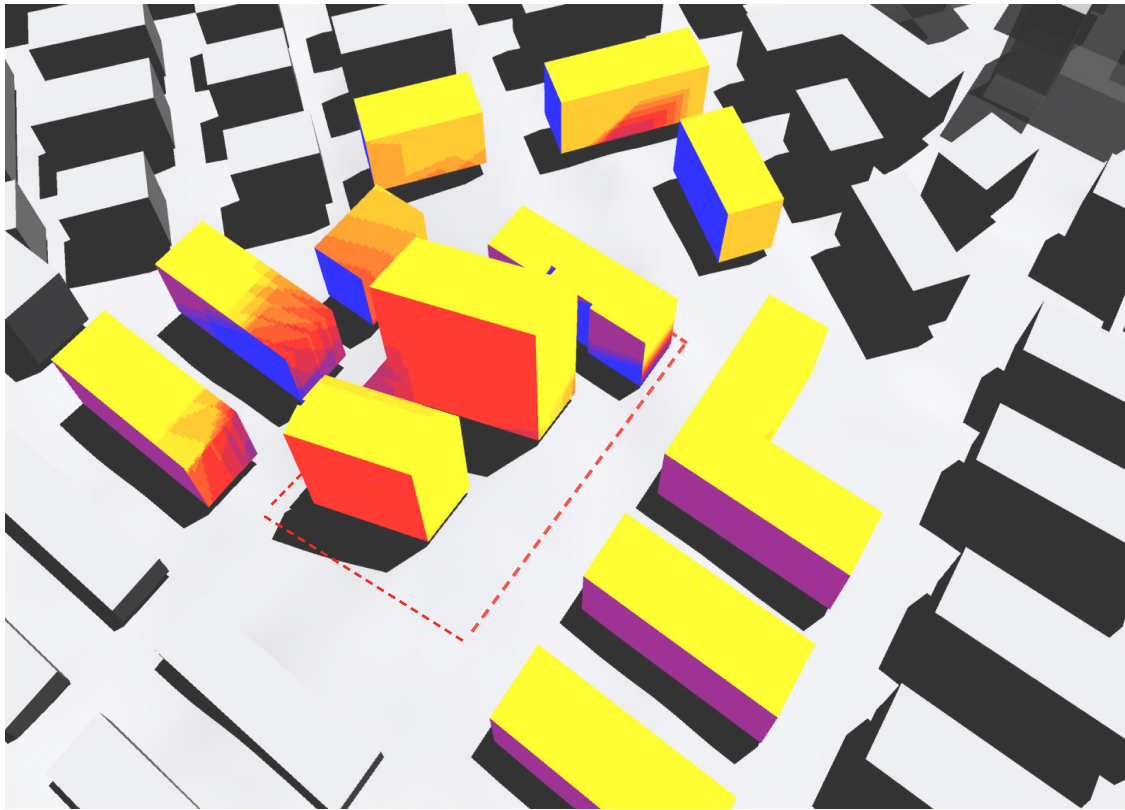
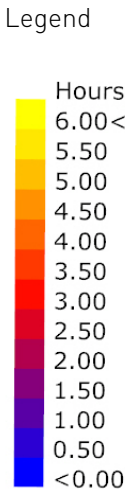
8.5 SHADOW ANALYSIS, CONTINUED

The two solar access studies (left) for mid-winter solar are modelled within the vicinity of Chapman Reserve looking south-west towards the intersection of Dawes Avenue and Hughes Avenue. The upper image adopts the proposed built form envelopes for the Showground Precinct Structure Plan. The bottom image includes the Planning Proposal.

The upper image has eastern elevations receiving less than 2 hours of winter sun. The lower image, modelled to reflect the current Planning Proposal, indicates eastern elevations with at least 3.5hours of winter sunlight. This improvement is the result of reorienting the built form envelope with respect of True North.



SOLAR ACCESS MODEL (MID-WINTER) SHOWGROUND PRECINCT PLAN



SOLAR ACCESS MODEL (MID-WINTER) CHAPMAN GARDENS PLANNING PROPOSAL

8.0 AMENITY

8.6 CROSS VENTILATION

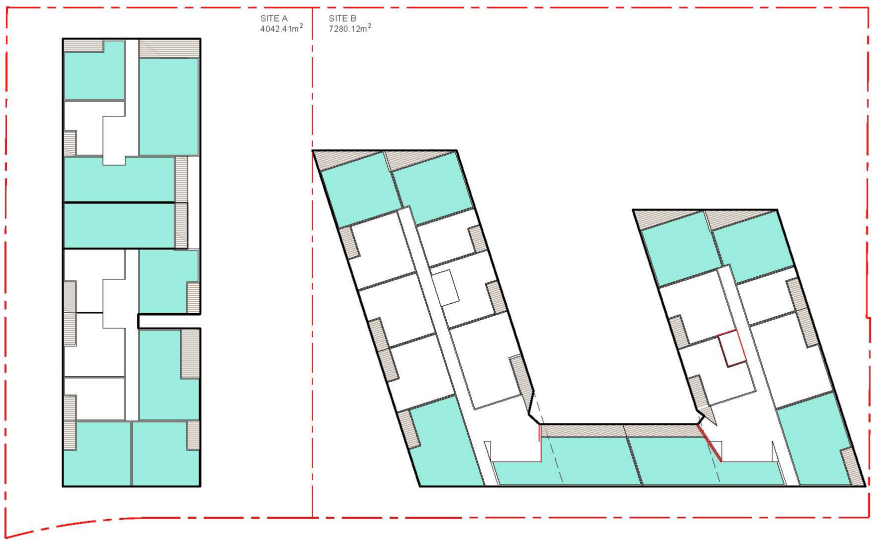
The elongated proportion of the proposed building forms will have increased opportunity for cross ventilation. The proposed scheme currently achieves 69% of cross ventilation in Building A and 61.2% in Buildings B, C and D.

	Building A 8 stories		Building B, C, D 8-19 stories	
groundfloor	9	75.00%		
level 1	8	66.67%	10	55.56%
level 2	8	66.67%	10	55.56%
level 3	8	66.67%	10	55.56%
level 4	8	66.67%	10	55.56%
level 5	8	66.67%	10	55.56%
level 6	8	72.73%	10	55.56%
level 7	8	72.73%	10	55.56%
level 8			10	62.50%
level 9			10	62.50%
level 10			10	62.50%
level 11			10	62.50%
level 12			10	62.50%
level 13			10	62.50%
level 14			10	62.50%
level 15			5	50.00%
level 16			5	50.00%
level 17			5	50.00%
level 18			5	50.00%
	65	69.15%	160	61.5%

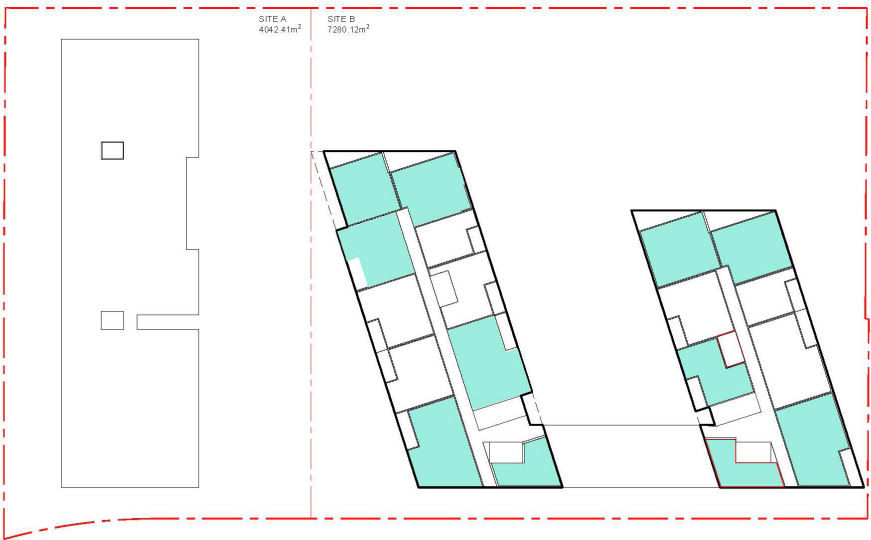
CROSS VENTILATION



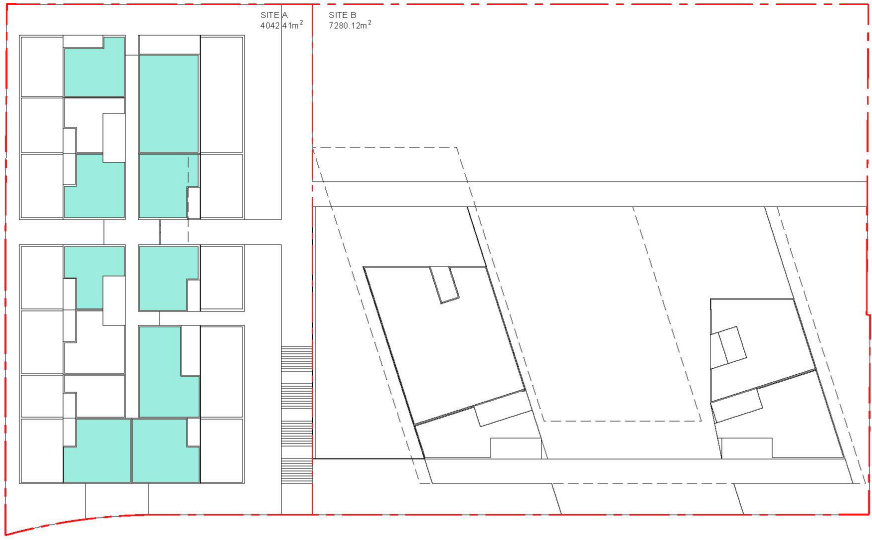
TOWER TOP



PODIUM



TOWER BOTTOM



GROUND FLOOR



8.0 AMENITY

8.7 PROPOSED VEHICLE PARKING

The Chapman Gardens intends to provide residential uses with ancillary childcare and cafe uses. As such, the parking has been measured against Council RMS and the Showground Precinct Plan. The parking has been carefully designed to ensure the parking does not interfere with land dedication to Council. This ensures the land is free from encumbrance and deep soil is maximised.

The subject site will accommodate 3-4 basement parking levels. Access to the basement parking area will be at the lowest point of the site off Dawes Avenue. The proposal currently provides 700 parking spaces. Listed below are the current on site parking provisions:

ON SITE VEHICLE PROVISIONS:

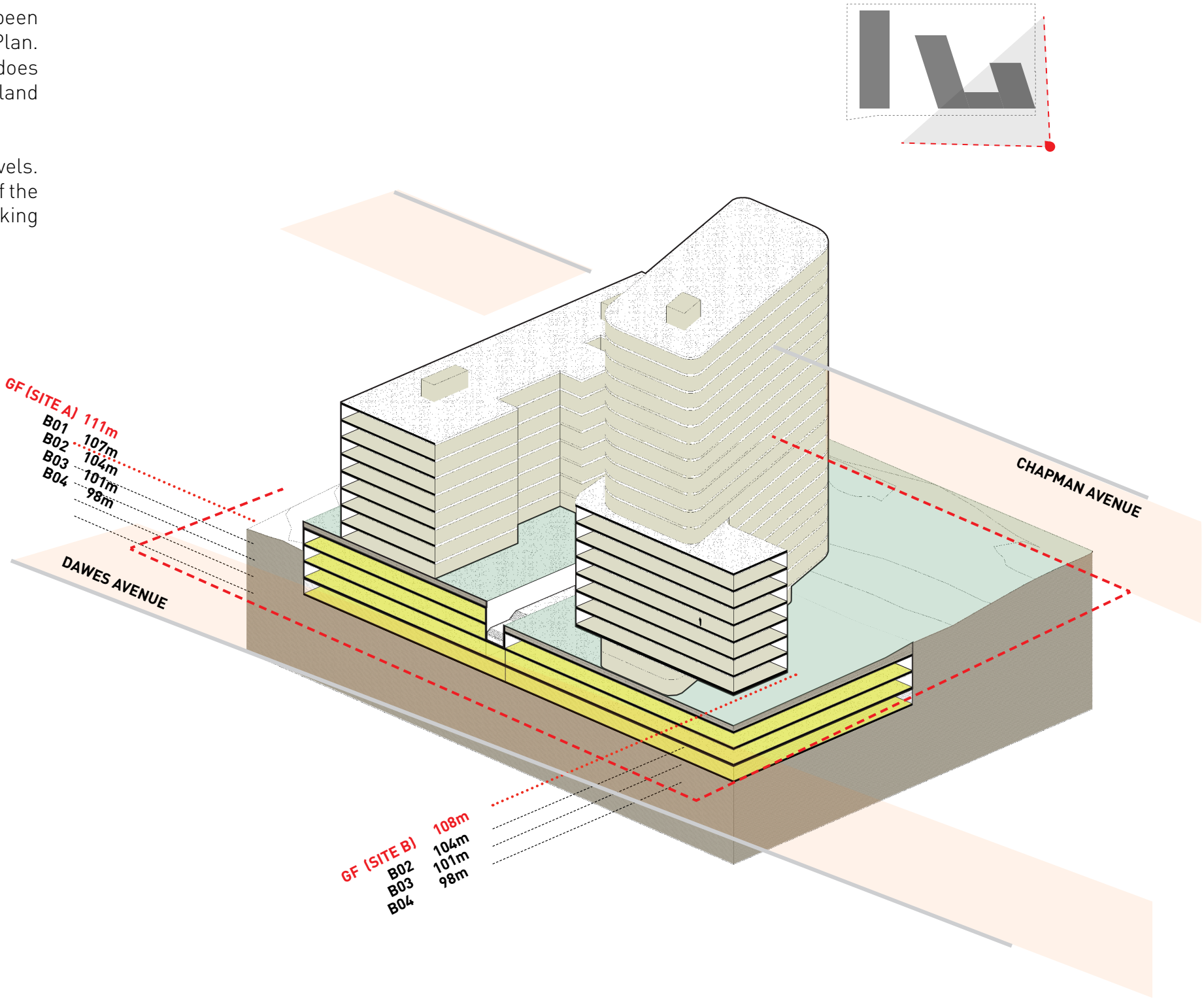
Land-use	No.	Parking Rate	Parking Proposed
1 Bedroom	57	1 space / unit	57
2 Bedroom (small)	133	1 space / unit	133
2 Bedroom (large)	95	2 spaces / unit	190
3 Bedroom (small)	57	2 spaces / unit	114
3 Bedroom (large)	38	2 spaces / unit	76
Visitors	380	1 spaces / 10 units ¹	38
Child care	95 children	1 space / 6 children	16
	10 staff	1 space / employee	10
Cafe	190m ²	15 spaces / 100m ² GFA	29
TOTAL			663 ¹

The Hills DCP 2012	Mayoral Minute No.9/2016
1 space / unit	1 space / unit
2 spaces / unit	1 space / unit
2 spaces / unit	1 space / unit
n/a (adopt 3-bedroom rate)	1 space / unit
1 spaces / 2.5 units (rounded up to the nearest whole number)	1 space / 5 unit
1 space / 5 seats; PLUS 12 spaces per 100m ² GFA	n/a
1 space / employee; PLUS	n/a
1 space / 6 children	

TOTAL NUMBER OF
VEHICLE SPACES
ACHIEVED IN THE
REFERENCE SCHEME:
700 spaces

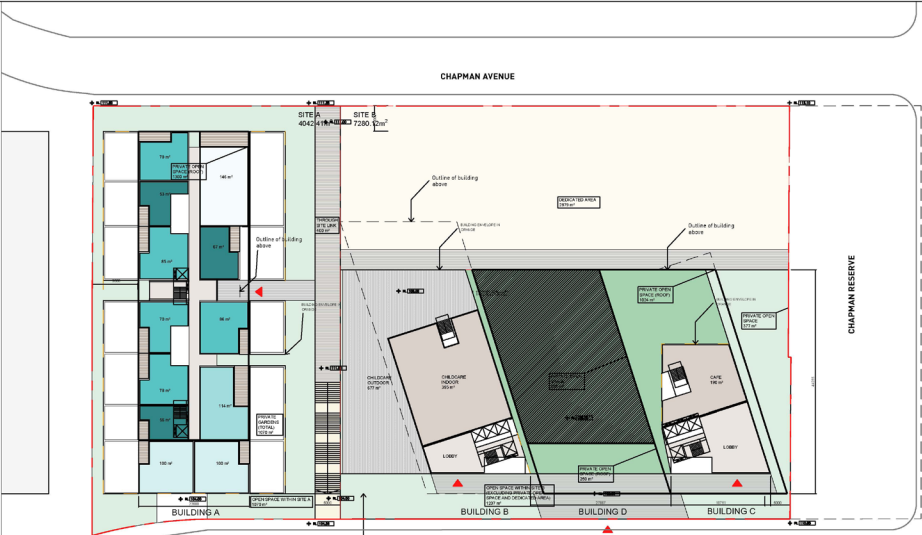
NUMBER OF VEHICLE
SPACES REQUIRED:
663 spaces

---➔ APPROACHING
PEDESTRIAN CIRCULATION



APPENDICES

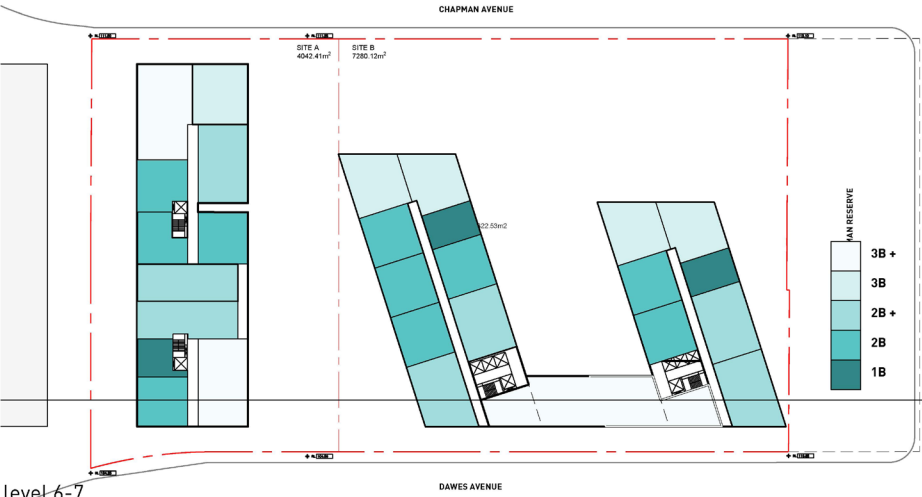




level 6-7
TYPICAL FLOORPLAN



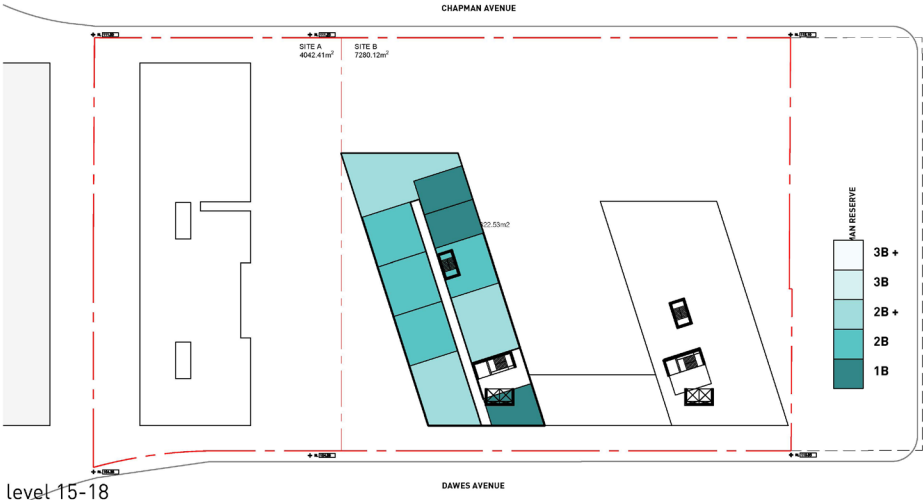
level 8-14
TYPICAL FLOORPLAN



level 15-18
TYPICAL FLOORPLAN



level 19-20
TYPICAL FLOORPLAN



level 21-22
TYPICAL FLOORPLAN

LGA Precedent for Showground

1B < 25%	2B	3B > 20%
	2B (110m2) > 40%	3B (135m2) > 40%

BUILDING A TOTAL UNITS 96

1B 14 (15%)	2B 34 (36%)	3B 14 (15%)
	2B (110m2) 22 (23%)	3B (135m2) 11 (10%)

BUILDING B-C-D TOTAL UNITS 273

1B 40 (14%)	2B 100 (36%)	3B 42 (15%)
	2B (110m2) 66 (24%)	3B (135m2) 30 (11%)

TOTAL UNITS BUILDING A+B+C+D 372

Key Plan

Drawing Disclaimer

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Client

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Architect

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ABN 23 000 454 424
Trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No. 6098
D Jones Architect No. 4778

Scale 1:400 @ A1

Project PA 015641

CHAPMAN GARDENS
CHAPMAN AVENUE
CASTLE HILL
NSW

Status
Planning Proposal

Title

UNITS MIX

Drawing Number

SK-10-0000

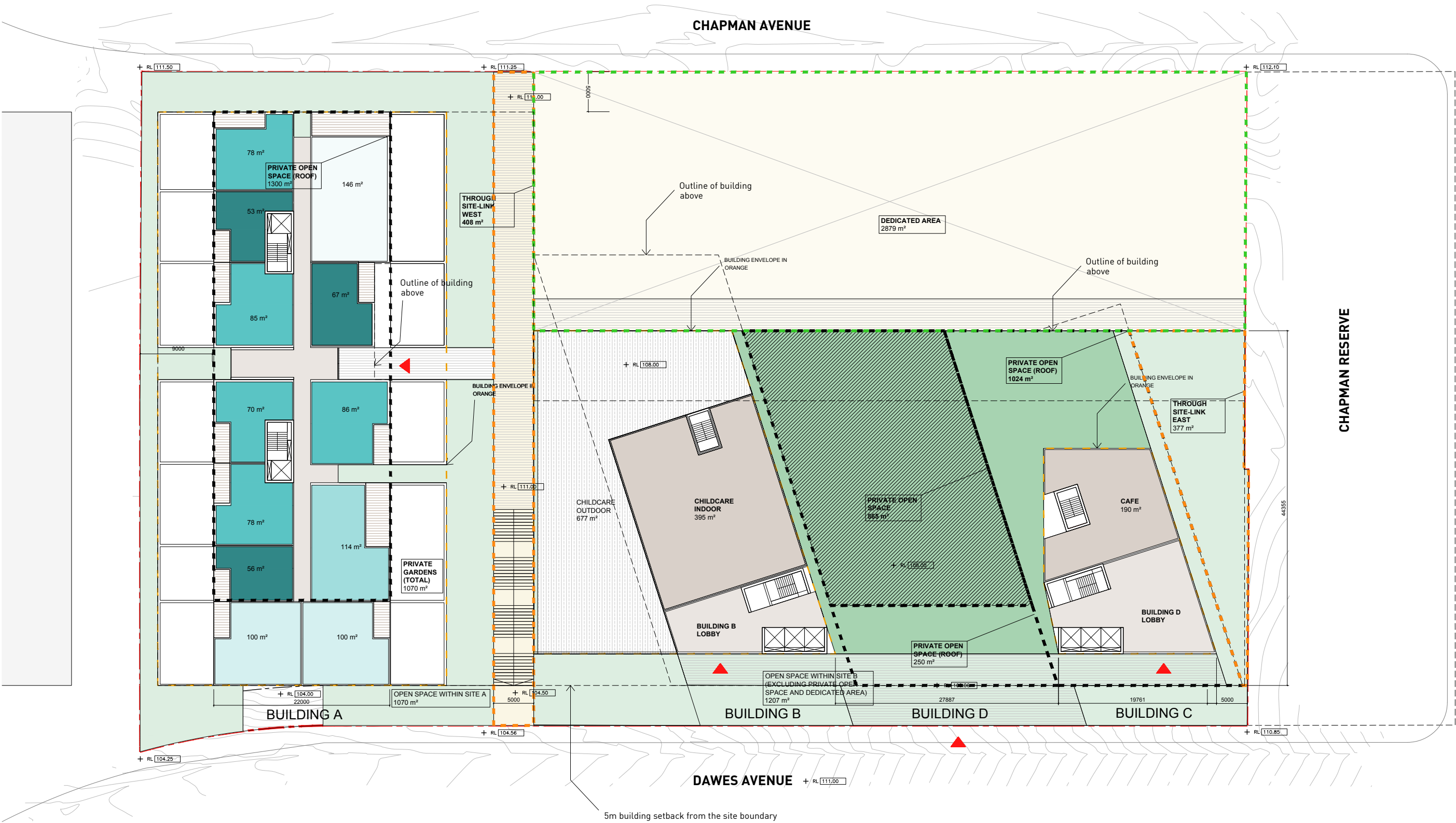
Revision

A

Monday, 26 June 2017 11:17:47 AM

APPENDIX 02

SITE PLAN - GROUND FLOOR



- DEDICATED AREA
- PRIVATE OPEN SPACE
- THOUGH SITE LINK
- SITE OPEN SPACE (YET TO BE DEFINED)

- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED LARGE APARTMENT
- 3 BED APARTMENT
- 3 BED LARGE APARTMENT
- GROUND FLOOR FACILITIES/RETAIL
- OUTDOOR CHILD CARE AREA

Key Plan



52

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NSW Nominated Architects
S Parsons Architect No. 6098
D Jones Architect No. 4778

PTW

Scale 1:500 @ A3

Project PA 015641

CHAPMAN GARDENS

Chapman Avenue
Showground, Castle Hill
NSW, Australia

Status
Planning Proposal

Title
GROUND FLOOR

Drawing Number

SK-10-1000

Revision

A

Thursday, 29 June 2017 4:04:18 PM

APPENDIX 03

PLAN - LOWER TYPICAL FLOORS

CHAPMAN AVENUE



- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED LARGE APARTMENT
- 3 BED APARTMENT
- 3 BED LARGE APARTMENT
- GROUND FLOOR FACILITIES/RETAIL
- OUTDOOR CHILDCARE AREA

Key Plan



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D Jones Architect No. 4778



Scale 1:500 @ A3

Project PA 015641
CHAPMAN GARDENS
Chapman Avenue
Showground, Castle Hill
NSW, Australia

Status
Planning Proposal

Title
FLOORPLAN
LEVEL 1-7

Drawing Number
SK-10-1100

Revision
A



- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED LARGE APARTMENT
- 3 BED APARTMENT
- 3 BED LARGE APARTMENT
- GROUND FLOOR FACILITIES/RETAIL
- OUTDOOR CHILDCARE AREA

Key Plan



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Scale 1:500 @ A3

Project PA 015641
CHAPMAN GARDENS
Chapman Avenue
Showground, Castle Hill
NSW, Australia

Status
Planning Proposal

Title
**FLOORPLAN
TOWER LOW TYPICAL**

Drawing Number
SK-10-1200

Revision
A



- 1 BED APARTMENT
- 2 BED APARTMENT
- 2 BED LARGE APARTMENT
- 3 BED APARTMENT
- 3 BED LARGE APARTMENT
- GROUND FLOOR FACILITIES/RETAIL
- OUTDOOR CHILDCARE AREA

Key Plan



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Scale 1:500 @ A3

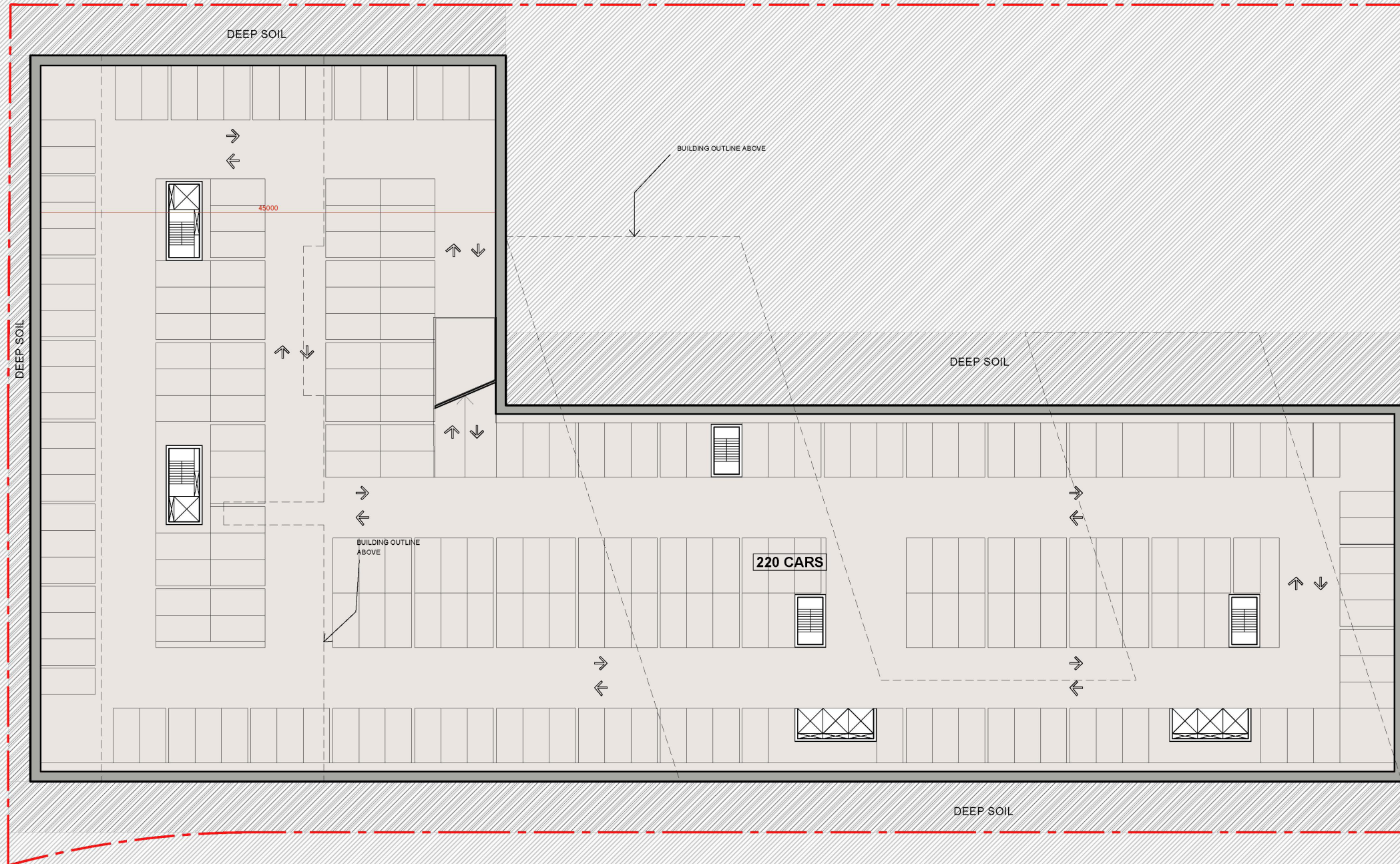
Project PA 015441
CHAPMAN GARDENS
Chapman Avenue
Showground, Castle Hill
NSW, Australia

Status
Planning Proposal

Title
FLOORPLAN
TOWER TOP TYPICAL

Drawing Number
SK-10-1300

Revision
A



Key Plan



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Scale 1:500 @ A3

Project PA 015641

CHAPMAN GARDENS

Chapman Avenue
Showground, Castle Hill
NSW, Australia

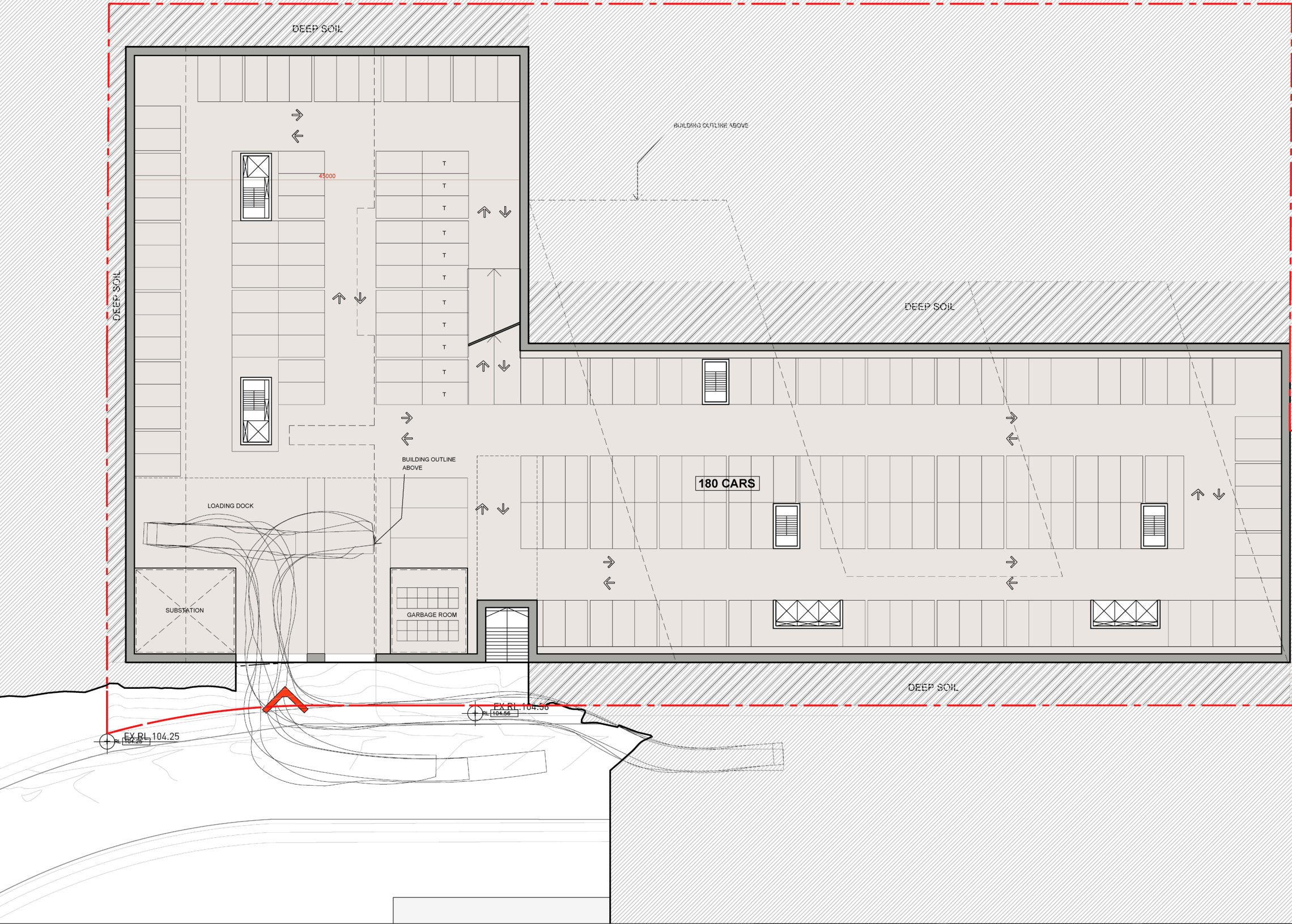
Status
Planning Proposal

Title

FLOORPLAN
BASEMENT 03

Drawing Number

SK-10-0700



Key Plan



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Scale 1:500 @ A3

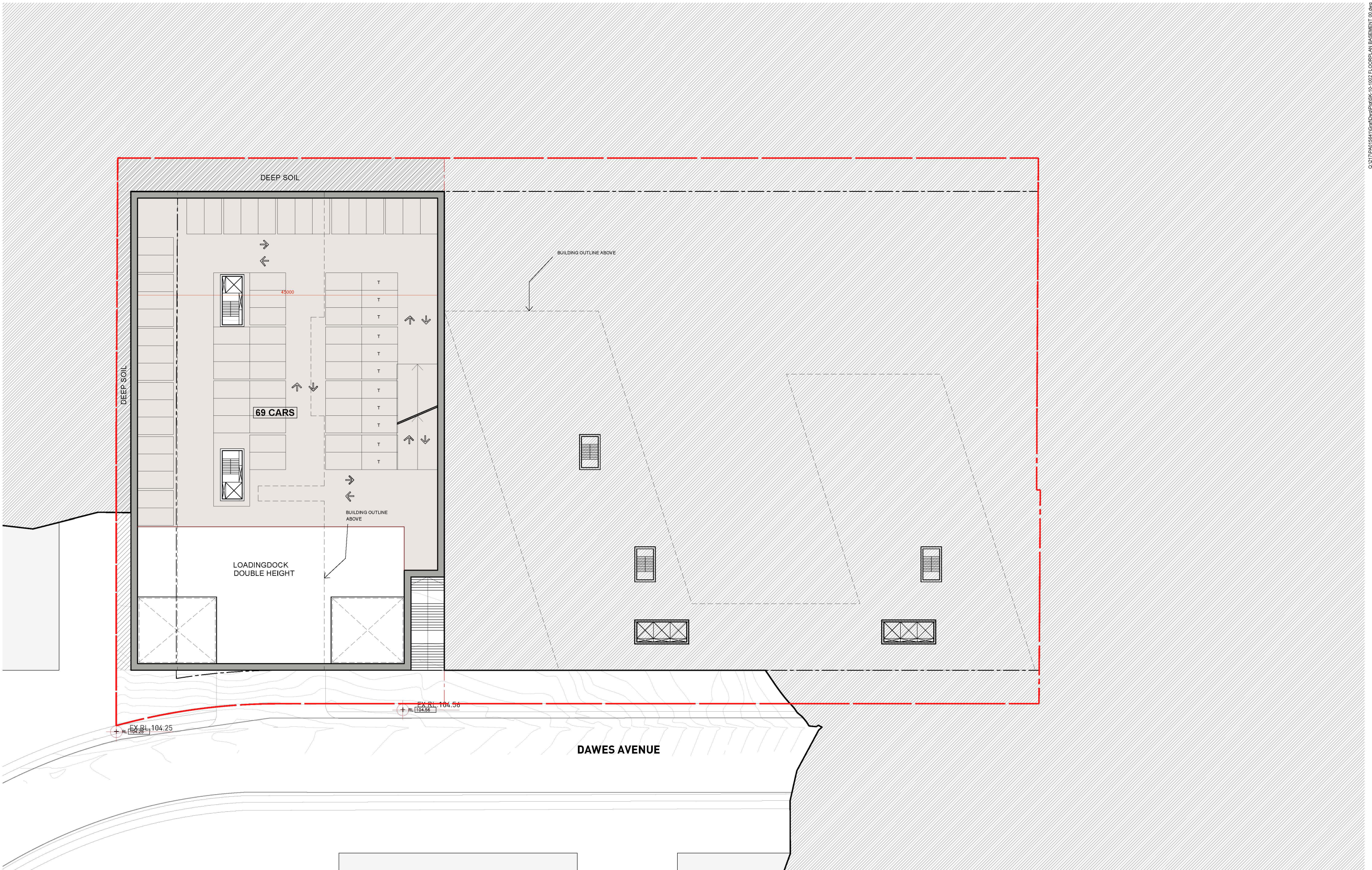
Project PA 015641
CHAPMAN GARDENS
Chapman Avenue
Showground, CastleHill
NSW, Australia

Status
Planning Proposal

Title
FLOORPLAN
BASEMENT 2

Drawing Number
SK-10-0800

Revision
A



Key Plan



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Project PA 015641

CHAPMAN GARDENS

Chapman Avenue
Showground, Castle Hill
NSW, Australia

Status

Planning Proposal

Title

FLOORPLAN
BASEMENT 01

Drawing Number

SK-10-0900

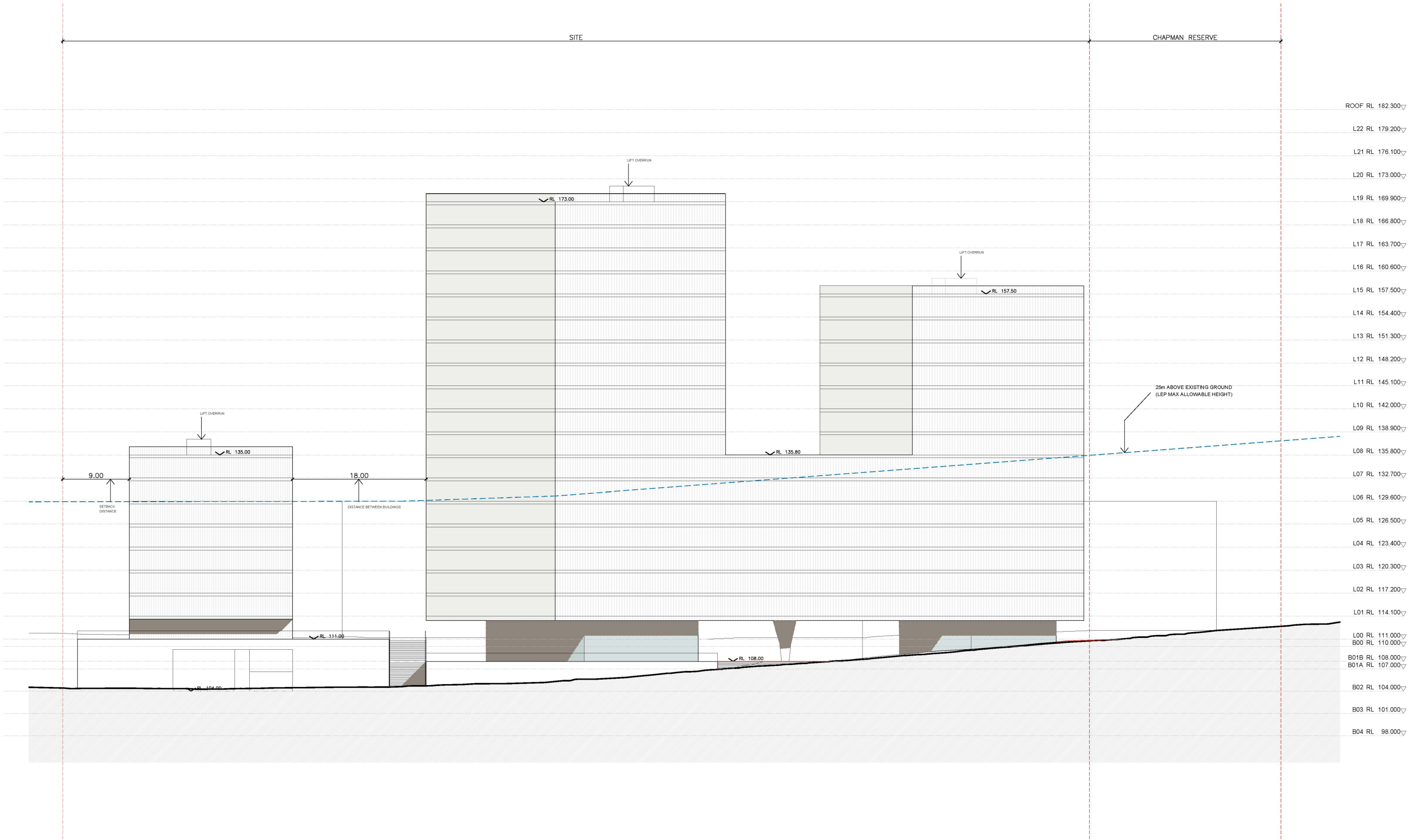
Revision

A

A1

Monday, 26 June 2017 11:15:24 AM

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Key Plan

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PTW

Scale 1:500 @ A3

Project PA 015441
CHAPMAN GARDENS
Chapman Avenue
Showground, CastleHill
NSW, Australia

Status
Planning Proposal

Title

SECTION
SECTION 1

Drawing Number

SK-30-0010

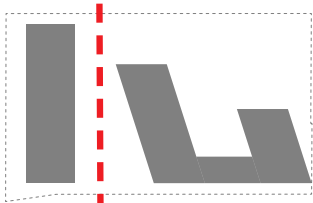
Revision

A

A1

Monday, 26 June 2017 11:17:30 AM

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