

CHAPMAN GARDENS PLANNING PROPOSAL URBAN DESIGN REPORT

16-26 Chapman Ave And 17-27 Dawes Ave, CASTLE HILL. Appendix 04.09.2017



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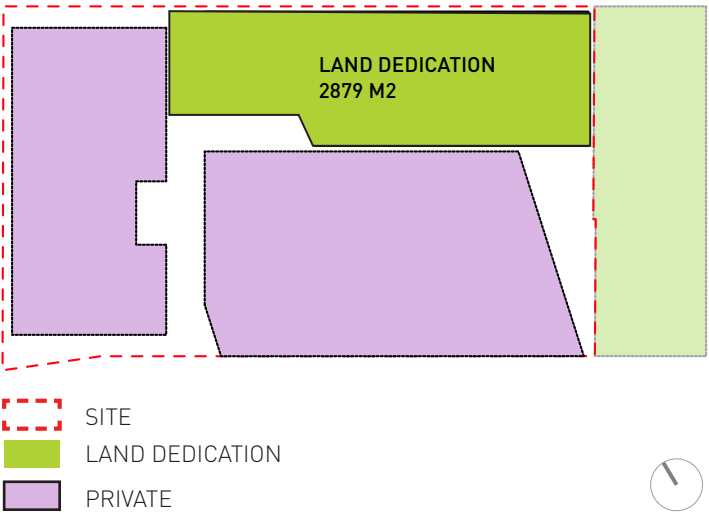
1.0 CHAPMAN GARDENS

1.1 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.

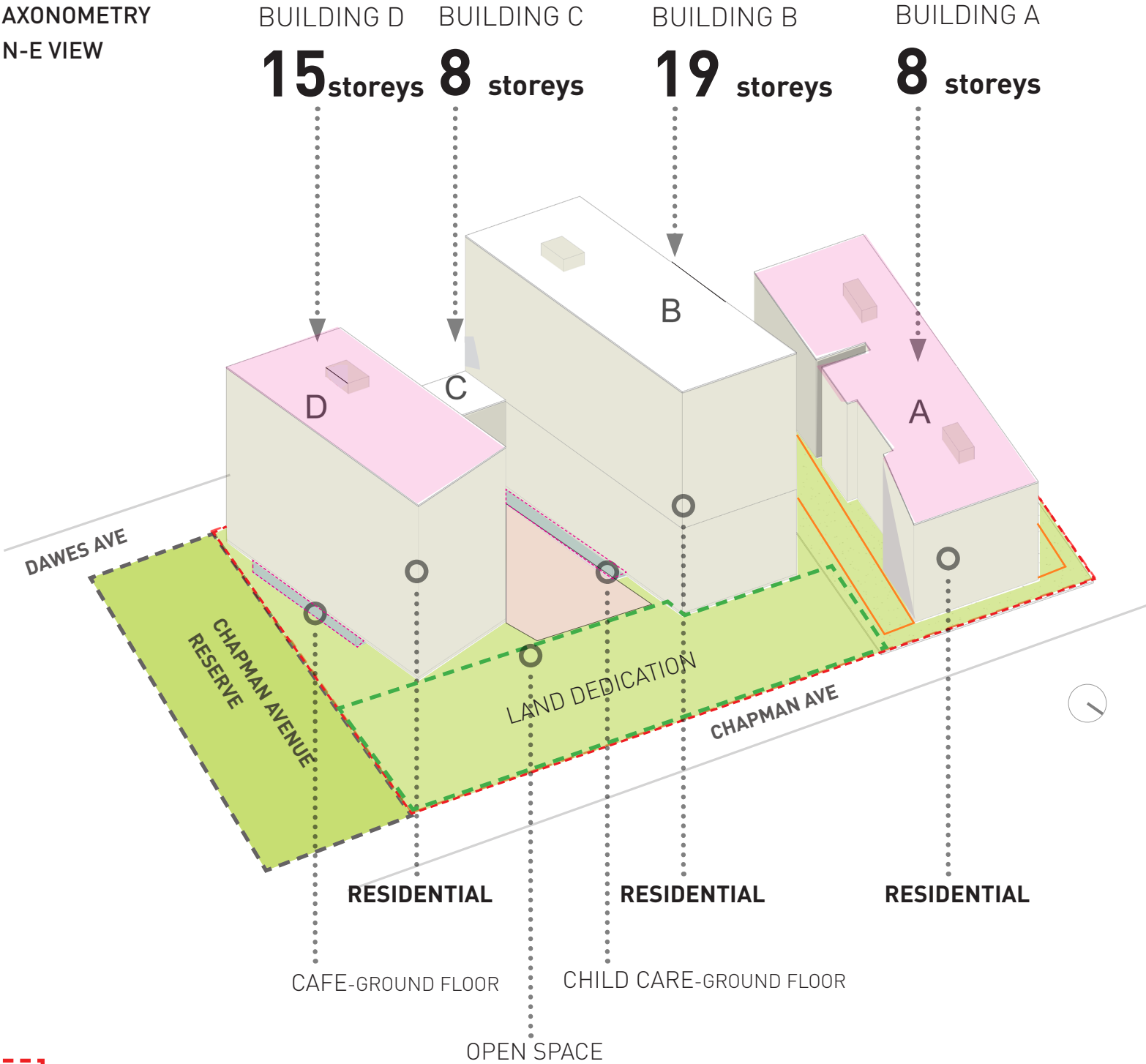
CHAPMAN GARDENS PROPOSED SUMMARY

BUILDING	USE	LEVELS	GFA (m2)	FSR	UNITS
BLD. A	RESIDENTIAL	8	9,600		94
BLD. B	RESIDENTIAL	19	16,610		173
	CHILDCARE	GF	316		
BLD. C	RESIDENTIAL	8	1,657		14
BLD. D	RESIDENTIAL	15	11,364		91
	CAFE	GF	190		
TOTAL			39,737	3.5:1	372



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AXONOMETRY
N-E VIEW



- SITE
- CURRENT CHAPMAN RESERVE
- PRIVATE OPEN SPACE
- PUBLIC SPACE
- COMMUNAL OPEN SPACE
- NON RESIDENTIAL USE

2.0 PROVISION OF PUBLIC AND PRIVATE SPACE

2.1 PROPOSED PROVISION OF PUBLIC AND PRIVATE SPACE

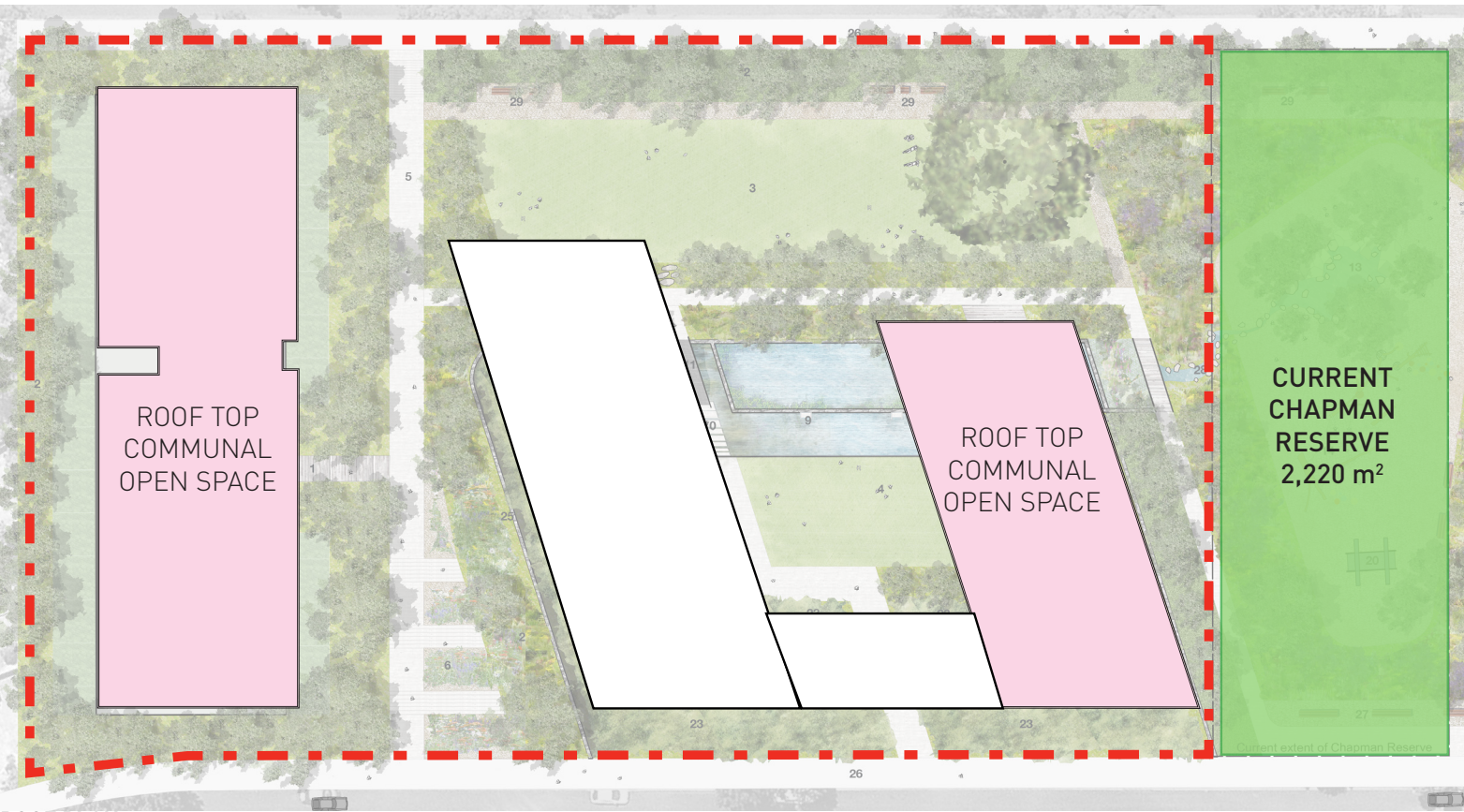
The provision of public open space areas within Chapman Gardens are clearly delineated from a series of unique private open spaces.

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.

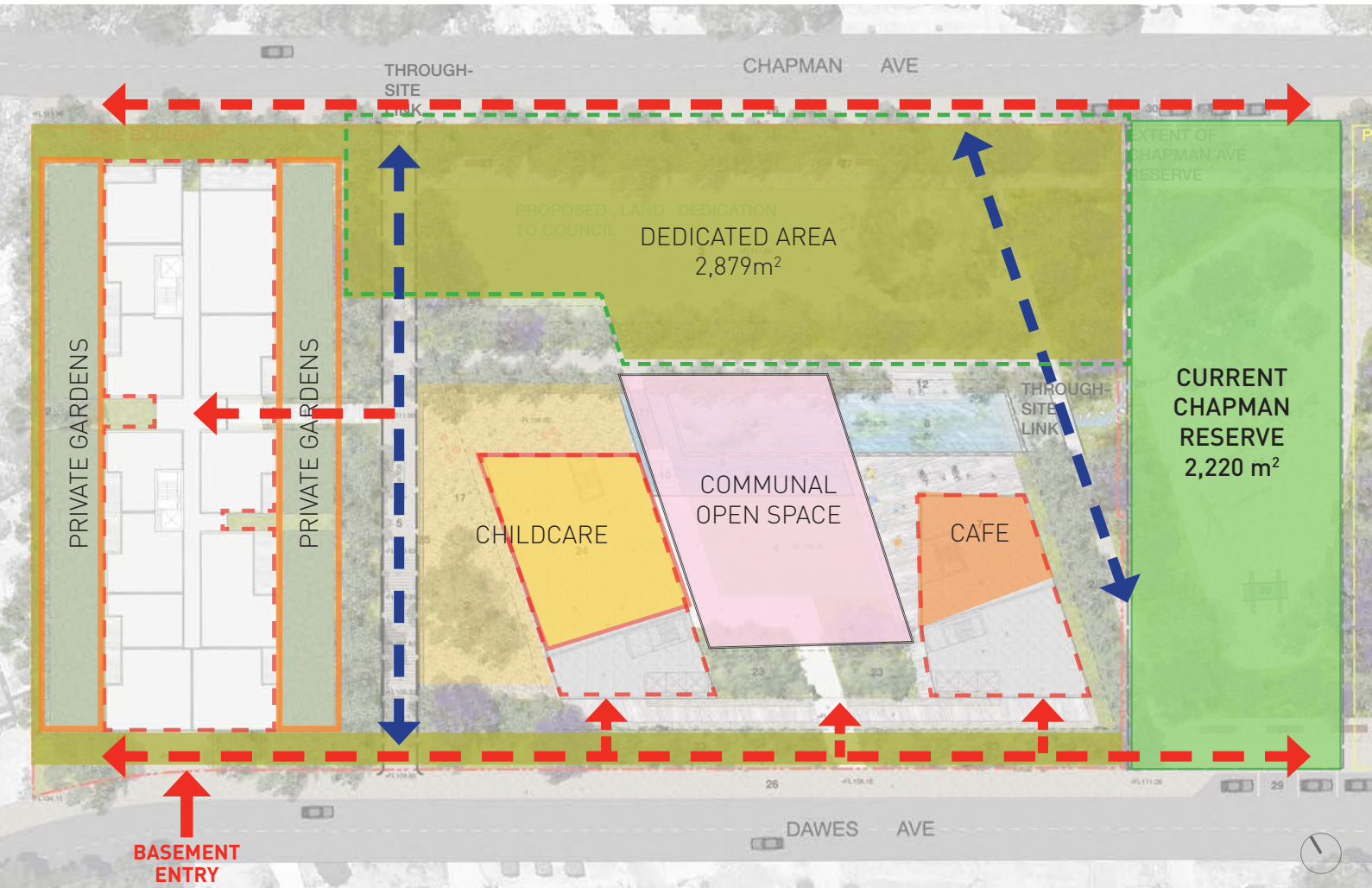
Utilising the roof for activated landscaped private open space areas, additional private open spaces areas are located immediately adjacent to the proposed buildings to accommodate a range of discrete uses.

	ADG	The Hills	Proposed	Total Area
Site				11,322 m2
Dedicated Area			25%	2,879 m2
Deep Soil	7%	40%	40%	4,582 m2
Communal Open Space	25%	25%	28%	3,189 m2
Buildings Footprint GF	NA	NA	23%	2,657 m2
Private Gardens	NA	NA	9%	1,070 m2
Childcare (external space)	NA	NA		677 m2
Childcare (internal space)	NA	NA		316 m2
Café	NA	NA		190 m2

- PEDESTRIAN LINKS
- THROUGH-SITE LINK
- BASEMENT ENTRY
- CHAPMAN RESERVE
- WATER POND



ROOF PLAN

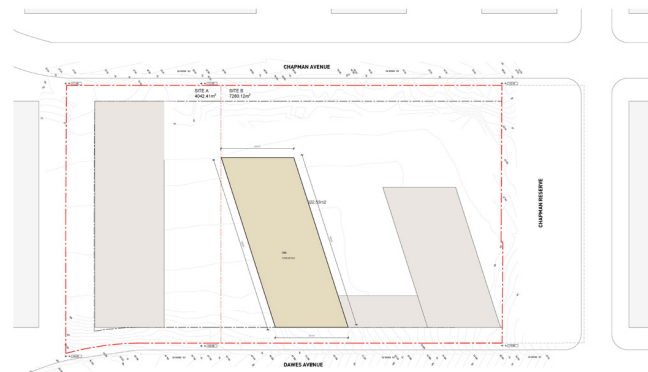


GROUND FLOOR PLAN

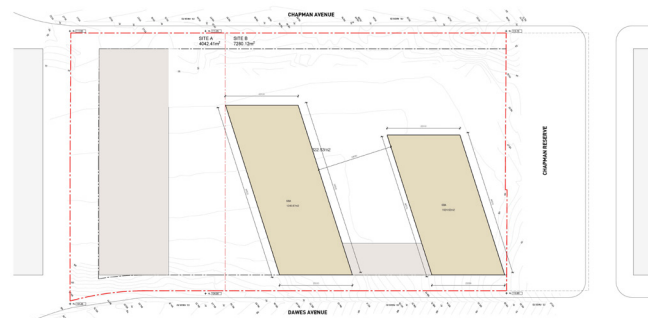
3.0 AMENITY

3.1 SETBACKS AND ALIGNMENTS

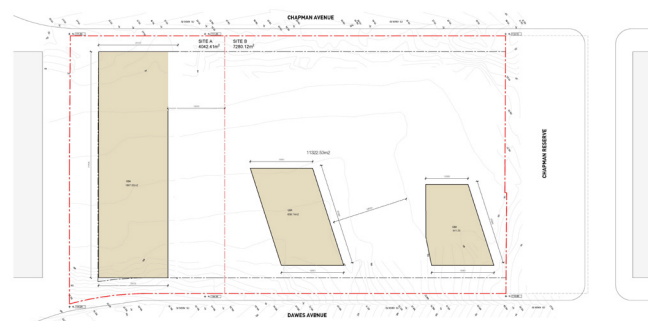
A key aspect of the proposal is the dedication of a large section of the site for public open space which can be used by the residents of the development as well as the local community. The following diagrams identify the proposed built form envelopes, the set back of these elements for the existing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



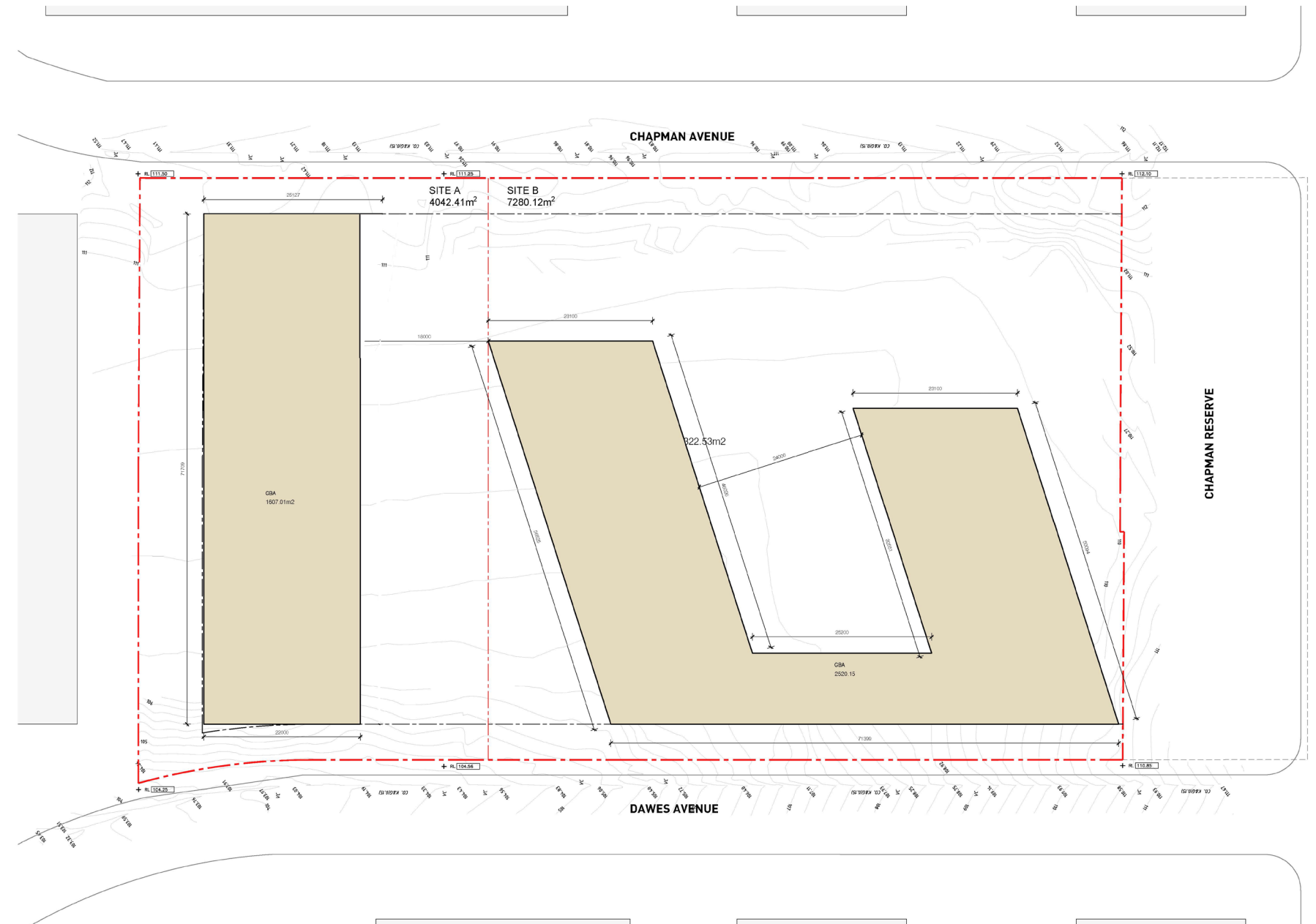
TOWER TYPICAL A



TOWER TYPICAL B



GROUND FLOOR



PODIUM TYPICAL



3.0 AMENITY

3.2 BUILDING SEPARATION AND SETBACKS

Building Separation provided:

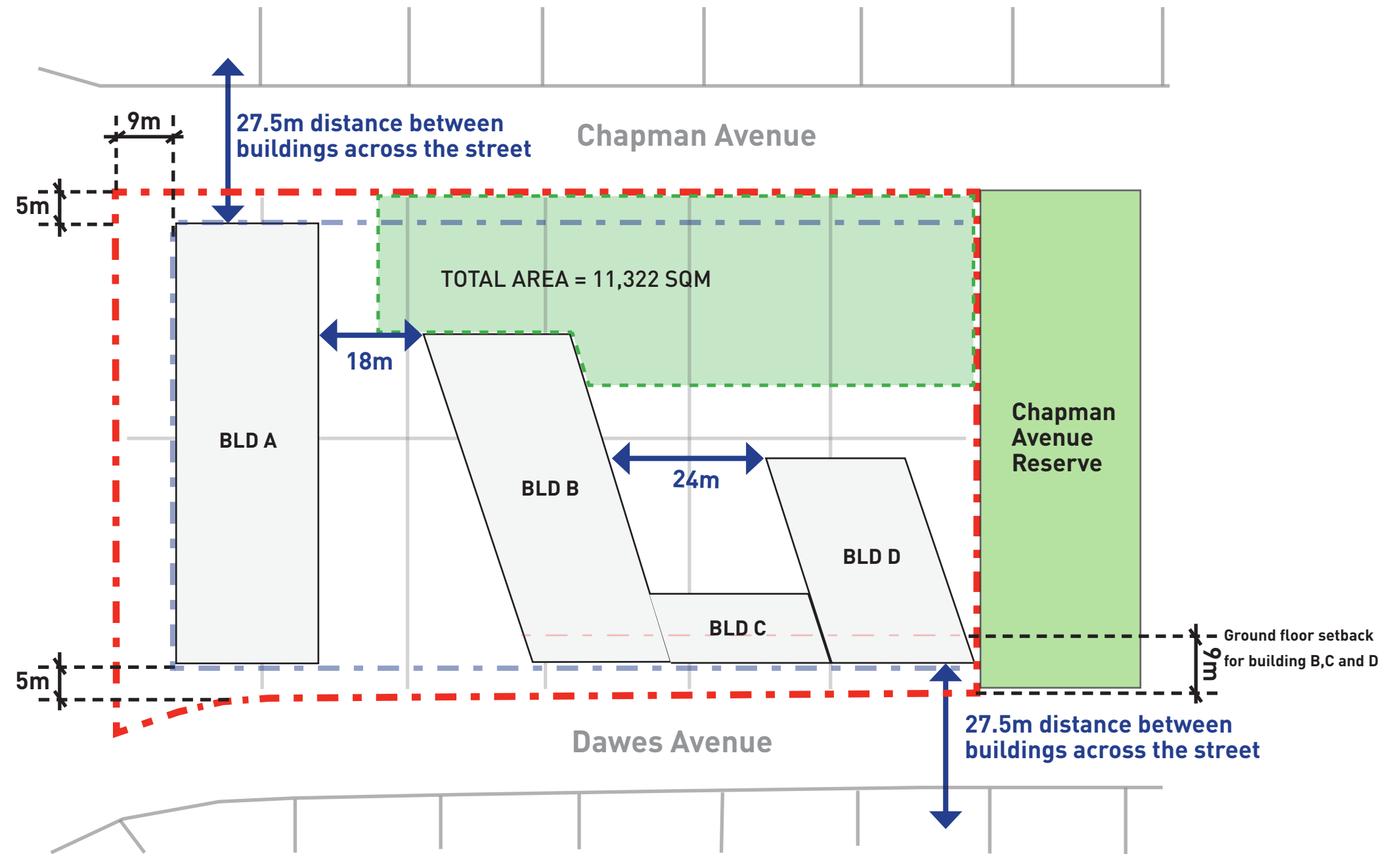
- a. 18m between Building A and Building B
- b. 24m between Building B and Building D
- c. 27.5m distance between buildings across the street

Ground Floor Building Setbacks:

Building A: 5m from Chapman Avenue and Dawes Avenue frontage, and 9m from adjacent residential lots to the west.

Building B, C and D: 9m setback from Dawes Avenue frontage.

The image below illustrates the building separation and setbacks of the proposed scheme.



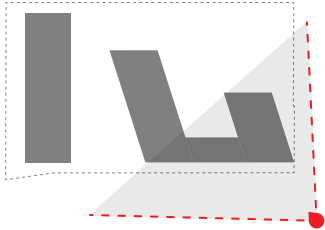
- [---] SITE
- [---] LAND DEDICATION
- [---] CHAPMAN AVENUE RESERVE
- [---] SEPARATION BETWEEN BUILDINGS
- [---] BUILDING SETBACKS
- [---] GROUND FLOOR SETBACK

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VIEW FROM DAWES AVE

This image illustrates the visual appearance of Building B, C and D from Dawes Avenue.

These buildings provide a 9m setback at the ground floor from Dawes Avenue.



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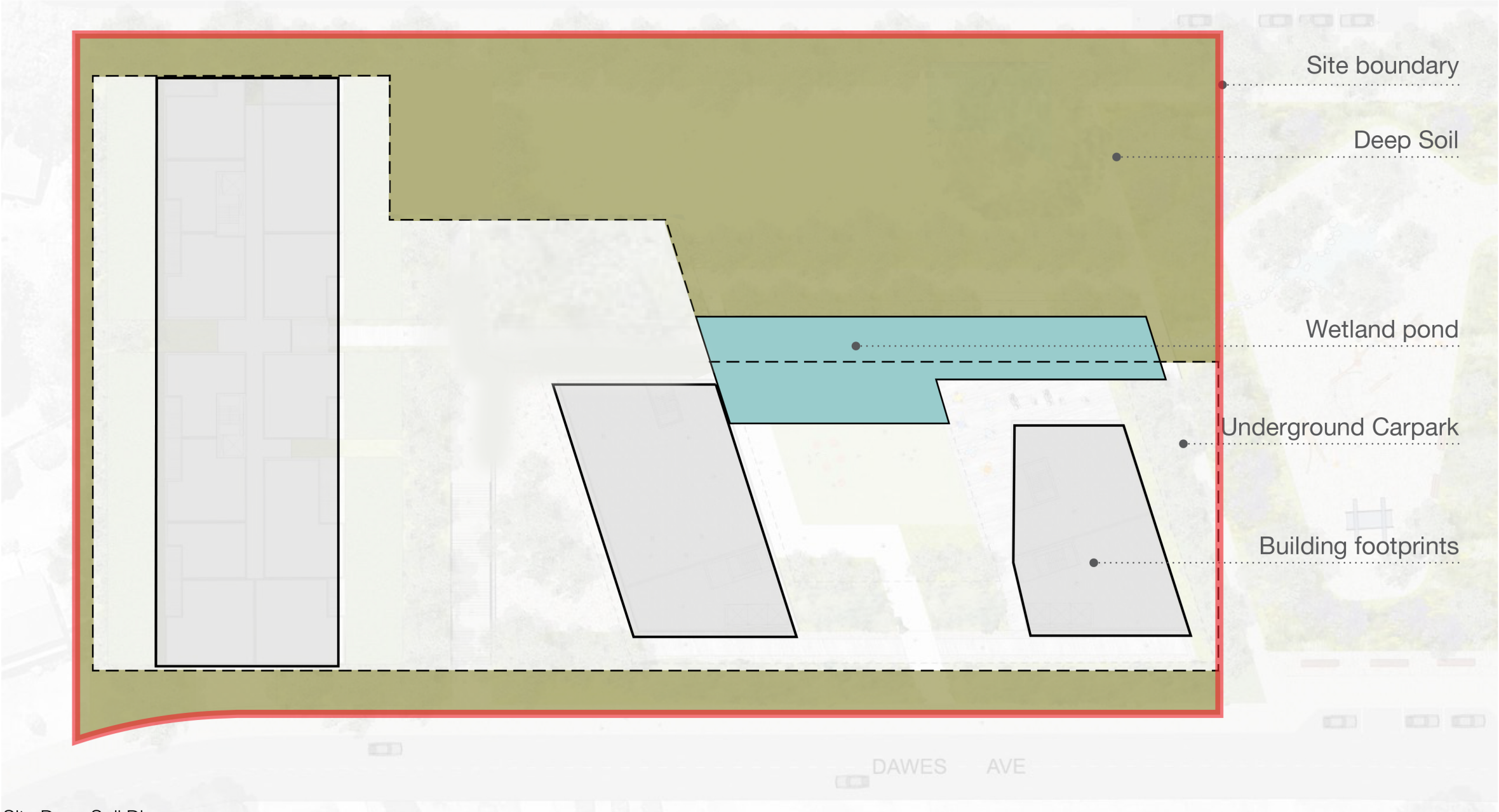
3.0 AMENITY

3.3 DEEP SOIL

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

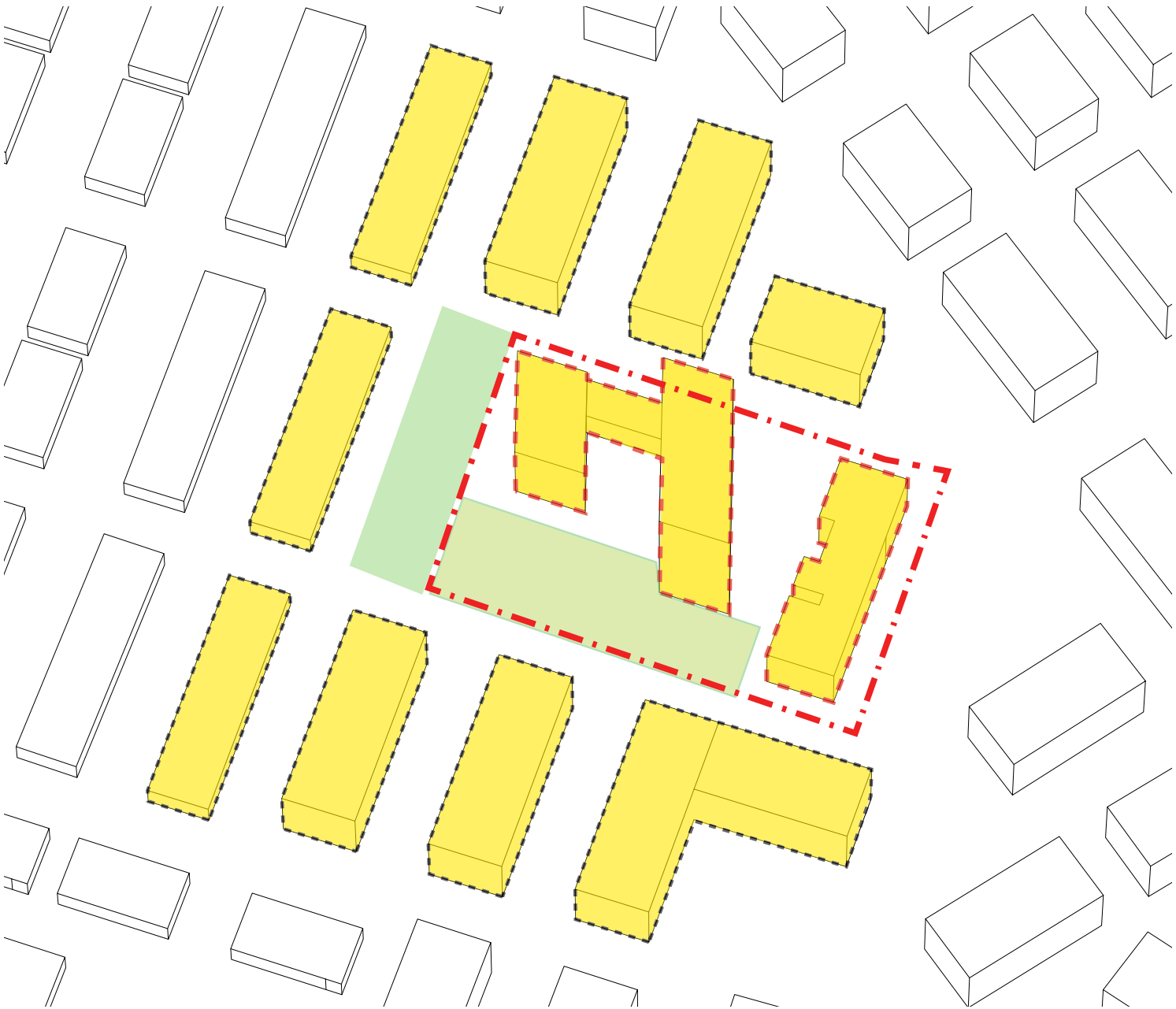
Hills Shire DCP: The landscape area shall be a minimum of 50% of the area of the site, while a minimum of 20% of the landscaped areas should permit deep planting.
Apartment Design Guide: Deep soil zone to be 7% of total landscape area

Proposed deep soil area: 4,582 sqm (40% of overall site area of 11,322sqm)
Proposed landscape area: 7,244 sqm (64% of overall site area not occupied by building footprint)



3.0 AMENITY

3.4 SOLAR ACCESS



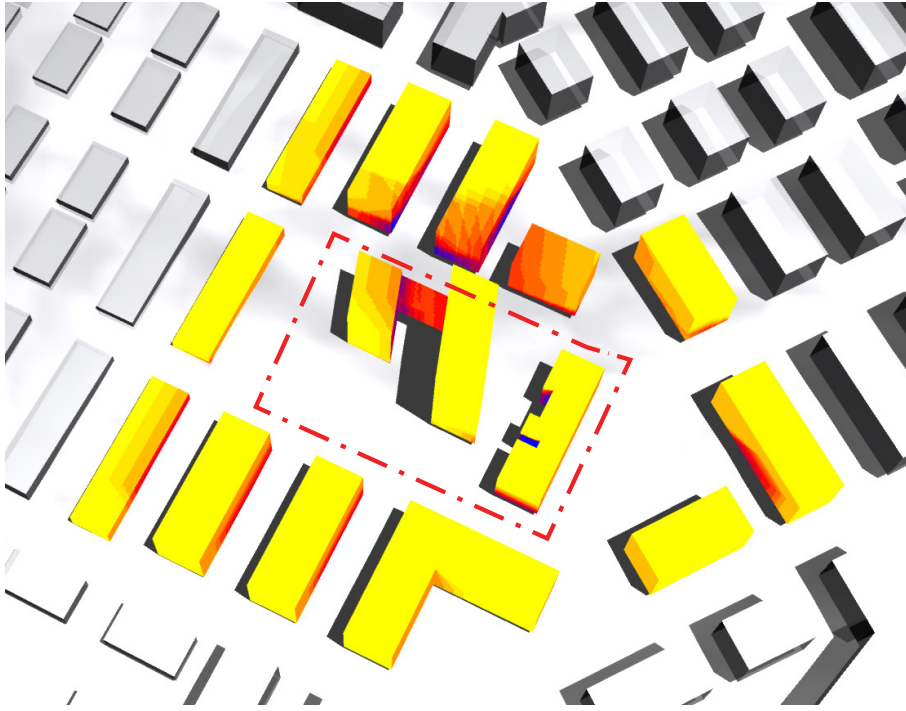
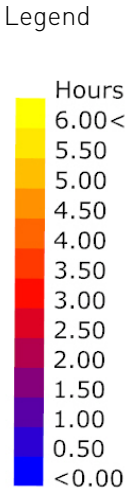
ADG COMPLIANT SOLAR ACCESS TO NEIGHBOURING BUILDINGS

- SITE
- CHAPMAN AVENUE RESERVE
- DEDICATED OPEN SPACE
- SOLAR ACCESS > 2 HOURS

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SOLAR ACCESS OF FACADES OF NEIGHBOURING BUILDINGS



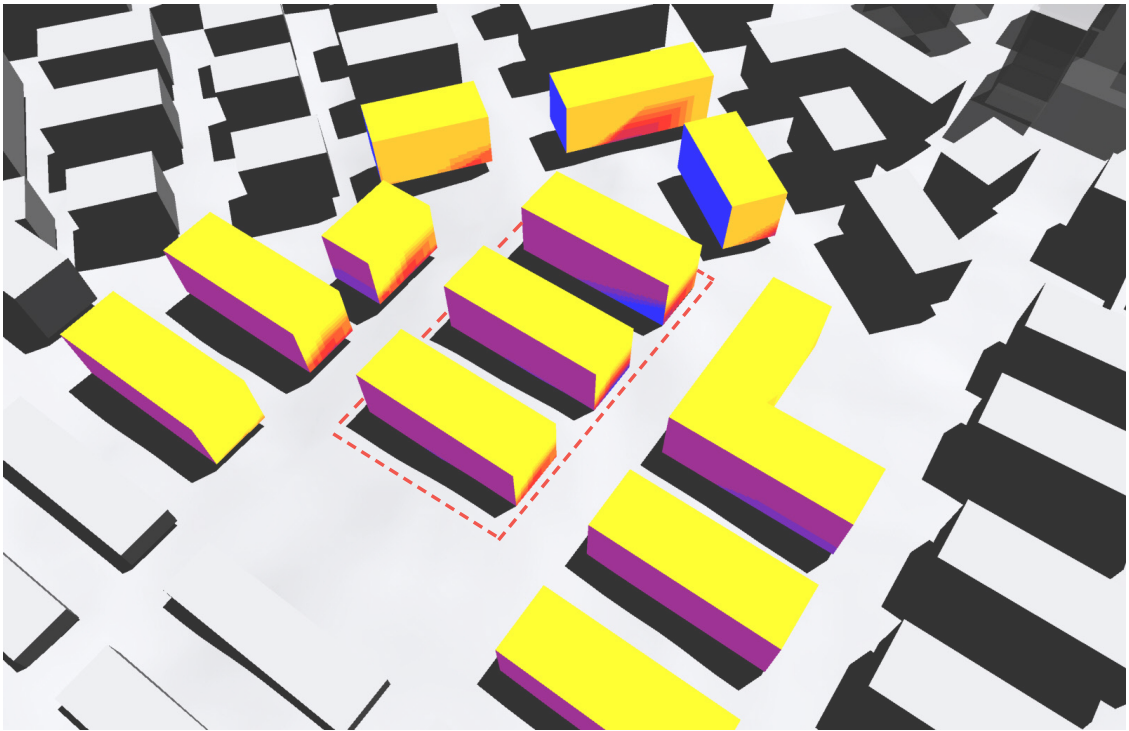
SOLAR ACCESS MODEL (MID-WINTER) CHAPMAN GARDENS PLANNING PROPOSAL

3.0 AMENITY

3.5 SOLAR ACCESS

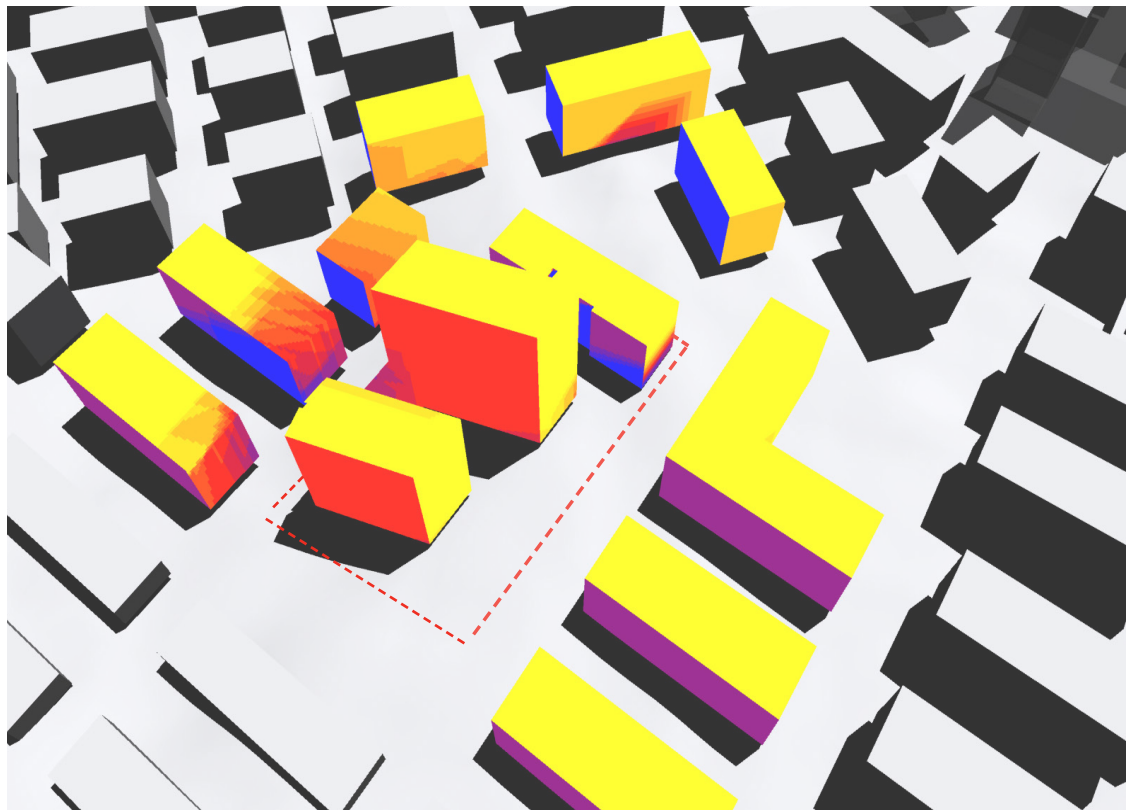
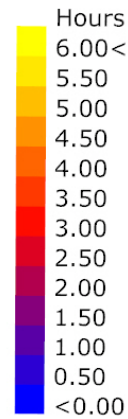
The two solar access studies for mid-winter solar are modelled within the vicinity of Chapman Reserve looking south-west towards the intersection of Dawes Avenue and Hughes Avenue. The upper image adopts the proposed built form envelopes for the Showground Precinct Structure Plan. The bottom image is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

Legend



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

3.0 AMENITY

3.6 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 achieves 671 parking spaces. Listed below are the current on site parking provisions:

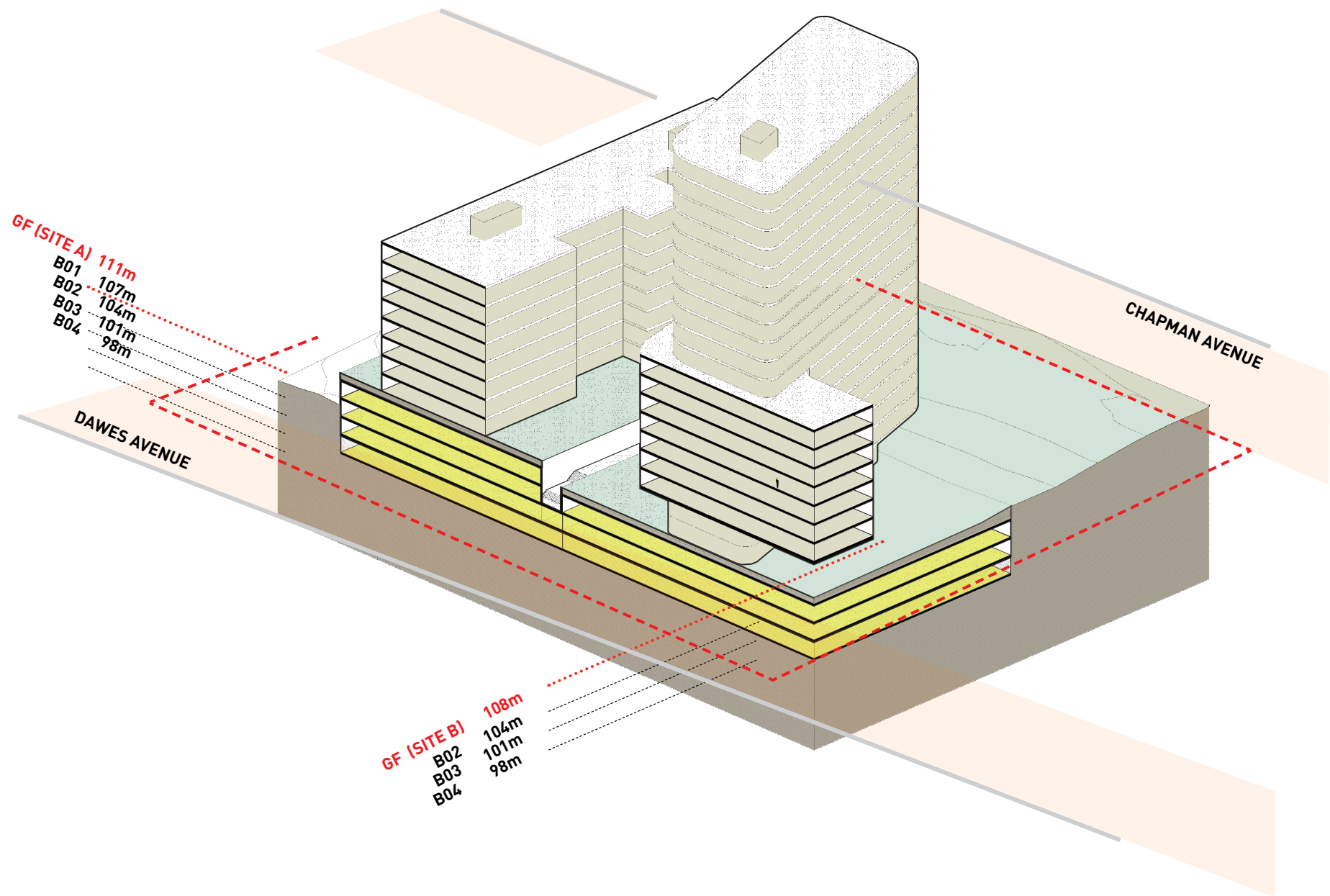
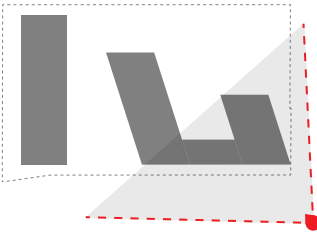
Land-use	No.	Parking Rate	Parking Proposed
1 Bedroom	57	1 space / unit	57
2 Bedroom (small)	133	1 space / unit	133
2 Bedroom (large)	95	2 spaces / unit	190
3 Bedroom (small)	57	2 spaces / unit	114
3 Bedroom (large)	38	2 spaces / unit	76
Visitors	380	1 spaces / 10 units ¹	38
Child care	95 children	1 space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

ON SITE VEHICLE PROVISIONS:

NUMBER OF VEHICLE SPACES REQUIRED,
Under Hills Shire DCP and Mayoral Minutes No.9/2016:
473 spaces

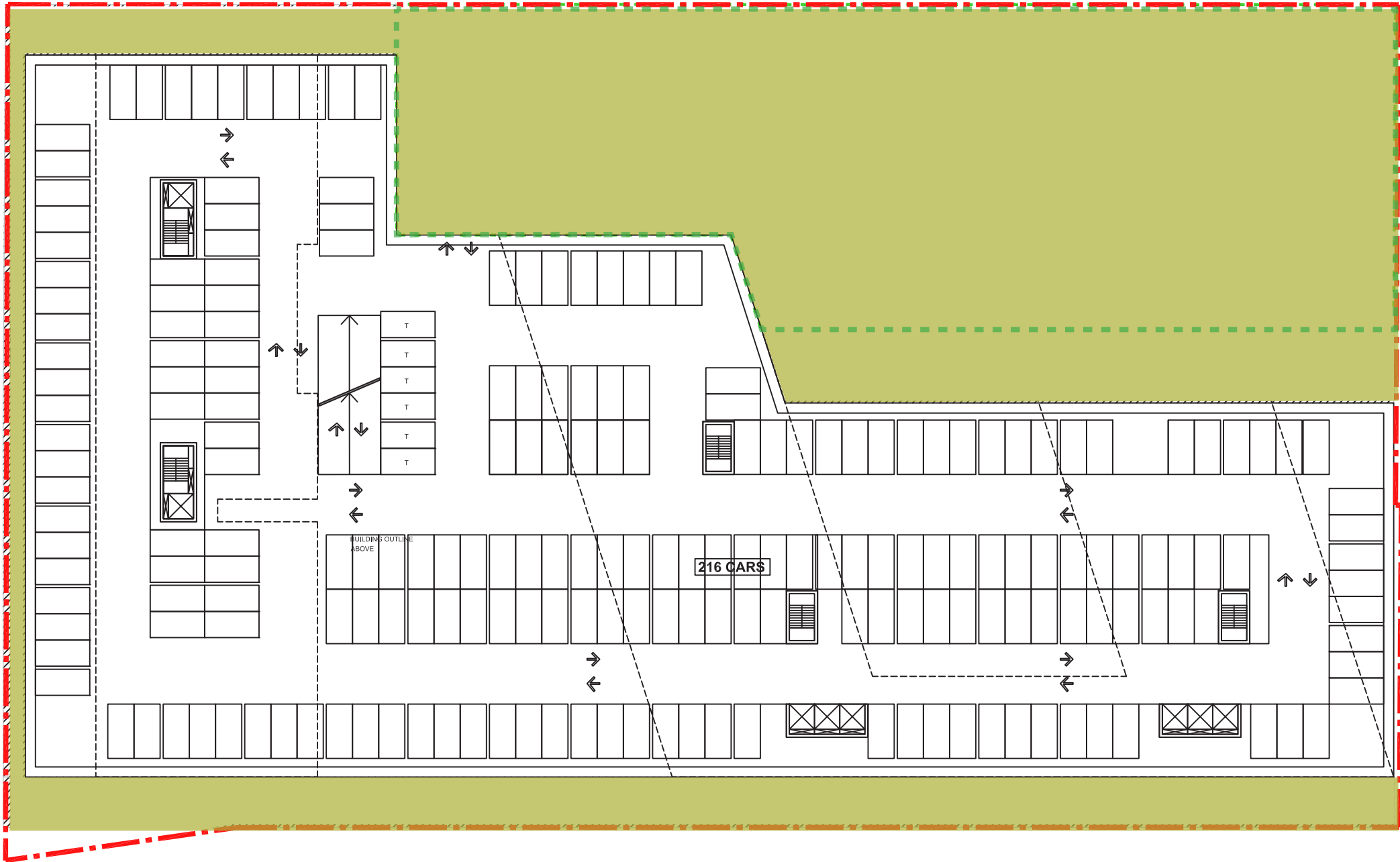
NUMBER OF VEHICLE SPACES PROPOSED:
663 spaces

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



APPENDICES

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 SITE BOUNDARY
 LAND DEDICATION
 DEEP SOIL

A

Key Plan



Drawing Disclaimer
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Scale 1:XXX @ A3

Project PA 015441

CHAPMAN GARDENS
Chapman Avenue
Showground, Castle Hill
NSW, Australia

Status
Planning Proposal

Title

FLOORPLAN
BASEMENT 04

Drawing Number

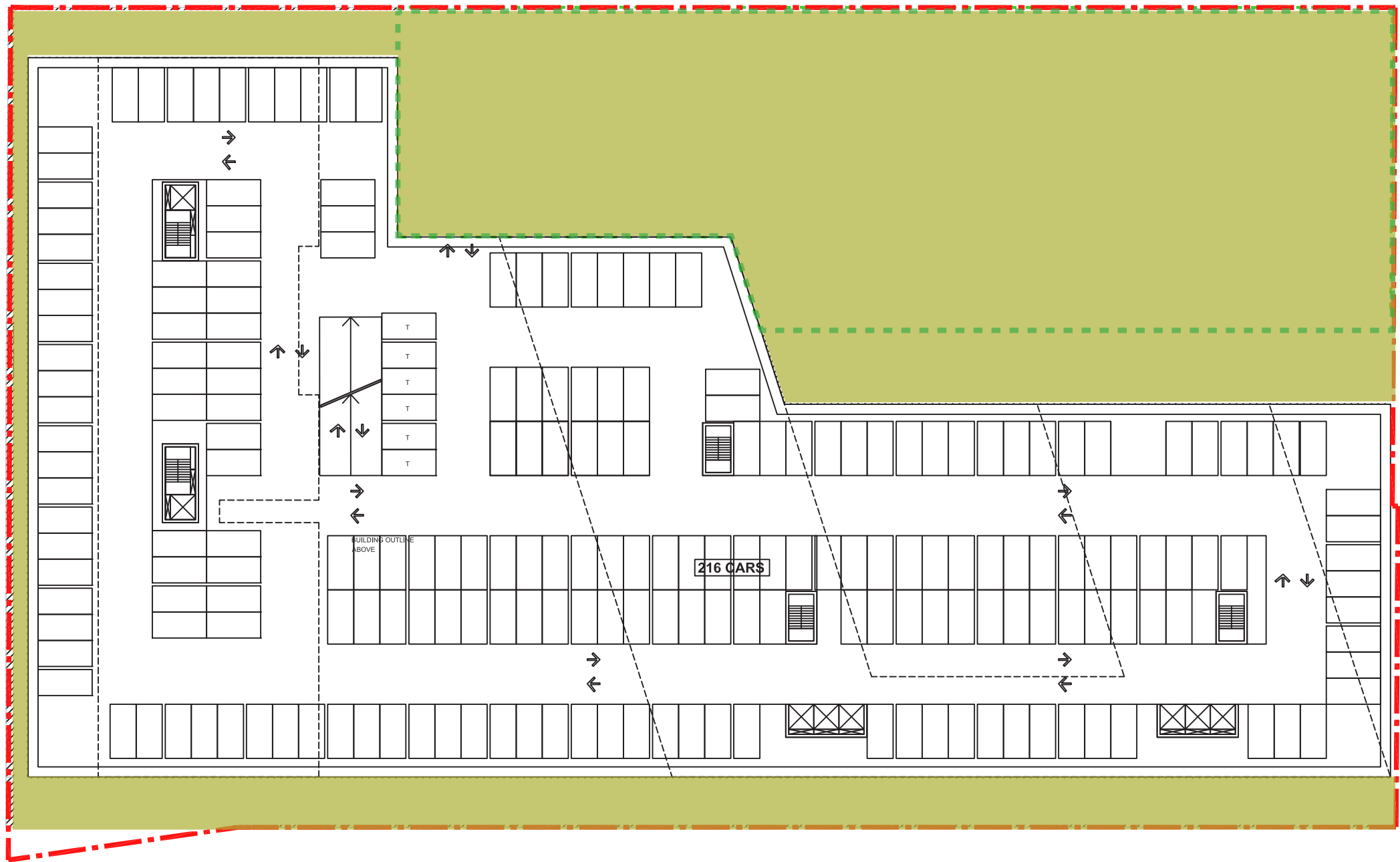
SK-10-0600

Revision

A

Monday, 26 June 2017 11:15:04 AM

A1



■ SITE BOUNDARY
■ LAND DEDICATION
■ DEEP SOIL

Key Plan



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Scale 1:500 @ A3

Project PA 015441

CHAPMAN GARDENS

Chapman Avenue
Showground, Castle Hill
NSW, Australia

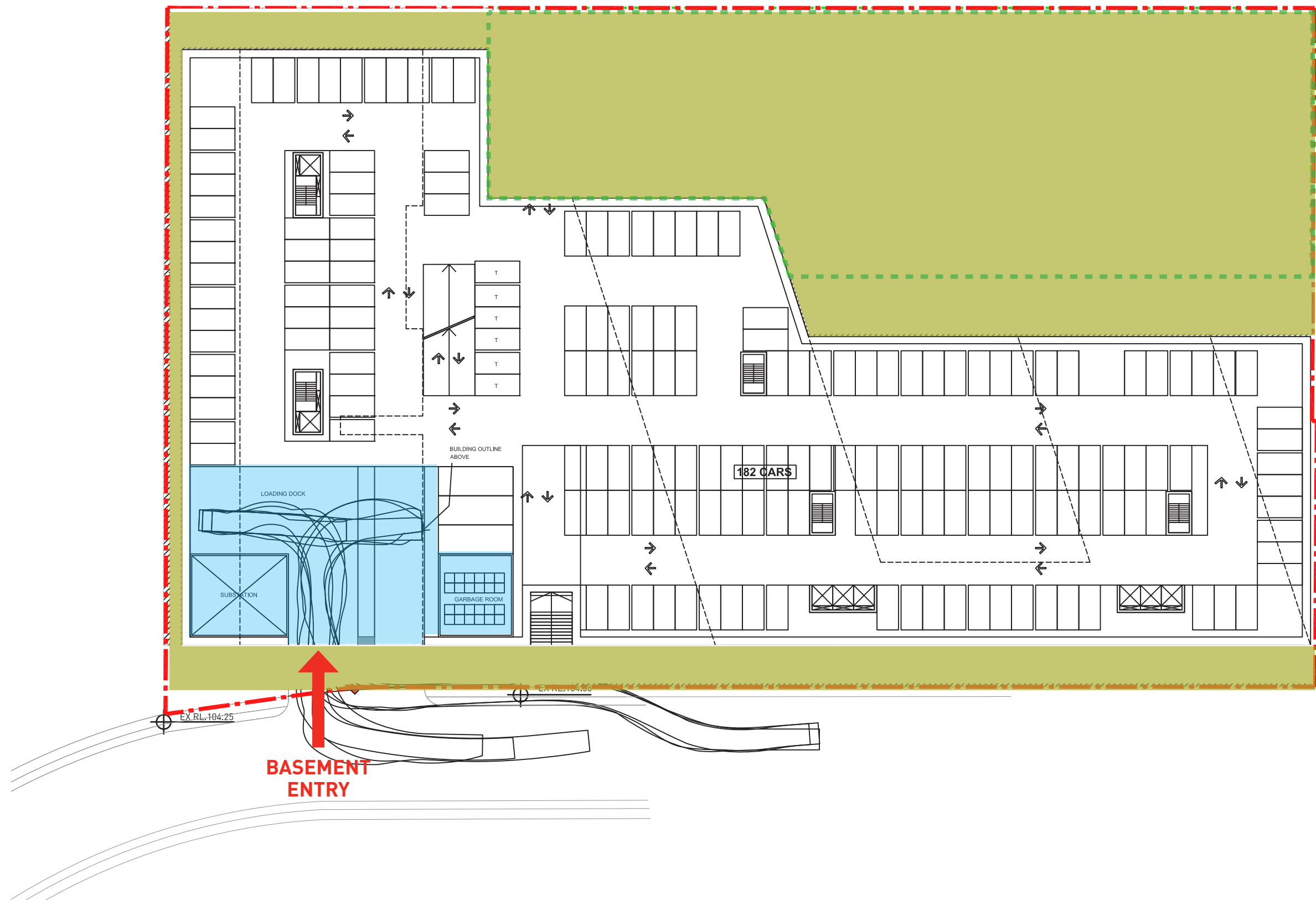
Status
Planning Proposal

Title

FLOORPLAN
BASEMENT 03

Drawing Number

SK-10-0700



- SITE BOUNDARY
- LAND DEDICATION
- DEEP SOIL
- LOADING AND SERVING FACILITIES

Revision A

Key Plan



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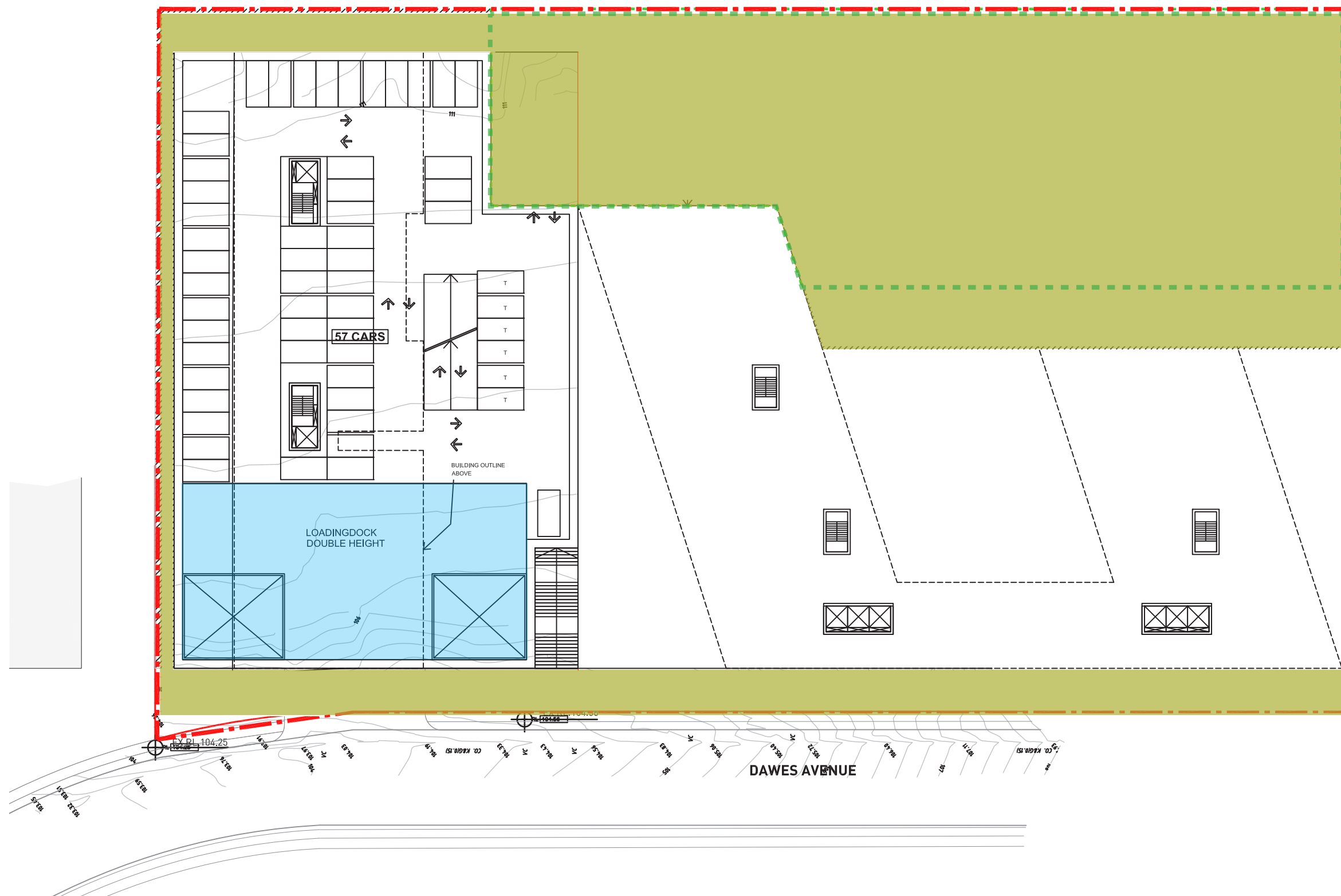
Project PA 015641
CHAPMAN GARDENS
Chapman Avenue
Showground, Castle Hill
NSW, Australia

Status
Planning Proposal

Title
FLOORPLAN
BASEMENT 2

Drawing Number
SK-10-0800

Revision
A



- - - SITE BOUNDARY
- - - LAND DEDICATION
- DEEP SOIL
- LOADING AND SERVING FACILITIES

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 01

Drawing Number
SK-10-0900

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