



THE
SHOWGROUND

Total access lifestyle



Architecture

- **Frank Stanisic**
– Stanisic Architects
- **Tony Owen**
– Tony Owen Partners
- **Aleksandar Jelcic**
– Aleksandar Design Group
- **Bridie Gough**
– Platform Architects

Urban Design

- **Jim Koopman**
– AJ+C

Landscape Design

- **George Petzold**
– Scape Design
- **Paul Kohn**
– Place
- **Liam Noble**
– Sturt Noble

Infrastructure and Waterways

- **Cardno**

Planning

- **Allison Smith**
– APP
- **Josh Owen**
– APP
- **Sam Haddad**
– SG Advisory Services

Traffic

- **TTPP** (The Transport Planning Partnership)



9Ha of consolidated land offering a **living, green, transit-oriented** residential precinct.



Introduction



"The proposed amendments to the LEP provide an opportunity to deliver significantly improved urban design, architectural and infrastructure outcomes. Ones that that could have not been envisaged when the LEP was being prepared."

What and Why



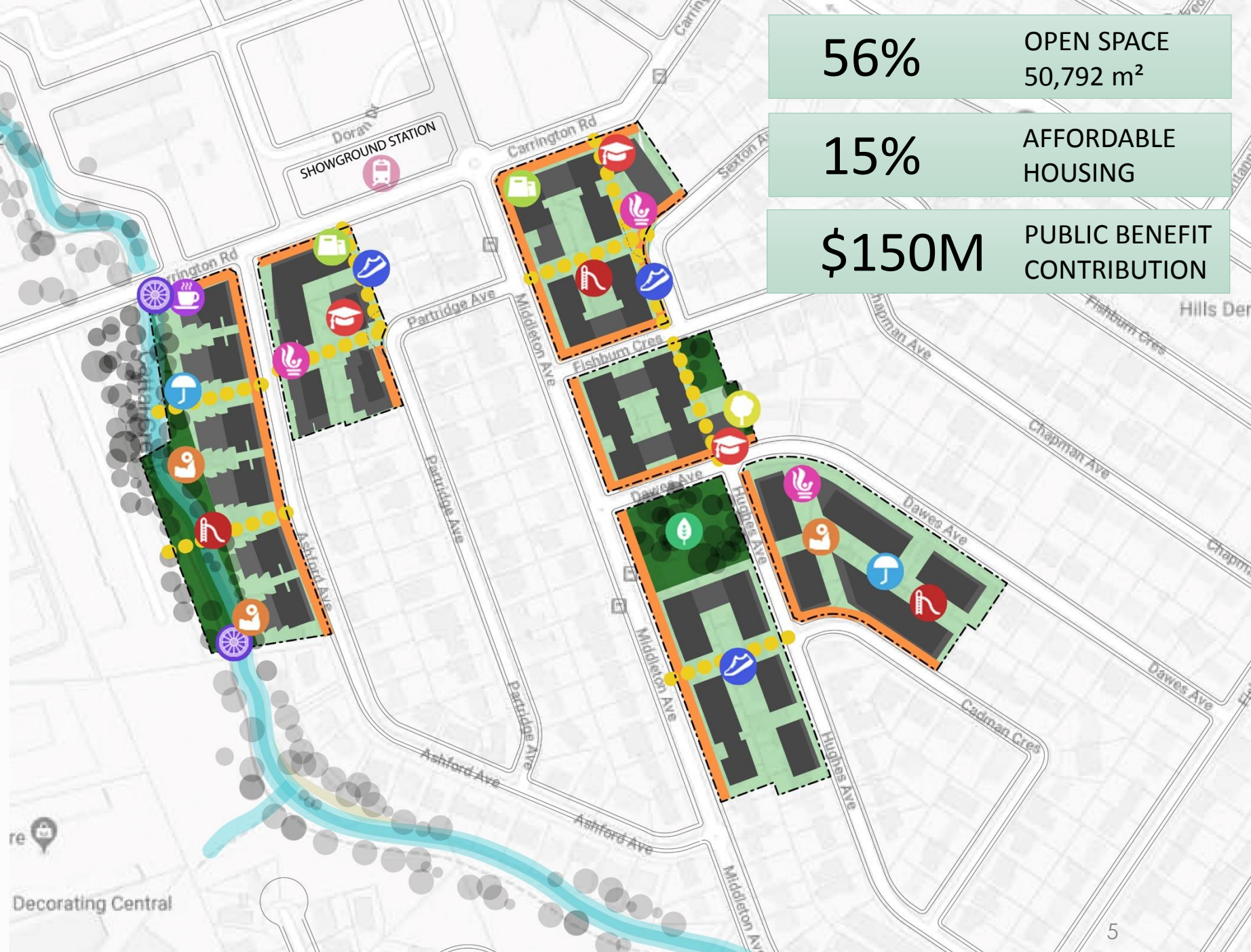


The Public Infrastructure

LEGEND

- SHOWGROUND STATION
- SUBJECT SITES
- ROAD WIDENING 4,766m²
- NEW PARKLAND 15,381m²
- THROUGH SITE LINKS 4,719m²
- PROPOSED BUILDINGS
- OPEN SPACE
- CHILD CARE CENTRE
- CAFE
- CYCLEWAY
- PLAY POD
- PICNIC POD
- RETAIL CORNER
- PEDESTRIAN CONNECTION
- 5000M² PARK
- PUBLIC EXERCISE STATION
- PUBLIC ARTWORK
- POCKETPARK WITH SOFT-FALL CHILDREN'S PLAY AREA

56%	OPEN SPACE 50,792 m ²
15%	AFFORDABLE HOUSING
\$150M	PUBLIC BENEFIT CONTRIBUTION



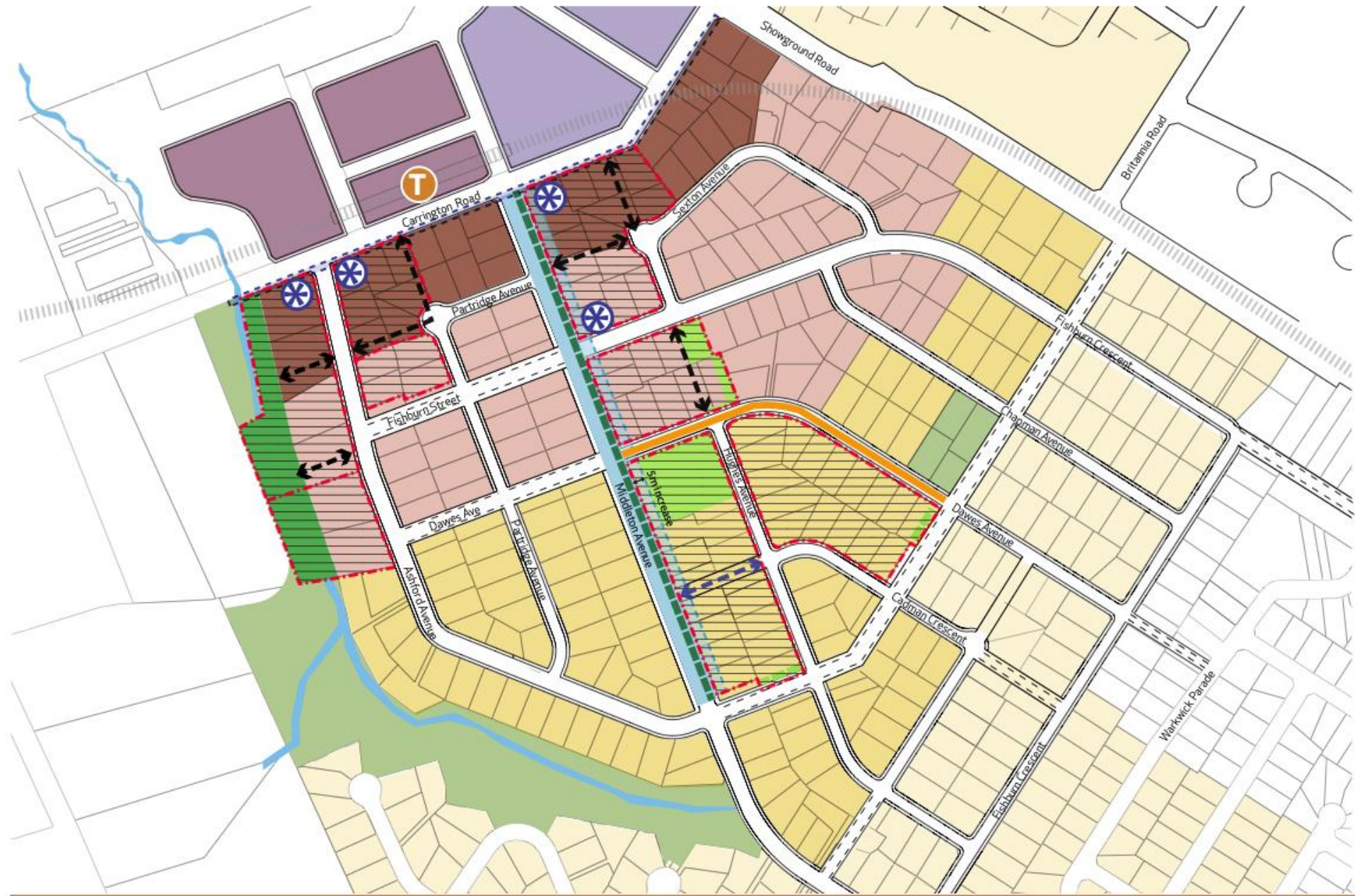


The Urban Design Benefits





The Urban Design Benefits



SHOWGROUND STATION PRECINCT PROPOSAL | PRECINCT PLAN



Castle Hill Showground 16040
Re-issue 26/07/2018

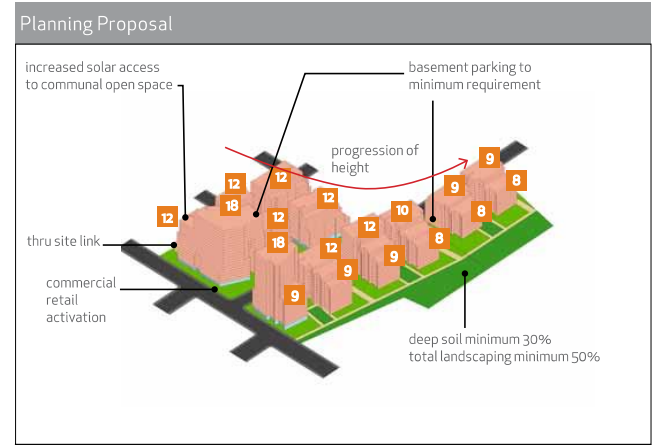
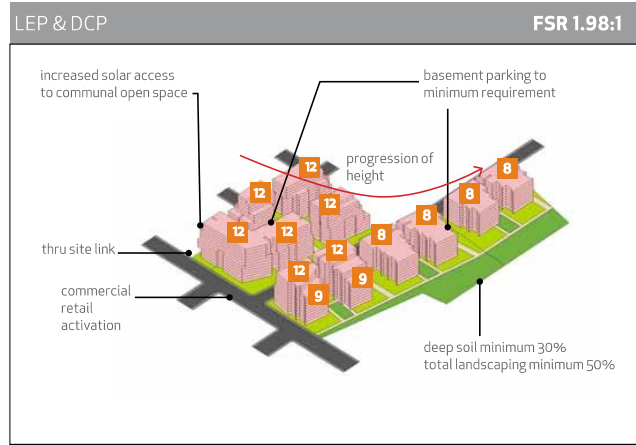
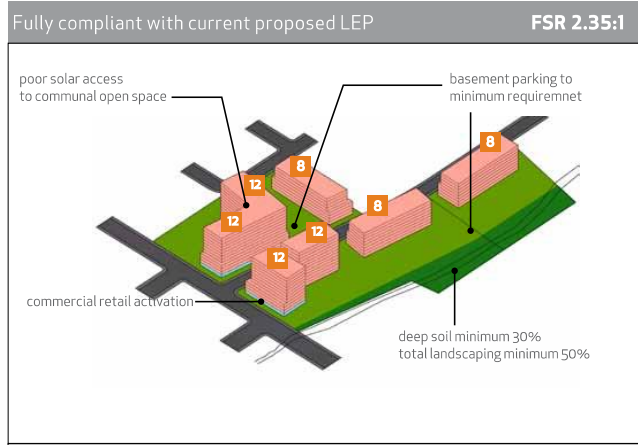


- Showground Corp acquiring properties in the precinct **since 2015** following release of the DPE Precinct Plan
- Working with **Council, DPE** and the **GSC** for **3 years** – acquisition strategically managed in response to Council's need for improved roads and park infrastructure
- 12 months of negotiating an outcome with Council where we reached an understanding of their support for **280,000sq.m** of GFA.

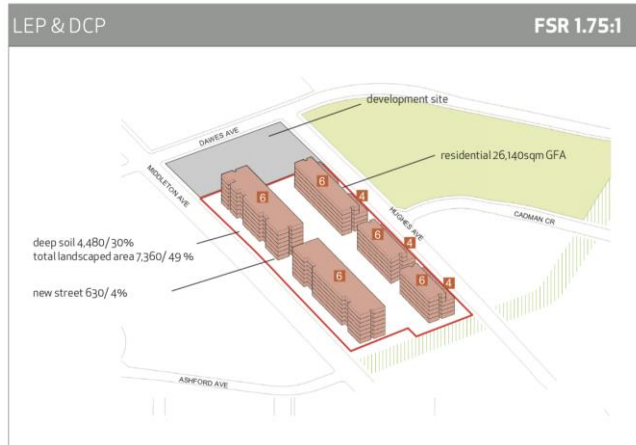
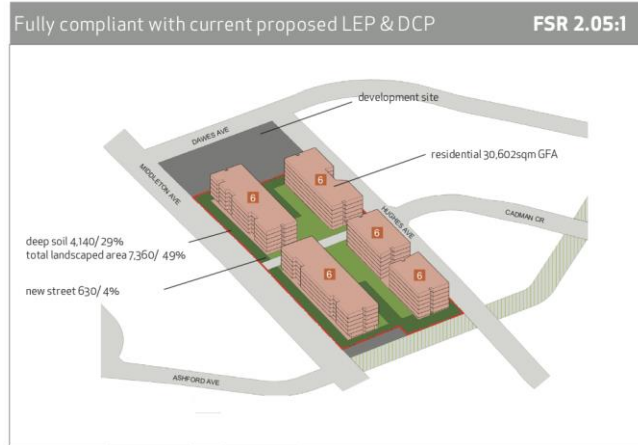




SITE 1 A, B LEP FSR = 2.85:1



SITE 2 A, B, C LEP FSR = 2.3:1



The Architectural Benefits

Site 1A, B

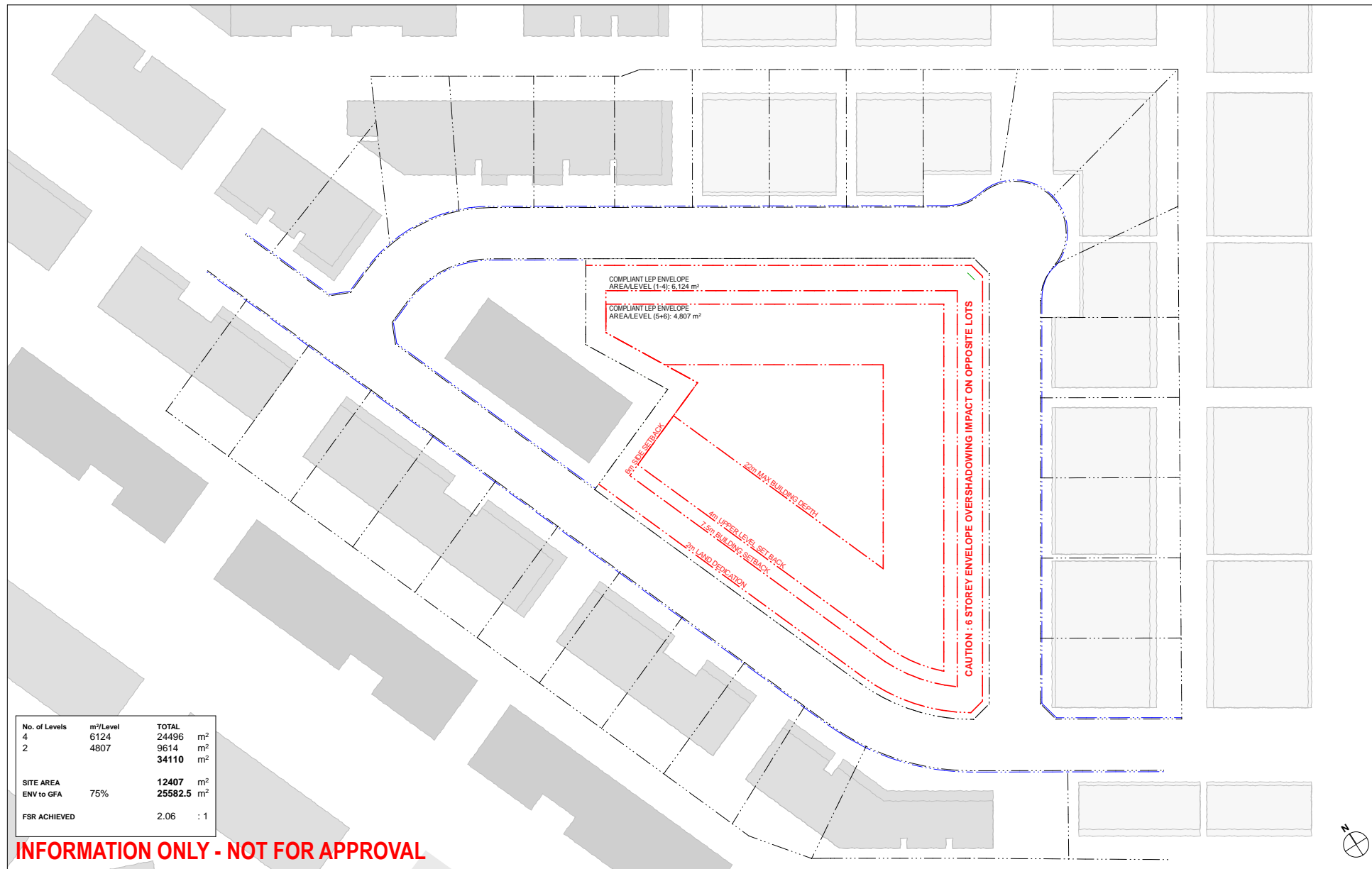
	DoP MASTERPLAN	LEP	DCP
YIELD	2.85:1	2.35:1	1.98:1

Site 2A, B, C

	DoP MASTERPLAN	LEP	DCP
YIELD	2.3:1	2.05:1	1.75:1



The Architectural Benefits



No. of Levels	m ² /Level	TOTAL	
4	6124	24496	m ²
2	4807	9614	m ²
		34110	m ²
SITE AREA		12407	m ²
ENV to GFA		75%	25582.5 m ²
FSR ACHIEVED		2.06	: 1

INFORMATION ONLY - NOT FOR APPROVAL

REV	DATE	REV. NOTES

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 Brian Mayerson
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DRAWING TITLE:
MASTERPLAN - COMPLIANT LEP BUILDING ENVELOPES
 PROJECT ADDRESS:
CADMAN CRESCENT, CASTLE HILL

PROJECT NUMBER:
17-073
 ISSUE DATE:
 SCALE:
 1:1000@A3
 DWG NUMBER:
SK-01
 REVISION:





Shadow Analysis 9am





Shadow Analysis 10am





Shadow Analysis 11am





Shadow Analysis 12pm





Shadow Analysis 1pm





Shadow Analysis 2pm





Shadow Analysis 3pm





Building Height Transition





COMMUNAL ROOFTOP GARDEN

ARCHITECTURAL CHARACTER



Open Space Compliance

56% (50,792 m²) of the total site area is to be landscaped open space. Well in excess of the controls.



Building Separation

ADG compliance has been achieved for building separation distances based on proposed building heights.



PUBLIC ACCESS CONNECTION



GREEN OPEN SPACE



GATEWAY AND STREETScape ACTIVATION

SITE PLANNING PRINCIPLE



The Architectural Benefits



- LEGEND**
- 1 RE1 Site Boundary
 - 1 Through Site Links (Public)
 - 2 Possible Future Public Open Space / New Road by Others
 - 3 Communal Open Space
 - 4 Access stairs
 - 5 External lifts
 - 6 Water Feature
 - 7 Catti Creek
 - 8 Basement Driveway
 - 9 Timber Bridge/ Crossing
 - 10 Pergola Structures/ Entry Structures
 - 11 Open Turf Area / Parkland
 - 12 Amenity Mews Planting
 - 13 Riparian Corridor Planting
 - 14 Hedge Planting for Screening
 - 15 Public Shelter/ Amenity
 - 16 Ground Floor Retail
 - 17 Look Out/Seating
 - 18 Cafe Corner Activation
 - 19 Public 3m Through Site Link
 - 20 Fence & Gate to Private Communal Open Spaces
 - 21 Catti Creek Cycleway
 - 22 Residential Private Balconies



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CASTLE HILL - SITE D1-D4
 LANDSCAPE CONCEPT PLAN
 SHOWGROUNDS CORPORATION PTY LTD

Date	Project No	Revision	DWG No.
16/10/2017	2516058	03	SK01

1:1000 @ A1 1:1000 @ A3



LANDSCAPE

ARCHITECTURAL CHARACTER



The Architectural Benefits





STREETSCAPE ACTIVATION

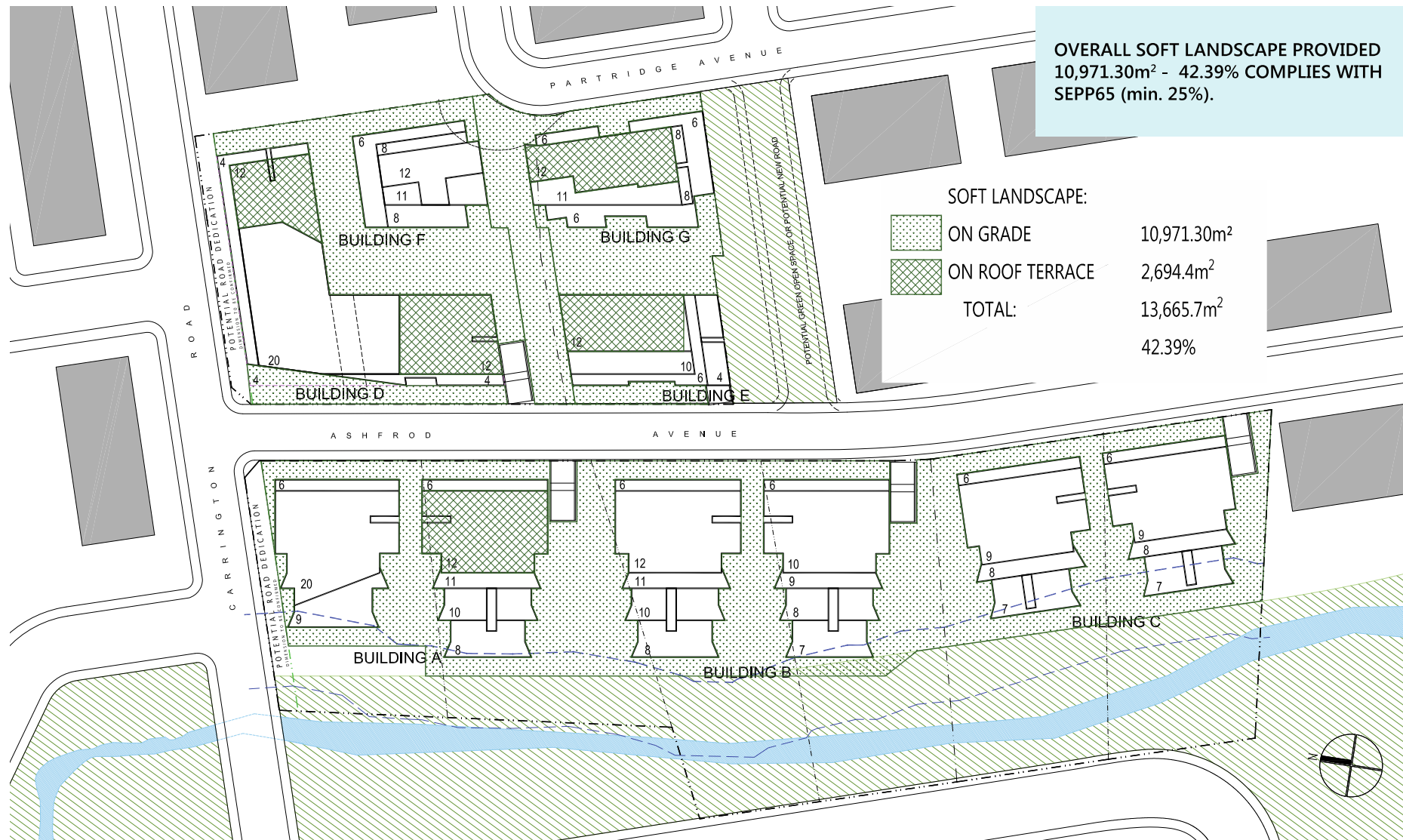
ARCHITECTURAL CHARACTER

The Architectural Benefits





The Architectural Benefits



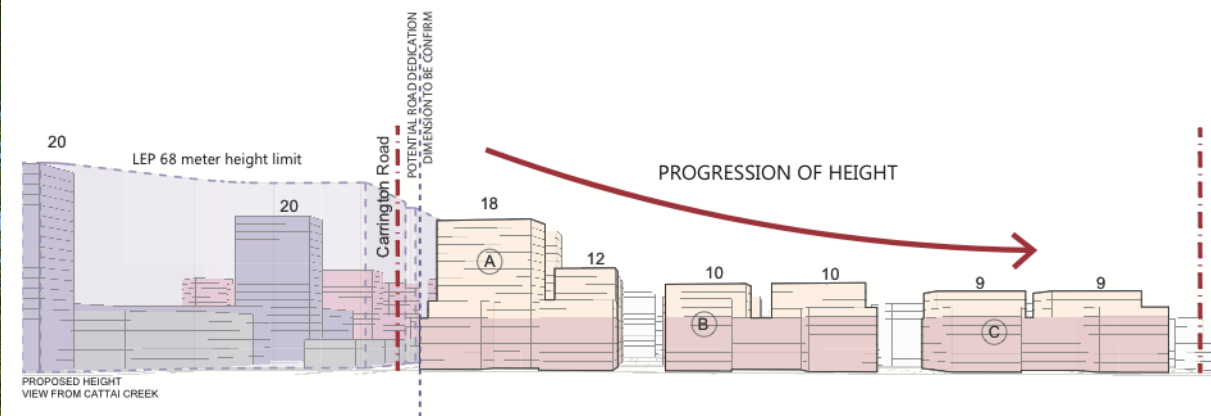
OVERALL SOFT LANDSCAPE PROVIDED 10,971.30m² - 42.39% COMPLIES WITH SEPP65 (min. 25%).

SOFT LANDSCAPE



Provision of appropriate setbacks to sensitive interfaces

Clearly demonstrated. 20m average setbacks from the top of bank of Cattai Creek has been achieved in consultation with DPI-Water and in accordance with Council's new DCP controls.



Building height transition

The proposal maintains the building height transition philosophy developed by the DPE in their 2015 Precinct Plan. The 18 storey maximum heights transition across the precinct down to 4-8 storey forms. The 20 storey towers to the north of the station site will remain the prominent tower forms in the precinct.

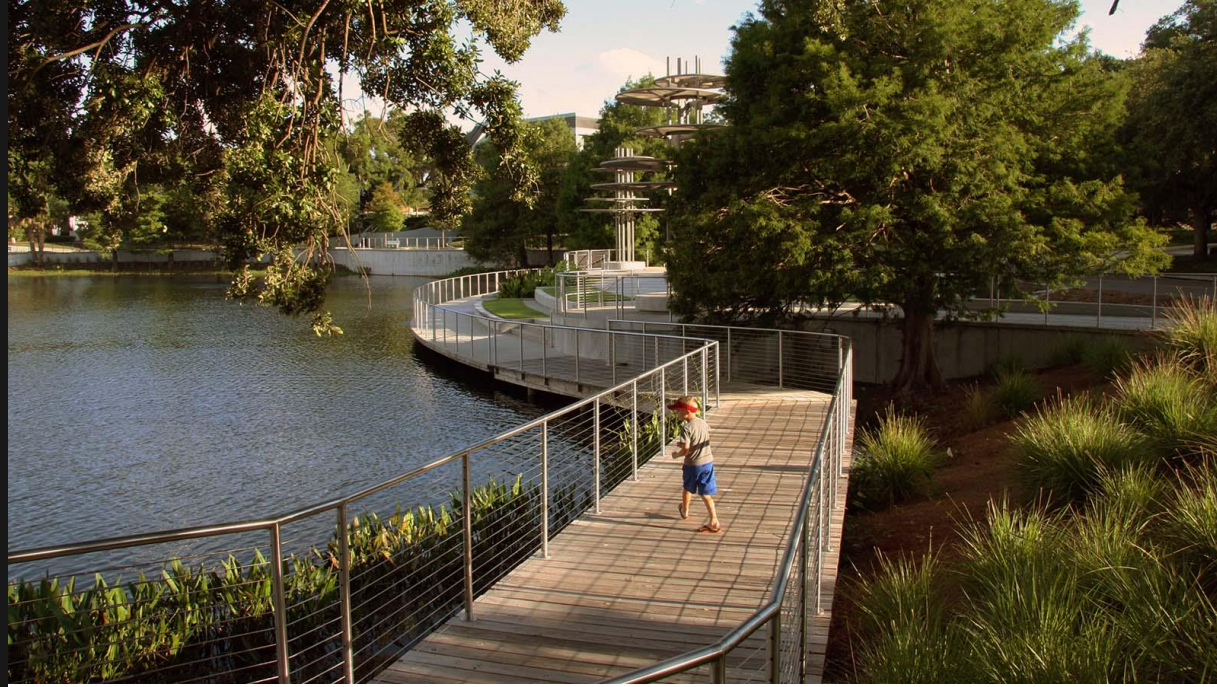
Central City District Plan – Planning Priorities	Proposed	Consistency
C1 – Planning for a City supported by Infrastructure	Surrounds a train station and parklands.	✓
C3 – Providing services and social infrastructure to meet people's changing needs	Over 15,000sqm of new public parks; 7,000sqm of publicly accessible green links and community facilities such as a digital library, community centre, childcare facilities and a contribution to an educational institution.	✓
C4 – Fostering healthy, creative, culturally rich and socially connected communities	Commitment to providing 15% of all new housing as affordable. New green pedestrian, cycle and road networks and community spaces.	✓
C5 – Providing housing supply, choice and affordability with access to jobs, services and public transport	3,000 new homes within walking distance / one stop to jobs, 15% affordable housing for key workers, NDIS housing and first home buyers.	✓
C6 – Creating and renewing great places and local centres	Masterplan design over a large scale site. High quality buildings and spaces.	✓



Central City District Plan – Planning Priorities	Proposed	Consistency
C9 – Delivering integrated land use and transport planning and a 30 minute city	Improved movement network by widening Middleton Rd to create a grand boulevard, introducing through site links for strong connectivity to the station and clear cycle networks.	✓
C13 – Protecting and improving the health and enjoyment of the District’s waterways	Protection and early dedication of the Cattai Creek Park.	✓
C15 – Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes.	Built form has been designed and set back to preserve biodiversity and riparian lands in the Cattai Creek corridor in accordance with Council’s DCP and DPI-Water guidelines.	✓
C16 – Increasing urban tree canopy cover and delivering Green Grid connections.	Commitment to planting hundreds of trees to deliver on a living landscape for the Showground.	✓
C17 – Delivering high quality open space	Over 15,000sqm of new urban parklands designed in consultation with Hills’ Council planners at no cost to Government.	✓
C19 – Reducing carbon emissions and managing energy, water and waste efficiency	Commitment to reducing traffic and supplying sustainable energy and water fixtures.	✓



Site Specific Merit Test



Environment



Land Use



Infrastructure



Summary





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