



Doran Drive Plaza Precinct

29/07/2022

Aerial Sketch of the Hills Showground Concept Masterplan Facing South. Source: Tim Throsby 2020.



TURNER

GYDE
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IPC
Presentation

Agenda

- **Dwelling Mix**
- **Built Form**
 - Height & Density
 - Street Activation
 - Boundary Setbacks
 - Overshadowing
 - Minimum Building Separation Distance
- **Public Domain**
 - Landscaping
 - Activation
 - Solar Access
 - Connectivity
 - Ongoing Maintenance
- **Communal Open Space**
 - Soil Depth
 - Solar Access
- **Traffic & Transport**



Table 1: Hills Showground Precinct Apartment Mix (Page 35)

	Precinct West	Doran Drive	Precinct East
1 bedroom dwellings	No more than 25% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be studio or 1- bedroom dwellings, or both.		
3 bedroom dwellings	At least 23% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.	At least 10% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.	At least 24% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more-bedroom dwellings.

Proposed Development

- The proposal includes a mix of 76 x 1 Bed (17.7%), 311 x 2 Bed (72.3%) and 43 x 3 Bed (10%) dwellings.
- The proposed dwelling sizes complies or exceeds the minimum internal dwelling areas prescribed within the ADG.
- The proposal also includes five townhouse style dwellings along the Andalusian Way frontage to contribute to housing diversity.
- In total, 1620 dwellings are to be provided in the Hills Showground Station Precinct including the 430 apartments proposed in the Doran Drive Precinct.
- To ensure the apartment mix required by the The Hills LEP is achieved in the Hills Showground Station Precinct, the mandatory Urban Design Guidelines approved with SSD-9653 require a higher proportion of three-bedroom apartments in Precincts East and West (24% and 23% respectively).
- In the Hills Showground Station Precinct, inclusive of the Doran Drive Precinct and Precincts East and West, a total of 325 three-bedroom apartments (20%) will be provided.

SDRP supports the townhouse approach as a good variation to the architectural treatment of the podium form and adds to the proposed housing mix. (SDRP Session – 22.4.2021 - first review)

Built Form

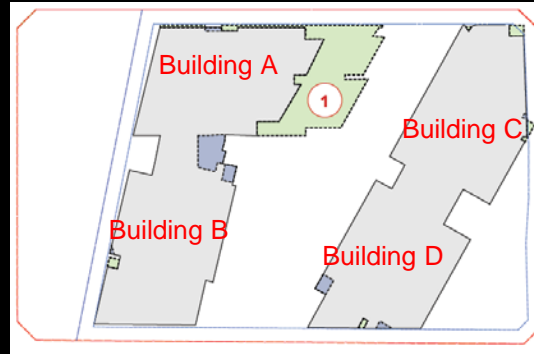
Height And Density

Concept Approval Key Built Form / Envelope:

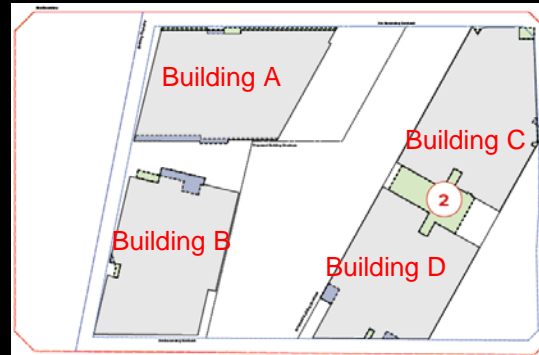
- A maximum building height of 68m (21 storeys)
- A maximum GFA of 51,065 sqm
- A maximum dwelling mix of 440 apartments



Amended Building Envelope



1) Removed two floors from building A



2) Removed seven floors from building C & D

Concern Raised by SDRP and DoP

Matter Closed On **24 April 2022**
By a detailed submission prepared by Turner

Proposed Development Key Built Form / Envelope:

- A maximum building height of 68m
- A maximum GFA of 51,065 sqm
- A maximum dwelling mix of 430 apartments
- Complies with the UDG, which is aimed at providing built forms that are compatible with the desired character of the area.
- High quality building material and balanced articulation
- The proposal envelope was amended by removing floors:
 - 1) Two floors from building A
 - 2) Seven floors from building C & D

SDRP supports the separation of podium and tower forms with towers set back to ensure a suitably scaled street edge at all frontages.

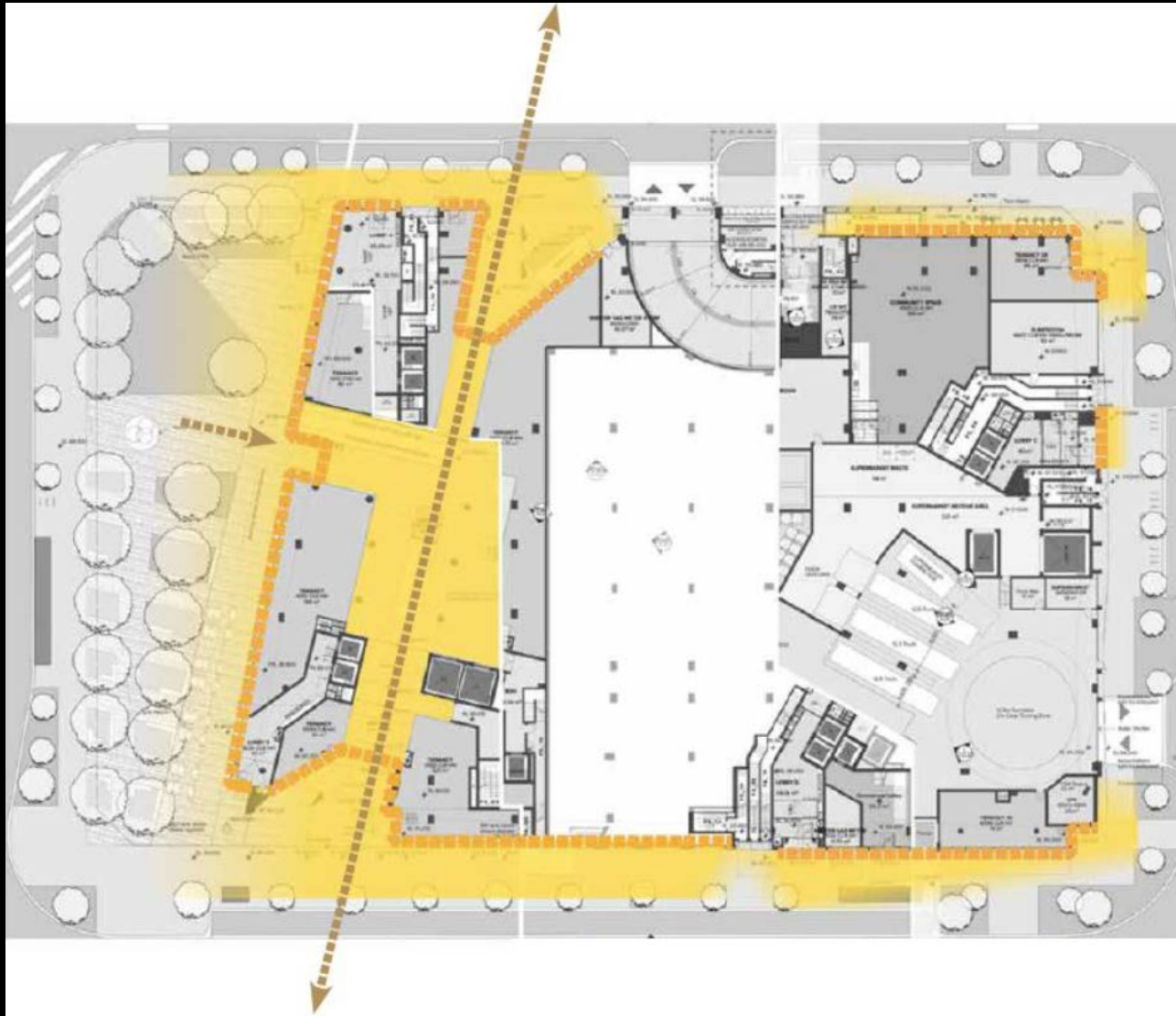
Panel supports the broad range of materials and finer detailing on the podium frontages.

(SDRP Session – 30.3.2022 - fourth review)

Street Activation

Matter Closed On **10 November 2021**
Concern was raised in SDRP session review 1 & 2, and was discarded from the subsequent meeting minutes

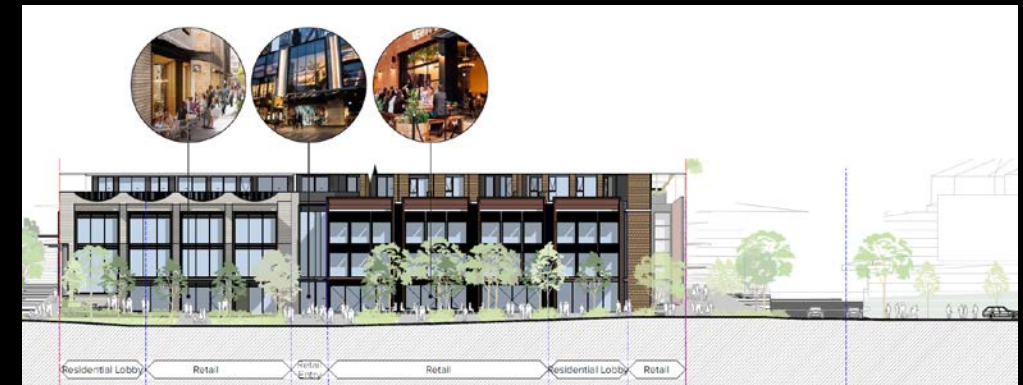
Clear sight-lines and circulation from Mandala Parade to De Clambe Drive



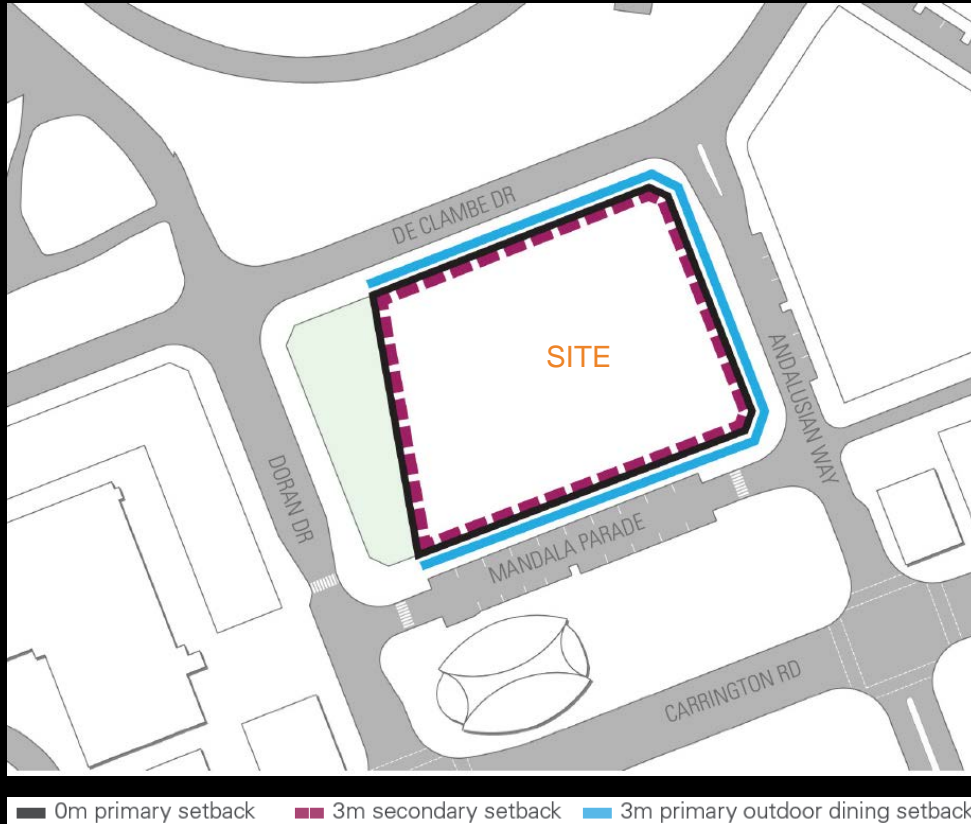
Yellow indicates activated facade



Mandala Parade Active Frontage



Doran Drive Active Frontage



Concept Approval UDG Controls (Page 109)

1. In accordance with the approved figure, the minimum setback for a development to the boundary is:
 - a. 0m ground floor primary setback for all interfaces, except where a 3m primary setback is required for outdoor dining zones
 - b. 3m secondary setback above the podium.

Proposed Development

1. 0m street setbacks are consistent with the approved concept design
2. 3m setbacks above podium are consistent with the approved concept design
3. The bulk, scale and proposed architectural features of the project are compatible with the surrounding character
4. The proposal presents a distinctive built form with towers setback behind the podium

SDRP supports the ongoing investigation into tower articulation that reduces mass and scale impact and clearly communicates the residential character of the precinct.

(SDRP Session – 30.3.2022 - fourth review)

Approved street and tower setbacks (Source: Concept Approval UDG)

Overshadowing

Matter Closed On **20 May 2022**
By a detailed submission prepared by Turner



1. Angled the buildings A & B facades 9.5° east of the approved building envelope angle to maximise quality solar access.
2. Angled the buildings C & D facades 8.8° west of the approved building envelope angle to maximise quality solar access.
3. Angled the buildings C & D facades 8.8° west of the approved building envelope angle to maximise quality solar access.



June 21st – 9:00 am



June 21st – 12:00 pm



June 21st – 10:00 am



June 21st – 1:00 pm



June 21st – 11:00 am



June 21st – 2:00 pm



June 21st – 3:00 pm

Minimum Building Separation Distance

Matter Closed On **20 May 2022**
By a detailed submission prepared by Turner

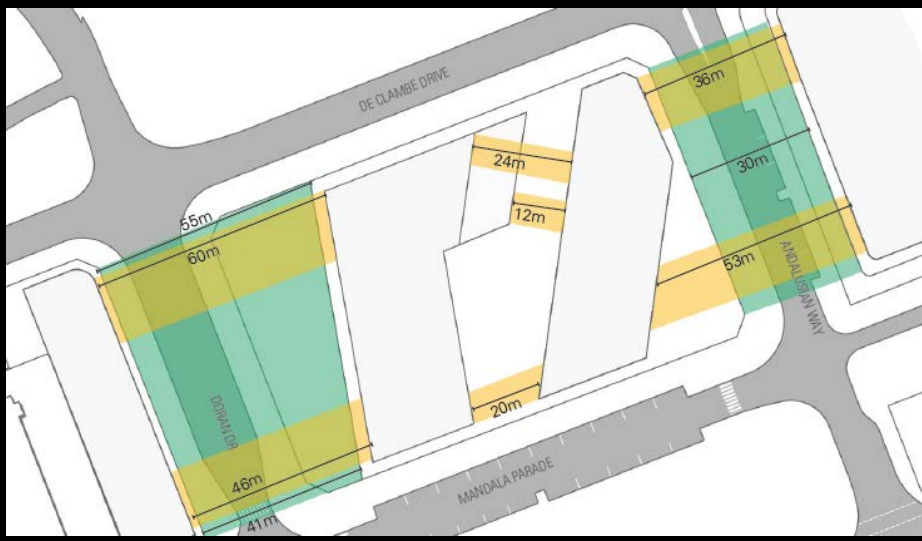
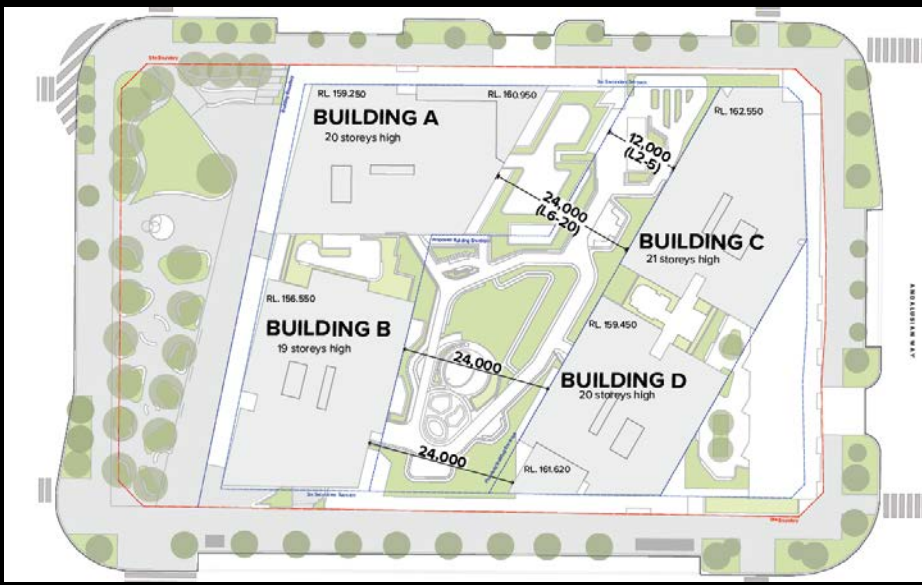


Figure 1 - Approved building separation (Source: Concept Approval UDG)



Concept Approval UDG Controls (page 111)

1. As shown in Figure 1, a minimum building separation of 12m and 24m is required for towers on the northern interface and a minimum building separation of 20m is required for towers on the southern interface.
2. Separation between building envelopes within Precinct West and Doran Drive Precinct must be a minimum of:
 - a. 41m at the southern end and 55m at the northern end for podiums
 - b. 46m at the southern end and 60m at the northern end for towers.
3. Separation between building envelopes within Doran Drive Precinct and Precinct East must be a minimum of:
 - a. 30m for the podiums
 - b. 36m at the northern end and 53m at the southern end for towers.

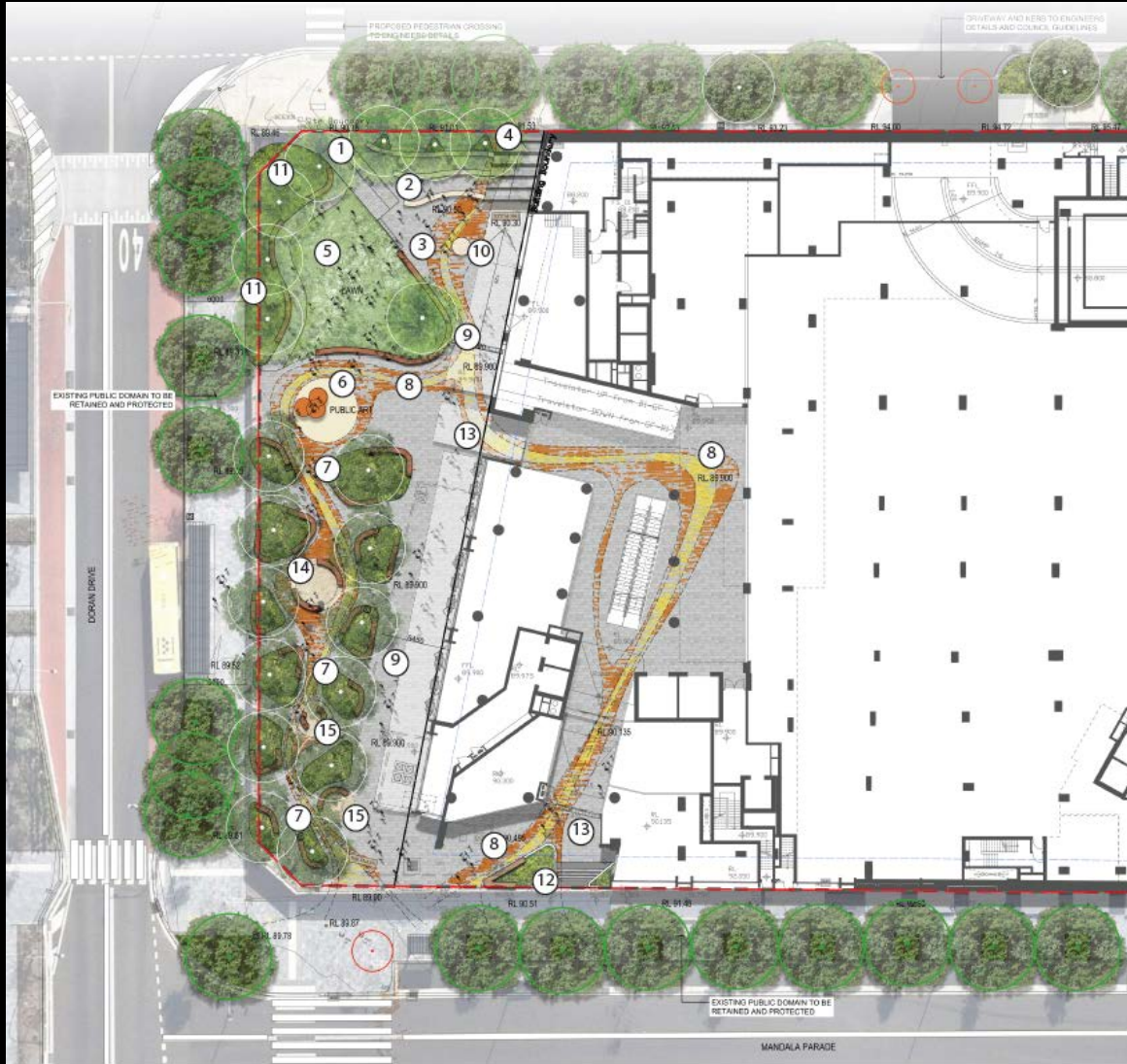
Proposed Development

- Proposed development complies with the minimum separation of 12m and 24m between the towers on the northern interface and 20m between the towers on the southern interface.
- Proposed development complies with the separation between building envelopes within Precinct West and Precinct East.

Landscaping

Matter Closed On **24 April 2022**

By a detailed submission prepared by Urbis



Legend:

- 1) Entry threshold - with 1:30 gradient ramp to retail edges
- 2) Amphitheatre seating walls for events and gatherings Reflection spaces with Sandstone log seating walls and paving inserts.
- 3) Extended plaza, event and break out space
- 4) Stairs leading to De Clambe Drive with integrated amphitheatre edges
- 5) Central Lawn space for informal gatherings and play
- 6) Central Public Art Sculpture and central meeting space
- 7) Native tree grove - providing shade and native WSUD planters with seating benches
- 8) Paving pattern responding to the geology and topography of Cattai Creek - 3 rivers joining
- 9) Minimum 5m Hard-stand break-out space adjacent to retail - with awnings for shade
- 10) Ceremonial Plinth / Smoking Pit
- 11) Nature planting, framing the edge of site and lawn, with seating
- 12) Meaningful nature, seating and paving feature to entrance
- 13) Entry forecourts
- 14) Yarning circle with seating
- 15) Small meeting circles within nature tree groves

Doran Drive Plaza

- Concept approval requires the provision of 1400 sqm of publicly accessible plaza
- Proposed Doran Drive Plaza has an area of 1400 sqm
- 6 m wide pedestrian thoroughfare
- 4 m wide awnings to all active frontages
- Incorporate public artwork specially to strengthen the Connecting with Country
- Landscaping will achieve minimum of 75% indigenous / water sensitive planting species, consistent with the UDG requirement
- 50% tree canopy cover within plaza, consistent with the UDG requirement

SDRP commented on the confirmation of a substantial depth of soil to support mature tree canopy proposed for Doran Drive Plaza.

Panel supported substantial tree planting strategy for the Doran Drive Plaza.
(SDRP Session – 30.3.2022 - fourth review)

Activation

Matter Closed On **30 March 2022**

By a detailed presentation by Urbis to SDRP



Proposed Amenities

- Outdoor dining
- Seating
- Public art installation
- Substantial landscaping
- Passive recreation
- Direct interface with ground floor retail tenancies
- Flexible event plaza
- Large open flexible lawn area
- Provision for temporary markets



SDRP commented on the overall improvements to public domain amenity, including a significant increase in extent of areas intended to meet sitting comfort criteria for wind. (SDRP Session – 30.3.2022 - fourth review)

Solar Access

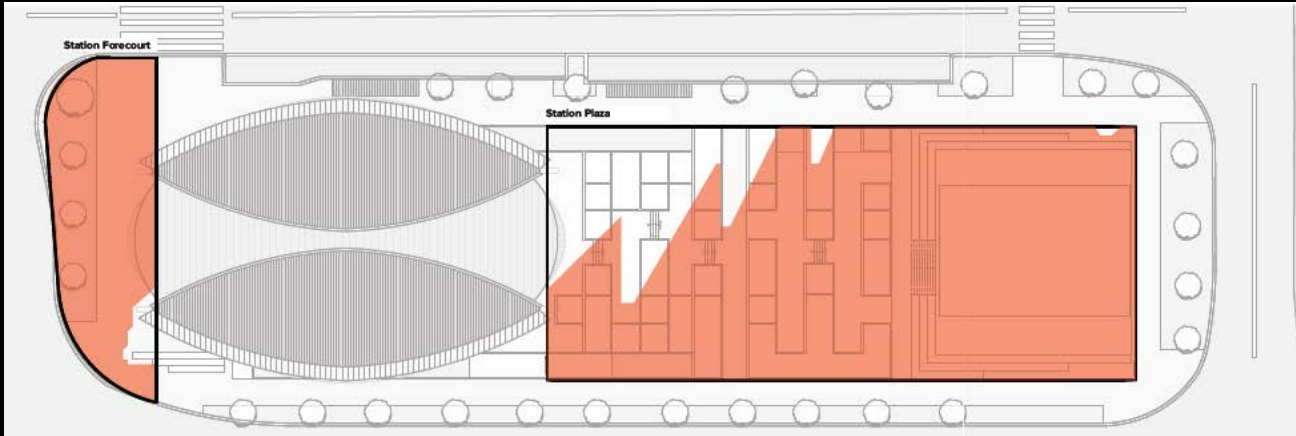
Matter Closed By **20 May 2022**
By a detailed submission prepared by Turner

Calculations

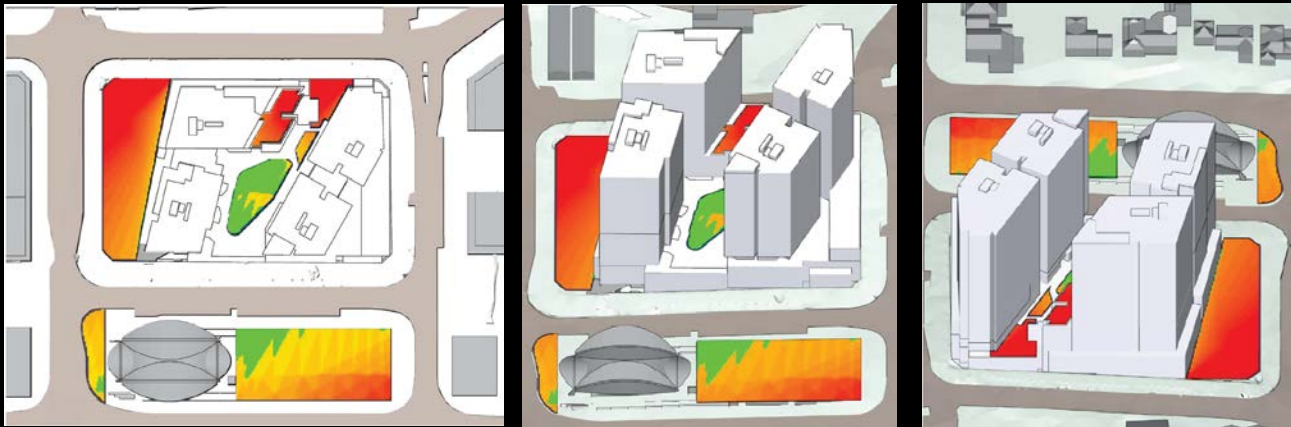
- **Station Plaza** (65% solar access required)
 - Total Measured area = 1800 sqm
 - Total measured area achieving >2hrs = 1500 sqm = **83.3%**

- **Station Forecourt** (80% solar access required)
 - Total Measured area = 385 sqm
 - Total measured area achieving >2hrs = 360 sqm = **93.5%**

- **Doran Drive Plaza** (100% solar access required, excluding area under awnings)
 - Total Measured area = 1400 sqm
 - Total measured area achieving >2hrs = 1400 sqm = **100%**



Metro Public Open Space



Plan View

Perspective South View

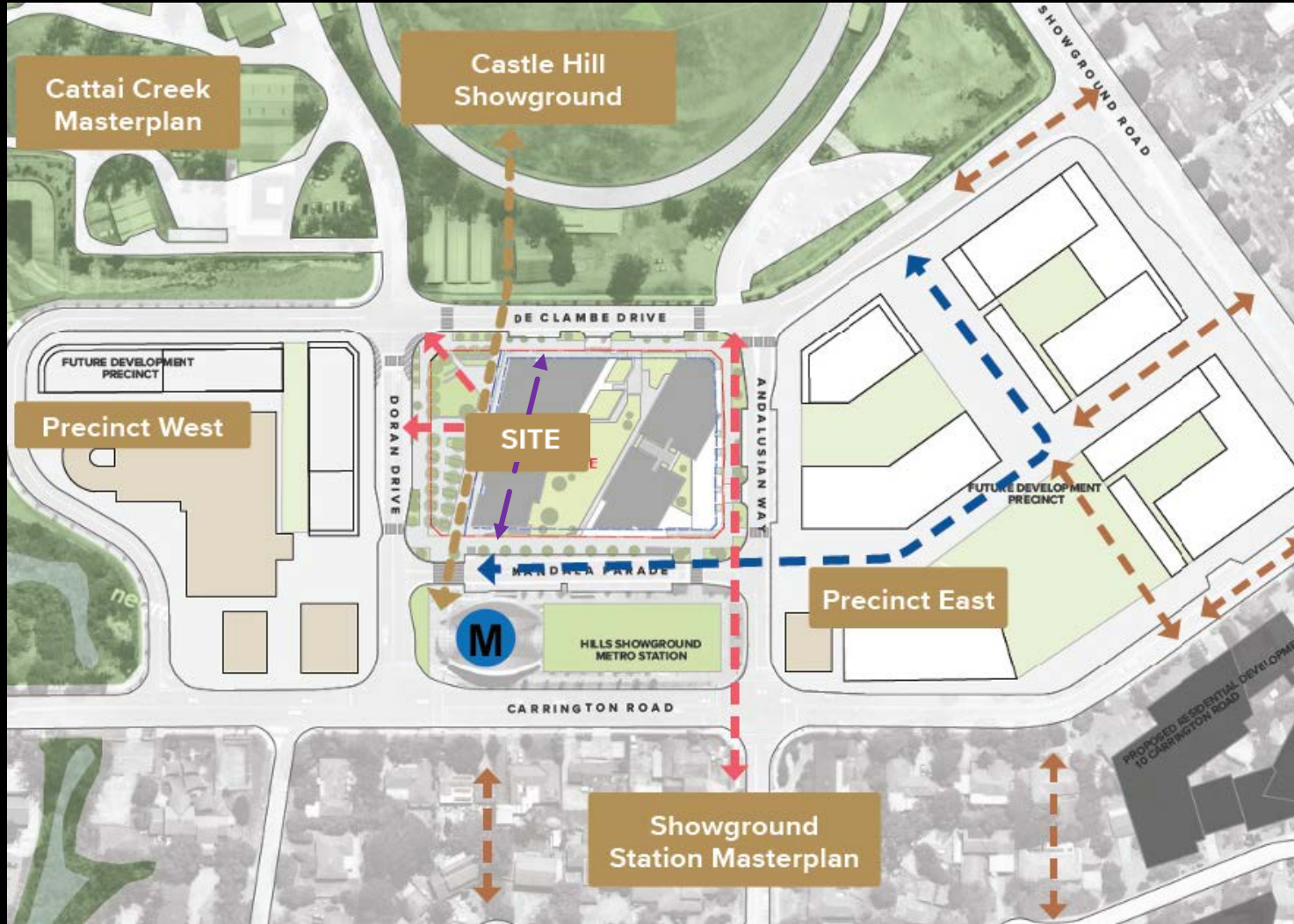
Perspective North View



Connectivity

Matter Closed By SDRP On 30 March 2022

By a detailed presentation by Urbis to SDRP



SDRP supports the scale, configuration and legibility of the thru-site link which provides a clear, generously proportioned internal space within the sub-precinct to connect Mandala Parade through three levels of the podium to De Clambe Drive. (SDRP Session – 30.3.2022 - fourth review)

LANDSCAPE MAINTENANCE PLAN

04.03.22
DORAN DRIVE
This Program of Works is to be implemented in accordance with the Landscape Development Application Report

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
PROACTIVE IMPROVEMENT REPORT AND QUOTE TO UNDERTAKE WORKS												
report												
TURF												
mowing and edging												
weeding												
top dress												
fertilise												
GARDEN BEDS												
stakes and ties												
pruning (ongoing as required)												
weeding												
fertilising												
top up mulch												
replacement planting												
TREES												
pruning												
fertilising												
mulching												
weeding												
stakes and ties												
LITTER COLLECTION												
litter collection												
PAVING/HARDSTAND												
cleaning												
weeding												
DECOMPOSED GRANITE												
weeding												
FURNITURE AND STRUCTURES												
oil seats and benches												
clean seats and benches												
clean BBQ												
clean BBQ sump												
high pressure BBQ clean												
oil shelter												
clean shelter												

Landscape Maintenance Plan

- Deicorp will retain the ownership of the plaza
- Proposed plaza will be a high quality, flexible urban open space
- Deicorp will be responsible for the ongoing maintenance of the plaza



Soil Depth

Matter Closed On **24 April 2022**

By A detailed response prepared by Urbis



Level 02

Calculations

Soil depth and volumes for the trees proposed are almost 50% higher than the suggested volumes proposed in the ADG:

- 420m³ is required – Project contains approx. 700m³ soil volume
- 1000mm depth is required – Project provided minimum **1200mm** soil depth



Level 03



Level 06

SDRP commented:

To ensure soil depths and solar access conditions are sufficient to support growth for the tree species selected.

(SDRP Session – 30.3.2022 – fourth review)

Communal Open Space

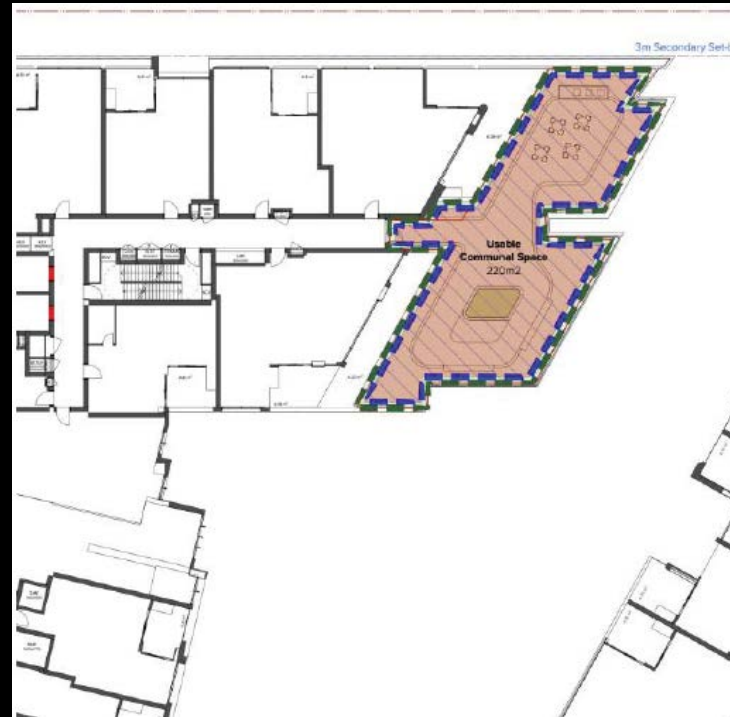
Concern Raised By **SDRP**

Solar Access

Matter Closed On **24 April 2022**
By A detailed response prepared by Turner



Level 02



Level 06

LEGEND

	Principal usable communal open space receivin minimum solar access 2hrs Solar access 523 m2 = 60.5%		Communal Open Space 3744 m2
	Principal Usable Communal Open Space 865 m2		

Calculations

ADG Objectives - Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm June (mid Winter) Total Measured area = 1800 sqm

- **Primary Open Space** = 865 sqm
- **Primary Open space > 2 hrs** = 523 sqm
= **60.5%**

SDRP commented:

To ensure soil depths and solar access conditions are sufficient to support growth for the tree species selected. (SDRP Session – 30.3.2022 – fourth review)

- SIDRA modelling demonstrates that traffic generation will not adversely affect the performance of the road network (acknowledged by TfNSW and The Hills Shire Council).
- SIDRA modelling also demonstrates that the proposal will not result in queuing on De Clambe Drive, which would otherwise require a median island to be provided to restrict right turn movements.
- Non-residential carparking is proposed at the rate of 1 space per 32m². This is less than the rate required elsewhere in The Hills Shire (1 space per 18.5m²) to ensure that the transit orientation of the precinct is not undermined. The supermarket will have the lowest rate of carparking provision of any transit-oriented precinct in Sydney.
- The carparking provision also strictly complies with the concept development approval (as amended by SSD-9653-Mod-1) and was supported by TfNSW and The Hills Shire Council.



Source: Six Maps – HillPDA Consulting