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CADDENS CONCEPT PLAN

PROJECT CLIENT
CWG Development PTY LTD

24 January 2017

EXECUTIVE SUMMARY

CWG Development PTY LTD has engaged Hill Thalys Architecture + Urban Projects to revisit the Caddens master plan and provide a response which supports an appropriate distribution of built form and densities, balanced with high quality public domain, architectural excellence, amenity and landscape presence.

The master plan design provides a clear and connective, high quality public domain network with a focus of density and potential retail activity in the blocks fronting O'Connell Street. A variety of useable open spaces are embedded within this network providing amenity for future residents within what might be termed a high development yield for the region.

The project aims to set a new benchmark in the Penrith region for appropriately dense neighbourhoods that are connective and poses high amenity and individual character. The project is able to demonstrate an appropriate approach to the much discussed "Missing Middle" which aims to provide additional low-rise density in sites such as Caddens.

Additional density above the traditional detached estate model aims to provide affordability for young families and first-home owners at a different point in the market to other recent land and house releases in the area. This density is complemented by key employment and education nodes adjacent to the site including the Western Sydney University and TAFE campuses - of which the proposed urban structure directly engages to enable direct connections over time, should these campuses be developed or expanded.

The adjacent new town centre core (WSU lands) to the south of the site is an exciting opportunity to provide activity and built form in this project which supplements activation and community character to assist in a meaningful, connected centre (partially within this site) for the wider local community.

The retention and embellishment of the Cumberland Plain Woodland and rolling topography of the site are key attributes, and are recognised as valued features of the master plan in forming a genuine and enduring character of the place.

As the area is undergoing significant urbanisation, Penrith Council has identified the need for a "viable and vital community energised by the interactions of, and synergies with, adjacent education and employment activities" - and this master plan has an opportunity to foster urban place making by generating a connective, open edged pattern of streets and open spaces that can be extended by neighbouring proposals in the years to come.

This approach can provide a new benchmark vibrant urban centre which other new and renewed communities in Western Sydney can follow to promote high amenity, efficient urban living.

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The Site in Sydney

Historically the Penrith Region has been considered an outer satellite of Sydney, connected by a radial transport network radiating from the east.

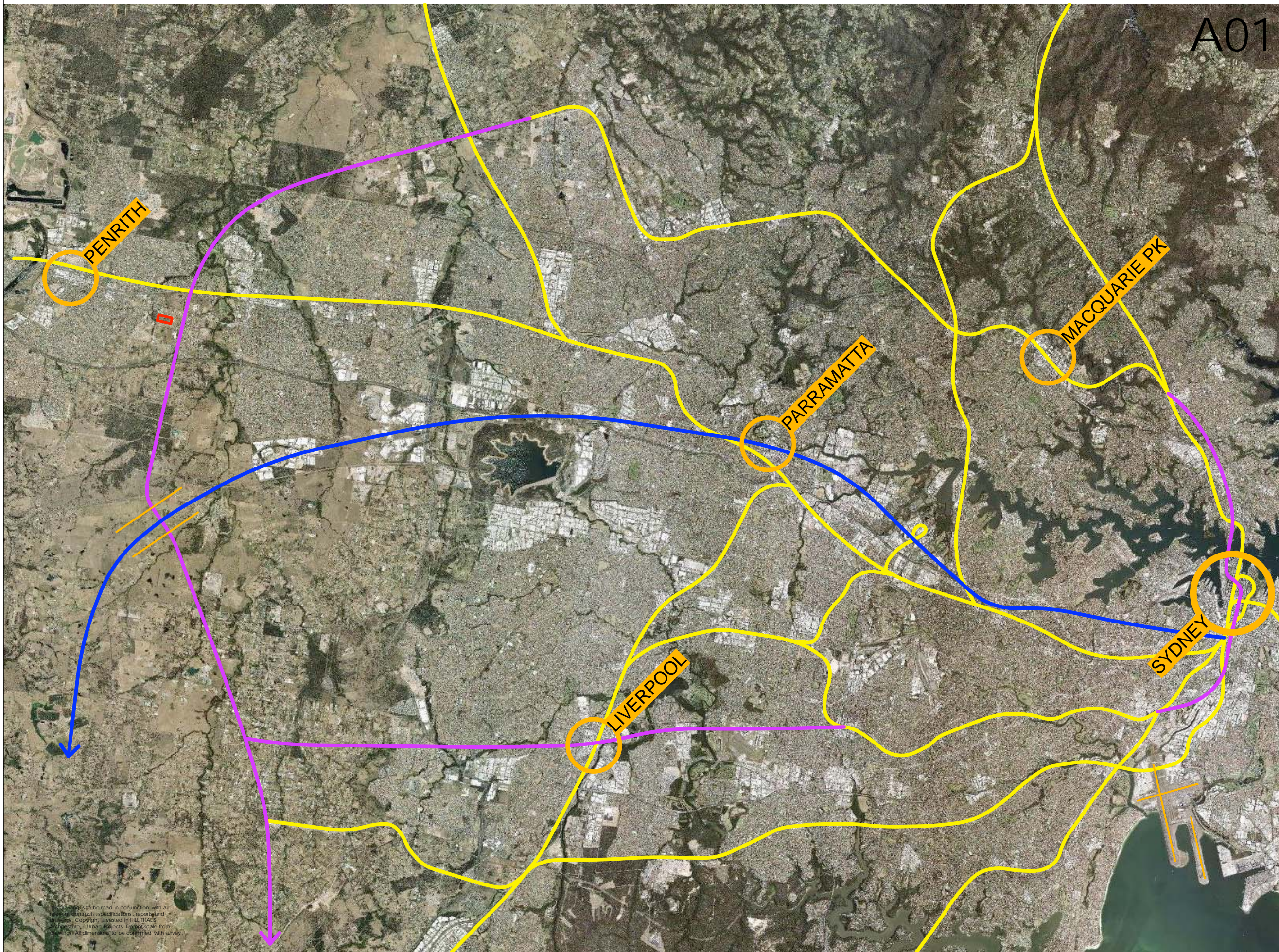
With the increased activity in Parramatta as well as the start of Badgerys Creek Airport and its associated transport links, the centre of Sydney has truly shifted.

The proximity of Caddens to the new airport and potential rail link dramatically changes the way we view this location - becoming highly connected to new high-paying employment in much less time.

Therefore, the typical suburban approach to housing in this region should also be reconsidered as urban and layered with a mix of uses.

LEGEND

- project site
- major employment centre
- major rail line
- potential metro extension
- potential high speed rail



The Site in Context





The area proximate to the site is expected to undergo significant change in the short to medium term.

The ability for this site to provide open edge streets allows significant potential to provide a clear and navigable public domain network of streets and parks that can benefit existing student and staff of TAFE and Western Sydney University, as well as future communities.







Significant site attributes:

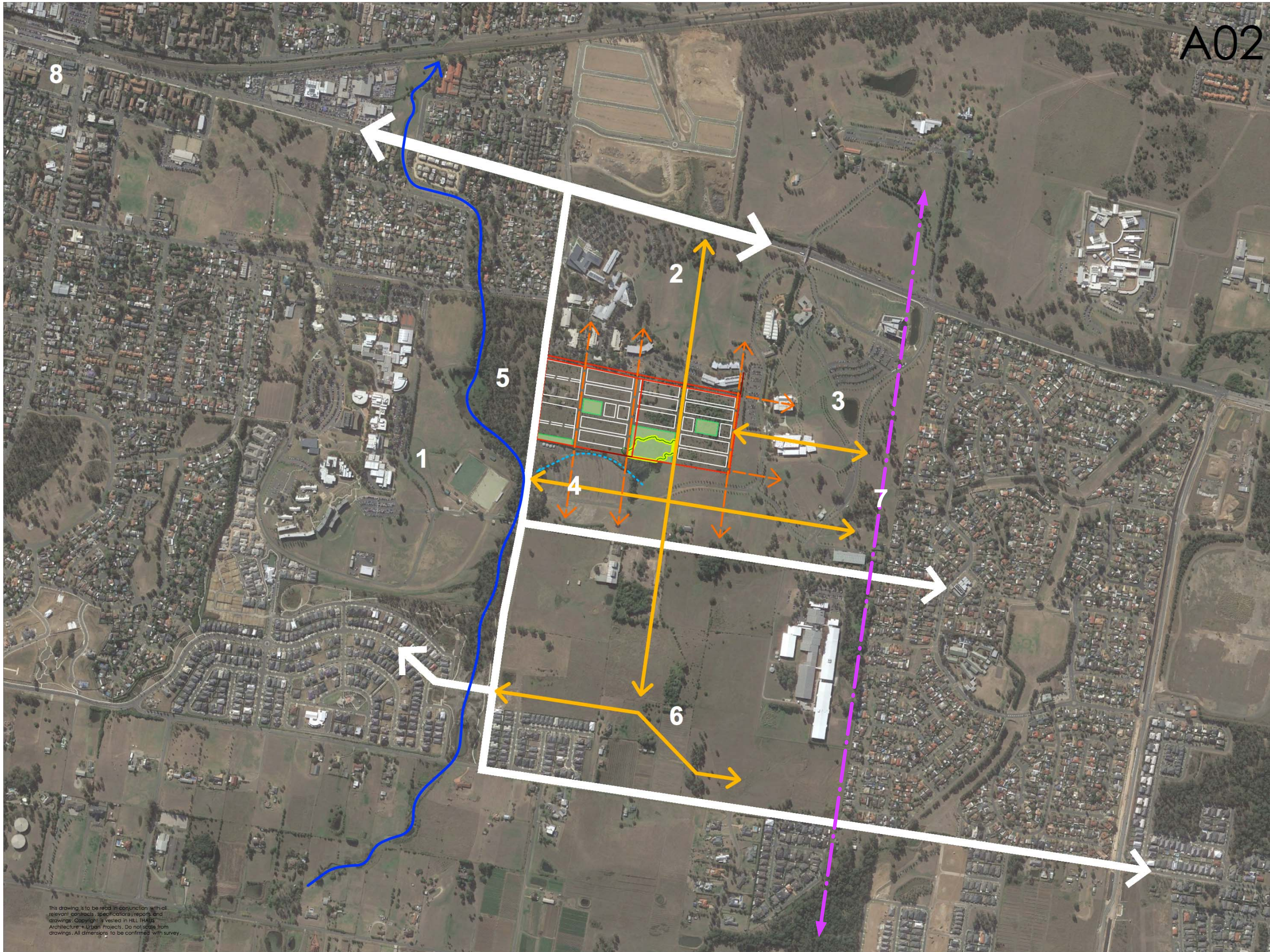
- 1 Western Sydney uni (west)
- 2 TAFE campus + open space
- 3 Western Sydney uni (east)
- 4 New town centre
- 5 Woodland reserve
- 6 Future key street connections
- 7 Potential orbital rail links (TBC)
- 8 Kingswood + Penrith stations, hospital and town centre

LEGEND

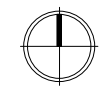
-  existing boundary
-  proposed new streets
-  proposed new parks
-  Cumberland Plain Woodland

WIDER STRATEGIES

-  Existing major streets
-  planned / potential critical new streets
-  critical pedestrian connection
-  existing major water course
-  first order stream
-  potential metro rail extension



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The site rolls beautifully across its length and is unique in that all four corners drain away in different directions. This poses a significant challenge in dealing with water across the site, and must be approached in a number of ways to create an integrated system of water management.

The rolling topography also presents challenges to the strategy of providing edge streets so that the ground plane is adapted in a way which creates even and consistent interfaces with adjoining properties as well as integrating with existing features such as the Cumberland Plain Woodland.

The minimisation of retaining walls and other potentially isolating landscape structures is desirable.

LEGEND

- existing boundary
- existing significant trees
- ridgelines
- ➔ direction of flow
- first order stream
- existing B2 zoning
- existing R3 zoning



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The master plan addresses the public and private domain through the following principles:

1 *Streets and lanes - a legible network of social spaces for walking, cycling, visitor carparking and servicing, providing address for all future residents and visitors*

- Establishes a highly connective public realm that aligns with and highlights the significant features of the site
- Provides edge-streets to allow future connection to neighbouring proposals, integrating with and contributing to the wider region
- Retains the established Cumberland Plain Woodland through the establishment of a central park
- Creates open vistas at the ends of all streets to connect to the broader locality and provide spatial release via long views, particularly to the Blue Mountains
- New streets are calibrated by their width and arrangement e.g. North-south streets reveal the rolling topography and are generous in their reservation to allow significant landscape links across the site
- New streets are given character and identity through landscape and significant tree plantings, choosing robust native species where possible and coordinating deciduous species on east-west streets to balance summer shade with winter sun penetration
- New streets integrate Water Sensitive Urban Design to cleanse and detain runoff in an explicit and urban manner

2 *Parks and Squares - defined and strategically located social spaces for the community, activity and rest, walking, cycling and environmental function*

- Provides a new Central Park containing 90% retained Cumberland Plain Woodland as well as open spaces for active play and environmental rehabilitation
- Creates a new linear park/square at the termination of the Main Street, entering from O'Connell Street, providing a dense green relief and open space for nearby apartments
- Creates a hill-top pocket park parallel to the linear park and main street to complement the street geometry and offer prospect and potential community uses
- The proposed parks and squares are placed to provide complementary difference in character and could be part of a greater sustainable water strategy across the site

3 *Transport - creating a connective city*

- Creates a slow speed street environment that allows easy and safe pedestrian and cycle movements
- Provides a street network that is legible and provides options for connections to future public transport adjacent to the site

4 *Urban Blocks - the public space structure defines blocks that accommodate private urban form patterns*

- Creates a significant area of built form fronting or in close proximity to green space. This increases the amenity, outlook and economic value of the development
- Block dimensions are calibrated to provide breathable built form with useable private open space whilst maintaining a fine grain walkable street network north-south, and east-west

5 *Built Form - the private domain*

- Balances public space amenity and denser building forms
- Promotes efficient and affordable urban housing types that adequately value urban land and proximity to the new town centre
- Locates the tallest built form to the western blocks to create intensity to the main street and transition bulk and density as site topography picks up to the east of the site
- Protects street vistas terminated by open views to the sky and landscape
- Promotes building depths which allows scope to articulate the plan and facade whilst managing building separations and useable private outdoor spaces
- Coordinating off street parking within built form footprints and providing visitor parking in streets to support deep soil planting in courtyards

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The Master Plan structure of streets, lanes and parks blocks creates 17 development blocks with an anticipated yield of 320 dwellings (blocks C-Q only) made up of dual, terrace and secondary types.

LEGEND

- existing boundary
- new park
- new path network
- X new block number
- new parking spaces
- new carriageway
- significant trees - existing
- significant trees - new

ELEMENTS

- 1 Main avenue - primary entry street
Park pair streets
- 2 Park pair streets
- 3 Edge street - makes boundary public, open and connective
- 4 Woodland park (CPW)
Village Square
- 5 Ridge park
- 6 Edge street with dry swale stormwater detention
- 7 Pedestrian connection with dry swale stormwater detention



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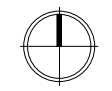
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Public Domain Structure

The public domain network is a calibrated rhythm of streets, lanes and parks which create walkable and efficient blocks.

A strategy of 'open edges' has been pursued which enables coherent connections to future developments.

The walkable grid provides a choice of wayfinding and varying character to entice visitors through the site from TAFE and WSU adjacent to the retail activity on the new Main Street and proposed town centre to the south.

The structure has been designed to incorporate a 90% retention of Cumberland Plain Woodland within the central park, with buffer to the north for revegetation and passive recreation opportunities.

LEGEND

- existing boundary
- 6m required setback
- new street
- new park
- detention - surface



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Setout of the public domain is made through a set of rational, orthogonal and parallel offset alignments:

SETOUT A 

Link SW and SE corners of site boundaries in a straight line. This forms the east-west alignments with reservation dimension set by series A1-









SETOUT B 

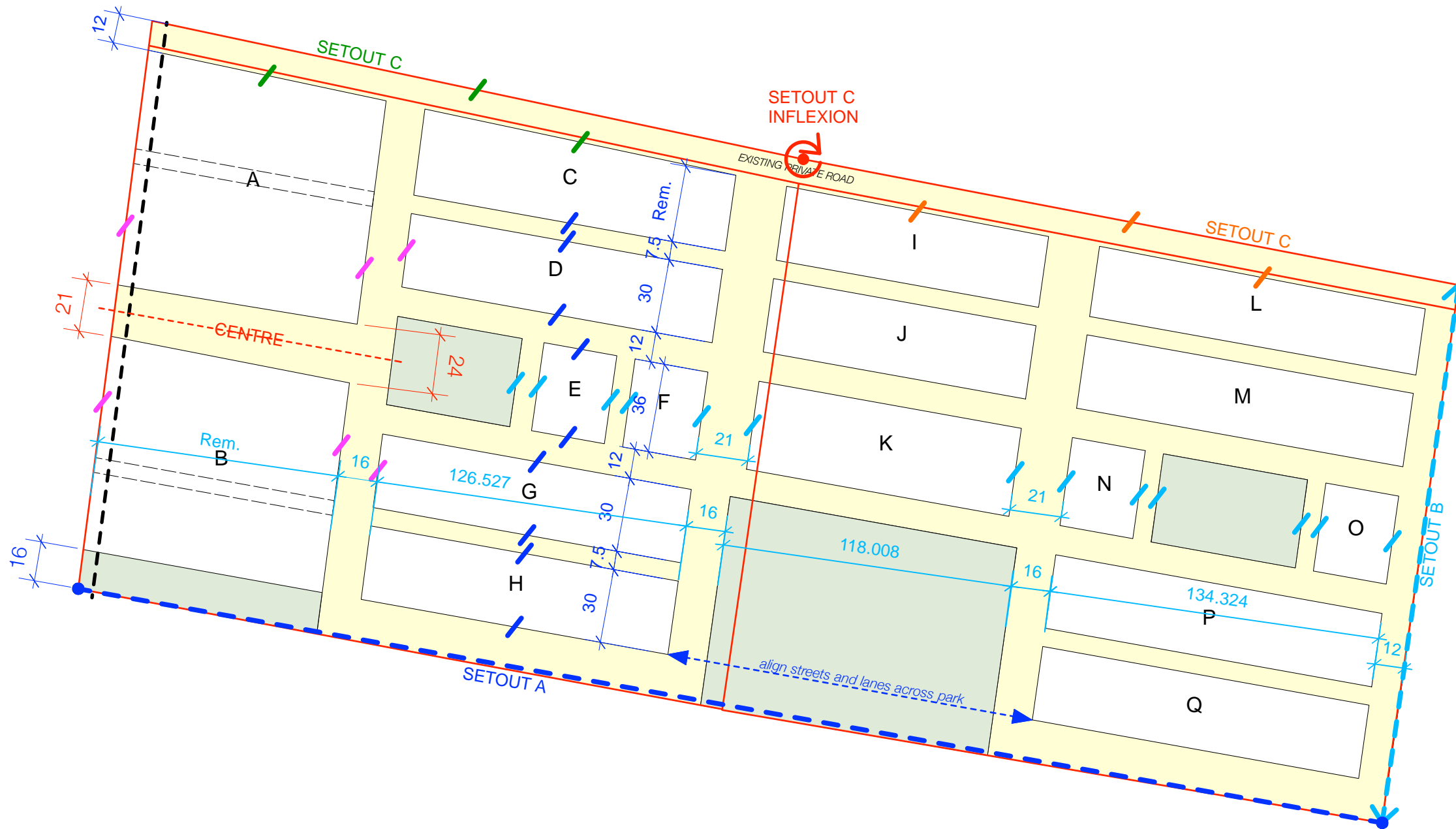
Link NE and SE corners of site boundaries in a straight line. This forms the north-south alignments with reservation dimensions set by series B1-

SETOUT C

The northern edge street is determined by an offset of 12m from the northern boundary, noting the inflexion point near the centre along its length.

LEGEND

-  existing boundary
-  6m required setback
-  align streets and lanes across park
-  SETOUT A
-  SETOUT B
-  SETOUT C
-  boundary parallel offsets
-  SETOUT C INFLEXION



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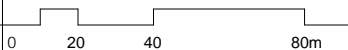
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The public domain promotes a suite of materials and plantings that are robust and accommodate pedestrian and cycle movement that is safe and legible.

Whilst it is envisaged that cyclists could share the quiet street network generally, a pair of designated routes east-west and north-south would take advantage of the open space network, anticipating potential future street extensions.

Landscape plantings should provide comfort and privacy to adjoining dwellings as well as maximise summer canopy cover to reduce the effects of urban heat island, particularly from large areas of hard surface such as the carriageway.

LEGEND

- existing boundary
- 6m required setback
- new park
- new path network
- new parking spaces
- new carriageway
- detention - surface
- shared cycle routes

ELEMENTS

- A Main avenue - primary street
- B Park pair streets
- C Edge street - makes boundary public, open and connective
- D Gully CPW bush park
- E Ridge park
- F Ridge park
- G Edge street with dry swale stormwater detention
- H Lane
- I Path with dry swale stormwater detention



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The remnant Cumberland Plain Woodland sets the character for the project, and features as a central setting. 90% of the existing stand is to be preserved and enhanced. Additional plantings in streets and other open spaces should complement or contrast this significant asset to heighten its importance.

A range of tree species will be planted to afford streets enduring and memorable character with deep shade at maturity.

Species are to be selected for their hardiness and longevity, as well as their eventual intended size and potential for flowering throughout the year to add delight.

Where appropriate, fruiting species could be introduced to add a productive element to streets and/or parks.

LEGEND

- existing boundary
- significant trees - existing
- significant trees - new



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A total of 270 on-street parking spaces are provided, distributed across the site on all street types. Lanes provide access to off-street parking as well as refuse collection and removalist trucks, and the like.



LEGEND

- existing boundary
- new park
- ▨ new path network
- X new block number
- new parking spaces
- new carriageway

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B01

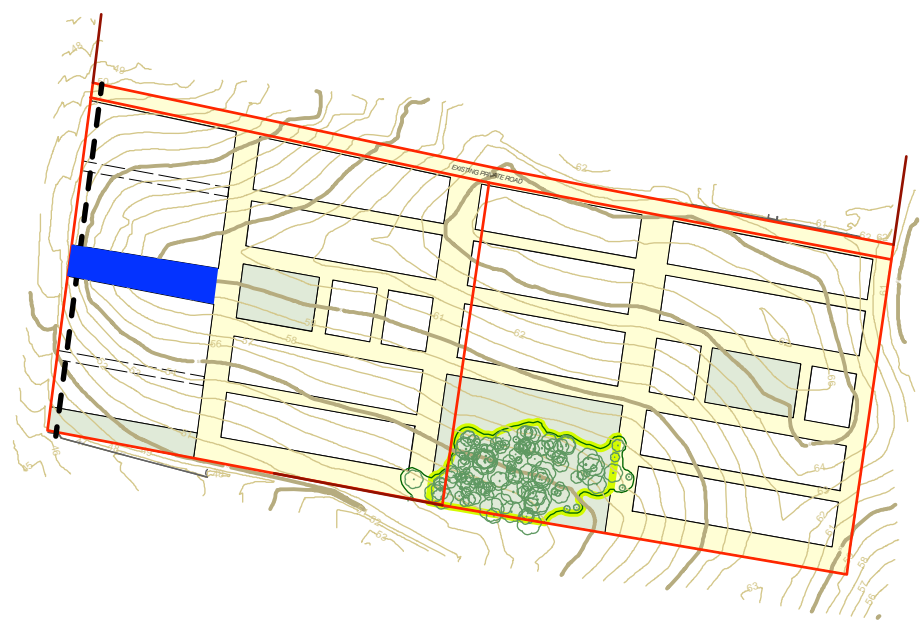
Main Street 21-24m

The main street is generous in width and tapered to give a heightened sense of arrival, terminated with a backdrop of large trees in the village square at the eastern end.

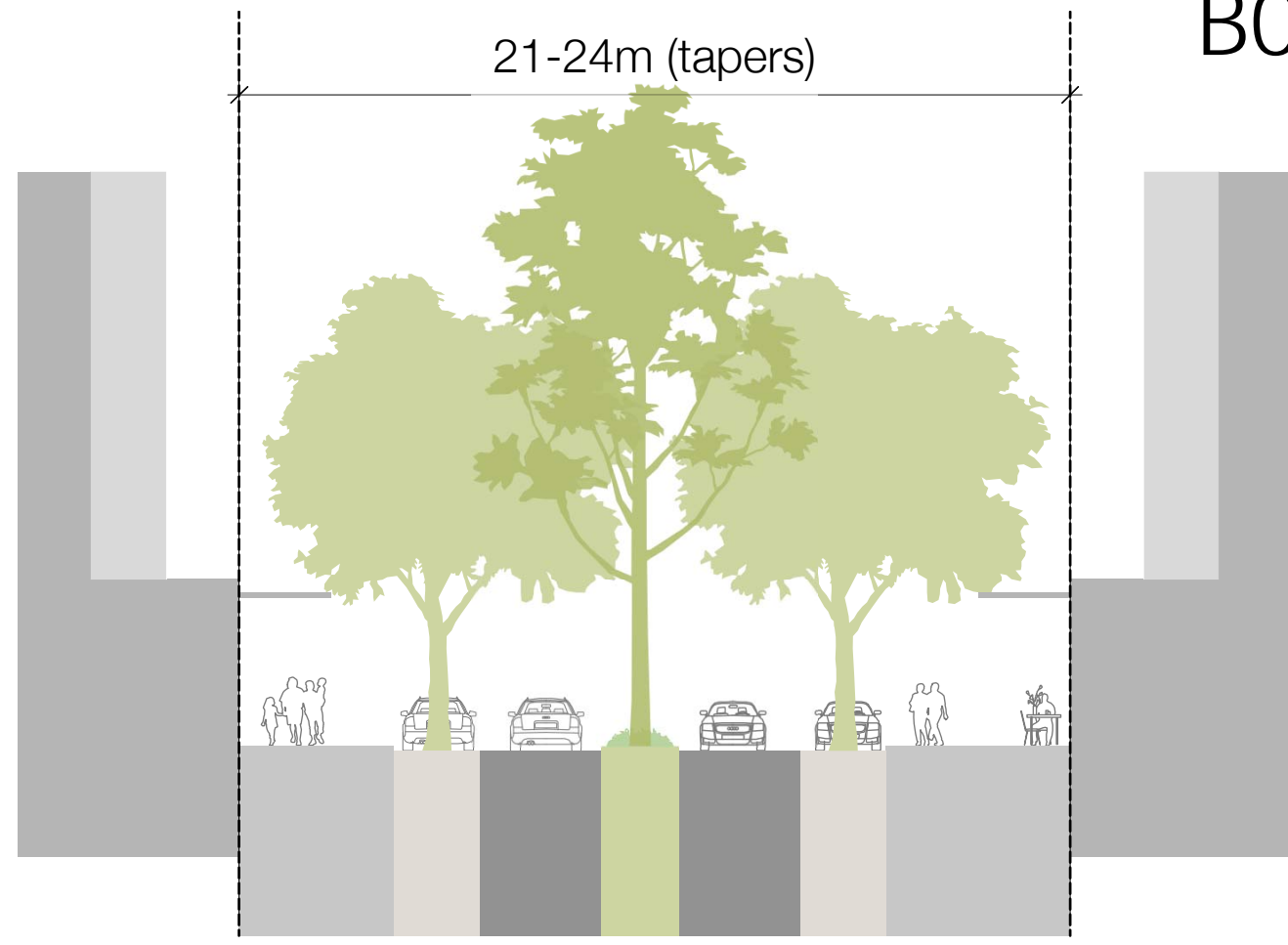
Wide footpaths encourage retail activation to spill out onto the footpath where cafe seating and the like might occur.

A triple row of trees is used to provide a large and lifted canopy and signify the importance of the street.

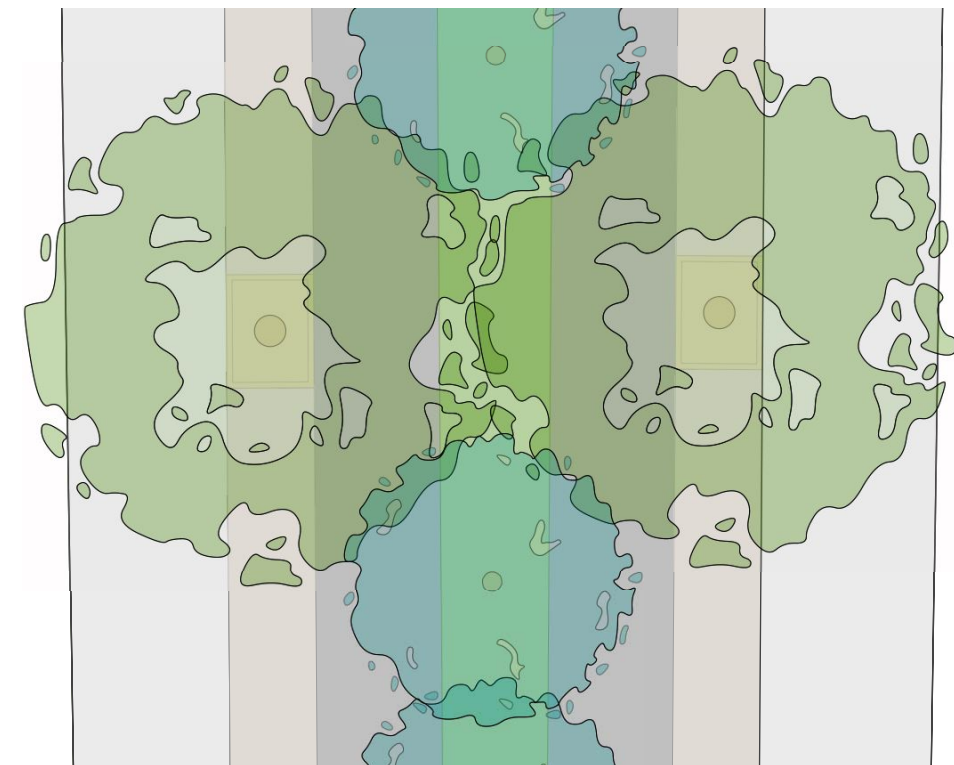
The planted median is utilised to reduce the impact on traffic to each footpath and encourage people to linger.



21-24m (tapers)



4.2 2.3 3.3 2.1 3.3 2.3 5



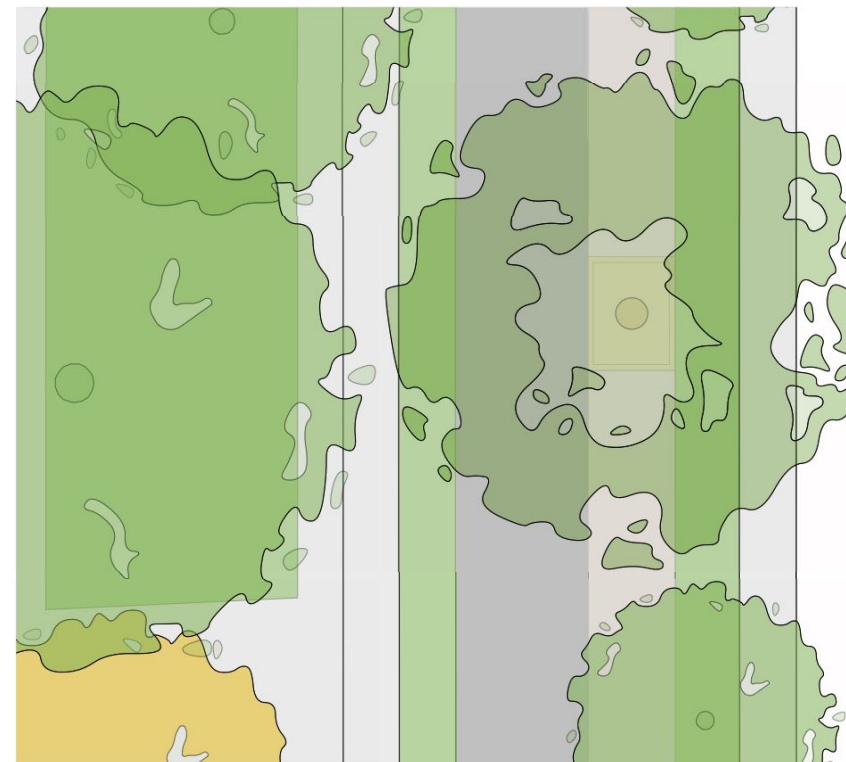
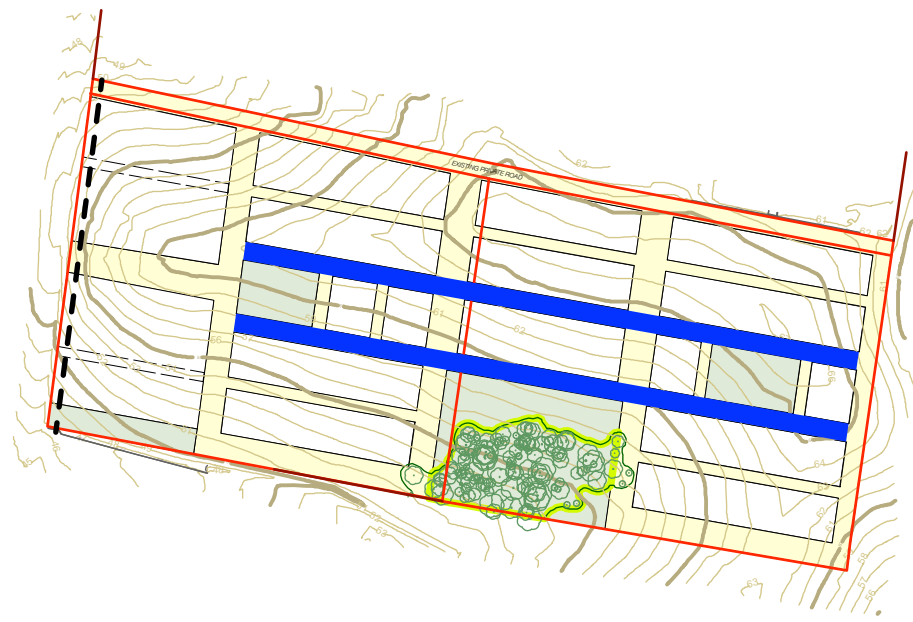
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B02

Paired Streets 12m

The paired streets operate as a pair and extend the connectivity of the main street to hug the Village Square and Hilltop park.

The pair of streets promote easy and legible movement across the site without encouraging through-traffic east to west, promoting a slow speed environment.



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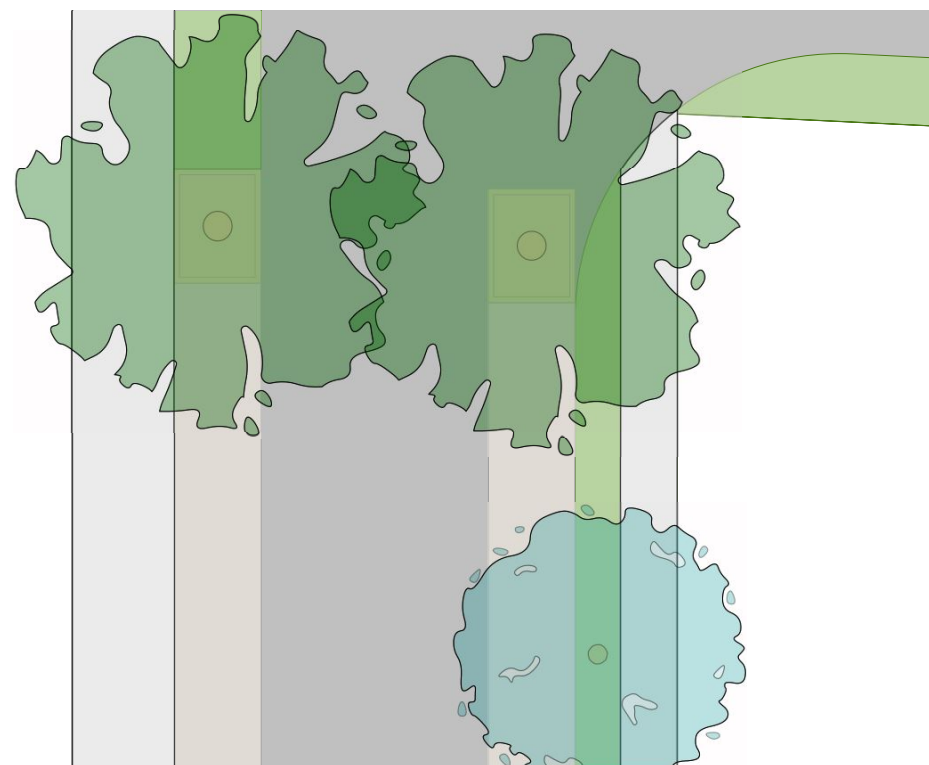
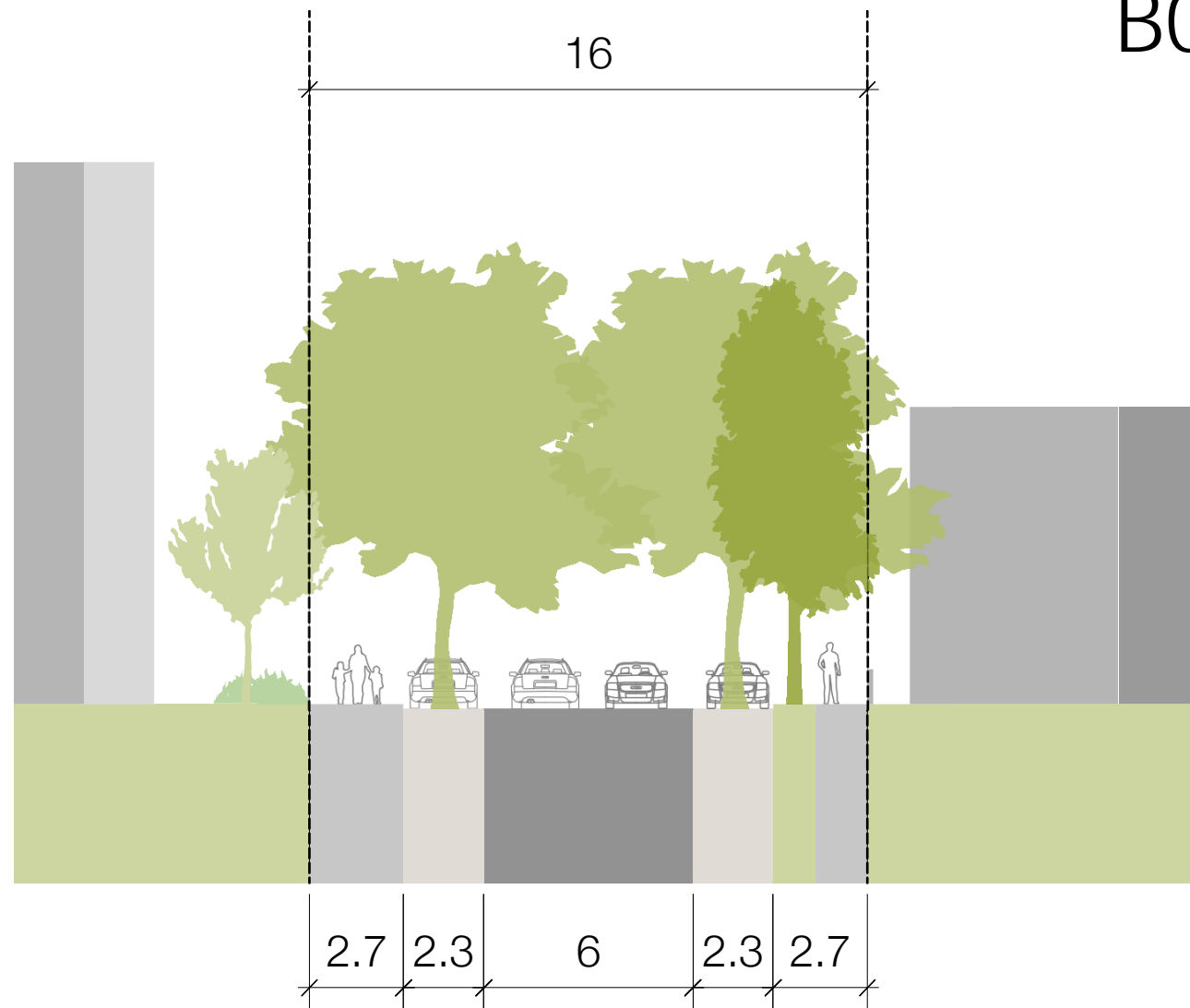
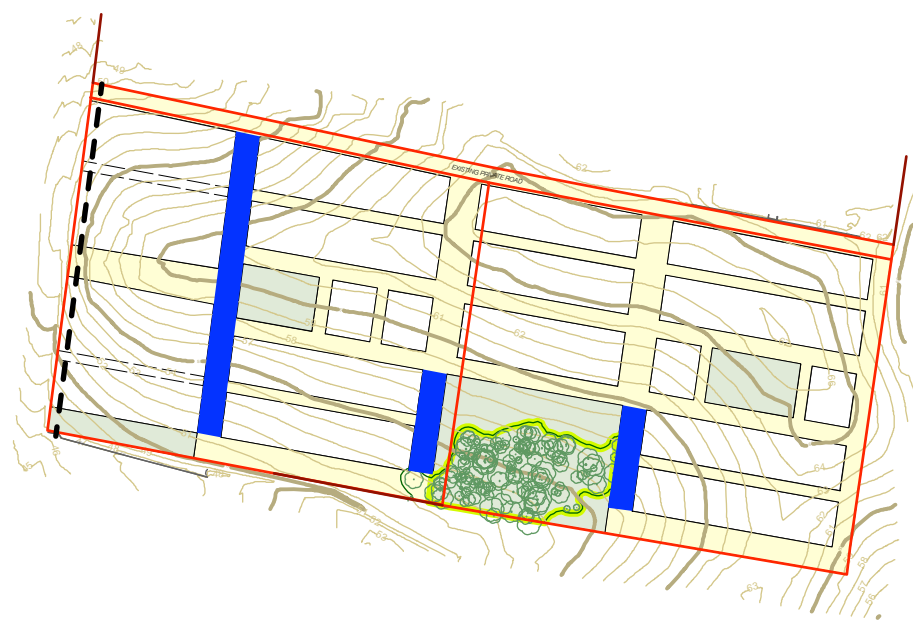
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B03

North-South Streets 16m

North-south streets are generous and short, and provide important address to open spaces. They connect the TAFE campus to the north to the new town centre core to the south.

In the west, the new street adjacent to blocks A and B can operate as a pair to O'Connell Street and provide visitor parking and an address to future apartments across from the Village Square.



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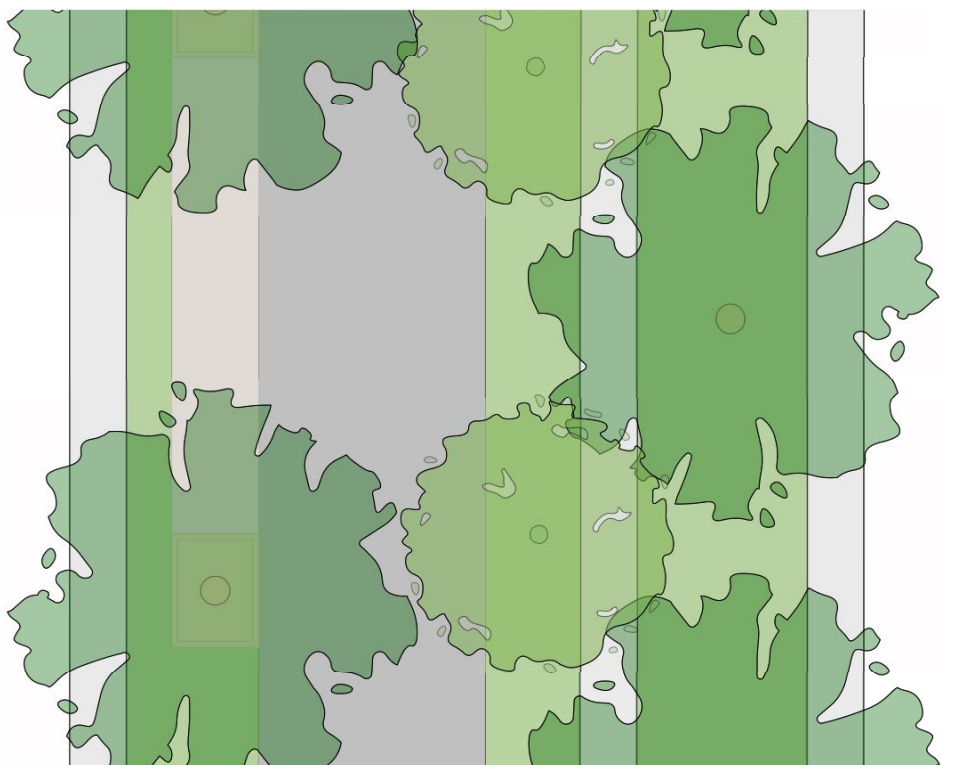
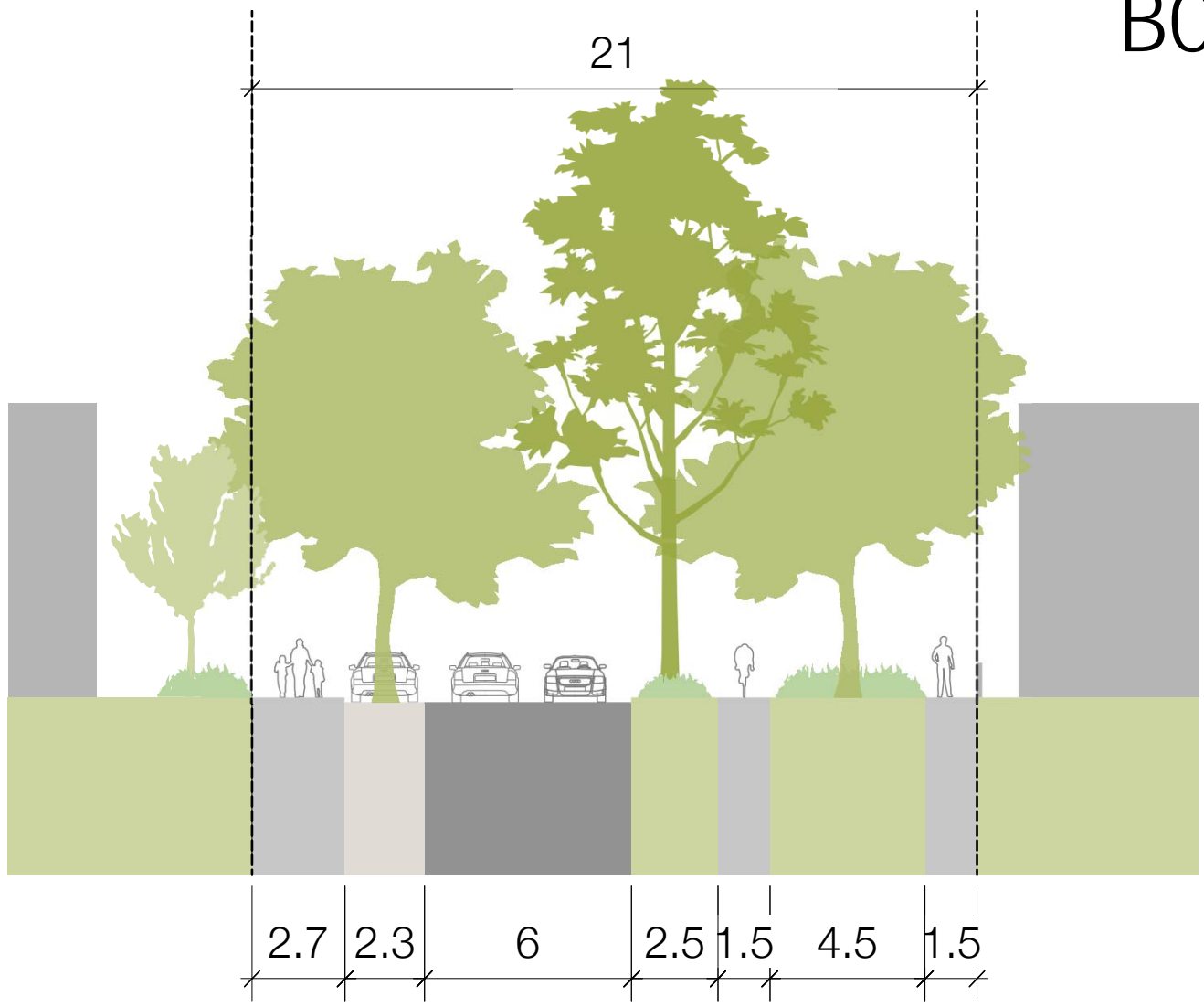
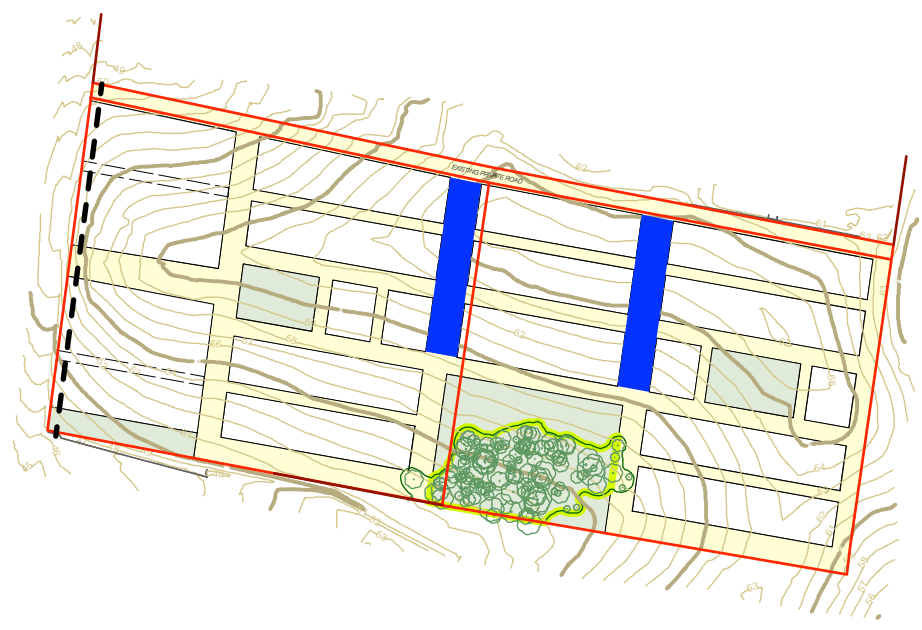
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B04

North-South Streets
21m

The widened north-south streets to the north of Woodland Park are designed to extend the green character of the park through the site to the north, providing generous and shady walking and cycling routes across the site.



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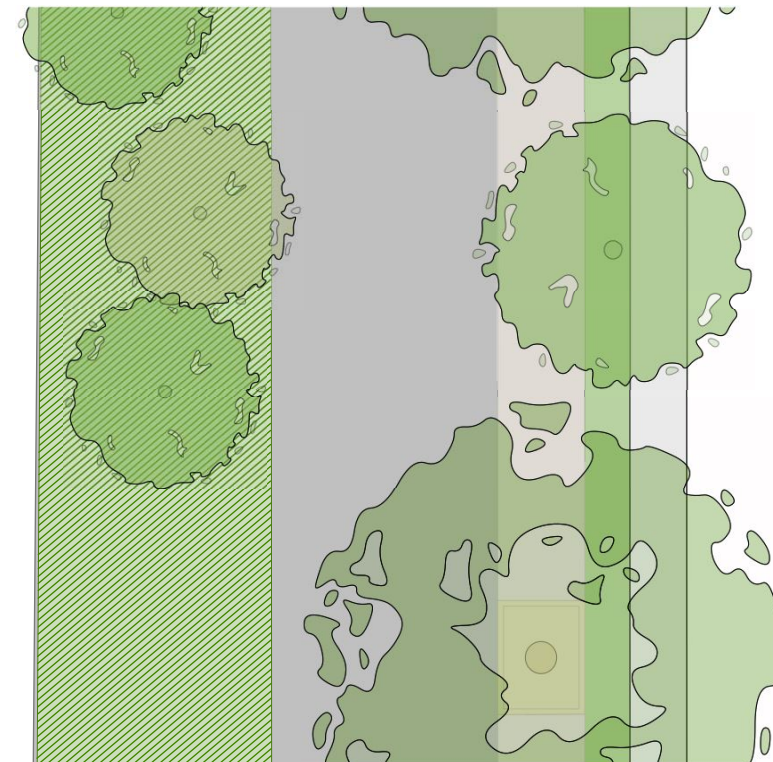
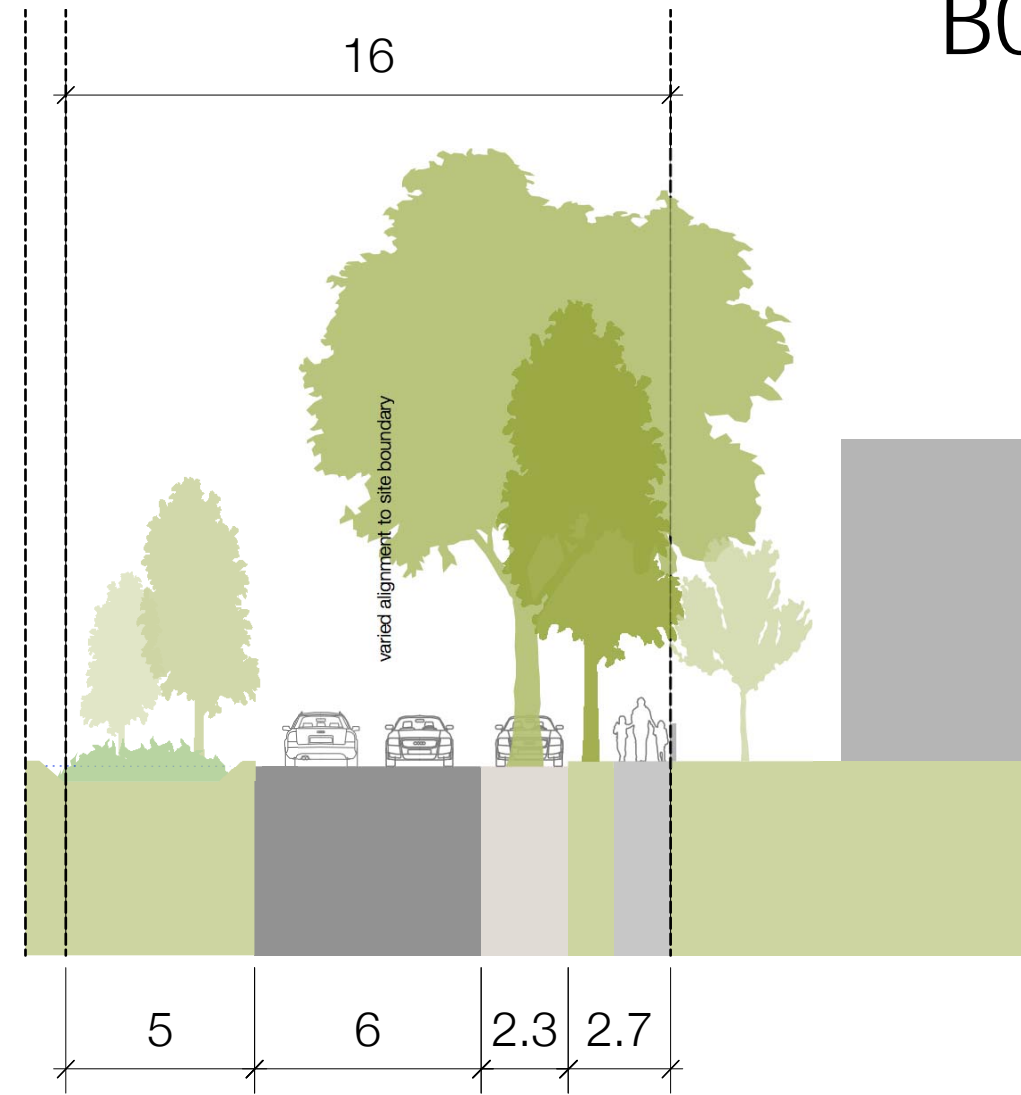
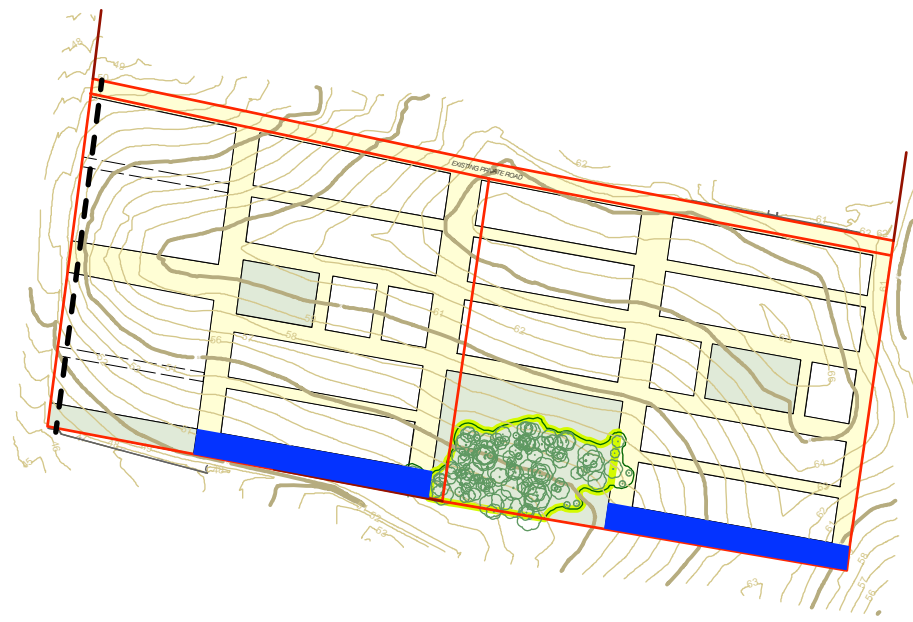
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B05

South Edge Street
16m+

The southern edge streets are designed to provide an open interface to the future town centre core and residential dwellings on the WSU site.

The southern verge of these streets is allocated to provide WSUD to treat and detain stormwater from within this site.



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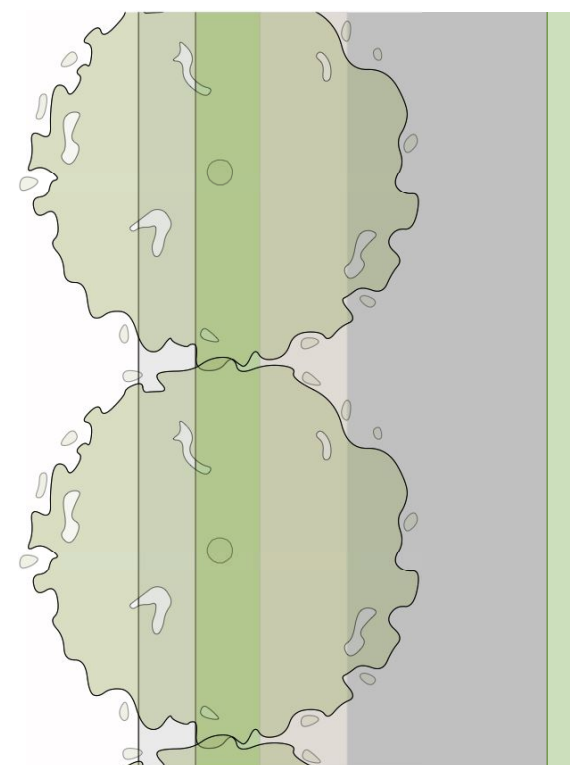
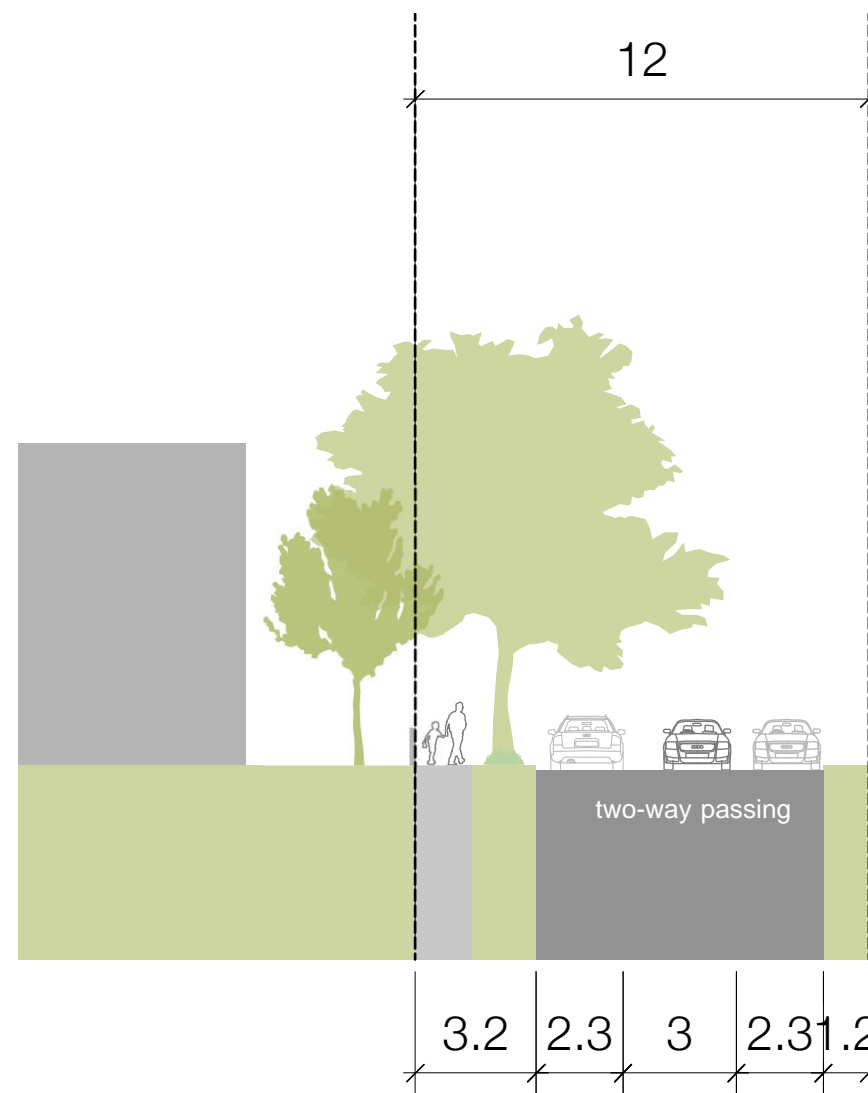
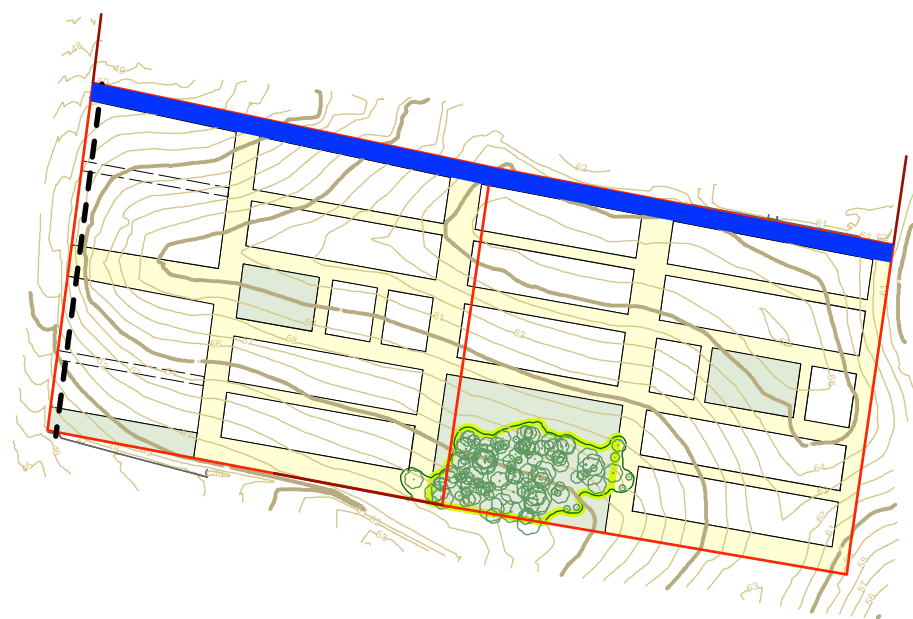
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DATE 24.01.2017
REV A

B06

North Edge Street 12m

The northern edge is open and anticipates potential extensions should the TAFE site expand or develop over time.

This open edge is critical in providing clear and safe pedestrian and cycle movements to the future town centre core to the south.



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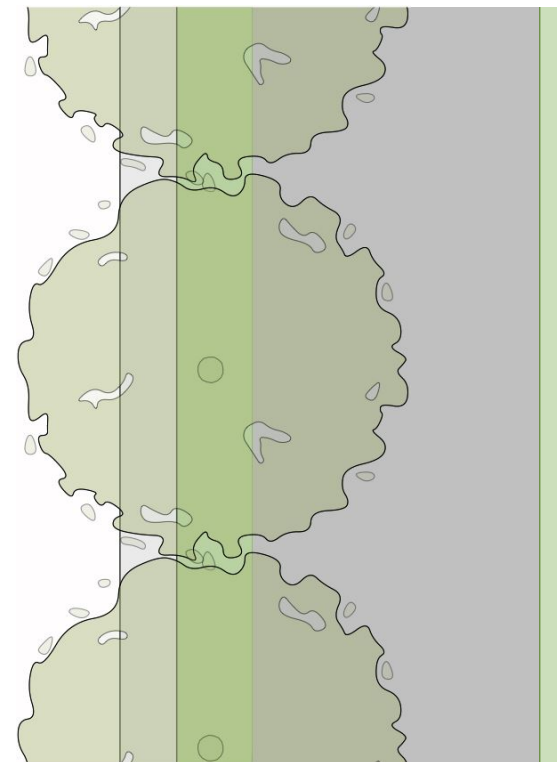
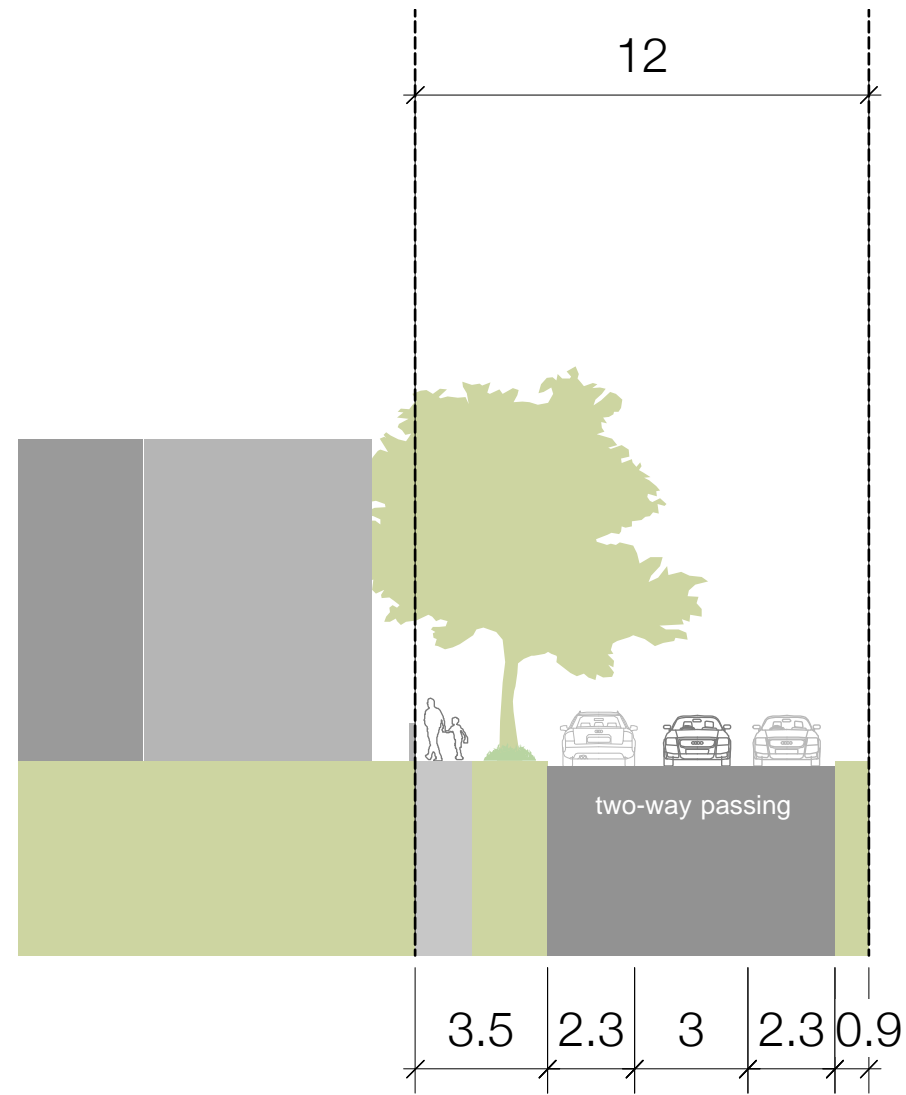
SCALE @ A3 1:200 @A3
DATE 24.01.2017
REV A

B07

East Edge Street 12m

The eastern edge is open and anticipates potential extensions should the WSU site expand or develop over time.

This open edge is critical in providing clear and safe pedestrian and cycle movements to the future town centre core near O'Connell Street.



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The subdivision pictured is indicative. The block structure is such that a range of calibrations are possible, resulting in a choice of housing types and lot sizes.

The approach to subdivision employed here provides a difference of type and form along streets within blocks, calibrated to park frontage and orientation.

At corners, larger lots with 2x semi-detached dwellings offer architectural difference to the more typical terrace runs within blocks.

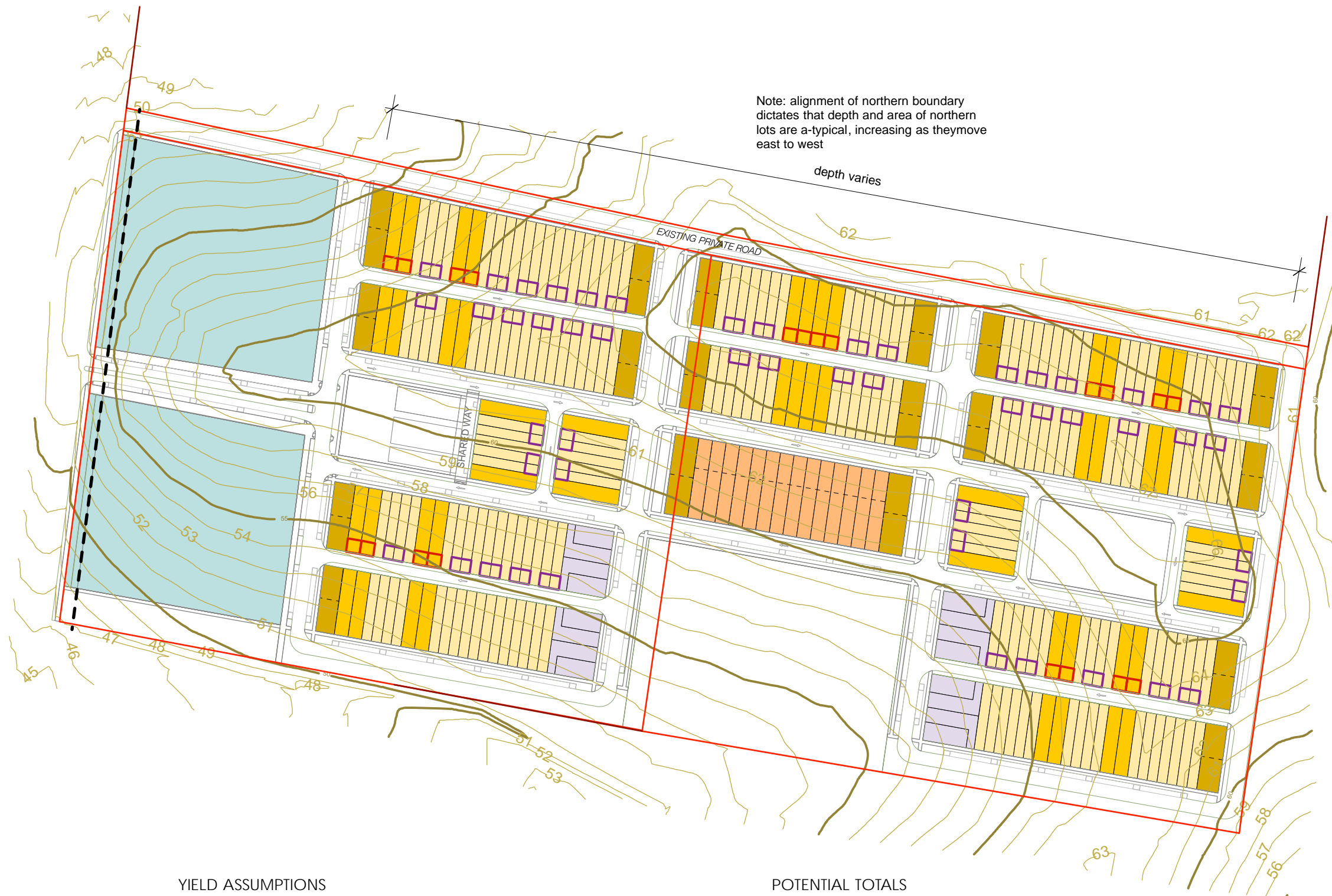
Around parks a number of building types are proposed to maximise the number of residents able to enjoy these spaces, as well as offer an array of architectural types and household types.

LEGEND

- existing boundary
- 6m required setback
- Division of dwellings within a paired lot

HOUSING TYPES

- 1 apartment (400, TCB)
- 2 single, attached (16)
- 3 park-front dual 6.2m (28)
- 4 terrace 6.2m (48)
- 5 terrace 4.5m (192)
- 6 paired housing >8m (36)
- 7 secondary dw'g 4.5m (50)
- 8 secondary dw'g 6.2m (20)



Note: alignment of northern boundary dictates that depth and area of northern lots are atypical, increasing as they move east to west

depth varies

YIELD ASSUMPTIONS

- 1) Apartments TBC
- 2) 3 bed + SLUG
- 3) 3 bed + tandem LUG (app 150sqm lot) / 2 bed + SLUG (app 73sqm lot)
- 4) 3 bed + DLUG
- 5) 2 bed + loft (3rd bed loft/study) + SLUG @75% / 2 bed + SLUG @25%
- 6) 3 bed + SLUG x2 per lot
- 7) studio/1 bed garage-top unit
- 8) studio/1 bed garage-top unit

POTENTIAL TOTALS

- A) 2 bed + SLUG (48+14) = 62
 - B) 3 bed (includes +loft/study)+SLUG (144+16+14) = 174
 - C) 3 bed + DLUG (48+36) = 84
 - D) studio/1 bed garage top (20+50) = 70
- = 320 dwellings + garage-top**

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C02

Typical Lots

A range of indicative typical and special lot types are distributed throughout the plan and include:

- 4.5m wide terrace lot, 30m depth, 135sqm
- 6.2m wide terrace lot, 30m depth, 186sqm
- 6.2m park-front dual, 36m depth, 223sqm (total)

A range of atypical types are located at corners and east and west of the central park.

Dual corner lot average an area of 243sqm, and parkfront single lots averaging 166sqm.



LEGEND

- existing boundary
- 6m required setback

HOUSING TYPES

- apartment
- single, attached
- park-front dual 6.2m
- terrace 6.2m
- terrace 4.5m
- paired housing >8m
- secondary dw'g 4.5m
- secondary dw'g 6.2m

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C03

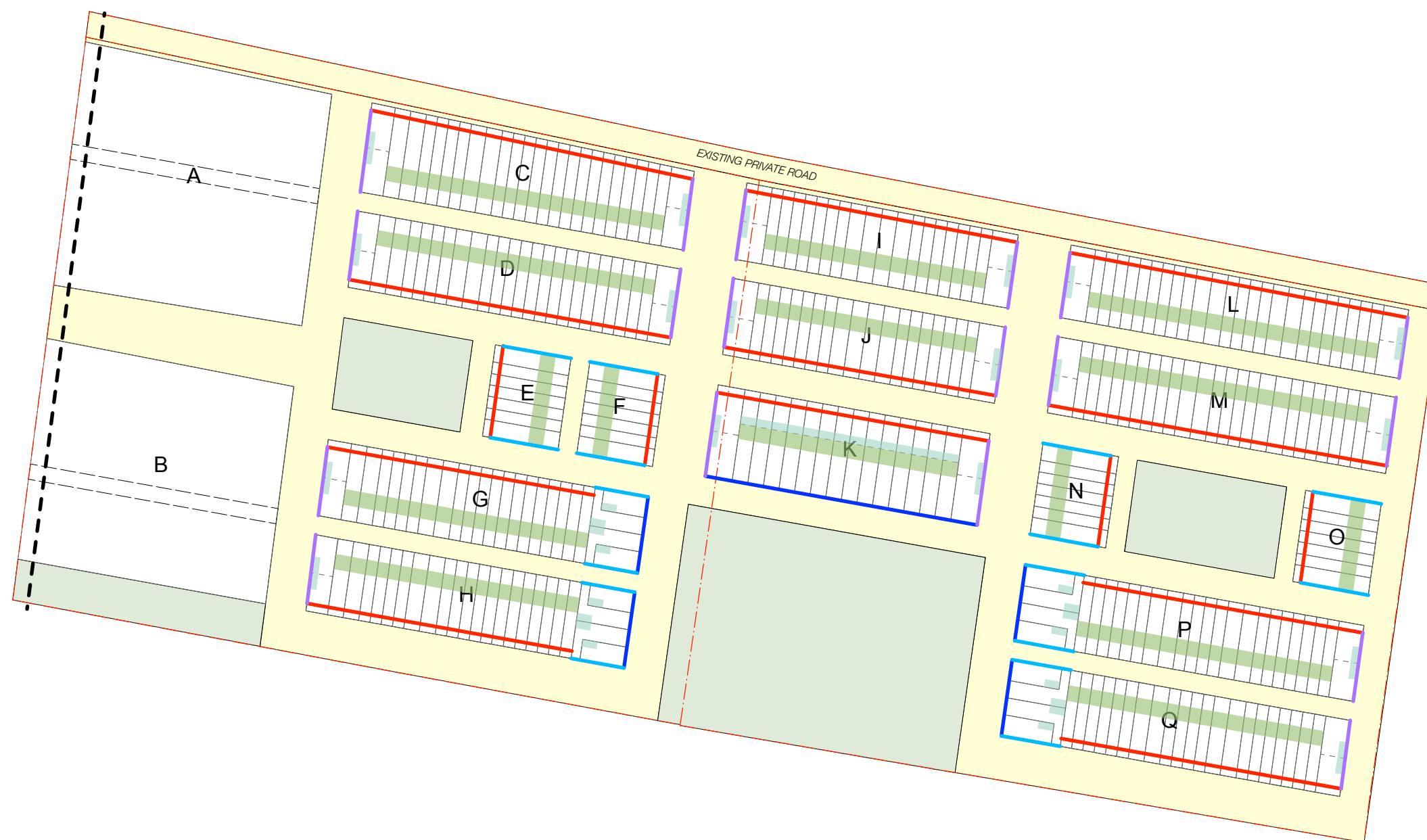
Built Form Controls Plan

The proposed built form controls have been extracted from a range of Penrith Council controls and adapted to the block dimensions and anticipated housing types.

Deep soil provisions have been detailed to provide consolidated landscape plantings within blocks for mature shade trees.

It is noted that consent is not sought for blocks A and B.

Subdivision is indicative.



LEGEND

- existing boundary
- 6m required setback
- 3m front setback
- 1.2m side setback
- 0m front setback (park-front)
- 0m setback (max. 75% footprint)
- garages generally 0m
- required deep soil zone, minimum 6m, boundary to boundary, per lot
- required deep soil zone, minimum 3m width/18sqm in area, per dwelling

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SECTION

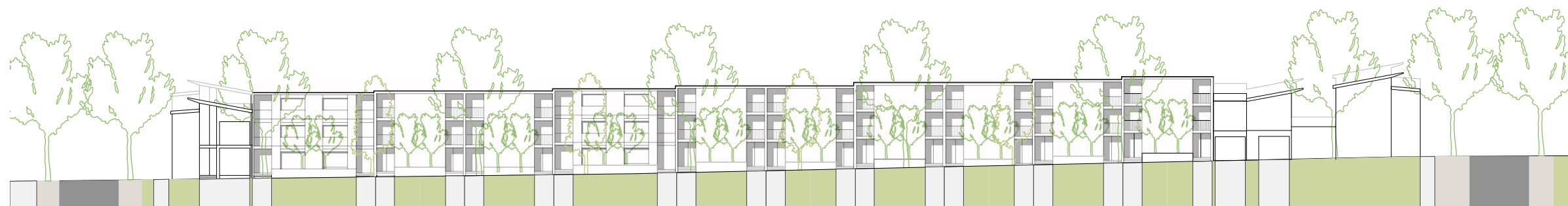
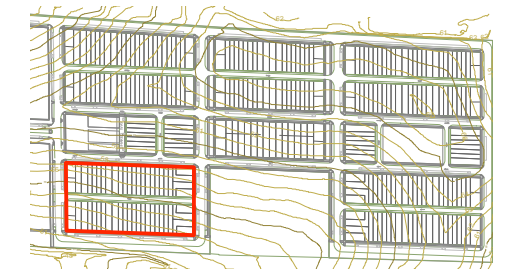
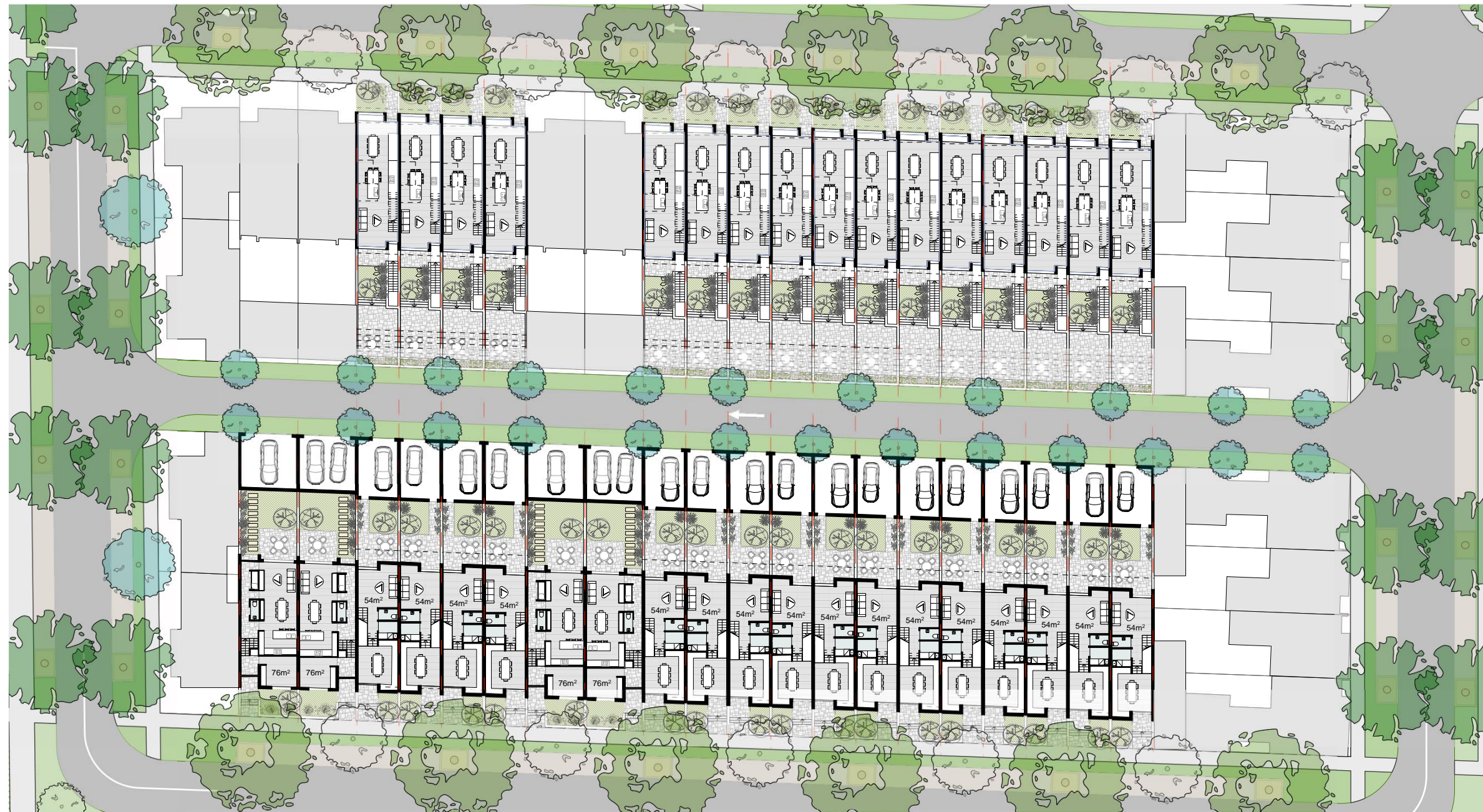
D01

Block SW

Housing design and yields shown are indicative to demonstrate design quality achieving solar access and privacy across the sloping site.

CWG Development reserve the right to alter the design and yield based on future market feedback and community requirements and the like.

Ground floors are shown



ELEVATION

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DATE 20.01.2017
REV A

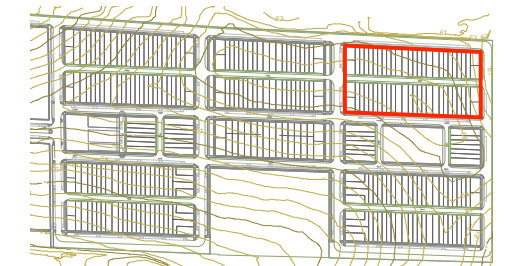
D02

Block NE

Housing design and yields shown are indicative to demonstrate design quality achieving solar access and privacy across the sloping site.

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Ground floors are shown



ELEVATION

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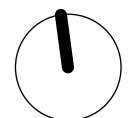
PROJECT

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DATE 24.01.2017
REV A



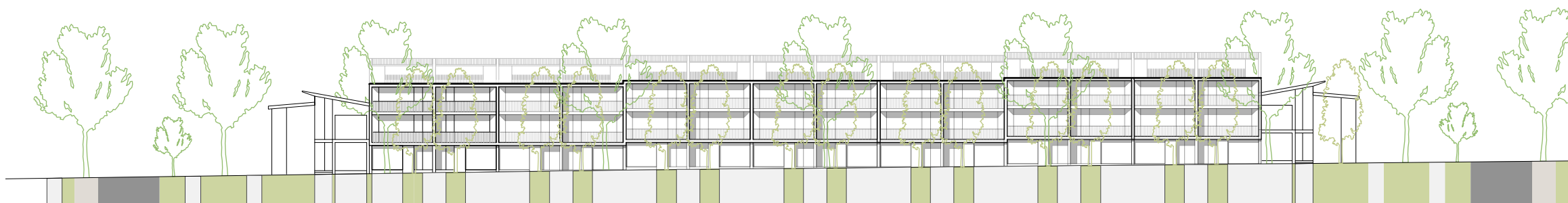
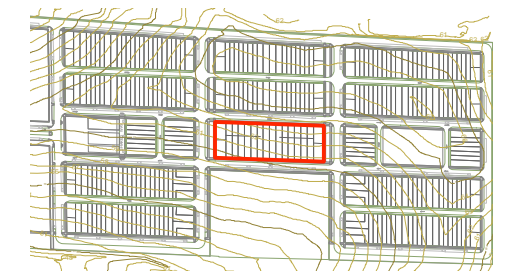
D03

Middle Block

Housing design and yields shown are indicative to demonstrate design quality achieving solar access and privacy across the sloping site.

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Ground floors are shown



ELEVATION

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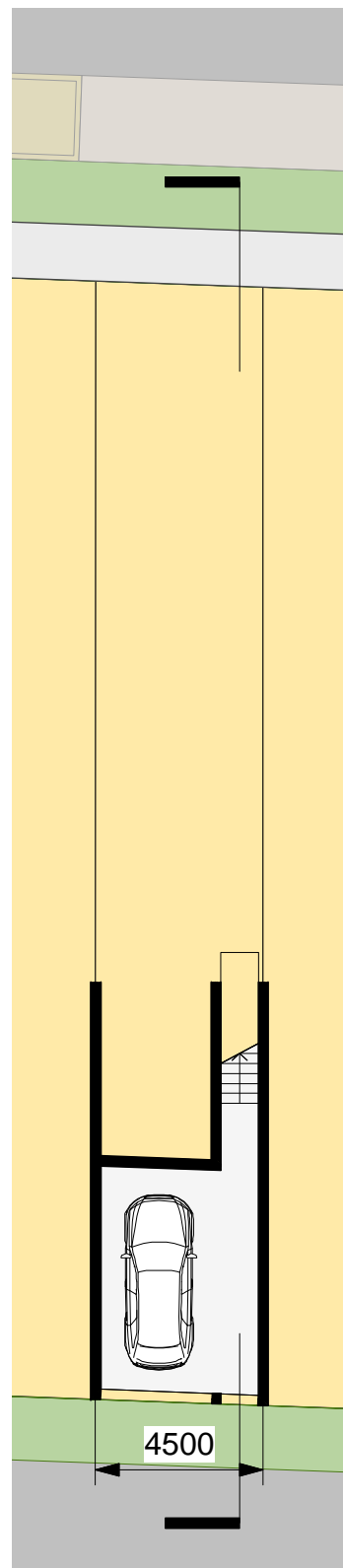
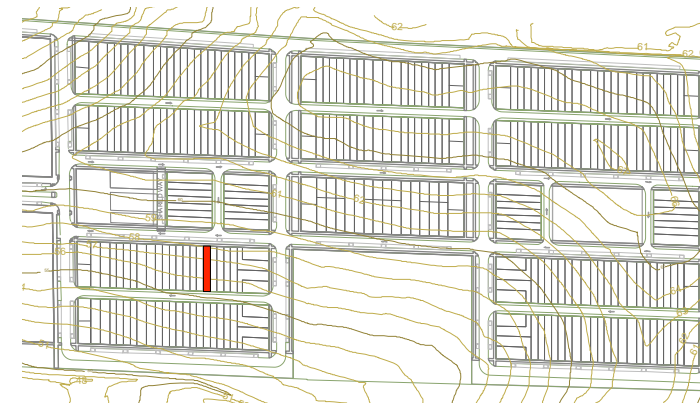


D04 Housing Typology

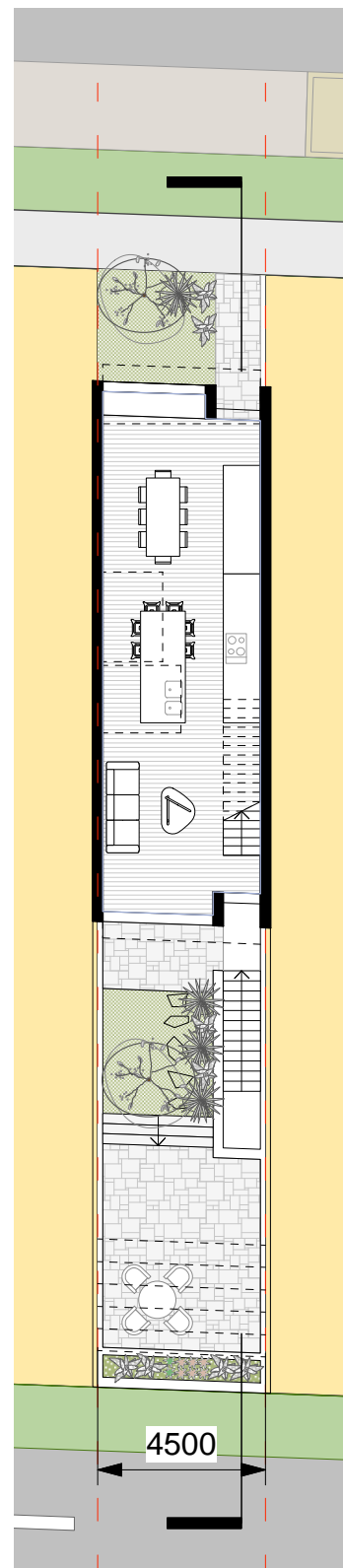
HOUSE TYPE - TERRACE 4.5m OPTION B

Lot size	4.5m frontage x 30m depth 135sqm
Orientation	North south
Bedrooms	Two(Three)
Bathrooms	Main bathroom, Ensuite
Cars	Single garage with storage
Living	Open plan living/kitchen/dining

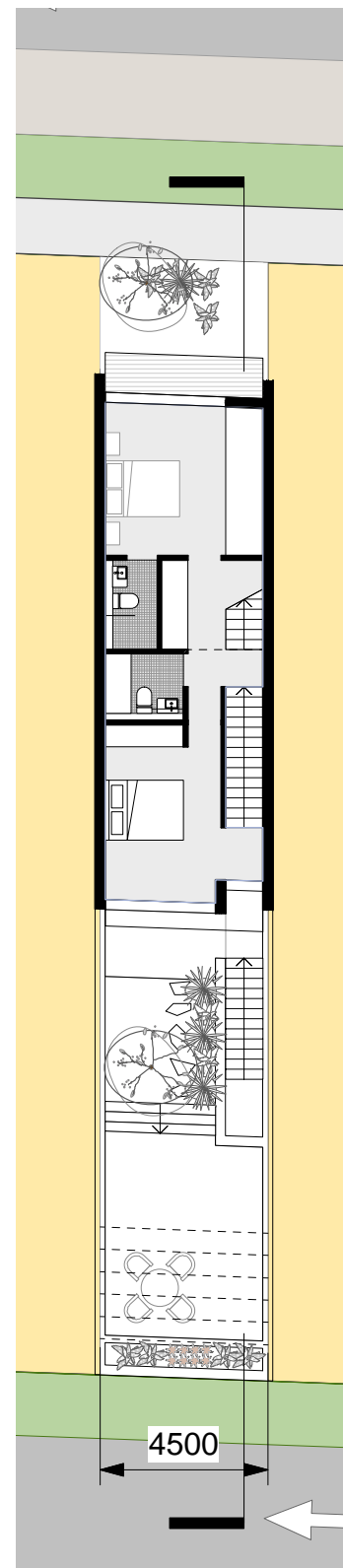
Areas	
Garage	Excluded
Ground	57.3m ²
First	51.8m ²
Upper	23.4m ²
<hr/>	
Total	109.1m ² (132.5m ²)
FSR	0.81:1



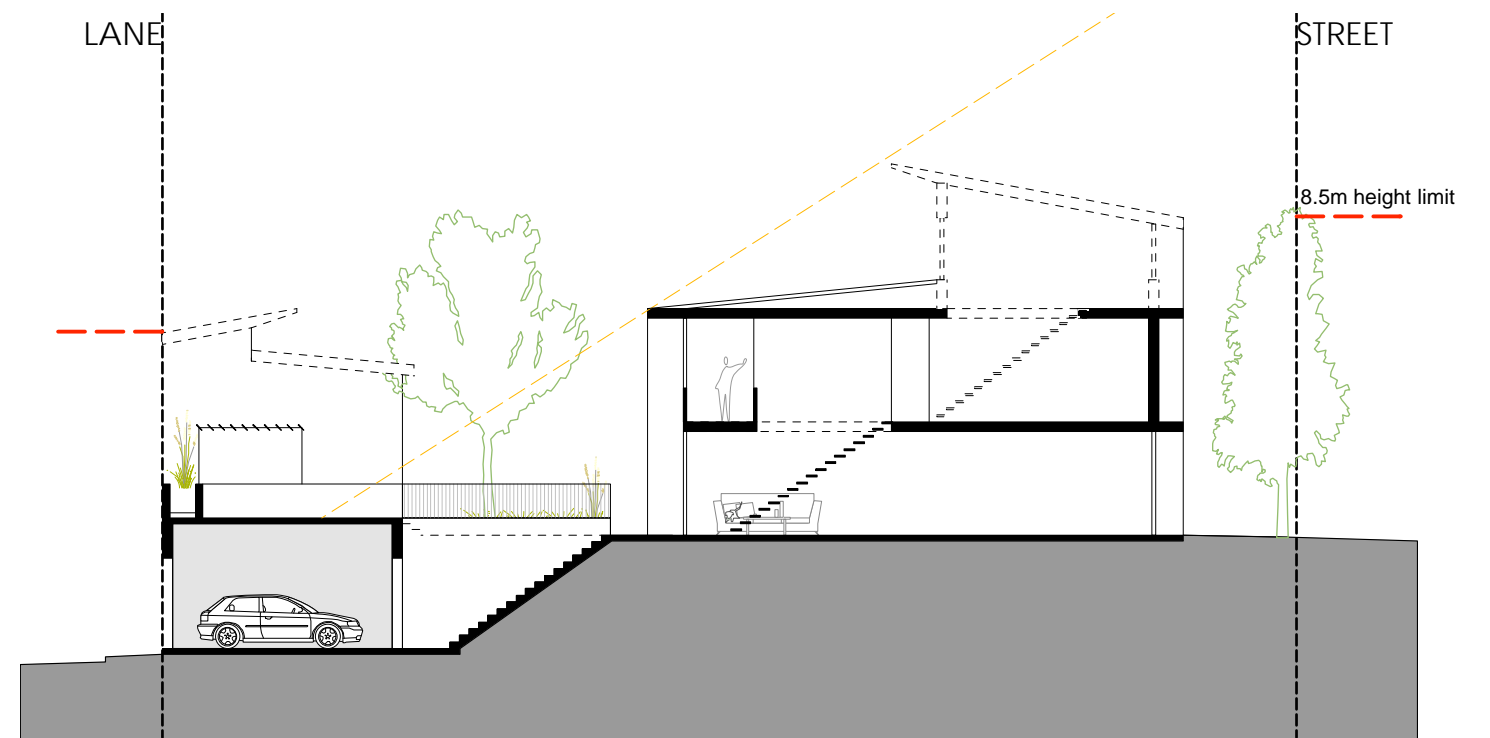
Lower Floor Plan



Ground Floor Plan



Level 1 Plan



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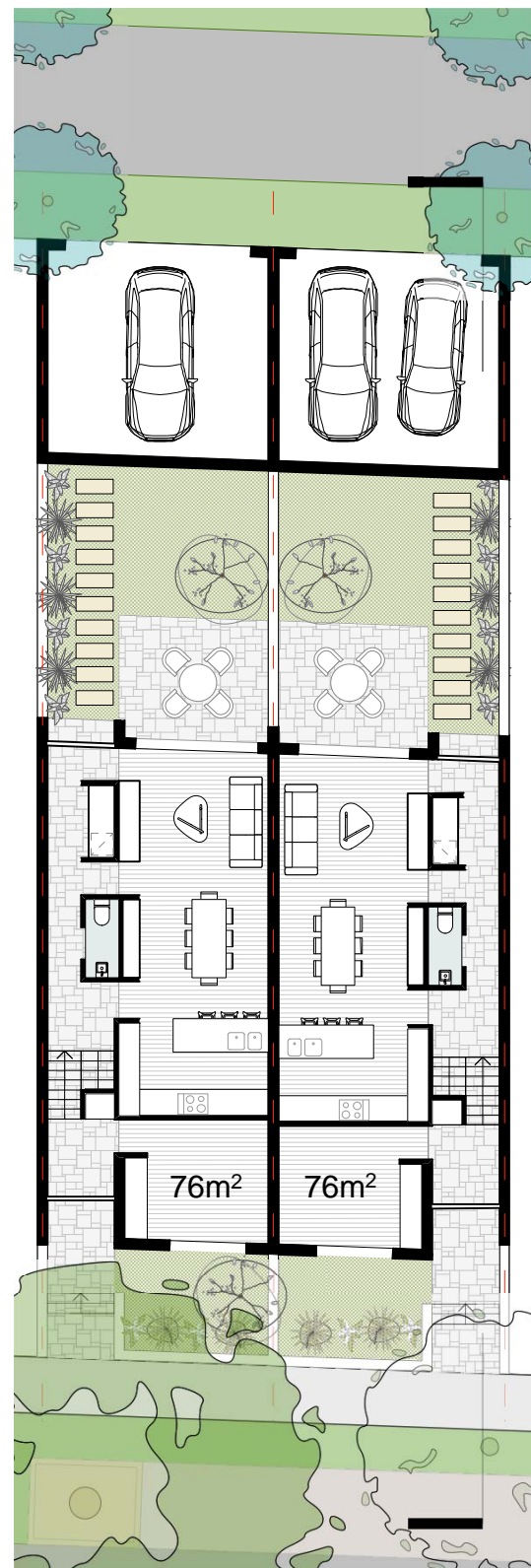
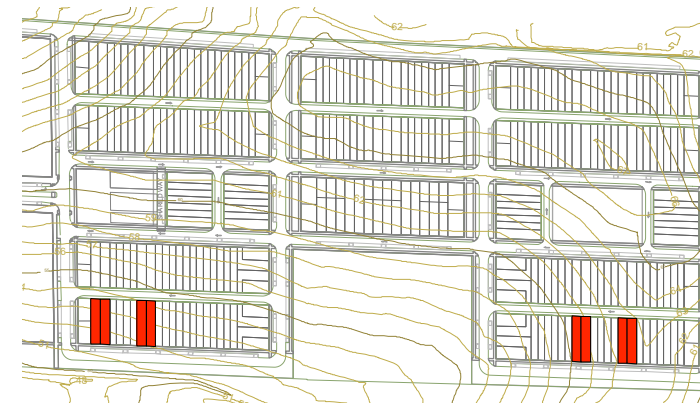
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DATE 24.01.2017
REV A



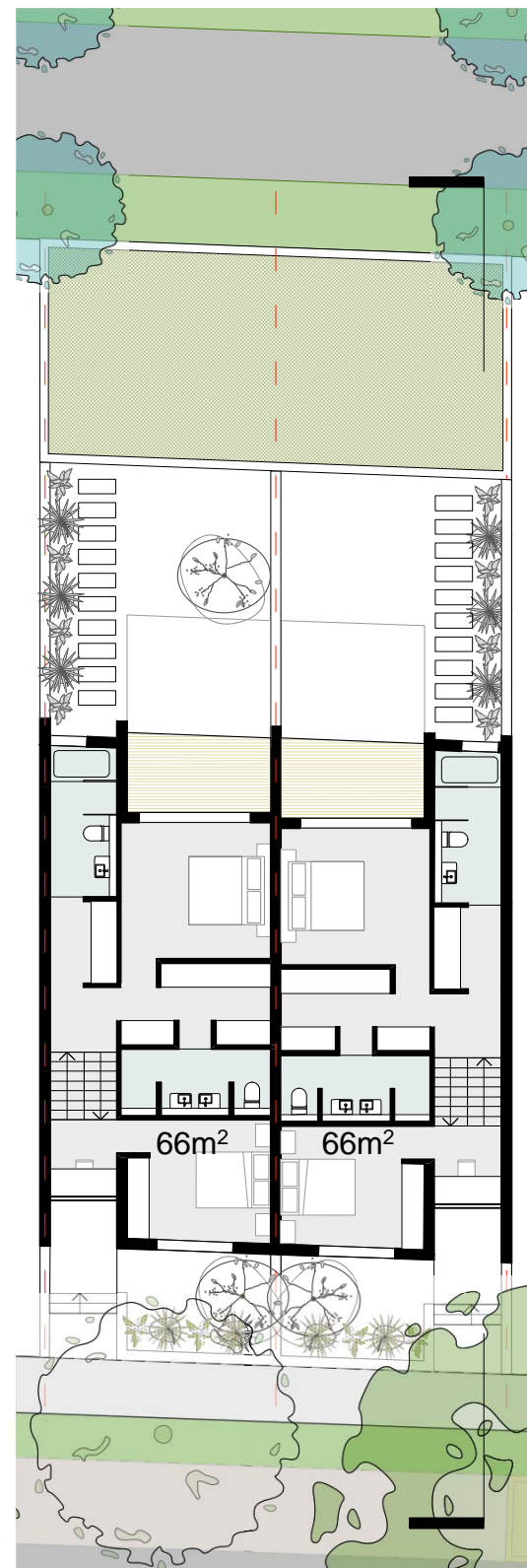
D05 Housing Typology

HOUSE TYPE - TERRACE 6.2m OPTION A

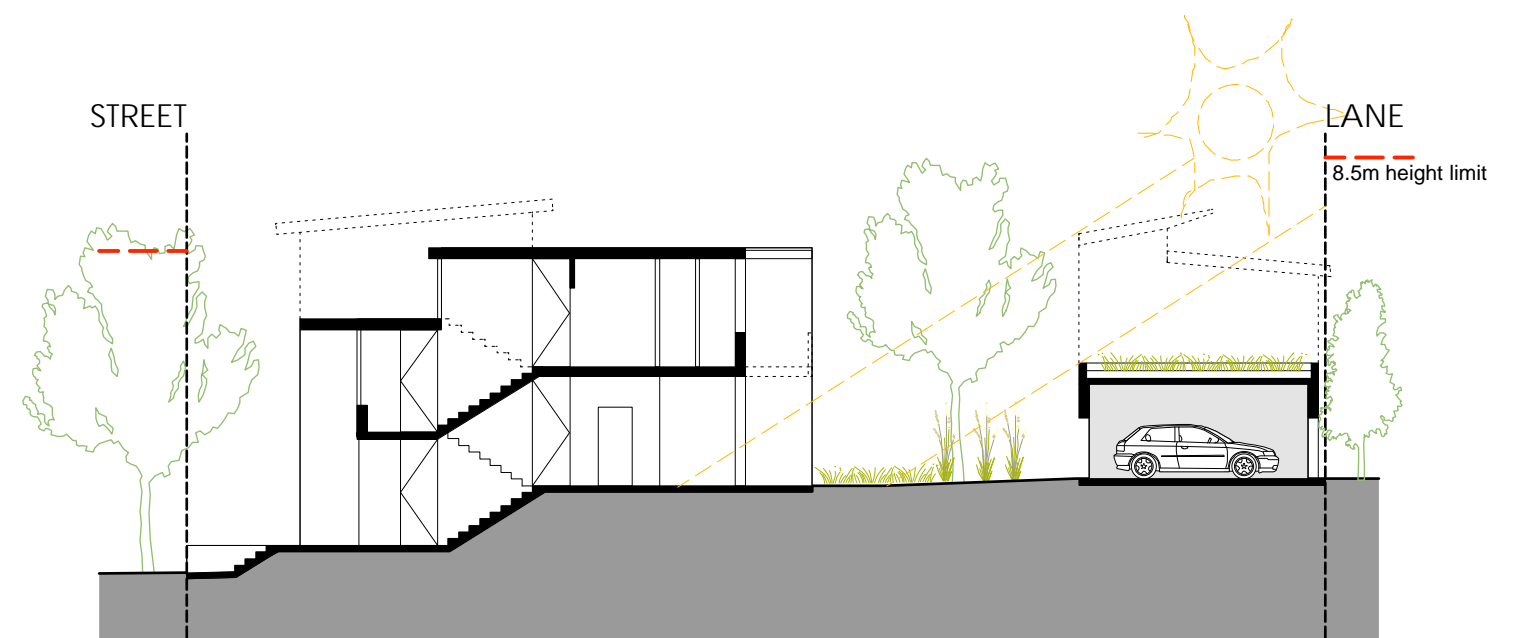
Lot size	6.2m frontage x 30m depth 186sqm
Orientation	North south
Bedrooms	Three (4 optional)
Bathrooms	Main bathroom, Ensuite, Powder Room
Cars	Double garage
Living	Open plan living/kitchen/dining
Areas	
Garage	Excluded
Ground	76m ²
First	66m ²
Upper	18m ²
Total	142m ² (160m ²)
FSR	0.76:1



Ground Floor Plan



Level 1 Plan



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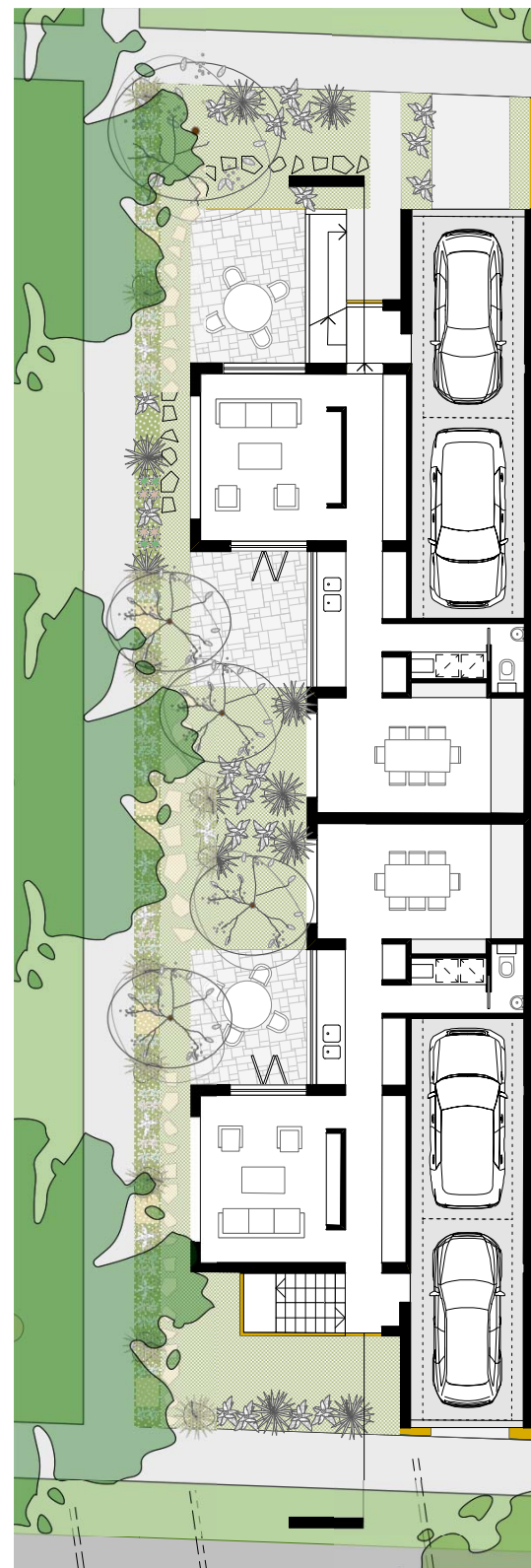
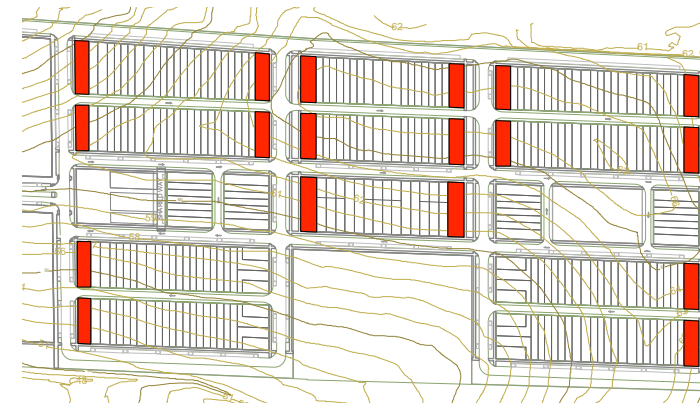
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REV A



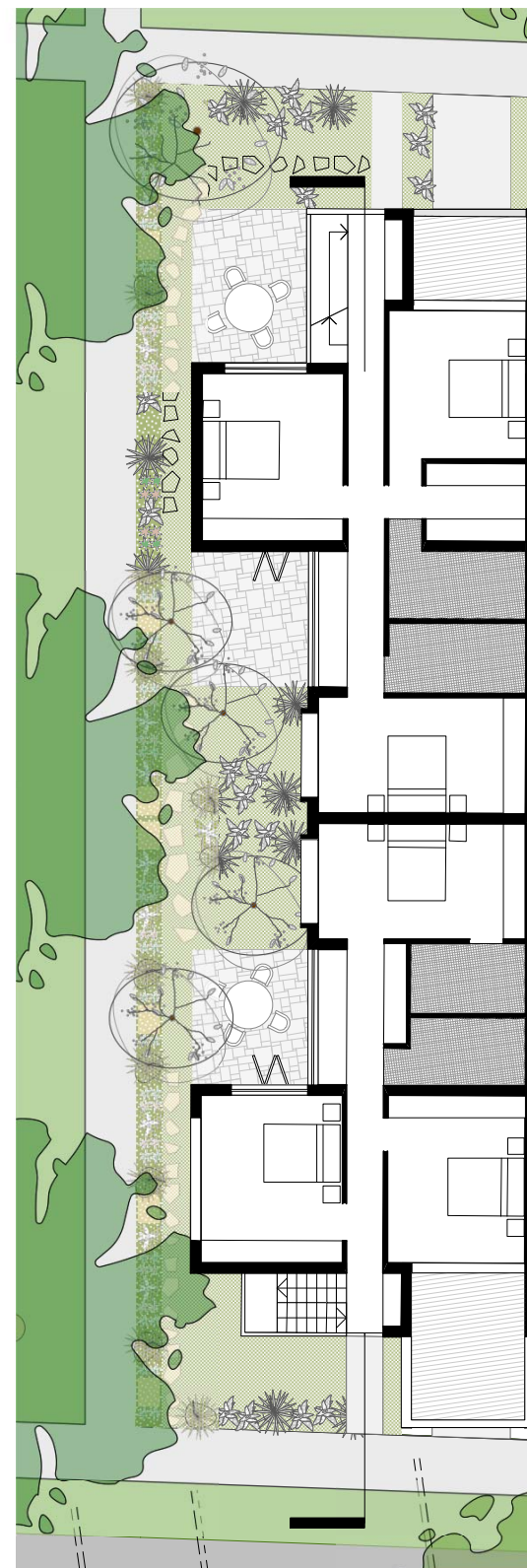
D06 Housing Typology

HOUSE TYPE - TERRACE/ DUPLEX

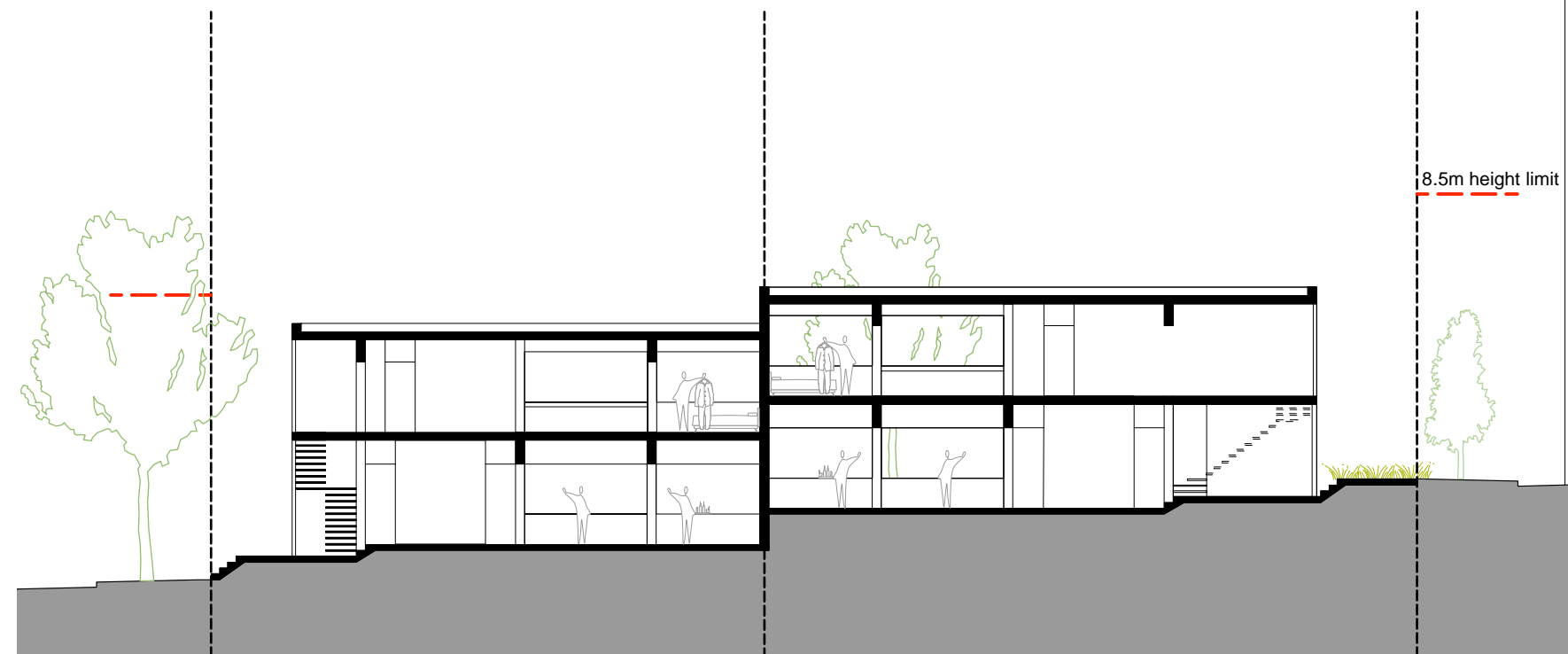
Lot size	varies 270m ² - 382m ²
Orientation	varies
Bedrooms	Three+
Bathrooms	Main bathroom, Ensuite
Cars	Tandem garage
Living	Living, kitchen + dining
<hr/>	
Areas	
Garage	Excluded
Ground	61.8m ² (varies)
First	82.5m ² (varies)
<hr/>	
Total FSR	144.3m ² (varies) varies



Ground Floor Plan



Level 1 Plan



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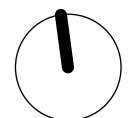
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Ground Floor Plan

Level 1 Plan

Level 2 Plan

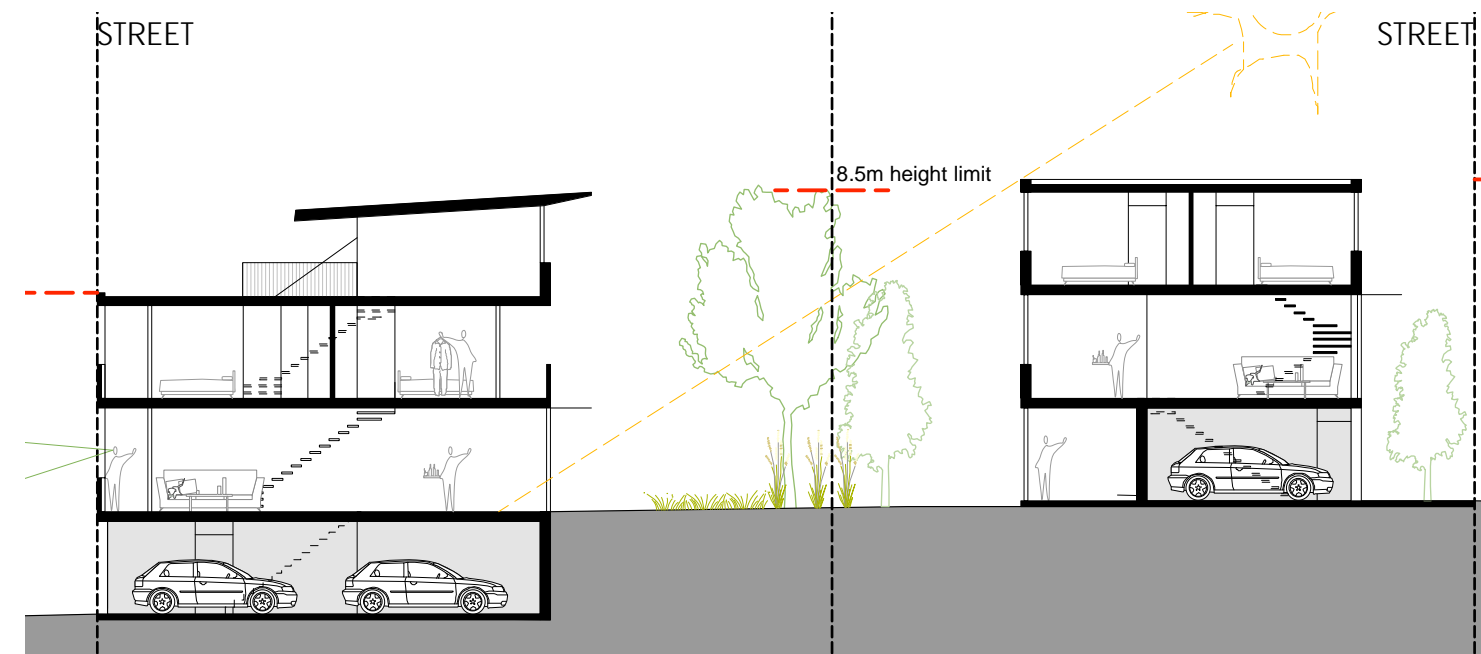
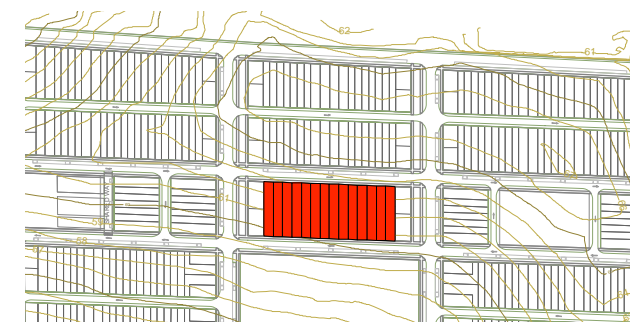
Level 3 Plan

HOUSE TYPE - TERRACE 6.2m OPTION C

Lot size	6.2m frontage x 19m(36m) depth 117.8m ² (232.2m ² total)
Orientation	North-South
Bedrooms	Two(Three)
Bathrooms	Main bathroom, Ensuite
Cars	Single garage with storage
Living	Open plan living/kitchen/dining
Areas	
Ground	7.5m ² (Garage excluded)
First	59.1m ²
Level1	53.5m ²
Level2	19.7m ²
Total	139.8m ²
FSR	

HOUSE TYPE - TERRACE 6.2m OPTION B

Lot size	6.2m frontage x 17m(36m) depth 105.4m ² (232.2m ² total)
Orientation	North-South
Bedrooms	Two
Bathrooms	Main bathroom, WC
Cars	Single garage
Living	Open plan living/kitchen/dining
Areas	
Garage Excluded	32.0m ²
Ground	
First	49.5m ²
Upper	45.0m ²
Total	126.5m ²
FSR	



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