

An aerial architectural rendering of the Circa Precinct development. The scene is captured at sunset, with a warm, golden light illuminating the sky and the buildings. The development features a mix of modern, multi-story commercial buildings with flat and slightly pitched roofs, interspersed with green spaces, trees, and winding roads. A large, open grassy area is visible in the foreground, surrounded by a road and more buildings. The overall atmosphere is one of a planned, modern urban environment.

CIRCA PRECINCT PRELIMINARY CONCEPT

FEBRUARY 2015
PREPARED BY FYFE PTY LTD

 **Mulpha NORWEST**



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EXECUTIVE SUMMARY	01
1.0 CONTEXT	05
1.1 BACKGROUND AND PURPOSE	05
2.0 THE INNOVATIVE VISION	09
2.1 CIRCA VISION	09
2.2 OBJECTIVES	10
2.3 KEY DELIVERABLES IN BRINGING CIRCA PRECINCT TO LIFE	11
2.4 THE NEW WORK FORCE	12
2.4.1 Place Making- Circa's sustainable commitment	13
3.0 KEY ISSUES	14
3.1 HERITAGE CONTEXT AND VIEWSHEDS	14
3.1.1 Two Main Heritage Initiatives	15
3.2 INTERFACE WITH NEIGHBOURS	16
3.3 ADDITIONAL ALTERNATIVE TRANSPORT OPTIONS	16
3.4 PERMEABILITY	17
3.5 ECONOMIC, SOCIAL AND ENVIRONMENTAL SUSTAINABILITY	17
4.0 CONCEPT & OPPORTUNITIES	18
4.1 CONCEPT	18
4.1.1 Development Metric and Key Design Parameters	19
4.2 PROPOSED LEP/DCP CONTROLS	21
4.3 CIRCA PRECINCTS AND THEIR "ONE COMMUNITY"	22
4.3.1 Circa Commercial	22
4.3.2 Circa Retirement Living	24
4.3 POTENTIAL ENHANCEMENT OPPORTUNITIES	26

Mulpha Norwest Pty Ltd (ACN 000 004 633) formerly
Norwest Ltd. Referred to in this document as Mulpha
NORWEST

EXECUTIVE SUMMARY

Mulpha NORWEST (previously Norwest Ltd) is very proud of its foresight and achievements presiding over the delivery of a trail blazing project of national significance. The International Award winning Norwest Business Park is widely recognised as the most successful integrated campus-styled employment and residential park in Australia. Achievement of the outcomes now evident on the ground have been derived from visionary thinking, adaptation to meet changing market demands and a continuing commitment to quality design and amenity.

Mulpha NORWEST is now developing its vision for the Circa Precinct and seeks to work with both the State Government and the Hills Shire Council to evolve and deliver a superior outcome for this precinct. This vision must take full advantage of the unique aspects of this premier location within the North West Rail Link Corridor.

Since its inception in 1987, Norwest Business Park has been a landmark project for North West Sydney, providing a major employment and diversified residential node for the region. It encompasses residential and commercial elements, with a wide range of retail, recreation, community, business and spiritual facilities.

The construction of the North West Rail Link and the stations at Bella Vista and Norwest are the catalysts for a quantum shift in the development parameters for the locality.

By putting more people and jobs in close proximity to that rail infrastructure, the opportunity exists to improve public transit utilisation, reduce private vehicle trips and improve travel times for a substantial sector of the population.

The Circa Project can capitalise on this opportunity because it is largely undeveloped and therefore provides significant immediate development capability. It has the potential to deliver more than **450,000m²** of floorspace in a range of forms and uses, over **25,000** additional jobs and more than **1,000** residents (served apartments, aged care and retirement) as well as the services and facilities to serve this employment and resident population.

Circa Precinct Vision



“Circa Precinct will be an inspiring, innovative environment where businesses, staff, customers and visitors experience a burst of life, passion and growth. Circa will plant the seed within the Business Park that will grow into a fully integrated community that optimises the advantages of the modern workforce encompassing five generations working together.

Circa Precinct will be a vibrant new age community based around a mixed use urban environment which embraces, harnesses and builds on the skills, attributes, and shared backgrounds and experiences of its community. It will encourage a quality lifestyle expected by modern communities, with lifelong learning and an integrated intergenerational workforce that collectively sparks innovation and creativity.”

Objectives

“
To be at the forefront of the future work/life culture
”



“
To deliver a physical, mental and emotional environment that will encourage and stimulate "innovation and creativity"
”

“
To build a community, a sense of belonging and ownership of the future.
”



EXECUTIVE SUMMARY



Circa Residential



Central Piazza

Key Deliverables In Bringing Circa to Life

The vision and objectives for the Circa Precinct will be achieved through the following key deliverables:

- **integration of the heritage** area to educate and illuminate through experience people's awareness of their place in the time continuum;
- **connectivity** of the people through true integration of businesses, staff, visitors and residents, a breakdown of the exclusiveness of typical business centres and a breakdown of retirees being separated from the community;
- **contemporary space** creation and built form that encourages a paradigm shift in the working console;
- a **mixed use environment** that generates a diversity of users, and subsequently a wide variety of thoughts and ideas;
- a **stimulated population** led by a full-time Community Facilitator - real and active place-making that creates a vibrant, active, engaged and enthusiastic business and residential community; and
- **inspirational public spaces** to spark interest, attract visitors, generate movement and colour and promote thought.

EXECUTIVE SUMMARY

Area and Use Description

Circa Precinct will comprise:

- a **central plaza** for public gatherings, interaction and performances;
- a **commercial core** of office buildings and business activities;
- **ground floor activation** of the commercial core with small scale **retailing, cafes, restaurants, bars and entertainment** venues;
- additional activation through **cinemas, clubs, function centre/conference** centre and supported by **community, education and recreation facilities, gymnasium, child care centre, medical facilities** etc.;
- high quality **landscaped settings** with an emphasis on **pedestrian movement, comfort and spaces**;
- a surrounding commercial precinct comprising low/medium/high rise **office buildings, high technology and research centres**, consulting rooms, health facilities, and/or education establishments;
- a **retirement village** comprising independent living units and supported age care, with a comprehensive range of services and providing a residential interface to the existing community to the south;
- **serviced apartments** and possible inclusion of **residential apartment living** in a mixed use environment, enhancing integration of heritage and public open space, taking maximum advantage of proximity to retailing, employment services and transport facilities;
- provision of alternative movement system options, including bus bays for a **shuttle service** between the train stations and the Circa Commercial Core and extensive **cycle and pedestrian networks** that link to the adjacent **T way** stop, to surrounding suburbs and to key recreation and transport infrastructure; and
- a sensitive and suitable **interface to Bella Vista Farm Park**.

The Circa Precinct concept envisages:

- increased densities and building heights;
- stronger definition of streetscapes and public spaces;
- high quality and high amenity public realm;
- activation of ground level floorspaces and interaction of residential and non-residential uses; and
- reduced reliance over time on private motor vehicles for internal movements through strategies such as:
 - » improved pedestrian and cycle networks; and
 - » reduced car parking provision in association with an internal shuttle bus service to provide linkages to Bella Vista and Norwest Railway Stations.

Circa's commitment to evolving quality and long term maintenance is assured via three initiatives that are without cost to local authorities:

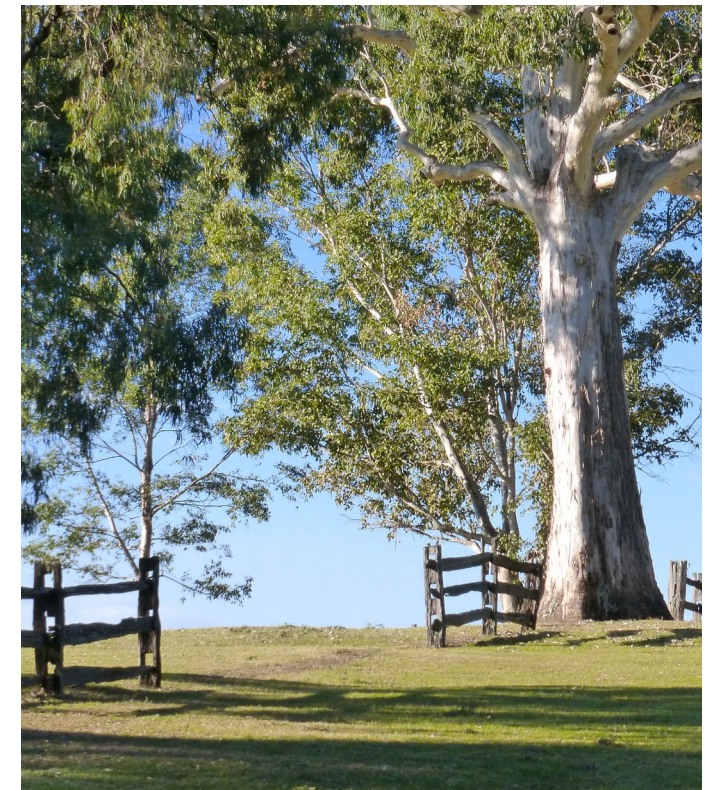
- The design governance of the precinct through the Norwest Association and its Master Scheme.
- The public realm and landscape maintenance by the Norwest Association that is fully funded by the land owners to ensure all creek systems, lakes, parks and streetscapes are constantly maintained to the highest levels.
- Circa's own community title scheme that fully self funds the maintenance and landscaping of the commercial core area including its piazzas, park and artwork.



Aerial view of Norwest Business Park



Source: Bella Vista Station Structure Plan - Sep 2013



Bella Vista Farm Park



1. CONTEXT



Brickworks at Circa, prior to development

1.1 Background and purpose

Mulpha NORWEST has been developing the International Award winning Norwest Business Park, a unique urban plan and private enterprise land development, for almost three decades.

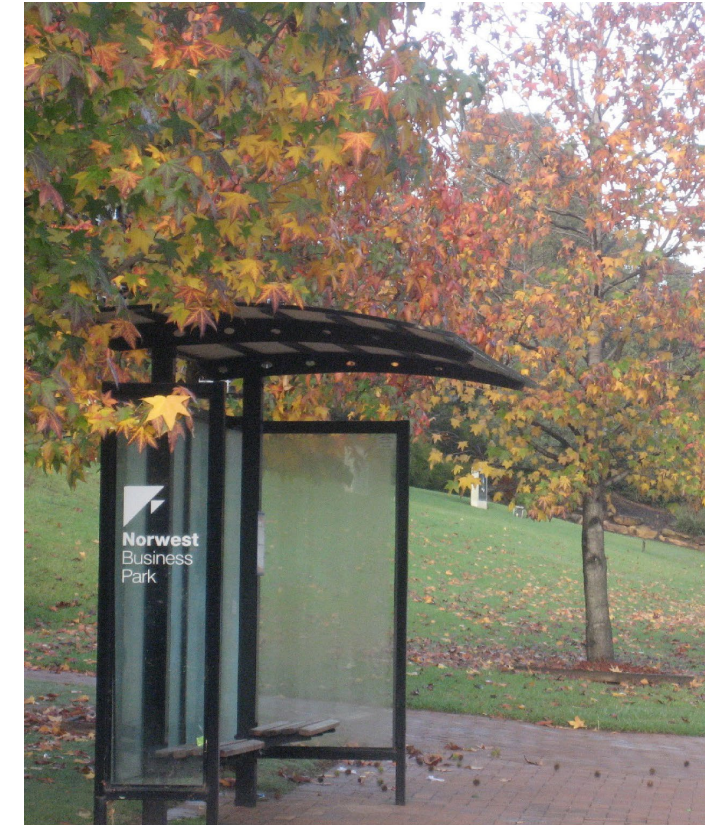
Since its inception in 1987, Norwest Business Park has been a landmark project for North West Sydney, providing a major employment and diversified residential node for the region. It encompasses residential and commercial elements, with a wide range of retail, recreation, community, business and spiritual facilities.

Development within the Business Park is controlled via the Norwest Master Scheme, which embodies the relevant DCP and LEP provisions and includes Estate Development Guidelines. These address such factors as landscaping, site standards, car parking, building design, signage and lighting. Norwest Association Limited is the management entity responsible for the maintaining of the highest standards of development by its administration of those development guidelines and by the physical maintenance of the quality public environment established throughout the Park.



Norwest Boulevard Landscaping

Norwest Business Park has evolved from a low scale, low density light industry and commercial genesis to the integrated medium scale office park, town centre and premium residential estate it is today. More recent developments have progressively increased the density of residential development, expanded the range of educational and community services and focussed on multi-tenanted business centres and large footprint commercial premises.



Bus Stop within Norwest Business Park

Over the past 27 years, Norwest has evolved to its current position of Australia's pre-eminent Business Park housing over 800 businesses, 25,000 workers, 20,000 plus square metres of retail space and over 6,000 residents in some of the most desirable and prestigious housing in Sydney's north west.

1. CONTEXT

The declaration of Bella Vista Station as a Priority Precinct, the establishment of the Working Group and the current construction of the North West Rail Link and two stations within the boundaries of the Norwest Business Park, are the catalysts for a quantum shift in the development parameters for the surrounding locality. Indeed, the Structure Plans prepared by Government for both station environs in September 2013 foreshadowed the opportunity and desirability of delivering a considerable uplift in employment and residential dwelling targets in these localities (refer to Tables 1.1 and 1.2).

The Circa Project represents a unique and real time opportunity to capitalise on the next evolution of Norwest Business Park. Circa is located inside the Bella Vista Station environs and forms part of the area over which the structure plan for the station is being prepared.

It is distinctive in its development potential because it is largely undeveloped and therefore provides significant immediate development capability.

Thus the opportunity exists to locate many more people and jobs close to rail infrastructure, delivering advantages to the incoming population, to the existing Norwest community and to the surrounding region in terms of reduced congestion and increased localization of jobs and facilities.

Residential			
Type of Housing	Dwellings in 2012	Dwellings in 2036	Growth
Single Detached	2,800	3,200	400
Townhouse	100	2,200	2,100
3-6 Storey Apartment	200	4,700	4,500
7-22 Storey Apartment	0	1,700	1,750
Total Dwellings to 2036	3,100	11,850	8,750
Total Additional Dwelling Capacity in Structure Plan	N/A	N/A	17,950

Table 1.1 Predicted Growth in Residential Dwellings in combined Norwest and Bella Vista

Source: Bella Vista Station Structure Plan - Sep 2013
Norwest Station Structure Plan - Sep 2013

Employment			
Type of Jobs	Jobs in 2012	Jobs in 2036	Growth
Commercial	18,000	42,450	24,450
Retail	2,000	3,750	1,750
Bulky Goods	2,500	0	-2,500
Industrial	0	0	0
Total Jobs to 2036	22,500	46,200	23,700
Total Additional Job Capacity in Structure Plan	N/A	N/A	69,500

Table 1.2 Predicted Growth in Employment in combined Norwest and Bella Vista

Source: Bella Vista Station Structure Plan - Sep 2013
Norwest Station Structure Plan - Sep 2013

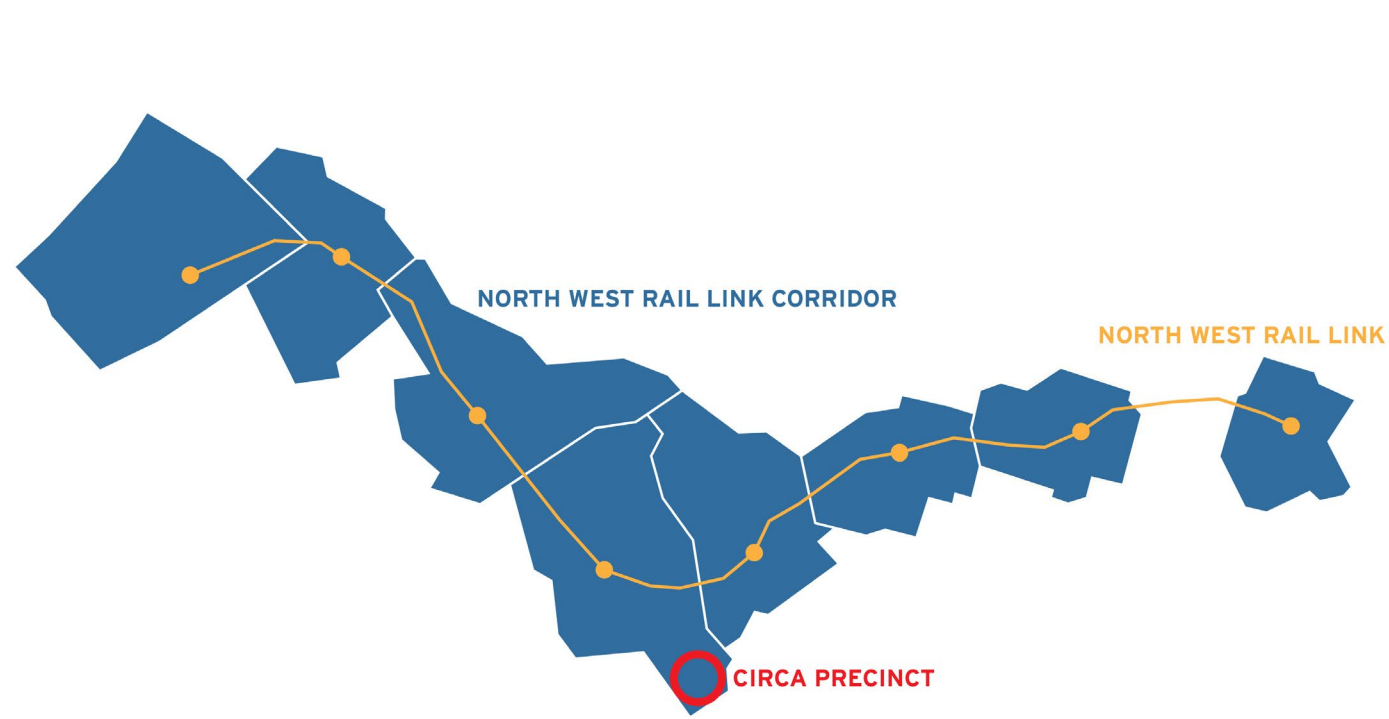
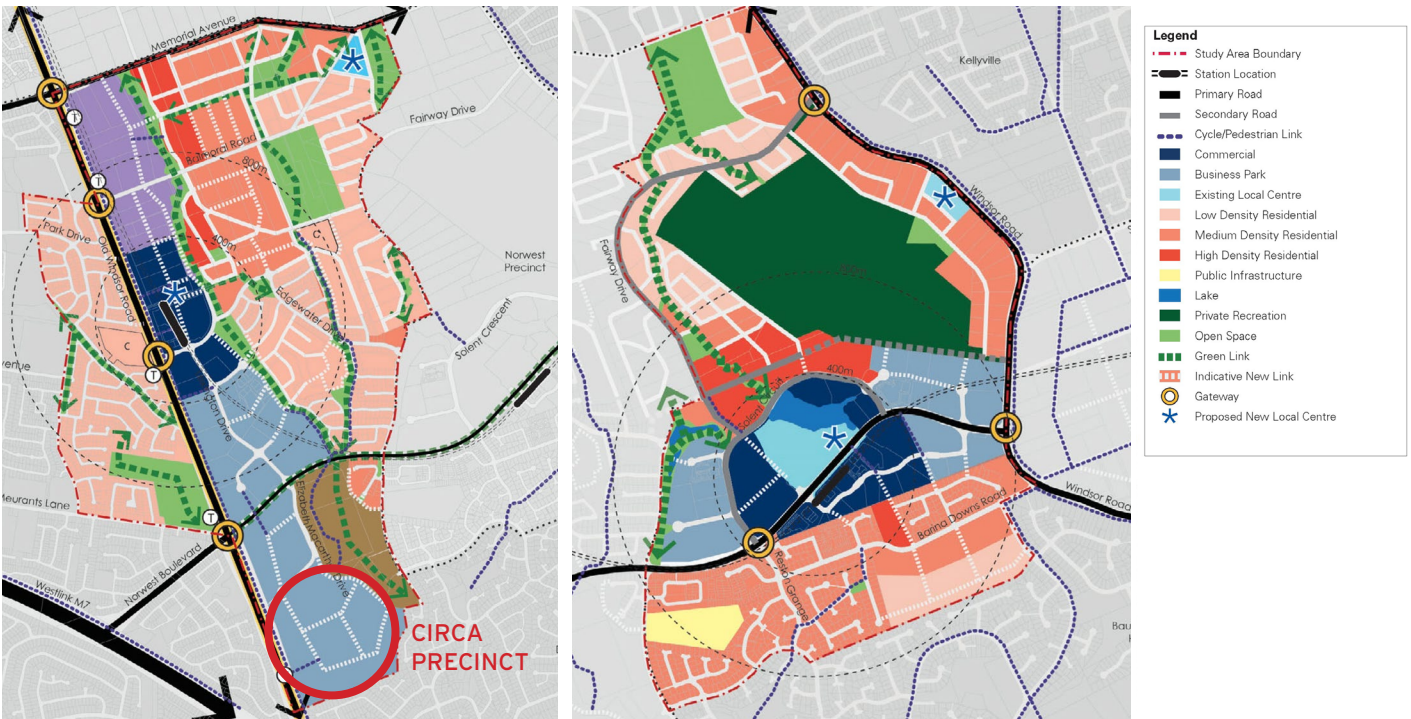


Figure 1.1 Circa Precinct Location in North West Rail Link Corridor
Source: Bella Vista Station Structure Plan - Sep 2013



Figures 1.2 Bella Vista and Norwest Structure Plans

Sources: Bella Vista Station Structure Plan - Sep 2013
Norwest Station Structure Plan - Sep 2013

1. CONTEXT



Figure 1.3 Development Concept for Circa Precinct



Circa Retail

The Circa Precinct provides the following spatial opportunities:

- Undeveloped land parcels **20.7 ha**
- Partially or wholly developed land parcels **4.6 ha**
- Existing road, pedestrian and cycle network **3.5 ha**

Under current planning controls, the precinct could deliver 240,000sqm of commercial and retail floorspace in addition to the 8,000sqm of commercial, 5,000sqm of retail and 50,000sqm of hospital already built.



Norwest Private Hospital

With moderate increases in FSR, and additional potential uses, this extensive site area could deliver an additional **450,000m²** of floorspace in a range of forms and land use types, up to **25,000** additional jobs, more than **1,000** residents (serviced apartments, aged care and retirement) and the services and facilities to serve this employment and resident population.

These figures are on top of the existing Hospital floorspace (including its current 5,000sqm extension), the existing 8,000sqm commercial building and the 91 unit Quest Serviced Apartment Complex that is currently under construction.



Source: DEM 3D Perspectives, 2015

2. THE INNOVATIVE VISION



2.1 Circa Vision

Circa Precinct will be an inspiring, innovative environment where businesses, staff, customers and visitors experience a burst of life, passion and growth. Circa will plant the seed within the Business Park that will grow into a fully integrated community that optimises the advantages of the modern workforce encompassing five generations working together.

Circa Precinct will be a vibrant new age community based around a mixed use urban environment which embraces, harnesses and builds on the skills, attributes, and shared backgrounds and experiences of its community. It will encourage a quality lifestyle expected by modern communities, with lifelong learning and an integrated intergenerational workforce that collectively sparks innovation and creativity.

2. THE INNOVATIVE VISION

2.2 Objectives

“
To be at the forefront of the future work/life culture
”



“
To deliver a physical, mental and emotional environment that will encourage and stimulate "innovation and creativity"
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To build a community, a sense of belonging and ownership of the future.
”



Lunchtime Concerts



Active public spaces



Unique building design

2. THE INNOVATIVE VISION



Small scale retail opportunities

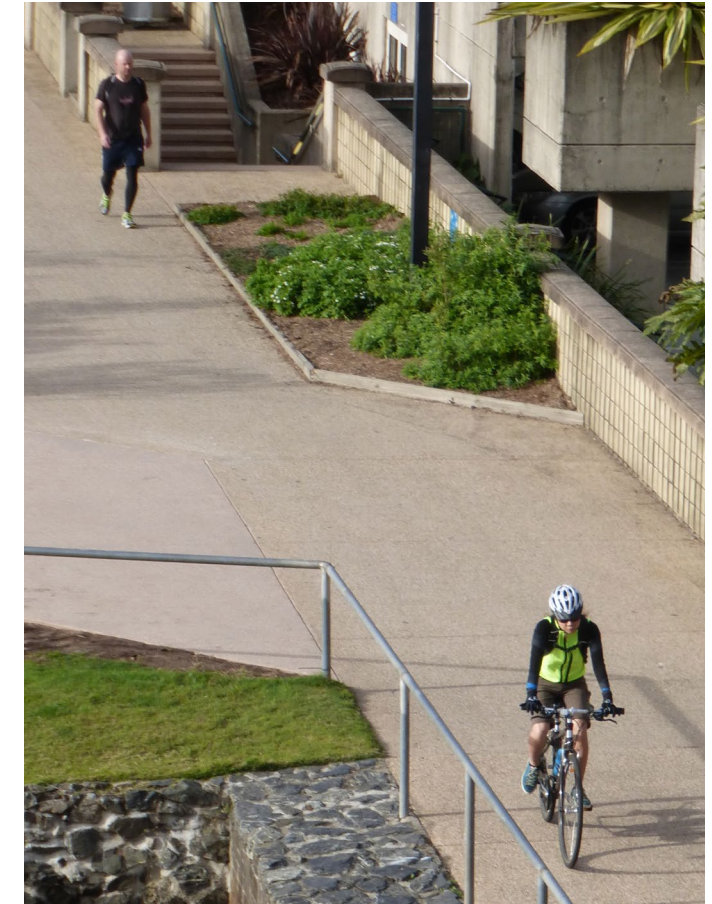
"a mixed use urban environment that combines residential, retirement, commercial, retail, entertainment and recreational uses"



Street performers



Vibrant and Active Public Spaces



Cycling and Pedestrian Network



Active Public Spaces



Pedestrian Friendly Environment

2.3 Key Deliverables In Bringing Circa to Life

The vision and objective for the Circa Precinct will be achieved through the following key deliverables:

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- **contemporary space** creation and built form that encourages a paradigm shift in the working console;
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- **inspirational public spaces** to spark interest, attract visitors, generate movement and colour and promote thought.

2. THE INNOVATIVE VISION

2.4 The New Work Force

Specifically, the focus will be upon personal interaction, movement and amenity within the precinct. The modern work console will not just be the desk - it is our vision that the future of work space will mainly reside in areas of high stimulation and interaction. The creation of such spaces (both public and private) will be achieved through:

- built form positioning and public realm detailing to create safe spaces that capture sunlight, are protected from prevailing winds and provide for areas of seating and congregation;
- the selection of land uses that promote pedestrian traffic and human interaction;
- the introduction of features that encourage visitation and lingering such as free wi-fi access, water features, tables and chairs, artwork, activity spaces, play equipment etc.; and
- the programming of regular events that attract crowds to the central plaza to entertain locals and visitors and encourage commercial activity in surrounding outlets.

Definition of streetscapes and public realm will be created through a combination of closer building setbacks to street property boundaries and defined pedestrian spaces and axes, the creation of continuous built form edges along those alignments and the pedestrianization of that space between building edge and street property boundary so that it may be used by the public. Where appropriate, Circa will push key buildings back from street alignments to open up community spaces, to expand the public realm and to engender a sense of community ownership of the space.

Land uses which encourage an indoor/outdoor culture such as cafes, restaurants and bars are proposed at ground floor on primary pedestrian axes. Small scale shops, personal services establishments and temporary markets which spill onto footpaths and squares are also encouraged on primary pedestrian axes.

Medical centres, health consulting rooms, childcare centres and recreation facilities are anticipated on secondary ground floor frontages or at first floor level. Entertainment facilities, gymnasiums, function centres, convention centres and education establishments are ideal at first floor level overlooking primary pedestrian axes and plazas, but may also occur on secondary ground floor frontages.



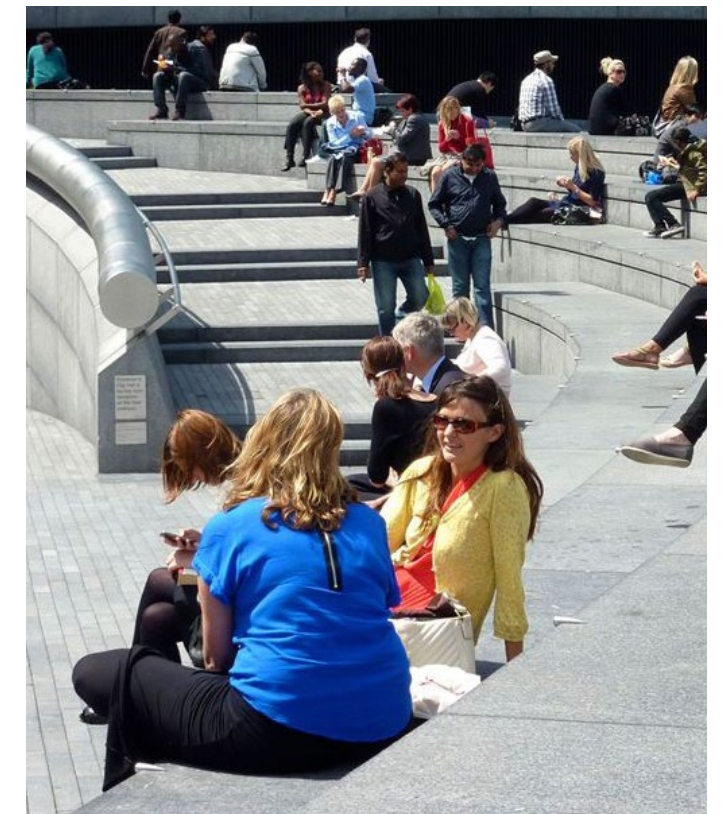
Outdoor Business Meetings



Quality spaces for workers and residents



Food Court



Public Space

2. THE INNOVATIVE VISION



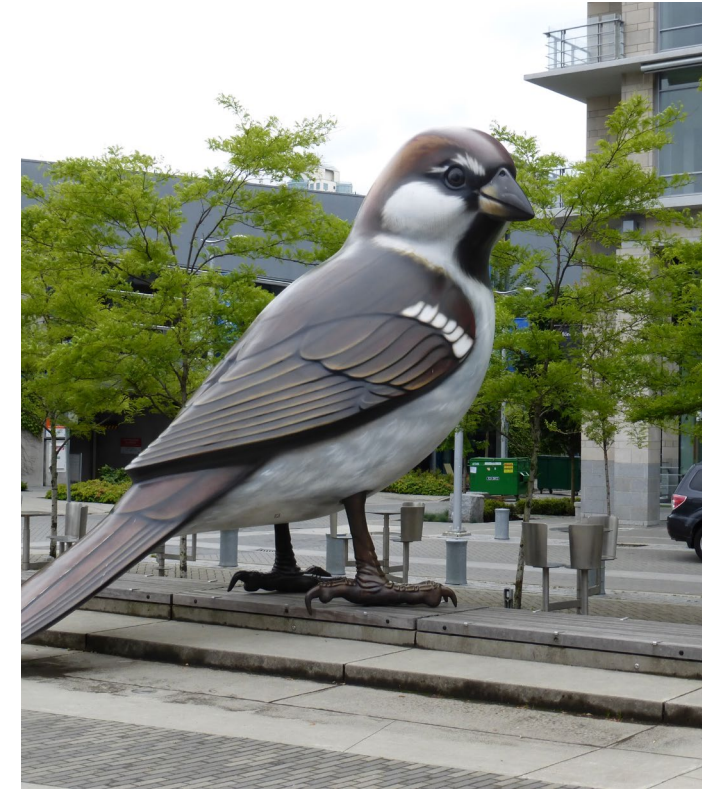
Integrated retirement living



Landscaped pedestrian and cycle corridors



Landscaping / Place Making



Sculpture



Cafe / Dining



Sculpture

2.4.1 Place Making - Circa's sustainable commitment

Circa's commitment to establish a community and continually evolve the environment to encourage and stimulate "innovation and creativity" is anchored in the core's Community Title ownership.

Its sustainability is assured via four principles that are without cost to local Authorities:

- the design governance of the precinct through the Norwest Association and its Master Scheme;
- the public realm and landscape maintenance of the Norwest Association that is fully funded by the landowners to ensure all creek systems, lakes, parks and streetscapes are constantly maintained to the highest levels;
- Circa's own community title scheme that fully self-funds the maintenance and landscaping of the commercial core area including its piazzas, parks and artwork; and
- Circa's fully self-funded community facilitator.

3. KEY ISSUES

In developing the Vision and Masterplan for the Circa Precinct, special attention has been paid to the following issues and attributes.



Bella Vista Homestead



Bella Vista Farm Park



Pearce Family Cemetery

3.1 Heritage Context and Viewsheds

Circa Precinct abuts the heritage listed Bella Vista Farm Park. This Park, which includes a grouping of early farm buildings, surrounding parklands and a prominent row of Bunya Pines, sits above and overlooking the Circa Precinct. The heritage listing of Bella Vista Park includes the built form and the Bunya Pines and includes protection of key vistas to and from the Park via The Hills Shire DCP (refer to Appendix C of The Hills DCP 2012 Part B, Section 6 Business).

It is an objective of the Masterplan to better integrate the heritage of the area, to educate and illuminate through experience people's awareness of their place in the time continuum.

Circumstances have changed in the wider locality since the designation of these view corridors and it is now timely to consider how they will be amended to enhance the heritage integrity of the Bella Vista Farm site.

This can be achieved by ensuring that any proposal for the Circa site contains the following features:

- enhanced permeability through the built form so as to increase public accessibility;
- enhanced public experiences through maintaining or expanding the reasons and ease to visit the site;
- increased open space to maintain the heritage setting and integrity of what remains of Bella Vista Farm;
- views from the homestead to the cemetery;
- views to the site from key vantage points within the precinct; and
- views from the site into the surrounding urban landscape.

The challenges to maintaining the original viewsheds are as follows:

- the views from Old Windsor Road (marked B in The Hills DCP) are no longer available. The construction of Old Windsor Road at a lower level has effectively nullified this view entirely;
- the view between Bella Vista Farm Homestead and the Pearce Family Cemetery (marked C in The Hills DCP) is difficult to identify as the Cemetery is lost within the cacophony of surrounding urban development; and
- the existing development and associated landscaping around Bella Vista Farm Park has modified the views of the Park since the original viewsheds were defined.

Our response to these challenges is to maintain views from the following key vantage points:

- Norwest Boulevard;
- Ridgemark Place;
- Westwood Way;
- Elizabeth Macarthur Drive;
- Old Windsor Road along DCP Corridor A;
- Old Windsor Road from the pedestrian overpass;
- Bingara Crescent to the tops of the pines;
- Norbrik Drive roundabout to the homestead;
- Norbrik Drive / Elizabeth Macarthur Drive intersection to a section of pines;
- Bella Vista Homestead to the Pearce Family Cemetery; and
- the Park to the surrounding horizon, as interrupted by selected tower locations.

3. KEY ISSUES



Figure 3.1 View of Bunya Pines from Elizabeth Macarthur Drive / Norbrik Drive intersection

3.1.1 Two Main Heritage Initiatives

The view between the Pearce Family Cemetery and the Bella Vista Farm Homestead is proposed to be enhanced by framing the view with the new buildings actually directing the viewer to the heritage item. This will be a particular advantage when viewing the cemetery from the homestead, which is currently very difficult to locate.

Furthermore, short distance views, such as from Norbrik Drive to the Homestead, can be framed and improved by the definition of a no development view corridor, which doubles as a pedestrian/cycleway, which is a major component of reconnecting to our heritage.



Views from Bella Vista Farm Park

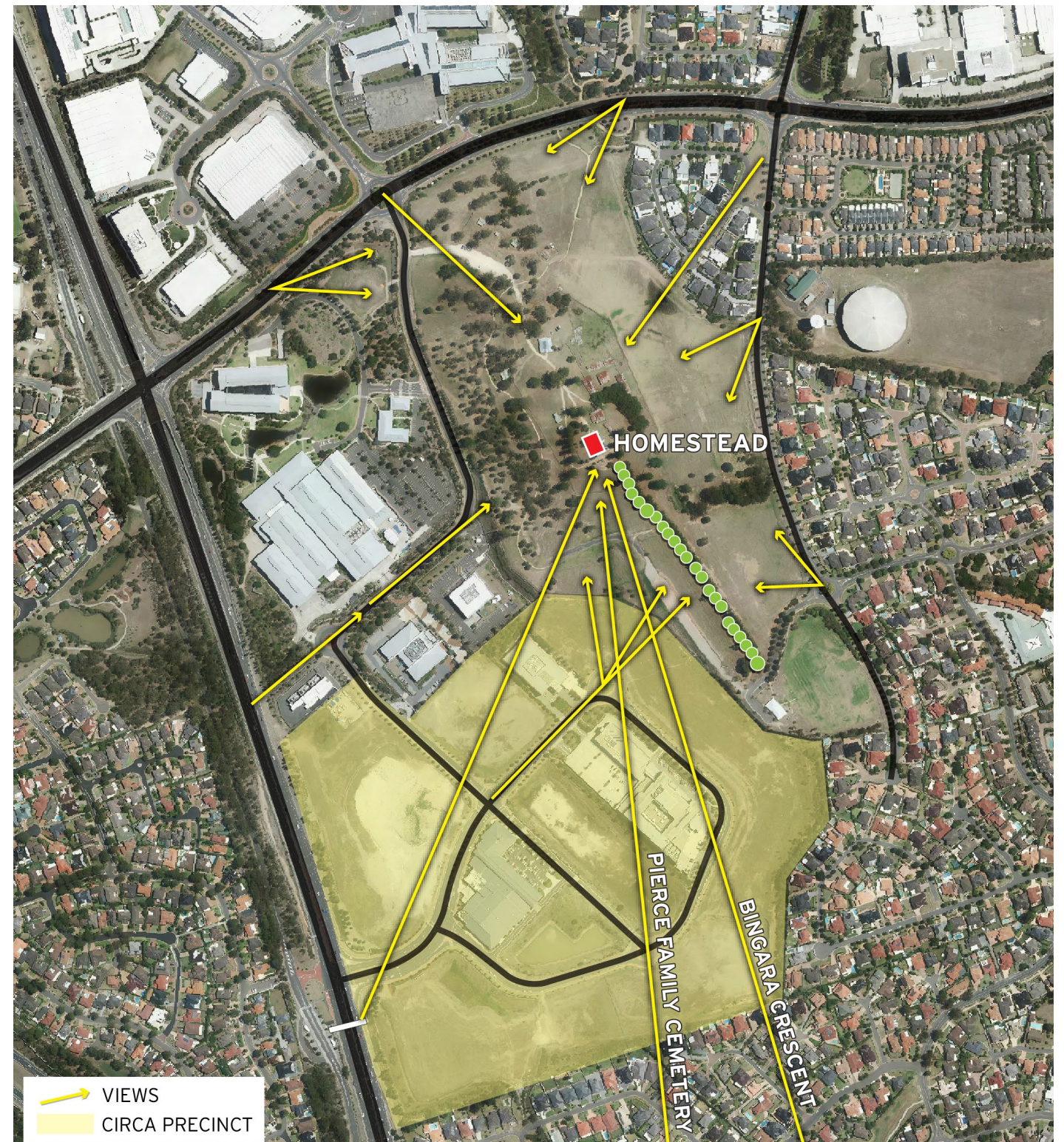


Figure 3.2 Proposed Site Lines

3. KEY ISSUES

3.2 Interface with Neighbours

It is proposed to develop a retirement village and residential aged care facility on the Circa land abutting the southern boundary of the site. This will ensure comfortable land use coexistence with retirement villages representing a very benign activity that can be expected to have a far lesser impact than the business park uses contemplated by the current DCP.

Building heights adjacent to the southern site boundary will be managed to minimize overshadowing of existing residences to the south. It is proposed that building heights comply with an angle of 33 degrees from a point 3.5m above natural ground level at that boundary (33 degrees being the angle of the sun at 12.00 noon at the winter solstice (21 June) and 3.5m being the approximate height of a typical single storey structure that would reasonable be expected to be constructed in a residential back yard). Refer to Figure 3.3: Building Heights Against Southern Boundary.

Lower scaled development is also proposed adjacent to the eastern and south eastern boundary to provide a transition from the greater heights and densities proposed in the centre, north and west of the precinct to the park land and residential neighbourhoods to the east and south east. It would also be possible to introduce residential development to this interface to minimise any external impacts on the adjacent land uses.

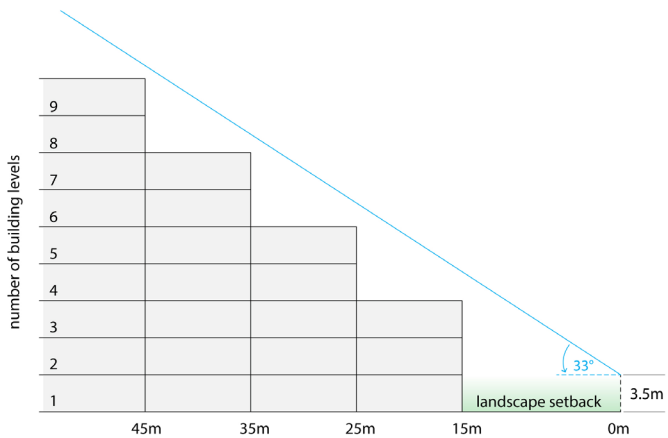


Figure 3.3 Building Heights Against Southern Boundary

3.3 Additional Alternative Transport Options

While Circa will be largely reliant upon private motor vehicle access in the short term, the project seeks to build in alternative transport options, notably pedestrian, cycle and shuttle bus networks and, over time, seek to reduce rates of private car parking provision as an incentive to utilise alternative transport modes.

Circa is already well served by public transport with the T Way Bus system on its boundary on Old Windsor Road and providing direct access to Rouse Hill to the north west and the City of Sydney to the south east, via the super-efficient M2 bus lanes.

The new North West Rail Link stations are only 1.2 km and 1.5 km from Circa and are proposed to be linked via a shuttle bus system and extensive pedestrian and cycle network.

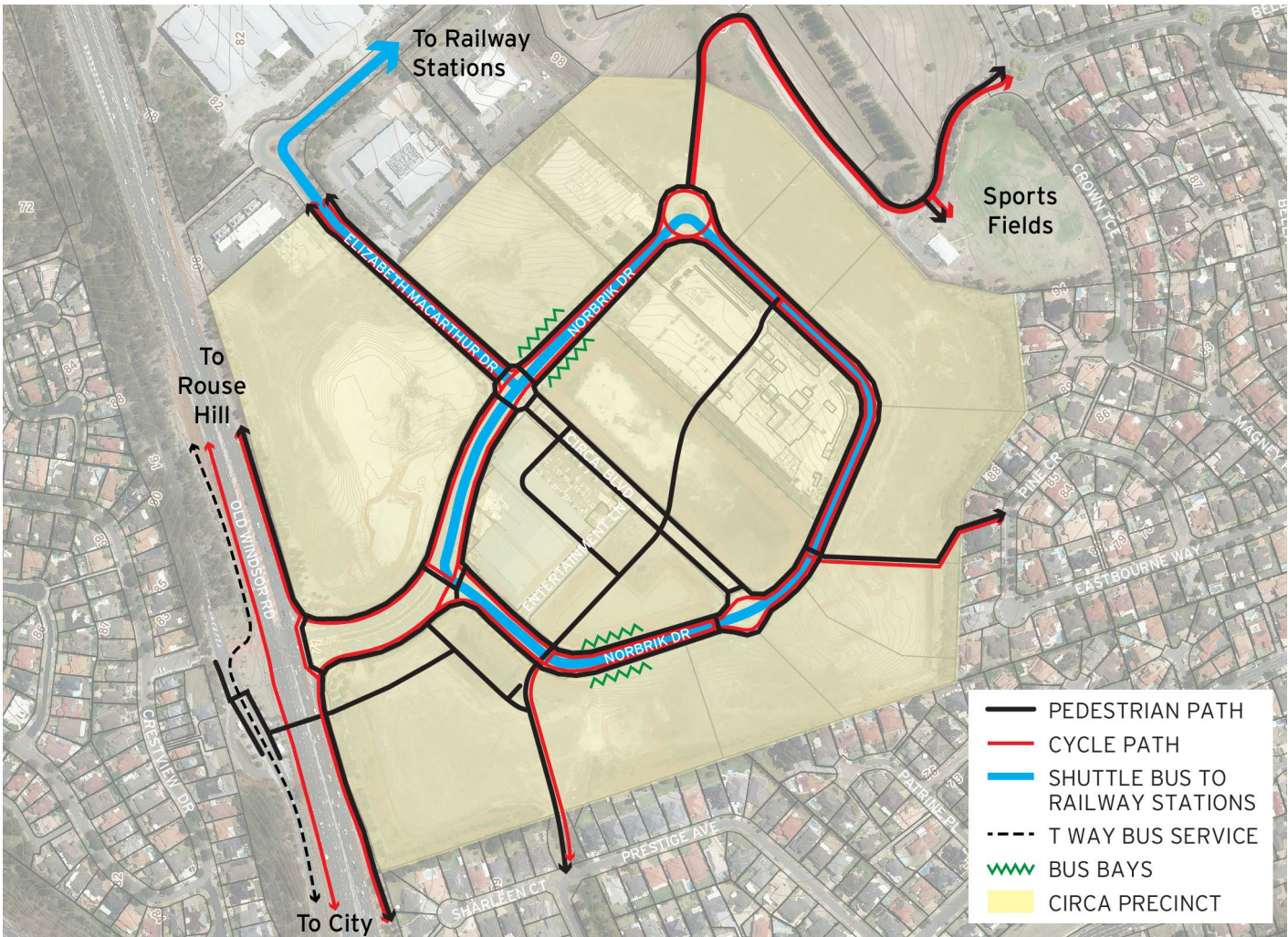


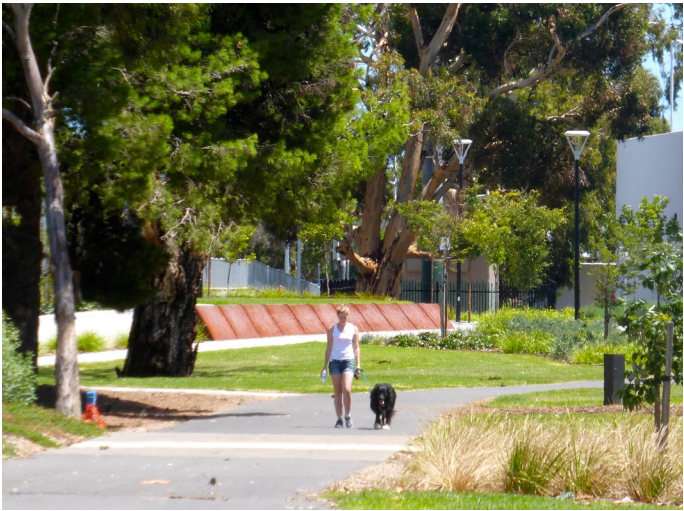
Figure 3.4 Alternative Transport Options



Cycling Network



Bicycle Lane



Pedestrian Path

3. KEY ISSUES

3.4 Permeability

Permeability will be the key to ensure full integration of the community, across gender, generations, abilities, cultures, employment and religion.

Wi-fi connectivity will enable remote connection throughout the Circa Precinct and beyond.

Land uses encouraging participation and activity will be provided with high levels of accessibility.

The introduction of new pedestrian and cycle links to the east, south-east and south will complement the existing links to the west and north. The eastern link will provide access from Circa to the Bella Vista Farm Park and the local sports fields and the suburb beyond, the south eastern link will access the adjoining suburb, while the southern link will provide access to Francesco Crescent Reserve and beyond. The existing links to the north and west provide access to transport and a range of services and facilities. All of the links will greatly improve accessibility from surrounding suburbs to the existing Circa Shopping Centre and the proposed new dining and entertainment precinct and reduce reliance upon private motor vehicle trips within the locality.

Permeability within Circa Precinct itself will be greatly enhanced through the introduction of a number of additional links that provide connectivity to and within the Commercial Core and open up accessibility to and through the Retirement Precinct, the Eastern Commercial Precinct and the Campus Precinct.

Quality environments and materials, landscaping, weather protection, seating, way finding and break-out plaza areas will be features of the non-vehicular movement network.

3.5 Economic, Social and Environmental Sustainability

Establishment of a critical mass within Circa is a fundamental element to its success and, ultimately, to the services and facilities able to be offered by the development to the local population. The Circa proposal to create a more intensive mixed use environment, offers the opportunity to deliver a greater range of retail, dining, entertainment and educational facilities to serve workers and residents alike and to provide child care, gymnasium, community services and an enhanced public environment.

The activation of the precinct will be a major factor in the attraction of a wider range of businesses and employment opportunities to Circa. Businesses want to locate in areas that provide employee convenience and satisfaction. Commercial precincts throughout Sydney are in competition for those businesses. Circa has the opportunity to be the location of choice for many of these businesses.

The opportunity also exists to drive social sustainability outcomes, both in the enhanced range of services and facilities able to be offered, and in the potential for a more balanced age demographic, where the advantages of retiree proximity to families and the role played by retirees in a wide range of organisations, can be captured and harnessed for great community benefit.

As a part of the commitment to environmental sustainability, the following key design principles have been included within The Circa Precinct:

- building orientation;
- solar protection;
- building roofs to facilitate the erection of solar panelling;
- weather protection for pedestrian movement;
- stormwater capture and reuse;
- designing for public transport;
- encouragement of pedestrian and cycle movement;
- access to lunchtime winter sun for footpaths and plaza areas.



Cycle Links



Stormwater Catchment and Management

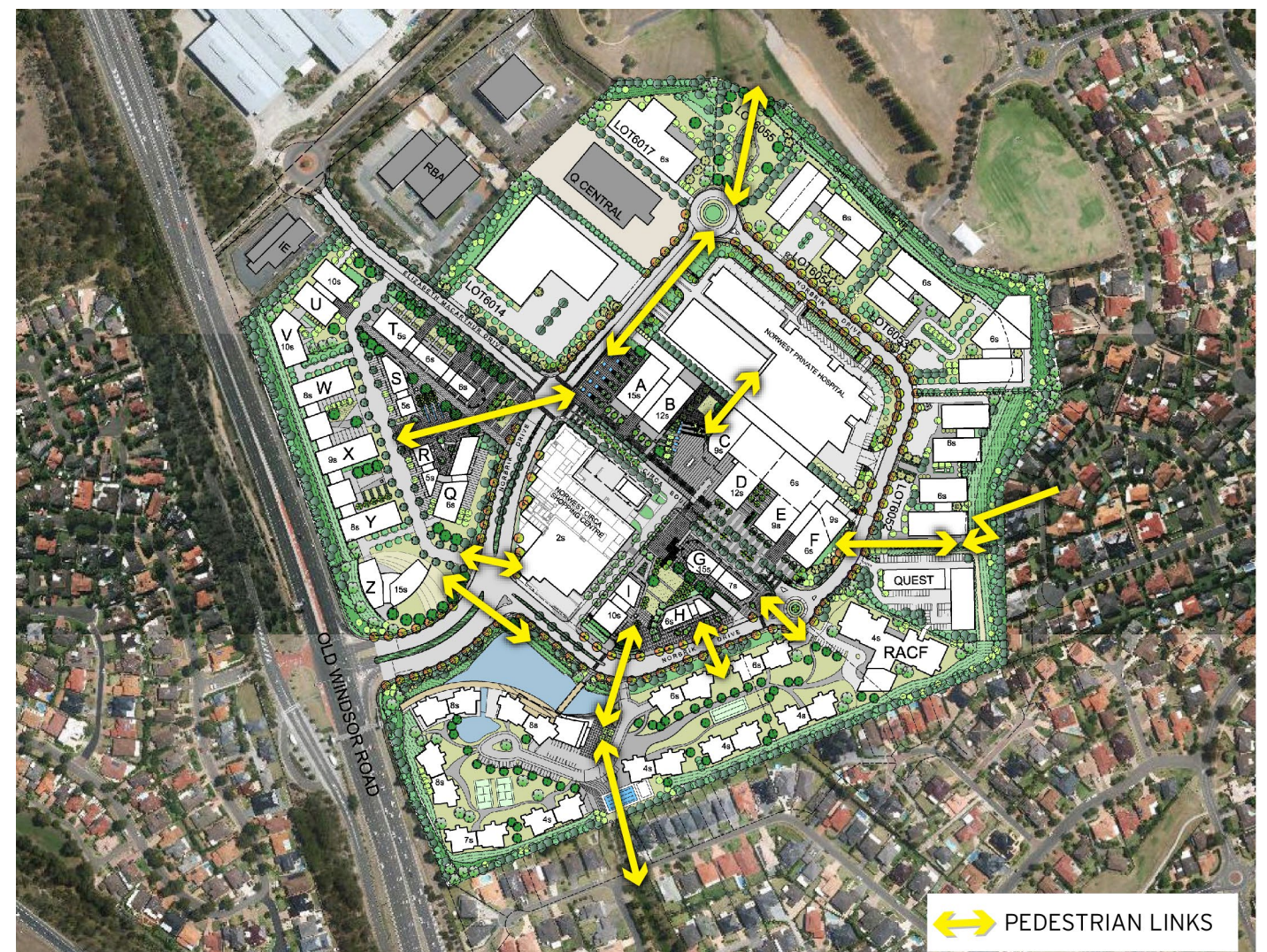


Figure 3.5 Permeability to the Commercial Core

4. CONCEPT & OPPORTUNITIES

4.1 Concept

The overall masterplan comprises the integration of the following four precincts referred to as:

- Commercial Core Precinct;
- Campus Precinct;
- Eastern Commercial Precinct; and the
- Retirement Precinct.



Figure 4.1 Circa Precinct Indicative Development Concept

4. CONCEPT & OPPORTUNITIES

4.1.1 Development Metrics and Key Design Parameters

Land Uses and Employment

The metrics for the site development in the current masterplan are as follows:

• Office, commercial, research and technology enterprises	c.316,000m ²
• Service, retail, cafes, restaurants, bars and entertainment facilities	c.10,000m ²
• Retirement village of 450 independent living units and 144 supported care beds	c.59,400m ²
TOTAL	385,400m²

(These figures include an additional commercial floor on the existing Circa Shopping Centre, but excludes the existing Norwest Private Hospital, Q Central and the Quest Apartments currently under construction.)

The proposed masterplan would deliver the following direct employment and residential outcomes:

Employment	
• Office, commercial, research and technology enterprises	22,000 FTE's
• Retail, cafes, restaurants, bars and entertainment facilities	500 FTE's
• Retirement village and serviced apartments	500 FTE's
TOTAL	23,000 FTE's
Residential	
• Retirement village - independent living	714 residents
• Retirement village - supported care	144 residents
• Serviced apartments	150 residents
TOTAL	1,000 residents

FTEs - Full Time Equivalents

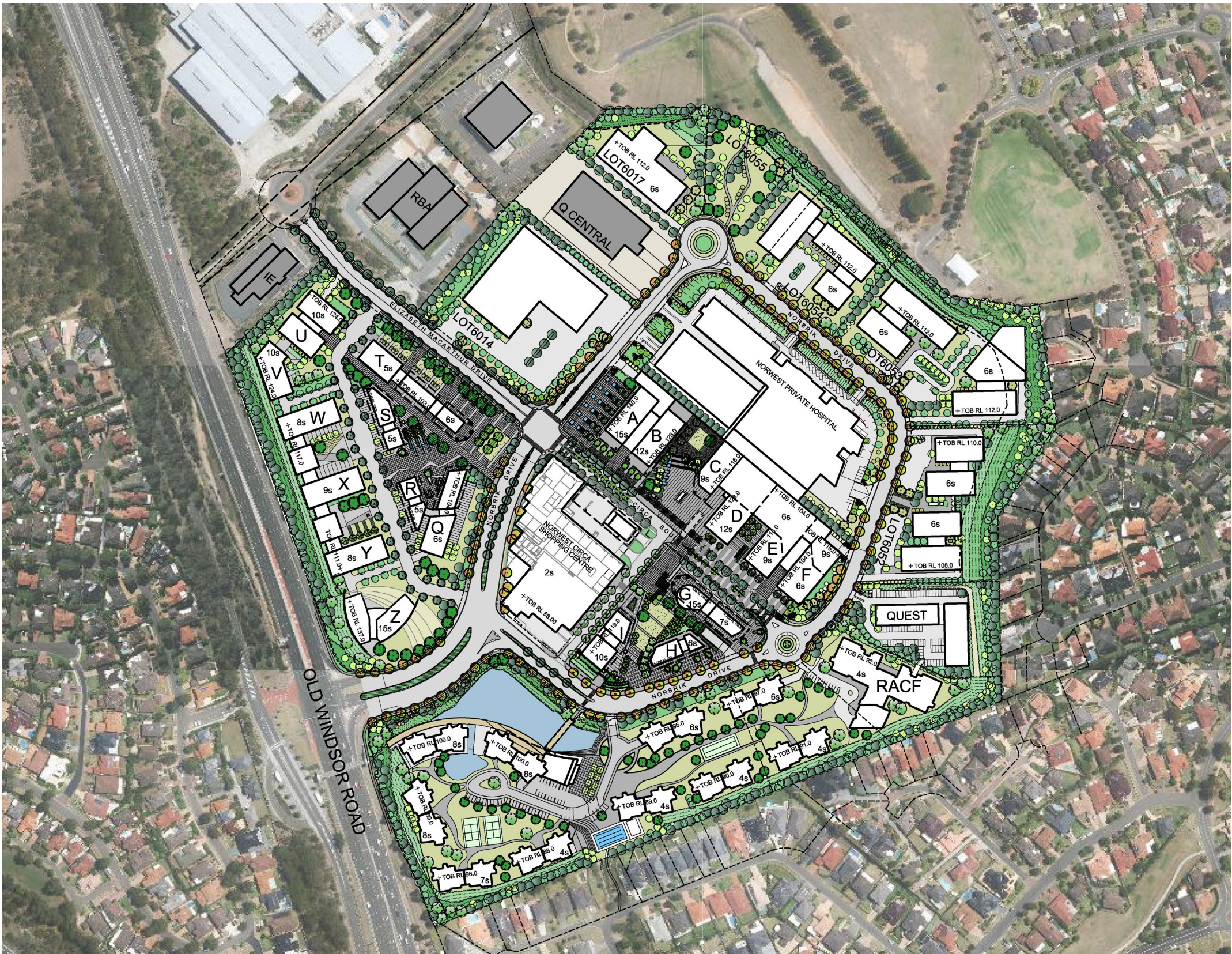


Figure 4.2 Circa Precinct Masterplan

4. CONCEPT & OPPORTUNITIES

4.2 Proposed LEP/DCP Controls

The following table provides a comparison of current FSR controls, the floorspace within this Circa Precinct Concept Plan and the suggested ultimate FSR limits for the area.

Precinct	Current FSR & Floorspace Capacity	Circa Precinct Concept FSR & Floorspace Capacity	Proposed FSR & Floorspace Capacity
Core Commercial Precinct	1.49 62,878m ²	3.0 127,000m ²	3.0 126,600m ²
Campus Precinct	1.0 47,380m ²	2.0 94,800m ²	3.0 142,140m ²
Eastern Commercial Precinct	1.0 70,190m ²	1.5 105,000m ²	2.0 140,380m ²
Retirement Precinct	1.0 59,410m ²	1.0 59,410m ²	1.0 59,410m ²
TOTAL	239,858m ²	386,210m ²	468,530m ²

(These figures include an additional commercial floor on the existing Circa Shopping Centre, but excludes the existing Norwest Private Hospital, Q Central and the Quest Apartments currently under construction.)

Floorspace ratios for the Circa Precinct would be amended as follows to enable delivery of the floorspace, employment and resident outcomes indicated above:

- Commercial Core Precinct 3.0
- Campus Precinct 3.0
- Eastern Commercial Precinct 2.0
- Retirement Precinct 1.0

These ratios are identified on Figure 2.8 Floorspace Ratios.

Building heights would range up to 15 storeys but would include low rise development of 4 storeys in proximity to (but setback from) the site's southern residential interface, buildings of 4-6 storeys along the interface with the Bella Vista Park (noting the significant fall in levels from the park to the development site platforms below), and buildings of 6-15 storeys in the commercial core and campus precincts.

Building setbacks would seek to provide landscape buffer zones of 15m to the southern and eastern boundaries adjacent to existing residential development and the main thoroughfare roads in accordance with the Norwest Master Scheme. Similarly building setbacks of 20m to Old Windsor Road would be retained.

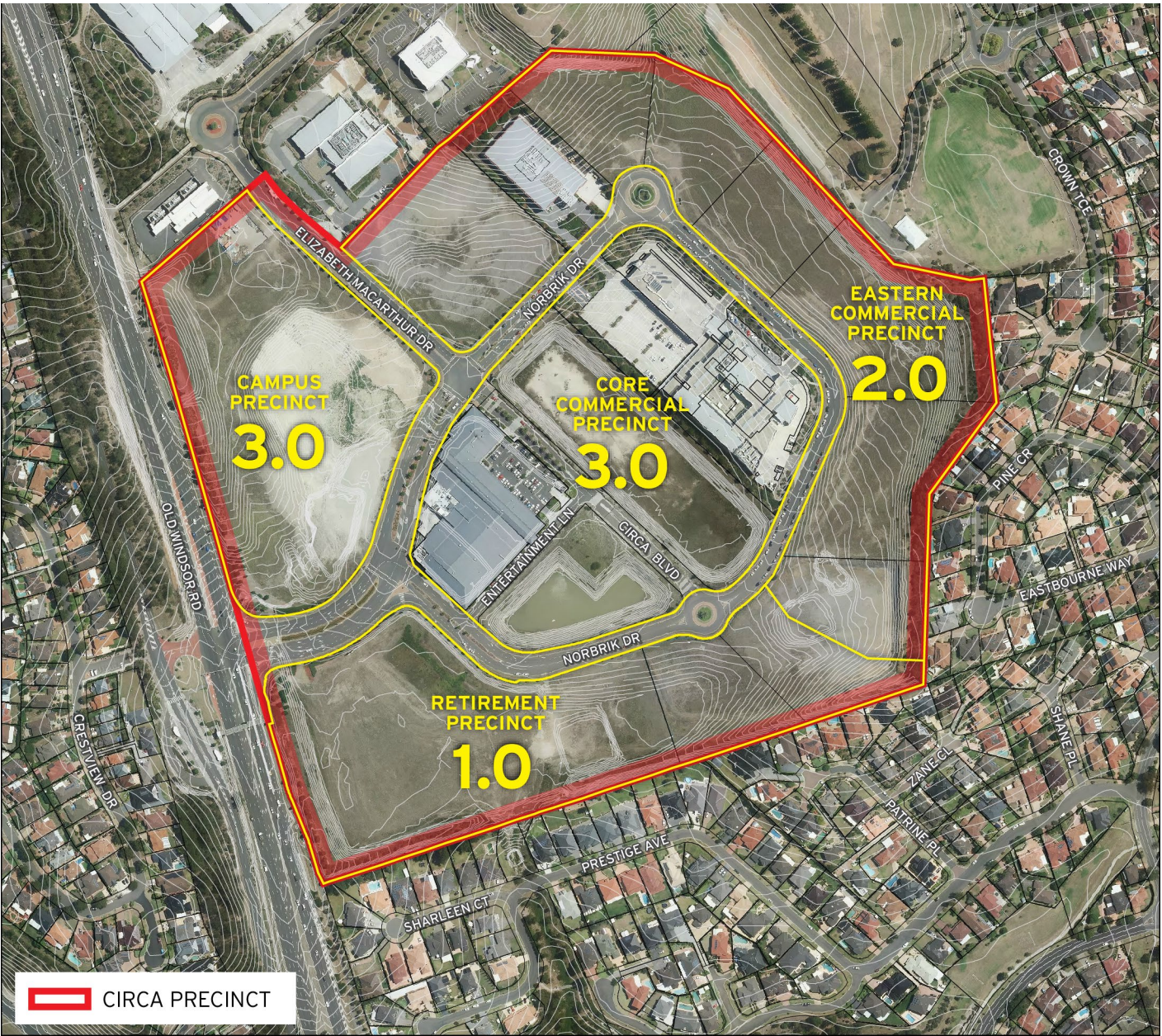


Figure 4.3 Floorspace Ratios

4. CONCEPT & OPPORTUNITIES

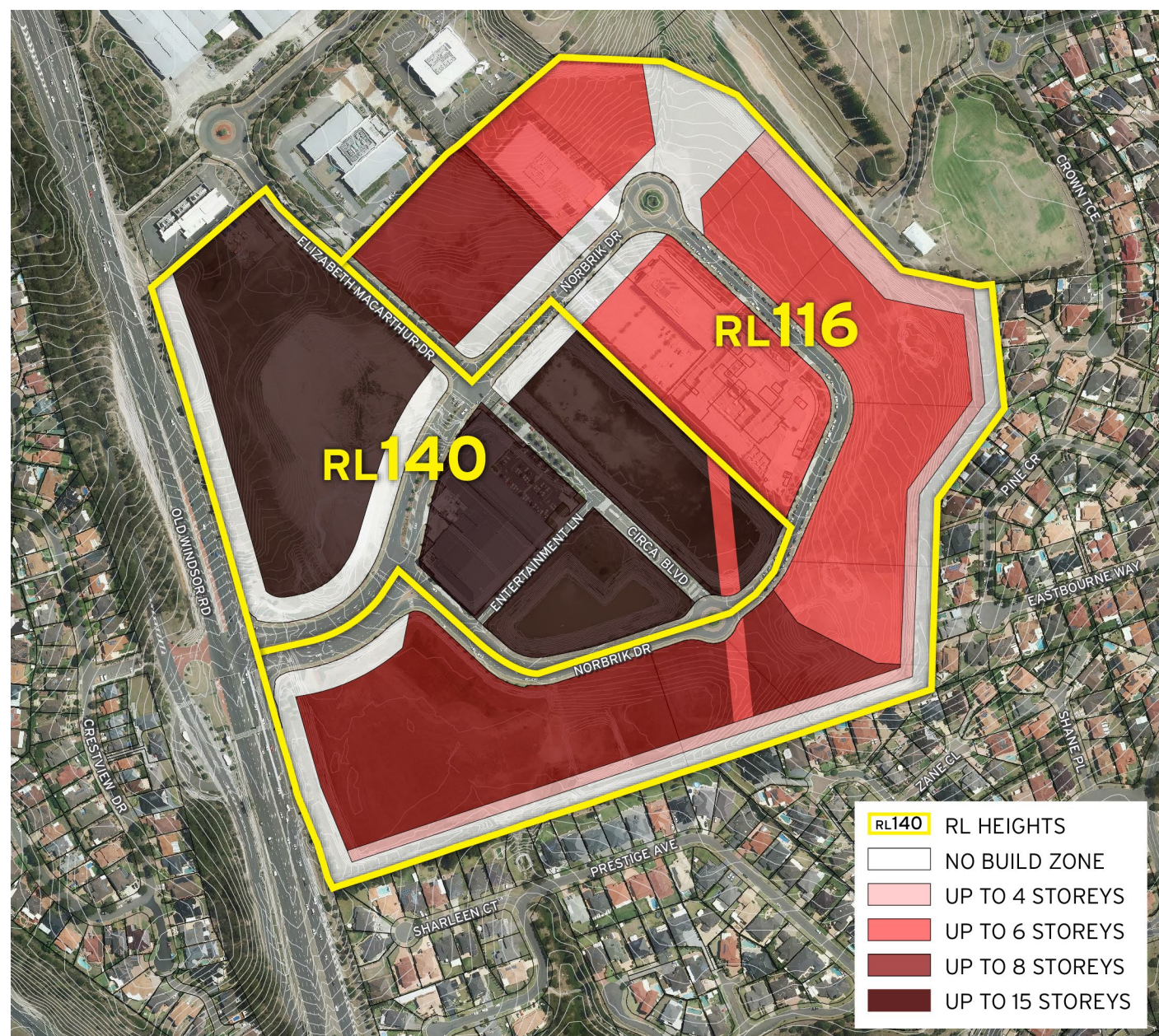


Figure 4.4 Setback + Height Plan



Figure 4.5 View Corridors

4. CONCEPT & OPPORTUNITIES

4.3 Circa Precincts and Their “One Community”

The Circa Precinct community will be a vibrant new age community, sustainable, resilient and resourceful. Circa Precinct will be based around a mixed use urban environment which embraces, harnesses and builds on the skills, attributes, and shared backgrounds and experiences of its community. It will provide a quality lifestyle expected by modern communities with lifelong learning and an integrated intergenerational workforce that collectively sparks innovation and creativity. Circa's liveliness will stem from its mix of land uses, workers and residents, its activation through event management and through commitment to the establishment of one community.

The delivery of an additional 25,330sqm of publicly accessible open space is part of the commitment to the delivery of the creative environment and the embracing of one community.

4.3.1 Circa Commercial

The Core Commercial Precinct, the Campus Precinct and the Eastern Commercial Precinct represent the focus of commercial and employment development.

Three parcels within the site are already developed (the Norwest Private Hospital, 'Q' Central and Circa Shopping Centre). The Hospital has approval for additional development on site which is now under construction, and the Shopping Centre site has considerable future development potential.

A fourth site, Quest Serviced Apartment site, has approval for a 5-7 level, 91 unit serviced apartment complex. Construction has also recently commenced on this project.

These construction projects demonstrate the continuing strong commitment to investment in Norwest Business Park.

The **Core Commercial Precinct** is an area which is expected to predominantly comprise office buildings, but which may include a range of other uses, which promote ground level tenancies that encourage pedestrian activities and interaction, such as small scale shops, cafes, restaurants, bars, entertainment and recreation facilities.

The area is expected to exhibit an intensity of built form and commercial activity and highly utilized public spaces.

The Core Commercial Precinct will contain the focal point for the activation of the whole Circa Precinct. The central pedestrian plaza will be a robust, high-spec open space that draws the surrounding population for business, food and beverage opportunities, people watching and coordinated events and activities. This space will be linked to the surrounding precincts via a pedestrian network that encourages movement through shade, seating, artwork and design interest. It is a key element in the transition of the wider Circa Precinct from day time work environment to a morning, daytime and evening entertainment and activity environment.

The **Campus Precinct** is an area which is expected to predominantly comprise medium and high rise office buildings but may also include:

- clinics, consulting rooms and health facilities;
- high technology and research centres;
- high tech industries;
- education establishments;
- function centres; and
- clubs.



Figure 4.6 Artist's Impression of pedestrian environment and pedestrian plaza

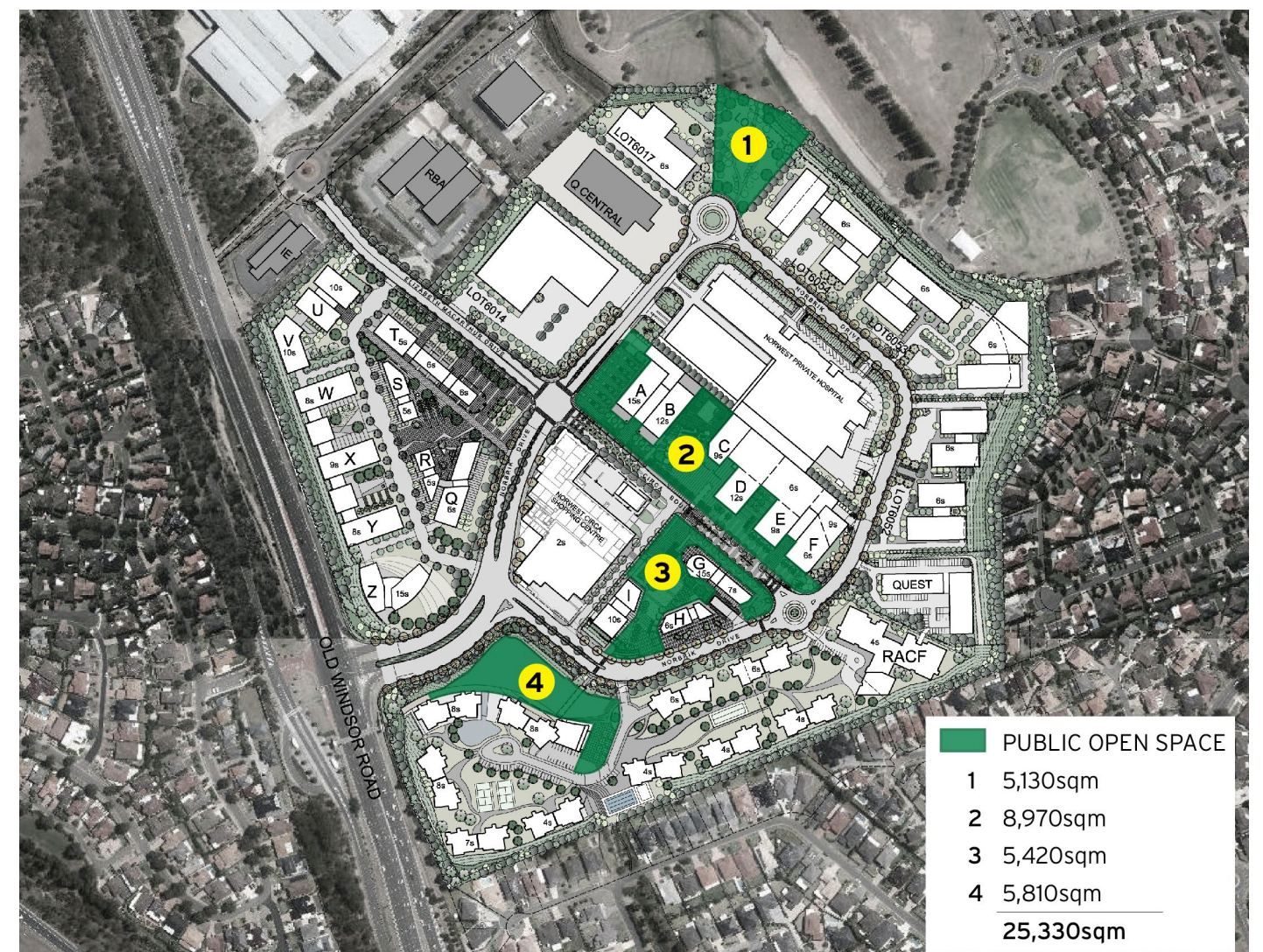


Figure 4.7 Public Open Space

4. CONCEPT & OPPORTUNITIES

The **Eastern Commercial Precinct** is an area with a similar land use mix to that of the Campus Precinct but at low and medium heights reflecting its interface with the Bella Vista Farm Park and the existing residential neighbourhood to the southeast.

Key characteristics of the Precincts can be summarized as follows.

Core Commercial Precinct

- Office floorplate sizes: 600-1,500m² but with flexibility to offer smaller tenancies;
- Ground floor retailing/restaurant/cafes/bars/ personal services establishments/banks etc.: 4,000-10,000m² in small tenancies; and
- Total additional employment floorspace of around 127,000m².

Campus Precinct

- Office floorplate sizes: 600-2500m² but with flexibility to offer smaller tenancies;
- Ground floor retailing/cafes up to 1,000m²; and
- Total additional employment floorspace of around 94,800m².

Eastern Commercial Precinct

- Office floorplate sizes: 600-1,500m² but with flexibility to offer smaller tenancies; and
- Ground floor retailing/cafes/restaurants/bars of up to 500m²; and
- Total additional employment floorspace of around 105,000m².



Figure 4.8 Artist's Impression of Circa Boulevard



Figure 4.9 Artist's Impression of pedestrian environment and Norbrik Drive Retirement Living



Figure 4.10 Artist's Impression of Central Piazza

4. CONCEPT & OPPORTUNITIES

4.3.2 Circa Retirement Living

The retirement precinct site at Circa is to be developed by Aveo, Australia's largest owner operator of retirement villages. It provides an exciting opportunity to develop a range of accommodation for people requiring various levels of care that will integrate into the established infrastructure and development of the precinct. The concept envisages 446 independent living units of 1, 2 and 3 bedroom options, a 144 bed residential aged care home and a range of facilities to meet most of the daily needs of residents.

The site is ideally suited to retirement living given the growing aged population base within the Hills Shire. This is coupled with the area's attraction to many young families, thus creating an opportunity and appeal for grand-parents to follow their children and grand-children to an expanding employment precinct.

Access to the site via the M7 and the adjacent Old Windsor Road, together with the immediate proximity of the T Bus service and the construction of the future railway stations provide unparalleled City and suburban access, while the existence of Circa Shopping Centre, Norwest Private Hospital and a range of medical centres just across Norbrik Drive, provide immediate access to shopping and healthcare. The further development of additional facilities in the Core Precinct will only serve to increase the desirability of the retirement village.

While primarily a residential use, this precinct will deliver significant employment generation through the implementation of the Aveo Group 'continuum of care' model in both independent housing and aged care facilities.



Figure 4.11 Massing Key Plan



Figure 4.12 Artist's Impression of pedestrian environment at the Lakeside

4. CONCEPT & OPPORTUNITIES



Retirement Living



Artist's Impression of Retirement Living Interface



Artist's Impression of Retirement Living

The retirement village provides an ideal interface for the existing residential neighbourhood to the south.

The design for the retirement village seeks to:

- **Promote social interaction:** The masterplan aims to provide a high quality public realm that provides a focal point for social interaction between residents, Circa workers, visitors and the wider community. A public lake surrounded with a range of community uses such as retail, cafés and restaurants, Wellness Centre, swimming pool, library and community centre will ensure interaction.
- **Maintain the highly landscaped character of the locality:** The masterplan integrates new landscaping and stormwater management concepts throughout the site, incorporating them closely into the design of the public realm and village planning. The plan proposes new connections to and from the retirement precinct to adjacent elements of the Circa Precinct and existing residential communities, through the design of complimentary outdoor facilities, pedestrian network and setback zones.
- **Provide a pedestrian environment:** Pedestrian paths are to be provided through the site connecting buildings & facilities through a featured landscape environment. These paths provide links to various parts of the Business Park encouraging further interaction with the surrounding community. They also provide a physical link with Francesco Crescent Reserve located at the southern edge of the site. The pedestrian ethos forms the structural core of the development.
- **Provide a sympathetic relationship to surroundings:** The masterplan design aims to provide a sympathetic response to the surrounding suburban context through the transition of building heights and provision of through site pedestrian links to the surrounding parklands, pedestrian bridges and cycle facilities that connect the site with the existing suburbs beyond. Building scale steps down along the southern boundary.

Other design features include:

- **Independent Living Units:** The ILU buildings are located and designed as independent from the other facilities on the site. These are physically and visually separated from other uses through the central pedestrian link, landscape design, topography and the location of entry accesses. Generous breakout spaces are included within the ILU buildings at various levels of the buildings to encourage interaction between residents closer to each individual dwelling. The distinctive ILU buildings may offer supportive domestic services such as linen, home delivery and personal care services as required.



- **Residential Aged Care Home:** The RACH comprises a four storey, 144 bed facility with dementia secure units and courtyards to the ground floor. This facility defines the eastern edge of the site and shares some circulation and infrastructure with the site as a whole.

The retirement village provides an ideal interface for the existing residential neighbourhood to the south.

4. CONCEPT & OPPORTUNITIES

4.3 Potential Enhancement Opportunities

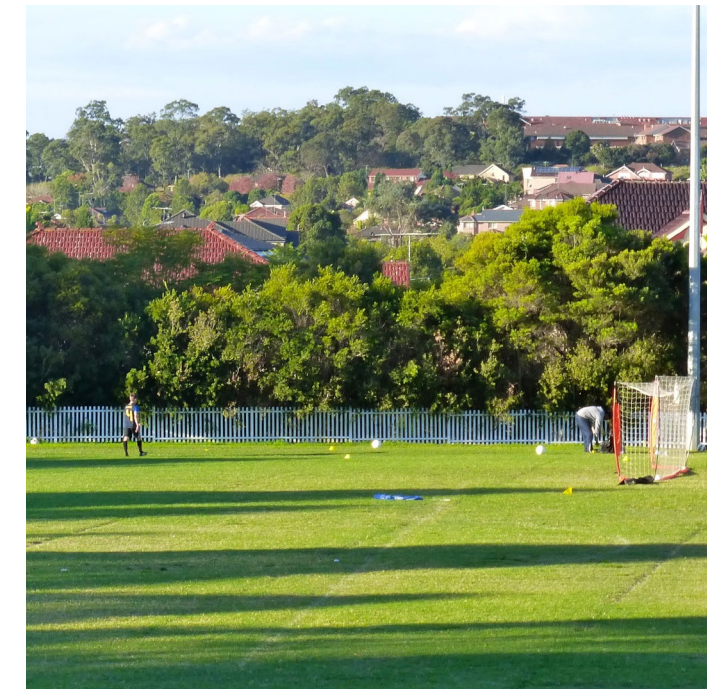
The evolution of Circa Precinct as a mixed use commercial and business hub serving a greatly expanded site workforce generates a significant opportunity to accelerate development delivery by the inclusion of residential development. This can be achieved without any diminution of existing employment targets and would significantly assist in encouraging future delivery of the employment floorspace.

In particular, the eastern and south eastern interface of the Eastern Commercial Precinct has a considerable propensity for residential development, with its outlook and accessibility to Bella Vista Farm Park and its juxtaposition with an existing residential community. The more intimate scale and form of residential building and the complementary nature of the land use itself represent significant advantages for both Circa and its neighbours.

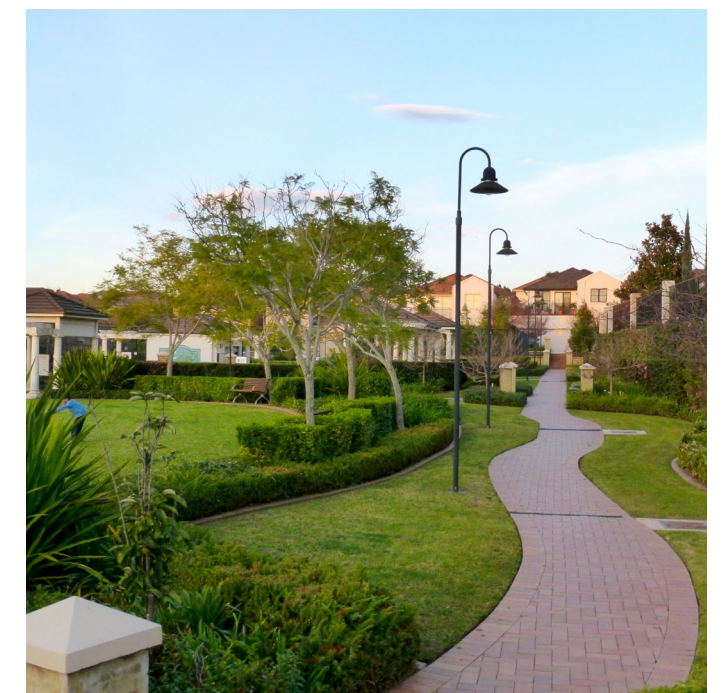
Although not currently included within the concept masterplan, perhaps further consideration could be warranted.



Figure 4.13 Opportunity for Residential Interface to Bella Vista Farm Park and Sports Complex



Bella Vista Oval



Existing quality of landscape maintenance



Artist's Impression of the Plaza (South East)