



DORAN DRIVE PRECINCT SHOWGROUND

RESPONSE TO STATE DESIGN REVIEW PANEL - MEETING 4

DEICORP PROJECTS (SHOWGROUND) PTY LTD



Mandala Parade Entry

Please find below a summary of detailed response prepared by the project team to address the items raised in the letter dated 8th April 2022 by State Design Review Panel. State Design Review Panel meeting number 4 was held on 30th March 2022.

SDRP Comment	Consultant	Response
KEY ISSUES		
<p>1. Further development of envelope articulation and elevational treatments:</p> <p>1a. An overall strategy for the façade detailing where a higher quality and more detailed material palette is used for the podium (where there is closer visual proximity and need for human scale) balanced by a more restrained approach to the tower designs.</p> <p>1b. Further exploration into the tower language and articulation. Proposed articulation and design treatments for towers C and D are generally supported, however previous suggestions for Tower A should be revisited.</p> <p>1c. Podium design language – the diverse palette of materials and treatments is positive, however a clearer rationale is required to guide design development of the podium frontages as there appears to be little order in the use and application of these materials and treatments.</p>	<p>Turner James McCarthy Director / Registered Architect #10759</p> <p>Turner James McCarthy Director / Registered Architect #10759</p>	<p>1a. & 1b. Turner notes and embraces the panels feedback and has reverted Building A to align with the design as presented previously at SDRP 3. This involves the removal of the pattern of green colours from the façade language and use of a more restrained and subtle palette of white and grey. The pronounced vertical and horizontal recesses have also been reintroduced as part of the response to the SDRP 4 feedback, giving Building A a clean graphic quality to the architectural design. The overall composition reinstates the discernible façade components that mitigate the bulk and scale of the approved envelopes. The tower become subservient to the more embellished bespoke detailing of the brick podium facades below.</p> <p>1c. The podium is a composition of 4 facade types that directly relates to either the use within that area of podium or relates to the tower built-form overhead.</p> <p>The 4 façade types used within the podium which all seek to maximise the extent of glazing and allow for permeability and visual connection to the uses within the development. All allow for refined and bespoke detailing, with the use of high quality and low maintenance materials. The key rationale for each of the podium façade types is to create a discernible façade change to the tower directly overhead so that the podium has a clear and distinct identity and does not morph with the tower design above.</p> <p>The first facade type is the russet red metal framed retail façades in the south-west corner of the site opposite the metro station. This predominantly glazed façade allows for clear sightlines into the retail centre and is in deliberate contrast to the more solid brick facades of Building B above. The russet red colour brings a warmth to material palette at the southern side of the site.</p>





Podium façade - Type 1

The second facade type is the brick facade that sit under Buildings A & D. These brick facades are in contrast to the open glazed facades of the towers overhead. The podium's brick detailing makes reference to the patterns of the existing brick vernacular suburban architecture of the Castlehill area and provides a strong contextual design narrative.



Podium façade - Type 2

The third façade type is that of the community centre on De Clambe Drive opposite the Showgrounds. It is characterised by a double height colonnade and careful integration of landscaping and bespoke metalwork detailing. It has a civic appearance that is appropriate for its community use. It's extensive glazing is in deliberate contrast to the more solid brick Building C that sits overhead.

		 <p><i>Podium façade - Type 3</i></p> <p>The fourth façade type is that of the 4-storey podium element along Andalusian Way. This brick façade aims to champion the two-storey townhouse typology that is unique to this part of the development. It brings a fine grain urban design approach to the podium and contains extensive bespoke brick detailing. Unlike the other 3 podium façade types, it has less of a direct interface with the tower overhead due to the extensive setback to Buildings C & D above, allowing a greater freedom with how we articulate and design this eastern streetscape.</p>  <p><i>Podium façade - Type 4</i></p> <p>While each of these 4 façade types have distinct architectural designs, there are familial elements that allow for a strong and cohesive overall composition that facilitates the desired vibrant town centre for the Showgrounds Precinct. They tie together motifs from the existing local context to create a cohesive group of the buildings. This includes patterns of the existing brick vernacular suburban architecture, colours of endemic plant species such as the Gravellea Hills Jubilee and an emphasis on vista and connection to the adjacent Showground.</p>
<p>2. <i>More natural lighting to the thru-site link. This could be addressed by</i></p> <p>2a. <i>extending the 'skytube'</i></p>	<p>Turner James McCarthy Director / Registered Architect #10759</p>	<p>2a. The retail floorplate has been designed to allow for a direct interface with external glazing / daylight within approx. 14m from any point within the retail circulation areas. This includes 3 storeys of glazing to the wide retail entries at Mandala Parade and DeClambe Drive, which is further complemented by the Doran Drive Plaza retail entry and the skylight overhead that connects to the residential podium above. The skylight has been maximised with parameters around fire and BCA compliance to the class 2 building over informing its overall location, size and shape. Notwithstanding this, the close</p>

<p>2b. more generous openings to the Doran Drive frontage, similar to entries from Mandala Place and De Clambe Drive. This should also be expressed externally, for example a higher awning along that frontage.</p>	<p>Turner James McCarthy Director / Registered Architect #10759</p>	<p>proximity to daylight at all times will allow for a high-quality retail experience. The retail plan is configured to also allow for clear and unobstructed sightlines to this external glazing that provides a strong visual connection to the immediate context and provides clear unambiguous wayfinding and desire lines. We therefore are confident that the proposal is meeting the panels desired outcome, and merits support.</p> <p>2b. The retail floorplate is modest in size with significant and wide entries at the key connections at Mandala Parade opposite the train station and De Clambe Drive opposite the Showgrounds. The additional Doran Drive Plaza entry compliments the other two more primary entries. The Doran Drive Plaza entry is located mid-way along that street interface to allow for easy and quick connection from the plaza and retail tenancies back into the retail centre and its amenities. It is clearly marked within the façade articulation and aligns the proposed artwork in the plaza. It's current width and clear sight lines are appropriate for the secondary entry point within the retail floorplate. We therefore are confident that the proposal is meeting the panels desired outcome for connectivity, permeability and daylight access, and merits support.</p>
<p>3. Provide sufficient amenity and comfort conditions in the communal open spaces to encourage and support usage of these spaces. Several popular use areas such as communal barbeque areas and play spaces are located predominantly in shade, while other high amenity areas with good solar access are dominated by communal vegetable gardens and circulation instead of dwell areas such as seating.</p> <p>3a. Ensure soil depths and solar access conditions are sufficient to support growth for the tree species selected</p>	<p>Urbis Mark Kuhne Director / Registered Landscape Architect #1226 (AILA)</p> <p>Urbis Mark Kuhne Director / Registered Landscape Architect #1226 (AILA)</p>	<p>We have provided a range of diverse external communal spaces and programs across the development. These landscape rooms vary in scale and provide meeting and gathering spaces for small, medium and large groups of people.</p> <p>Each landscape destination responds to the microclimate and scale of the space that has been informed by the built form.</p> <p>The proposed programs have been designed to be multi-seasonal, ensuring the spaces are utilised throughout the year.</p> <p>On the level 2 podium, we have reduced the area of the north facing productive / vegetable garden and incorporated a flexible lawn space with seating to make the space multifunctional and inviting to all. From the sunny lawn area there will be a lookout to the showgrounds. We have also expanded the gathering space at the top of the steps from the street to also include a small lawn area with additional seating in-lieu of planting which was previously providing shade to this gathering space.</p> <p>We have kept the playspace in its current location as shade to this structured playspace is desirable. The BBQ pavilion has also been retained in its current location as it allows surveillance of the playspace and has good connectivity to the adjacent lawn area. We have provided an additional BBQ to the level 6 garden terrace which has good solar access.</p> <p>All soil depths will meet ADG min soil depths, all tree species to podium spaces will be independently reviewed by a horticulturalist during the DD phase to ensure solar access conditions are sufficient.</p>

<p>3b. Review the arrangement of activity and circulation in the communal open spaces and prioritise high use activities where people dwell in locations where they can receive minimum two hours of sun in winter</p>	<p>Urbis Mark Kuhne Director / Registered Landscape Architect #1226 (AILA)</p>	<p>We have reviewed the arrangement of activity and circulation to the communal open spaces and have made the changes as outlined in item 3. above.</p>
<p>3c. Elevated planting areas are supported as it increases soil depth; however, the seating edge condition will need to be adjusted to allow more seamless, inclusive and dignified access to the elevated lawn areas.</p>	<p>Urbis Mark Kuhne Director / Registered Landscape Architect #1226 (AILA)</p>	<p>We have raised the footpath on the eastern side of the lawn to meet the lawn levels to provide more equitable access to the lawn. A path has also been added to the north side of the BBQ pavilion which links the ramps on both sides of the lawn. Within the seating edge condition, we have provided cut outs for wheelchairs, these are integrated with the 450mm high seating walls</p>
<p>PUBLIC AND OPEN SPACE</p>		
<p><u>Doran Drive Plaza</u></p> <p>There has been considerable improvement in the design of this area, particularly the understanding and expression of Country and clearer circulation generally.</p> <p>There is still some concern that outdoor dining areas will dominate the frontages and leave a very narrow corridor for sheltered circulation.</p> <p>4. Increase the projection of the awnings to improve the shading and protection to the circulation route along Doran Drive Plaza.</p>	<p>Turner James McCarthy Director / Registered Architect #10759</p>	<p>The proposal has been adjusted after SDRP 4 to allow for minimum 4m deep awnings along the full interface with Doran Drive Plaza. This depth allows for 1m of covered seating adjacent to the tenancy glass line and 3m of covered walkway for pedestrians moving from the train station towards the showgrounds. This paved external north-south circulation is over 6m in width and therefore provides a very generous and well considered zone for movement. The 4m deep awnings are further complemented by the extensive tree canopy coverage within Doran Drive Plaza that creates a high level of comfort for the users of this space.</p>
<p><u>Amenity</u></p> <p>While the wind conditions have improved considerably, Doran Drive plaza and several communal open areas rely solely on mature tree canopy to mitigate wind impact. This has been demonstrated in other projects to be a high-risk approach to managing wind amenity particularly as high wind conditions</p>	<p>RWDI Michael Pieterse Project Delivery Manager / Associate</p>	<p>5.& 6. High wind events or regions can impact tree maturity as indicated by the SDRP review. However, this is only an issue for areas where there are multiple safety exceedances concentrated at a particular location (i.e., gust winds greater than 23m/s around a corner etc.). In such situations, trees cannot be used to mitigate the high wind speeds since there is a large likelihood of branches breaking off. This is in accordance with the AWES Guidelines of Pedestrian Wind Effects Criteria (2014) as shown below:</p>

<p>prevent tree canopy reaching maturity. It highlights the critical importance of adequate soil depths and sufficient solar access to these areas, particularly at the upper levels, to ensure trees are able to thrive, reach maturity and support the success of the communal spaces.</p> <p>5. It is assumed that updated wind studies, demonstrating that the proposed mitigation will achieve 'dwell' conditions (sitting) for all open spaces, have been undertaken and will be provided through the RtS process.</p> <p>6. Identify interim wind mitigation strategies so there are measures in place while the tree canopies are establishing and maturing.</p>		<p>The Use of Vegetation to Ameliorate Excessive Wind Speeds</p> <p>The use of trees, shrubs and the like to reduce exceedances of the minimum criterion for public safety is strongly discouraged. Experience in many locations has shown the short-comings of this approach. Trees planted in locations where the 0.1% probability 3 second gust wind speed at pedestrian height is in excess of 23m/s will tend to experience wind speeds at the height of the tree canopy once every 5 years or so sufficient to destroy or severely damage many trees. Trees planted in windy locations rarely mature to their normal full height as modelled in the wind tunnel for a range of reasons including loss of limbs, the drying effect of the wind and the natural tendency of trees to remain stunted in such locations to provide the best chance of survival.</p> <p>In many cases trees placed in high wind areas to protect pedestrians tend to shed limbs during the highest winds causing a public danger and a public nuisance by damaging power lines, vehicles etc.</p> <p>However, for the proposed site, only a single safety exceedance is observed on the podium. This is a localised event that we have resolved using a built-form response in the form of an awning. The trees are only used on the ground and podium levels to enhance the wind conditions further as is widely practiced in the wind engineering community. It is, therefore, expected that these should not experience any growth issues due to wind.</p>
<p>The undercroft condition on level 3 between Tower D and the townhouses, results in a very narrow planting area that will be overshadowed for much of the time and unlikely to support jacaranda tree canopy as proposed. This space seems unsuited as communal open space.</p>	<p>Urbis Mark Kuhne Director / Registered Landscape Architect #1226 (AILA)</p>	<p>We have reviewed the suitability of the Jacaranda in this space and agree a shade tolerant tree species such as Elaeocarpus species a native rainforest tree would be more appropriate.</p>
<p>7. A review of programming and planting for the podium spaces is recommended.</p>	<p>Urbis Mark Kuhne Director / Registered Landscape Architect #1226 (AILA)</p>	<p>See Items 3. and 3b. above.</p>
<p>ARCHITECTURE</p>		
<p>The project clearly presents significant design challenges - delivering high density on the site while accommodating a large, predetermined public space, thru site links and connectivity with the Metro station.</p>		

<p>Since the previous SDRP the ongoing development of the building envelopes is commended - particularly in the use of varied material, form and language. While there has been significant improvement in some parts of the project, strong ideas that were proposed in the third review have been abandoned, such as the long northern frontage of Tower A which was more successfully resolved at SDRP 3 through deep vertical and horizontal recesses that reduced its visual impact compared with the 'flattened' version presented at SDRP 4.</p> <p>The approach to podium detailing is more finely considered - with diversity of materials and architectural language that animates the street frontages. For the towers it is recommended that:</p> <p>8. The towers be more restrained – and overly dominant verticality or horizontality should be avoided.</p> <p>9. Re investigate use of façade recessing and articulation to reduce the bulk and scale of the towers and enhance the residential character and human scale.</p>	<p>Turner James McCarthy Director / Registered Architect #10759</p> <p>Turner James McCarthy Director / Registered Architect #10759</p>	<p><u>Building A Modifications</u></p> <p>8. The façade articulation of Building A as presented at SDRP 4 remains the same depth as SDRP 3. No flattening has occurred during this time, as façade depth and the angle/orientation of facades was already established prior to SDRP3.</p> <p>The change that occurred between the SDRP 3 & 4 meetings was the introduction of colour to Building A as a means of further enhancing the contextual narrative of the design and linking it to its specific location and place.</p> <p>Turner notes and embraces the panels feedback and has therefore reverted Building A to align with the design as presented previously at SDRP 3. This involves the removal of the pattern of green colours from the façade language and use of a more restrained and subtle palette of white and grey.</p> <p>9. The pronounced vertical and horizontal recesses have also been reintroduced as part of the response to the SDRP 4 feedback, giving Building A a clean graphic quality to the architectural design. The overall composition reinstates the discernible façade components that mitigate bulk and scale. The tower becomes subservient to the more embellished bespoke detailing of the brick podium facades below.</p>
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<p><i>The Andalusian Way is a crucial frontage, impacted by multiple vehicle and other service access points that diminish the quality of the street front. The following are recommended:</i></p> <p>10. <i>Adjust the turntable position to narrow the vehicle entrance and reduce the impact on the street front.</i></p> <p>11. <i>Review the extent of grilles and service doors along Andalusian Way.</i></p> <p>12. <i>Ensure high quality treatments and finishes to lift the quality of this crucial frontage and mitigate the 'back of house' appearance.</i></p>	<p>Turner James McCarthy Director / Registered Architect #10759</p> <p>Turner James McCarthy Director / Registered Architect #10759</p>	<p><u><i>Andalusian Way</i></u></p> <p>10. The current proposal's strategy for the car park entry, loading dock and services locations was presented at the initial SDRP 1 and SDRP 2 meetings and was supported by the panel. This commentary now received at SDRP 4 is contrary to this earlier feedback. At these previous meetings, the panel commended the composition of townhouses and terraces to the streetscape and the use of bespoke brick detailing to create a high-quality design outcome.</p> <p>The Urban Design Guidelines clearly notes the preference for services and loading dock to be located on the eastern side of the precinct at Andalusian Way. This strategy allows for the other streetscapes at Doran Drive Plaza, Mandala Parade, and De Clambe Drive to achieve almost 100% continuous active façade with extensive amounts of glazing and permeability.</p> <p>The proposal has pulled most of services into the centre of the floorplate away from the street edge, or into the basement levels to minimise their impact. The loading dock uses a turntable in order to minimise the footprint of the truck's turning within the site which allows sufficient space to sleeve tenancies and lobbies at key points around this area. The size of the turn table is established primarily by the requirements of the major supermarket tenant, with the inclusion of the supermarket being part of the Landcom contractual requirements on the applicant. The turntable position and loading dock entry is based on the traffic manoeuvres required, for the minimum distances to street junctions, and for unobstructed sightlines for trucks. It also avoids clashes with pedestrian movements at lobbies or other key entry points into the building.</p> <p>11. & 12. The proposal has sought to minimise the extent of grilles and louvres within the podium facades. The areas of louvres noted on Andalusian Way are due to the mechanical requirements of elements such as the electrical substation chamber which are led by code and authority requirements. The activation of Andalusian Way has been balanced by retail tenancies being located at each of the key street corners, the placement of the Building C residential lobby mid-way within this streetscape, the generous use of landscaping, and high-quality materials and bespoke detailing. This collectively provides a considered and refined design response that is in keeping with the high-quality streetscapes achieved around the perimeter of the scheme.</p>
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CONNECTING WITH COUNTRY AND LANDSCAPE		
13. <i>Incorporate the relationship of the site to Cattai Creek as part of the overall Connecting with Country design response.</i>	Urbis <i>Mark Kuhne Director / Registered Landscape Architect #1226 (AILA)</i>	Cattai Creek has a deep cultural value to the Bedjigal (Darug people). Project team has embraced the ideas explored by the artist (Danny Eastwood and Jamie Eastwood) and incorporated into the design. The relationship of the site to Cattai Creek has driven the Connecting with Country, landscape design and public art response. Interpretative signage will be provided to communicate this connection. For further details refer to Connecting with Country Public Art Strategy and Landscaping Design Report.