



DORAN DRIVE PRECINCT SHOWGROUND

RESPONSE TO STATE DESIGN REVIEW PANEL - MEETING 3

DEICORP PROJECTS (SHOWGROUND) PTY LTD



Mandala Parade Entry

Third State Design Review Panel session was held on 10th November 2021 for Doran Drive Precinct Development Application.

The following items were supported:

- Efforts to create more variety in the four tower elevations.
- Engagement of indigenous public artists and intentions to bring Country led thinking into the project.
- Adjustments to the building envelope and resulting increase of solar access to the communal open space above the podium.
- Improvements to the permeability of the ground floor plane and through site link.
- Proposal to integrate landscaping with the façade

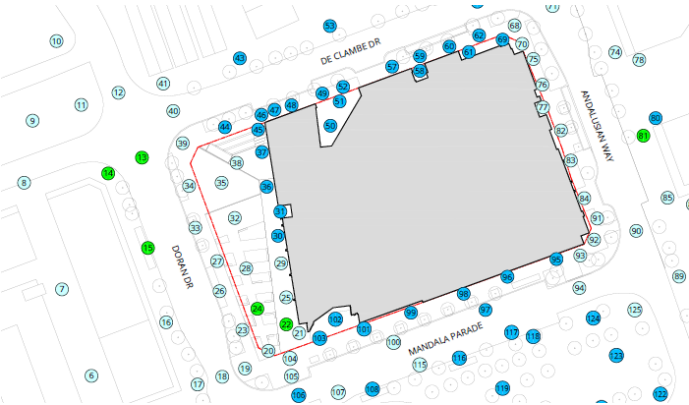








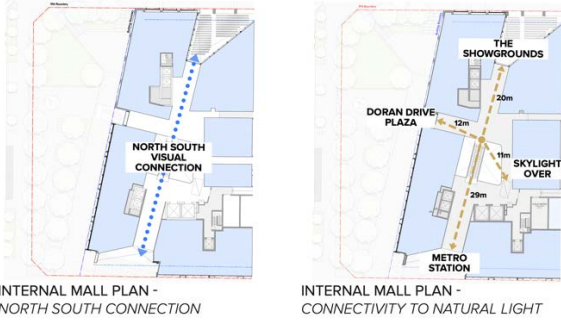

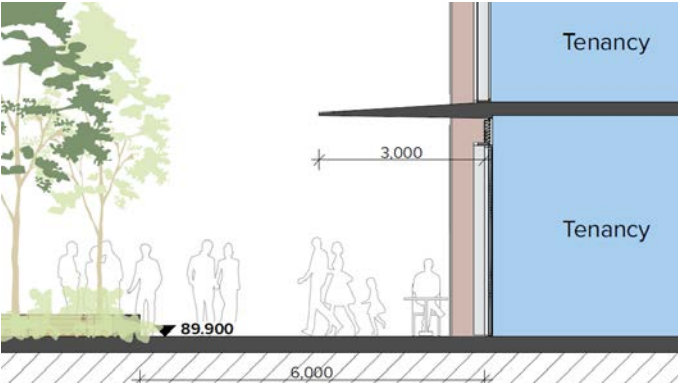
De Clambe Drive Entry

Please find below a summary of detailed response prepared by the project team to address the items raised in the letter dated 19th November 2021 by State Design Review Panel. State Design Review Panel meeting was held on 10th November 2021.

SDRP Comment	Consultant	Response
1. MASTERPLAN/ PUBLIC SPACE		
Amenity And Activation		
<p><i>There are still concerns in relation to the amenity and activation of open spaces. In particular please note the following:</i></p> <ul style="list-style-type: none"> • 3D visualizations are required to illustrate the quality and character of spaces - showing proportion, materiality, amenity and intended activation of the key public spaces - thru site link, Doran Drive Plaza and the communal open space above the podium. 	<p>Urbis Mark Kuhne Director / Registered Landscape Architect #1226 (AILA)</p>	<p>A large package of professional CGI renders has been commissioned for the SDRP 4 presentation. These CGIs cover all parts of the public domain, podium/street interface, the residential garden podiums and towers overhead. The CGIs illustrate the high quality and character of the proposed spaces. They illustrate the scale of the spaces, the activation and programs, materiality and planting.</p> <p><u>Doran Drive Plaza</u> Doran Drive Plaza is intended to be a high quality, flexible urban open space that functions both as a permeable connection between the Metro station, buses, retail and the Castle Hill Showground, as well as providing an activated and comfortable space for people to use and inhabit day to day.</p> <p>The plaza includes:</p> <ul style="list-style-type: none"> • Interpretive feature paving Celebrating First Nations People Songlines along the “creeks” with a series of small and medium scale meeting places and interpretive signages • Central open plaza with water feature • Amphitheatre and lawn area to the north for informal recreation, markets and events • Active retail edges to the east • Native shade trees and low-level planting to the southern part of the plaza, incorporating opportunities for public seating, marketplace and gathering • Integrated lighting • Grade changes to be made up at the edges of the Site to provide minimal grading across the majority of the plaza • Opportunities for Public Art and interpretation. <p><u>Communal Open Spaces</u> <u>Level 2</u> Level 2 communal space provides a large communal podium landscape that encourages community gathering and activities. The planting scheme for this podium landscape is to not just use shade tolerant species that respond to the sun and shade analysis diagrams but also use species from the Shale / Sandstone Transition Forest vegetation community.</p> <p>Proposed amenities include a large play space with feature play items and adjacent seating for parental supervision. Connected to this space is a BBQ pavilion area with BBQ facilities and dining spaces. The feature of the podium landscape is central lawn space with mounding for feature Jacarandas, amphitheatre seating to the edge, providing informal recreation and outdoor cinema space. Throughout the podium there are private garden retreat spaces with seating surrounded by planting. To the north of the podium adjacent to the community room is the community garden to allow</p>

		<p>residents to take ownership of this part of the garden and interact with the community.</p> <p><u>Level 3</u> Level 3 communal space provides a larger communal rooftop for the residents to enjoy. This courtyard garden consists of a lush buffer to the building edges for privacy in the courtyard and the residents' apartments. This level has introduced the Shale / Sandstone Transition Forest vegetation community. While also providing cascading planting to the western building edge.</p> <p>This courtyard provides two designated areas within the courtyard, the northern part is a decomposed gravel gathering space with feature trees in bespoke planters, generous seating benches and moveable furniture for gathering. The southern part of the courtyard is a paved garden with central planters with larger relaxation, lounge seating areas.</p> <p><u>Level 6 & 8</u> Level 6 & 8 provides rooftop gardens for the residents to enjoy. Both these gardens provide lush landscape planted edges with species from the Sydney Turpentine Ironbark Forest as well as exotic shade loving species. The species have been selected to work with both microclimates to ensure the planting will grow and provide a lush landscape.</p> <p>The larger eastern courtyard provides residents with three flexible places to gather and relax. The northern part of the courtyard provides a paved enclosed gathering space with a central bespoke planter with seating incorporated into the edge planters. The centre of the rooftop provides a central nodal gathering space with flexible and moveable furniture. The southern part of the rooftop is a larger courtyard space that provides seating to the edge planters and a central planter and larger relaxation lounging timber deck. While the western courtyard provides a secluded gathering space for residents to relax and retreat too surrounded by lush planting.</p> <p><u>Level 9</u> Provides an oasis for the residents; a small pocket of an outdoor space for them to enjoy. This level provides lush native planting to the courtyard edge from the Sydney Turpentine Iron Bark Forest. In addition, we have also introduced exotic shade loving species that will thrive in this location. As this level is also in shade all day, the species selected for this level are chosen to suit the condition. The courtyard also provides a small gathering space with seating benches to the planter edges and larger seating benches for group gatherings. This level also provides a podium edge cascading planters to add to the effect of the building facade.</p>
<p>• Wind studies showed suboptimal comfort and safety levels for intended uses in most of the public domain. Undertake more detailed wind investigations</p>	<p>RWDI Michael Pieterse Project Delivery Manager Associate</p>	<p>A detailed wind investigation reveals suitable conditions for both pedestrian and sitting amenity at street level and throughout the publicly accessible spaces or outdoor communal spaces. Various mitigation measures including landscaping and architectural features have been implemented in the design to achieve the appropriate wind conditions required for passive (sitting and standing) and active space (strolling and walking) use.</p> <p><u>Doran Drive</u> Wind conditions are noted in most locations to be suitable for passive use (sitting and standing). Locations to the southeast of the proposed building (22 and 24) experience slightly windier</p>

<p>concurrently with ongoing design resolution to ensure suitable conditions for both pedestrian and sitting amenity at street level and throughout the public spaces:</p> <ul style="list-style-type: none"> o All of Doran Drive Plaza, the entire Mandala Parade frontage and most of the communal open space should have appropriate conditions for sitting. o Explore design elements, planting and other methods to mitigate unacceptable wind impact. 		<p>conditions during summers but these are suitable for passive use for at least 77% (sitting and standing use) of the time every year.</p>  <p>Configuration 4: Proposed Development with Landscaping and Future Surrounding Buildings (Summer Season)</p> <p>COMFORT CATEGORIES:</p> <ul style="list-style-type: none"> Sitting —————  Standing —————  Strolling —————  Walking —————  Uncomfortable —————  <p><u>Mandala Parade</u> Wind conditions in all locations are found to be suitable for passive use (sitting and standing) with the inclusion of proposed and existing landscaping.</p> <p>In general, on ground level, a mix of sitting and standing use is noted during the summers, becoming even calmer during the winters. Wind conditions are noted to be equivalent to or better than the existing site conditions.</p> <p><u>Communal Spaces</u> All communal spaces on upper levels are suitable for passive use (mostly sitting with some standing conditions).</p>
<p>Thru Site Link</p>		
<ul style="list-style-type: none"> • Incorporate strategies to draw more natural light into the thru site link. 	<p>Turner James McCarthy Director / Registered Architect #10759</p>	<p>The north-south internal connection has been designed to provide a clear sightline from Mandala Parade to De Clambe Drive. The escalators and large central void are placed along this desired line to allow for intuitive movement and wayfinding.</p>  <p>CGI: Indicative retail interior showing the bright airy retail environment and views through to the Showgrounds beyond.</p>

		 <p><i>Diagrams: Proximity to external glazing within all parts of the retail internal connection to the streets.</i></p> <p>The floor plate of the retail is modest, with all parts of the north-south internal connection being within a short distance (approximately 14m) of an external glass line. Substantial glazing is located at the north and south ends of the retail connection, as well as at the western interface with Doran Drive Plaza. This is further complimented by light from a skylight that connects to the podium overhead. This extensive amount of glazing always allows for a strong visual connection to the context.</p>  <p><i>CGI: Substantial and generous glazing the retail northern entry at De Clambe Drive</i></p>
<p>Doran Drive Plaza</p> <ul style="list-style-type: none"> Intended use of the covered footpath zone on the western frontage is unclear, as some drawings show dining while others show a pedestrian walkway. As advised previously, providing a sheltered pedestrian walkway is essential for this frontage and should be prioritised over exclusive use 	<p>Deicorp Applicant</p>	<p>The covered footpath zone (3m) will be shared between the outdoor dining and pedestrian walkway. The architectural and landscape drawings are now consistent, indicating the seating area along the shopfront line and the remaining zone for the pedestrian thoroughfare. Refer to the section below.</p>  <p>The proposed scheme is consistent with the approved concept design, moreover outdoor dining will bring more life and activation</p>

for outdoor dining.	<p>Turner James McCarthy Director / Registered Architect #10759</p>	<p>in the Doran Drive Plaza rather than if this zone was provisioned exclusive for pedestrian thoroughfare only.</p> <p>The external tenancy seating along the eastern edge of Doran Plaza is located against the glass line of the tenancies where there is a seamless and level connection between inside and outside. The seating sits below the 3m deep continuous awnings so that it has solar and wind protection appropriate for extended periods of seating.</p>  <p><i>CGI: Direct seamless connection between tenancies and outdoor seating at Doran Drive Plaza. Generous tree canopy coverage is provided to the external walkway.</i></p> <p>The adjacent walkway beyond the tenancy external seating area is minimum 3m wide, and is in a straight, direct and unobstructed route. This walkway is extensively shaded by the generous tree canopy coverage. Refer also to the wind report which notes quality and appropriate comfort levels within both the tenancy seating area and the adjacent walkway.</p> <p>The future success of Doran Drive Plaza will in part be achieved by having a series of quality popular tenancies along the eastern edge of the plaza. These tenancies need to be logically planned, offer well considered seating that has high comfort levels, and offer a seamless, direct, and level connection between the tenancies and the plaza. This allows the tenancies to flourish for longer during the day and across the whole year, therefore providing passive surveillance and a destination dining precinct that is vital to the fabric of a vibrant active town centre.</p>  <p><i>CGI: Direct seamless connection between tenancies and outdoor seating. Generous tree canopy coverage to the external walkway</i></p>
Podium Communal Open Space		
• Provide solar studies	Turner	Minimum 2 hours solar access is achieved to 50% of the primary usable spaces on June 21 st . The primary usable spaces are

demonstrating the required solar access can be achieved for the communal open space above the podium.

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Registered
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#10759

located appropriately on the podium and at the large level 6 roof terrace to capture views and outlook. The edges of the podium have been designed as a series of generously planted buffer zones that offer significant privacy to the adjacent private terraces and offer a lush verdant green backdrop of the centrally located primary usable space.



CGI: Central lawn area within the main podium communal open space

SOLAR ANALYSIS TO PRIMARY COMMUNAL OPEN SPACE (21ST JUNE)



Level 2



Level 6



Communal Open Space


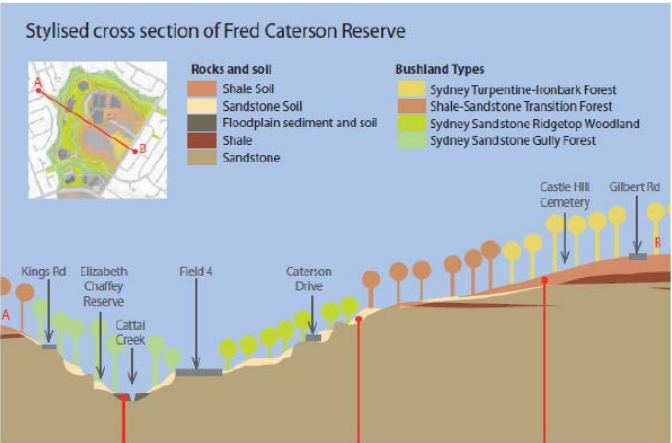


Primary Communal Open Space



2 hours Solar Access (9am-3pm)

Diagram: Compliance of 2hrs solar access to the principle usable area of the podium and Level 6 communal courtyards.

<ul style="list-style-type: none"> • Illustrate the types and quality of landscape spaces, planting, seating and intended activities. 	<p>Urbis Mark Kuhne Director / Registered Landscape Architect #1226 (AILA)</p>	<p>Doran Drive Plaza forms a key piece of open space between the Metro Station and the Castle Hill Showground. The 1,400m² plaza space is bounded by Doran Drive to the west, De Clambe Drive to the north, Mandala Parade to the south and built form to the east.</p> <p>The Plaza is intended to be a high quality, flexible urban open space that functions both as a permeable connection between the station, buses, retail and the Castle Hill Showground, as well as providing an activated and comfortable space for people to use and inhabit day to day.</p>  <p>3D view illustrates the intended activities, planting, materiality and seating</p> <p>Refer to item 1 response for further illustration on all proposed landscaping spaces including Doran Drive Plaza and communal open spaces.</p> <p><u>SITE WIDE PLANTING STRATEGY</u></p> <p>The site wide plant strategy has been inspired by the adjacent Fred Caterson Reserve and bushland types and communities.</p>  <p>Reference – 'The bushland of Fred Caterson Reserve' Baulkham Hills Shire Council 2007</p>
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Feature trees to the Doran Drive Plaza include



Tristania laurina, Water Gums – Native Australian Evergreen Tree



Corymbia ficifolia, Red Flowering Gum – Native Australian tree species to attract local birds



Eucalyptus cattai – Critically Endangered Local Eucalypt

Landscape Planting Design Objectives

- To increase the number of indigenous species planted in Hills Shire region

		<ul style="list-style-type: none"> • To eliminate the use of noxious weeds of potentially invasive species in the development • To use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling • To reduce maintenance and water consumption through appropriate species selection • To create buffer zones and add to existing areas of remnant vegetation with locally indigenous species including supplementary River-Flat Eucalypt Forest on Coastal Floodplains planting. • The Landscape planting for the site will have a minimum of 75% of indigenous / water sensitive planting species. <p>The plant palettes developed for the site reinforces the environmental theme, that the planting palette is drawn from existing local vegetation communities. In general, street trees should respond to the street hierarchy and Council's street tree list.</p> <p>The following list outlines the signature planting for the site and has been established with reference to:</p> <ul style="list-style-type: none"> • Hills shire DCP 2012: Section C3- Landscape • Office of Environment and Heritage: River-flat Eucalypt Forest on Coastal Floodplain - species list • The bushland of Fred Caterson Reserve - Bushland Reserves - vegetation communities plant list <p>The ground level Doran Drive Plaza is proposed to integrate the Sydney Sandstone Gully Forest and Sydney Sandstone Ridge Top Woodland.</p> <p>Level 2 and 3 podium / rooftop is proposed to integrate the Shale / Sandstone Transition Forest.</p> <p>Level 8 and Level 9 is proposed to integrate the Sydney Turpentine Ironbark Forest.</p>
2. ARCHITECTURE		
<p><i>There is very little transitional scale for the buildings to sit appropriately within the lower scale of the Shire's suburban context. The articulation between the podium and towers is minimal and the individual towers are reading as one with limited visibility of sky between them.</i></p>	<p>Gyde Consulting Stephen Kerr Director / Town Planner</p>	<p>There has been further development of the architecture to provide greater articulation and modulation of the tower elements and a clearer differentiation of the podium. This further design development improves the human scale of the project from the immediate public domain and reduces the apparent bulk and scale of the development from further afield.</p> <p>The further design development has resulted in a high standard of architectural design, materials and detailing that is appropriate to the building type and location. In this regard it is important to note that the Doran Drive Precinct is adjacent to the Hills Showground Metro Station and is the focal point of an urban renewal area that extends 600m south along Showground Road. The bulk and scale of the Doran Drive Precinct will be moderated with the development of Precincts East and West as illustrated in Figure 1 below, as well as the extensive redevelopment of the low scale suburban housing on the southern side of Carrington Road. It is worth noting that this redevelopment is well underway approximately 250m to the south of the site (see Figure 2).</p>

The following methods for reducing the impact of the built form should be considered.



Figure 1 - Hills Showground Station Precinct Urban Design Report (Occulus)



Figure 2 - Aerial view of the site and surrounds from February 2022. Redevelopment sites denoted with yellow stars. Site identified with yellow dashed line.

- Reduce the bulk and scale of the development through the following strategies:
 - o Stepped forms or other transitions in the envelope articulation.
 - o Improved visible separation of the towers.
 - o Clearer differentiation between the podium and towers.
 - o Reduced bulk, scale and/or height of the built forms.

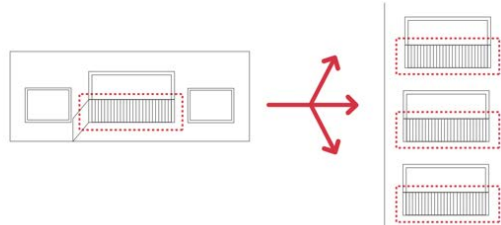
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The proposal is part of the Hills Showground Station Precinct where height transitions and stepping of buildings has been considered within the approved Concept Plan. The Doran Drive precinct is 20 storeys, along with Precinct West which is also 20 storeys and stepping down to 16 storeys at the Precinct East. This then steps down to 12 storeys on the other side of Carrington Road, and then down to 8 storeys beyond to the south. This urban design rationale will allow for a comfortable series of datums within the streetscape. The future context will therefore be a denser and more vibrant urban precinct that focuses around the public transport infrastructure of the Metro station.

Within the Doran Drive Precinct, all buildings sit fully within the approved concept plan envelopes. Building separation is compliant with ADG visual privacy requirements. The diverse architectural styles allow each of the towers to be discernible within the overall composition and emphasises the slender proportions of the small tower floorplates.

The buildings are highly articulated, with an animated and varying architectural response to the skyline of each building. Significant character diversity and varying scaled elements further adds to the amelioration of bulk and scale.

		There is a significant change in materiality and architectural expression between the podium and the towers overhead.
<ul style="list-style-type: none"> • <i>Significant enhancement and refinement is required in architectural resolution and design quality in line with the quality and variety shown in the UDG. Provide 3D visualisations demonstrating the following:</i> <ul style="list-style-type: none"> o A more radical approach and quality in the façade. o Playfulness in form, articulation and/or colour. o Variety in materiality and textures. o Carefully considered, bespoke detailing. 	Turner James McCarthy Director / Registered Architect #10759	<p>The proposal has embraced the comments from the Panel, and the revised scheme has focused on integration of colour, curves, bespoke detailing, playfulness of the architectural design, and variation in materials.</p> <p>The refinement of the facade design has further integrated subtle references back to the suburban character of the adjacent precinct to the south of Carrington Road. While these streetscapes will soon be redeveloped, there is merit in referencing this eclectic mix of residential architectural that is synonymous with the area. The wide single storey brick houses enjoy a playful mix of brick arches, curved window openings, and ornate quirky metalwork and fences. These patterns and details are reinterpreted within the facade composition of the new Doran Drive Precinct, to allow for a historical connection.</p>  



Diagrams: Illustrating the interpretation of materials, details and patterns from local residential architecture.

Podium

- The built form of the podium has been broken up into a series of smaller components. The facades vary within the streetscape of the podium to provide an animated and playful composition.
- The podium balances the need to provide significant glazing and visual permeability, with a range of high quality and low maintenance materials such as brick.
- Bespoke detailing is integrated into the various components in the podium, including the scalloping of the brick parapets and varying brick coursing details.
- The continuous awnings step to align with the steep falls across the site and vary between a deep russet red colour to a more earthy bronze tone.
- Signage will be carefully considered and integrated in designated zones within the façade. These locations are framed with a metal shroud detail that allow the signage to feel deliberate and seamless with the overall design intent.
- Artwork is integrated into the main retail entries as part of the contextual design response.

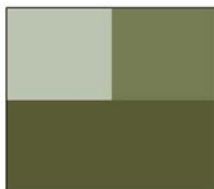
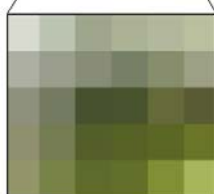


CGI: Townhouses and terraces facing Andalusian Way show detail of window openings, brick coursing, and high degree of articulation and playfulness in the façade composition.

Building A

- The colouration of Building A references its park-side location. Its palette of muted and earthy green tones references the adjacent trees and colours of the showgrounds. The facades use a blend of 3 green colours that collectively give a subtle pattern to the façades.
- Slab edges are rounded. Columns have a curved bullet shape.
- Planters extend along the full north elevation at the lower levels facing the Showgrounds which allows the landscaping to wrap from the street edge and podium up the facades to the Level 6 roof terrace.
- This consideration of landscaping and colour will further reinforce a verdant green streetscape along De Clambe Drive.
- The parapet and roof above the top penthouse level, steps to give variance to the skyline and emphasises the vertical components of the Building A façade.
- The podium below is in contrast to the tower overhead, with the use of a mid-grey brick and dark bronze windows, framing and awnings. The podium at the base of Building A is characterised by the inverted arches that are scooped out of the parapet. These arches mimic some of the local suburban brick architecture of the precinct as part of the contextual approach to the overall project design.

NATIVE SPECIES
DIAMOND LEAF
PITTOSPORUM -
AURANTICARPA RHOMBIFOLIA



BUILDING A



Diagram: The muted green colours and pattern of Building A facing the Showgrounds, inspired by native plant species in the area.

Building B

- Building B is deliberately in contrast to the adjacent Buildings A & C. Its use of brick will anchor the south-west

corner and frame the main retail entry. The use of brick has been further rationalised in the latest proposal and allows for greater clarity in the façade modulation. The brick features a warm pinkish hue. Bespoke brick detailing includes corbelled brick on the corner piers for the full height of the tower, and a stepped brick profile at window openings to give façade depth and shadow. The western façade of Building B has planters at the ends of the common area corridors that continues the veins of landscaping through-out the design. The brick steps at the top of the building to allow for feature metal cladding to the upper storeys which animates the building skyline.

- The base of Building B is in contrast to the tower overhead and uses extensive glazing to allow for a strong visual connection into the retail podium. The glazing is framed in a deep russet red that links back to the colouration of endemic flowers of the area.



CGI: Extensive glazing to the retail southern entry opposite the Metro Station. Use of brick corbelling detailing of Building B, and white metal vertical balustrades.

Building C


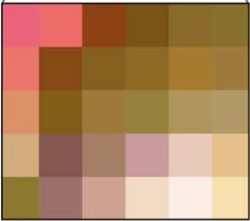
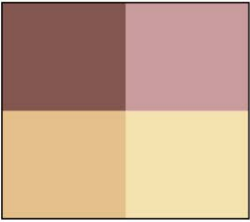

- Building C uses a mid-grey brick that offers texture to the façade and is part of a palette of pre-finished high-quality materials that are not dependent on painted surfaces. The modulation of the facade emphasises the verticality of the building design, particular its slender end facing the showgrounds.
- Balustrades use a black vertical metal detail that extend down to dress the slab edges of the balconies. Graceful curves are introduced to the balcony edges facing the showgrounds. The tower is capped with a feature metal crown at its northern end.
- The community room is located at the base of Building C. This is characterised by a colonnade and extended russet red awning and feature curved balustrade metalwork.




CGI: The vertical emphasise to the slender north façade of Building C, with the use of brick and gentle curves to the vertical black metal balustrades

Building D

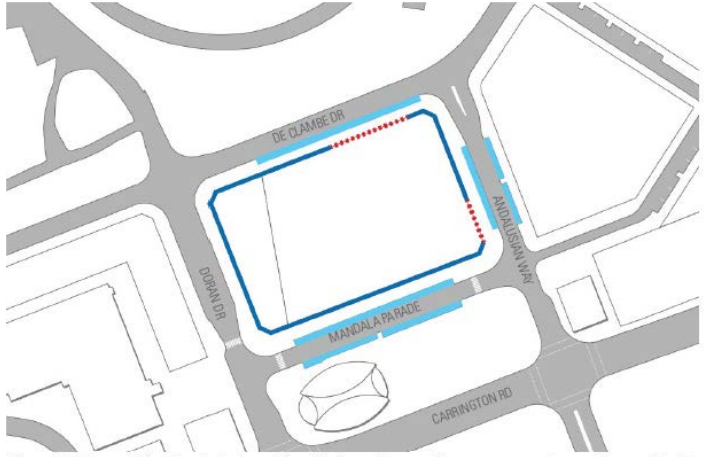
- Building D has a more radical redesign with the removal of the expressed slab edges. The playful colouration of Building D is derived from the endemic flowers of the Hills area, and in particular the Hills Jubilee Grevillea, featuring deep reds, tans and soft yellows.
- The colours are integrated into the glazing system using colour back glass. The patternation of colours within the glazing echoes the use of similar colour within the adjacent metro station interiors.
- The northern balcony edges are characterised by scalloped indents into the precast panels which gives a playful edge and enhances solar access to the balconies and outlook to the north.
- This curved indented shape is replicated at the penthouse level facing Mandala Parade.
- Building D is set back from the podium below. The podium below Building D has a distinctly different architectural design with the use of brick and an emphasis on bespoke detailing and a fine grain scale.

		<p>ENDEMIC SPECIES GREVILLEA HILLS JUBILEE</p>    <p>BUILDING D</p>  <p>CGI: The playful use of colour to the Building D facades, that mimics the flowers of endemic plant species such as the 'Hills Jubilee' Grevillea</p>
<p>o Innovation, and integrated sustainability initiatives</p>	<p>Arup Jonathan Bills Senior Consultant - Sustainability</p>	<p>Sustainability initiatives are integrated into the detailed design development through a variety of sustainability framework commitments and credits.</p> <p>This includes, but not limited to:</p> <p>[Credit 10] Internal noise levels</p> <ul style="list-style-type: none"> - internal ambient noise levels in are suitable and relevant to the activity type in the room. This includes all sound generated by the building systems and any external noise ingress. <p>[Credit 11] Lighting comfort</p> <ul style="list-style-type: none"> - General Illuminance and Glare Reduction, - Surface Illuminance - a combination of lighting and surfaces improve uniformity of lighting to give visual interest in the nominated area. <p>[Credit 12] Visual Comfort</p> <ul style="list-style-type: none"> • Glare Reduction, • Daylight – where a percentage of the nominated area receives high levels of daylight (For 40% of the nominated area – 1 point; For 60% of the nominated area – 2 points) <p>[Credit 15] Greenhouse Gas Emissions</p> <ul style="list-style-type: none"> • NatHERS, BASIX and NABERS

		<ul style="list-style-type: none"> ○ Good solar access, natural light, corner apartment for cross ventilation. Brick and pre-cast concrete provides good thermal mass. Maximise insulation, appropriate shading, low-e glazing, operable windows (maximise natural vent.) <p><u>[Credit 17] Sustainable Transport</u></p> <ul style="list-style-type: none"> • Active transport facilities - bicycle parking and associated facilities are provided to regular building occupants and visitors. <p><u>[Credit 23] Ecological Value</u></p> <ul style="list-style-type: none"> • the ecological value of the site is improved by the project. <p><u>[Credit 25] Heat Island Effect</u></p> <ul style="list-style-type: none"> • where at least 75% of the total project site area comprises building or landscaping elements that reduce the impact of the heat island effect. <p><u>[Credit 26] Stormwater</u></p> <ul style="list-style-type: none"> • Strategies that have reduced stormwater peak discharge and pollutant runoff e.g. vegetated swales, rainwater re-use and engineering structures will be used to meet pollution reduction targets. <p><u>[Credit 27] Light pollution</u></p> <ul style="list-style-type: none"> • Control of the obtrusive effects of outdoor lighting <p>Apart from that a number of innovative practices are being undertaken in the development. This includes, but not limited to:</p> <ul style="list-style-type: none"> • Project to include onsite renewable energy production (once completed and occupied). • 10% minimum EV parking and associated infrastructure • A Life Cycle Assessment is planned for the development using the 'Life Cycle Impacts' credit in Green Star to minimise the embodied energy associated with the development • Project will ensure that the supply chain does not engage in modern slavery practices
<p><i>The built forms presented showed reduced bulk, floor plates and increased separation of towers in some areas since the last SDRP, however it was advised the overall areas have not been reduced.</i></p> <ul style="list-style-type: none"> • Provide further information accounting 	<p>Turner James McCarthy Director / Registered Architect #10759</p>	<ul style="list-style-type: none"> • The revised scheme consists of 430 apartments. The mix of apartment types is aligned with the expectation of the Urban Design Guidelines, including 10% 3-bedroom units. • The overall GFA remains compliant with that allowed in the Concept Plan Approval. • In order to ensure that all buildings sit fully within the approved building envelopes, buildings have been reconfigured to allow for greater efficiency within the floorplates. Apartments are fully compliant with ADG apartment size requirements and room sizes. • 1-bedroom apartments are minimum 50sqm but range up to 58sqm. • 2-bedroom apartments are minimum 75sqm but are generally in the range of 80sqm to 88sqm. The large two storey two-bedroom townhouses facing Andalusian Way are over 100sqm. • 3-bedroom apartments are minimum 95sqm but range up to 125sqm with generous corner balconies.

how these changes have been accommodated in the development, without reducing apartment sizes.		<ul style="list-style-type: none"> Balconies and private open space are compliant with ADG requirements. The AC condenser units on the balconies have a metal cover and this zone for the AC enclosure is over and above the area for usable space and ADG compliance. Apartments are compliant with ADG solar access and natural cross ventilation requirements due to the small number of apartments per floor plate and the number of corner apartments. Apartment plans are highly resolved and allow for logical layouts with clean planning and good outlook and amenity. Large kitchens are provided, including generous island kitchens to most 2-bedroom apartments.
Services Integration		
<p>The building services, particularly the mechanical ventilation and AC, don't appear to have been properly integrated into the design. Please note the following:</p> <ul style="list-style-type: none"> Demonstrate that carpark and basement exhaust can be accommodated within the building envelope 	<p>Turner James McCarthy Director / Registered Architect #10759</p>	<ul style="list-style-type: none"> The car park air intake is located at the northern end of the podium. It is a low structure that is integrated with adjacent raised planters. It is set back from the edge of the podium so that it is not visible from the surrounding streets. Its placement and detail does not have any negative impact on the quality of the facades and streetscape or the usability of the podium communal courtyard. The car park exhaust is located in the southeast corner of the podium. It is integrated into the façade design to be part of the detailed brick façade of the eastern townhouses. The exhaust is sufficiently distanced from adjoining towers to remove any direct view lines, or negative impact.  <p>CGI: Integration of the mechanical car exhaust into the built form of the townhouses and terraces facing Andalusian Way at the podium south-east corner. Careful placement of signage and brick detailing to mitigate the impact of the riser location.</p>
<ul style="list-style-type: none"> The balconies are unsuitable for AC condenser units. Alternative strategies are required for 	<p>Turner James McCarthy Director / Registered Architect #10759</p>	<ul style="list-style-type: none"> Turner confirms that the apartment balconies are all fully compliant with ADG requirements for private external area. Balconies have a logical configuration with usable outdoor space to allow for appropriate dining and other uses. Balconies have been generally located to avail of Showgrounds and other district views. The areas noted for the balconies are in addition to the zone required for the AC condenser and associated metal AC cover.

responsive design solutions.		<p>The design team and public art curator have been engaging with Danny Eastwood and Jamie Eastwood to facilitate a pathway to integrate Connection with Country into the detailed design of the development. Across many creative workshops, the themes of connection to the Cattai Creek emerged as the key element during the process.</p> <p>A number of big ideas which have informed the landscape and architectural design response which “will be a strong narrative thread linking the proposal to place, culture and heritage”.</p> <p>The Public Domain ideas which have been developed in collaboration with Public Art Curatorial Themes include:</p> <ul style="list-style-type: none"> • Connection to the Cattai Creek. • Considered nature. • Bringing water into the Doran Drive Plaza. • Providing a place for both people, birds and animals. • Celebrating First Nations People Songlines along the “creek” (interpretive paving) through a series of small and medium scale meeting places and interpretive signage. • Local materials such as sandstone benches and crushed sandstone to the meeting places on the within the public domain and on the podium are proposed which responds to the geology of the place. • The intention is to incorporate endemic and native plant material across all levels of the development including the communal open spaces. <p>Further intended creative cultural jam workshop sessions have been planned and engagement of the Aboriginal community members who wish to continue to contribute and be consulted to cultural Indigenous protocols and authorisation use of Darug language in signage prior to finalised artwork at detailed design stage.</p> <p>To create a sustainable, green, engaging & inclusive series of permeable spaces rooted in local identity & story</p>
<ul style="list-style-type: none"> • There is a greater opportunity for Country to influence and be embedded into the wider project beyond the public art areas identified. Seek opportunities in the public domain as a priority, and also the landscaping, façade design, signage, materiality, interiors and retail. 	Danny Eastwood & Jamie Eastwood Indigenous Public Artists	
<ul style="list-style-type: none"> • Ongoing collaboration with the indigenous public artists (Danny Eastwood and Jamie Eastwood) should inform the design and language as noted above. 		
<ul style="list-style-type: none"> • The collaboration between Danny Eastwood, Jamie Eastwood and Jennifer Turpin is highly encouraged. Explore how this unique opportunity can be continued in other areas of the project e.g., WSUD strategy as noted above. 		<p>Big ideas</p> <ul style="list-style-type: none"> • Celebrate the Past (re-connection to Darug country) • Look into the Future (A contextually specific sustainable design response) • Diversity of Place (An activated inviting place for all) <p>Vision</p> <ul style="list-style-type: none"> • Place (Celebrate our indigenous and local heritage) • Ensure urban spaces contribute to the value and understanding of the place • Connectivity (Provide green space networks across the precinct and enhance streetscapes by planting alongside footpath locations) • Diversity (Create a flexible public domain with a variety of experiences) • Sustainability (Integration of proposed green space within urban development and promote urban ecology) • Rainwater tank used for irrigation and water fountain addressing WSUD strategy

<ul style="list-style-type: none"> There is significant ongoing concern in relation to the need for the basement parking to fill the full site area. Previous advice in relation to this is reiterated. In addition to affecting tree growth, there are concerns in relation to sub soil water movement and water table levels. It is noted that the UDG (Fig. 32, p56) specifically requires below ground parking to be within the building footprint and deep soil to be provided under Doran Drive Plaza (Public Open Space Provision, Guideline 5, p13). 	<p>Gyde Consulting Stephen Kerr Director / Town Planner</p>	<p>The SDRP is referring to the draft UDG, rather than the final Urban Design Guidelines that were amended and endorsed by Planning Secretary in accordance with condition B1 of the concept development approval.</p> <p>Significantly, Figure 32 which deals with parking configuration was replaced with Figure 174 (Carparking Configuration and Access) in the endorsed UDG. Figure 174 explicitly shows basement car parking underneath Doran Drive Plaza (see below) and the proposal is therefore entirely consistent with the UDG.</p>  <p>Figure 174: Doran Drive Precinct - Carparking Configuration and Access</p> <p>■ Proposed zones within which parking entries/exits may be located ■ Basement car park envelope ■ Existing on-street parking</p> <p>Even so, it is important to recognise that the Doran Drive Precinct is but one sub-precinct with the larger Hills Showground Station Precinct. The Doran Drive Precinct, however, is differentiated from the remainder of the Hills Showground Station Precinct because it is the closest precinct to the Hills Showground Metro Station, and it contains the retail facilities required to ensure the Hills Showground Station Precinct is transit oriented. As noted earlier, it is the focal point of a much larger urban renewal precinct.</p> <p>The Design Guidance for Doran Drive Plaza (Page 104 of UDG) shows a predominantly paved landscape with a small area of grass, feature tree planting and large canopy trees planted in the deep soil in the surrounding sidewalks.</p> <p>It is worth noting also that Doran Drive Plaza is immediately adjacent to the underground station box for the Hills Showground Station, which presumably has already affected sub-soil water movement.</p> <p>Within the context of the larger precinct; the role and function of Doran Drive Plaza; and the significant retail development that must be accommodated in the Doran Drive Precinct, it is appropriate that the basement carparking should be permitted to extend across the full site as required by the endorsed UDG.</p>
<ul style="list-style-type: none"> Progress the landscape design to better integrate with the public domain and 	<p>Urbis Mark Kuhne Director / Registered Landscape</p>	<p>The further design development of plaza and facade has resulted in a high-quality landscape space, materials and detailing that is appropriate to the character of the Garden Shire.</p> <p>Proposed planting is low maintenance and has been selected on the basis of the sunshade analysis. Material and plants are</p>

<p>architecture and respond to the landscape character of the Garden Shire. Provide strategies for management and maintenance to ensure that the planter boxes and planting in the façade will continue to thrive after completion.</p>	<p>Architect #1226 (AILA)</p> <p>Turner James McCarthy Director / Registered Architect #10759</p>	<p>selected to simplify upkeep of the structure without inconveniencing the future building occupants or management. A maintenance plan and access strategy will be developed prior to OC.</p> <p>Green façade maintenance involves pruning, weeding, debris removal, inspection and repair of the structure, and occasional replacement of the plants which has been thoughtfully incorporated at the design stage. Passive irrigation provided to the garden beds where possible.</p> <p>Landscaping to facades is focused into key locations that will have maximum impact.</p> <p>All lower and mid-level rooftops are fully landscaped, and these are accessible from common area corridors for easy maintenance. This greening of roofscapes will provide quality outlook from the residential towers overhead and mitigate any urban heat island effect, as part of the sustainability aspirations for this proposal. All rooftop landscaped terraces will have sufficient soil depths for meaningful planting and will be supported by integrated irrigation.</p> <p>There are planters located at the ends of the common corridors for the full height of Building B. These are again accessible from common area corridors for easy maintenance and supported by integrated irrigation.</p>  <p>CGI: Integration of planters off common area corridors within Building B facing west at Doran Drive Plaza.</p> <p>The only planters located off private balconies/terraces are at the lower levels of Building A facing the Showgrounds. Planters extend along the full north elevation at the lower levels which allows the landscaping to wrap from the street edge and podium up the facades to the Level 6 roof terrace. This consideration of landscaping and colour will further reinforce a verdant green streetscape along De Clambe Drive.</p>
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CGI: Integration of planters on lower-level balconies facing north towards De Clambe Drive

These planters will be maintained from either the façade access system, similar to the general façade cleaning system, or accessible from temporary portable platforms/hoists from the nearby street level below. The planters are intended as GRC planters that drain onto the balconies/terraces removing concerns regarding waterproofing and will be supported by integrated irrigation for healthy growth. Appropriate plant types will be chosen that will succeed and flourish in this setting. Such use of landscaping to facades should be successful on this northern aspect. There are many successful built examples of integrated landscaping within facades, including Woollooware Bay apartments by Turner, Esplanade Apartments in Norwest by Turner, and the award-winning Rochford apartments in Erskineville by Fox Johnson.



Photo: Rochford Apartments by Fox Johnson Architects: The winner of the NSW Architecture Awards (AIA) Aaron Bolot Award for Residential Architecture for Multiple Housing. Integration of landscaping, and use of prefinished high quality and low maintenance materials is key to the success of the design approach.