



SSDA – SEAR’s Response Architects Design Statement



Parramatta Eels National Rugby League Club:

Centre of Excellence & Community Facilities – COE + CF

Kellyville Park - Memorial Avenue, Kellyville NSW

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1 Executive Summary

This report sets out the detailed Design response and proposal by the Parramatta Eels National Rugby League Club for the Centre of Excellence and Community Facilities at Kellyville Park, Kellyville.

This Design Statement has been prepared for the purpose of demonstrating how the design proposal responds to the SEARS – Planning Secretary’s Environmental Assessment Requirements to be considered with the State Significant Development Application, and the requirements of the Design going forward into Schematic Design, Detailed Design and Construction Documentation.

The SEARS details requirements to be considered and demonstrated across a range of environmental impact assessment disciplines – the intent of this report is to specifically address the following key issues;

2 Design Excellence: SDRP review - Design Excellence strategy and response

3 Built Form and Urban Design: Design Report

4 Visual Impact

5 Public Space - Design report

7 Environmental Amenity - Design report ... Reflectivity and wind assessment.

21 Staging



2 Introduction and Background

2.1 SEARS table

Application Number	SSD-24452965
Project Name	Eels Centre of Excellence and Community Sports Hub, Kellyville
Location	Kellyville Memorial Park, 8 Memorial Avenue, Kellyville Lot 60/DP 10702, Lot 1/DP 167535, Lot 10/DP 258947, Lot 123/DP 1113073 and Lot 1002/DP 1132811 within The Hills Shire Council Local Government Area
Applicant	Parramatta National Rugby League Club Limited
Date of Issue	18/08/2021

Key Issues to be addressed;

SEAR's items & Description of Requirements	Refer in the report
<p><u>2 - Design Excellence: SDRP review - Design Excellence strategy and response</u></p> <p>The detailed design must be reviewed by the State Design Review Panel (SDRP) and recommendations addressed prior to lodgement.</p> <p>Following this, the EIS must include a Design Excellence Strategy demonstrating:</p> <ul style="list-style-type: none"> how the detailed design will exhibit design excellence in accordance with the recommendations of the SDRP and objectives for good design (of the built environment) in Better Placed. measures to ensure design integrity will be maintained in subsequent stages of the planning process (such as post approval and any modifications). 	<p>Section 6 Page 43</p>
<p><u>3 - Built Form and Urban Design: Design Report</u></p> <p>The EIS must demonstrate:</p> <ul style="list-style-type: none"> that the planning and design of the development has been informed by and responds to Aboriginal cultural connections to Country, having regard to the commitment and principles for action in the Draft Connecting with Country framework, Nov 2020 (Section 3.1) how the proposed building or building envelope form address and respond to the context, site characteristics, streetscape and existing and future character of the locality, having regard to layout, height, bulk, scale, separation, setbacks, interface and articulation how the detailed building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours and integration of services 	<p>Section 7 Page 54</p>

<ul style="list-style-type: none"> ▪ how the proposed built form would result in appropriate scale and minimise visual bulk and long facades ▪ how the building form and design avoids overly dominant, long and blank facades, such as by avoiding above ground car parking and ensuring building levels, floors and land uses reflect any changes in site topography ▪ assess how the proposed development complies with relevant accessibility requirements. 	
<p><u>4 - Visual Impact</u></p> <p>The EIS must include a Visual Impact Assessment, with photomontages, justifying potential visual impacts associated with the proposal when compared to the existing situation and a compliant development (if relevant), when viewed to and from key vantage points.</p>	<p>Section 8 Page 65</p>
<p><u>5 - Public Space - Design report</u></p> <p>The EIS must demonstrate how the proposed development:</p> <ul style="list-style-type: none"> ▪ Has addressed relevant design guidelines and advice from Council ▪ ensures the public space is welcoming, attractive and accessible for all ▪ maximises permeability and connectivity ▪ addresses how Crime Prevention through Environmental Design principles are to be integrated into the development ▪ minimises potential vehicle, bicycle and pedestrian conflicts. 	<p>Section 9 Page 83</p>
<p><u>7 - Environmental Amenity - Design report</u></p> <p>The EIS must demonstrate how a high level of environmental amenity would be achieved by:</p> <ul style="list-style-type: none"> ▪ assessing impacts associated with view loss, privacy, lighting, reflectivity and wind impacts ▪ providing a detailed assessment of overshadowing impacts within the site, on surrounding buildings and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation. 	<p>Section 10 Page 86</p>
<p><u>21 - Staging</u></p> <p>If relevant, the EIS must provide details regarding the staging of the proposed development.</p>	<p>Section 11 Page 90</p>

2.2 Project Summary

The project scope includes the provision of a Centre of Excellence (COE) and Community Facilities (CF) at Kellyville Park (KP), Kellyville for use by the Parramatta NRL / NRLW Eels and the Local and Regional communities specifically in support of use of the site for Rugby League. It is intended that the project will be delivered in two stages – Stage 1 will complete the Community Facilities and Stage 2 will the COE.

The Centre of Excellence – COE – is the workplace of the Eels Football Department – NRL and NRLW players, coaches, trainers, medical and high-performance staff - as well as the Club administration offices across all disciplines of the Club – Executive, Membership, Marketing, Financial and Community.

The Community Facilities – CF - are the training and matchday facilities for Club and Community – NRLW, State and Junior development pathway squads and teams – male and female – senior and junior.

Current project financial stakeholders included the Parramatta Eels National Rugby League Club (Eels), Australian Government (Dept of Infrastructure, Transport, Regional Development and Communications) and the Hills Shire Council (HSC) to deliver Stage 1 Community Facilities.

Discussions are ongoing with the NSW Government (Office of Sport) in relation to the provision of funding to realise the full project scope to deliver Stage 2 Centre of Excellence Facilities.

Parramatta Eels National Rugby League Club are the Project Principal to lead and deliver the project on behalf of the project Stakeholders, and the project scope is in accord with the Hills Shire Council Kellyville Park Landscape Masterplan June 2019.

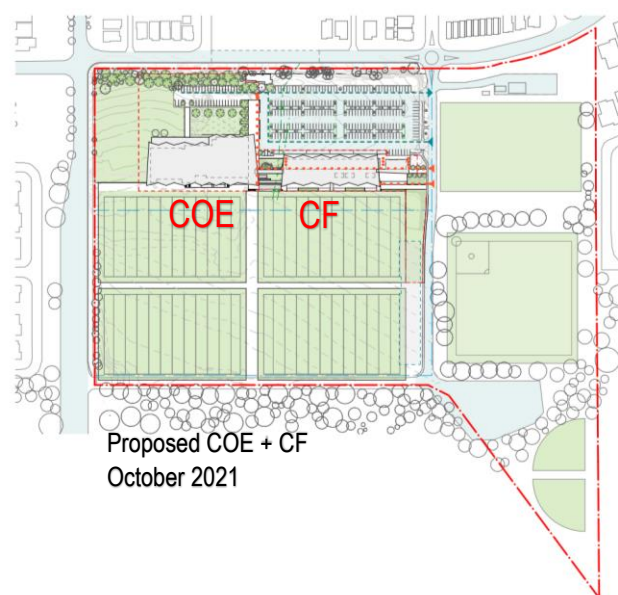
2.3 Background:

In June 2019 the Hills Shire Council commissioned and endorsed the Kellyville Park Landscape Masterplan (June 2019) to further develop and formalize the significant upgrade of Kellyville Park to include both High Performance and Community sports facilities in addition to the upgrade of existing sports fields and broader outdoor recreation functions and site amenities (refer Appendix 01).

The Parramatta Eels subsequently successfully bid for the opportunity to partner with the Hills Shire Council to develop key components of a Sports and Recreation precinct at Kellyville Park with an emphasis on Rugby League from High Performance (National) club level, State competition level, Representative Junior regional level to Local Community Social and Junior level.

The Landscape Masterplan allocated significant site area to include the following items in accord with the 'Plan of Management' as agreed between Council and PNRL Eels under local government act;

Landscape Masterplan June 2019	Current proposal – Oct 2021
3 - Proposed High Performance Sports facility	COE – Eels 'Centre of Excellence' (Stage 2) / High Performance Sports facility
4 - Proposed minor amenities / change rooms / Kiosk and storage, (viewing) terraces and access ramps between sports fields and car parking	CF – Eels 'Community Facilities' (Stage 1) / change rooms / Kiosk and storage, (viewing) terraces and access ramps between sports fields and car parking
5 - Proposed major amenities / change rooms / Kiosk and storage, (viewing) terraces and access ramps between sports fields and car parking	



Landscape Masterplan objectives

- Strong connection between COE and CF
- Strong and flexible connections between playing fields
- Strong connection between primary training field (#2) and COE
- Strong connection between Major pavilion and main matchday field (#3)
- At grade Main entry into CF and COE upper floor level(s)
- Lower floor level adjacent to existing playing fields

The proposed development will achieve many of the noted deliverables in the Kellyville Park Landscape Master Plan to create a High-Performance Sports and Community level rugby league precinct – the following tenants and key functions are proposed to come together to form the new Kellyville Park Rugby League and Sports Precinct;

- Parramatta Eels – Rugby League Centre of Excellence - High performance training and club administration facilities

- Four Rugby League Fields (2 at international level competition standard & 2 at State level competition standard) including sub-surface irrigation and drainage, and flood lighting.
- 'Shared' Community Facilities supporting match day use of playing field 3 for;
 - Parramatta Eels Women's NRLW competition
 - Parramatta Eels Junior boys and girls development pathway programs and competition
 - Local and Regional Rugby League Competition
- 'Shared' Community Room(s) as multipurpose room(s) accommodating up to 200 people
- Café – food and beverage service
- Major north-south accessible pathway connection through Kellyville Park with feature tree planting and seating, linking all major sports and recreation facilities
- Existing 5th Rugby League / Rugby Union playing field and three Baseball fields (1 Senior & 2 Junior fields)

2.4 Key Project Goals

The following key project goals have been identified to inform the design proposal;

- Provide Parramatta Eels with a standard of training and administration facilities commensurate with an elite level sporting club in Australia – to make a workplace environment that promotes and develops the Eels Inclusive Workplace culture and values for all Eels personnel to reach their highest potential in a 'one club' philosophy.
- Provide a Community Facility with training, matchday and education functions to service Kellyville Community and Parramatta Eels Pathway programs and existing community tenants of Kellyville Park.
- To promote and facilitate higher levels of female participation in rugby League at all levels of competition by providing comparable best practice training and game-day facilities to their male counterparts.
- Provide for a closer working and social relationship of Parramatta Eels personnel – both within the Club and outwardly to the Community.
- Consolidate the Parramatta Eels training, coaching and administration bases at one location.

- To create a sense of place and belonging for the Kellyville and surrounding communities, and the Home of the Eels - evident to all who use and visit the locality.
- To acknowledge and recognise the aboriginal cultural heritage of the site and the contribution of indigenous players to Eels Rugby League.
- Provide improved practice facilities for all players (Male & Female, from community to elite levels) to develop their skills and provide access to high performance training facilities.
- To compliment and enhance the broader site development by the Hills Shire Council.
- Hard and soft Landscape to be integrated into the building design.
- Provide best practice access and amenity to all facilities in terms of 'Universal Design' principles – equal access and amenity for all users irrespective of ability and/or capacity.
- To provide spectators, friends and family with improved and enhanced match day experience in terms of focus on the game as well as the broader activities and amenities that support all spectators – access, covered seating, food and beverage, public toilets, gathering and social spaces, scoreboard etc
- Identify and develop acceptable strategies for expansion of both the COE and Community functions as and when considered appropriate in the future.

Broader project goals considered by the consultant team to be appropriate to the project and comparable with similar leading facilities in Australia are;

- Develop and expand the site user's social areas and sports amenities to provide greater sports, fitness and leisure opportunities in Kellyville Park for existing and an increasingly diverse sports and recreation community.
- Provide for the long-term feasibility and viability of the facility and the site through increased social and commercial opportunities and capacity to host sporting and social events and programs,
- Create iconic and attractive buildings and urban landscape which has greater community and club presence,
- Create a safe, visually connected and robust community and club environment.
- Provide a facility that complies with current community standards for supporting the use of the facilities as well as access and amenity for all patrons with varying abilities,
- Provide a functional floor plan that improves movement, connection and visibility through and around the building for all users - players, spectators and staff,

- Provide sustainable and energy efficient initiatives integral to the building design and function, reducing the ecological impact of buildings and their consumption of energy through targeted design strategies and analysis.
- Achieving Building Code of Australia compliance and Occupational Health and Safety objectives throughout the facilities,
- Improving the standard of amenities and services accommodated in order to attract more community use of the reserve and its facilities.

2.5 Relevant Design Standards and Guidelines

The following design standards and guidelines apply as relevant for the design of this type of facility:

- NRL Preferred Facility Guidelines for Grassroots Rugby League 2014 (referencing 'State' level facility standard)
- WNRL – Women's Rugby League – Preferred Facility Guidelines – 11 November 2020
- Local Environmental Plan (LEP) - The HILLS LEP 2012, and applicable State Environmental Planning Policies (SEPP) Extracts
- 'The Hills Development Control Plan (DCP) 2012'
- Better Placed and Connection with Country – NSW State Planning
- NCC/ BCA2019 Volume One Amendment 1 - National Construction Code / Building Code of Australia, and ... (NCC 2019 Vol 1 Amdt 1 Provides regulations on building access and egress, energy efficiency, and appropriate occupancy and amenity numbers etc.)
- Relevant Australian Standards as referenced by the NCC/BCA 2019.

2.6 Key Stakeholder Representatives / Users

A Project Control Group (PCG) has been established involving representatives from the following organisations:

- Parramatta Eels NRL Club
- The Hills Shire Council.
- Waypoint
- Mostyn Copper (PM)
- Rider Levett Bucknall (Quantity Surveyor)

A Project Working Group (PWG) will also be established to oversee the day-to-day management of the Project and will include client group representatives and other consultants as they are appointed.

The PWG will co-ordinate input from the key stakeholders, the consultant team and all necessary additional secondary and specialist consultants, on all of the issues necessary to achieve the successful delivery of the Project.

Key members of the PWG (WP, MC and HB Arch) and meet on a weekly basis (Wednesday afternoon's) to review the project progress, action items and relevant resolution or direction, and forthcoming milestones and key dates.

The following key project stakeholder have been considered for the Functional and Technical Brief consultation process;

- Parramatta Eels National Rugby League Club;
 - League Players (male and female teams)
 - Junior League Academy and pathway programmes
 - Parramatta Eels Football department
 - Parramatta Eels Administration – various departments
- National Rugby League (NRL)
- Kellyville Bushrangers JRLFC
- Existing community League and Union clubs
- The Hills Shire Council – numerous departments relevant to the project and site
- New South Wales State Government
- Australian Government

3 Project Site and Parameters

3.1 Context and Needs

The Hills Shire Council have committed to a redevelopment of the overall Kellyville Park reserve to upgrade the Rugby League playing fields, adding a fourth playing field and delivering a site masterplan with a focus on both the requirements of the Eels COE, Community Facilities and local community recreation and leisure.

The Building development will provide for the training and administrative requirements of Parramatta Eels as well as Community Facilities with an emphasis on Rugby League that complement the overall redevelopment of Kellyville Park.

It is proposed that the facility will include the following;

- Integrated public and club arrival for Parramatta Eels and Community facilities – with access to site (by vehicle) via Stone Mason Drive and the existing car park to the South east of the park – noting Council has determined vehicular site access from Memorial Avenue is not possible.
- An active urban space to maximise social and commercial opportunities that address both the car park - vehicle drop off arrival, and the edge of the playing fields and community recreation areas,
- Parramatta Eels Centre of Excellence – primary operating base for the Eels as an elite level sports organisation in the Australian National Rugby League - Administration, Executive and Football Department offices, meetings rooms and work areas, integrated with Player Training, Strength & Conditioning, Health and Well-being and Development facilities.
- Community Facilities to accommodate local and regional use of the playing fields with a focus on Rugby League training and matchday competition, including spectator facilities (food & beverage), amenities and viewing.
- A range of meeting spaces and functions to support Community programs and social gatherings - both the Parramatta 'Eels in the Community' program, and local community use and benefit.
- Ancillary amenities.

3.2 Existing Site - Physical Parameters & Constraints

Kellyville Park is located off Memorial Avenue in the suburb of Kellyville and in 'The Hills Shire Council', approximately 28km North-west of the Sydney CBD and 10km north-west of Bankwest Stadium in Parramatta (Eels matchday venue).

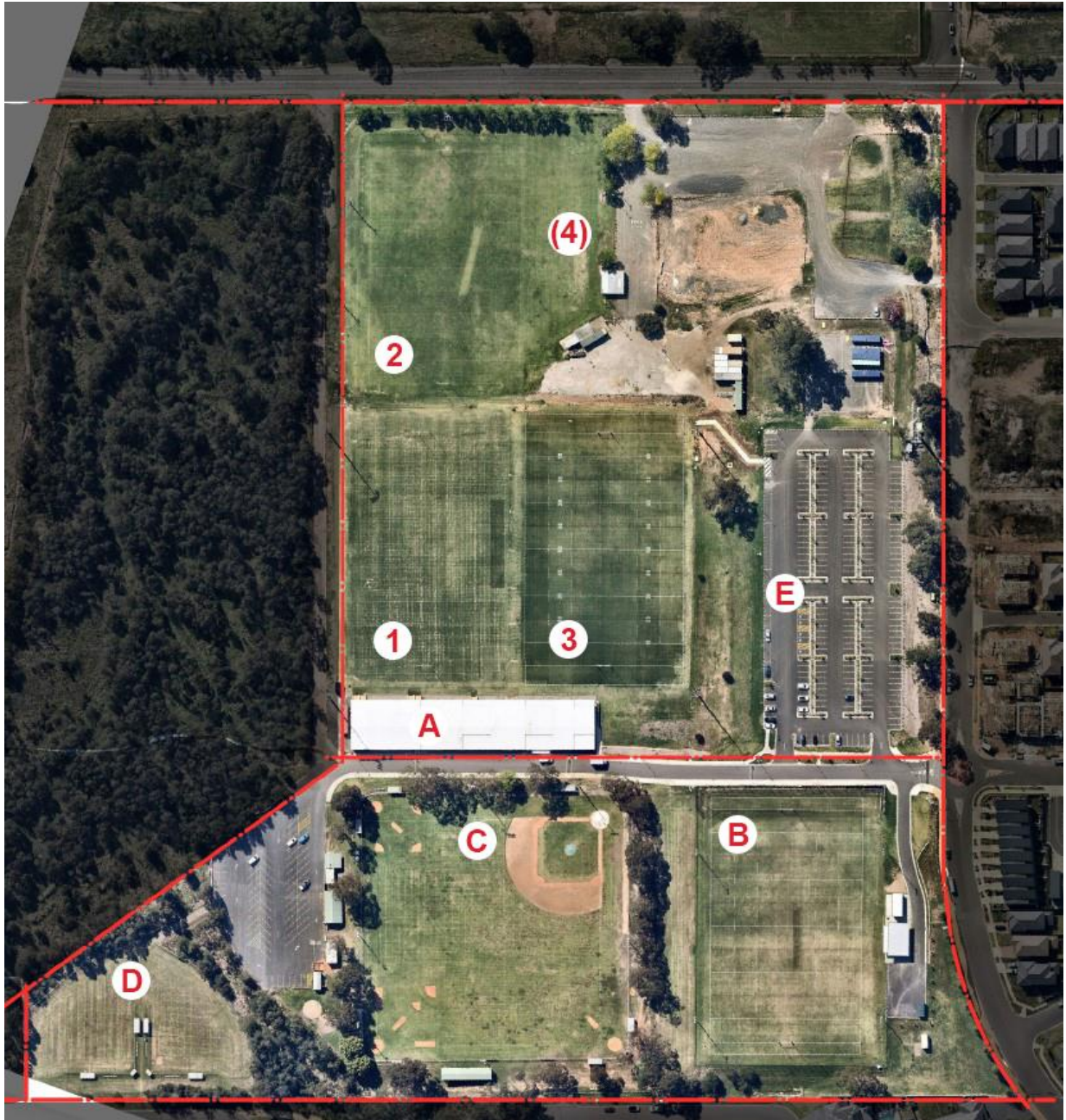
Lot 1 DP167535 & Lot 60 DP10702 - the northern portion of the site (as proposed for the 4 rugby league playing fields, the CEO and Comm Facilities) measuring approximately 261.5m x 287.5 (75,200m² / 18.58 acres / 7.52 hectares).

Lot 10 DP258947 & Lot 123 DP 1113073 - the southern portion with baseball fields and 5th rugby/soccer pitch measuring approximately 346.5 x 140m (48,500m² / 11.9 acres / 4.85 hectares).

Total site area of approximately 123,700m² (30.57 acres / 12.37 hectares).

3.2.1 **Site Context**

The majority of the overall site, including the sports playing fields is existing open green space used for recreation, leisure and sporting activity.



In 2019 Parramatta Eels NRL Club established temporary Club Admin offices, training and football department facilities (A) using purpose designed relocatable buildings (modules) that form an overall footprint at approximately 20 x 105m (2,100m² plus stairs & ramps).

The temporary facility is to remain in operation for the duration of the construction of the new Centre of Excellence and Community Facilities. Site services that supply power, comms, water to the Temporary Building are to be maintained.

The existing park as previously developed by local council as a complex of outdoor sports grounds and a range of facilities supporting local sports and recreation including;

- 1 - 4 Rugby League Fields
- A Parramatta Eels Temporary facility
- B Rugby Union / Rugby league field
- C Regional level baseball field summer and winter
- D 2 small tee ball fields and associated car park (65 spaces)
- E Car Park (213 car spaces and 4 bus bays)

In 2019 The Hills Shire Council constructed a new fully sealed car park (213 car spaces / and pick-up & drop-off for up to 4 buses) to the SE corner of the site with sealed access roads crossing the southern side of the site

Kellyville Park is one of many existing sporting ground sites in The Hills Shire Council (within 5km radius) that serve local sporting and community groups including;

- Arnold Avenue Reserve (Soccer)
- Bernie Mullane Sports Complex (netball, tennis, soccer, cricket, touch football)
- Caddies Creek Reserve playing fields (football, baseball, cricket)
- Caste Glen Reserve (baseball)
- Castlewood Reserve (junior rugby league and cricket)
- Centenary of ANZAC Reserve (rugby league, cricket)
- Charles McLaughlin Reserve (junior AFL football, cricket)
- Col Sutton Reserve (baseball)
- Commercial Road Netball Reserve
- Coolong Reserve (junior cricket and soccer, netball)
- Crestwood Reserve (rugby league, soccer, tennis)
- Francesco Crescent Reserve (soccer, cricket)
- Fred Caterson Reserve (soccer, cricket, baseball, tennis)
- Glenhaven Oval (soccer, cricket)
- Hills Centenary Park (athletics)
- Holland Road Reserve (cricket)
- Torry Burn Reserve (rugby league, touch football)

Kellyville Park is the existing training and game-day venue for several teams / clubs including;

- Kellyville Bushrangers JRLFC – Junior Rugby League club training and match day facilities
- Hills Bulls Sports Club – Senior and Junior Rugby League club training and match day facilities

- TAFE NSW Polecats Rugby League – Tertiary Rugby League Club training and match day facilities
- Hills Hornets Touch Football Club
- Kellyville Kolts Baseball Club – community baseball club training and match facilities

Broader Kellyville Community – active and passive community sports pavilion, spectator facilities, playground and external recreational amenities.

3.2.2 Existing site surrounds



View North-west from north edge of the existing car park (Temporary Council works offices and amenities)



View North from north edge of the existing car park – looking to Memorial Avenue beyond (Temporary Council and RMW works offices and amenities)



View East from car park – looking to residential dwellings located to the other side of the Stone Mason Drive.



View South-east to playing field #5 (as above) and Baseball plating field (as below) .



View South-west from the car park looking to the Eels temporary training and administration offices – and the treed area surround Strangers Creek beyond.



View South from the car park looking to the Eels temporary training and administration offices – and the treed area surround Strangers Creek beyond

3.2.3 Site management

The site is owned and managed by The Hills Shire Council.

Similar to Crown Land, Council has developed and maintained the site for public purpose (recreation use and facilities)

3.2.4 Landscape and 'Green' Site Features

Kellyville Park is bounded to the North, East and South by Low density residential housing subdivisions and one and two storey dwellings with road and footpath networks (typically coupled with the roads) connecting to the site.

To the West side of the playing fields is a relatively dense area of tree planting surrounding Strangers Creek – a naturally occurring small and shallow water course fed by local storm-water and minor local water reservoirs and storm-water drainage.

The Hills Shire Council have undertaken extensive new tree and small planting in and around the relatively new car park comprising mostly indigenous species with a emphasis on low water tolerant self-sustaining trees and plants.

The large extent of grassed playing fields dominate the landscape – being an reserve open to the local community the fields are used both for programmed active sports use and more passively and casually by individuals and smaller groups – kicking a ball, running the dog, talking a walk.

3.2.5 Site Features and Existing buildings

The site has a significant fall from east to west diagonally across the playing fields, with the carpark constructed by Council in 2019 at the upper level, a relatively steep embankment 5-6

meters down to the level of the playing fields, and then a more gradual fall down to the treed area and Stangers Creek water course beyond the western boundary.

Council has determined the site is to be access from Stone Mason Drive from the South-east with the existing vehicle entry from Memorial Avenue (to the north) to be removed from site as required for the redevelopment.

The North-east corner of the site is the temporary RMS construction compound for the ongoing Memorial Avenue duplication.

Council in 2021 has reconstructed field no. 1 (north-west corner) and constructed new field no. 02 (North-east) with new field lighting, drainage and run-off areas.

To the South is existing rugby / soccer field no.5 with small single storey sports pavilion, as well regional level baseball field and team amenities.

3.2.6 **Memorial Avenue upgrade**

The NSW Government (RMS) is upgrading Memorial Avenue to a four lane road to meet the future transport needs of the local area is Sydney's north west.

Transport NSW announced construction funding for the Memorial Avenue upgrade in Kellyville on 10 January 2019.

The upgrade to Memorial Avenue, Kellyville will help to manage current traffic as well as allow for the expected increases in traffic due residential and commercial development in the area.

Memorial Avenue is approximately 2.2 kilometres long and connects Old Windsor Road in the west with Windsor Road in the east. It bisects the new Balmoral Road development and provides access to Blacktown, Glenwood, Stanhope Gardens, Parklea, Baulkham Hills, Castle Hill and Kellyville.

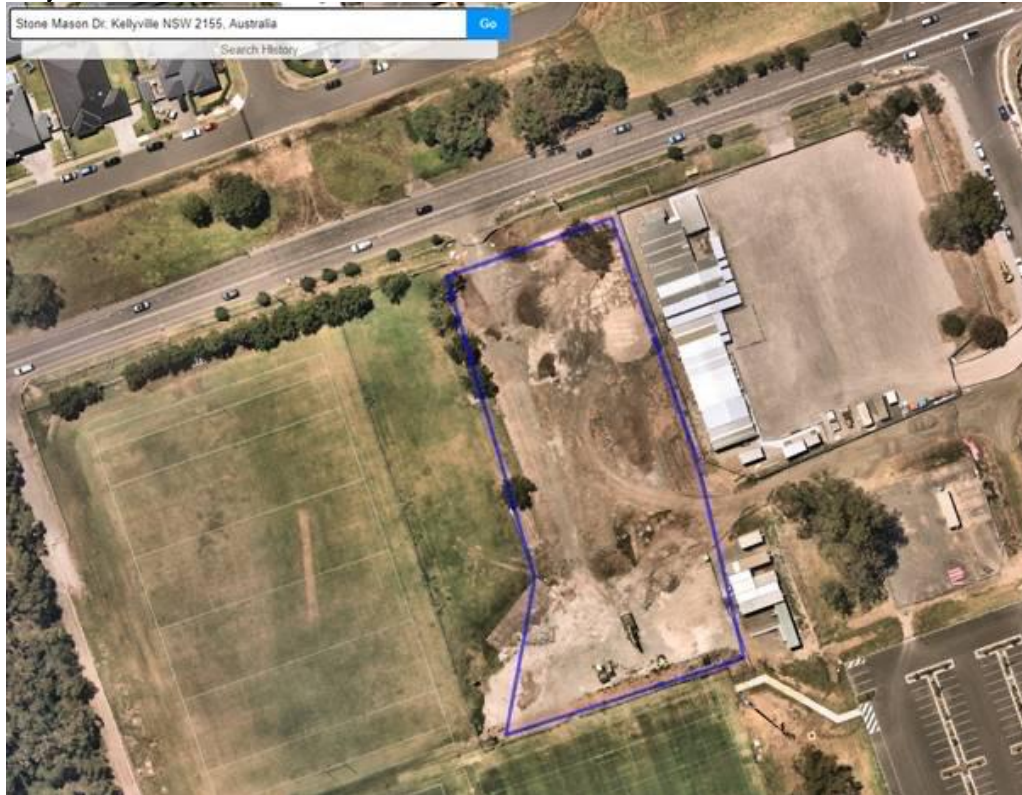
The Memorial Avenue upgrade will reduce travel times and congestion for motorists and improve road safety.

Key Features of the Memorial Avenue upgrade;

- Upgrading Memorial Avenue from a two lane to a four lane divided road with a central median
- Introducing a speed limit of 80km/h
- Providing a wide central median to allow for future widening to six lanes, when required in the future
- Providing landscaping in the median
- Constructing pedestrian/cyclist path on both sides of Memorial Avenue
- Installing bus priority capability at traffic lights and indented bus bays at Arnold Avenue and Severn Vale Drive intersections

- Providing designated turning lanes and bicycle lanes at intersections with traffic lights.

NSW Roads Contractor Works compound has been established in the North-east corner of the Kellyville Park site.



<https://www.rms.nsw.gov.au/projects/kellyville-memorial-avenue-upgrade/index.html>

3.2.7 Site Topography and Levels

Levels as indicated by the contours in the image below reflect the 10-12m change in height from the high point adjacent to Stone Mason Drive sloping down to the North west corner adjacent to Memorial Drive.



3.2.8 Site Services - constraints / conditions

Significant existing site services are present on site including;

- A Telstra mobile communications GSM base station – incl. inground cables from NE crn. of the site with associated inground services
- B & C Stormwater – inground main drain (and a stormwater overland flow-path associated with the stormwater drain).

(refer site aerial image notations as above)

A sewer and water service diagram along with pressure and flow test data as required for fire services design are to be obtained with further site investigation. Pressure and flow enquiries are currently taking approximately 6-8 weeks to return from the relevant service authority.

3.2.9 Civil stormwater drainage

The survey, contours and easements suggest there is a drainage asset traversing the site (as per B in the aerial image above). There is an overland flow-path associated with this drain. This aligns with Councils preliminary site Master plan which indicates an overland flood flow path through the centre of the site.

Restrictions in relation to the drain include:

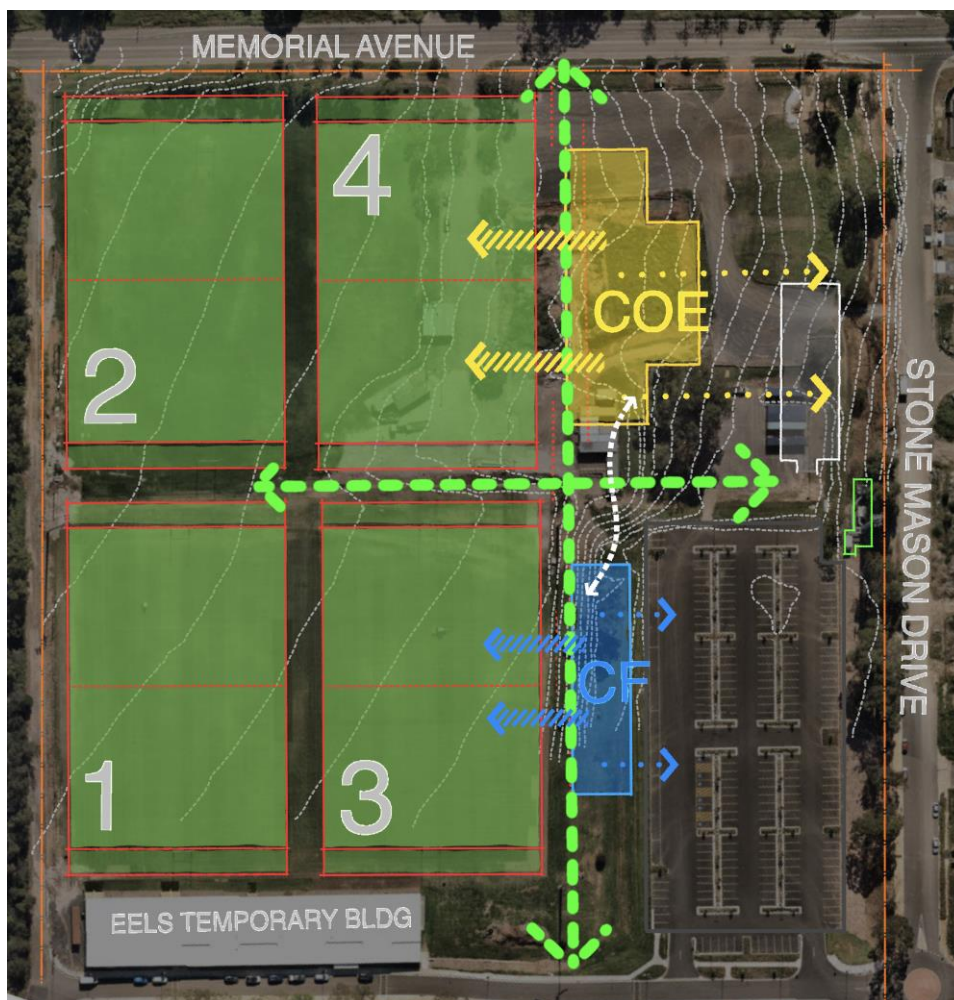
- No permanent structures over or within close proximity to the drain and designated overland flow path.
- Habitable buildings to have a freeboard (height clearance) from the Q100 flow flood levels. This is typically 300mm however site specific requirements will need to be confirmed with the flood authorities (i.e. The Hills Shire Council and Sydney Water).
- Development cannot impede on the designated overland flow-path.

3.3 Rugby League Playing Fields

The existing playing fields have been redeveloped by Local Council as part of the Overall site Landscape Masterplan, to provide 4 elite level training and competition fields.

Existing playing fields (1 & 3) were marginally repositioned and upgraded as required to meet State level competition standard. Field 2, and a Fourth field were added, to be International competition level standard as the primary training fields for the Parramatta Eels.

Field 3 nominated to be the primary matchday playing field with up to 1,500 spectators.



Playing fields - the natural grass covered sports fields are to be maintained by The Hills Shire Council to a standard accepted to be that required to meet the relevant competition standard as noted above.

Playing fields 1- 4 to have;

- in-ground automatic irrigation system and sub-surface drainage.
- Field flood lighting to NRL Facility Guidelines and AS 2560.2

Included with Council's playing field upgrade works playing field lighting has been installed to provide adequate light levels for training and match practice. In accord with NRL guidelines for State level participation the pole mounted lighting will be configured to achieve 300 lux (average) to all areas of the field for match practice and 150 lux (average) for general training.

This amenity is critical for the required facilities to promote use by the WNRL, Second grade and Junior development teams as the players are semi-professional or amateur, and thus train outside typical natural daylight working hours (ie. unlike the NRL players, WNRL, Second grade and Junior development players typically hold other employment and train in the evenings).

Lighting is to be designed by an experienced sports lighting designer in accordance with relevant Australian Standard AS 2560 Sports Lighting and AS 4282 Control of the obtrusive effects of outdoor lighting.

The number and height of poles are to be determined, and are to be configured so as to direct light toward the playing fields oval and control glare away from neighboring properties. Lighting Design report for details of the control of Light spill below the required Australian standard to be developed during the project.

4 Design Approach

4.1 Design Philosophy

Contemporary Architecture with a considered and highly resolved approach to achieving the following high-level design aspirations:

- Quality civic presence,
- Building addressing both the playing fields, Memorial Avenue and the Stone Mason Drive approach to the buildings,
- To identify as 'Parramatta Proud'
- Balance of distinctive imagery/identity and contextual referencing,
- Urban design creating the sense of arrival and a social hub,
- Functional efficiency and clarity,
- Ecological sustainability,
- 'Universal Design' accessibility and inclusion

4.1.1 'Parramatta Proud'

Capturing and representing what it means to be 'Parramatta Proud' – the aspirations and aims to work for and play for the Parramatta Eels – past and present.

How the facility design can capture and represent the depth of feeling and satisfaction that comes as a result of the Eels achievements, qualities, and values – on the field at the highest level in the sport, as a successful business and within the community as facilitator and provider of high value community programs.

4.1.2 Parramatta National Rugby League Club Pty Limited - Strategic Plan 2019-2021

Our Vision - A club that we can all be proud of because of how we value our members, fans and partners, how we play the game, how we live our values, how we conduct our business, develop our people and what we deliver to the community.

Connected & Respected - through the way that we lead and inspire on field and in the community.

Our Purpose - impacting lives we celebrate the past while building towards our best days now and ahead of us. Whether it is on the field, in the grandstand, in the office, or in the community, our club means so much to so many. Our aim is to impact lives, have a positive influence on those that love the club and create a future that we can all be proud of and passionate about.

Our values - Focus on providing legitimate value to our members and partners, have open and honest relationships with our people, thereby allowing us to all work together to bring the best out of each other and drive the success of our club.

- Love what you do

- all in with everything we do
- respect for each other, roles & contributions
- meaningful relationships

Strategic priorities

- High performance, values-based organisation
- Open and trusting relationship with all stakeholders
- Be the premier development club in the NRL, playing regular finals football
- Build sustainable commercial growth and deliver value to our partners
- 40,000 members by 2021
- Meaningful outcomes for our western Sydney and northern territory communities
- Launch the Parramatta Eels foundation to support the future of the club
- Development of facilities and infrastructure, including a Centre of Excellence
- Create a sustainable, ethical financial and governance model

Strategic pillars

People & culture - Establish a high performance, values-based culture while optimizing our leadership capability.

Invest in the personal and professional development of our people to allow them to reach their potential and become well rounded individuals.

Football - To be the premier development club in the NRL and deliver sustainable on-field success including regular finals football.

Provide a pathway for the personal and professional development of junior representative footballers to the NRL.

Provide an enjoyable experience for all Parramatta junior league players and their families and increase the participation levels of boys and girls.

Commercial - Build sustainable commercial growth through committed relationships, innovative engagement and delivering enhanced value to our partners.

Grow our strategic partnership with the northern territory government.

Develop genuine commercial partnerships across a broad network of the western Sydney business community.

Maximise the commercial opportunities presented by the new Bankwest stadium

Membership & fan engagement - 40,000 members by 2021, through a highly engaged

supporter base, innovative interactions with our fans and a unique game day experience.

Convert our casual fans to avid fans, our avid fans to members and our members to season ticket holders.

Develop a close relationship with our fans and partners through events and initiatives which make them feel like a special part of our club

Community - Deliver meaningful outcomes to our western Sydney and northern territory communities through genuine engagement.
Launch the Parramatta Eels foundation to assist with funding the development of the club's football infrastructure and community activities.
Through our women @eels program, drive increased participation of women and girls within the game of rugby league.

Communications & media - Have an open and trusting relationship with all major stakeholders of our club.
Become a leader in digital and social media communication through meaningful and innovative content.

Facilities & infrastructure - To create a whole of club facility at Kellyville Park encompassing our football operations, our administrative offices and a series of community assets and services
»develop a funding strategy for these facility objectives

Finance & governance - Create a sustainable, ethical financial model within a robust governance and risk management framework.
Maximise profitability of all commercial assets while exercising control of expenditure across the club.
With Parramatta Eels club, develop a highly functioning group shared services team that provides strategic and operational benefits across the group

4.2 Design Criteria

4.2.1 Affordability

Without compromising the quality of the Building Redevelopment, the design must be achievable within the budget constraints set by the Project Control Group.

The Schematic design and subsequent design development and detailed design to be assessed by the project Quantity Surveyor to structure the cost centres and allowances against the project budget and key deliverables to both inform the design and assisting in focused value management.

4.2.2 Design Life

Subject to the provision of periodic maintenance where reasonable steps are taken to clean and service the buildings plant and equipment, interior and exterior finishes and operable parts, and subject to reasonable wear and tear and weathering, the projected design life of the buildings materials, components and systems are as follows;

- The design life of the structure shall be in excess of 50 years.
- The design life of plant & equipment for building service systems shall typically be 15 years, other than Sanitary at 20 years.

- Connections to utilities shall be designed for a life no less than 50 years to the authority standard.
- The roof cladding, façade, and secondary structural elements shall be sufficiently durable to have an in-service life exceeding 30 years and shall prevent the ingress of water (when subjected to average long-term weather events).
- The quality of applied external paint surfaces and facade finishes shall be such that a 15 year life is achieved.

The desirable design life of building elements;

- Building structure – 50 years minimum
- External finishes – Applied finishes: 10-15 years (e.g. paint) - 15 years (e.g. acrylic render); Integral materials – 20 – 25 years
- Roof cladding – 15 – 25 years as per manufacturer's warranty
- Building services – design life of plant & infrastructure:
 - mechanical plant 15 – 25 years
 - electrical equipment 25 years
- Hydraulic pipe work – 50 years
- Floor surfaces:
 - Public areas – 20 years (e.g. stone, ceramic tile, polished concrete, carpet excluded).
 - Common areas – treatment, lockers, etc. (safety vinyl, rubber sports floor) – 5 - 8 years
 - Office / Meeting Rooms – 5 - 8 years (e.g. carpet)
 - Toilet amenities – 20+ years (e.g. ceramic tile)
- Internal fit out (walls, partitions, joinery) – 20 years
- Kitchen / server joinery – 5-10 years (laminates) / 20+years (stainless steel).

4.2.3 Sporting Codes Design Criteria

For sporting activities that are proposed to be accommodated for the project facility guidelines apply to Rugby League as published by the NRL for competition standard from Local, Regional and State Level.

Minimum requirements for details such as the following;
Field and activity dimensions, and run-off dimensions,
Field and activity surfaces, and line markings,
Associated equipment specifications for nets, goals, protective padding, etc.
Storage requirements.

Design criteria for Football (soccer) and rugby union to be considered in terms of what additional or upgraded requirements may be added to accommodate these sports.

4.2.4 Future Expansion

The design is to consider the future expansion needs of the Club whilst respecting the community sensitivity to maximize green open space and minimizing the building footprint.

NRL Facility and club personal benchmarking to be reviewed to consider typical staff accommodation expansion and how this may impact the proposed COE. Noting the current functional area schedule includes staff forecast expansion seats within the Administration work areas. NRL soft caps on club expenditure and staffing as well as the impact of COVID19 on clubs also influencing staffing numbers at NRL clubs.

Community facility future expansion – opportunity for increased spectator capacity and amenities to be considered in the design.

4.2.5 Urban Design Goals

An active building frontage to both the playing fields and the Car park approach to the buildings that will reinforce the active edge.

A clearly defined point of entry that achieves a sense of arrival and occasion for all users and visitors.

4.2.6 Access & Traffic

Primary and secondary entry points into the buildings to be easily accessed by vehicle and foot traffic from the Kellyville Park car park (off Stone Mason Drive) – highly visible, safe and secure access approaches.

COE deliveries to the Property Managers loading dock (via the car park – Council have noted there to be no direct access from Memorial Avenue).

Summary of requirements for compliance and the Australian Standards they will refer to:

Any internal car park design, ensuring circulation through the car park is safe and efficient and complies with Australian Standards;

Access grades to be compliant with relevant Australian Standards;

Vehicle crossings and car park access from the adjacent road network to comply with Australian Standards and any relevant local or state guidelines;

Service/Bus/Waste vehicle access and facilities to comply with relevant Australian Standards; and

Pedestrian/cyclist access and facility compliance to Australian Standards and any relevant local guidelines:

- AS/NZS 2890.1 2004 - Parking facilities Part 1: Off-street car parking
- AS 2890.2:2018 - Parking facilities Part 2: Off-street commercial vehicle facilities
- AS 2890.3:2015 – Parking facilities Part 3: Bicycle parking
- AS 2890.6-2009 - Parking facilities Part 6: Off-street parking for people with disabilities.

4.2.7 Circulation

A logical sequence of spaces and connecting passageways that defines and makes sense of the building's functional zones such as:

- Secured Eels functional areas / Community members (& casuals) / general public
- Playing field 'mud' access / Wet / dry activities
- Ticketed / un-ticketed,
- Maintainability / Cost Effectiveness
- The design must consider the operational and maintenance costs impacts when selecting:
- Plant, equipment, servicing and cleaning finishes, fixtures, fittings and materials,
- Utilities connections and energy use,
- New technologies and information systems,
- Waste management and disposal.

4.2.8 Landscaping

Primarily the landscape of the overall Kellyville Park site is the responsibility of The Hills Shire Council and is outside the scope of this project. Landscape between the buildings and immediately adjacent to the buildings perimeter are included in the extent of landscape works in the project scope.

Consultation is ongoing between Council and the project team to co-ordinate the connections and permeability of the projects Landscape design within the larger context of Kellyville Park and Council's Landscape Masterplan .

A diverse range of potential landscape, recreation and leisure initiatives are the subject of the long-term site Landscape master plan by the Hills Shire Council, however, the design and implementation of the immediate landscape surrounds for the COE and CF building redevelopment are to be included in the COE and CF project scope.

Conceived jointly with the Building Design, the surrounding landscape design is to achieve a spatial unison with edges of the indoor & outdoor environment blurred so as to have the building engage with the open space, surrounding terraces and balconies and the playing-training fields.

4.2.9 Signage

COE commercial naming rights, and Eels sponsor & club branding to realise and further develop commercial opportunities to be explored through co-ordination with Eel (subject to lease conditions, Planning Scheme & other relevant statutory requirements).

Details of naming rights and advertising signage will be provided by Eels for integration into the building design. Consideration of how & where to incorporate signage such as flags and banners and possibly LED screens (even scoreboards) into the building's exterior to allow signage to be dynamic and updated as required.

The club will identify the name to be used for each space within the facility, and approve the preferred wayfinding strategy option as proposed by the design team. Signage design will be in keeping with the overall architectural and interior design schemes. The club will coordinate with the wayfinding consultant team to identify appropriate level of brand application throughout the facility.

Signage also to address & promote the Community Facilities. The PSG to advise if honourific naming to be required. The PSG to advise if and to what extent Community Facility signage is to incorporate Eels or Hills Shire Council branding and follow design leads of signage within Kellyville Park.

Signage to the larger extent of Kellyville Park to be provided by The Hills Shire Council in consultation with design team.

Directional and statutory signage to be provided throughout the building(s), i.e., externally and internally. All statutory signage to be provided in accordance with relevant codes and standards.

4.2.10 **Artwork / Artefacts / Memorabilia**

Main entry to have 'Club & Community Gallery' celebrating the history of Parramatta Eels NRL Club and the Connection with Country for the site and site use

Graphic panels to reflect, acknowledge and reinforce past and present day indigenous and club culture.

Eels history - display of artefacts and images reflecting club history, with representations of club culture past & present (players, trainers, administrators, members, supporters).

Connection with Country – ongoing consultation with Indigenous stakeholders to develop means of marking Aboriginal Heritage through Landscape, Artwork and Placemaking.

Artefacts and images to include premiership trophies, medals, prints, photos, framed jumpers, and honour boards. To be situated throughout the building with varying levels of access (ie. higher valued items in more exclusive Eels areas).

Eels to assist in identifying content and details of club history to be celebrated.

Displayed in a well-considered, focused format (eg. fixed glass display cases, wall mountings and rebates with display lighting) with flexibility for periodic changeover of items.

Community history - display of artefacts and images, reflecting the people and events of local history.

Public Art – fixed external monument or artwork – opportunities include acknowledging and celebrating Connection with Country, and the contribution of former greats of the club the sport .

4.2.11 Accessibility

The Building must be accessible to a wide range of users, including those with disabilities and impaired mobility. People with disabilities may be (injured) players, community participants, spectators and/or Club employees.

The Building must be designed and constructed to meet the spirit and intent of the Disability Discrimination Act (DDA) and Australian Standards AS1428 parts 1 to 4 inclusive. Provision for persons with disabilities shall not be less than as described in the Building Code of Australia.

Wherever possible the building should achieve best practice principles of Universal Design – equal access and amenity for all users regardless of an individual's ability.

Directional signage to disabled persons' car parking areas should be clear and well indicated. Adequate disabled persons car parks should be provided in close proximity to a main Building entry. Paths of public transport access and stops should be well paved and lit.

Provision is to be made for disabled access with particular emphasis on:

- Path of travel from parking and public transport to facility entrances,
- Directional signage,
- Fixed fittings and fixtures such as drinking fountains, grandstand seating areas, etc.
- Outdoor furniture positioning and design,
- Door opening widths, latch-side clearance and mechanisms,
- Type of doors, and door hardware.
- Ramps must consider widths, location, circulation space, gradient and possible use for emergency exits, etc.,
- Stairwells must have satisfactory handrails, tactile indicators, signage and lighting,
- Lifts must have satisfactory control panel heights, door timing and lighting levels and sized to accommodate a wheelchair and an attendant, and provide goods lift function (increased load limit, protective wall panel covers, etc.).
- Size, position, number, design and mix of change rooms and toilets should comply with relevant codes and standards,
- Equivalent of the best viewing positions shall be available for spectators with disabilities.

4.2.12 ESD Initiatives

The Building is to be an environmentally conscious facility, promoting sustainable design to strive to meet The Hills Shire Council ESD objectives. This is to be achieved by investigating and implementing ESD options in relation to energy efficiency, water conservation, smart

material selection, ongoing building management, construction management, ecology, and waste management.

The Building is to be designed in accordance with the minimum energy efficiency requirements under BCA NCC 2019 Volume 1. This includes consideration of building sealing, and building fabric such as wall, roof, and floor insulation and glazing performance.

Whilst an energy rating assessment such as Green Star or NABERS is not intended for the project, an ESD opportunities assessment has been developed during the early Schematic design stage to explore and determine suitable ESD initiatives that are relevant to the project that will reduce energy and water consumption.

4.2.13 **Services**

Several services currently on site will require disconnection and, in some cases, relocation prior to the construction of the new Buildings. Other existing services will require upgrading prior to and/or during construction.

The existing buildings and external lighting are to have services maintained until these facilities can be relocated (re-established) into (around) the new Building. Temporary services are also to be made available for contractors during construction.

Provisions must be provided for permanent services (Power, Lighting, Communications, Sewer, Water supply, Gas, Fire service)

Existing site services have a 'Works exclusion zone' off-set nominally 2-3m to each side of the service for its full length. Proposed works adjacent to the exclusion zone will be subject to a review and approval process with the relevant authority

4.2.14 **New Functional Zones - Sequence and Requirements**

The new functional zone sequence and requirements for the site and facilities include;

- Site arrival (by private vehicle, public transport, bicycle or by foot) from the East of the site with both general public car parking and reserved 'club only' car park provided
- 'Main entry' as a key external and visual social gathering hub and activation zone on arrival at the site.
- Well ordered sense of site circulation and connection of user zones – leading from the 'Main Entry' to and within each of the primary functions;
 - A. Eels COE
 - B. Community Facilities including Café / kiosk and Multi-purpose community room
 - C. Matchday Spectator facilities – Grandstand covered seating, amenities and Food & beverage service
 - D. Playing / training – fields, players change rooms and amenities, storage,

- A. Eels Centre of Excellence:
 - Main entry and Foyer / Lobby for ALL users including players, football and admin staff, club members & guests, and the general public.
 - Foyer / Lobby to provide a Reception to all users, as well as a display of 'Parramatta Proud' - club history, the present day on field, controlled glimpses into the COE and out the training fields, Eels membership, merchandise & retail
 - Eels Social Hub central within the COE to provide gathering space for all Eels personnel – meals prep staff lounge and dining, food and drink, informal meeting location(s)
 - Circulation paths between COE zones to provide opportunities to celebrate Parramatta Proud – club Hall of Fame, club values, 'Blue & Gold' history
 - Eels administration offices, work areas, Board room, meeting rooms, media production, amenities and storage
 - Eels football department offices, work areas, meeting rooms, amenities, property handling and storage
 - Eels player facilities - locker rooms, work areas, well-being and study retreat, education
 - High Performance – medical and treatment, strength and conditioning, aquatic rehab and recovery
 - Gymnasium – weights, cardio, free space, pilates/yoga, contact training, storage.
- B. Community Facilities;
 - Café / kiosk
 - Multi-purpose Community room including kitchen and bar
 - Tenancy / retail space
 - Further comparable uses or functions that match and complement the development objectives
- C. Matchday Spectator facilities;
 - Grandstand covered seating,
 - Male, Female and Accessible amenities
 - Food & beverage kiosk
- D. Playing / training;
 - Playing / training fields, with players and officials' benches, run-off areas and fences
 - players change rooms and amenities
 - officials change rooms and amenities
 - storage

4.2.15 Users

Recognized user groups;

- Parramatta Eels NRL Club – Players, Junior Development players, Administration and Football Department executive, staff and guests, Members, Coterie Groups, Sponsors, Supporters, and Past Player Groups.
- Organised Community Groups - social, recreational, leisure and health and well-being programs – such as the ‘Eels in the Community’, outreach Health & wellbeing programs, or Hills Shire Council community programs.
- Community sports competition & training programs on the Fields – such as Parramatta Junior Rugby League, and associated spectators
- Casual and local visitors and groups to Kellyville Park.
- Local school groups to use community and sports facilities.
- Local Community use of the Multipurpose Community Room.
- Café operators and customers.
- Tenancy staff and customers / consumers
- Casual local users – such as families, walkers / joggers, dog walkers, bike riders and casual or social sports groups.

4.2.16 Operational Characteristics

Usage rights and expectations for all areas of the buildings and site for all parties are to be defined by the Lease Agreement (between Eels and the Hills Shire Council) and Project Business Plan.

The tenants (lease holders) rights, responsibilities and limitations will be the subject, in part, of the lease agreement and any further documentation such as sub-lease or license agreements.

4.3 Authority Requirements

4.3.1 Planning – State Significant Development Approval

Building Redevelopment approval will be subject to the SSDA process and requires application to the relevant planning authority being Department of Planning Infrastructure and Environment.

The application process will include full public disclosure of the proposal and public consultation as required by the planning authority.

Urbis Planning have been engaged by the Parramatta Eels NRL Club to provide planning guidance and co-ordination of the SSDA details and submission process.

4.3.2 Building Approval

The proposed redevelopment may be certified by a qualified and independent Building Surveyor, pursuant to Environmental Planning and Assessment Regulation 2000. The building works must comply with all relevant statutory building regulatory controls, except where the requirement for Crown or public authorities is explicitly exempt.

4.3.3 Building Certification

All plans, drawings and works specifications pertaining to building work must be checked and approved by an independent Building Surveyor to comply with the relevant regulations, codes and relevant Australian Standards adopted by reference in the Building Code of Australia.

The independent Building Surveyor must carry out site inspections for mandatory notification stages throughout the course of the building works as coordinated and prepared for by the Building Works Contractor.

An Occupancy Permit must be obtained on completion of building work, stating that the building is suitable for occupation.

4.3.4 Reporting Authorities

The following reporting authorities must be consulted where applicable during the course of the application for Building Certification and Occupancy Permit.

Reporting Authority	Matter to be reported on
Fire and Rescue NSW	<p>Fire safety matters will be targeted to meet the Deemed To Satisfy provisions of the National Construction Code 2019, whereby an alternate engineered pathway is required this will be pursued by a qualified Fire Safety Engineer. If those matters do not meet the deemed-to-satisfy or deemed-to-comply provisions in the BCA, fire mains, hydrants, hose reels, control valves, booster assemblies, emergency vehicle access, fire indicator panels, location and contents of fire control centre.</p> <p>Key operational requirements from FRNSW and all relevant regulatory and policy documents will be consulted during the design and installation of the services.</p> <p>Relevant commission testing and FRNSW accompanied walk through will be facilitated at the end of the project and should consultation be deemed necessary during design phase further contact shall be made.</p>
The Hills Shire Council, Engineering and Building Department	<p>Building over or in close proximity to an easement. Projections beyond street alignment. Masts, poles, aerial, antenna, chimney or services pipes. A fence within 9mm of an intersection. Design meeting the performance criteria and objectives. Legal Point of Discharge (LPD) of stormwater. Onsite Stormwater Detention (OSD) requirements. Water Sensitive Urban Design (WSUD) requirements. Construction of buildings on land liable to flooding within flood overlays.</p>

Endeavour Energy (EE) / AUSGRID	Provision of substations. Building over an electricity supply easement. Provision for availability of Supply.
Sydney Water	Building over or immediately adjacent to a drainage easement. Construction of buildings within flood overlays. Provision for suitability and adequate capacity of local system and infrastructure.
Sydney Water	Building over or immediately adjacent to a sewerage easement. Provision for suitability and adequate capacity of local system and infrastructure
Jemena Gas	Provision for availability, suitability and adequate capacity of local system and infrastructure.
NBN, OPTUS Telstra, TPG	Provision for availability, suitability and adequate capacity of local system and infrastructure.

4.3.5 Emergency Services

The proposed development must comply with the requirements of all relevant emergency service bodies notwithstanding the requirement for reporting authorities, as identified above (4.5.5).

Consideration must be given in consultation with the Club to emergency planning strategies to cope with evacuation procedures during peak use of the COE and Community Facilities

4.3.6 Disability Discrimination Act 1992

The building will be designed and constructed to meet the spirit and intent of the Disability Discrimination Act and to comply with the requirements of the current version, including amendments, of the following documents as it relates to access for people with disabilities:

- Australian Standards AS 1428 parts 1 to 4 inclusive,
- Building Code of Australia
- (Access to) Premises Standards 2010

4.3.7 Other Relevant Acts / Authorities / Public Utilities

All reasonable requirements of, but not limited to, the following other relevant bodies are to be incorporated in the design and construction of the building work.

- Occupational Health and Safety Act 2011 (NSW) including all relevant design Codes and work practices published by Safework NSW.
- AS 2550.1-2011: Cranes, hoists and winches—Safe use Part 1: General requirements, AS 2550.5-2002: Cranes, hoists and winches—Safe use Part 5: Mobile cranes, including all relevant design Codes and work practices published by Safework NSW.
- Australian Standard AS 1735 - Lifts, escalators and moving walks - General requirements, including all relevant design Codes and work practices published by Safework NSW.



- Commercial food premises, Australia New Zealand Food Standards Code (FSANZ), Food Act 2003 (NSW) Food Regulation 2015
- Gas and Electricity (Consumer Safety) Regulation 2018, AS3000 Wiring Rules and including all relevant design Codes and work practices published by Safework NSW.
- Sydney Water Act 1994 Including the NSW Water Supply and Sewerage and Plumbing Regulations NCC Volume #3 (NSW), and AS 3500.
- NSW Environmental Protection Authority.

5 Proposed Development



The proposed development will provide state of the art facilities which enable physical recreation opportunities in conjunction with improved facilities for staff, players, and existing users of the site. The proposed development will be integrated with the existing recreational landscape of the site and complement the upgrades to the existing playing fields being undertaken by Council. The proposed development is defined as a Recreation facility (major), and includes the following components:

Construction of high-performance Centre of Excellence in the northeast of the site adjacent to Training Field 2:

- Elite level gymnasium.
- Medical and rehabilitation facilities.
- Aquatic recovery and rehabilitation pools.
- Lecture theatre and meeting rooms.
- Player education and study areas.
- Administration offices for the Parramatta Eels.
- New female facilities including a dedicated female change room, cubicle toilets and showers.
- Balcony and terrace area.
- End of Trip Facilities and bicycle parking.
- Refuse Area.

Construction of a Community Facility, including a grandstand with approximately 1,500 seats in the center of the site adjacent to the Main Playing Field 3:

- Unisex changerooms and amenities.
- Referee changeroom and amenities.
- First Aid/Medical room.
- Community gymnasium.
- Café/kiosk.
- Concourse terrace.
- Multipurpose community function room with kitchen and amenities.
- Refuse Area.
- Bicycle parking.

Solar arrays will be included on the roof of both the Centre of Excellence and Community Facility.

Additional 40 car parking spaces for the proposed facility to operate in conjunction with existing at grade car parking already constructed by Council.

Additional landscaping throughout the development footprint.



Removal of a small number of trees internal to the site, however noting perimeter trees will be retained where not affected by the proposed building footprints.

Hours of operation for the Centre of Excellence and Community Facility are 5:00am to 12:00am, however the following key times are likely:

- Centre of Excellence: 7.00am - 7.00pm
- Community Facility: 7.00am - 10.00pm

6 Design Excellence: SDRP Review and Response

The detailed design must be reviewed by the State Design Review Panel (SDRP) and recommendations addressed prior to lodgment.

Following this, the EIS must include a Design Excellence Strategy demonstrating:

- *how the detailed design will exhibit design excellence in accordance with the recommendations of the SDRP and objectives for good design (of the built environment) in 'Better Placed'.*
- *measures to ensure design integrity will be maintained in subsequent stages of the planning process (such as post approval and any modifications).*

Items 6.1 & 6.2 below include the comments given by the State Design Review Panel with suggestions for the project to develop according to the specific criteria, as listed below. Item 6.3 is a summary of design changes consistent with the advice taken from each of the two design reviews by the state panel.

6.1 First SDRP Review – 13 October, 2021

This project represents a significant opportunity for the community of Kellyville and supporters of the Parramatta Eels.

The proposal was well presented, but its effectiveness as a Centre of Excellence (CoE) and public resource would benefit from further consideration of Country, a more landscape-led approach and closer integration with the broader site.

The following elements of the design are supported:

- The potential public value of developing a Centre of Excellence and community facility on the site (currently a public park)
- The principle that the project benefits from maximizing community access and the provision of improved amenity and facilities for the public
- The general location and orientation of the proposed buildings and ensuring that the facilities are not fenced off
- Developing facilities and access for active transport users
- Current and continued close working relationship with Council
- Aspirations for connecting to Country and the rich history of the Eels with Aboriginal players and communities.

The following commentary provides advice and recommendations for the project:

Connecting with Country

- Engage the Dharug and community and First Nations designers, consultants and creatives to help realize the true potential of this project.

- Consider the value and opportunity that Country-led approaches can bring to the entire project, for example: the planting and landscape approach to the whole site, use of local language and narratives, material selection, the design of the 'gathering space' between the two main buildings, as well as integrated art and interpretation.
- Consider reciprocity as a core value in relation to Country and how it might help deliver excellence to Indigenous and non-Indigenous players, the ecology of the site, and the broader community.
- Refer to the draft Connecting with Country Framework on the GANSW website.

Site strategy and landscape

- Engage a landscape architect to embed and integrate planting, site form, water management and Indigenous narratives into the project. Ensure landscape development is undertaken as an integrated process with building design development.
- The potential public benefit of this project extends beyond the immediate site into the wider park area, Strangers Creek open space and surrounding neighborhood. To realize this, continue to work closely with Council to create an integrated and connected approach to:
- Water-sensitive urban design including connections to Strangers Creek
- Permeability
- Tree canopy cover to meet or exceed state targets, including on existing car parking areas
- Ecological and active transport links to and from the park and to Strangers Creek
- Preserving the land on the corner of Memorial Avenue and Stone Mason Drive for passive recreational public use

Movement

- Active transport will be the primary mode of arriving to the site and should be given the highest priority in relation to: arrival, storage, end of trip, and links to existing walking and cycling routes.
- Consider how people will arrive to the site on different days (event, recreational use, for work), and through different modes (walking, public transport, cycling), and ensure the sense of arrival to a civic and community place is experienced by all users.

Architecture

- Review the scale of the CoE building as a single mass and consider how it might be broken up to give the landscape more

presence in the design and improve sun and daylight for its users.

- Consider low angle sun for users of both buildings and illustrate how the architecture improves the experience and usability through shading, screens, etc.
- Review the design of the space between the two buildings. Consider how it might boldly celebrate Dharug and Country and create a great arrival point and meeting space.
- Consider reducing the duplication of space and amenity between the two buildings to reduce the built form, save on costs, and encourage interaction between the Centre of Excellence and the community facilities.
- Confirm the conceptual approach to materials and be more specific about the selection of materials and detailing.
- Use of the larger roof forms as place markers and place makers is supported, ensure detailing of the rooves, especially the edges, is controlled and elegant.

Sustainability and Climate Change

- Aiming for a net-zero building is highly encouraged to reach NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.
- The inclusion of solar panels on the roof is recommended to reduce emissions and save on energy costs.

GANSW recommends further review of this project as the design progresses. The issues outlined above are to be addressed at the next SDRP session.

For the next meeting please consider inviting or providing the following:

- A representative from Council to talk to the wider site, site-wide master plan, tree canopy coverage, water sensitive design, plans for the Memorial Avenue and Stone Mason Drive corner, active transport, and links to Strangers Creek.
- Further information about who will run the community centre and its relationship to the CoE.
- Revised plans that address the points above and demonstrate the integration of architecture and landscape elements on both the development site and the broader park.

6.2 Second SDRP Review – 16 February, 2022

The project represents a significant opportunity for the community of Kellyville and supporters of the Parramatta Eels. The project should strive to further embrace the rich history that the Parramatta Eels Rugby League Club has with Aboriginal and Torres Strait Islander communities. There is significant opportunity for the built form to be shaped more purposefully by this relationship and the deeper consideration of Country it allows.

The project would benefit from a deeper involvement by the landscape architect. Landscape design should develop in parallel to architectural design so that the built form and landscape are interrelated.

The following elements of the design are supported:

- The public value of developing a Centre of Excellence and community facility on the site (currently a public park)
- The principle that the project benefits from maximizing community access and the provision of improved amenity and facilities for the public
- The general location and orientation of the proposed buildings and ensuring that the facilities are not fenced off
- Developing facilities and access for active transport users
- The current and continued close working relationship with Council
- The engagement and initial work of Ngurra Advisory to harness the knowledge of local Aboriginal custodians.

The following commentary provides advice and recommendations for the project:

Connecting with Country

- 1. Continue to engage with Traditional Custodians to harness the local knowledge, inform a deeper and broader connection with place, and provide input to the design strategy.
- 2. Look for broader ways to allow the Connecting with Country workshop outcomes to inform the project. This might include involving other Aboriginal consultants with design expertise to assist.
- 3. Outline how Connecting with Country is influencing the operational aspects of the Club. Explore whether the project could be conceived as a meeting place where different communities and cultures converge.

Site strategy and landscape

- 4. Continue working with Council to increase tree canopy cover to meet or exceed state targets. Include the existing trees and car parking areas in the calculations. Provide additional tree planting in the following locations:
 - a. The entry space between the two buildings
 - b. Along the eastern façade of the Community building, adjacent to the carpark.
 - c. Adjacent to the proposed cycle and pedestrian paths
 - d. Adjacent to and between the playing fields (east-west)
 - e. Alongside Memorial Avenue

- 5. Further develop the landscape design to integrate planting, site form, water management and Indigenous narratives into the project. Ensure the landscape development is undertaken as an integrated process with the building design development.
- 6. Further clarify potential future outcomes for the space between the COE building and Memorial Avenue and include opportunities for passive open space where possible.

Access, arrival, and movement

The sense of arrival should be generous and inviting and commensurate with that of a civic building. The arrival zone will be an area of high activity, especially during an event, however, the pathway between the Community building and the bus set-down is constrained and poses a safety risk.

- 7. Increase the width of the pathway between the community building and the carpark to provide a generous arrival zone for pedestrians and cyclists, as well as space for tree planting. In doing so, consider the following:
 - a. How people will arrive at the site through different modes of transport (walking, public transport, cycling) and on different days (for work, events, recreational use).
 - b. An alternative location for the bus set-down. Illustrate how pedestrian, cyclist and vehicular movement will operate based on the proposed bus set-down location.
 - c. The access and egress strategy to the raised floorplate of the Community building and whether the ramps can be relocated.

Architecture

- 8. Review the articulation of the COE building and consider how it might be designed to provide outlook to the landscape and natural light to users in all areas of the floor plate.
- The large roof overhang does not provide adequate protection against the low western sun.
- 9. Provide additional external sun shading in the form of screens or battens and consider how this can assist in further articulating the built form.
- 10. Review the general arrangement, circulation and levels in the Community building to assist with delivering a more generous pathway externally (item 7c above), and appropriately scaled (fit-for-use) spaces internally.

Sustainability and Climate Change

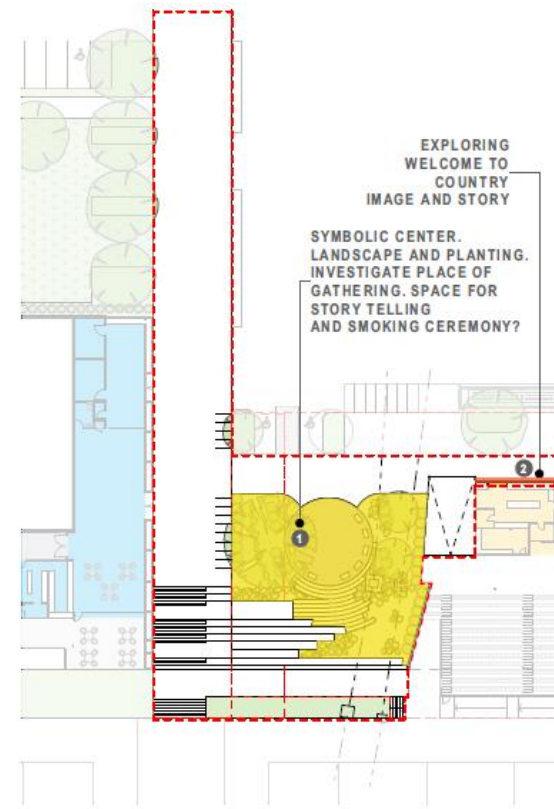
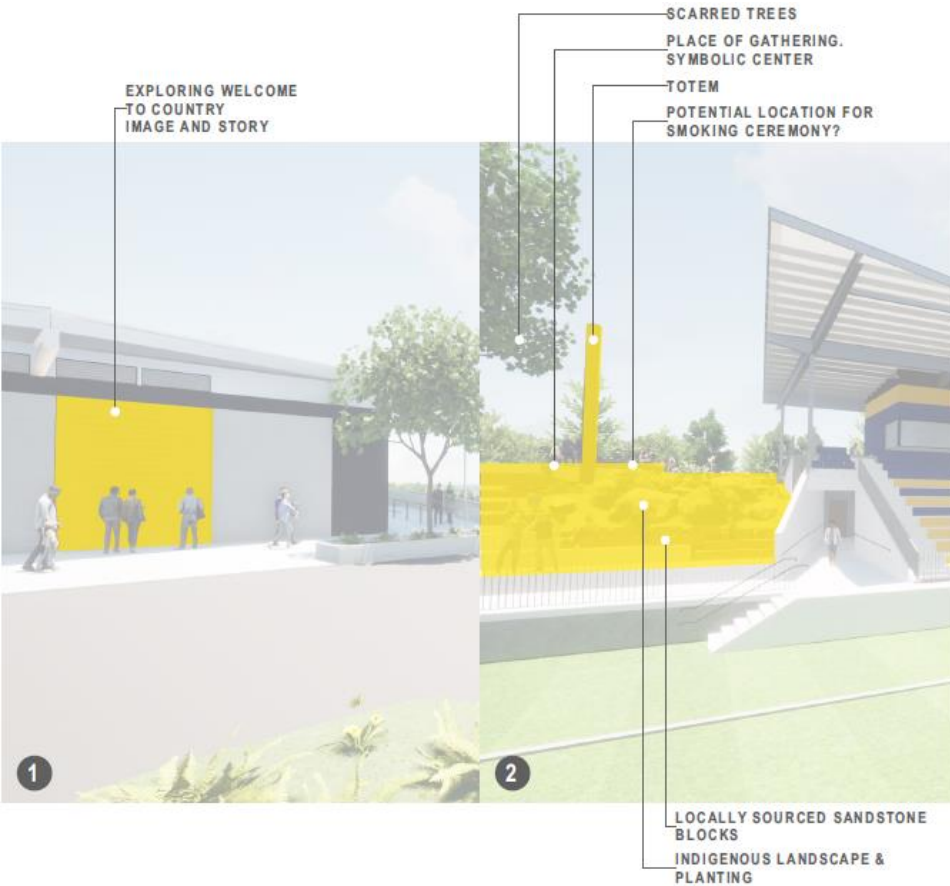
- 1. Set clear targets and commitments for energy and water use and social outcomes. Explore and demonstrate:
 - a) A whole-of-life approach
 - b) Flexibility of use and how the building can adapt over time
 - c) Opportunities for the building to be deconstructed and recycled at the end of its life

- d) The social outcomes of the project for the community

The issues outlined above are to be addressed as part of the EIS submission.

6.3 Summary of Design Changes and Development in response to the SDRP process

Ref	SDRP feedback	Design Response
CONNECTING WITH COUNTRY		
1.	Continue to engage with Traditional Custodians to harness the local knowledge, inform a deeper and broader connection with place, and provide input to the design strategy.	The Project Team have commenced the Designing with Country workshop series with Dharug Custodians to gain a deeper understanding of the importance of the Kellyville site to Dharug people in both a historical and cultural context. Key learnings to date have been: - The importance of the Dharug Eel dreaming story and it's connections to Kellyville- The significance that the site has as a traditional and contemporary meeting place for Dharug people and other NSW based First Nations individuals - The significance that white ochre across the site and it's role in ongoing cultural practices
2.	Look for broader ways to allow the Connecting with Country workshop outcomes to inform the project. This might include involving other Aboriginal consultants with design expertise to assist.	The Project Team have been consulting closely with a small group of respected Dharug leaders in the early stages of the project, however, there will be an increase in the number of Dharug and First Nations people who will be associated with both the Connecting/Designing with Country process and the project implementation via a First Nations Working Group. The Dharug representatives already engaged are considered to have a broad range of expertise in both art and design which will allow them to bring a dynamic range of perspectives and skills to the project. The first Designing with Country workshop has already presented a range of opportunities in how Country can be both understood and engaged using a range of design concepts.
3.	Outline how Connecting with Country is influencing the operational aspects of the Club. Explore whether the project could be conceived as a meeting place where different communities and cultures converge	The Parramatta Eels already have a strong relationship with it's First Nations players, both past and present, as well as with the broader Dharug community. The second Designing with Country workshop will include First Nations staff and players from the club (incl Dharug) who will bring an important perspective as to how they see the new facility acting as a meeting place for communities and people to converge. The First Designing with Country workshop has already allowed the project team to identify key gathering spaces across the facility that will not only facilitate these cross-cultural interactions, but also take visitors and players on a learning journey regarding Kellyville's history using signage and infographics. PNRL is deeply committed to ensuring Connecting with Country is not only contemplated in the design, but forms part of the operational fabric of the club and the way that it engages with its players, staff, stakeholders and broader community. Existing Connecting with Country operational initiatives that PNRL is delivering include:• The player induction process (both elite and pathway players) includes specific information on the relationship between PNRL and indigenous communities and the rich history of indigenous PNRL players since their inception in 1947 and the value they have provided to PNRL both on and off the field.• An established Indigenous Advisory Group which guides operational outcomes and relationships between PNRL and indigenous communities. The project envisages two clear meeting places for different communities and cultures to converge:• An outdoor meeting space that has been informed in detail by the Connecting with Country process that is underway and has the support of the Dharug Custodian Aboriginal Corporation (DCAC). This outdoor meeting space is located between the proposed buildings at Kellyville Park and has been designed with the guiding principles provided by DCAC.• A multipurpose indoor meeting space within the Community Facility that will be made available for hire to the community. It is anticipated that this space will be highly utilised by the community as a cultural meeting space at Kellyville Park, along with education sessions and other functions.



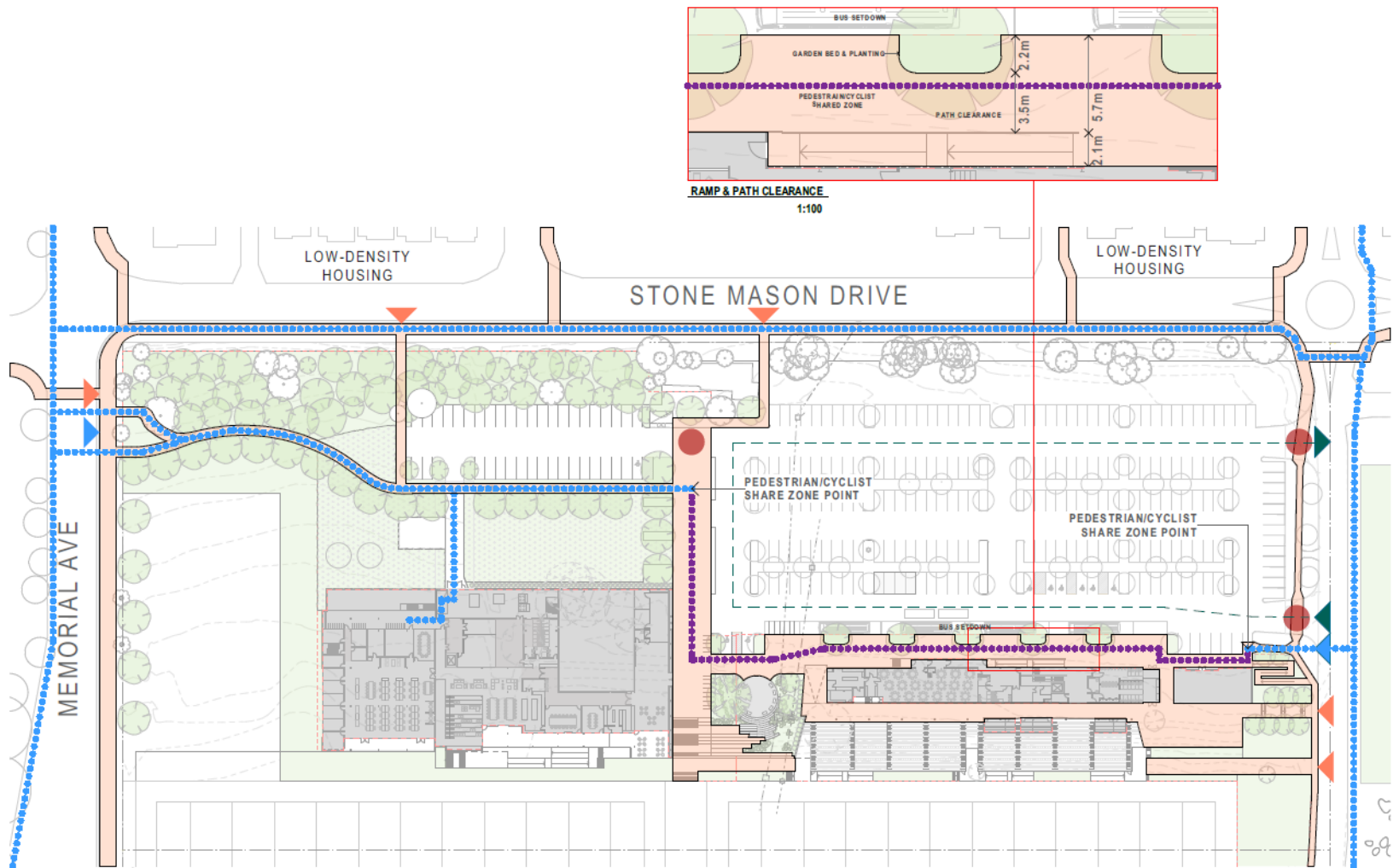
Connecting with Country as an ongoing design collaboration with local indigenous groups. (SSDA Drwg. A07)

SITE STRATEGY & LANDSCAPE		
4.	Continue working with Council to increase tree canopy cover to meet or exceed state targets. Include the existing trees and car parking areas in the calculations. Provide additional tree planting in the following locations:	Existing tree canopy coverage to the site area approx. 1,450m ² (8.5%) Proposed canopy coverage to the site area approx. 4,210m ² (25%) Proposed canopy coverage to the site area less the building footprint (33% of the external site area) Refer Landscape Plans Dwg. Nos. 140/22(21)/350, 140/22(21)/351, 140/22(21)/352, 140/22(21)/354 & 140/22(21)/350 within the SSDA report to see detailed landscape and planting plans.
4.a	The entry space between the two buildings	New tree planting incorporated in to the design response to align with pedestrian concourse leading from new car park and Stone Mason Drive Refer Arch SSDA Drwg A09 and Landscape Design report and drawings
4.b	Along the eastern façade of the Community building, adjacent to the carpark.	New tree planting incorporated into the design response to East elevation of Community Facilities Building. Bus set down (parking) area relocated to form 7.5m wide arrival pedestrian concourse east of the CF building with soft landscape and tree planting added. - narrows to 5.5m wide adjacent to CF building entry stairs and ramps. Refer Arch SSDA Drwg A09 and Landscape Design report and drawings
4.c	Adjacent to the proposed cycle and pedestrian paths	New tree planting incorporated into the design response to align with shared pedestrian / cycle pathways. Refer Arch SSDA Drwg A09 and Landscape Design report and drawings
4.d	Adjacent to and between the playing fields (east-west)	The planting of trees adjacent to and between the playing has been considered by the project team and is considered inappropriate for this development for the following reasons:

		<ul style="list-style-type: none"> The NRL Preferred Facility Guidelines regulate that the playing field run-off for State level sporting facilities is 5m. The playing field run-off needs to be clear of any physical obstructions to mitigate the risk of injury. Planting trees adjacent to and between the playing fields at Kellyville Park will reduce the playing field run-off distance to all fields and will therefore make them non-compliant for State level rugby league competition. Given that Hills Shire Council has identified Kellyville Park as the premier rugby league facility within the Shire, the planting of trees in this area would contradict Council's vision for the site. For the limited number of major events proposed for Kellyville Park on an annual basis, it is envisaged that temporary spectator seating will be 'bumped-in' to accommodate larger spectator numbers. In this scenario, the planting of trees adjacent and between fields would inhibit spectator views and would limit PNRL's ability to maximise spectator attendance (within the parameters identified within this submission).
4.e	Alongside Memorial Avenue	New tree planting to Memorial Avenue site frontage is proposed consistent with HSC incorporated in to the design response to align with shared pedestrian / cycle pathways. Refer Arch SSDA Drwg A09 and Landscape Design report and drawings
5.	Further develop the landscape design to integrate planting, site form, water management and Indigenous narratives into the project. Ensure the landscape development is undertaken as an integrated process with the building design development.	<p>The landscape design has been developed as a response to integrate the proposed building layouts, approaches, entry points and social spaces to cohesively link these elements whilst also seamlessly tying into existing elements such as the car park and sports fields</p> <p>Refer Landscape Plans Dwg. Nos. 140/22(21)/350, 140/22(21)/351, 140/22(21)/352, 140/22(21)/354 & 140/22(21)/350 within the SSDA report to see detailed landscape and planting plans showing a considered response to the site including existing site form.</p> <p>Water management has been considered within the existing car park constructed by Council, with water directed into swales and into large storage tanks.</p> <p>Refer to SSDA page A07 for proposed 'connecting with country' opportunities within the landscape. These are key areas highlighted for potential indigenous narratives that are currently being developed through workshops with indigenous stakeholders.</p>

ACCESS ARRIVAL AND MOVEMENT		
7.	Increase the width of the pathway between the community building and the carpark to provide a generous arrival zone for pedestrians and cyclists, as well as space for tree planting. In doing so, consider the following:	<p>Bus set down (parking) area relocated to form 7.5m wide arrival pedestrian concourse east of the CF building with soft landscape and tree planting added - narrows to 5.5m wide adjacent to CF building entry stairs and ramps.</p> <p>Refer Arch SSDA Drwg A09 and Landscape Design report and drawings</p>
7.a	How people will arrive at the site through different modes of transport (walking, public transport, cycling) and on different days (for work, events, recreational use).	Shared pedestrian/cyclist dismount zoning to main building interface pathways. Connections for cyclists and walking tracks. Bus drops off area widened. EOT facilities to COE. Refer Arch SSDA Drwg A09
7.b	An alternative location for the bus set-down. Illustrate how pedestrian, cyclist and vehicular movement will operate based on the proposed bus set-down location.	Refer notes as above - bus parking proposed to be relocated to provide improved pedestrian and cycle arrival concourse (shared pathway)
7.c	The access and egress strategy to the raised floorplate of the Community building and whether the ramps can be relocated	<p>Relocation of the Bus set down (parking) area allows for provision of 7.5m wide arrival pedestrian concourse east of the CF building. The width of the Entry stairs and ramps in to the MP room is increased from 1.8m to 2.1m further easing the circulation paths into the CF building. Refer Arch SSDA Drwg A09</p> <p>Proposed location of the Entry Stairs and Ramps to the East (car park) side of the CF building provides for direct access into the Multi-purpose room from the car park. This supports both independent Community use of the MP room and the most direct accessible path for users with</p>

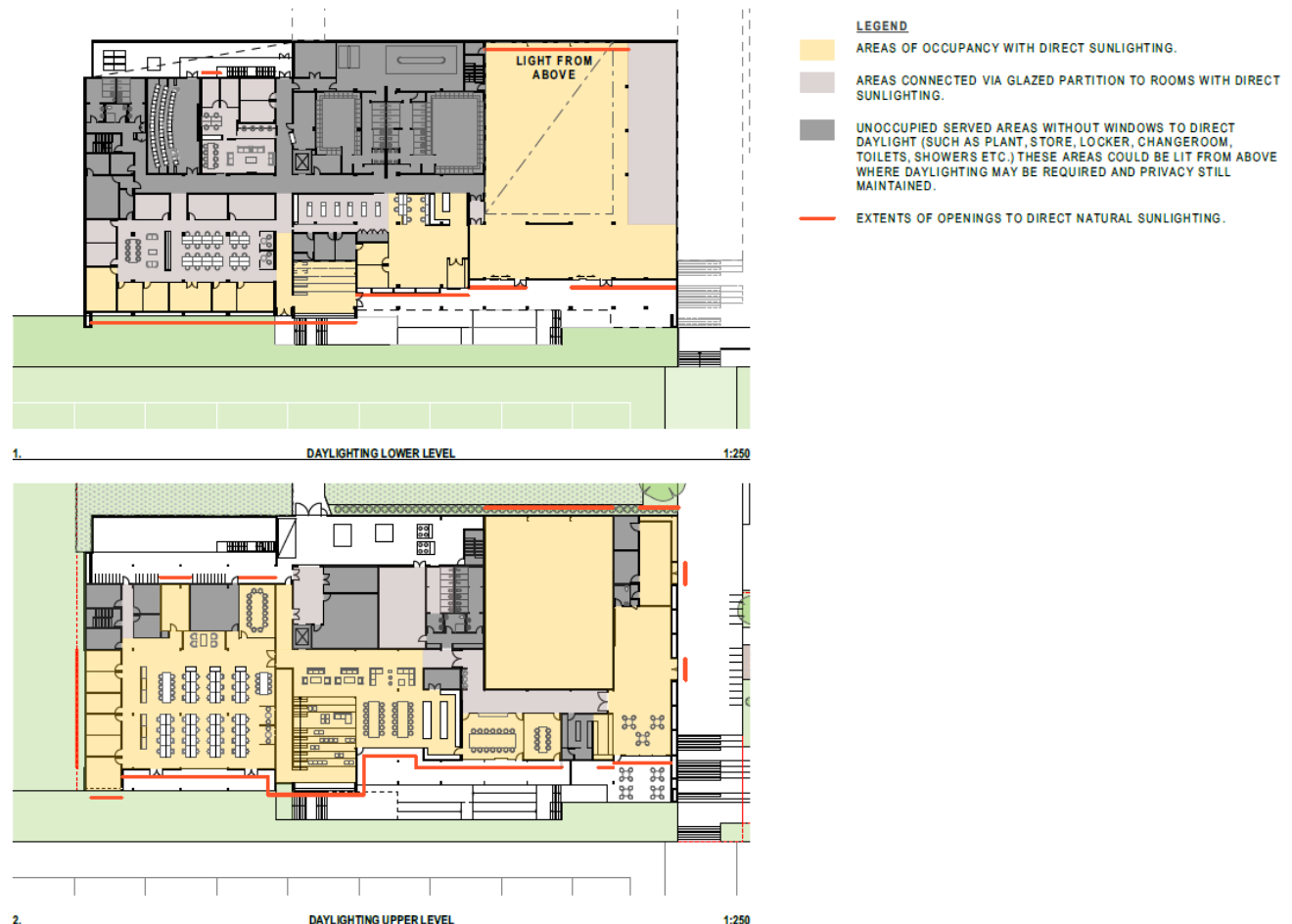
	impaired mobility (noting that relocation of the ramps would not be in line with the Australian Access to Premises Standard where access for users with disabilities is required via the most direct pathway).
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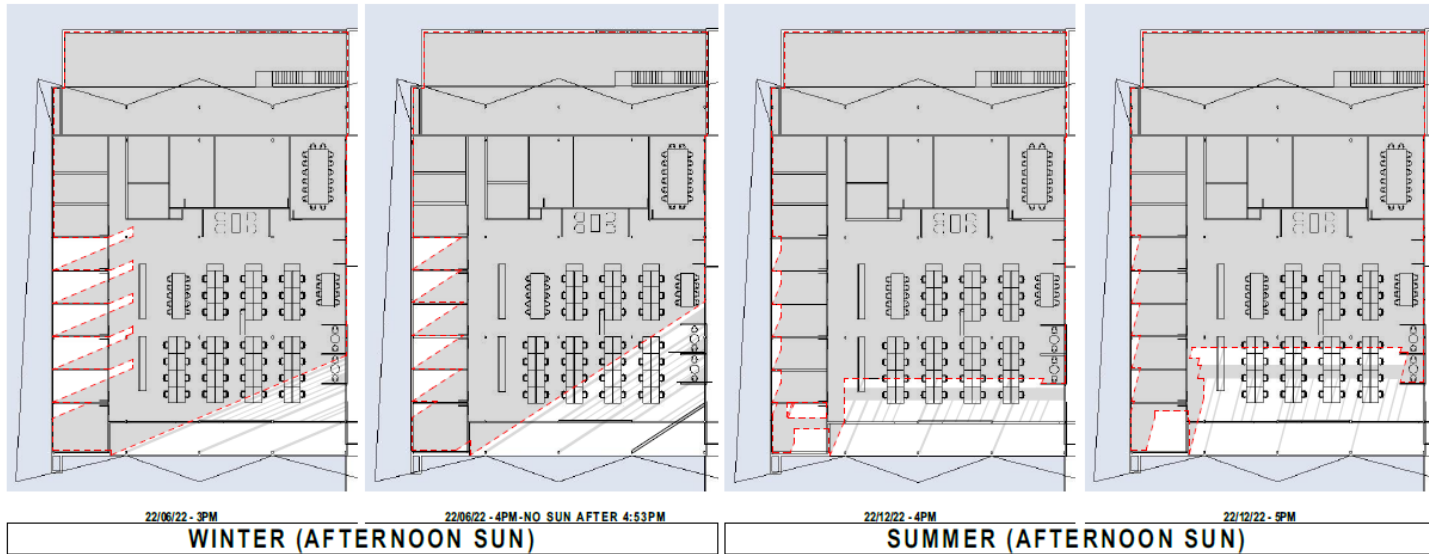


Connectivity plan. (SSDA Drwg. A09)

ARCHITECTURE		
8.	Review the articulation of the CoE building and consider how it might be designed to provide outlook to the landscape and natural light to users in all areas of the floor plate.	<p>The proposed design will provide a generous level of daylight in to and outlook from all 'occupied' spaces within the building on both side of the building. Refer SSDA drwg A40 detailing the functional spaces that have both direct or borrowed daylight and outlook, and conversely the unoccupied 'service' spaces (such as building services plant rooms, store rooms, change rooms and theatrette) where daylight or outlook is not required and/or appropriate.</p> <p>To address the SDRP feedback re the buildings formal articulation, the proposed roof line of the COE has been reconsidered and the form broken - we believe this is a better Architectural outcome that further assists in breaking down the building form along the taller western facade. Refer SSDA drwgs A49 & A50</p>
9.	Provide additional external sun shading in the form of screens or battens and consider how	Refer shading assessment plans Drwg A041 demonstrating the extent of direct sunlight as typical for Summer and Winter to the proposed administration office work areas. This is typical of other areas within the COE and CF buildings.

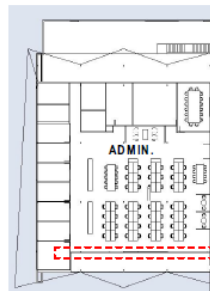
	this can assist in further articulating the built form.	<p>The visual connectivity between internal areas for both the COE and CF buildings and the external playing and training fields is a critical objective for the design.</p> <p>As a result of the site orientation and the location of the existing playing fields both the COE and CF buildings receive western sunlight late in the day (approx. 10-15% of the daylight hours). Conversely, for 85-90% of the daylight hours both the COE and CF buildings receive a high level of indirect natural daylight and excellent visual connectivity to the playing and training fields.</p> <p>To mitigate the impact of direct western sunlight the following measures are proposed for the COE and CF design.</p> <ul style="list-style-type: none"> - Glass type selection - double glazed solar control glass with a moderate tint to significantly reduce glare and solar heat gain. - Roof canopy overhang (eaves) and articulated facade assist in limiting the extent of direct sunlight entering the occupied spaces. - User controlled blinds with manual operation provided to the glass line of all workspaces - consistent with best sustainable design practice of providing user control over the comfort of their internal environment.
10.	Review the general arrangement, circulation and levels in the Community building to assist with delivering a more generous pathway externally (item 7c above), and appropriately scaled (fit-for-use) spaces internally.	<p>Relocation of the Bus set down (parking) area allows for provision of 7.5m wide arrival pedestrian concourse east of the CF building. The width of the Entry stairs and ramps into the MP room is increased from 1.8m to 2.1m further easing the circulation paths into the CF building.</p> <p>Based upon our experience with several similar publicly accessible buildings we believe the proposed access is more than adequate.</p> <p>Refer Arch SSDA Drwg A09.</p>





MITIGATION MEASURES

- GLASS TYPE - DOUBLE GLAZED
- ROOF CANOPY ACTING AS DEEP ROOF OVERHANG OVER BALCONY
- INTERNAL USER CONTROLLED SHADING DEVICE

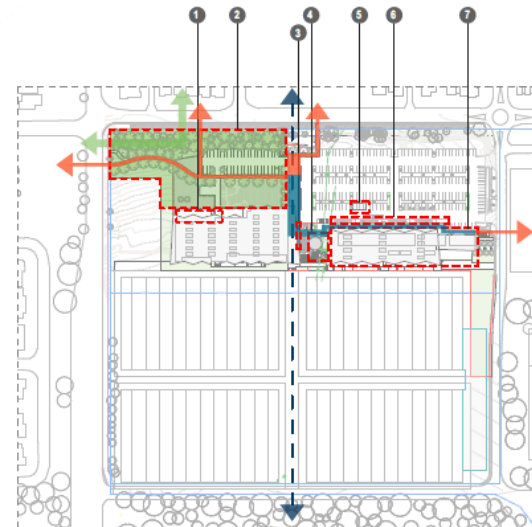
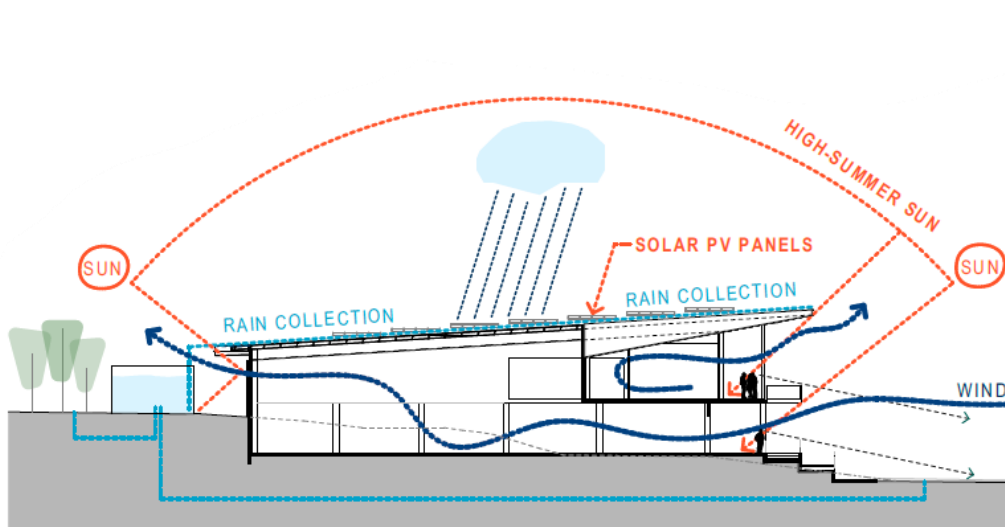


INTRODUCTION OF SHADING DEVICE
TO MITIGATE AFTERNOON SUN

COE Daylighting Study. (SSDA Drwg. A40)

COE Admin Sun angle study and Mitigation Measures. (SSDA Drwg. A41)

SUSTAINABILITY & CLIMATE CHANGE		
11.	Set clear targets and commitments for energy and water use and social outcomes. Explore and demonstrate:	ESD Report details energy and water consumption initiatives as per Green Star guidelines as the basis of the ESD brief for the project. SSDA p.A44
11.a	a whole-life approach	ESD report includes material related initiatives for use of both recycled content and low embodied energy in production in the proposed design eg. timber, furniture and furnishings, PVC, life cycle impacts on concrete and steel. SSDA p.A44



ESD Diagramming (SSDA Drwg. A44)

6.4 SSDA Design Review – Request for Further Information – JUNE 2022

Visual Interest and Treatments

Provide details of any design treatments along the eastern elevation, and where none are currently proposed, incorporate treatments to improve the visual interest of the eastern elevation.

The East elevations for both the CF and COE buildings have been further developed to enhance how these buildings present on arrival to the site for the majority of people, and how these buildings address the nearest street edge being Stone Mason Drive – in short to improve the visual interest of the East elevations and the landscape context the buildings appear within.

The design of the area between the two proposed buildings has also been further developed as a key social space to mark and celebrate the Indigenous Cultural Heritage of both the site and the Parramatta Eels.

Conceived through the project Connecting with Country Workshops as a circular ‘meeting place’ that hard and soft landscape will draw upon Indigenous materials and artist.

The adjacent East façade to the CF Building will also include a unique ‘Welcome to Country’ to welcome all visitors to the Kellyville Park Facility. The development of the Connecting with

Country concepts are ongoing with the Dharug project stakeholders (refer SSDA drws A47 and A55)

CF Community Facilities- vehicle arrival (car park) and pedestrian arrival (refer additional rendered image A053 'CF Building Arrival' as included with the SSDA drawing set);

- The wider pedestrian concourse as introduced following the SDRP feedback has been further developed in terms of proposed planting, bus setdown alignments, exposed aggregate paving, and pedestrian connections leading from and to the car park –
- Façade of white clay face brickwork is punctuated with key openings forming entries into the grandstand, changeroom facilities, Multipurpose room, and the Tenancy area. The White clay bricks breaks the scale of the building down and references both the surrounding residential houses and draws upon the importance of white clay in Dharug nation's culture and history.
- The façade to include areas of 'hit and miss' brickwork with voids in the brick wall face that will draw in filtered daylight.
- The roof overhang providing shelter and an articulated edge to the building and a changing shadow line to the building face.
- Key signage elements have been further developed – both the Eels logo adjacent to the main spectator and player entry, and the 'Welcome to Country' adjacent to the 'Meeting Place' between the CF and COE buildings. The Welcome to Country proposed to be specially developed in consultation with Dharug people through the Connecting with Country project workshops.

The design intent aims to facilitate the activation of the east edge of the CF building as key arrival point to the site for all users that then leads users into the different functional areas.



COE – Centre of Excellence – pedestrian and cycle arrival from Memorial Avenue and Stone Mason Drive (NE corner of the site) and extended vehicle car park (refer additional rendered image A054 'COE – Site landscape Context' as included with the SSDA drawing set);

- The pedestrian path networks extend to the site edge and connects with the footpath network beyond.
- Tree and low level planting as proposed both along the Stone Mason Drive site edge and lining the pedestrian paths will screen the COE building to have it sit harmoniously within the established 'park' context.
- The façade of white clay face brickwork is continued on from the CF Building and is again punctuated with key openings forming entries into the East side of the building as well as window openings into the main indoor training space.
- The brick façade to include substantial areas of 'hit and miss' brickwork with voids in the brick wall face that will draw filter sunlight and daylight into the building.
- The brick wall holds its line where the building steps back beyond to make space for buildings service area – services are concealed from view and acoustically screened by the mass of the brick walls.
- The overhang of the roof providing shelter but also an articulated edge to the building that will produce a changing shadow line to the building face.
- The building façade is articulated with windows into key spaces on the east side of the upper ground floor level to draw natural daylight into those spaces – large admin office meeting room, admin amenities, and the indoor training space.



Screening

Provide external sun shading to minimise mid-summer sun during working hours. This can be designed so as not to interfere with sightlines to the playing field.

Further design development and assessment of the COE's Thermal envelope including the glass design of the west facade has been undertaken. This work supports the design balance as reflected in the proposed Centre of Excellence by drawing natural daylight inside, achieving a high level of visual connection between the inside and outside functional areas (which includes the training fields) and controlling any detrimental impact of direct sunlight late afternoon in the summer months.

Erbas Sustain (Sustainability Consultants for the project) have considered the need for western sun-shading and advise;

- 1. External shading device would typically be used to reduce solar gains. Glare from low western sun is best managed with internal blinds by individual building users.*
- 2. In the response to RFI, we are considering the following statement 'We are proposing the glazing system with best selectivity (VLT/SHGC)>2 to maximise daylight and minimise solar gains'.*
- 3. We recommend Viridian Performatech PH(60) + Super Clear (Double glazed 6-12-6mm) with a VLT70% and SHGC0.33, resulting a Selectivity Ratio of 2.12, which will reduce the solar gains by more than 30%, whilst providing necessary Thermal Comfort and maintaining a relatively high daylight value for a solar control glass.*

Selectivity is the balance or ratio between VLT (visible light transmission) and SHGC (solar heat gain co-efficient). Values higher than 2.0 are considered to be best practice and are achieved with relatively clear glass DG units that achieve high performing solar and thermal control.

The JV3 model as modelled by Erbas Sustain confirms the proposed internal environment has a high level of Thermal Comfort, Human comfort, and Daylight (reducing the demand for artificial lighting) whilst minimising Energy demand (for heating / cooling) to be at least 10% lower than the Building Code Deemed to Satisfy values.

Providing simple but effective internal blinds is a fundamental of 'Healthy user-friendly building design' as recognised by Greenstar, where individuals have the choice to lower and adjust internal blinds to adjust and suit their own preferences for the work environment.

The building form (roof overhang and facade articulation) does assist in screening the direct sun into the COE work spaces.

To further screen direct sun (Mid-summer 3pm-5pm) would require sun-shading to be square (perpendicular) to the low sun angle – this would result in a significant reduction to the visual connection between the indoor and outdoor functional spaces, as well as reduced in-direct ambient natural light from early morning until later in the afternoon when the west sun reaches the west face.

Operable sun-shading is not supported by the design team as the complexity of an operable system is considered a maintenance risk with the durability of such systems often leading to operable systems breaking down and becoming in-operable within a short lifespan.

7 Built Form and Urban Design: Design Report

The EIS must demonstrate:

- that the planning and design of the development has been informed by and responds to Aboriginal cultural connections to Country, having regard to the commitment and principles for action in the Draft Connecting with Country framework, Nov 2020 (Section 3.1)
- how the proposed building or building envelope form address and respond to the context, site characteristics, streetscape and existing and future character of the locality, having regard to layout, height, bulk, scale, separation, setbacks, interface and articulation
- how the detailed building design will deliver a high-quality development, including consideration of facade design, articulation, activation, roof design, materials, finishes, colours and integration of services
- how the proposed built form would result in appropriate scale and minimize visual bulk and long facades
- how the building form and design avoids overly dominant, long, and blank facades, such as by avoiding above ground car parking and ensuring building levels, floors and land uses reflect any changes in site topography
- assess how the proposed development complies with relevant accessibility requirements.

7.1 Connecting with Country

The Kellyville Story

“Kellyville is situated on Bidyigal mudyin (family) nura (land). The Bidyigal are the white clay (ochre) yura. This is an area of hilly landforms that is the start of sandstone country in the north, the creation for the waterways in this nura is the Gurangady a large bara (eel) like being, he was chased through nura by a bulungga (tiger quoll) and guwali (cormorant) and formed the waterways and land forms along the way, he has shimmering skin that is gold and his eyes look like stars, he rests in the deepest parts of the water.” – Darug Custodian, Aboriginal Corporation

Connecting and designing with Dharug Nura - Connecting with country as an ongoing design collaboration with local First Nations people. Being informed by Indigenous culture through deep listening on what it means to connect and design with county - to interweave narratives of Dharug Nura and reveal the rich indigenous culture in the history of Parramatta.



Continuous exploration of stories, thoughts, and ideas from deep listening:

- Aunty Edna's Key focus on interweaving connection to Country through design (Darug Custodian):
 - Bidjigal white clay, ancient meeting places, an abundance of resources and medicines, shelter along the deep waterways to the North, Marella mission, many people from other mobs were brought here and disconnected from their families, Scarred trees, and fish traps.
- Celebration of gathering and coming together - Interweaving of collective narratives of the club and the people through storytelling / artwork / landscape / place naming and honoring. –
 - Marking the gathering place between the buildings and at the base of the steps, Use of totems (possum), Sandstone country, water (Badu), connection to sky,
- Acknowledge connections to other community groups who have history at the site. Reference to the importance of the broader site and the Marella Mission - Connection with Country doesn't stop at the boundary.
- Buildings fabrics could incorporate country as etchings in concrete (welcome to country), language on stairs (Aunty Leanne believes language is really important), designing in roofs that cast shadow and allow connections to sky.
- Eels working with Local indigenous groups and Eels players past and present on a range of initiatives and connection to local community.
- Heritage and Archaeological investigation to identify and document the site history – Another layer of information to help reveal and express the story of the site, place, and culture.
- Acknowledging, revealing and celebrating Dharug Nura stories within the site. This included continuously identifying both tangible evidence and intangible values - Dreamtime stories, indigenous narratives of the place which inform design responsiveness.
- Parramatta Eels – celebration of club origin and spirit of place. Burrumattagal as derived from the Aboriginal word for 'place where the eels lie down' to breed (within the Parramatta River). Gurangady story: The giant eel – A significant story.
- Regeneration of past plant species to connect with what once populated the site – the site may be disturbed but the vegetation knowledge of the land lives on in memory and may still be incorporate in potential design with the help of local elders.

7.2 Key Design Strategies

Key aims of the design response.

- Typical of the Sports typography of a Grandstand - the primary connection - both visual and movement between adjacent spaces between the playing fields and the COE and CF buildings is a key driver of the site layout – how users approach the site and connect with the playing (or training) fields is the primary purpose of the COE and CF buildings.
- COE as a workplace centered around player training – direct lines of sight and communication are critical between player amenities and support areas with both the indoor and outdoor training areas (ie. the playing fields) in maximizing the social and vocational cohesion of the playing groups.
- Consideration of site topography and grade of the approach to the building entry points – transition spaces at all key entry points
- To lower the building down into the slope of the land and reduce the visible mass of the building – 2 floor levels are established at grade with the Site car park as the Upper floor level, stepping down to the playing field level for the Lower floor level
- Low pitch and roof form – to not have the roof area and height dominate the landscape by maintaining a 3 degree pitch the dominant visual elements of the roof are the soffit's and eaves that form shelter around the building edges rather the expanse of roof.
- Deep roof overhangs - to the west provide shelter and sun-screening to the active edge of both the COE and CF buildings – providing spaces for spectators and Eels personnel to occupy and overlook the playing fields as key lines of sight
- Reduce the building scale – break the building façade and façade materials down to human scale ... clay bricks / open screen / large expanses of glazing to form visual connection between internal and external spaces
- Articulate the building edge – glazed entries and lines of sight into the buildings – to have the life and activity of the buildings visible from the key public areas around the building

7.3 User Experience & Placemaking

The design and layout of the COE and CF have several core functional objectives to accommodate and facilitate for all users across the Club and Community.

The intent is to draw the functional spaces together in a meaningful way that enhances the user experience – that creates significant 'places' to participate, view, and engage with sport – specifically Rugby League.

The spaces from arrival at the site all the way to the edge of the playing fields create a sense of anticipation and purpose, connected an intuitive easily understood sequence.

Key elements of the placemaking;

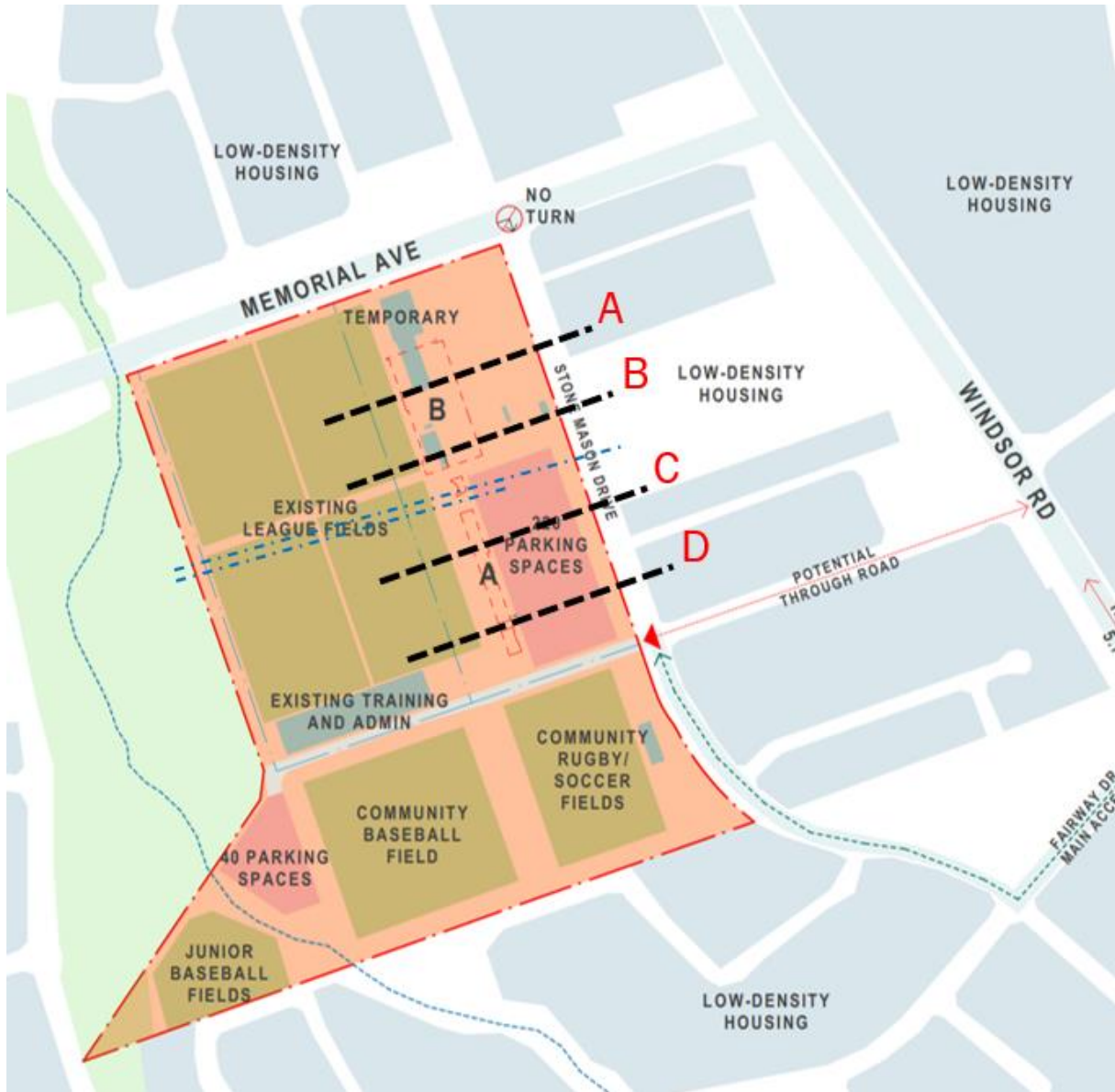
- Providing visually well-defined separate entrance points to both COE & CF buildings;
- Having easily accessed and safe contact points to the active edge of spaces – grandstand viewing, food and beverage, Café foyer, undercover arrival spaces.
- Providing a series of break-out spaces along the movement paths, for user engagement with interpretive and educational elements re the site and Eels history.
- Ease of access with minimal gradient change – connecting stairs and lifts with major movement lines into the buildings.
- Providing viewing opportunities into the COE and CF back-of-house areas showing visitors the workings of the site
- Key celebration spaces to display club and community history in the public areas in and around the
- Designated areas to promote social connections with and within the community.
- Providing a tangible community touch point for the Eels organization – operating junior rugby and hosting broader community activity

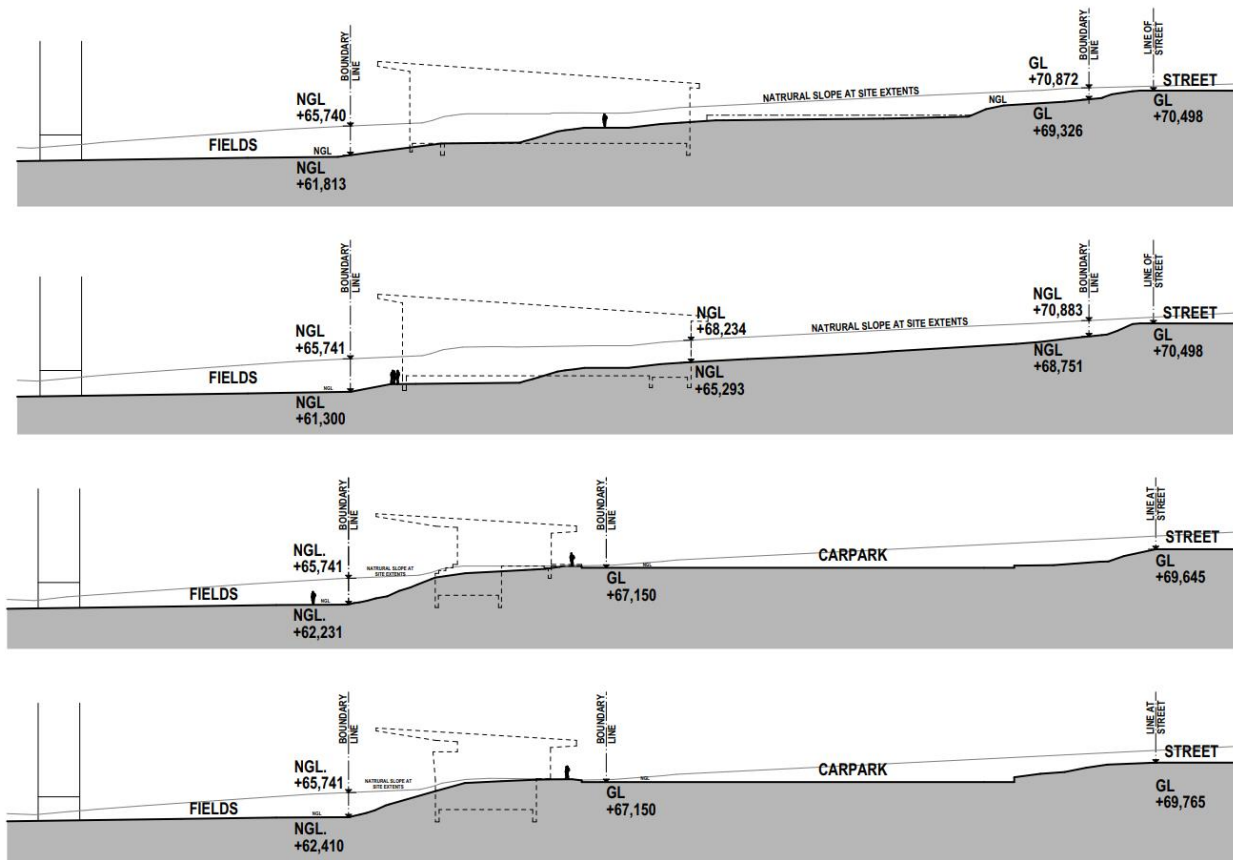
7.4 Site analysis

The design responds to the sites masterplan as developed by the Hills Shire Council and physical properties including;

- Significant site slope and topography
- Existing location of the 5 playing / training fields
- Existing location of the major formalised car park and public transport (bus) access on site
- Sun path – morning sun rising in the East / higher in the sky to the North during the day and setting low in the western sky (over the playing fields as viewed from the COE & CF buildings).
- No notable or significant views to or from the site – the 4 playing fields sitting relatively low in the site topography is concealed from view beyond to the East and is partially screened from view to the west (from memorial Avenue) by existing trees and chain wire mesh fence several metres high preventing balls reaching the roadway.

- The largely low-density residential dwellings to the immediate area to all sides of the site – notwithstanding the Strangers Creek and heavily treed areas beyond the western side of the site where Council propose to form better walking and recreational connections





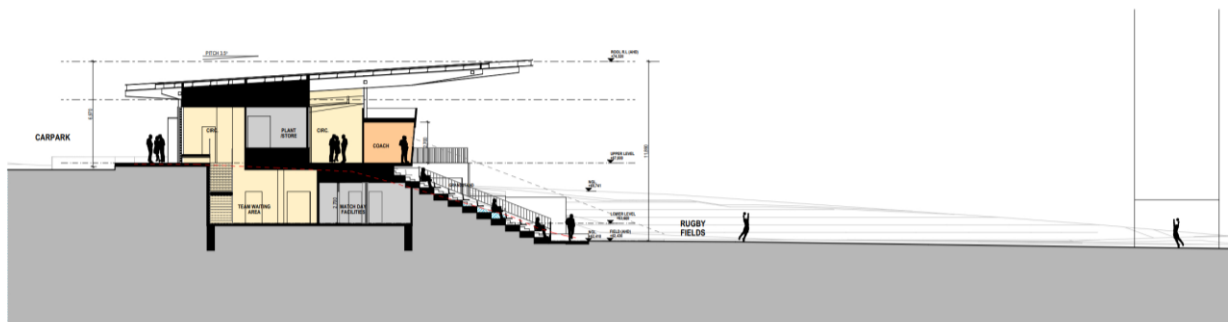
East- west sections across the site from the lower playing fields to the higher levels along Stone Mason Drive to the East.

7.5 Height, bulk, scale and setback

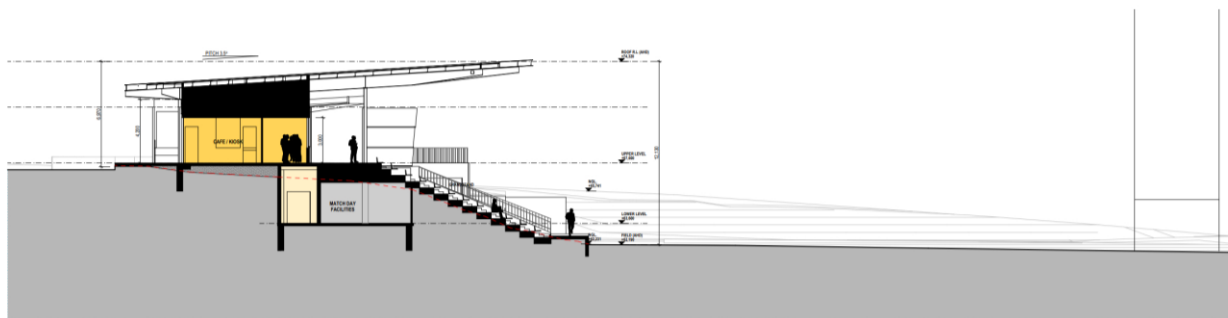
The design and form of the COE & CF buildings is intended to have a low impact on the surrounding residential properties and public spaces – the new buildings design to sit within (and below) the existing landscape;

- COE is setback approximately 50m from the Stone Mason Drive boundary and is approximately 80m from the nearest neighboring properties and dwellings (to the East along Stone Mason Drive)
- CF is setback approximately 75m from the Stone Mason Drive boundary and is approximately 100m from the nearest neighboring properties and dwellings (to the East along Stone Mason Drive)
- Both the CF and COE buildings rooves pitch from approximately 5.0m above the finished ground level on the east elevation as a single storey façade addressing the Stone Mason Drive site edge.

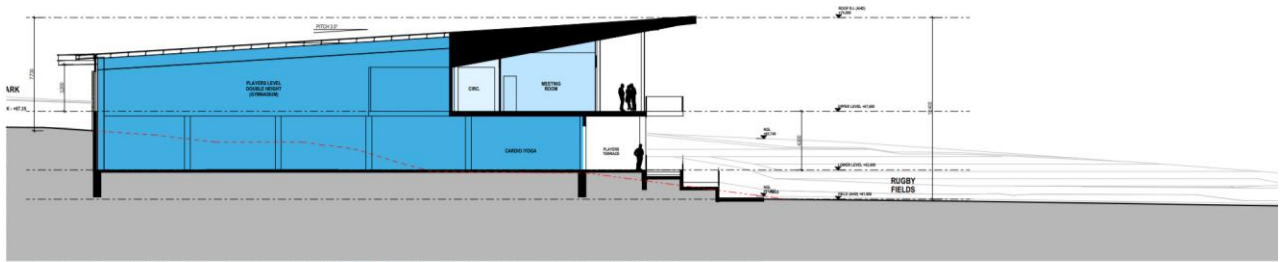
- With the existing slope of the land falling to the fields 5-6m below, the COE and CF buildings present double storey facades to the playing fields – this minimises the visual bulk of the buildings as viewed from the East, whilst maximizing the outlook to the playing fields to the West. Height of the West façade (roof overhang edge) varying from 11.5m to 12.75m along the length of the buildings.
- The linear arrangement of the COE and CF buildings is intended to maximise the extent of functional spaces along the playing field edge – spectator viewing, team change rooms, indoor player training areas, social areas, meeting rooms, coaching and high-performance staff and administration staff areas.
- The lower floor levels sitting below the existing ground levels not only serving to reduce the mass of the buildings above ground level but also to achieve a functional relationship anchored into the site and site surrounds.



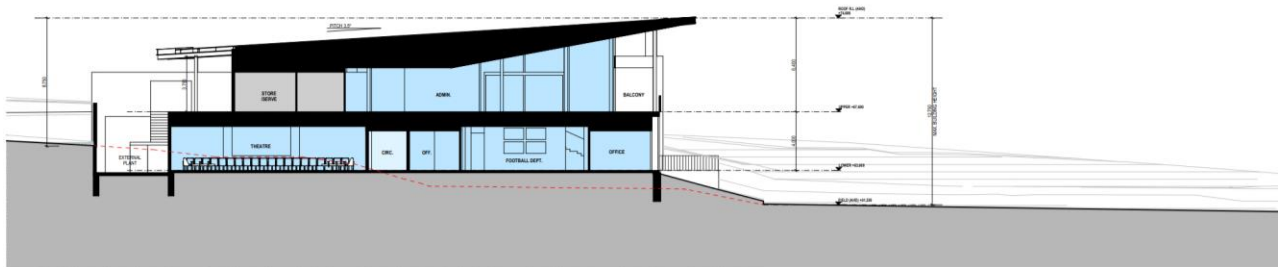
SECTION A CONTEXT A1



SECTION C CONTEXT A1



SECTION D CONTEXT A1



SECTION F CONTEXT A1

7.6 Building Layout

The COE and CF buildings are planned over two level;

- CF Upper ground level – accessed at grade from the car park and site approaches from the East, includes the 200 person Multi-purpose room, food and beverage options, Public function and matchday amenities and access to the grandstand seating from the top down
- CF Lower ground floor – accessed via internal stair, elevator and external ramps, includes the community change rooms, referee's facilities and Community Gym (Eels pathway program gym).
- COE - Upper ground level – accessed at grade from the car park and site approaches from the East, includes the Main COE entry, public Foyer and Café, Club Meeting rooms, Administrative offices and a central Social space sized to accommodate a 'whole of club'(120+ person) gathering space.
- COE Lower ground floor – accessed via internal stair, elevator
- For both buildings, the 'occupied' spaces are located at the western edge so as to achieve visual and physical connection to the playing fields – whereas spaces such as amenities, change rooms, storage and service areas are located deeper into the building requiring less or no natural light and outlook.
- An additional benefit of the layout with the higher active western edge is the that the buildings provide a buffer or separation to the nearest neighboring properties and residential dwellings (to the East of Stone Mason Drive).

7.7 Façade and Roof Design – Articulation, Materials and Colours

The Façade Design is both a contextual response to the site and one that reflects the functional layout – where the articulation and form follows the functional program;

- The West facade is highly articulated with large roof overhangs and expansive areas of glass that connect the activity of the playing field with the dynamic 'occupied spaces' that overlook the playing fields.

The intent is not only to maximise the outlook from the COE and CF buildings out to the playing fields as core function of the building type, but also to connect those users outside with the spectators, and Eels personnel inside and those in the transition spaces in between (balconies, terraces, concourses).

The steel frame of the building is expressed to provide an order and rhythm to the façade that breaks down to distinct areas of glazing and openings in to the buildings.

- The east façade is more restrained with relatively low roof lines and clay brick walls, but still has an active edge all be it smaller in scale the west façade.

The CF building Multipurpose room, glazed to both the east and west sides, along with the COE Gym and meetings rooms have glazed outlook to, and drawing natural in from the East side. Areas or 'hit and miss' clay brickwork fronting windows and circulation areas articulate sections of the brick wall providing a textural brick filigree and sense of permeability into the building.

The brickwork to have a whitewashed outer face to produce subtle variations in the brick tone, achieving greater relevance to the surrounding residential context and soften the appearance of other materials.

- The north and south elevations of the CF building being largely glass and open to the food and beverage / tenancy functions that activate the narrow ends of the building.
- The South façade of the COE being the Main entry for all users of the COE – players, staff, one eyed Eels supporters, general public looking for good coffee and cake ... this is the public face and engagement with the broader community. The walls are recessed in under an expansive roof overhang with warm coloured soffit to create a welcoming and sheltering arrival point for the COE.

With a sense of Theatre to build expectation of 'what is beyond' the glazed openings through the smooth pre-cast concrete walls give a hint of an active, inviting and engaging space within for all visitors to the site – a space filled with Club and Community on display - past, present and future. The simplicity of the pre-cast concrete wall stamped with the Eels club logo, embossed in shallow relief into the concrete, to create a sense of permanence and marking the Eels occupation on the site in an uncompromising manner.

- The North façade of the COE mimicks the pre-cast concrete walls of the South façade to bookend the active East and West façades under the deep overhanging roof.
- As a key formal gesture the roof edge line for both the COE and CF buildings are splayed at the building ends creating a false or enhanced perspective and more dynamic line where the building meets the sky.

With a low 3 degree roof pitch the roof profile is minimal, ultra-efficient structurally and ideal for mounting solar Photovoltaic cells. Hence the importance of the roof edge to the buildings form - its line to the west and east is cut in and out along its length to create a serrated edge that provides the long elevations

with an articulation and formal texture as a counter point to the banal straight lines of similar building types.

7.8 Accessibility – Access and Amenity for all users of all abilities

The COE and CF buildings are designed with a high level of consideration and care for people with impaired abilities – be it mobility, visibility or auditory. The design meets and exceeds the mandatory requirements of relevant Building Code, Australian Standards and the intent of the Federal Disability Discrimination Act.

- Both buildings are accessed at grade from the existing car park with accessible parking bays being located at both ends of the development for ease of direct access in and around the buildings.
- Both buildings are formed as far as is practical given the site falls as single floor levels – avoiding changes in level and split levels.
- Both buildings have elevators centrally located and adjacent to stairs to have users of the lifts remain in sight and connected to the primary circulation paths of the buildings.
- Both buildings provide accessible toilet and changeroom amenities to both the upper and lower floor levels.
- On as site where access from the upper car park down to the existing playing fields is no where near currently compliant or possible, the buildings provide safe, secure and easy access from the highest point on the site down to the playing fields.

Hence gentle and well connected access is achieved to the playing fields for all users – be it a parent or volunteer in a wheel chair, parent with a pram, coach with a trolley of training equipment or grand parent with walking aid – access is provide for all users.

- Highly effective 'accessible design' will be applied throughout the buildings – visual contrast of adjacent surfaces, latch-side clearance to every door and passage way, appropriate slip resistance for surety under foot, grab rails, seats and aids as and where required.

8 Visual Impact

Visual Impact Assessment - photomontages, demonstrating low visual impacts associated with the proposal when compared to the existing situation, when viewed to and from key vantage points.



Visual Assessment Key Plan



1— West elevation as seen from South-west corner of the playing fields



2 – Site approach to existing car park entry



3 - Site Approach from Stone Mason Drive to the East.



4 View from Stone Mason Drive – SE corner of site looking north



5 – view from adjoining residential development sites to East – looking west



6 – View from Stone Mason Drive east of the site – looking South west



7 – View from Stone Mason Drive North-east of the site – looking south



8- View from Stone Mason Drive east of the site – looking North



9 Public Space - Design report

9.1 Relevant design guidelines and advice from Council

The proposed COE and CF development is in accord with the Hills Shire Council Kellyville Park Landscape Masterplan. Consultation with Council's representatives is regularly undertaken with both scheduled monthly Project Steering Group meetings and impromptu design discussions with relevant Council officers and consultants on a weekly / fortnightly basis as and when required.

Council as project stakeholder have endorsed the proposed schematic design and remain supportive of the design approach.

9.2 Public space

Public Space is welcoming, attractive and accessible for all;

- All open space to the playing / training fields, and the Community areas in and around the CF building will remain accessible – and except for NRLW and NSWRL (Second grade) games, are not proposed to be fenced or restricted from public access.
- Access for all users to 350+ days of the year is seen as a vital component of how the Club and Community come together.
- With larger spectator numbers expected for NRLW and NSWRL (Second grade) games, a site management plan is required for match event days that for public safety requires 'Conditions of Entry' are required to be applied – hence access to the Cf building and field no.03 for 10-15 days a year (typically weekend days) is controlled accordingly.
- Key lines of sight from arrival at the site - whether by private vehicle, public transport (bus), bicycle and foot - provide a direct and naturally intuitive connection of spaces that are equally inviting, safe and engaging for individuals to large numbers of site users.
- Typically approached from the East, both the COE and CF buildings provide well lit and open paths to key entry points and transitions through the buildings to the highly active interface between playing field and buildings. It is at this point where the attraction and connection with the playing fields is the setting to take in the game – where sport becomes theatre and people dwell and watch – from one eyed Eels supporters, to family watching son and daughters, brothers and sisters, and locals catching up over coffee, or community groups come to use the Community Facilities.
- All Club and Community contact points – entries, arrival spaces and key destinations such as the Multipurpose room have direct

external visual connection through expansive glazed wall openings.

9.3 Permeability and connectivity

The West façade of both buildings is highly articulated with large roof overhangs and expansive areas of glass and open seating and viewing areas that connect the activity of the playing field with the dynamic 'occupied spaces' that overlook the playing fields.

The intent is not only to maximise the outlook from the COE and CF buildings out to the playing fields as core function of the building type, but also to connect those users outside with the spectators, and Eels personnel inside and those in the transition spaces in between (balconies, terraces, concourses).

The east façade is more restrained with relatively low roof lines and clay brick walls, but still has an active edge all be it smaller in scale the west façade.

The CF building Multipurpose room, glazed to both the east and west sides, along with the COE Gym and meetings rooms have glazed outlook to, and drawing natural in from the East side.

Areas or 'hit and miss' clay brickwork fronting windows and circulation areas articulate sections of the brick wall providing a textural brick filigree and sense of permeability into the building.

9.4 Vehicle, bicycle and pedestrian access

Traffic impact assessment is addressed through the analysis of site-specific public spaces to minimize potential vehicle, bicycle and pedestrian conflicts through the investigation of transport, traffic, parking and access.

The Traffic study explores the above points during construction and once fully operational, as well as through the week and weekend operations to consider the fluctuations of uses and movements throughout various modalities of function.

Vehicle access during construction has two potential options, one directly off stone mason drive and the other via the internal road to the southern boundary which extends west onto Stone Mason Avenue.

Once operational, vehicle access will exist solely through this internal road, with various potential connection routes via Stone Mason Drive through to Windsor Road.

Under typical week and weekday use, peak parking demands as generated by the site use are generally anticipated to be accommodated within the on-site and surrounding on street parking provisions.

For Peak event conditions, the provision of shuttle bus to and from surrounding stations, as well as dedicated drop off/ pick up bays accessible to taxi, ride-share or other means when parking isn't required.

Sustainable modes of public transport exist in the form of two train stations with 2.0km of the site with connection via bus networks, as well as shuttle bus drop-off bay provisions at the front of the building.

At present a total of 223 spaces exist in the car park to the east of the playing fields and 67 spaces in the secondary car park adjacent the baseball fields, giving a total of 290 parking spaces.

An additional 50-55 kerbside spaces can be accommodated along the western side of stonemason drive & northern side of the internal access road if required. Furthermore, 10 Accessible spaces are provided as per clause 2.4 Part C of The Hills 2012 Development Control Plan.

Given the proposed site development currently proposes the provision of an additional 40 spaces as part of the sites redevelopment, it is not considered that any motorcycle parking is required from a standalone perspective. Notwithstanding this, based on the overall precinct accommodating a total post development provision of 330 spaces, it is considered that allowance for 7 motorcycle spaces would be appropriate and in line with the statutory requirements.)

Traffic management will be employed along Stone Mason Avenue to advise and alert cyclists and pedestrians to construction vehicle movements.

End of Trip facilities are made available by means of locker and shower rooms positioned strategically throughout the buildings, and bicycle lockups are to be situated at key points within/ around the building relative to existing pedestrian and bicycle path networks which extend out into the surrounding environment and community.

Masterplan for the greater site and surrounds by the Hills Shire Council includes provision of further upgrades and connections to bike and pedestrian path networks.

Transport, traffic, parking and access considerations are addressed in greater detail within the traffic impact and assessment report undertaken by WSP.

10 Environmental Amenity - Design report

10.1 View and Privacy

The proposed location and relatively low form of the buildings as set down into the landscape with more than half of the functional floor areas below existing ground levels results in a very low if not negligible visual impact upon surrounding and neighboring properties and residential dwellings.

The COE is proposed to be setback approximately 50m from the Stone Mason Drive boundary and approximately 80m from the nearest neighboring properties and dwellings (to the East along Stone Mason Drive).

The CF setback approximately 75m from the Stone Mason Drive boundary and is approximately 100m from the nearest neighboring properties and dwellings (to the East along Stone Mason Drive).

Stone Mason Drive site edge is lined with existing mature and newly planted trees that provide a substantial visual screen to all areas of Kellyville Park including the proposed buildings. Further tree planting is proposed in line with the Hills Shire Site Masterplan to the north end of the Stone Mason Drive boundary as a key landscape element of the Stage 2 works and will further screen the COE and CF building from adjacent residences.

The building surrounds and active edges are dominated by playing existing playing and open space – however further to the mitigation of any detrimental impact about privacy of neighboring properties, the active edge of both buildings and the primary outlook from both buildings is toward the playing and training fields – the building itself serving to screen the users outlook from the most adjacent properties. Residential properties to the west and north-west, as seen from the proposed COE & CF buildings being several hundred meters away and not detrimental in terms of view or privacy.

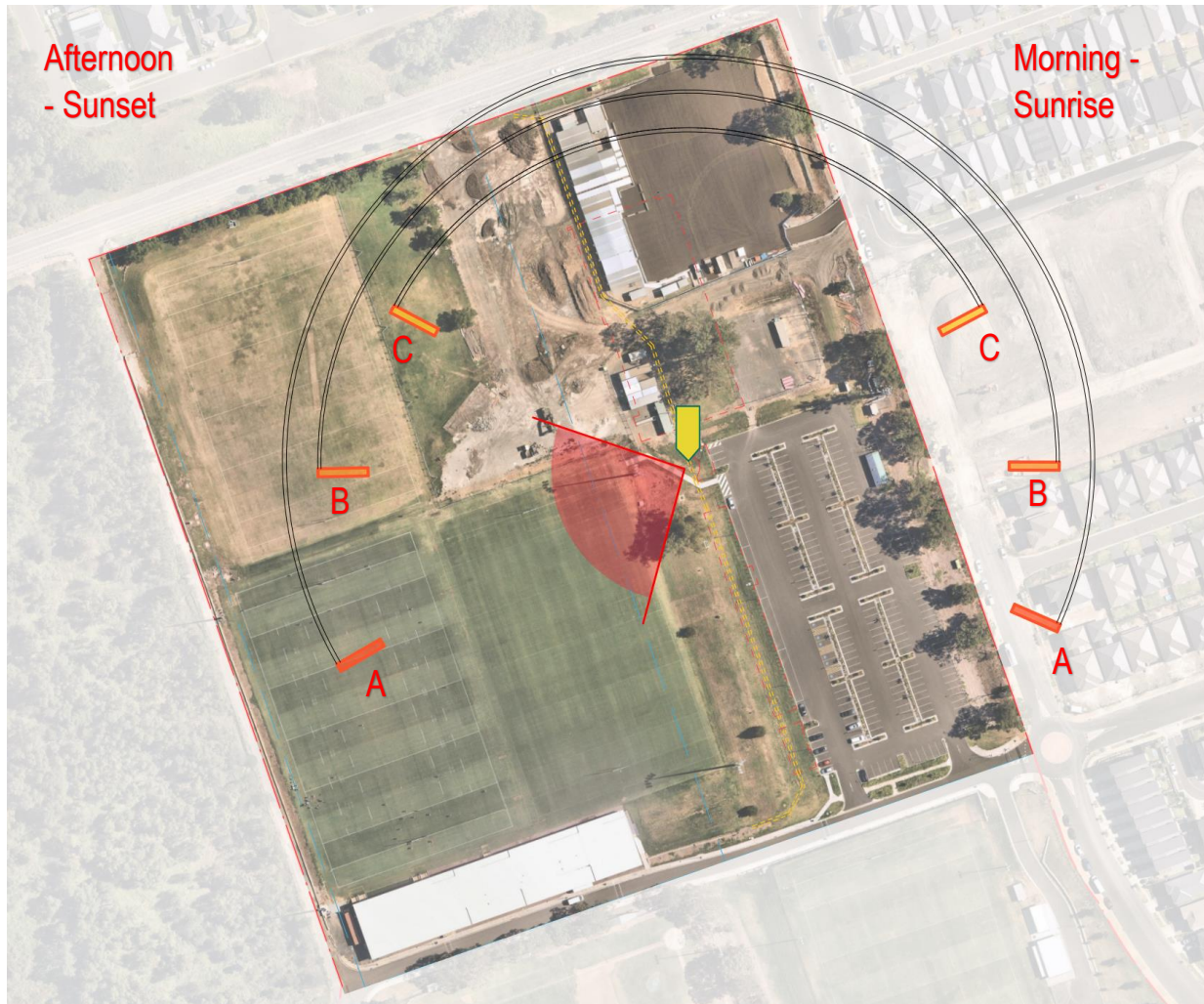
10.2 Solar orientation, overshadowing and prevailing weather

The design, form, and location (setback) of the proposed buildings respond to the sites solar orientation and results in no overshadowing or detrimental impact to adjacent properties.

Solar access to the site is high given the expansive site area – ‘occupied’ areas of both buildings are located to the open Western and Eastern edges of the buildings to maximize the benefit of natural indirect light, whilst relatively deep eaves and the roof overhang of the grandstand will provide shade from direct sun for all but the final 1-2 hours of the day – these being typically outside office and training hours in the summer months.

Prevailing winter winds are expected from the south-east. The buildings form providing shelter to the active edge overlooking the playing and training field from the prevailing winter winds. Prevailing summer winds are expected from the west. Consideration to be given to detailing of openings on the west side of the buildings, however the relatively low building form and treed

area to the west will result in reduced wind impact both on the building and surrounding public spaces.



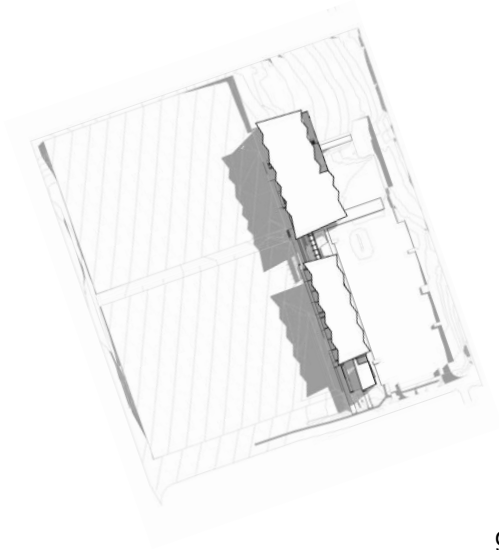
A - Summer Solstice 21 Dec

B - Spring & Autumn Equinox 21 March & 21 Sept

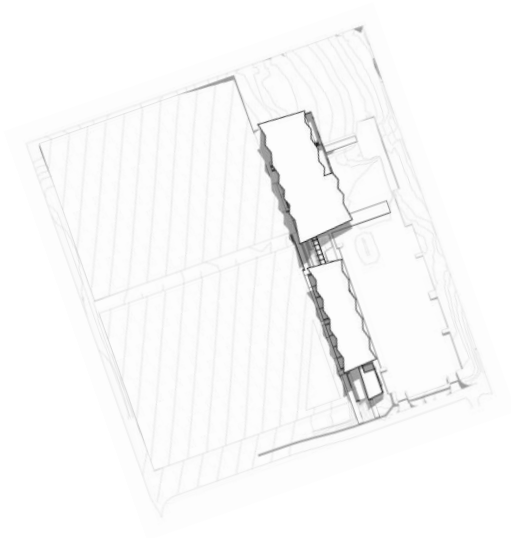
C - Winter Solstice 21 June

Refer as below for over shadowing effects at the lowest solar angle coinciding with the Winter Solstice – 21 June.

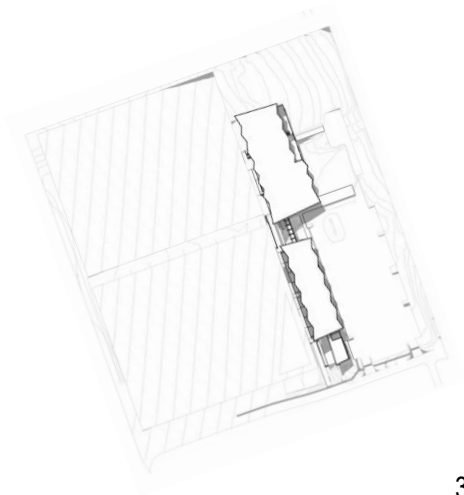
Refer Architectural drawing set for a detailed assessment of overshadowing impacts within the site, on public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation.



9 am 21 June



12 noon 21 June



3pm 21 June

Natural daylighting and sun mitigation:

10.3 Reflectivity

Reflectivity has been addressed through articulation of architectural elements and selection of materials to reduce and limit solar reflections off the building.

Mild colour concrete and painted brick work make up majority of the façade addressing the neighboring properties and dwellings to the East and North – the matt finish controlling reflection of sunlight from these surfaces.

The roof consisting of mild colour Colorbond steel sheet at a near horizontal 3-degree roof pitch significantly limits direct view of the roof – conversely the large roof overhangs and eaves to all sides of the buildings shading and protecting vast extents of façade surface and surrounding pavements to lower the level of directly sun lit surfaces and associated reflection.

Highly reflective elements such as glass will be limited in their application and will have a spectral reflectivity no greater than 20%.

10.4 Wind: Impact on surrounding areas

The local wind conditions are influenced by surrounding buildings and topography of the site, orientation of the built form, openness of the façade and building roofs.

Design of the building has considered air flow around and over the structure to minimise impact of surrounding environment through a low building profile set down on the site and offset from the street.

Wind analysis and projection will be continued through design and into construction stages of the project to ensure the approved pedestrian amenity criteria are maintained.

11 Staging

11.1 Stage One – Community Facilities - CF

With the Eels occupying the temporary Training and Admin facility in the South-west corner of Kellyville Park, the first stage of two is proposed to be the Community Facilities.

Included with Stage 1 – Community Facilities adjacent to existing playing field #03;

- Community and junior level changerooms
- Matchday facilities for Referees, Coaches and Volunteers
- Support areas for Community and Junior training and competition – medical, storage, gymnasium,
- Seating for up to 1,500 spectators
- 200 person Multi-purpose room with food and beverage services for Club and Community use.
- Accessible amenities and connections from car park level through both levels of the CF building leading to the playing fields – for all people of all abilities.

This allows the Club to provide for the needs of the existing Community Programs and further develop new programs as managed by the Club, and offer the wider community access to new and improved facilities and amenities on the site.

11.2 Stage Two – Centre of Excellence – COE

Following completion of the CF building, comes the opportunity for the consolidation of the Club's entire operation under the one roof – connected and enhanced as a workplace that to be successful relies upon highly effective lines of communication and person to person connections.

Included with Stage 2 – Centre of Excellence adjacent to existing training field #02;

- Hard and soft landscape connections from the existing car park and site edges to the COE Main entry – public face of the club as both an arrival space and an area to celebrate the Club and its community – past, present and future
- Flexible, convenient and socially engaged mix of administrative workspaces, meeting spaces and support areas catering for existing staff numbers but also future growth as the female and community participation in the game, and the club's operational needs in generally grow.
- Central highly connected social spaces at the heart of the building over two levels – fostering and facilitating stronger social and vocational relationships among all Eels personnel.



- Male and Female athlete support facilities and amenities focused on High Performance excellence in all aspects of the player and team development – education, coaching, strength and conditioning, rehabilitation, injury prevention and treatment, personal privacy, welfare and mental well-being.

12 Conclusion

The proposed Centre of Excellence and Community Facilities at Kellyville Park is conceived and designed as best practice in High Performance Sports Training and as a Contemporary socially engaged and efficient workplace for all Parramatta Eels personnel.

But of greater significance, the COE & CF is conceived and designed as leading best practice in the how the Club benefits and provides for the Community – the Rugby League Community first and foremost as an integral part of so many peoples lives throughout Sydney NSW and Australia – promoting good physical health and mental well-being – but also the Community of Kellyville and surrounding suburbs with a highly accessible, inclusive and engaging recreation facility.

The proposed design facilitates and focuses on the Club and Community agenda – but also aims to deliver a design response within the Kellyville Park Masterplan of excellence with regard to Urban Design, Placemaking, Sustainability, Accessibility, and a Contextual Design Response.



13 Appendix

13.1 Appendix A; HSC Hills Shire Council – Kellyville Park Landscape Masterplan One