

DORAN DRIVE PRECINCT CASTLE HILL SHOWGROUND

RESPONSE TO DEPARTMENT OF PLANNING AND ENVIRONMENT LETTER DATED 16.05.22

REV.A 20.05.22



CONTENT

- SUMMARY OF KEY CHANGES
- RETAIL EXPERIENCE
- BASEMENTS
- PROJECT NUMERICS
- BUILDING SEPARATION
- BUILDING ENVELOPE TRANSFORMATION
- APARTMENT AMENITY
- SOLAR ACCESS
- URBAN DESIGN GUIDELINES - THE PROPOSAL
- CONTEXTUAL NARRATIVE
- FACADE DESIGN EVOLUTION
- PUBLIC DOMAIN

SUMMARY OF KEY CHANGES

BETWEEN JULY 2021 DA SUBMISSION & AMENDED DA APRIL 2022

- GFA REMAINS THE SAME.
- TOTAL NUMBER OF APARTMENTS IS REDUCED BY ONE.
- TOTAL NUMBER OF CAR SPACES IS REDUCED BY NINE.
- THE OVERALL HEIGHT AND NUMBER OF STOREYS REMAINS THE SAME.
- THE BUILDINGS HAVE BEEN AMENDED TO BE FULLY LOCATED WITHIN THE APPROVED CONCEPT PLAN ENVELOPES.
- TWO STOREYS REMOVED FROM BUILDING A PODIUM.
- EIGHT STOREYS REMOVED TO INCREASE THE GAP BETWEEN BUILDINGS C & D.
- LANDSCAPING TO DORAN DRIVE PLAZA REFINED WITH FURTHER INTEGRATION OF THE DESIGNING FOR COUNTRY CONSIDERATIONS.
- LANDSCAPE DESIGN REFINEMENTS TO RESIDENTIAL COMMUNAL PODIUM AT LEVEL 2.
- FURTHER DESIGN DEVELOPMENT OF THE ARTS STRATEGY WITH THE INTEGRATION OF ART WORKS INTO THE TWO MAIN RETAIL ENTRIES.
- GENERAL UPDATES TO THE BASEMENT CAR PARK LAYOUT AND SERVICES. REVISED WASTE ROOMS AND OTHER BOH AREAS ADJACENT TO THE LOADING DOCK.
- SOME RECONFIGURATION OF THE RETAIL AND COMMERCIAL LEVELS, PLUS THE INTEGRATION OF A SKYLIGHT ABOVE.
- CHANGES TO THE PODIUM RETAIL FACADES TO INCREASE PERMEABILITY.
- RECONFIGURATION OF SERVICES RISERS WITHIN THE TOWERS.
- CHANGES TO THE APARTMENT PLANS AND MIX.
- BUILDINGS A & B RESIDENTIAL TOWERS HAVE HAD FURTHER MINOR REFINEMENT OF THE FACADE DESIGN
- SUBSTANTIAL UPDATES TO BUILDINGS C & D FACADE DESIGN, MATERIALS AND COLOUR PALETTE.

RETAIL EXPERIENCE - DORAN DRIVE MALL

GROUND LEVEL

PREVIOUS DA
JULY 2021



AMENDED DA
RIL 2022



LIST OF CHANGES IMPLEMENTED ON GROUND LEVEL:

- 1

Implementation of updated building services
- 2

Tenancy Layouts updated
- 3

BOH Updated
- 4

Lobby layouts minor updates
- 5

Coordination of civil levels at Ground Level
- 6

Configuration of public open space - External Sitting area reduced by 1m to allow for 3m covered walkway.
- 7

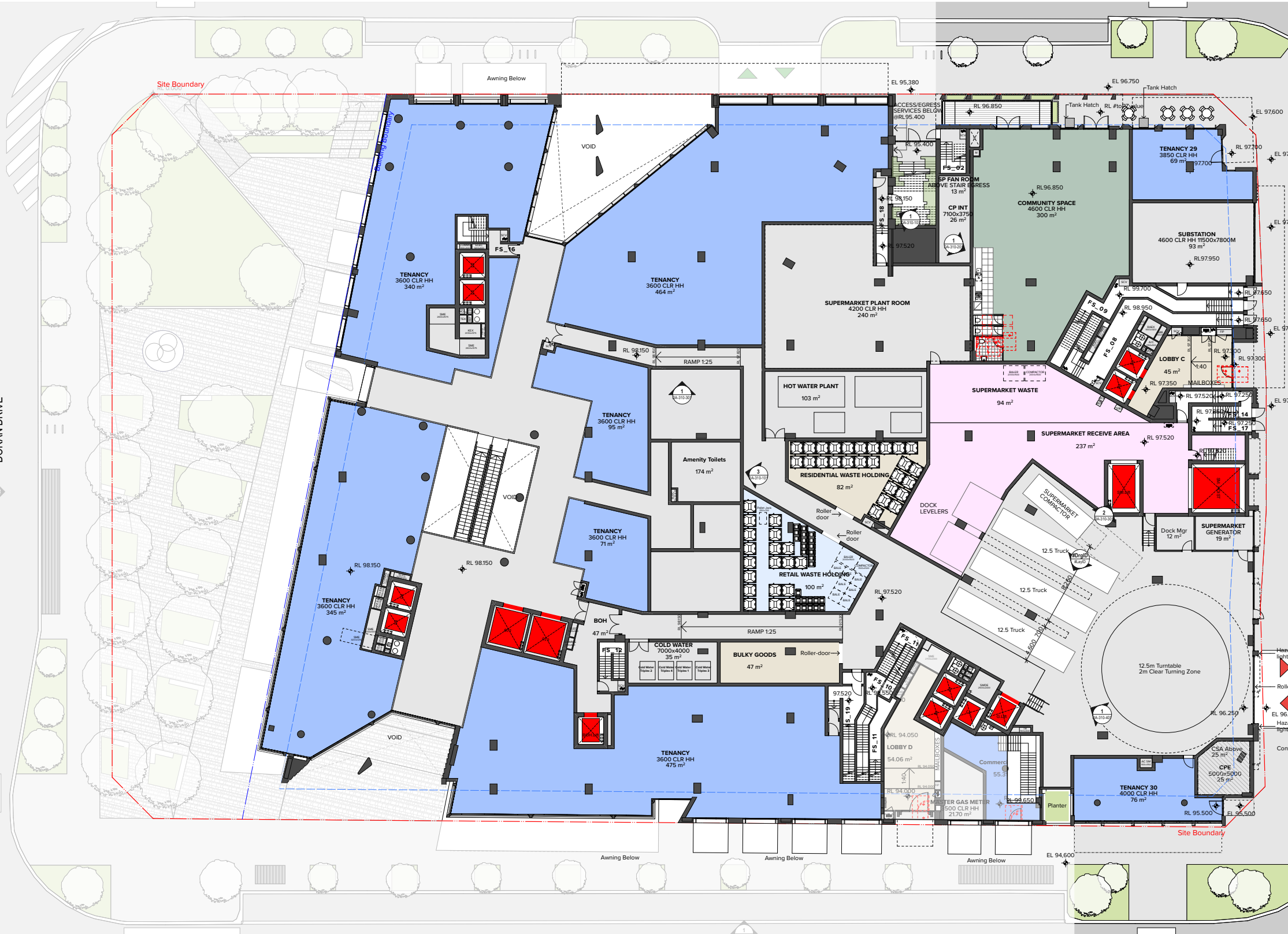
Awning depth increased 4m to Doran Drive Plaza
- 8

Integration of public art works

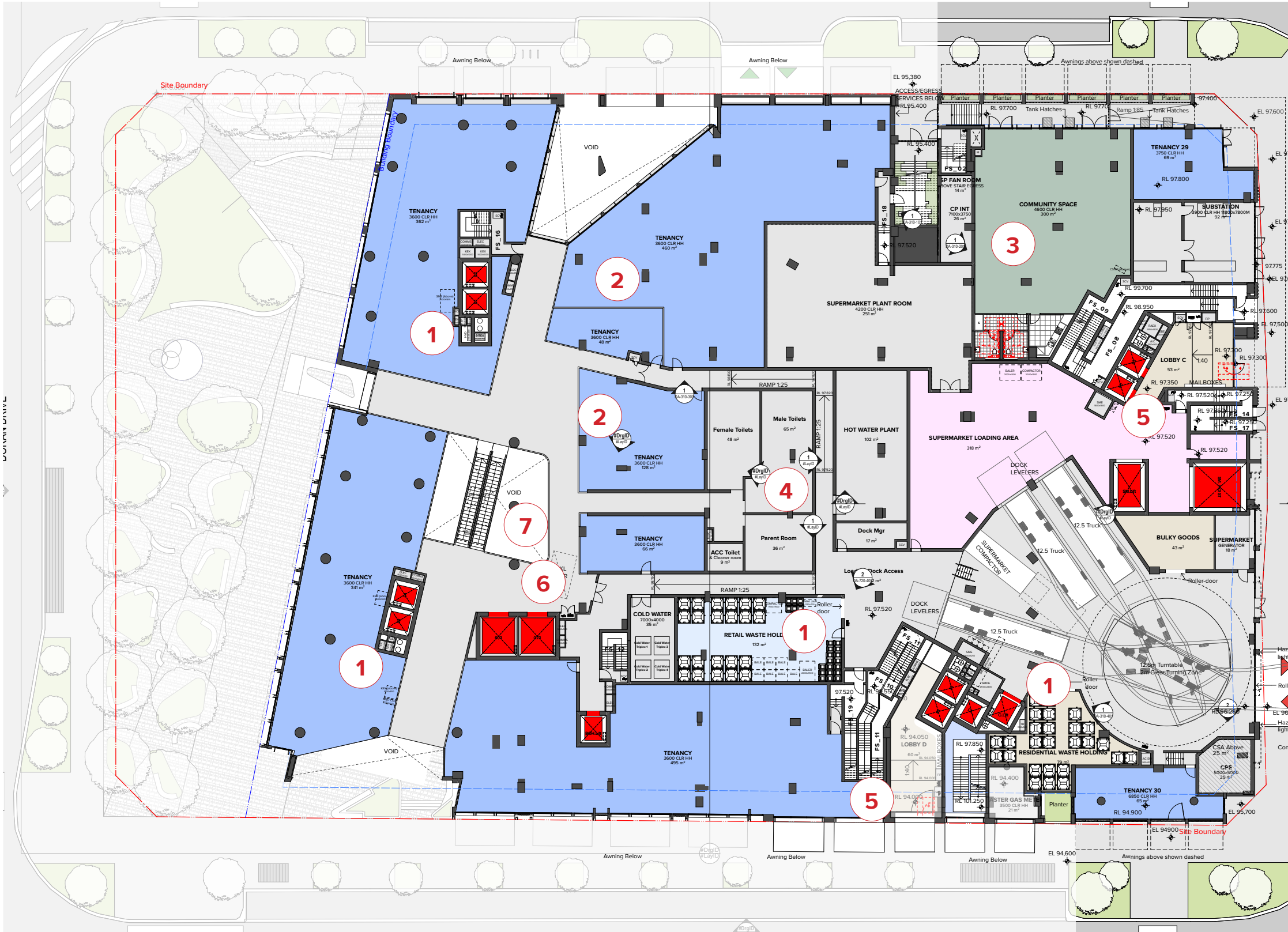
RETAIL EXPERIENCE - DORAN DRIVE MALL

LEVEL 01

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022



LIST OF CHANGES IMPLEMENTED ON LEVEL 01:

- 1

Implementation of updated building services
- 2

Tenancy Layouts updated
- 3

Community rooms and amenities updated
- 4

BOH Updated
- 5

Lobby layouts minor updates
- 6

Addition of skylight to complement daylight access to retail
- 7

Retail void reconfigured

RETAIL EXPERIENCE - DORAN DRIVE MALL

NATURAL LIGHT ACCESS-SKYLIGHT SECTION

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022



- 1 Addition of skylight to complement daylight access to retail
- 2 Configuration of public open space - External Sitting area reduced by 1m to allow for 3m covered walkway.
- 3 Awning depth increased 4m to Doran Drive Plaza
- 4 Integration of public art works

RETAIL EXPERIENCE - DORAN DRIVE MALL

NORTH SOUTH CONNECTION - AMENDED DA

Direct connection to
Doran Drive Plaza

Direct connection
to De Clambe Drive

Artificial lighting

Natural light (skylight over)

Note: Internal finishes and materials are indicative only.
The purpose of the perspective is to show special quality only.

BASEMENT

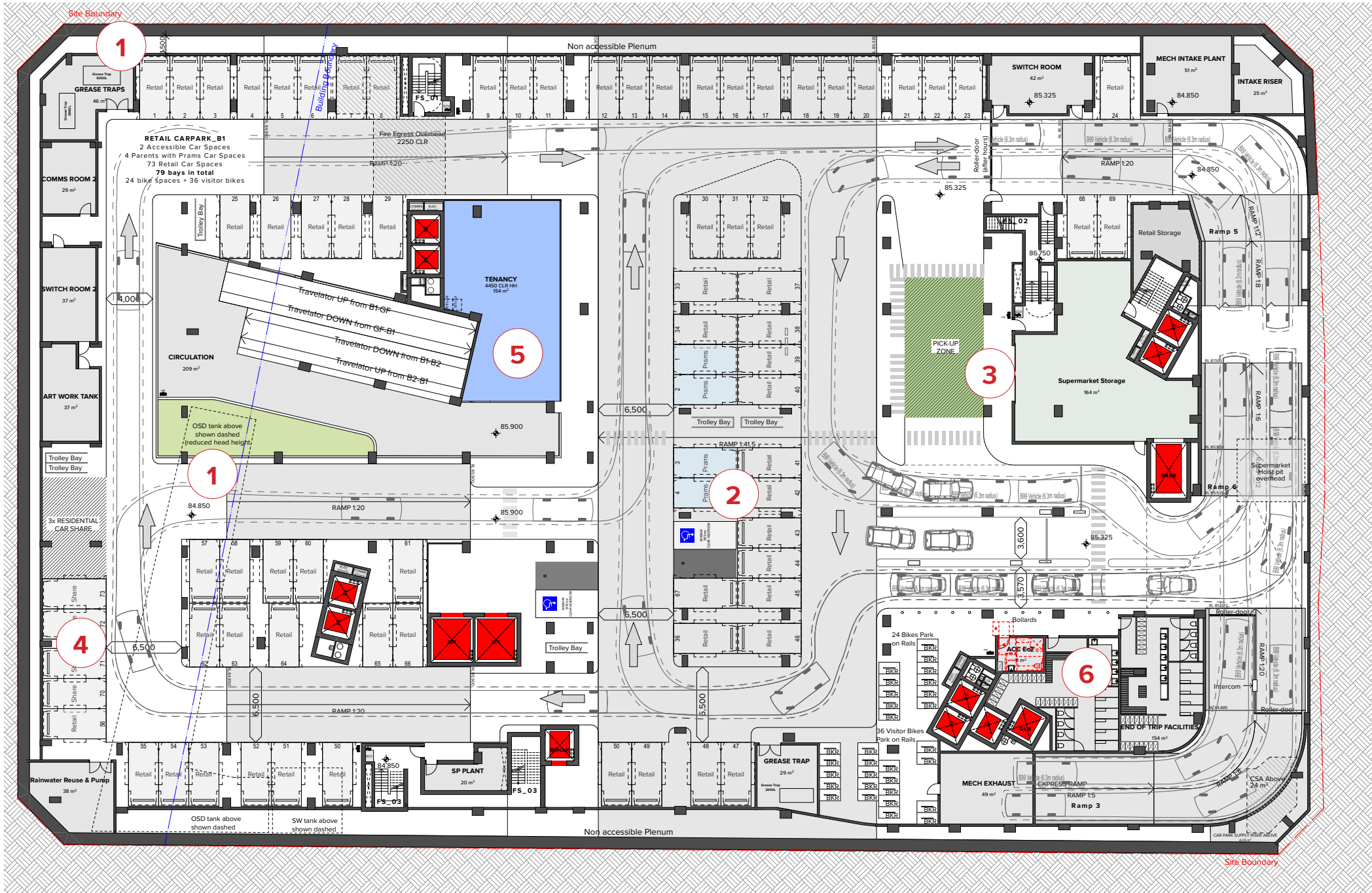
TYPICAL CARPARK RETAIL LEVELS

PREVIOUS DA
JULY 2021



3 CARPARK RETAIL LEVELS / TOTAL 341 CARPARK BAYS

AMENDED DA
APRIL 2022



3 CARPARK RETAIL LEVELS / TOTAL 341 CARPARK BAYS

LIST OF CHANGES IMPLEMENTED ON TYPICAL CARPARK RETAIL LEVELS:

- 1 Implementation of updated building services
- 2 Car Park Layout Updated
- 3 Supermarket pick up area updated
- 4 Relocation of carshare bays onto B1
- 5 Tenancy Layouts updated
- 6 EOT Layouts updated

BASEMENT

TYPICAL CARPARK RESIDENTIAL LEVELS

PREVIOUS DA
JULY 2021



3 CARPARK RESIDENTIAL LEVELS / TOTAL 431 CARPARK BAYS

LIST OF CHANGES IMPLEMENTED ON TYPICAL CARPARK RESIDENTIAL LEVELS:

- 1 Implementation of updated building services
- 2 Car Park Layout Updated
- 3 Storage areas Updated

AMENDED DA
APRIL 2022



3 CARPARK RESIDENTIAL LEVELS / TOTAL 421 CARPARK BAYS

*9 CARSPACES TO BE REINSTALLED AFTER 10 YEARS FOLLOWING DE COMPLETION OF THE AFFORDABLE HOUSING POLICY

PROJECT NUMERICS

COMPARATIVE STATS

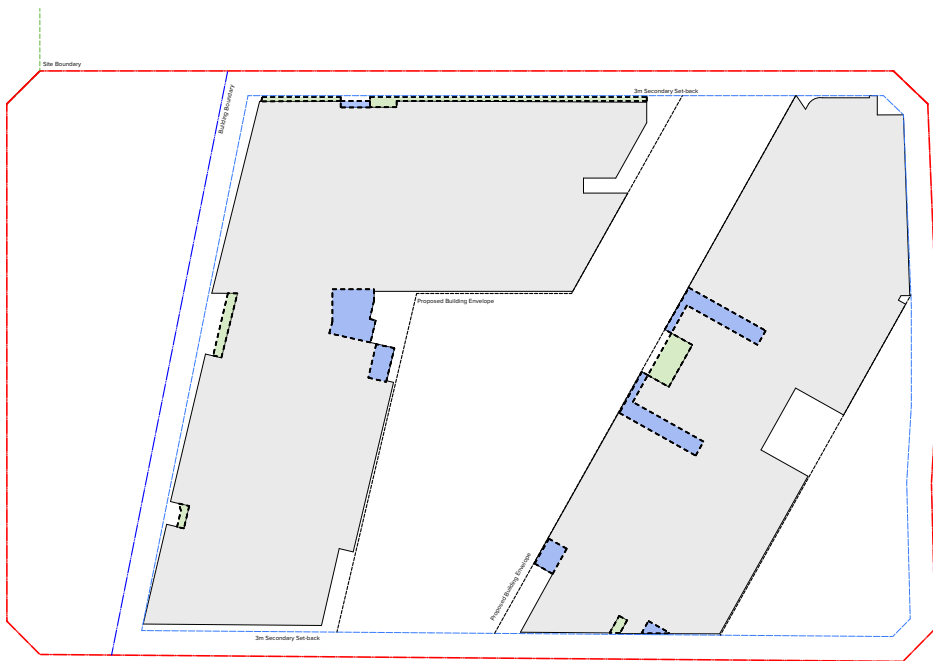
	PREVIOUS DA <i>JULY 2021</i>	AMENDED DA <i>APRIL 2022</i>	
GFA		CONSISTENT	
TOTAL NUMBER OF APARTMENTS	431	430	
MIX			
1B	77 (17.9%)	76 (17.7%)	
2B	311 (72.2%)	311 (72.3%)	
3B	43 (9.9%)	43 (10%)	
SOLAR ACCESS		313 (72%)	
CROSS VENTILATION		114 (60%)	
CARPARK SPACES (Retail)	341	341	
CARPARK SPACES (Residential)	431	430 (*)	*9 CARSPACES TO BE REINSTALLED AFTER 10 YEARS FOLLOWING DE COMPLETION OF THE AFFORDABLE HOUSING POLICY

APARTMENT SIZES (Amended DA):

- 1 BEDROOM APARTMENTS RANGE FROM 50M2 TO 57M2
- 2 BEDROOM APARTMENTS ARE MINIMUM 75M2, BUT GENERALLY RANGE FROM 80M2 TO 85M2.
- 2 BEDROOM + STUDY TOWNHOUSES RANGE FROM 100M2 TO 104 M2
- 3 BEDROOM APARTMENTS RANGE FROM 95M2 TO 125M2, WITH LARGE PRIVATE BALCONIES OF UP TO 65M2.

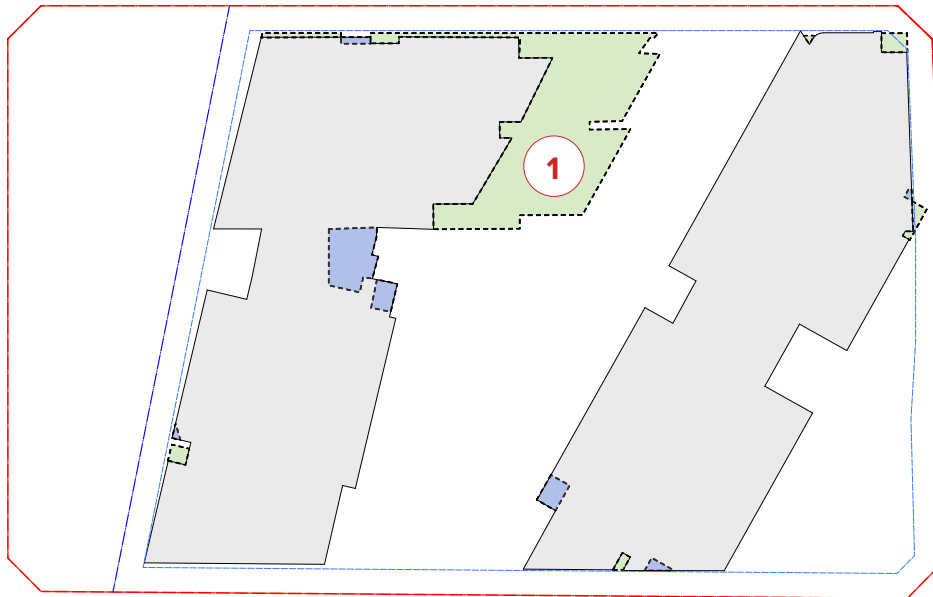
BUILDING ENVELOPE TRANSFORMATION

TYPICAL LEVELS - AREA ADDITION / AREA DEDUCTION



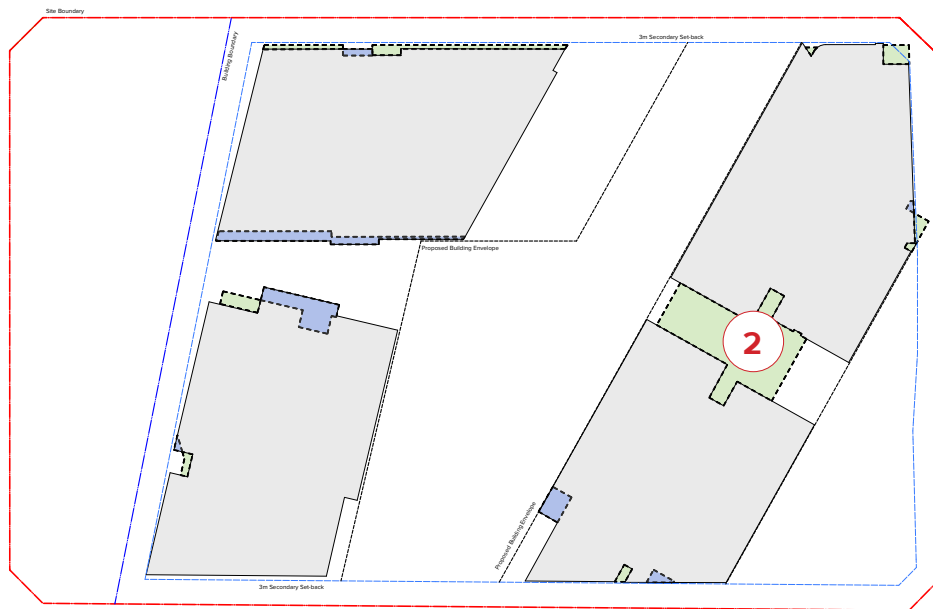
BUILDING ENVELOPE TRANSFORMATION - TYPICAL LOWER LEVEL

 Building Area Addition  Building Area Deduction



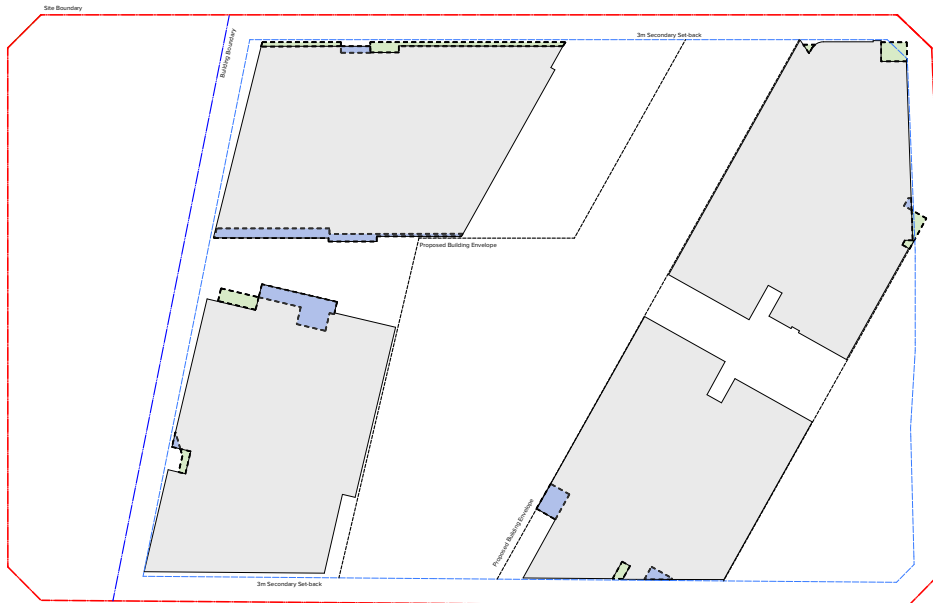
BUILDING ENVELOPE TRANSFORMATION - LEVEL 6

 Building Area Addition  Building Area Deduction



BUILDING ENVELOPE TRANSFORMATION - MID LEVEL

 Building Area Addition  Building Area Deduction



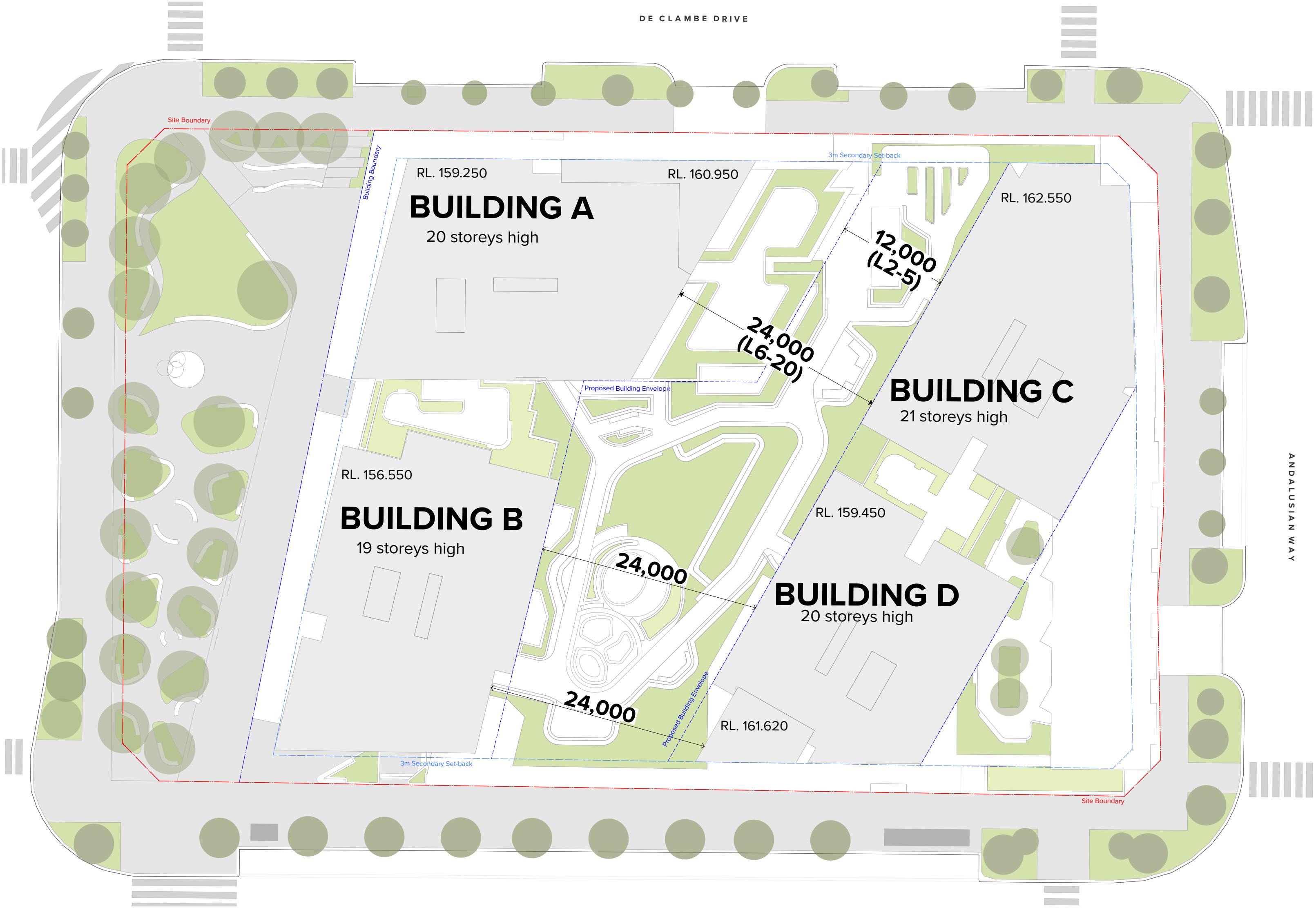
BUILDING ENVELOPE TRANSFORMATION - TYPICAL UPPER LEVEL

 Building Area Addition  Building Area Deduction

- 1** Massing reduction in Building A-East by 2 Levels. Communal open space moved to Level 06
- 2** Massing reduction in bridge between Buildings C-D by 7 Levels. Communal open space moved to Level 09

BUILDING SEPARATION

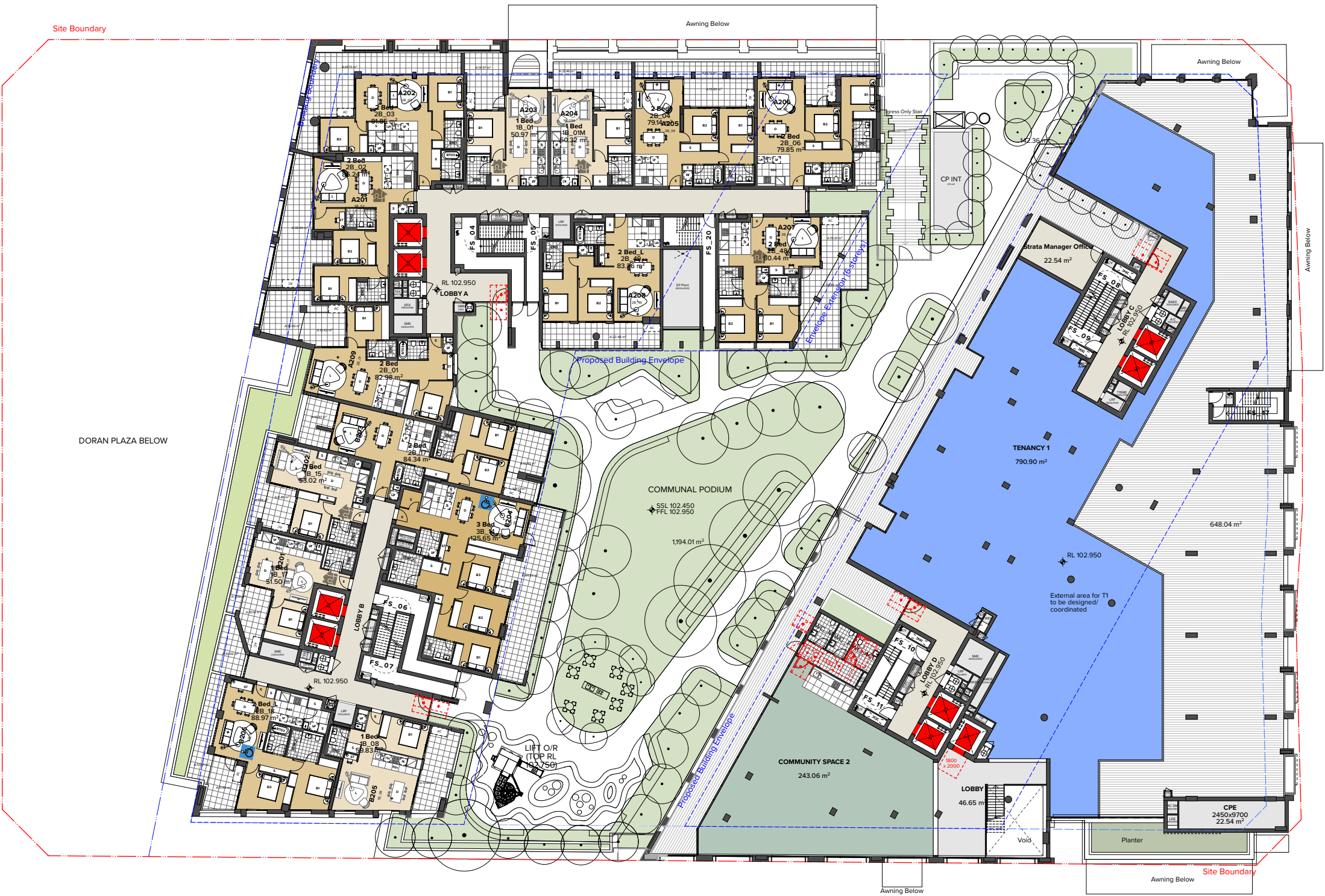
ROOF LEVEL



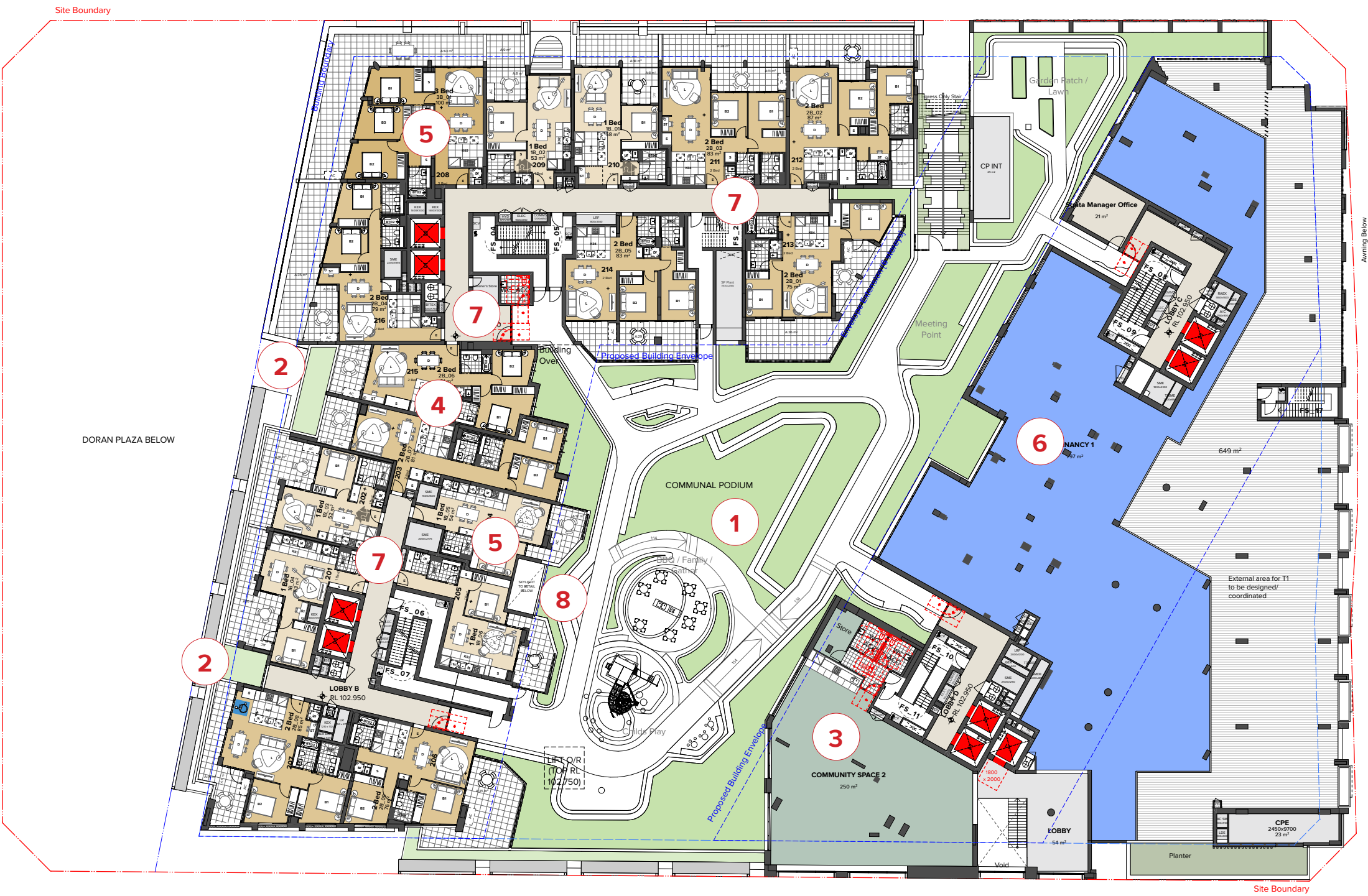
APARTMENT AMENITY

LEVEL 2

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022



LIST OF CHANGES IMPLEMENTED ON LEVEL 02

- 1 Configuration of Communal Open Space and primary open space
- 2 Building Envelope Transformation Addition / Indentation
- 3 Configuration of Community rooms and Amenities
- 4 Apartment Layouts Updated
- 5 Apartment Mix Redefine
- 6 Tenancy Layouts Updated
- 7 Implementation of updated building services
- 8 Addition of skylight to complement daylight access to retail

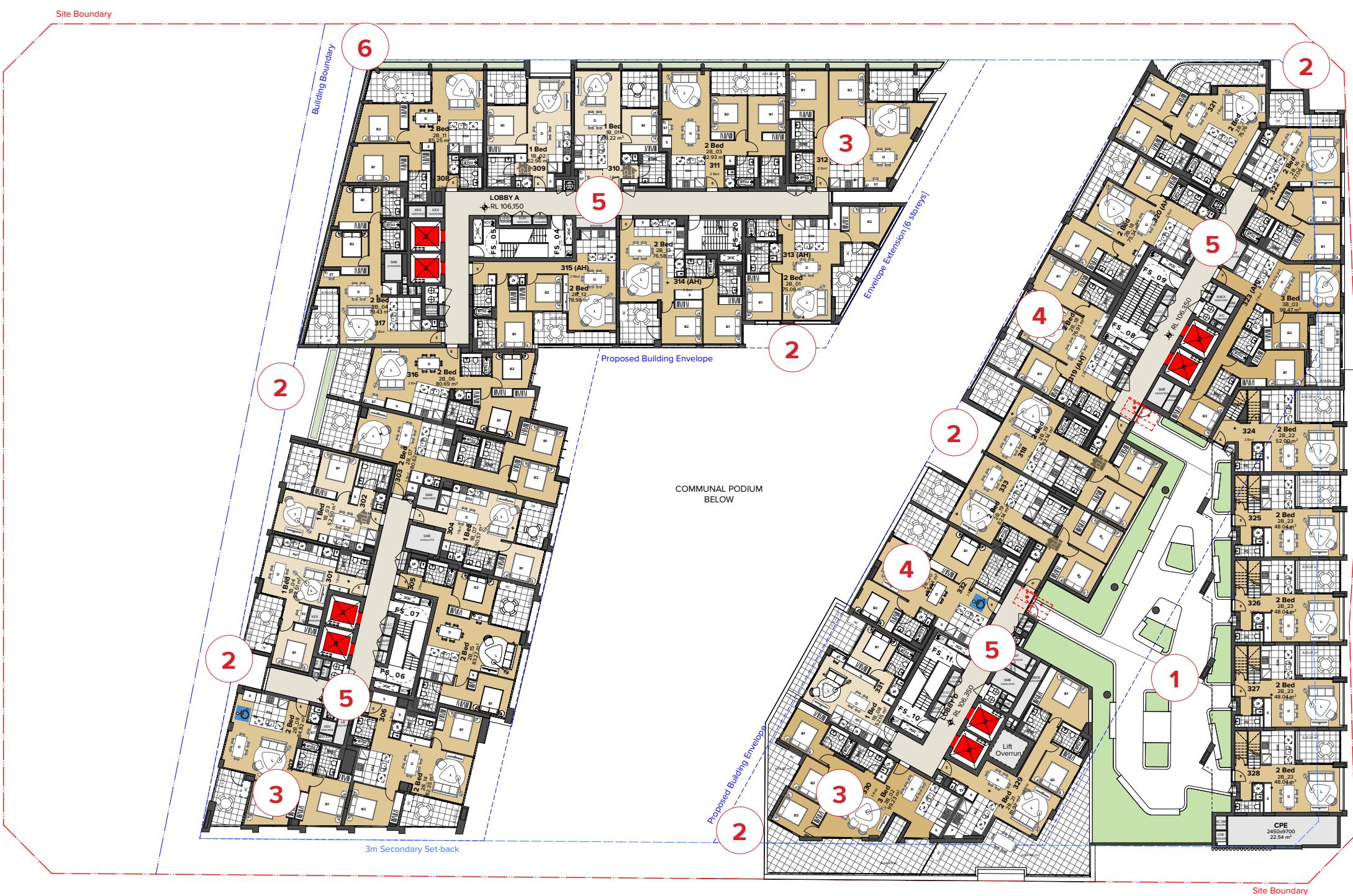
APARTMENT AMENITY

LEVEL3

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022



LIST OF CHANGES IMPLEMENTED ON LEVEL 03

- 1 Configuration of Communal Open Space and primary open space
- 2 Building Envelope Transformation Addition / Indentation
- 3 Apartment Layouts Updated
- 4 Apartment Mix Redefine
- 5 Implementation of updated building services
- 6 Enveloped updated to setbacks

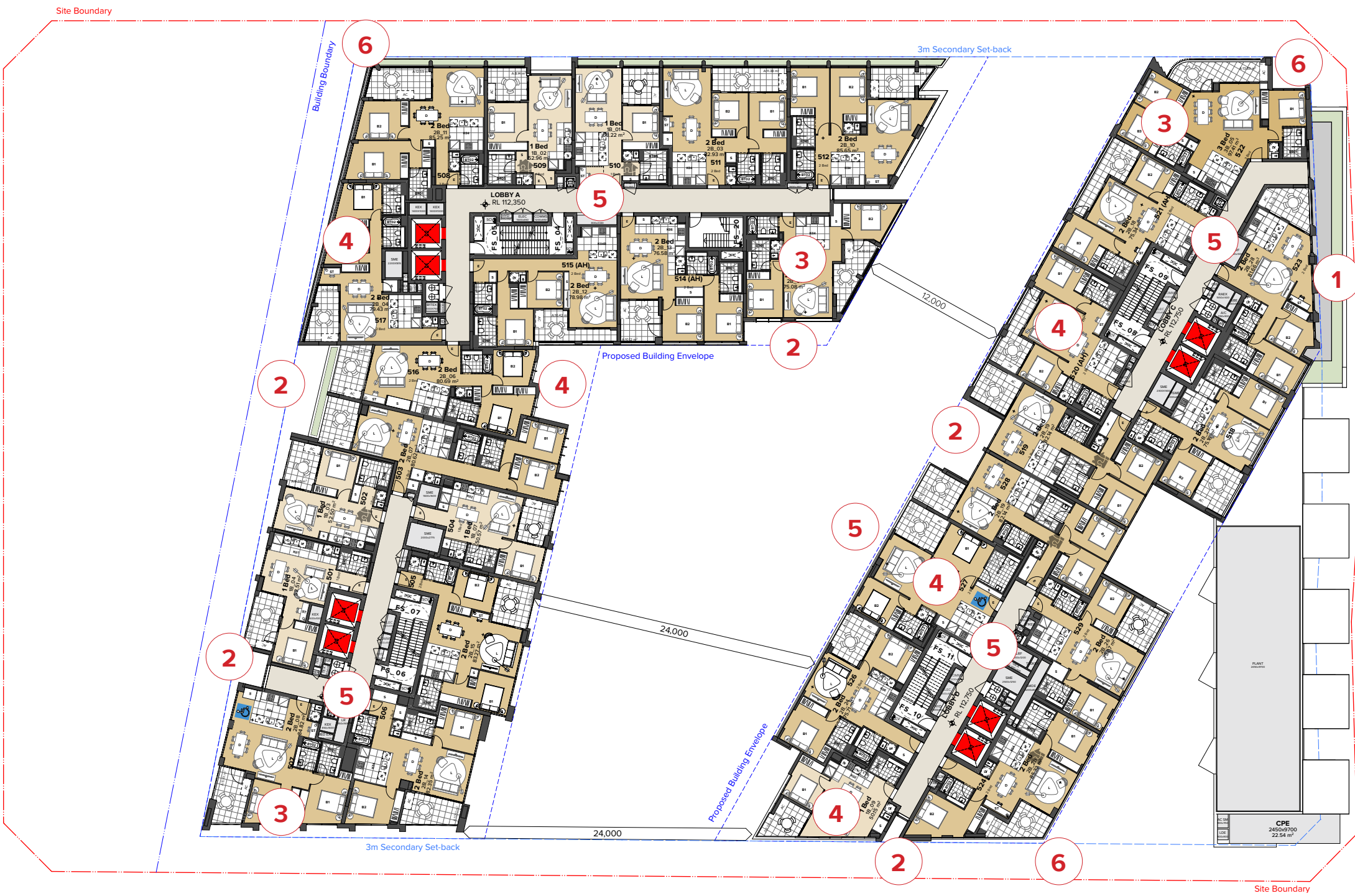
APARTMENT AMENITY

LEVEL 5

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022



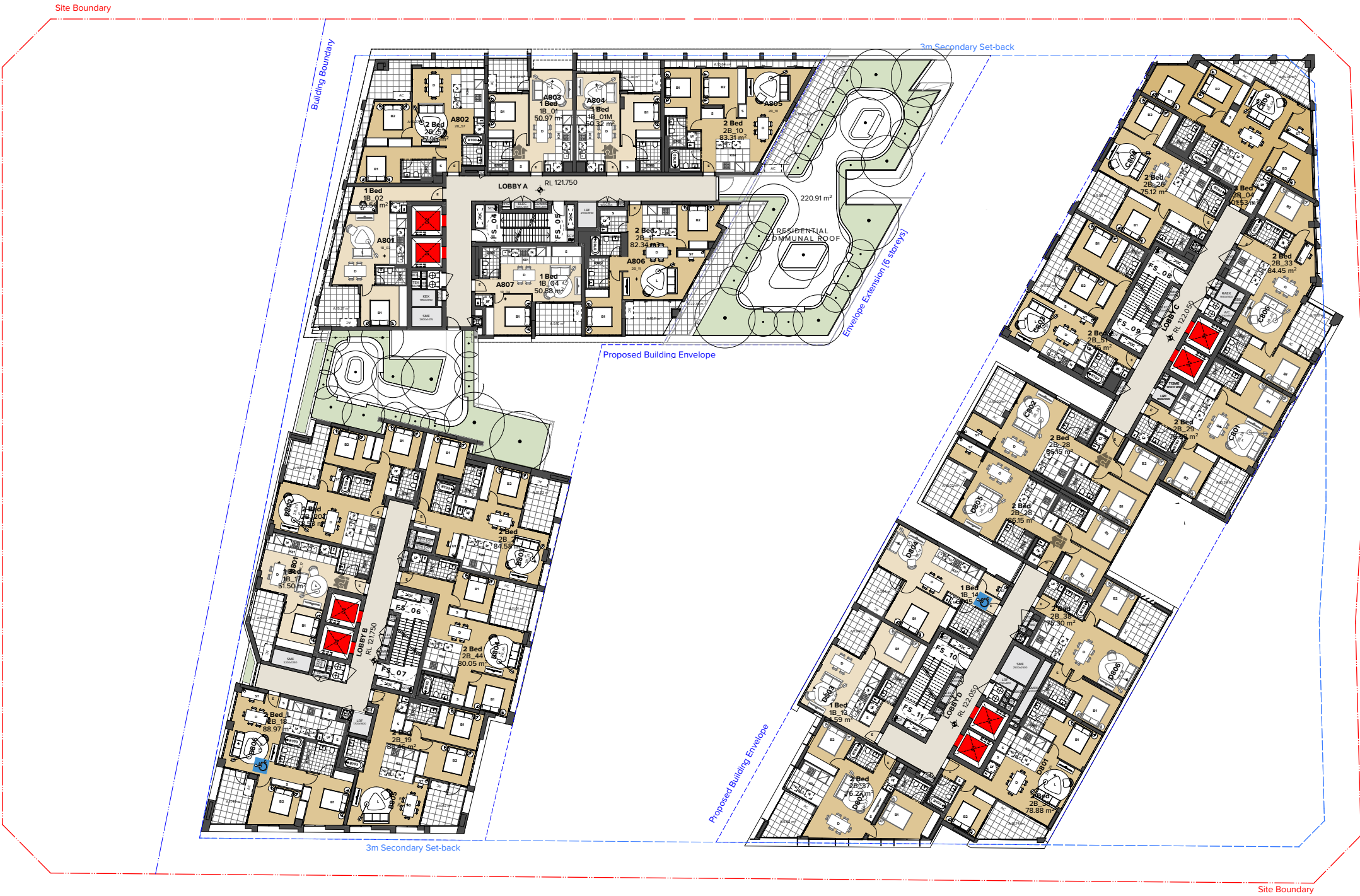
LIST OF CHANGES IMPLEMENTED ON LEVEL 05

- 1 New green areas on roofs
- 2 Building Envelope Transformation Addition / Indentation
- 3 Apartment Layouts Updated
- 4 Apartment Mix Redefine
- 5 Implementation of updated building services
- 6 Enveloped updated to setbacks

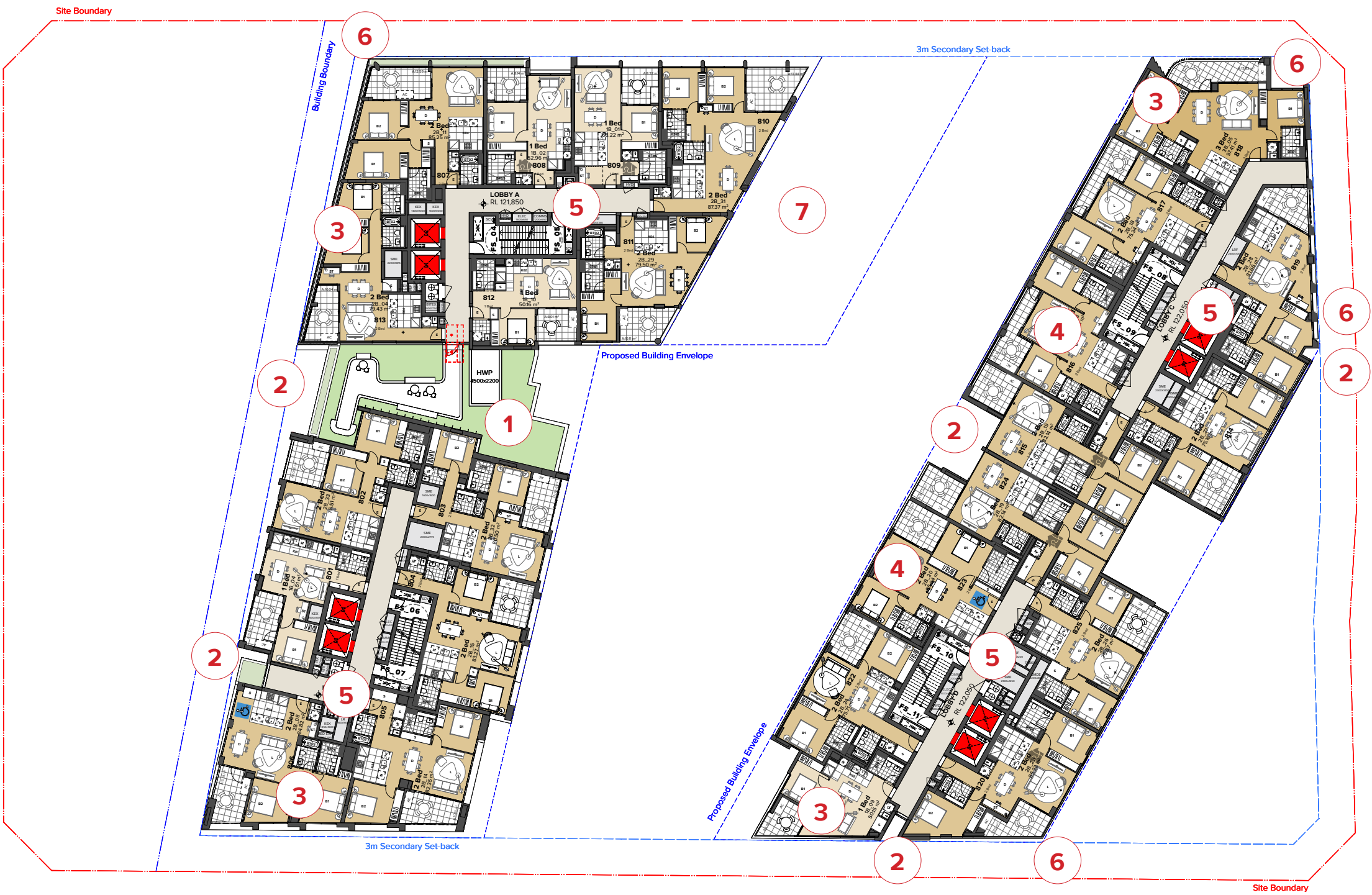
APARTMENT AMENITY

LEVEL 8

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022



LIST OF CHANGES IMPLEMENTED ON LEVEL 08

- 1

Configuration of Communal Open Space and primary open space
- 2

Building Envelope Transformation Addition / Indentation
- 3

Apartment Layouts Updated
- 4

Apartment Mix Redefine
- 5

Implementation of updated building services
- 6

Enveloped updated to setbacks
- 7

Massing reduction in Building A-East by 2 Levels. Communal open space moved to Level 06

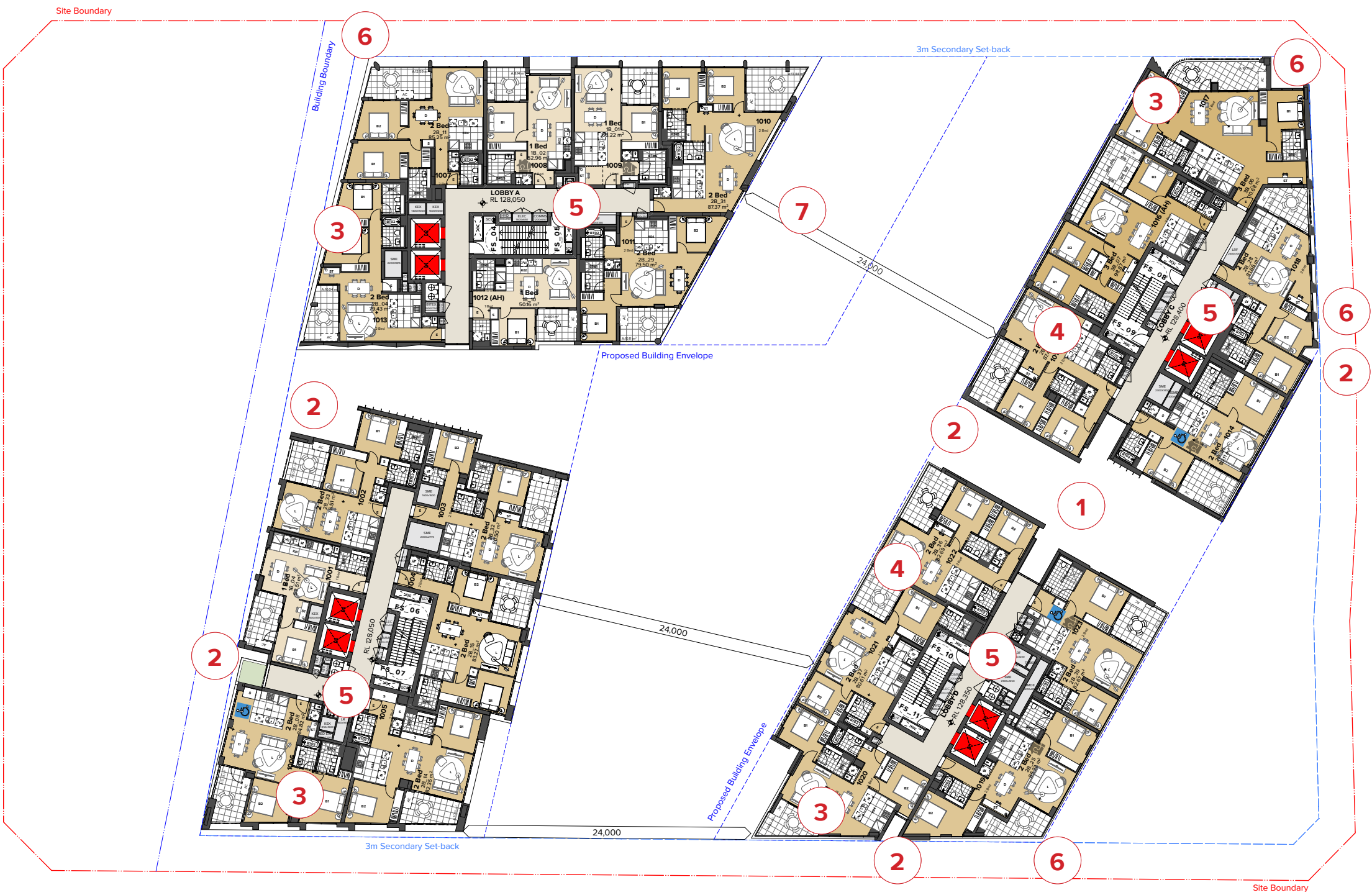
APARTMENT AMENITY

TYPICAL MID LEVEL

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022



LIST OF CHANGES IMPLEMENTED ON TYPICAL MID LEVELS

- 1

Massing reduction in bridge between Buildings C-D by 7 Levels. Communal open space moved to Level 09
- 2

Building Envelope Transformation Addition / Indentation
- 3

Apartment Layouts Updated
- 4

Apartment Mix Redefine
- 5

Implementation of updated building services
- 6

Enveloped updated to setbacks

APARTMENT AMENITY

TYPICAL UPPER LEVEL

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022



LIST OF CHANGES IMPLEMENTED ON TYPICAL UPPER LEVELS

- 1 Enveloped updated to setbacks
- 2 Building Envelope Transformation Addition / Indentation
- 3 Apartment Layouts Updated
- 4 Apartment Mix Redefine
- 5 Implementation of updated building services

SOLAR ACCESS

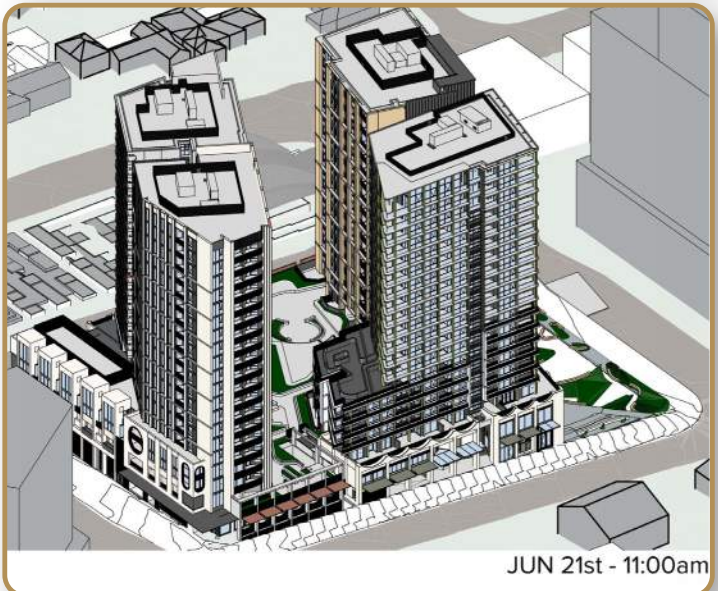
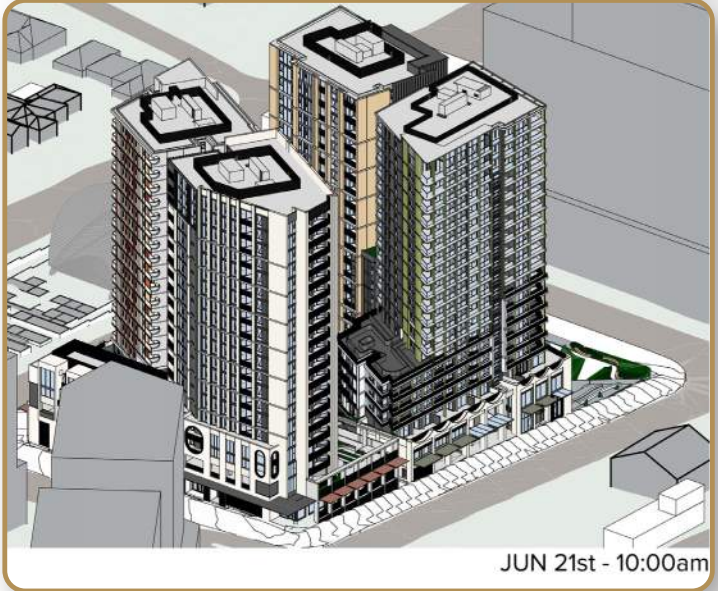
ENVELOPE ANGLE - SUN EYE VIEW DIAGRAMS



1 ANGLED THE BUILDINGS A&B FACADES 9.5° EAST OF THE APPROVED BUILDING ENVELOPE ANGLE TO MAXIMISE QUALITY SOLAR ACCESS.

2 ANGLED THE BUILDINGS C&D FACADES 8.8° WEST OF THE APPROVED BUILDING ENVELOPE ANGLE TO MAXIMISE QUALITY SOLAR ACCESS.

3 DEPTH OF THE FACADE REDUCED TO INCREASE SOLAR ACCESS



SOLAR ACCESS

DETAILED SOLAR ANALYSIS DIAGRAMS - BUILDING A SOUTHEAST CORNER



GA Plan - Level 07



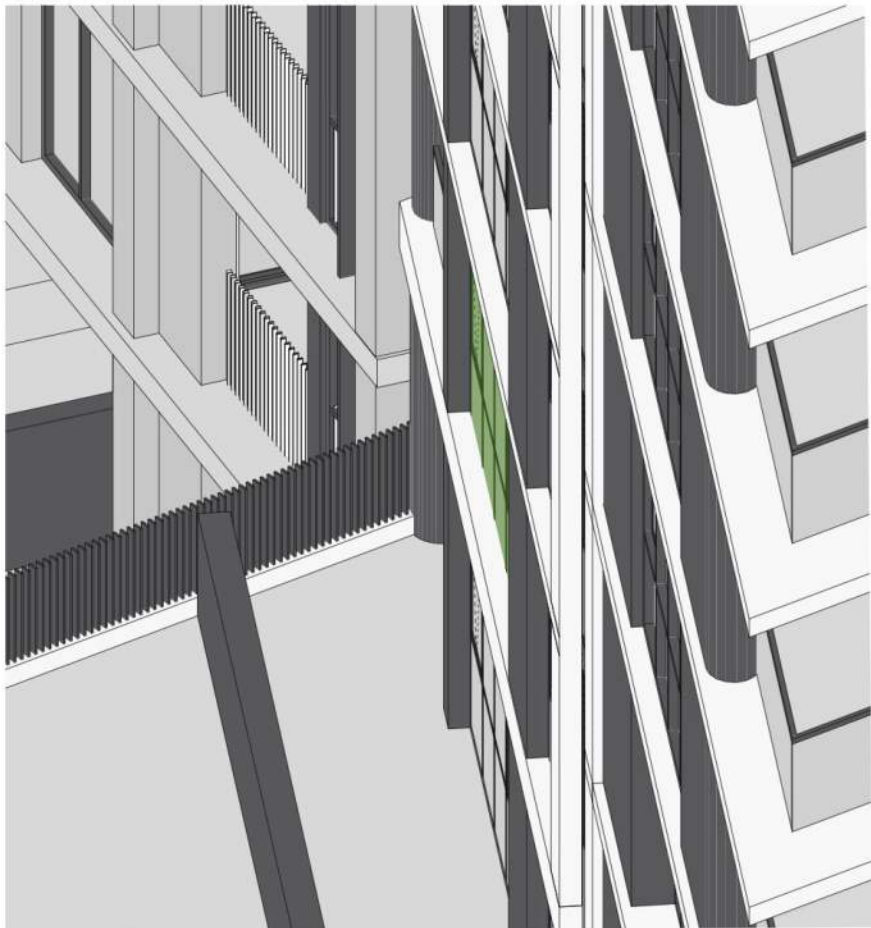
Building A
Elevation
Internal Southeast
_9 am



Building A
Elevation
Internal Southeast
_11 am



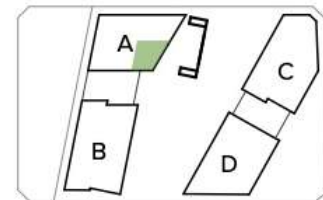
Sun Eye View_
21/06_9.00pm



Sun Eye View_
21/06_11.00pm



Surface Receiving
Solar Access for 2h



SOLAR ACCESS

DETAILED SOLAR ANALYSIS DIAGRAMS - BUILDING D SOUTHEAST CORNER



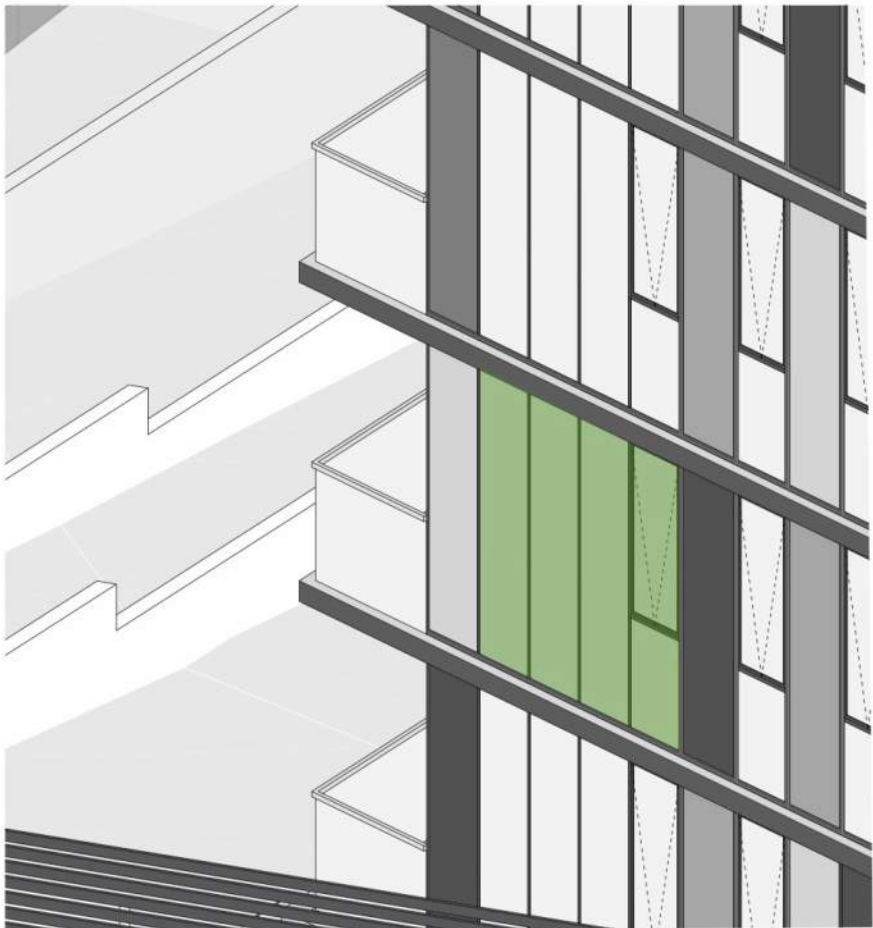
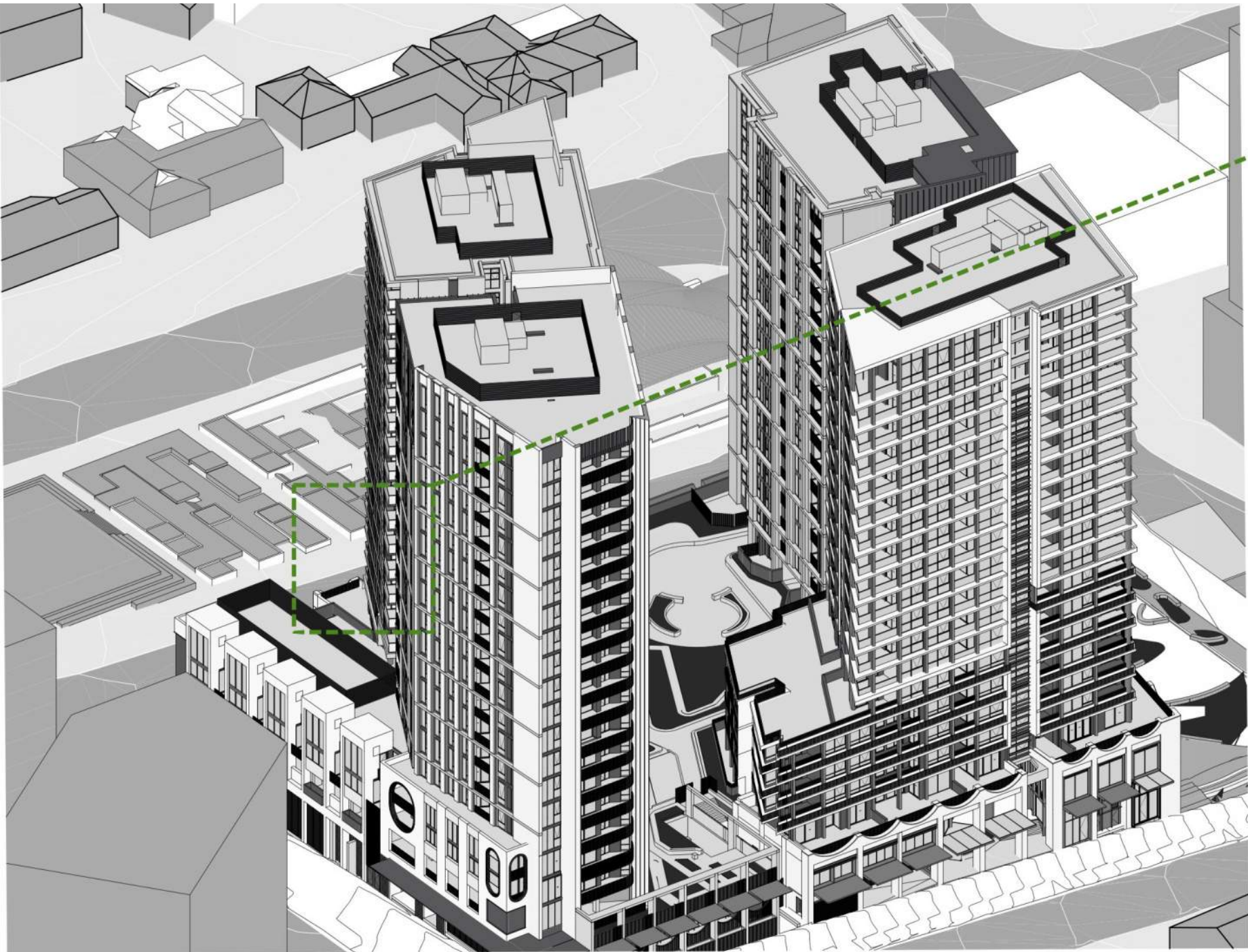
GA Plan - Level 05



Building D
Elevation
Internal Southeast
_9 am



Building D
Elevation
Internal Southeast
_11 am



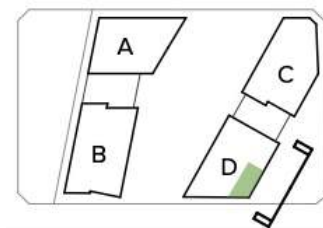
Sun Eye View_
21/06_9.00pm



Sun Eye View_
21/06_11.00pm



Surface Receiving
Solar Access for 2h

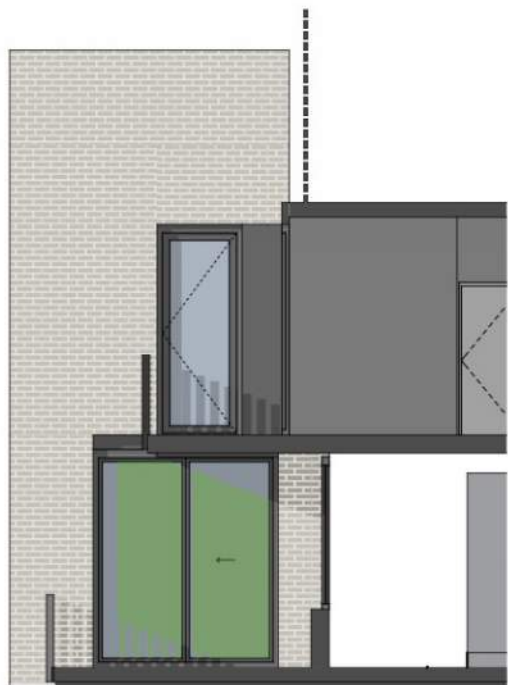


SOLAR ACCESS

DETAILED SOLAR ANALYSIS DIAGRAMS - TOWNHOUSES

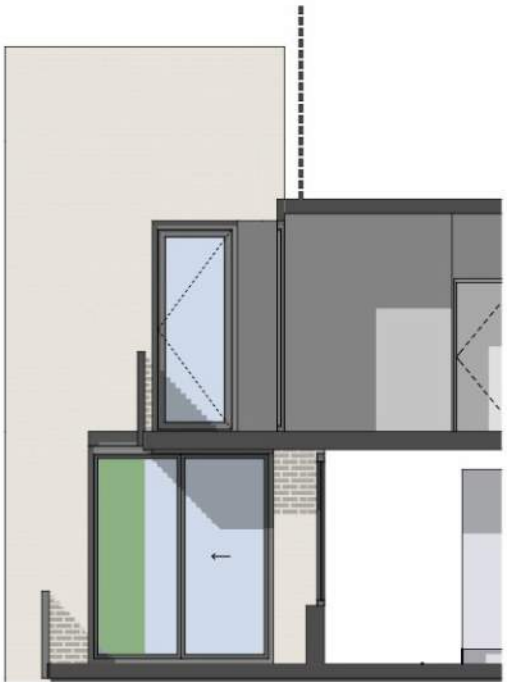


GA Plan - Level 03



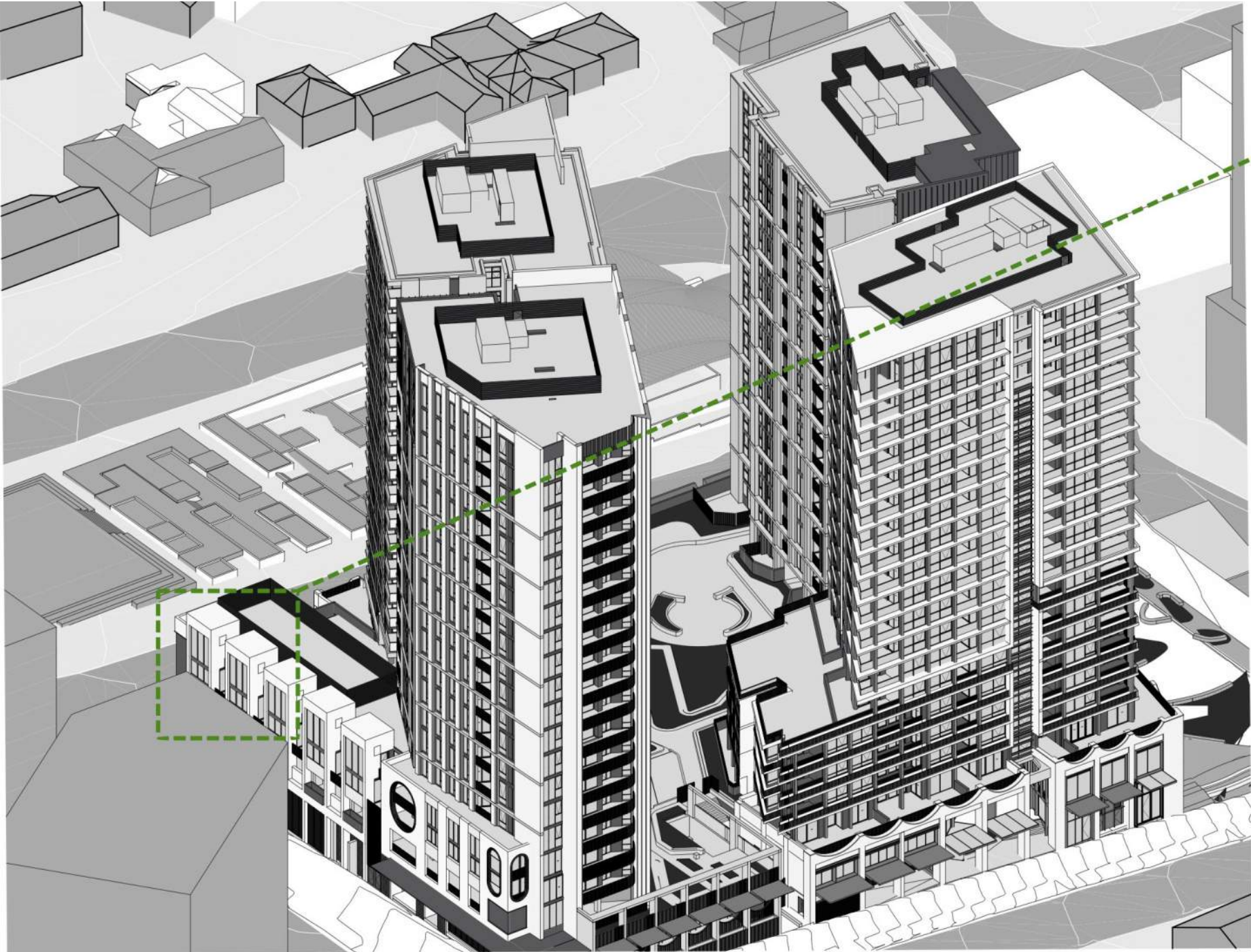
APT. 328 - Section a

Townhouses
Internal North Elevation_9 am



APT. 328 - Section a

Townhouses
Internal North Elevation_11 am



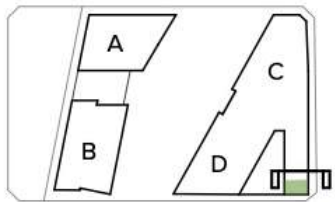
Sun Eye View_
21/06_9.00pm



Sun Eye View_
21/06_11.00pm



Surface Receiving
Solar Access for 2h

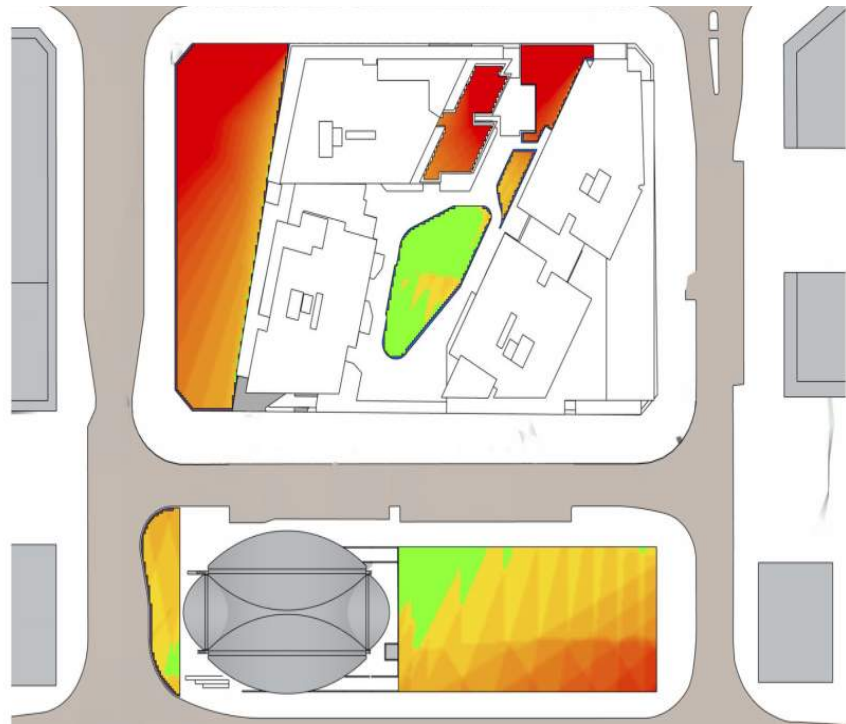


SOLAR ACCESS

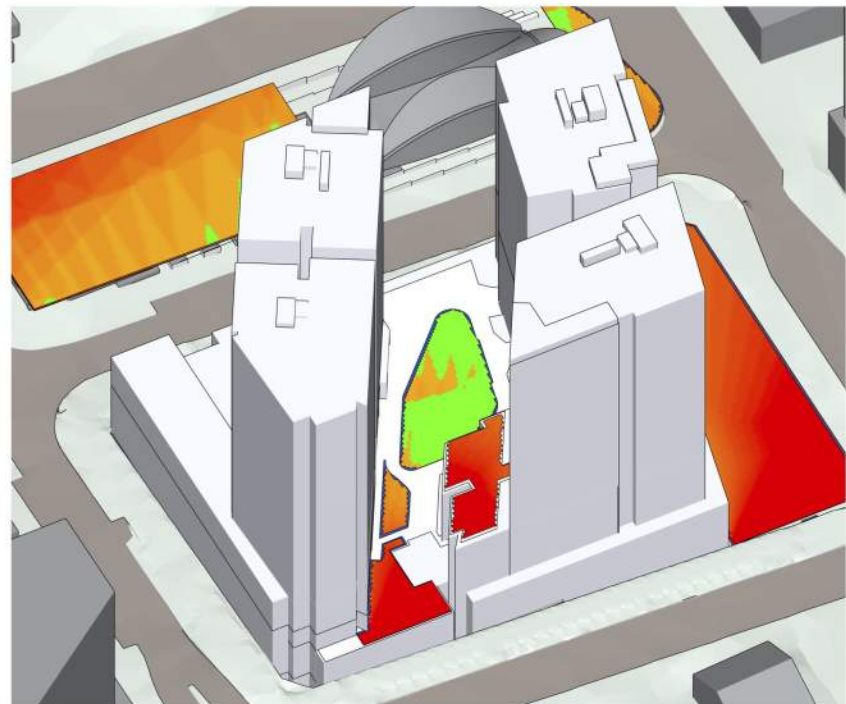
SOLAR ACCESS TO PRIMARY COMMUNAL OPEN SPACES

AMENDED DA

APRIL 2022



Plan View



Perspective North View



Level 02

ADG OBJECTIVE 3D-1

Design Criteria

2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm June (mid Winter)

Primary Open Space = 865 m2

Primary Open Space >2hrs =523m2 = **60.5%**



Level 06

LEGEND

Principal usable communal open space receiving minimum solar access 2hrs Solar access
523 m2 = **60.5%**

Communal Open Space
3744 m2
Principal Usable Communal Open Space
865 m2

<2hrs solar between 9am-3pm
21st Jun
6hrs solar between 9am-3pm
21st Jun

>2hrs, <6hrs solar between
9am-3pm 21st Jun

SOLAR ACCESS

SOLAR ACCESS TO PUBLIC OPEN SPACES

AMENDED DA
APRIL 2022

CALCULATION

Station Plaza (65% solar access required)
Total measured area= 1800m2

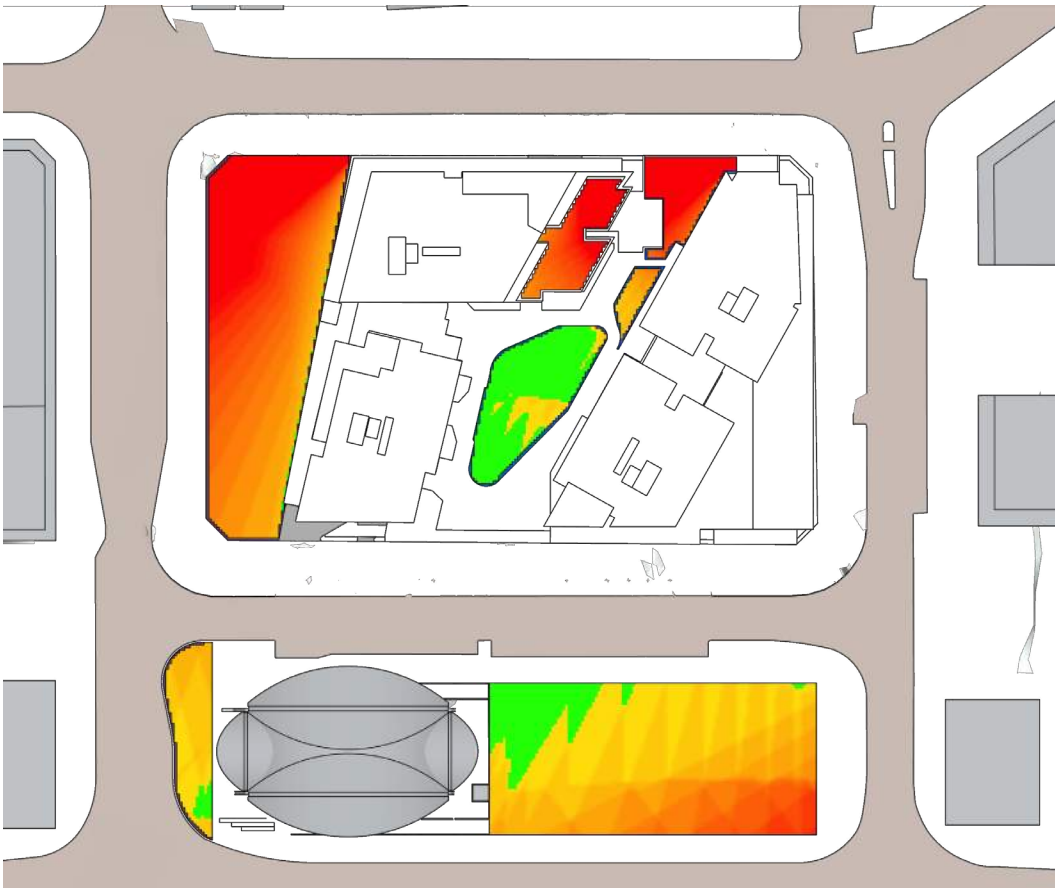
Total measured area achieving >2hrs = 1500m2
= **83.3%**

Station Forecourt (80% solar access required)
Total measured area= 385m2

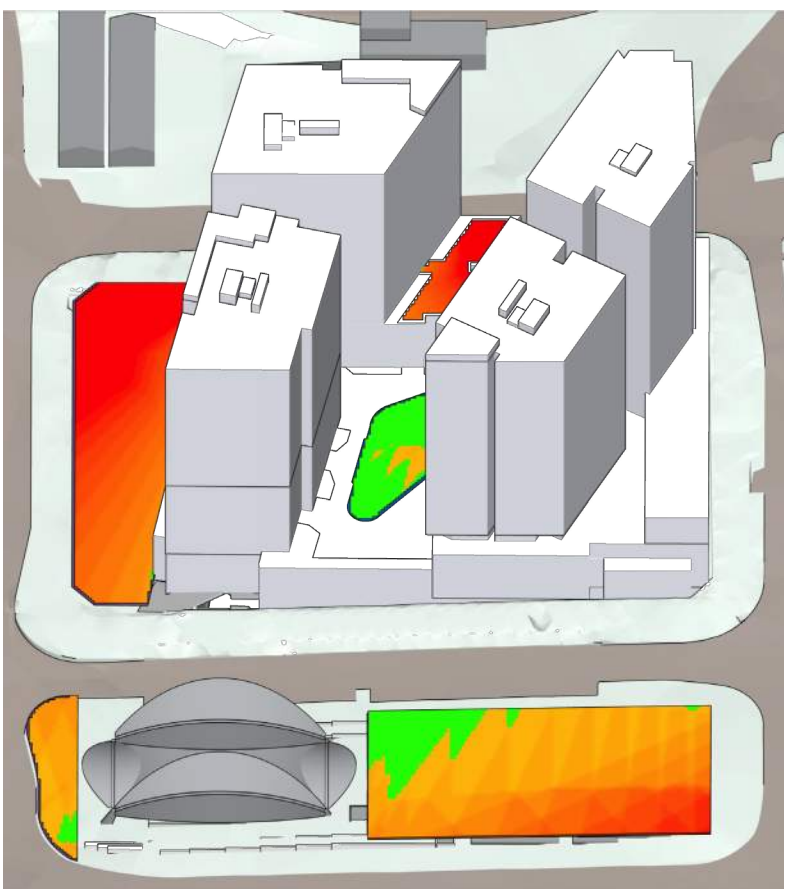
Total measured area achieving >2hrs = 360m2
= **93.5%**

Doran Plaza (100% solar access required, excluding area under awnings)
Total measured area= 1400m2

Total measured area achieving >2hrs = 1400m2
= **100%**



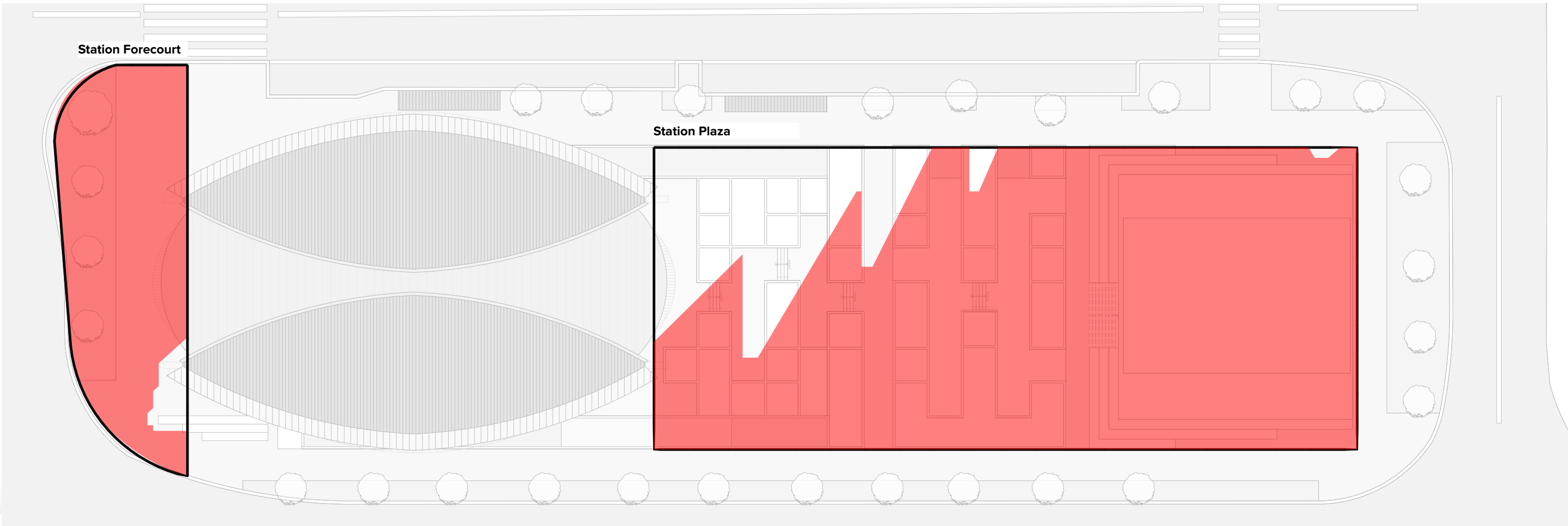
Plan View



Perspective South View



Perspective North View



Metro Open Public Open Space

LEGEND

- Public Open Space achieving greater than 2hrs solar between 9am-3pm 21st Jun
- Extent of Public open space

- <2hrs solar between 9am-3pm 21st Jun
- 6hrs solar between 9am-3pm 21st Jun
- >2hrs, <6hrs solar between 9am-3pm 21st Jun

RESIDENTIAL COMMUNAL OPEN AREA



URBAN DESIGN GUIDELINES

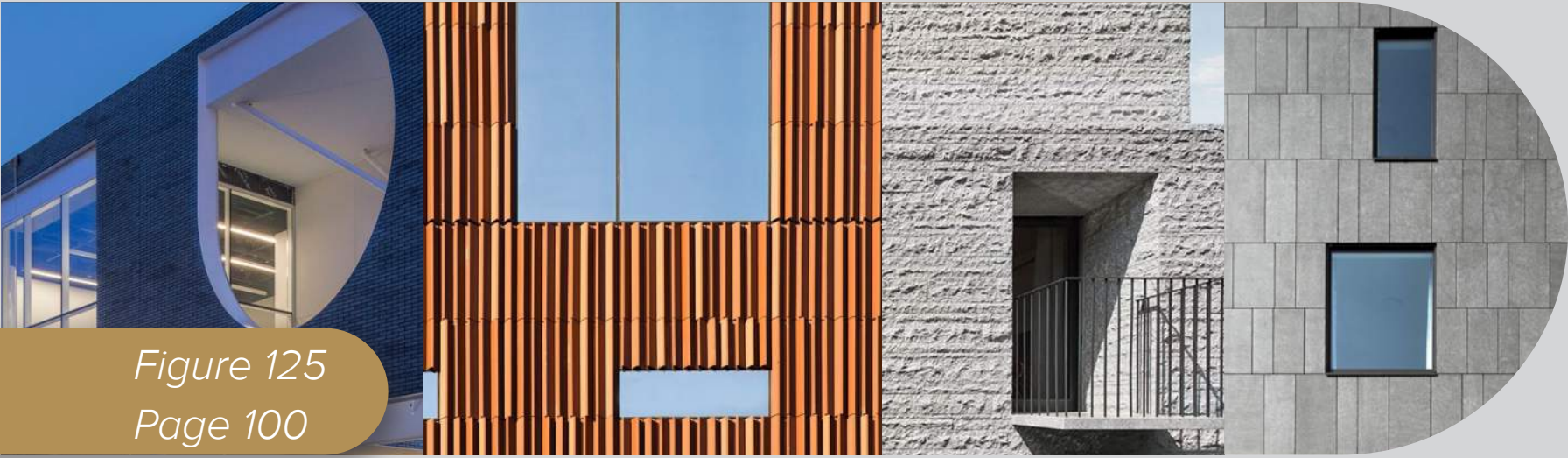


Figure 125
Page 100

UPPER LEVEL MATERIALS & FINISHES



Figure 74
Page 101

POTENTIAL GREEN BUILDING ELEMENTS. SOURCE: THSC DCP



Figure 75
Page 67

UPPER LEVEL MATERIALS & FINISHES



Figure 76
Page 67

PODIUM LEVEL MATERIALS & FINISHES

THE PROPOSAL



SDRP 3 KEY COMMENTS:

Quality in the Facade

Playfulness in Form,
articulation and/or colour

Variety in materiality
and textures

Bespoke detailing



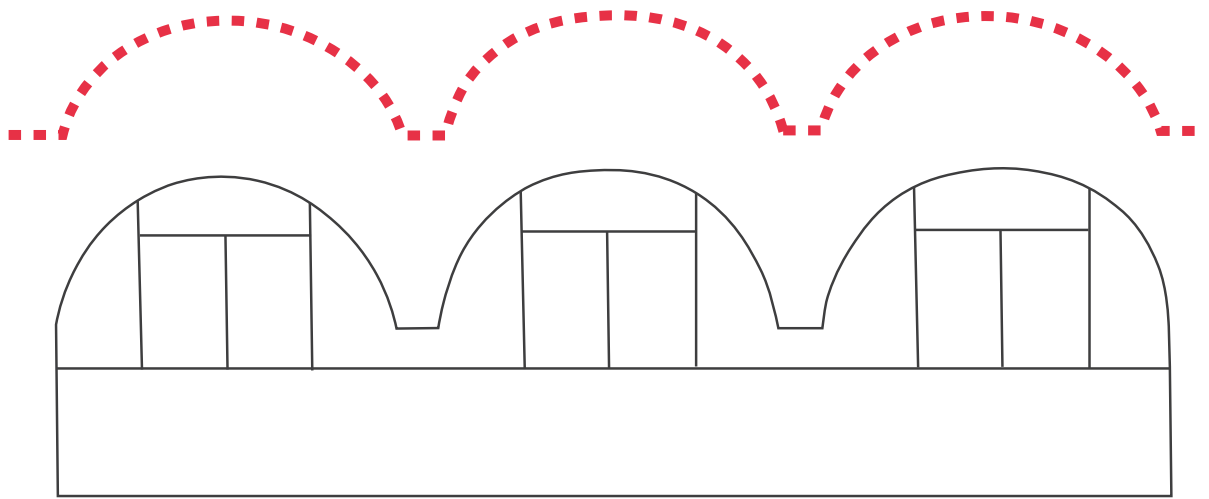
CONTEXTUAL NARRATIVE

CONNECTION TO PLACE - SUBURBAN CHARACTER

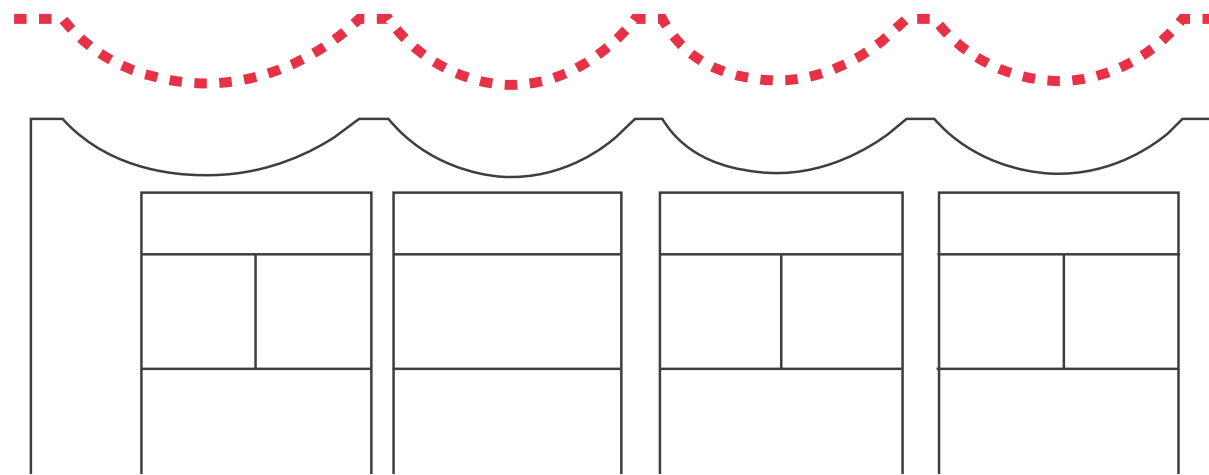


DISTINCTIVE BRICK RESIDENTIAL CHARACTER OF THE SHOWGROUND PRECINCT

CHARACTER



INVERTED



DE CLAMBE DRIVE

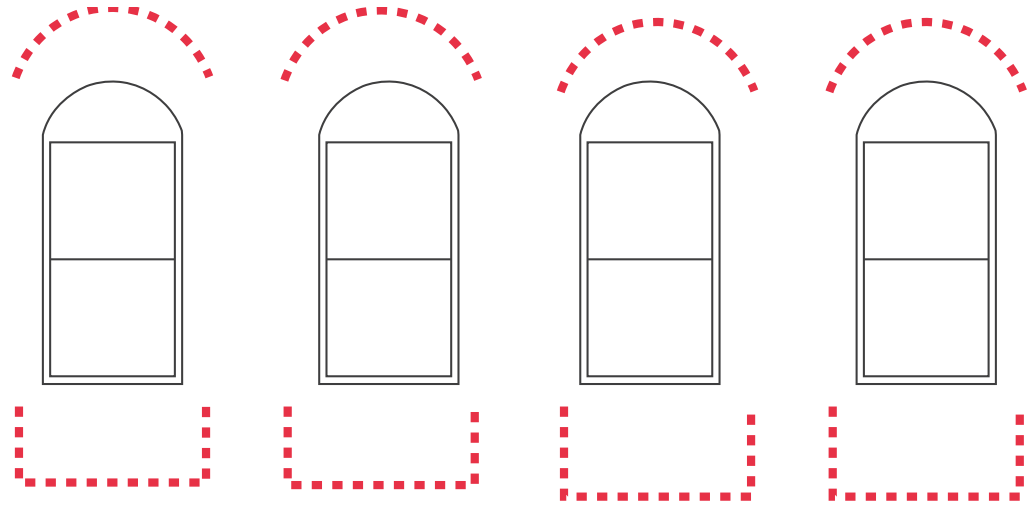
CONTEXTUAL NARRATIVE

CONNECTION TO PLACE - SUBURBAN CHARACTER

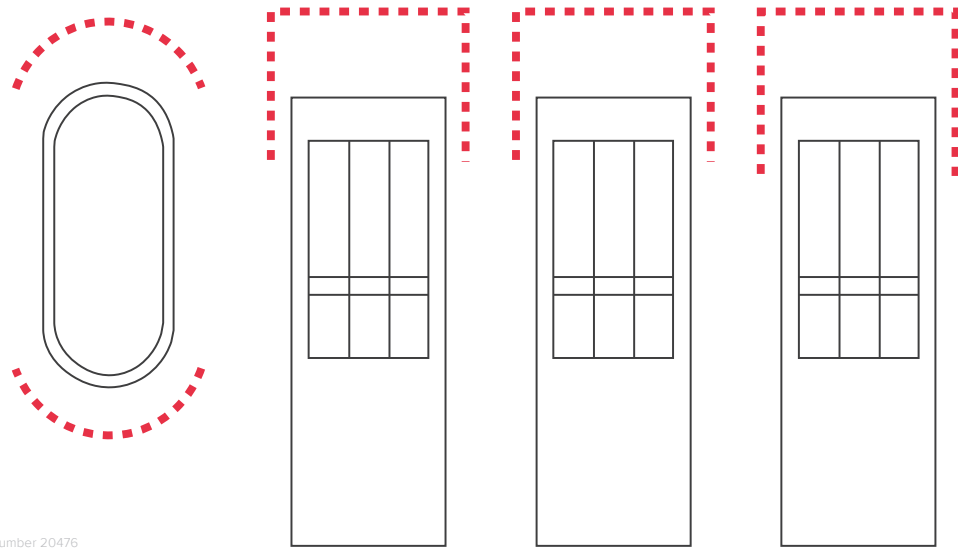


DISTINCTIVE BRICK RESIDENTIAL CHARACTER OF THE SHOWGROUND PRECINCT

CHARACTER



IMPLEMENTATION

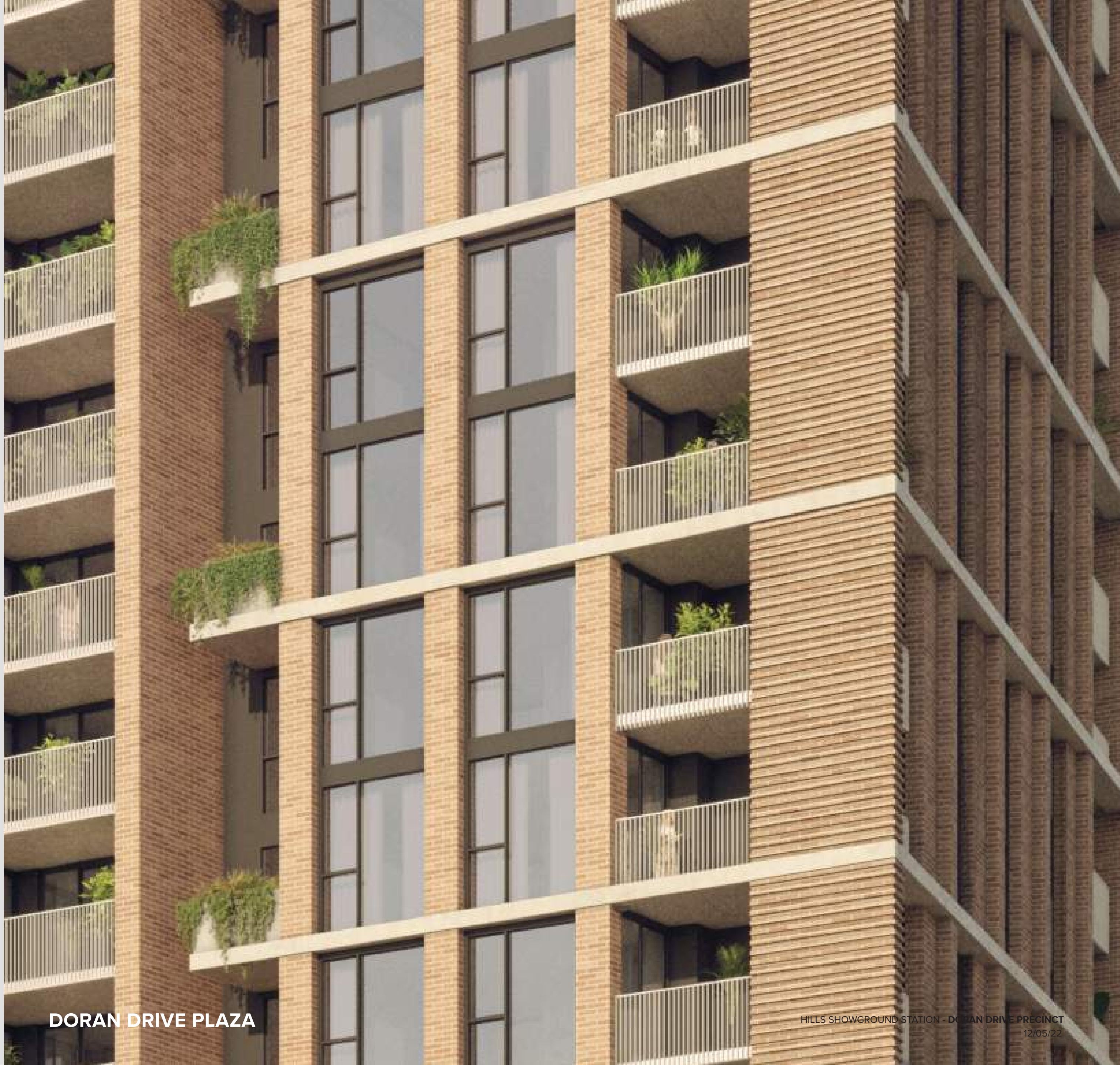
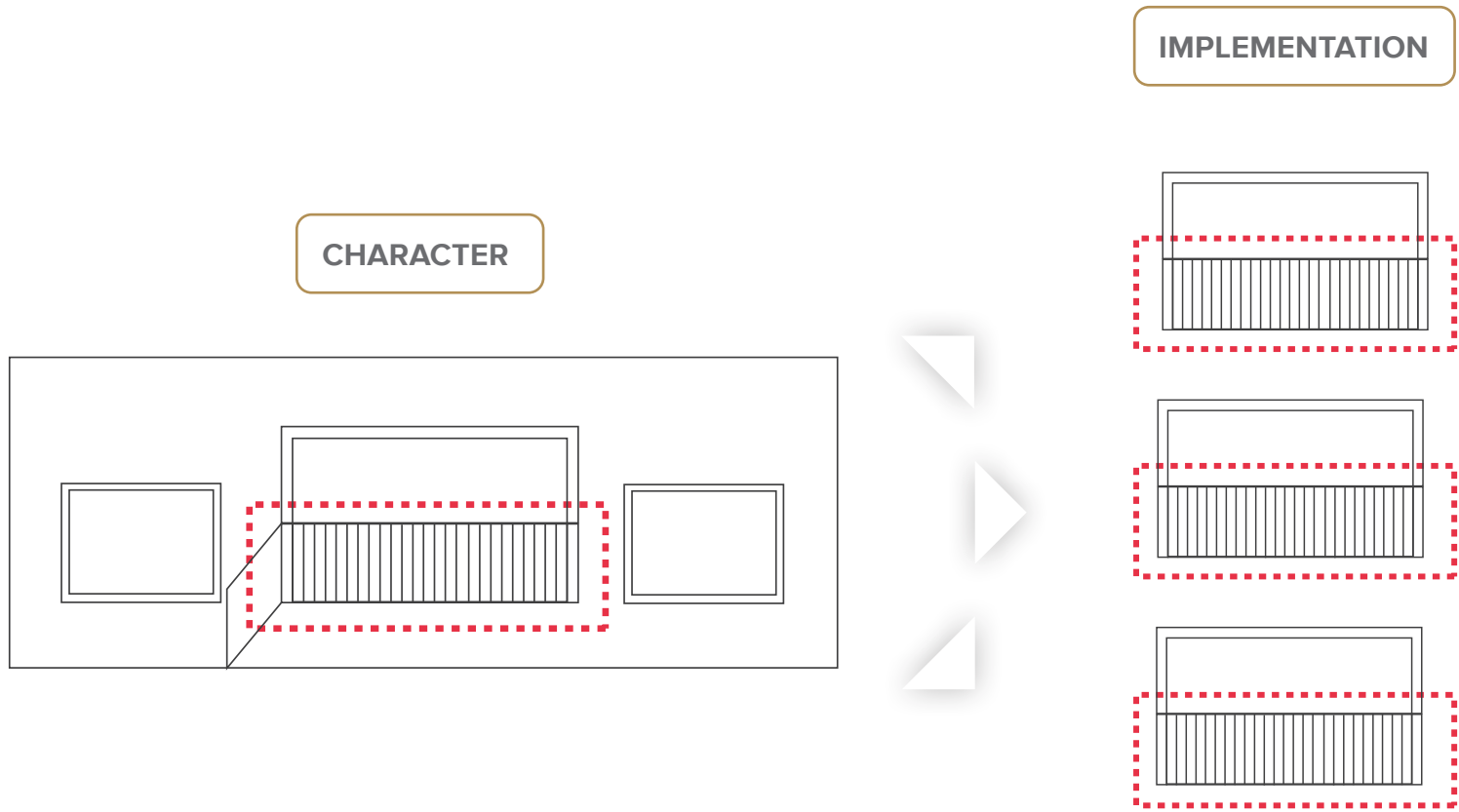


CONTEXTUAL NARRATIVE

CONNECTION TO PLACE - SUBURBAN CHARACTER



DISTINCTIVE BRICK RESIDENTIAL CHARACTER OF THE SHOWGROUND PRECINCT

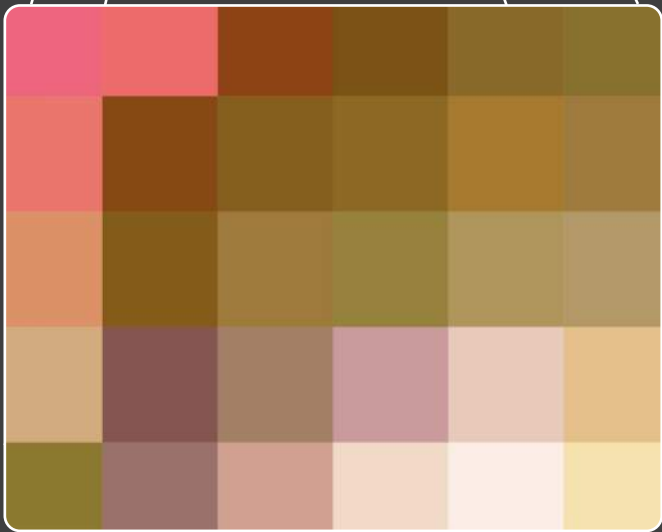
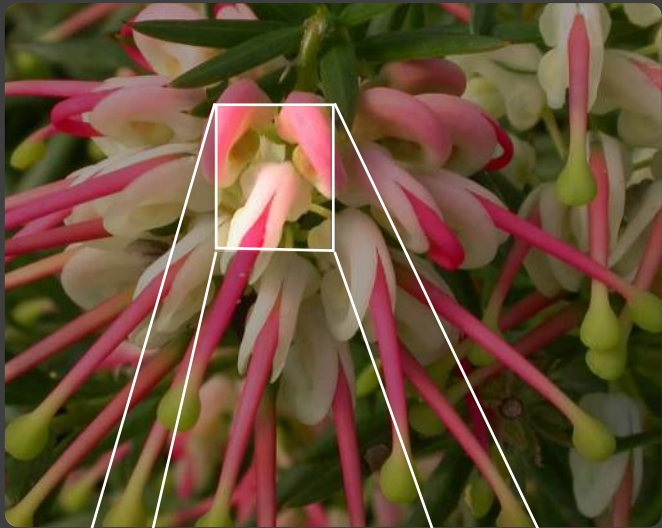


DORAN DRIVE PLAZA

CONTEXTUAL NARRATIVE

CONNECTION TO PLACE - NATURAL ENVIRONMENT

ENDEMIC SPECIES
GREVILLEA HILLS JUBILEE



BUILDING D - COLOUR, PATTERN, PLAYFULNESS



ANDALUSIAN WAY

FACADE DESIGN EVOLUTION

DE CLAMBE DRIVE BUILDINGS A & C

PREVIOUS DA
JULY 2021



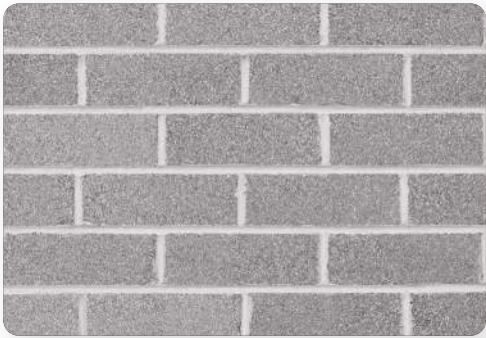
AMENDED DA
APRIL 2022



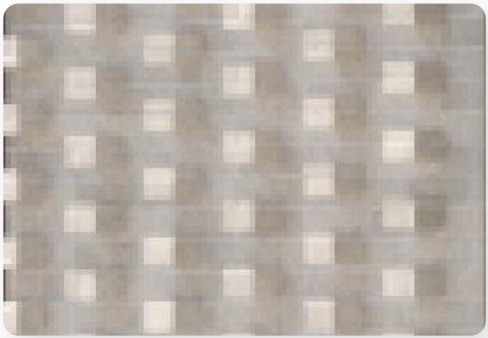
FACADE DESIGN EVOLUTION

DE CLAMBE DRIVE - AMENDED DA FACADE DESIGN

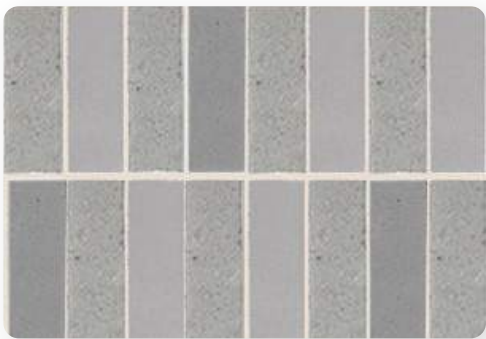
(Excluding street trees)



Silver / Grey Brick



Brick Corbeling



Soldier Course



Dulux - Endless Dusk



Off White Brick



Dulux - Tranquil Retreat



Profile Masonry

FACADE DESIGN EVOLUTION

ANDALUSIAN WAY

PREVIOUS DA
JULY 2021



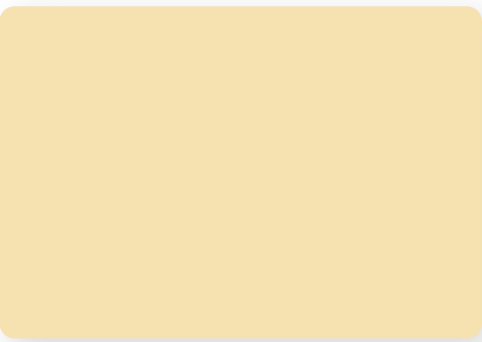
AMENDED DA
APRIL 2022



FACADE DESIGN EVOLUTION

ANDALUSIAN WAY - AMENDED DA FACADE DESIGN

(Excluding street trees)



Dulux - Butter



Profile Masonry



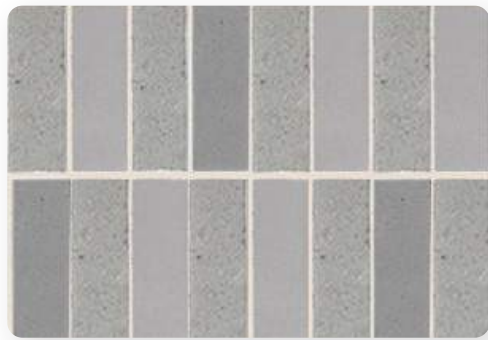
Dulux - Egyptian Gold



Off White Brick



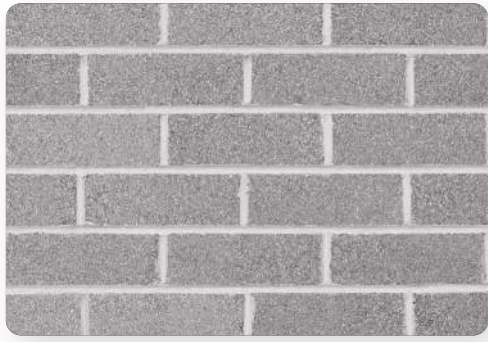
Dulux - Tobermony



Soldier Course



Dulux - Ragin Cagun



Silver / Grey Brick



Profile Cladding



Concrete Natural Finish

FACADE DESIGN EVOLUTION

VIEW FROM METRO STATION

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022



FACADE DESIGN EVOLUTION

VIEW FROM METRO STATION - AMENDED FACADE DESIGN

(Excluding street trees)



Concrete Natural Finish



Light Brown Brick



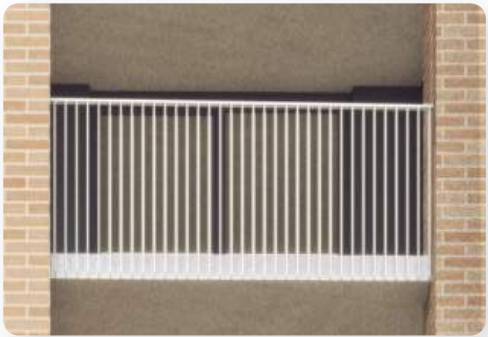
Profile Cladding



Brick Corbeling



Dulux - Burnished
Russet



Metal Balustrade

FACADE DESIGN EVOLUTION

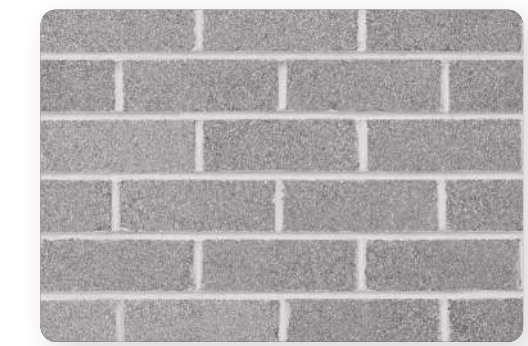
DORAN DRIVE PLAZA

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022





Silver / Grey Brick



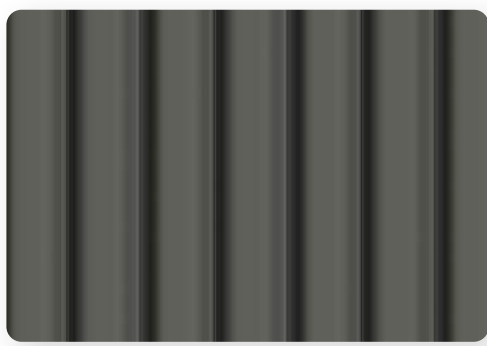
Light Brown Brick



Dulux - Burnished Russet



Brick Corbeling



Profile Cladding



Profile Masonry

DORAN DRIVE PLAZA

PREVIOUS DA
JULY 2021



AMENDED DA
APRIL 2022



PUBLIC DOMAIN
PUBLIC ART INTEGRATION

