

An architectural rendering of a proposed modern building. The structure features a prominent upper section with a facade composed of a grid of colorful, translucent panels in shades of blue, green, and white. Below this, a large glass entrance is visible, flanked by dark structural elements. The building is surrounded by lush green trees and landscaping, with small human figures placed around the base to provide a sense of scale. The sky is a clear, light blue.

WEST ELEVATION

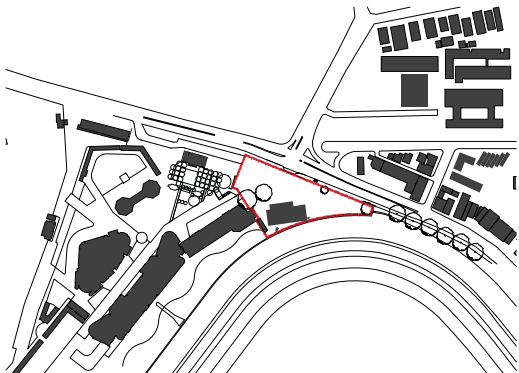
DEVELOPMENT APPLICATION - MAY 2012 / **RESUBMISSION AUGUST 2013**

DA LEGEND

BR	Brickwork Existing, made good
BR	Brickwork Rendered, paint finish
CCG	Concrete, off form class 2, sealed finish
CP	Carpet
FC	Fibrous Cement sheet cladding, 6mm, paint finish
SAF	Glazing Aluminium Framed
GB	Glazed Balustrade
GL	Glazing Louvres
SCP	Glazing Coloured Print
MVF	Metal Vertical Fin, paint finish
ML	Metal Louvres, powdercoated finish
SC	Steel cladding, high gloss paint finish
ST	Stone cladding
TE	Tile External
TD	Timber Deck
MB	Metal Balustrade, paint finish

DATE			REV	NOTES :	NOTES:	STRUCTURAL & CIVIL ENGINEER	ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER	FAÇADE CONSULTANT	PCA	CLIENT:	PROJECT :	ARCHITECT	DRAWING TITLE	DRAWN BY	
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08.11.12			B	PLANNING APPLICATION AMENDMENT									CHECKED	TG	
01.08.13			C	SUBMITTED WITH PREFERRED PROJECT REPORT		QUANTITY SURVEYOR SLATTERY AUSTRALIA PTY LTD T (02) 9423 8850	TRAFFIC ENGINEER PARKING CONSULTANTS INTERNATIONAL T (02) 9968 1844	FIRE ENGINEER RAW FIRE T (02) 9209 6605	TOWN PLANNER URBIS T (02) 8223 9900						
											PROJECT ADDRESS Royal Randwick Racecourse Alison Road, Randwick, NSW 2031 PROJECT NO : 10025		NTS	DATE AUGUST 2013	
													PHASE PA	DRAWING NO A-0000	REVISION C

Site Diagram



Existing Site Conditions

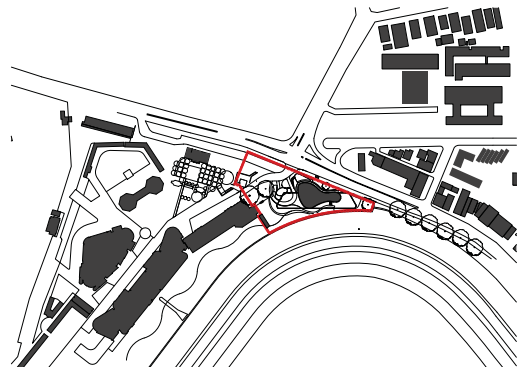


Figure Ground Diagram indicating podium; which relates to Royal Randwick's landscape setting and maximises views into the site.

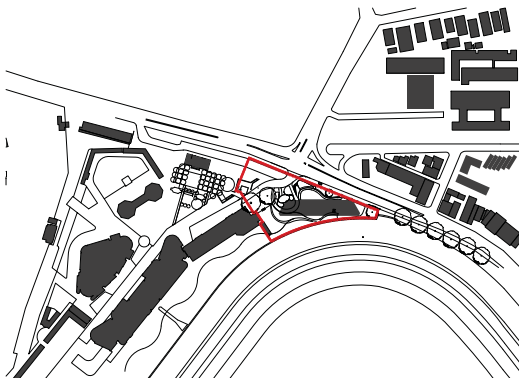


Figure Ground Diagram indicating proposed hotel room wings which relate to the form and scale of the surrounding buildings.

Built Form and Urban Design

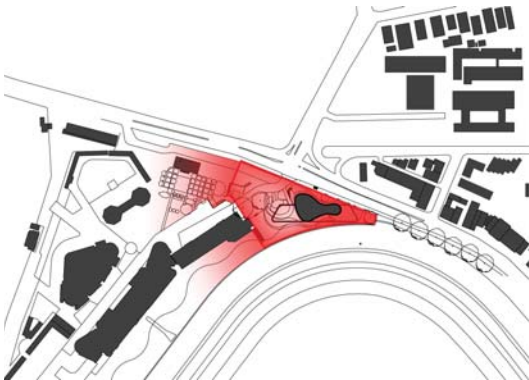
The proposed hotel is located on a triangular piece of land between the Racetrack, Alison Road and the Spectator Precinct.

As there are no height controls the bulk and scale of the proposed building is relative to the officials stand, new grandstand and other surrounding buildings such as the TAFE. No overshadowing occurs to surrounding properties as the shadows fall onto the track.

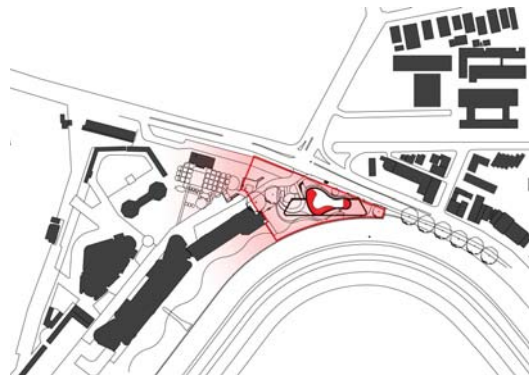


DATE 22.05.12 01.08.13	REV A B	NOTES PLANNING APPLICATION/ISSUE SUBMITTED WITH PREFERRED PROJECT REPORT	NOTES Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	STRUCTURAL & CIVIL ENGINEER BROWN CONSULTING T (02) 9004 8855	ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER WSP T (02) 8907 0900	FACADE CONSULTANT AECOM T (02) 8934 0564	PCA CITY PLAN SERVICES T (02) 9270 3500	CLIENT: AUSTRALIAN TURF CLUB LTD T (02) 9663 8400	PROJECT : ROYAL RANDWICK RACECOURSE HOTEL PROJECT ADDRESS Royal Randwick Racecourse Alison Road, Randwick, NSW 2031 PROJECT NO : 10025	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street Surry Hills, NSW 2010 ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: jgm@rzg.com.au	DRAWING TITLE DESIGN METHODOLOGY 1	DRAWN BY JB, RM
				QUANTITY SURVEYOR SLATTERY AUSTRALIA PTY LTD T (02) 9423 8850	TRAFFIC ENGINEER PARKING CONSULTANTS INTERNATIONAL T (02) 9968 1844	FIRE ENGINEER RAW FIRE T (02) 9299 6605	TOWN PLANNER URBIS T (02) 8223 9900				SCALES NTS	CHECKED TG
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Open Space



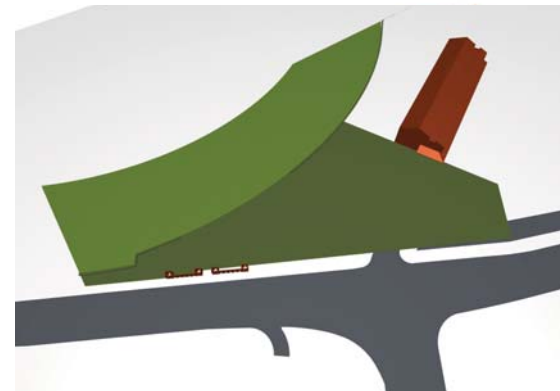
Open Space Diagram indicating connectivity, open spaces and edges



Open Use Diagram indicating the internal open space within the podium.

3D Diagram

The Height, Bulk and Scale of the Proposed Development within the Context of the Locality



Existing Site Conditions indicating the turnstyle wall and officials stand



Podium and Landscape Proposal indicating the organic forms.



Hotel Rooms indicating the bulk and scale relates to the surrounding context.

Building Form

The building is organized into two major components: the two-storey podium containing the Hotel's function rooms, (including the one-storey roof terrace located above,) and the elevated five-storey wing containing the 170 hotel rooms. These two parts are separated vertically by an outdoor terrace and pool.

The proportion of the massing of the building has been determined so that it sits comfortably with the existing Official Stand and the new stands currently under construction.

Along the trackside the Hotel takes on the guise of a grandstand, its terrace stepping down to the track. Facing the track, the hotel room wing has an interesting and unusual articulation with set-down balconies. The ends of the hotel wing have been shaped to be formally integrated with the site.

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Landscape

Landscape and Open Space Concepts that Assist in Reducing Visual Impacts, Including Planting Layout and Species

The Landscape Setting

The podium is derived from Royal Randwick's landscape setting, generated in organic forms, which extend into the Hotel's outside terraces and vehicle access paths.

The new landscape takes it's queue from the historic Royal Randwick gardens which are all contained by manicured box hedges. The new shaped terraced gardens are layered up with hedge forms of varying species accentuating the organic garden shapes and making a connection to the early landscapes. The centre of each of the garden terraces are planted with a rich tapestry of coloured plants for fragrance and visual interest.

One new Plane tree and three new Fig trees are proposed to Alison Road. The Plane tree as an extension of the existing line of trees to the east of the site and the Fig trees to connect the line of Plane trees with the two existing Fig trees at the west of the site, acting as a finale to the long line of plane tees to Alison Road.

The hotel accommodation wing overhangs the podium to the east and west, creating generous outdoor areas for Hotel entrance and trackside viewing platforms, as well as maximising views into the racetrack along the Darley Road vista.

Primary Elements

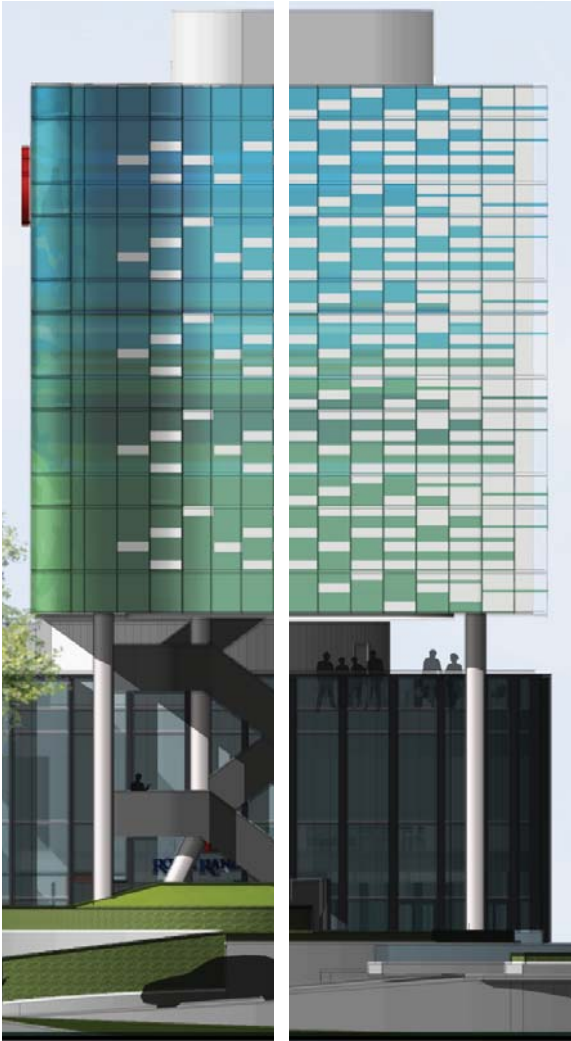
Facade, Building Articulation, Materials and Choice of Colours

Building Materials

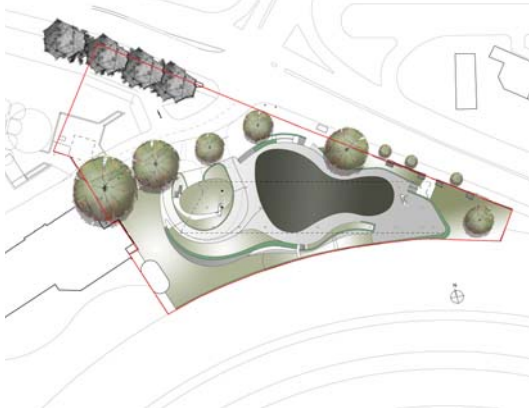
The podium is sheathed in steel vertical glazing fins and glass infill, and extends past the roof to make a continuous balcony for the Level 3 roof terrace. The entire form nestles into a landscape setting of hedges and grass terraces.

Conceived as an egg-crate of hotel rooms, the hotel accommodation wing has balconies overlooking Royal Randwick, maximising the connection to the track along the highly trafficked Alison Road, the building has a 'glazed wrap', which offers magnificent views to the Centennial Parklands, whilst minimising the continual street noise and grime.

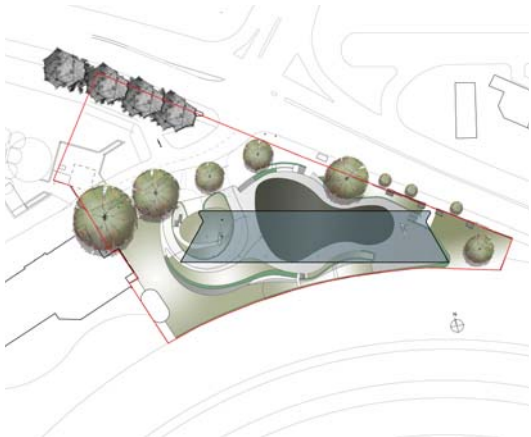
The 'glazed wrap' wall to the Alison Road side of the hotel wing is a flush laminated curtain wall, with a durable pattern printed on the interlayer, containing abstracted equine imagery, expressive of the hotels unique trackside location. Predominantly blue and green in colour, the facade is melded in with the parkland setting. A plant room covers most of the roof and is shaped to compliment the overall composition of the building. The connecting fire stair structures are conceived as sculptural elements which provide exit from the upper levels while maintaining openness for views to the racecourse.



Elevation Study indicating the facade imagery and its intergration with the Parkland Setting



Podium and Landscape Diagram indicating the organic forms.



Podium, Landscape and Hotel Diagram indicating the hotel wing above.

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											PHASE PA	DATE AUGUST 2013
											DRAWING NO A-0003	REVISION B

ATC DESIGN REPORT

This Design Report has been added to the original PA Application as the response to the NSW Department of Planning and Infrastructure Critic.

The following report outlines the modifications made in discussion with the NSW Department of Planning and Infrastructure.

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				QUANTITY SURVEYOR SLATTERY AUSTRALIA PTY LTD T (02) 9423 8850	TRAFFIC ENGINEERING PARKING CONSULTANTS INTERNATIONAL T (02) 9968 1844	FIRE ENGINEER RAW FIRE T (02) 9299 6605	TOWN PLANNER URBIS T (02) 8233 9900				CHECKED	RG	
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ATC DESIGN REPORT 1/9

Contents

- Street Montages
- Design modifications
- Heritage Turnstile Wall and Gateway
- Alison Road Activation
- Bedroom Wing
- Facade Motif
- Bedroom Wing Soffit, Columns and Stairs
- Signage

Design Modifications

The NSW Planning and Infrastructure's urban design advisor, Ms Gabrielle Morrish, raised several points in writing "Key points of comments/issues and recommendations for Royal Randwick Racecourse - Hotel development", issued in February 2013. These points were discussed at a meeting with the DoP on 19 February 2013, resulting in a list of directions for each identified matter of concern, agreed by all at the meeting.

The applicant and architect, in accordance with the agreed directions, then prepared indicative sketches, which were presented to NSW Planning and Infrastructure's urban design advisor on 12 March 2013 for further discussion. Based on this discussion, the following changes have been made and are included in the amended Planning Application documents.'

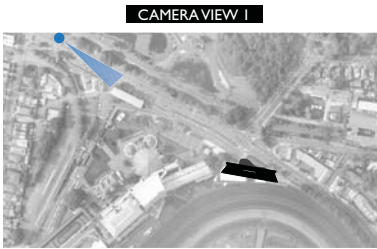
Street Montages

The Street Montages take into account and summarise all of the design modifications discussed with the NSW Department of Planning and Infrastructure.

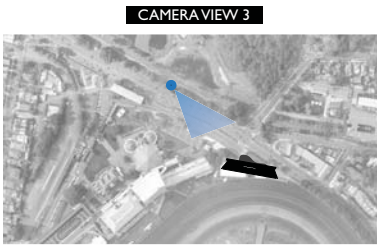
BEFORE



CAMERA LOCATION



AFTER



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				QUANTITY SURVEYOR SLATTERY AUSTRALIA PTY LTD T (02) 9423 8850	TRAFFIC ENGINEER PARKING CONSULTANTS INTERNATIONAL T (02) 9968 1844	FIRE ENGINEER RAW FIRE T (02) 9299 6605	TOWN PLANNER URBIS T (02) 8223 9900		PROJECT ADDRESS Royal Randwick Racecourse Alison Road, Randwick, NSW 2031 PROJECT NO : 10025		SCALES NTS	CHECKED TG
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ATC DESIGN REPORT 2/9

Street Montages

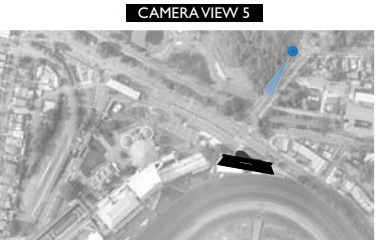
BEFORE



CAMERA LOCATION



AFTER



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					QUANTITY SURVEYOR SLATTERY AUSTRALIA PTY LTD T (02) 9423 8850	TRAFFIC ENGINEER PARKING CONSULTANTS INTERNATIONAL T (02) 9968 1844	FIRE ENGINEER RAW FIRE T (02) 9299 6605	TOWN PLANNER URBIS T (02) 8223 9900				SCALES NTS	CHECKED TG
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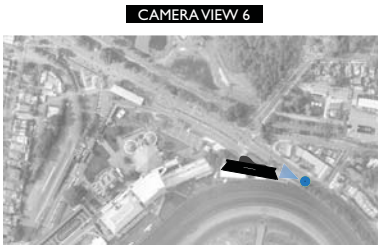
ATC DESIGN REPORT 3/9

BEFORE

CAMERA LOCATION

AFTER

Street Montages



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ATC DESIGN REPORT 4/9

Heritage Turnstile Wall and Gateway

Design Modification

The building has been moved 2m to the west and one metre to the south (image 1) and the ground plane has been reworked:

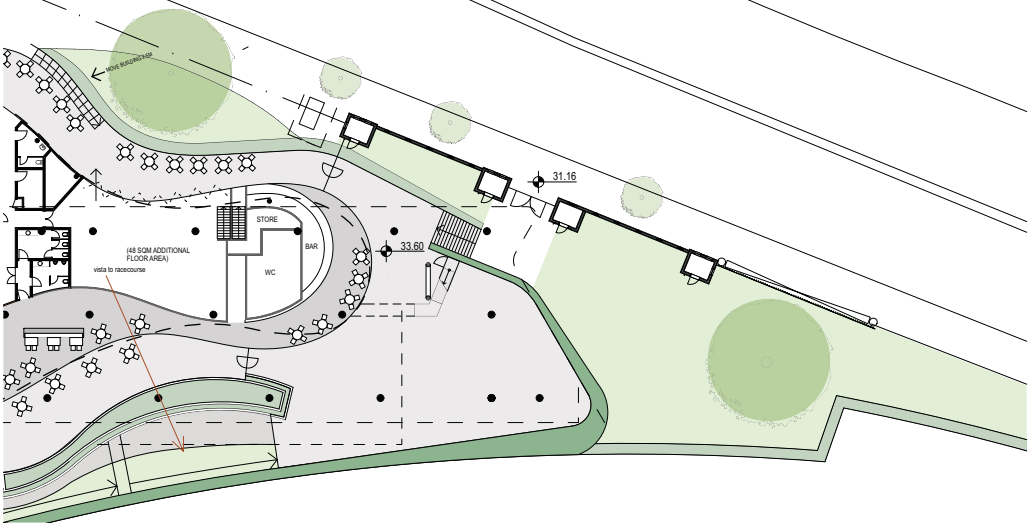
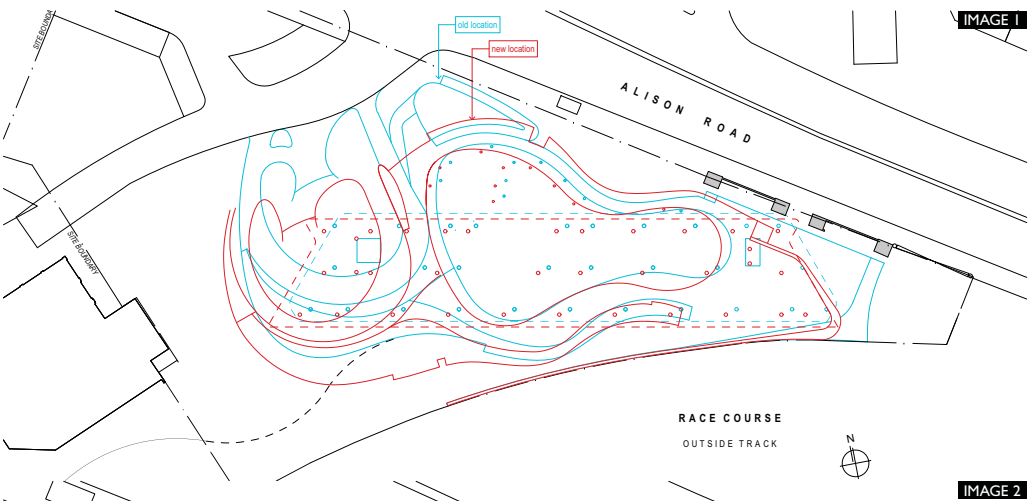
- to create a vista from Alison Road through the central gateway to the racecourse, by reducing the eastern terrace (image 2)
- to give more space behind the central gateway (image 2)
- to move the building away from Alison Road (image 1)
- to provide access from the central gateway to the hotel's function rooms, via a new stair (image 2)

An alternative option was developed to distance the bedroom wing from the heritage turnstile wall and gateway by making the bedroom wing shorter and pulling it back from the gates. An extra level was added to compensate for fewer rooms per floor (6 levels of rooms). The overall result offered no greater improvement, as the soffit of the bedroom wing as originally designed is already 9.4 metres above the gate (image 3+4). Therefore the original design was agreed to by NSW Planning and Infrastructure

Design Comment

The heritage turnstile wall and gateway were always a freestanding structure at the boundary with Alison Road. This remains unchanged by elevating the bedroom wing well above the gate, allowing good daylight all around the structure. (image 3+4)

Each of the turnstile openings will have a glass interpretation panel, representing a race day visitor in period dress across the 180 years of Royal Randwick's rich history. Behind all the glass interpretation panels lies a garden that can be glimpsed through the glazing. ((image 5)



- 1 existing full height opening
- 2 existing ticket window

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											DRAWING NO A-0014	REVISION A

DATE	REV	NOTES	NOTES:	STRUCTURAL & CIVIL ENGINEER	ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER	FACADE CONSULTANT	PCA	CITY PLAN SERVICES	CLIENT:	PROJECT :	ARCHITECT	DRAWING TITLE	DRAWN BY	
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				QUANTITY SURVEYOR SLATTERY AUSTRALIA PTY LTD T (02) 9423 8850	TRAFFIC ENGINEER PARKING CONSULTANTS INTERNATIONAL T (02) 9968 1844	FIRE ENGINEER RAW FIRE T (02) 9299 6605	TOWN PLANNER URBIS T (02) 8223 9900					NTS	DATE AUGUST 2013	
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DATE			REV	NOTES :	NOTES:	STRUCTURAL & CIVIL ENGINEER	ELECTRICAL, MECHANICAL & HYDRAULIC ENGINEER	FACADE CONSULTANT	PCA	CLIENT:	PROJECT :	ARCHITECT	DRAWING TITLE	DRAWN BY	
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						QUANTITY SURVEYOR SLATTERY AUSTRALIA PTY LTD T (02) 9423 8850	TRAFFIC ENGINEER PARKING CONSULTANTS INTERNATIONAL T (02) 9968 1844	FIRE ENGINEER RAW FIRE T (02) 9299 6605	TOWN PLANNER URBIS T (02) 8223 9900		PROJECT ADDRESS Royal Randwick Racecourse Alison Road, Randwick, NSW 2031 PROJECT NO : 10025	TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street Sunny Hills, NSW 2010 ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: jgm@rzg.com.au	SCALES	DATE AUGUST 2013	
													PHASE PA	DRAWING NO A-0016	REVISION A