



SHOWGROUND PRECINCT EAST

3 ANDALUSIAN WAY, CASTLE HILL



DESIGN EXCELLENCE REPORT

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DECEMBER 2023

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Acknowledgement of Traditional Custodians

Deicorp Projects Pty Ltd and our team acknowledge the Bediagal people of the Darug Nation, Traditional Custodians of the land on which the project is sited, and pay respect to their Elders past, present and emerging.

Recognition of Traditional Custodians is a vital part of Connecting with Country framework. Team Deicorp, are proud to partner with Danny and Jamie Eastwood to elevate and raise awareness of the stories of the Dreaming and to promote reconciliation of the First Nations people.

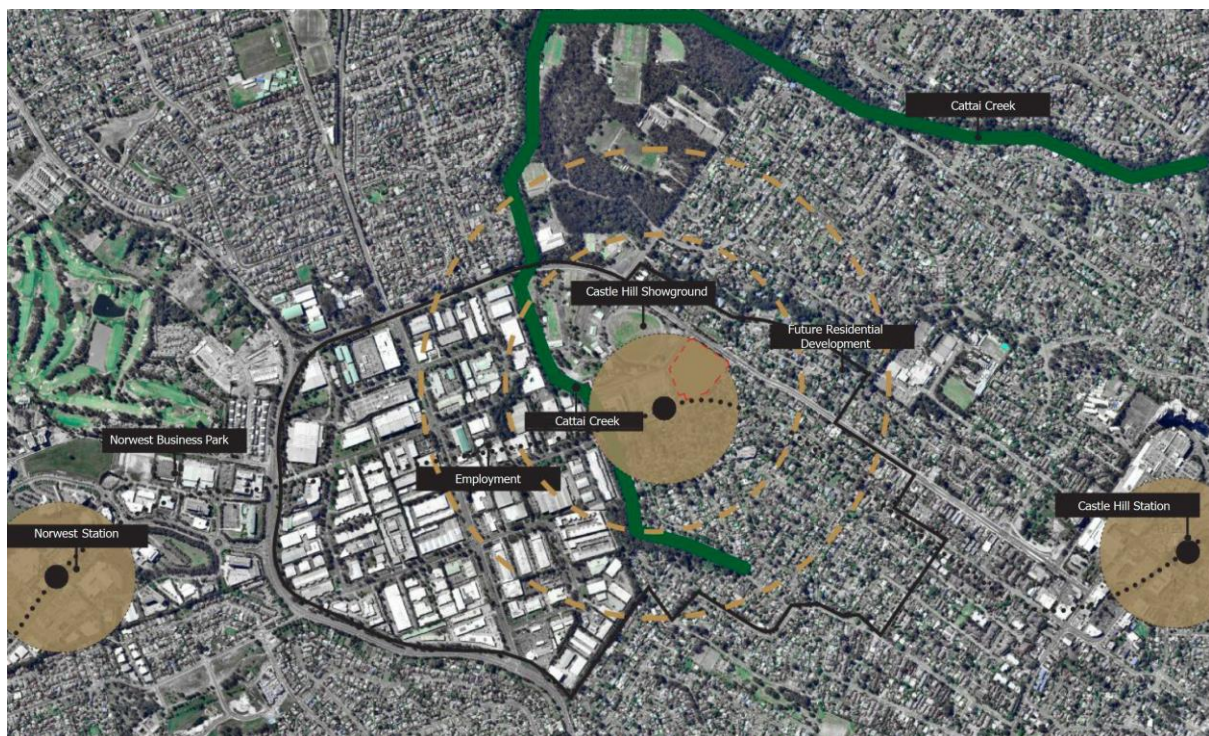


1 | Context

Showground Precinct East is located within the suburb of Castle Hill and is within The Hills Local Government Area.

The Site is 25 kilometres north-west of the Sydney CBD and is connected by Metro North West Line (MNWL) to existing employment and retail centres at Castle Hill, Norwest Business Park, Rouse Hill Town Centre, Macquarie Park, Epping, Chatswood, St Leonards, North Sydney and the Sydney CBD. The immediate area is rapidly transforming from a former established low density residential area, into a high density transport oriented precinct following the establishment of the Showground Station Priority Precinct that was announced by the NSW Government in August 2014 to maximise the use of the Sydney Metro Northwest which has been delivered as part of the North West Growth Area. The Showground Station Precinct was rezoned in December 2017 and is forecast to deliver approximately 9,000 new homes and 2,300 jobs over the next 20 years, transforming the area around Showground Station into a vibrant local centre and contributing to Castle Hill as a strategic centre.

The site is legally described as Lot 56 in DP 1253217 and is known as 3 Andalusian Way, Castle Hill. The location of the site is identified in Figure 1.



1.1 | Objectives of the Development

The objectives of the development are:

- Deliver a vibrant high density residential precinct immediately adjacent to Showground Station which is consistent with the Concept SSDA.
- Provide a high-density development which demonstrates best practice transit-oriented development which will actively encourage the use of public transport which will reduce demand for private car use.
- Maximise the supply and diversity of higher density housing within proximity to Showground Station to provide a unit mix that reflects the needs of the local community.
- Achieve design excellence with a high-quality built form outcome that will contribute positively to the emerging character of the precinct and maximise the amenity for residents.

1.2 | Project Description

The proposed development the subject of this SSD application is for the following works within the three residential development parcels that will be created by Development Consent 988/2022/JPZ:

- Site preparation, including removal of remnant slabs, tree removal, and excavation;
- Construction of a new residential flat development with a total of 873 apartments above basement parking, comprising the following buildings:
 - Lot 3: Building C with a maximum height of 14 storeys and 135 apartments
 - Lot 4: Buildings A and B with a maximum of 16 storeys and 290 apartments
 - Lot 5: Buildings D and E from 3 to 16 storeys and 448 apartments/terraces
- A publicly accessible pedestrian link within Lot 5 between Buildings D and E;
- Landscaping, civil and stormwater works;
- Augmentation of, and connection to, existing utilities as required; and
- Stratum subdivision.



2 | Project Overview



Proposed concept design - North West View from the corner of Showground Road and De Clambe Drive

This Design Excellence Report is prepared by Design Team on behalf of Deicorp Projects Showgrounds Pty Ltd, to support the detailed design development and construction of the State Significant Development Application for 3 Andalusian Way, Castle Hill (SSD-62802207) which forms Showground Precinct East. This report is to be read in conjunction with the Architectural Statement, Design Integrity Report and Architectural drawing packages, prepared by TURNER & Group GSA.

The proposal consists of three residential lots. The development provides 100% residential dwellings in a diverse range of building typologies that range from 3-storey townhouses, 1-3 Bedroom apartments, Adaptable and Liveable.

The proposal has been developed in collaboration with a comprehensive consultant team to address both strategic and detailed issues associated with the site and overall context, their SDRP comments have been amalgamated into this document.

The project has been the subject to a design integrity process throughout the design development period which requires a review by the Government Architect NSW (State Design Review Panel) to ensure design excellence principles and objectives are realised.

This report is intended to be read in conjunction with the approved Concept State Significant Development Application (SSD-9653) and subsequent modifications. The architectural drawings prepared by Turner and Group GSA, landscape drawings prepared by Land and Form, Environmental Impact Statement with appendices prepared by Sutherland and Associates, Connecting with Country Prepared by Danny & Jamie Eastwood and ESD report prepared by E-Lab.



3 | Peer Review

N A T I O N

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SHOWGROUND PRECINCT EAST, 3 ANDALUSIAN WAY CASTLE HILL DESIGN EXCELLENCE REVIEW

The following commentary relates to my ongoing peer review role, and critique of the Architects, Turner, and Group GSA and their consequent work in the preparation of the detailed Development Application for the subject site for Deicorp Showgrounds P/L. Fundamental to the propositions has been the Architects commitment to the principles and Objectives of the Urban Design Guidelines.

The Design Excellence Report, prepared by the Design Team, summarises the detailed responses to the range of comments prepared by the SDRP and answered by the various expert members of the Deicorp Project Team, and I fully support the outcome.

The Design process was founded in a rigorous interrogation of design strategies throughout to develop appropriate representational typologies that well considered the Urban Design Guidelines in the context of the site its adjacencies and connecting to Country framework. Spurious comments relating to building height variance is well made however, the limits dictated by the Approved Building Envelopes, determined the outcomes of the development, and was well covered by Aaron Sutherland, Town Planner.

Opportunities for site permeability and the visual connectivity from perimeter to interior Courtyards is well established which together with the considered planting, will provide a rich character through its selected themes, in the creation of a magnificent Public Domain.

Fundamental to the total outcome of the Showground Precinct Development is the Commitment to a diverse architectural expression. The selection of Architects for the Design is founded in this pursuit. Whilst the eastern and western zones have differing Architects the architectural expressions maintain a familial representation in their expressions and materiality, thus developing a cohesive totality in its landscape. Particular detail has been developed in the varying expressions in the Podia. The resultant contribution to the streetscape and human scale references form an admirable contribution to the Urban outcome of the Showgrounds development.

The detailed planning of the Apartments has generally highly considered and provide genuine ADG compliance and a high quality range of typologies that achieve quality and amenity for all.

This summary fully supports the Development Application Submission and looks forward to Experiencing the Built reality.

Robert Nation AM
Architect

4 | State Design Review Process

As part of the preparation of the detailed development application, the project has been subject to formal design reviews with the State Design Review Panel for the Showground Precinct East within the Hills Showground Precinct. This panel has been established by the Government Architect NSW and was required as part of the Development Condition of Consent.

Showground Precinct East Design Review Panel comprised the following members:

- Guy Sturt
- Peter St Clair
- Nicole Leuning
- Emma Kirkland (Chair)

The Design Review Panel (DRP) meeting was held on 1st November 2023 where the design team presented the project and addressed a broad range of issues in detail, including:

- | | |
|-----------------------------|-----------------------------------|
| ▪ Site structure | ▪ Building envelopes |
| ▪ Place making | ▪ Public domain interface |
| ▪ Landscape and open space | ▪ Site permeability |
| ▪ Ground plane activation | ▪ Pedestrian movement |
| ▪ Diversity in architecture | ▪ Sustainability |
| ▪ Car parking strategies | ▪ Diversity of housing typologies |

5 | State Design Review Panel Meeting

The SDRP meeting was structured to align with the design development process, with the focus starting on the project vision, site structure and massing, then moving into detailed planning, technical input and resolution, and building articulation.

The content of the meeting was structured as follows:

State Design Review Panel Meeting (01.11.2023) –

- | | |
|---------------------------------------|---|
| ▪ Project Vision | ▪ Ground plane activation |
| ▪ Site analysis | ▪ Built form |
| ▪ Place making | ▪ Facade typologies and diversity in architecture |
| ▪ Public and private domain interface | |

Detailed responses were issued by the panel, with these comments reviewed by the design team, tested and, where applicable, changes integrated into the proposal.

The outcomes of these studies, development of the proposal and response to these items will be presented to the panel post lodgement.



6 | Design Methodology

The design team established a methodology for the development of the detailed design through a process of testing and evaluation against the objectives articulated in the approved design guidelines, as follows:

1. Understand the Concept Approval

Detailed review and analysis of the Concept Approval and associated Urban Design Guidelines.

2. Incorporate new information

Incorporate client, market and technical input within the framework of the Concept Approval

3. Explore Opportunities

Refine the detailed design, in line with the Concept Approval, with amenity and sustainability as key drivers within the design process

4. Evaluate potential refinements

Establish a process of evaluation of the proposal against the objectives and controls identified within the Concept Approval (Refer to the Design Integrity Report for details)

5. Design Review Dialogue

Respond to and incorporate State Design Review Panel feedback

6. Continued Design Development

Continued refinement and design resolution of the proposed scheme.

This process allowed for a series of refinements and improvements across the design development of the proposed scheme, while maintaining and strengthening the established framework and principles. The result is a scheme which achieves the design objectives of the Concept Approval, in accordance with the Urban Design Guidelines and the Landcom Design Excellence Strategy.

7 | Advice from SDRP & Design Refinements



Proposed concept design - View from South East Sub-divided road

A number of key refinements, improvements and areas of design development were presented to the panel during the State Design Review meeting, each serving to reinforce the principles and objectives of the Urban Design Guidelines.

These items were developed, reviewed, and assessed against the Design Guidelines, incorporating, and responding to feedback from the SDRP and include:

- | | |
|--------------------------------------|------------------|
| 1) Connecting with Country | 2) Site Strategy |
| 3) Landscape and Public Domain | 4) Architecture |
| 5) Sustainability and Climate Change | |

These items are discussed at high level within this section, with emphasis on objectives and alignment with SDRP feedback.

For further detail please refer to:

- | | |
|------------------------------------|--------------------|
| ▪ Design Integrity Report | ▪ DA Design Report |
| ▪ Development Application drawings | ▪ Landscape Report |
| ▪ Civil Report | ▪ ESD |
| ▪ Connecting with Country | |

7.1 | Connecting with Country

SDRP 1 - Comment 1:

"The project team is commended on the initial engagement with Traditional Custodians and inclusion of a cultural consultant within the design team."

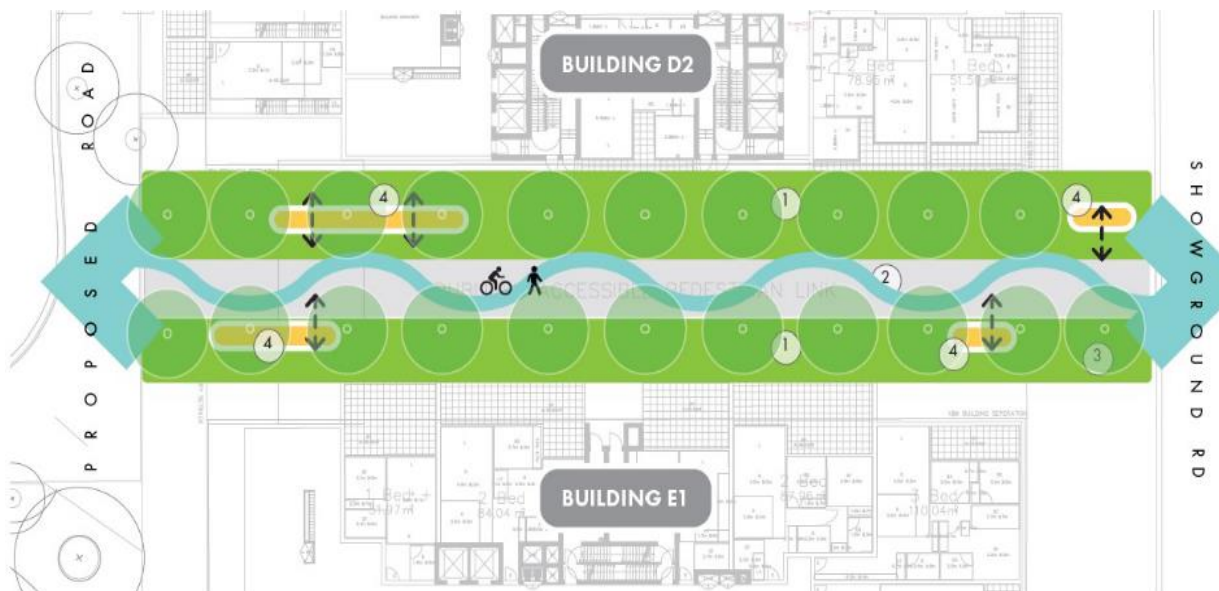
1. The public art between buildings D2 and E1 is supported, however sufficient scope should be given to the project to ensure a meaningful impact can be made to support Country, including:
 - a) Enhancing the local Cumberland woodland character of the precinct.
 - b) Protecting and supporting local wildlife.
 - c) Enhancing the connection to Cattai Creek.
 - d) Ensuring ongoing engagement with Traditional Custodians informs the architecture and landscape response."

Response:

- Charlie Robinson
Landscape Architect
Landform

In conjunction with Danny Eastwood and Jamie Eastwood [Indigenous Artist]. The scheme incorporates Native Cumberland woodland species including: *Eucalyptus moluccana*, *Eucalyptus tereticornis*, and *Eucalyptus crebra*. Reinforcing the theme of Cattai Creek – a fluid form and an interpretive paving pattern and locally sourced stone has been incorporated.

Please refer to Public Art package.



SDRP 1 - Comment 2:

2. "Refer to GANSW Connecting with Country Framework to assist in developing design concepts for the project. A copy of the framework can be found on the GANSW website."

Response:

- Poonam Chauhan
Development Manager
Deicorp

Connecting with Country is reinforced through an interconnected green space network providing a physical and spiritual connection to Cattai Creek. The green spaces are embellished with native planting and engraved with indigenous words telling the native bird dreaming stories to create an immersive experience that awakens the senses and inform a deeper understanding of country.

Following workshops with the local indigenous community groups led by Uncle Danny and Jamie Eastwood the proposed design, landscape plans and connecting with country framework was presented to the local indigenous groups as part of the ongoing consultation process.

It was requested that the landscape plan reinforces the theme of Cattai Creek with a fluid and interpretive paving pattern from locally sourced sandstone.

The local indigenous communities are strongly appreciative that these requests have been incorporated into the Showground Precinct East landscape plan.

The local indigenous community is strongly appreciative that the proposed development includes 44 Affordable Housing Units which supports the diverse socio-economic population and indigenous population of Castle Hill.



Indigenous Artist Plan

Darug Bird Dreaming Stories

- : The first sunrise and the arrival of birds
- : How the birds got their colours
- : Great Emu in the sky
- : How the Kookaburra got his laugh

7.2 | Site Strategy

SDRP 1 - Comment 3:

"It is understood that there is limited scope to amend the approved Concept Plan. However, it is noted that the precinct would benefit from greater variation in building heights."

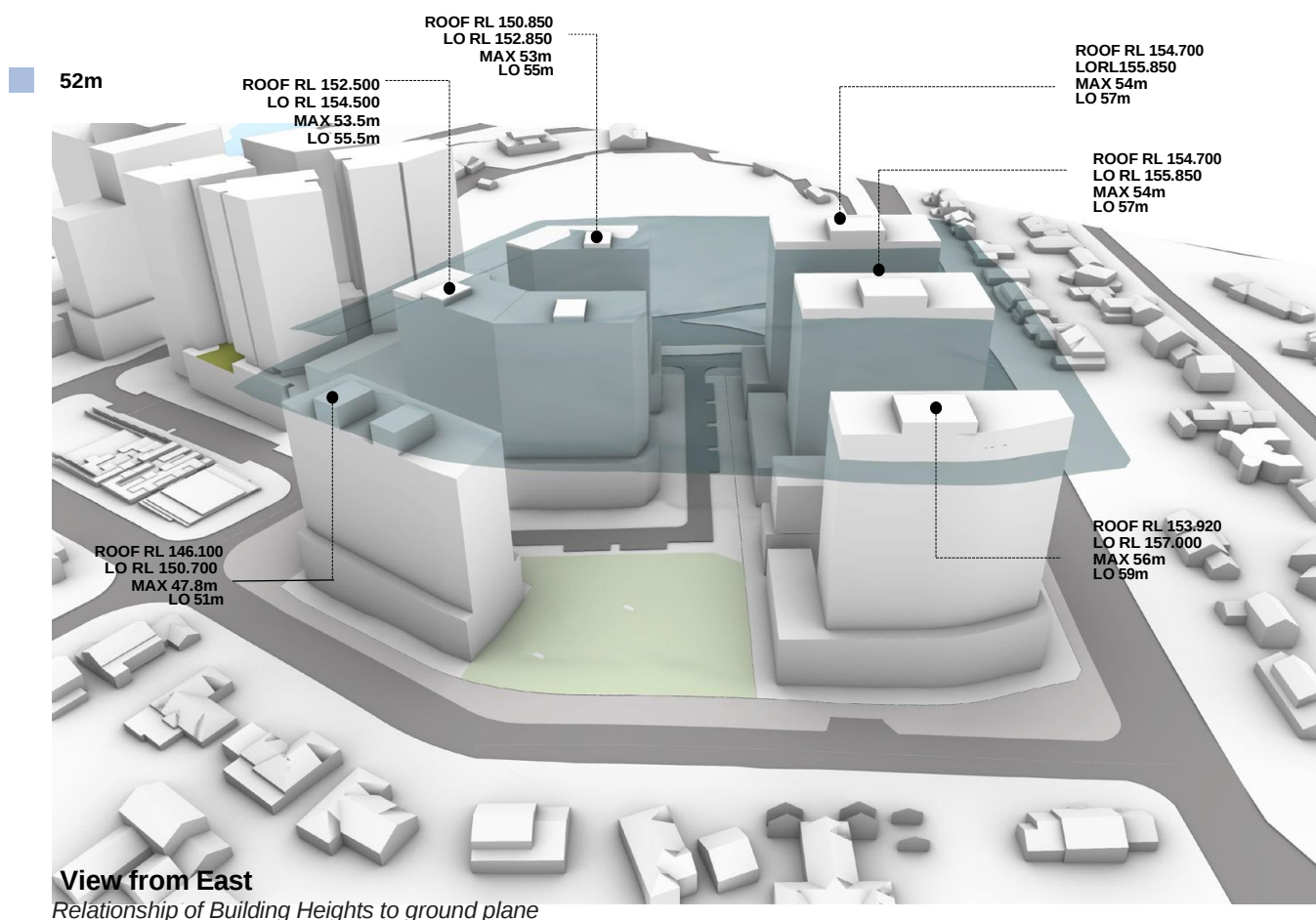
3. *Explore the potential to reduce the height of the north of the site and add more height to the south to improve amenity, particularly increased solar access."*

Response:

- Aaron Sutherland
Town Planner
Sutherland and Associates

In relation to the feedback concerning a redistribution of scale across the site, the site is subject to approved building envelopes which have resulted from a rigour design process undertaken by Landcom and S4.24 of the EP&A Act requires that the proposed design is consistent with those envelopes. Accordingly, it is not open to the applicant to re-visit the first principles of distribution of scale across the site which has already been established.

Likewise, in relation to the suggestion to extend the terrace typology across into Lots 3 and 4, the Urban Design Guidelines specifically require this typology for Lot 5 and the proposal is consistent with this vision.



7.3 | Landscape & Public Domain

SDRP 1 - Comment 4:

“4. The Castle Hill Showground is home to one of the oldest and most influential agricultural shows in Australia. Ensure that the history and character of the Showground is referenced within the design, and permeability is prioritised to ensure visual connections.”

Response:

- Charlie Robinson
Landscape Architect
Landform

In addition to Design With Country themes, the design captures Post Colonial themes as identified in the Urban Design Concept - Hills Showground Aboriginal and non-Aboriginal Heritage Impact Statement (GML, 2019):

Theme 3 - Agriculture and Orchardng:

Plant communal vegetable gardens and fruit trees in communal open spaces.

Theme 4 - Pride in the Hills:

Provide visual and physical connections to the adjacent Castle Hill Showground. Provide public art and interpretation in public spaces.

Acknowledge the context of ‘The Garden Shire’ through extensive tree and understory planting, planted setbacks to buildings, green roofs and podium gardens and visual connections to open spaces.



Malabar Coastal Walk Engraving

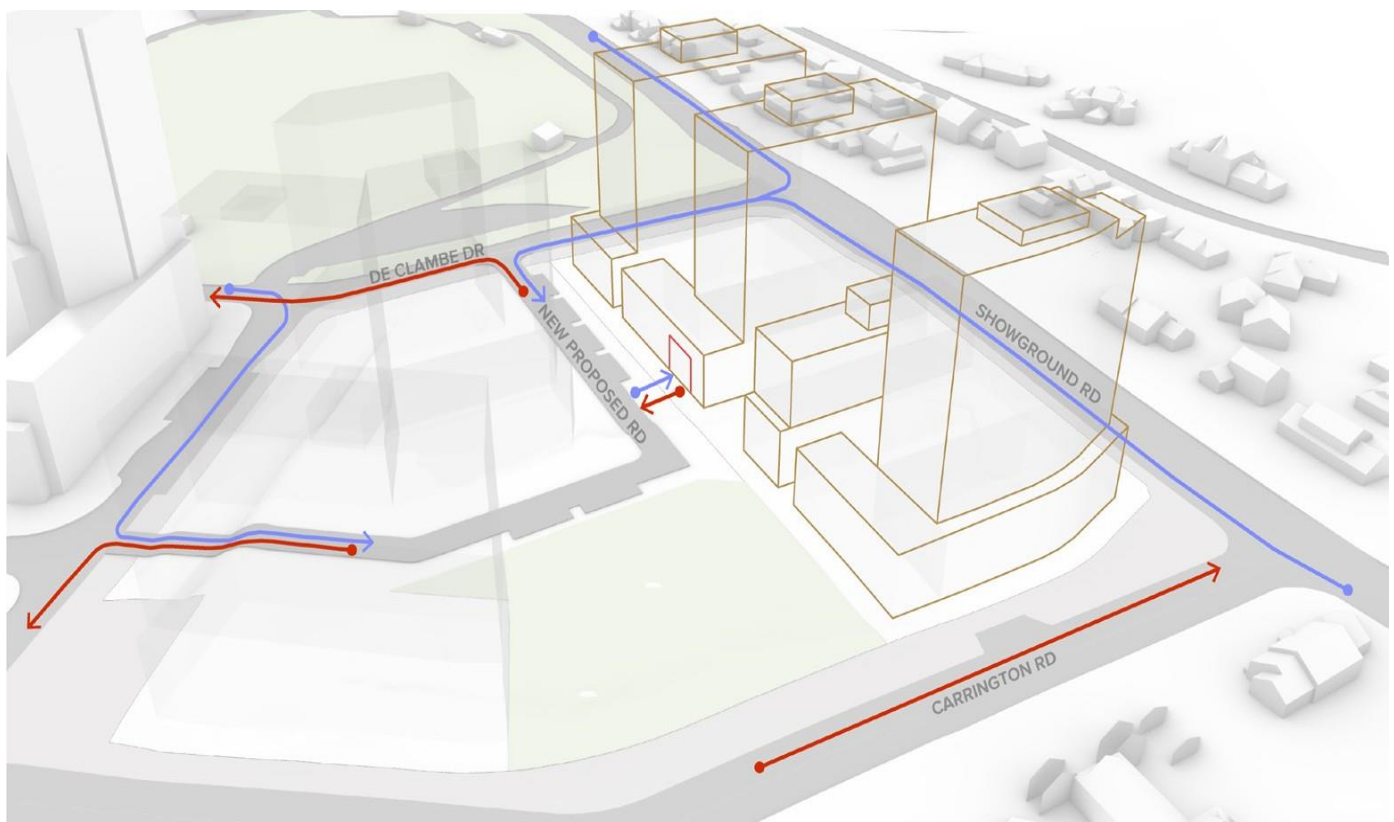
SDRP 1 - Comment 5

“5. While pedestrian crossings and cycle paths are outside of the scope of this proposal, ensure site access, landscape design and building entries respond to the broader network, and infrastructure is provided, including bicycle parking.”

Response:

- James McCarthy
Architect
Turner

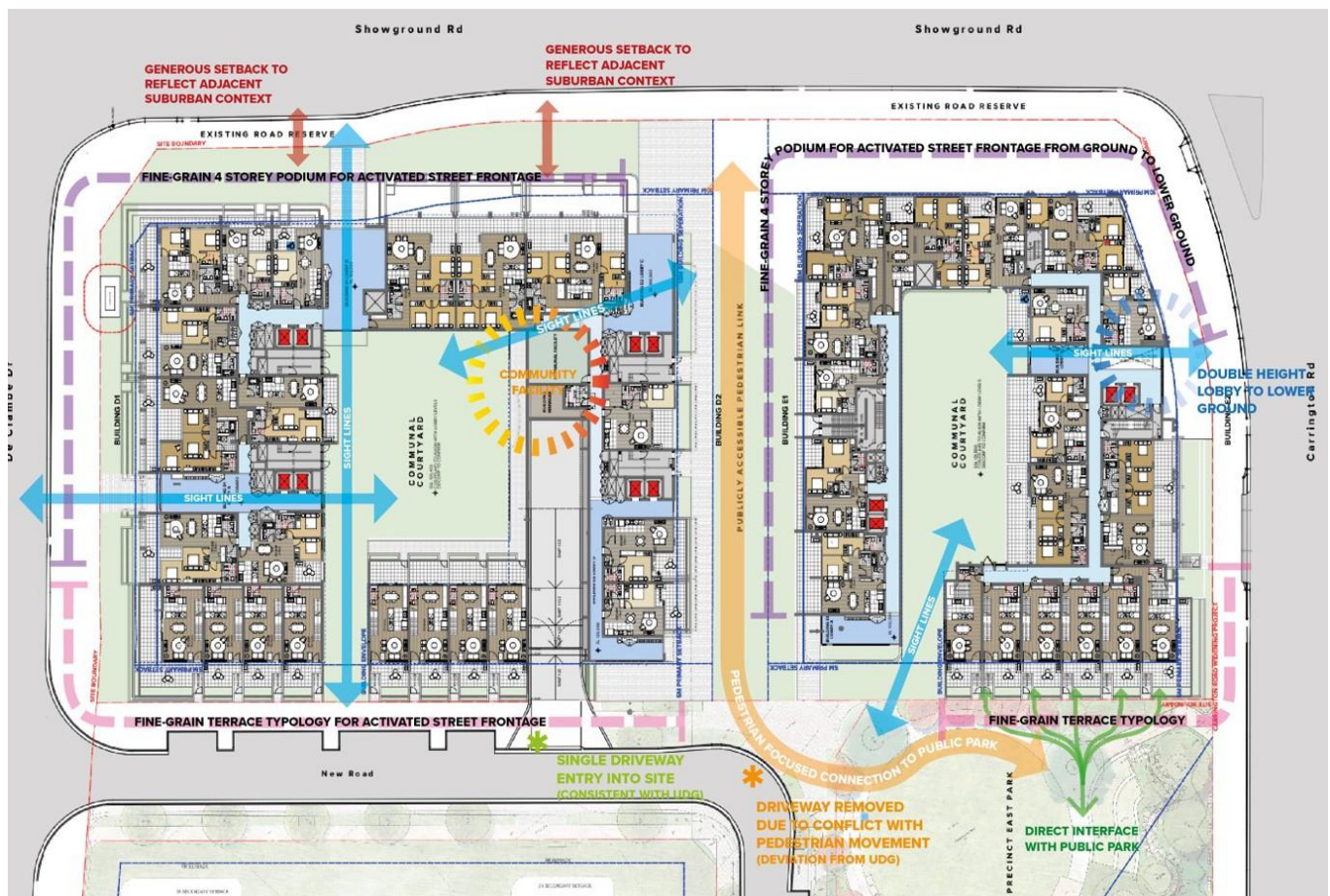
The proposal seeks to deliver a pedestrian centric public domain where the impact of cars and traffic movement is carefully managed. A key design move has been the consolidation of the car park entries and loading docks for Buildings D & E into a single entry/exit point located on the sub-divided road. This has removed traffic movement conflicts at the western end of the publicly accessible pedestrian link. The loading dock is located within the basement and allows for trucks to enter and exit the site safely in a forward's direction.



LEGEND

- OUTBOUND FLOW
- INBOUND FLOW
- BUILDING ENVELOPE

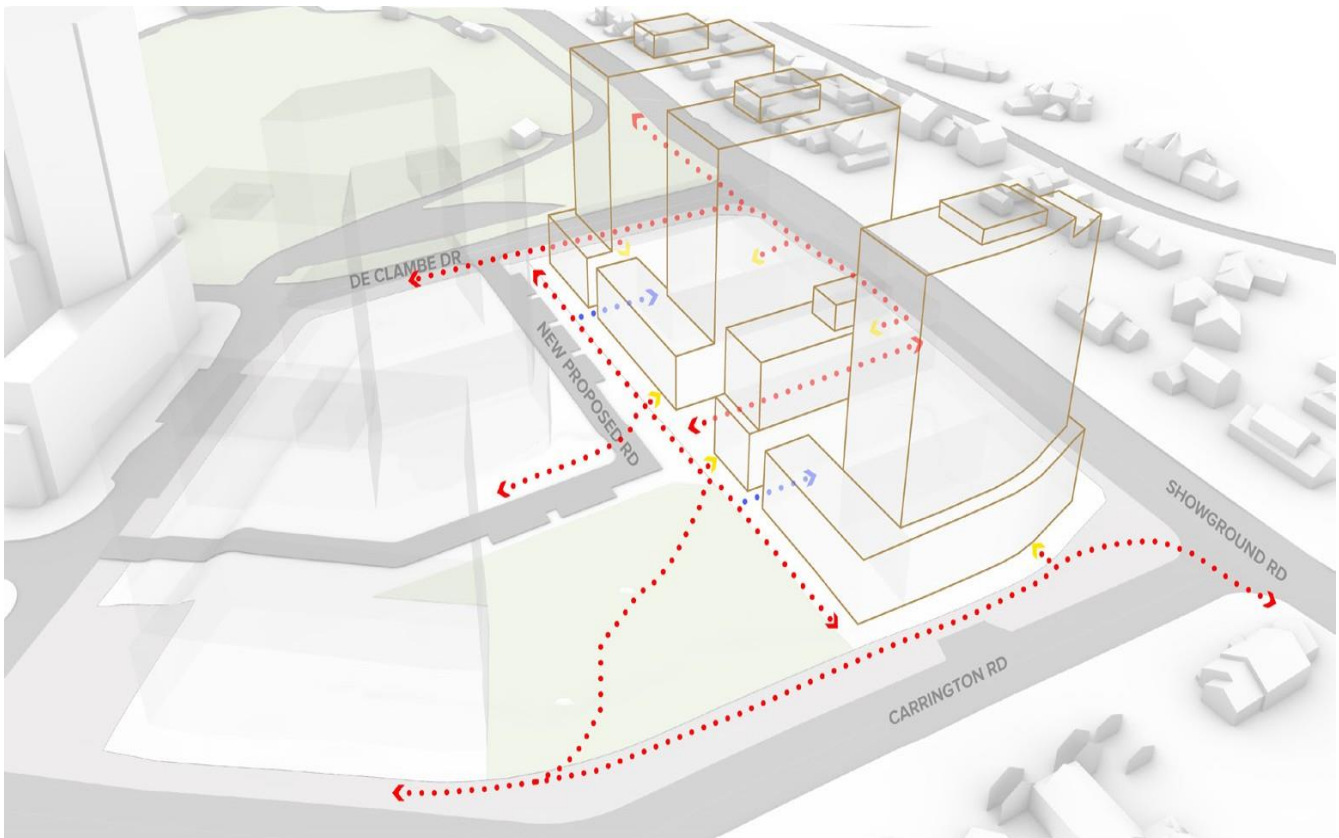
Vehicular movement



Ground Level Sight lines & permeability

The consolidation of the car park and loading dock has allowed for a highly activated north-west corner to Building E1, characterised by generous residential entry lobbies and direct sightlines into the central communal courtyard area. This greatly improved street edge activation and passive surveillance allows for a safe and inviting public domain for pedestrians and cyclists to use at all times of day.

The enhanced public domain created by this change, has allowed for unimpeded pedestrian and bicycle movements from the pedestrian accessible through site link to the new eastern park, creating a green network of pathways and parkland that connects the wider precinct.



LEGEND

- • • • • PUBLIC DOMAIN MOVEMENT
- • • • • PRIVATE DOMAIN MOVEMENT
- • • • • LOBBY ENTRANCE
- BUILDING ENVELOPE

Pedestrian movement

The proposal has allowed for a considered pathway network to all streetscapes, including the introduction of the new pathway along the western side of Buildings E1 & E2. This new route connects the sub-divided road to Carrington Road and provides direct access to the private open space of the proposed parkside townhouses. The new pathway has been designed with consideration for both pedestrian and bicycle movement, therefore giving sufficient and appropriate street address to these parkside homes.

Overall, the proposal is cognisant of the design intent of the Approved Concept Plan controls and objectives, and of the already built street network that Landcom have delivered as a part of the Showgrounds Station Precinct. This already built road network has integrated multiple traffic signalled road junctions that allow for safe pedestrian and bicycle movement into the street network adjacent to this proposal, namely traffic signals: at the junction of Showgrounds Road and Declambe Drive, at the junction of Carrington Road and Andalusian Way, at the junction of Carrington Road and Doran Drive. There a short distance between these junctions, making for a permeable and inviting new precinct and quick access to the Metro Station.



Aerial view from Carrington Road



View from Precinct East Park

SDRP 1 - Comment 6:

“Demonstrate which trees are being retained in the proposal and justify any deviation from tree retention in the approved Concept Plan. Ensure that building setbacks provide adequate space allowance for tree protection zones.”

Response:

- Charlie Robinson
Landscape Architect
Landform

Please refer to Tree management Plan and Arboricultural Impact Assessment Report by Raintree consulting. Most of the existing trees to external streetscapes are noted to be retained.

An additional seven (7) trees require removal from the previous Consent to accommodate the current development proposal being trees:

T24, 25, 26, 26.1, 26.2, 27 & 28.

This is largely due to the building footprint and basement.



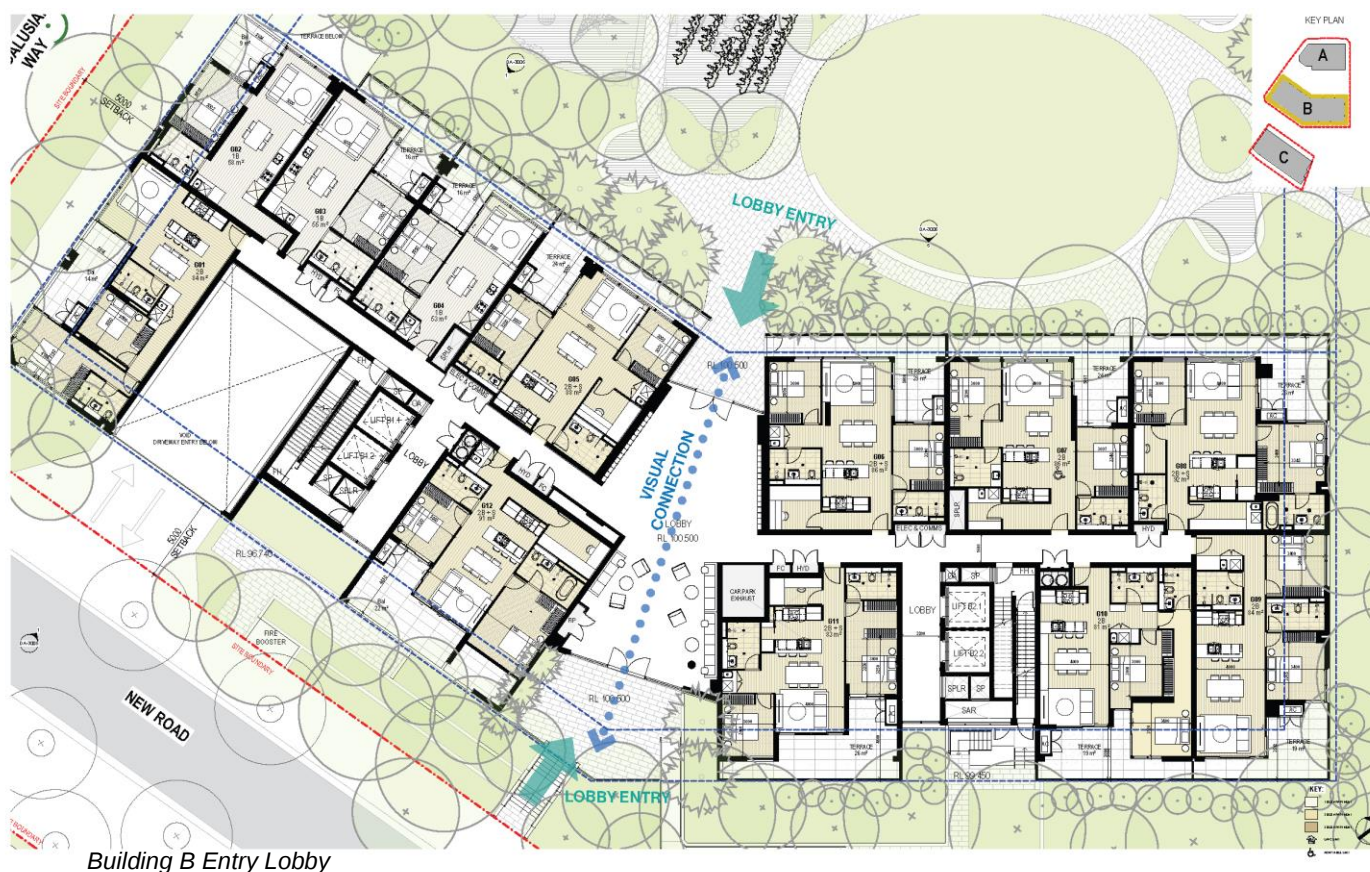
SDRP 1 - Comment 7:

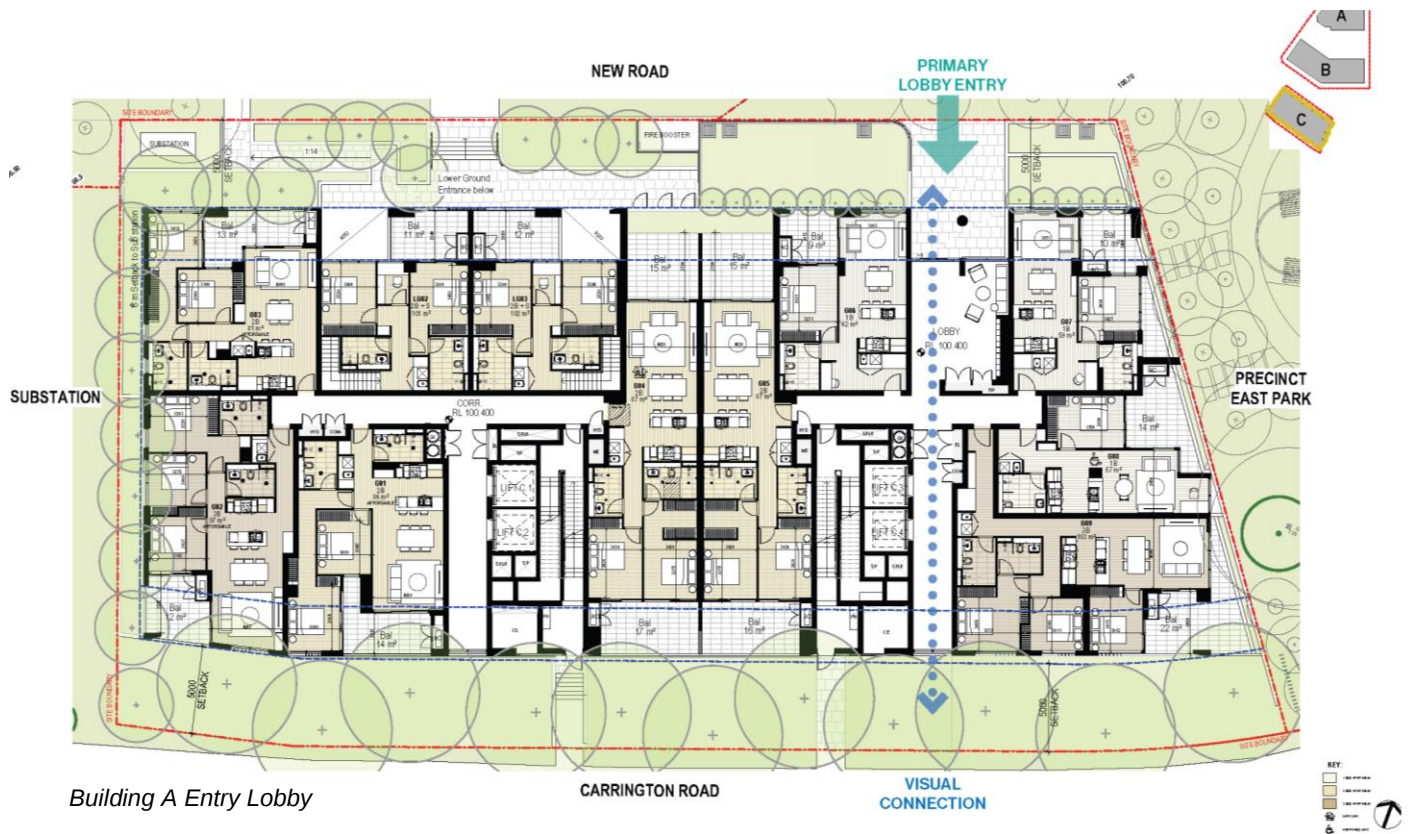
“Sightlines from the public domain through to the communal courtyards are supported. Reconfigure entrance lobbies to ensure this is achieved for all blocks across the precinct.”

Response:

- Shane O'Donnell
Architect
Group GSA

A key design move was to provide a more generous entry centrally located in Building B forming both a pedestrian link for residents and direct sightlines from New Road to the central courtyard beyond. Similar updates to Building A & C provide direct views through both lobbies visually connecting the public domain.





SDRP 1 - Comment 8:

“Extend the concept of biophilic design from the landscape through to the architecture and internal spaces.”

Response:

- Charlie Robinson
Landscape Architect
Landform

The landscape Design provides and extensive landscape setting and tree canopy with Deep soil setbacks as per the Urban Design concept and guidelines.

The Landscape podiums incorporate a 500mm set down and a 1.5m set down to the through site link in addition to mounding to achieve extensive canopy to mitigate built form and reflect the context of ‘The Garden Shire’ through extensive tree and understory planting, planted setbacks to buildings, green roofs and podium gardens and visual connections to open spaces.



SDRP 1 - Comment 9:

“Reconfigure the basement design to increase soil provision to public streets.”

Response:

- James McCarthy
Architect
Turner

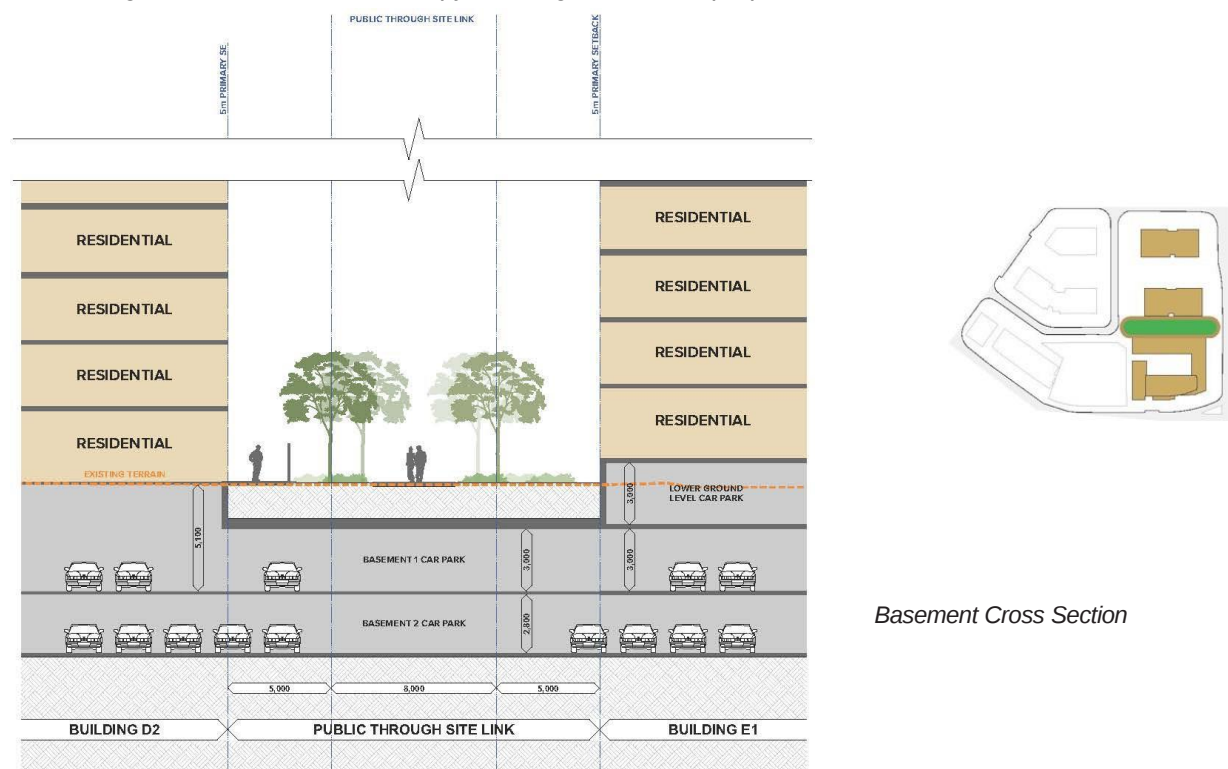
The car park generally sits directly under the footprint of the buildings overhead. The extent of car park does not fill the site and has generous setbacks from all of the site boundaries. The car park has been designed to allow for significant deep soil areas, which is in excess of the ADG requirements.

A key design move has been the consolidation of the car park entries and loading docks for Buildings D & E into a single entry/exit point located on the sub-divided road. This has removed the need for driveways and hard landscaping at the western end of the publicly accessible pedestrian through site link. The consolidated loading dock is located within the basement and maximises the efficiency of the carpark extend.

Within the publicly accessible pedestrian link, the proposal incorporates a 2m set down of the basement slab. This allows for significant soil depth sufficient for large tree types and quality soft landscaping. The 2m set down for soil allows for a flush condition within the public domain, free of mounding and low retaining walls, for a more open and permeable streetscape.

As a general note, the proposal allows for significant soft landscaping with adequate soil depths to central communal courtyards, and to the podium and townhouse rooftops, providing a green roofscape that minimises urban heat island affect.

Refer to the Landscape Architect's report which details soil depths, deep soil allocation, planting types, and the significant extent of tree canopy coverage within the proposal.



Basement Cross Section

7.4 | Architecture

SDRP 1 – Comments:

“The use of different architectural teams to ensure diversity is supported. However, given the scale and complexity of the proposal, it is important that clarity and vision is maintained.”

SDRP 1 - Comment 10:

“Develop the architectural expression, including material, facade and articulation, to ensure a coherent approach to achieving the vision across the precinct.”

Response:

- **Shane O'Donnell**
Architect
Group GSA

GSA have approached a site wide strategy taking inspiration from the adjacent Doran Drive precinct, Castle hill train station and Castle Hill Showgrounds and using materials and architectural form in keeping with both the contemporary and local brick vernacular.

The solid sculpted base of Building A podium in Lot 4 is formed in a terracotta tile, angular in nature, interacts with the tower form above.

The tower is expressed by horizontal slabs overlayed with vertical framing and angular shading. The angular form responds to the existing built form set out in the concept plan however the buildings indentations and angular louvres reduce the bulk and scale of the massing offering diversity and simplicity.

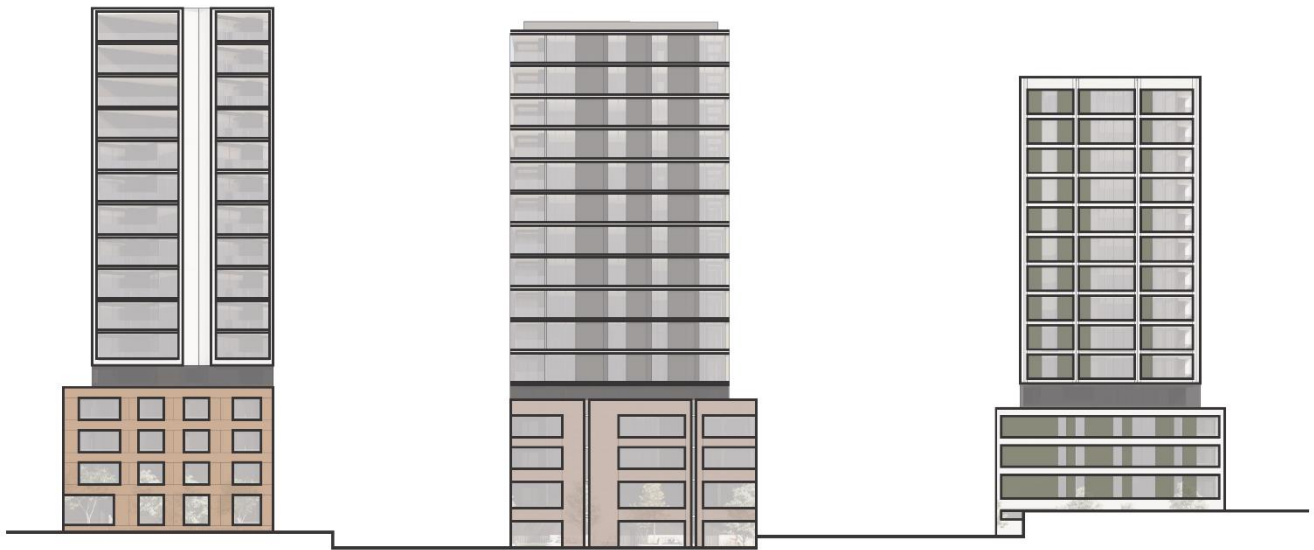
The highly visible feature northern façade responds to the showgrounds and its open space creating elegant views towards Building A.

Building B podium level consists of a warm brick articulated with vertical indentations and detailed brick relief responding to the local vernacular of the Castle Hill.

The solid podium form contrasts with the tower above. Exposed horizontal slab edges with metal framed glazing offer a lighter approach to the built form of Lot 3 & 4. This lighter approach responds to the massing of the adjacent Buildings A & C acting as the mediator.

The podium of Building C in Lot 3 consists of white paint finished concrete banding with vertical green brick infills and metal framed glazing. This alternative yet respective colour pallet takes inspiration from the nearby Metro Station while the vertical precast grid above respects the nearby substation.





Building A

Building B

Building C

THE SHOWGROUNDS VIEW

PODIUM

SOLID SCULPTED BASE, ANGULAR IN NATURE, TO INTERACT WITH TOWER FORM ABOVE

TOWER

EXPRESSED HORIZONTAL FORM OVERLAYED WITH VERTICAL FRAMING AND ANGULAR SHADING IN TOWER

RESPONSE

HIGHLY VISIBLE FEATURE ELEVATION RESPONDS TO THE SHOWGROUNDS AND ITS OPEN SPACE

THE MEDIATOR

PODIUM

VERTICAL ARTICULATION USING BRICK INFILL PANELS, SIMILAR TO TOWER C

TOWER

LIGHTER BUILDING FORM OF GLAZING AND EXPOSED HORIZONTAL SLAB

RESPONSE

INFILL GLAZING WITH EXPOSED CONCRETE SLAB EDGE, BRICK AND METAL VERTICAL PANELS

THE METRO LINK

PODIUM

BRICK WITH PRECAST AND BRICK BASE

TOWER

GRID FORM WITH BRICK AND GLAZING INFILL PANELS IN TOWER, VERTICAL ARTICULATION OF BRICK

RESPONSE

RESPONDS TO NEARBY SMALL-SCALE RESIDENTIAL & STATION METRO ON CARRINGTON ROAD

BUILDING A



MATERIAL AND FINISHED LEGEND

- 01 GLASS BALUSTRADE
- 02 WHITE VERTICAL LOUVRE
- 03 POTENZA TERRACOTTA TILE
- 04 METAL OR PAINT FINISH- LEXICON WHITE
- 05 PAINT FINISH- DOMINO



BUILDING B



(01) (04) (06) (07) (08)

MATERIAL AND FINISHED LEGEND

- (01) GLASS BALUSTRADE
- (04) PAINT FINISH- LEXICON WHITE
- (06) FACE BRICK
- (07) BLACK VERTICAL LOURVE
- (08) METAL - BURNT SIENNA



BUILDING C



(04) (05) (07)



(09) (10) (11)

MATERIAL AND FINISHED LEGEND

- (04) PAINT FINISH- LEXICON WHITE
- (05) PAINT FINISH- DOMINO
- (07) BLACK VERTICAL LOURVE
- (09) BLACK METAL BALUSTRADE
- (10) METAL - AMPHITRITE COLOUR
- (11) FACE BRICK - GREEN



- **James McCarthy**
Architect
Turner

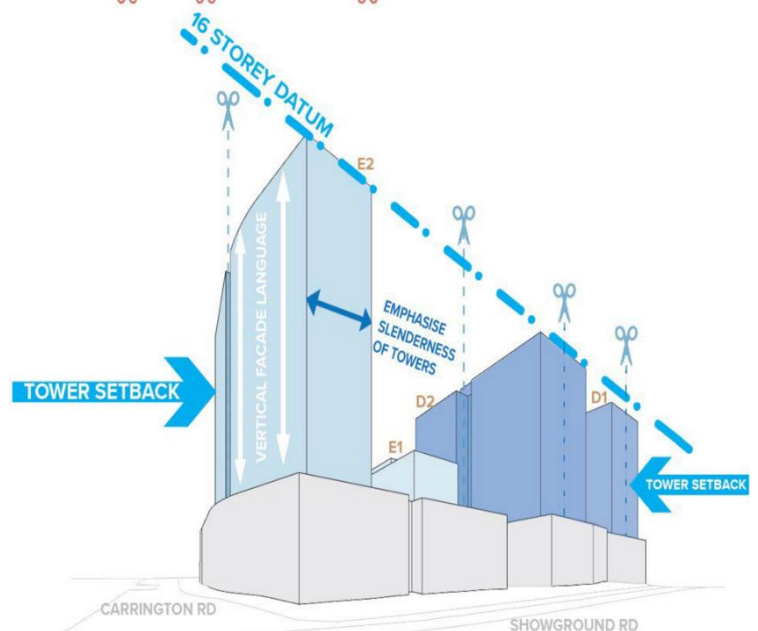
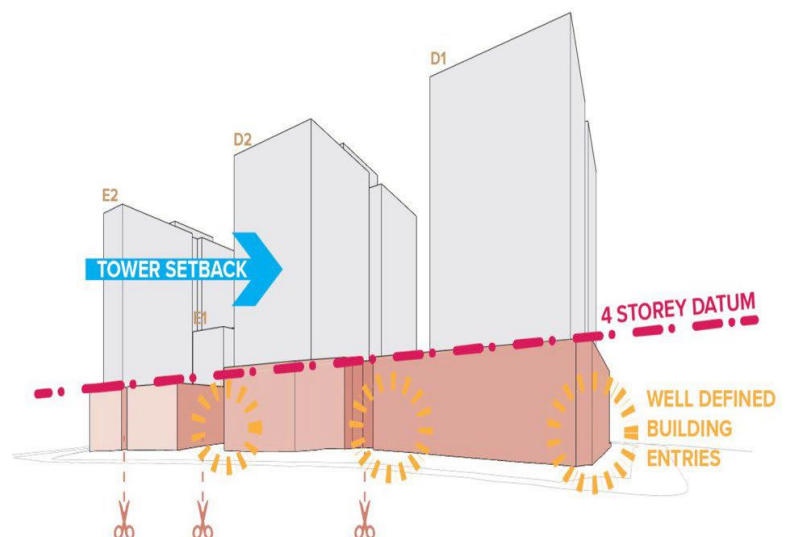
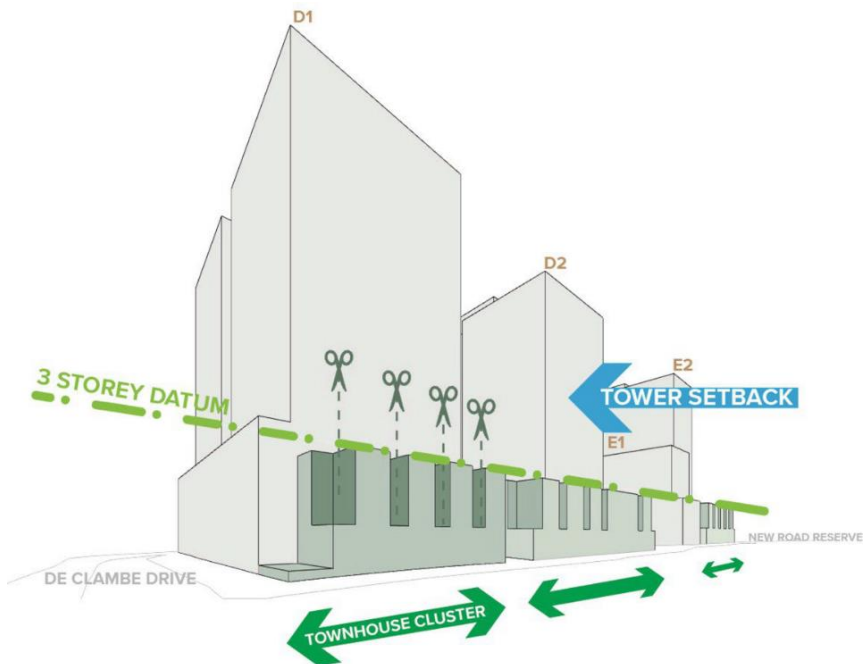
For the precinct to read as a cohesive grouping of buildings with a considered streetscape, there needs to be key datums and alignments precinct wide.

These datums and alignments have been established in the very detailed and prescriptive Concept Plan Urban Design Guidelines. Street setbacks, stepped facades, facade lengths, and building height datums have all been established by the Concept Plan approval. This planning context has provided for a very coherent and consistent approach to building massing across the Showgrounds East Precinct. Turner is fully compliant with the setbacks and building separation as set out by the Concept Plan approval and is therefore in alignment with the vision and design intent of the precinct.

With regards to architectural styles and design intent, the above highly prescriptive and consistent building massing requirements allows the subsequent architectural language to be highly diverse and playful but still read with as a coherent streetscape.

The architectural response by Turner has aimed to provide some familial elements across all buildings that tie the design intent together, but also allow for sufficient diversity of materials and façade design.

The Turner designed Building D & E podium buildings champion the use of brick. This high quality and low maintenance material brings colour and texture to the lower levels of the buildings and ensures the quality of the facades into the future. The podium facade types change at intervals along the street edge to ensure a playfulness and diversity. The strong use of brick at these lower levels grounds the buildings.



The streetscapes are characterised by generous setbacks which deep soil and significant tree canopy coverage, further adding to the fine grain human scale of the townhouses, private terraces, fences, planters, and gates.



North West Perspective from corner of Carrington Road and Showground Road



North East perspective from the corner of showground Road and De Clambe Drive



South West Perspective from sub-division road



North East perspective from the corner of showground Road and De Clambe Drive

The Building D1 and D2 towers above are more open in their façade design to avail of the significant northern views over the adjacent Showgrounds. Building D1 has a strong vertical emphasis, with two storey stepped brick piers captured by expressed slab edges that have a deep scalloped edge detail.

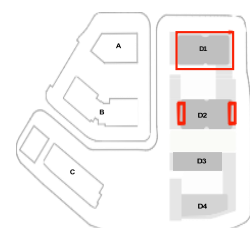
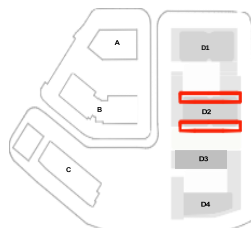
Building D2 is characterised by a strong horizontal emphasis with natural finish concrete spandrels that create a highly graphic façade composition. The colour tones of the Building D1 & D2 towers are of light white and silvery hues, in contrast to the darker brick tones of the podium below.



BUILDING D2 TOWER



BUILDING D1 TOWER



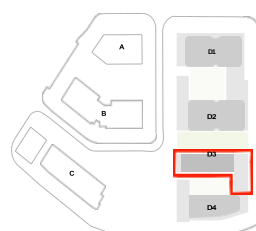
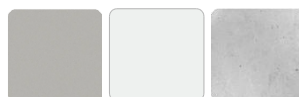


Northern perspective from Showground Road

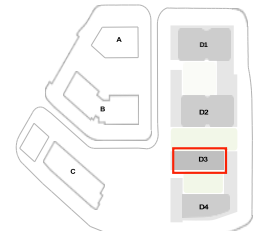
Building E1 integrates some of the horizontal proportions of the adjacent Building D2 so that the proposed publicly accessible pedestrian through site link has a coherent and calm streetscape, where the landscaping and Designing for Country artwork is the hero, and the buildings are the backdrop.



BUILDING E1 PODIUM



BUILDING E1 TOWER



The Building E1 upper levels are envisaged as a pavilion-like building, with extensive glazing enjoying the outlook over the proposed publicly accessible pedestrian through site link, and to the new Eastern Park. The façade uses a combination of warm bronze tones and alternating and projecting screen elements.



Building E2 sits at a key corner at the junction of Carrington Road and Showgrounds Road. It's needs to manage traffic noise and other privacy considerations at its lower levels. In contrast to the mainly glazed Building E1, the adjacent Building E2 uses brick as its predominant material to all levels.

The façade uses a jump scale of two and three storey proportions to capture the vertical brick blades.

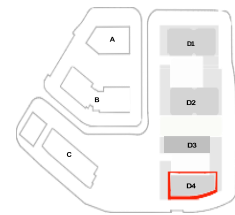
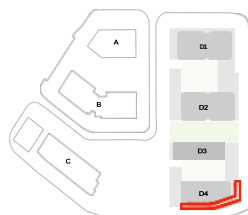
The narrow 18m Building E2 has a rounded nose as it comes to the corner at Showgrounds Road, wrapped by continuous bronze vertical metal balustrades. The top of the Building E2 tower is marked by a stepping roofscape that follows the steep topography of this part of the site and creates a glazed 'crown'.



BUILDING E2 PODIUM



BUILDING E2 TOWER





Aerial view from Carrington Road

The resulting design for the proposed buildings allows for a highly considered outcome with a balance of diversity in architecture, that is linked by familial architectural elements and materials.

KEY DESIGN PRINCIPLES



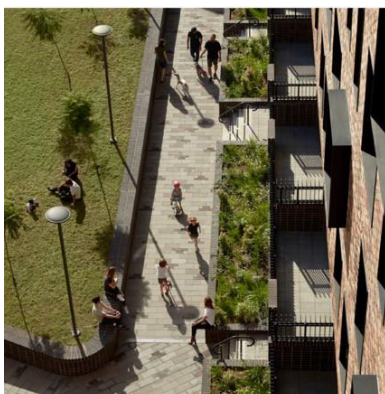
Local Identity



Integrated And Meaningful
Landscaping



Connectivity Through Enhanced
Access And Amenity



Providing High Amenity For All
Residents



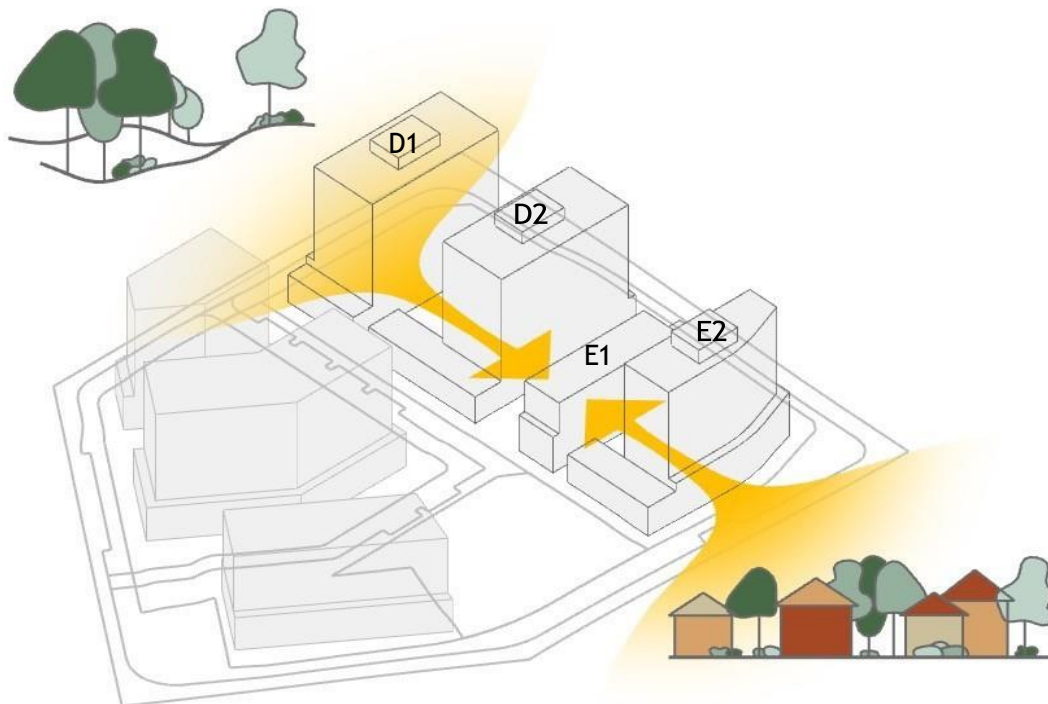
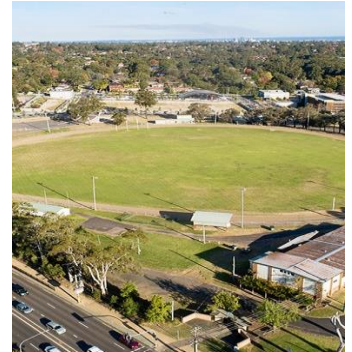
Diversity Of Built Form

LINK BETWEEN THE SHOWGROUND AND SUBURBAN CONTEXT

The proposal is a residential village that bridges the connection between the park-lands and suburban neighborhood.

CONNECTION TO THE SHOWGROUND

Buildings D1 and D2 will take its inspiration and design cues from the extensive parklands and its natural surroundings



CONNECTION TO THE SUBURBAN CONTEXT

Buildings E1 and E2 will take its inspiration and design cues from the suburban grid and strong brick vernacular architecture from the existing neighbourhood





BW1 BOWRAL BRICK 76 BOWRAL BROWN



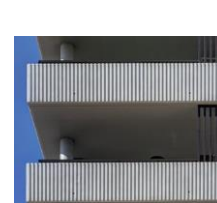
BW2 BOWRAL BRICK 76 SIMMENTAL SILVER



BW3 AUSTRAL BRICK HAMPTONS WHITEHAVEN



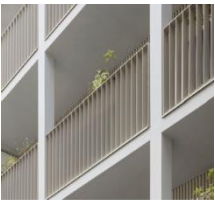
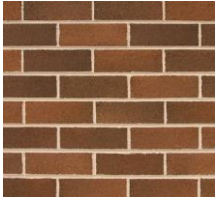
CON1 CONCRETE NATURAL FINISH



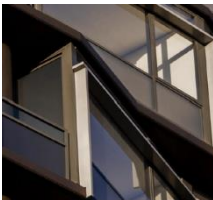
CON 2 CONCRETE TEXTURED FINISH



CLD1 EQUITONE LINES



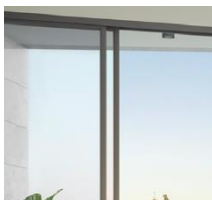
PCF1 DULUX TONE FLAT WHITE



PCF2 DULUX TONE MEDIUM BRONZE



PCF3 DULUX TONE DARK BRONZE



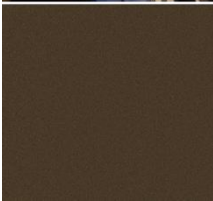
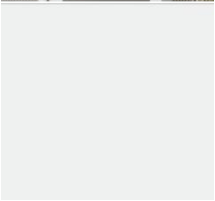
PCF4 DULUX TONE MATT DUNE



PCF5 DULUX TONE RED BRUSH APPLE



CG1 CLEAR GLASS



This predominate use of brick in Building E1 and E2 is in recognition of the vernacular architecture of the surrounding suburban streets and the use of the light white and silvery hues coupled with the open glazing and strong vertical elements in building D1 and D2 emphasises the connection to natural elements.

SDRP 1 - Comment 11

Demonstrate that apartments noted as having cross ventilation are genuinely dual aspect. Layouts may need to be reconfigured to achieve ADG compliance.

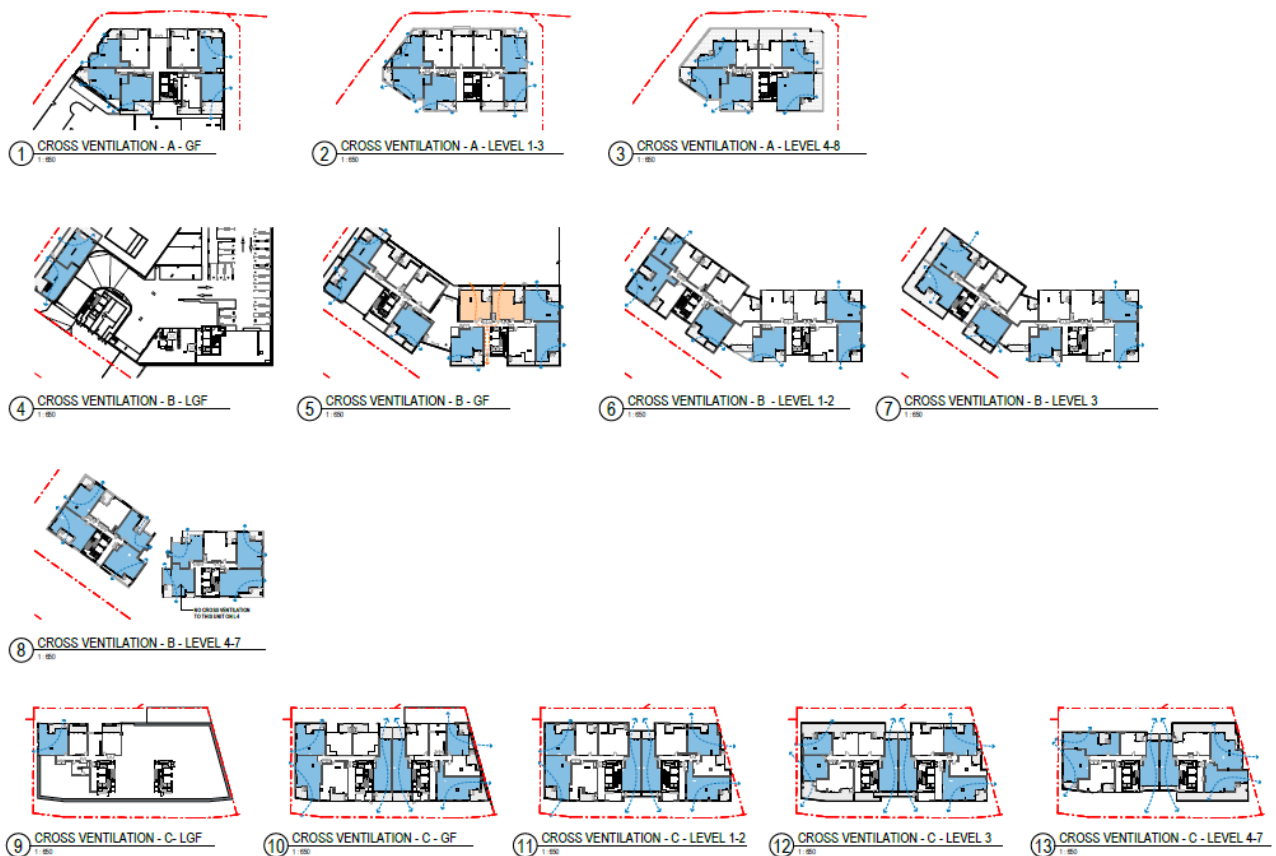
Response

- **Shane O'Donnell**
Architect
Group GSA

62% (154) Apartments achieve natural cross ventilation.

To achieve the required natural cross ventilation in Lots 3 & 4, the concept plan massing of Building B tower is sub divided into Tower B1 & B2. This approach reduces the bulk and scale of Building B's massing while enhancing the cross ventilation in corner units.

As noted at the first SDRP review, the proposed design replaces through 3B units located on L1-3 in Building B. The reconfigured design enables stacked unit types in the tower & podium, with smaller one bed units located on L1-3 providing improved structural rationalisation while maintaining ventilation requirements.





- *James McCarthy*
Architect
Turner

In order to meet ADG cross ventilation requirements for Building D & E, Turner has included 2 cores within each of the towers. This results in typically only 4 or 5 apartments off a single core on each level and minimises any south facing single aspect apartments. This key design move has resulted in apartments with a high level of amenity and outlook.

Due to the two cores within each tower, there are four corner apartments at the edges of the building, plus two dual aspects through apartments in the centre of the floorplate. Within the podium levels, the lower buildings facing Showgrounds Road are often narrow single loaded buildings with a predominance of dual aspect apartments that face both onto Showgrounds Road and into the communal courtyard to the rear.

Where possible, the proposed townhouses along the western side of Buildings D & E are dual aspect or corner townhouses. Breaks in the built form have maximised the number of corner style townhouses.

Lastly, Building E1 is a very narrow single loaded building of only 14m in width.

There is a continuous common corridor along it's south side on all levels. The apartments in this building use a short distance of duct from the apartment across the soffit of the corridor to the southern façade for passive natural cross ventilation. This design consideration allows for almost 100% of all apartments in Buildings E1 to meet the natural cross ventilation design requirements.

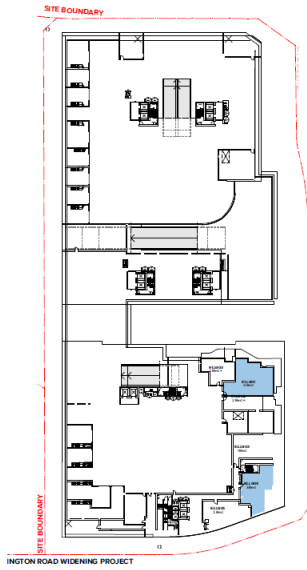
We have avoided using skylights to achieve natural cross ventilation as all of the podium roofs are used as landscaped communal open space, and skylights would compromise the use of the rooftops and compromise privacy to the apartments below. As we are already in excess of ADG natural cross ventilation % requirements, we have not needed such skylights within Buildings D & E.

The resulting design for the proposed buildings allows for a highly considered outcome where the quality and amenity of the apartments is paramount.

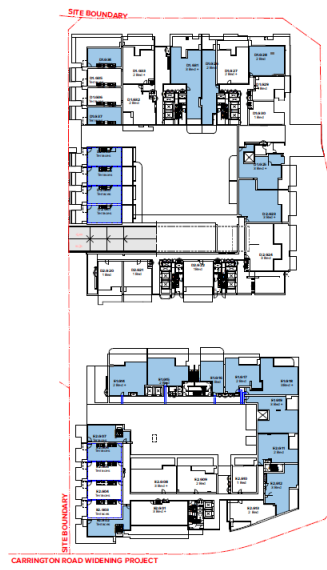
ADG COMPLIANCE

ADG Minimum 60% of apartments to be naturally ventilated:

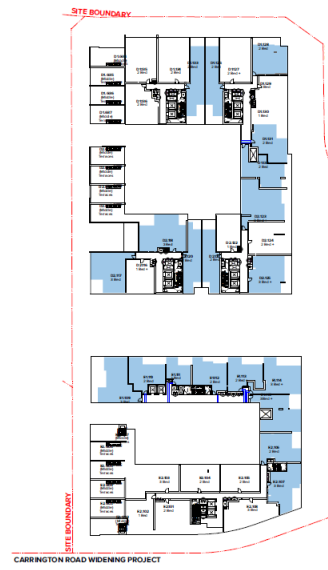
The plans for the proposed development achieves 62.05% naturally ventilated units : 175 / 282 (first 9 storeys)



LOWER GROUND FLOOR



GROUND FLOOR



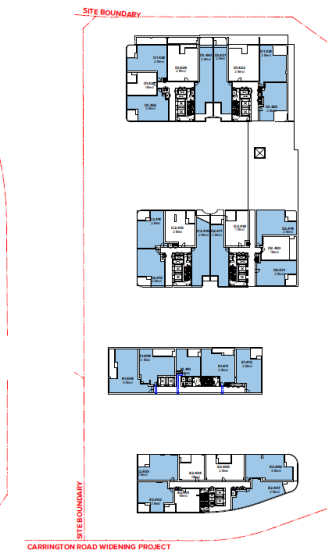
LEVEL 01



LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05-06



LEVEL 07-09

SDRP 1 - Comment 12

Ensure that single aspect apartments have sufficient access to natural light, specifically the south-west facing ground floor terrace houses to Lot 5.

Response

- James McCarthy
Architect
Turner

The townhouses along the western side of Buildings D & E are three storeys in height, with significant glazing to their street edge interface. The highly indented façade allows for corner style windows to each townhouse that capture the views to the Showgrounds to the north of Building D or to the new Eastern Park which is located to the west of Building E. This generous bay window allows afternoon light to the townhouses from 1pm onwards, sufficient to meet ADG requirements. This has been balanced with solar and weather protection considerations via canopies and awnings to allow for private open space that is usable for residents. Refer to the Turner sun eye diagrams what show the facades of the majority of the townhouses achieving adequate solar access.

It should be noted that the majority of the townhouses are either corner locations or dual aspect with glazing on either two or three side of townhouse.

We have avoided using skylights above the townhouses as all of the podium roofs are used a landscaped communal open space and skylights would compromise the use of these rooftops, and compromise privacy to the townhouses below.

Refer to the Turner ADG amenity plan diagrams and to the sun eye diagrams which adequately show that the proposal meets the ADG % requirements for solar access.

Further to the above points, Turner note the two cores located within each of the towers, this allows for a predominance of corner and dual aspect through apartments and an avoidance of single aspect apartments, and minimal south facing units.

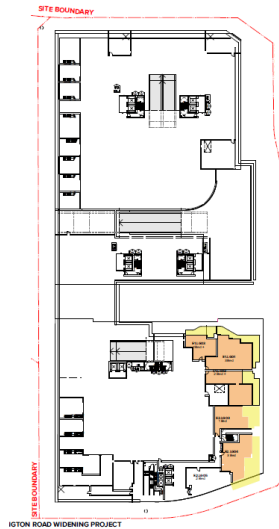
The resulting design for the proposed buildings allows for a highly considered outcome where the quality and amenity of the apartments is paramount.

ADG COMPLIANCE:

AGD Minimum % of apartments achieving 2 hours solar access: $\geq 70\%$

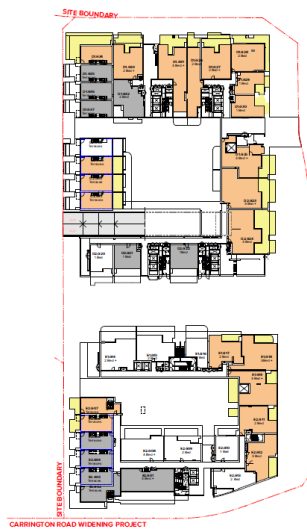
The plans for the proposed development achieves 70.5% 2 hours solar access: 316 apartments
ADG Maximum % of apartments receiving no direct sunlight: $\leq 15\%$

The plans for the proposed development achieves 8.4% no direct sunlight: 38 apartments



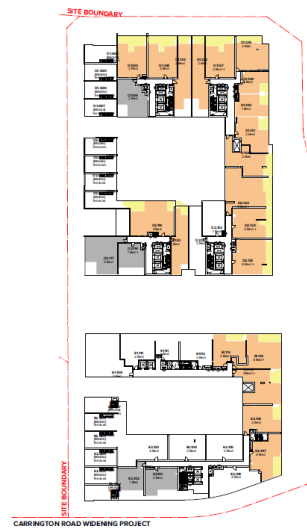
WINGTON ROAD WIDENING PROJECT

LOWER GROUND FLOOR



CARRINGTON ROAD WIDENING PROJECT

GROUND FLOOR



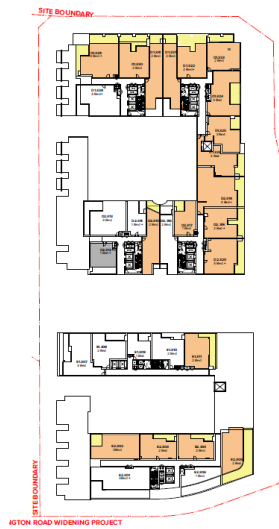
CARRINGTON ROAD WIDENING PROJECT

LEVEL 01



CARRINGTON ROAD WIDENING PROJECT

LEVEL 02



WINGTON ROAD WIDENING PROJECT

LEVEL 03



CARRINGTON ROAD WIDENING PROJECT

LEVEL 04



CARRINGTON ROAD WIDENING PROJECT

LEVEL 05

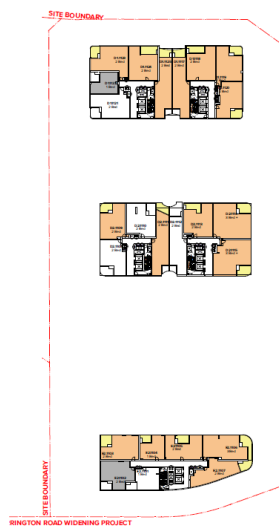


CARRINGTON ROAD WIDENING PROJECT

LEVEL 06

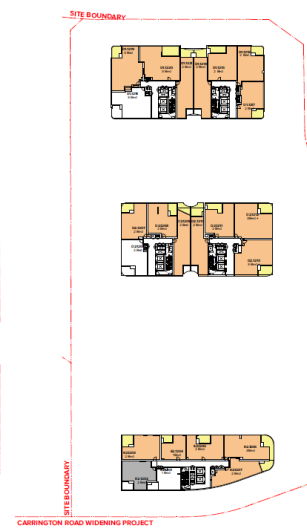
LEVEL 07-09

LEVEL 10



WINGTON ROAD WIDENING PROJECT

LEVEL 11



CARRINGTON ROAD WIDENING PROJECT

LEVEL 12



CARRINGTON ROAD WIDENING PROJECT

LEVEL 13-14



CARRINGTON ROAD WIDENING PROJECT

LEVEL 15

SDRP 1 - Comment 13:

The terrace house typology and further diversity in general is supported. Extended the terrace house typology to Lots 3 and 4, rather than solely Lot 5. Explore larger cut outs from the terrace house massing to increase the size of the balconies at the first floor.

Response:

- **Shane O'Donnell**
Architect
Group GSA

Group GSA have provided Townhouse style unit to lower ground floor apartments on both Building B & C with access from the street and an architectural expression that varies from the Podiums levels above. Direct access to the courtyard has been provided on Ground floor units facing the courtyard with increased terrace area. This adds to the diversity of the site.

Building B Townhouses

- Lower ground floor unit facing metro station plaza
- Internal circulation provides access to basement or
- Laundry, storage and access to nearby parking provided on B1



Building C Townhouses

- Large double storey 2-bed
- Access to basement via lower ground floor lobby
- Double height void form in facade to articulate the typology



Building C Townhouses

- Large double storey 2-bed
- Access to basement via lower ground floor lobby
- Double height void form in facade to articulate the typology



- **James McCarthy**
Architect
Turner

The townhouses have been planned as large and generous 3 storey homes. Most of the townhouse are either corner or dual aspect units. The corner units enjoy significant wrap-around terraces on two sides at street level, while the dual aspect townhouses enjoy private courtyards to the front and rear of the homes.

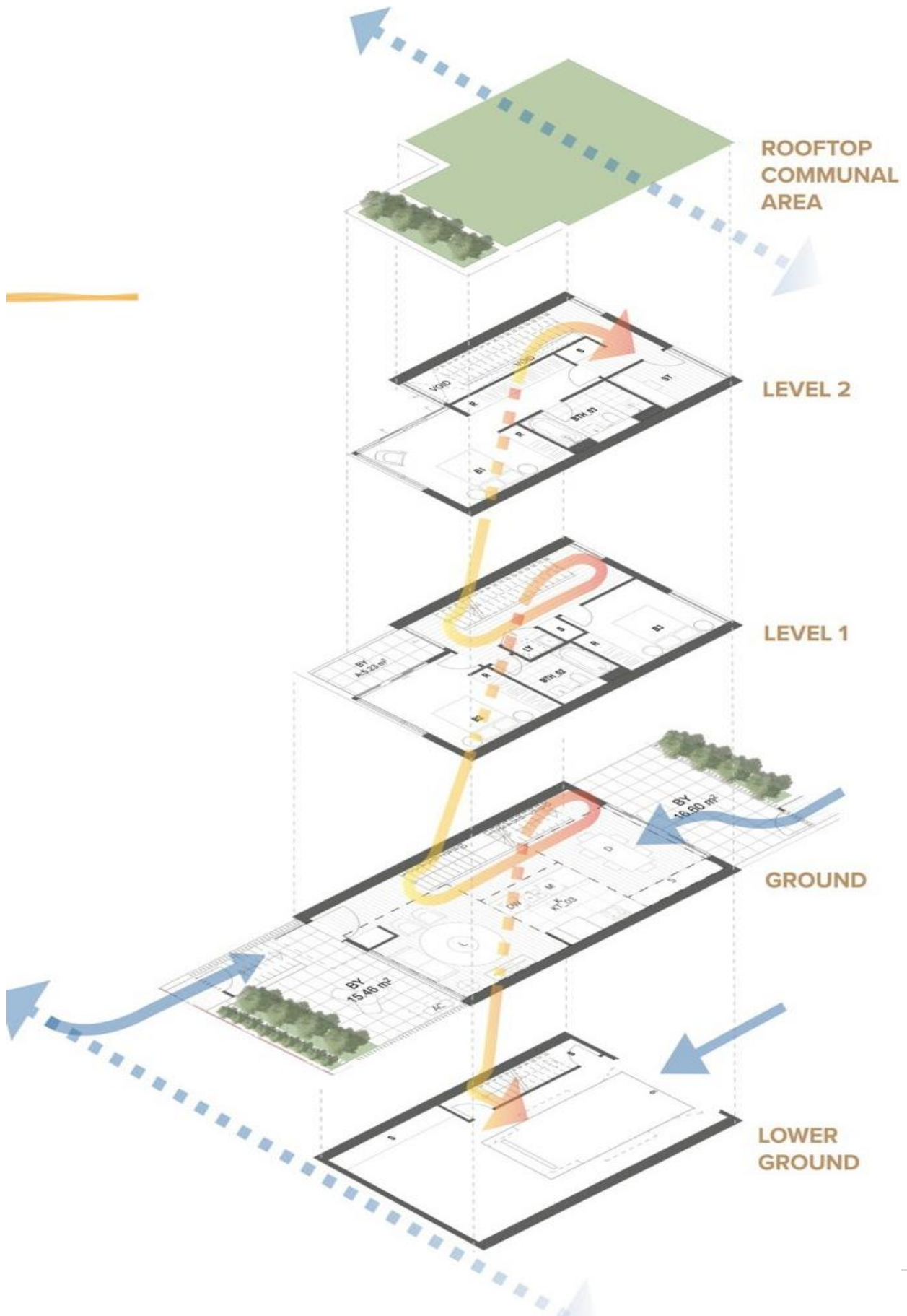
These large private terraces are the primary outdoor spaces for these units allowing for the ability to dine, eat, lounge and relax. These street level terraces are slightly elevated above the street, with adequate fences around their perimeter for privacy, and complemented by continuous planters at the street edge for a further privacy buffer. Street trees will provide a green tree canopy condition and outlook. The main open plan living/dining area flows directly out onto these terraces with full height glazed sliding doors.

The first-floor indent is not intended as a primary terrace as it is located off bedrooms. It's purpose is to allow for the indentation of the façade sufficient for a large corner style bay windows to occur. This corner window increases the extent of solar access into the townhouse, and it's orientation is towards to the green outlook of the Showgrounds to the north of Building D, or the new Eastern Park to the west of Building E. The indent is in proportion with the townhouses façade composition and allows for an appropriate width to the bedrooms and to the overall terrace homes.

The deep indent allows for glazing to the bathrooms to rear of the indent, which is a thoughtful consideration to the amenity of these wet areas, and the depth/width proportion of the indent allows for adequate privacy considerations to this design feature. Lastly, the indent is embellished with a planter at it's edge that further 'greens' the façade, softening the architecture and allowing for integration of the landscaping where ever possible in these family friendly homes.



In summary, Turner feels strongly that the current proposal and sizing of the indent/terrace at the first floor of the townhouses is well considered and highly appropriate for the site-specific conditions. It's proportions are linked to the balanced façade composition and internal planning. Each of the town houses enjoys large private open terraces at ground floor that links directly into the main living areas for an open plan and free flowing living experience that meets the needs of these units.



SDRP 1 - Comment 14:

Develop the facade articulation to buildings in Lots 3 and 4, ensuring that these are performance drive to respond to climate.

Response:

- *Shane O'Donnell*
Architect
Group GSA

Building A_ Angular shading in Building A tower located and angled for improved shading.

Building B_ Exposed slab edges with aluminium louvres and blades located to decrease the effects of daylight.

Building C_ A mixture of infill panels, glazing and louvres set within grid form offer adequate protection the Building C façades on all sides.



SDRP 1 - Comment 15

Allow increased tolerance for the rationalisation of architectural massing within the approved envelopes. Simplify the angular massing of buildings at Lot 4, strengthening the north-west corner and reducing balcony types, specifically avoiding smaller triangular balconies. Ensure that private balconies are generous and receive sufficient solar access."

Response

- Shane O'Donnell
Architect
Group GSA

Rationalisation of the architectural massing is improved in Building B, stacking of the apartment either side of the central void between B1 & B2 Tower improves constructability and structural integrity.

Generous balconies designed along Building A west elevation (Upper levels, although still triangular in nature due to existing site massing. All balconies are ADG compliant with greater than 70% units achieving more than 2 hours daylight to Living areas.



6.5 | Sustainability and Climate Change

SDRP 1 - Comment

"The 5 Star Greenstar ambition is supported. Expand this to commitment to achieve net zero, which is appropriate for a development of this scale."

SDRP 1 - Comment 16

Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for more information.

Response

- Alex Kobler
Director
E-Lab

Deicorp is dedicated to delivering a development that can operate Net Zero Carbon and minimise the Greenhouse Gas Emissions of the development to achieve the 5-star Green Star rating that massively contribute to achieve the NSW's Net Zero emissions goal by 2050.

Following is outlined the strategies that project followed to meet the Net zero emission goals:

1. Achieve the 5-star Green Star rating
2. Fully electric development
3. Climate Positive Pathway
4. Onsite Renewables
5. High performance façade

Summary of estimated GHG Emissions

	SHOWGROUND PRECINCT EAST 2023 – GHG EMISSIONS	SHOWGROUND PRECINCT EAST 2050 – GHG EMISSIONS
GHG Emissions (KgCo2e)	2,800,000	250,000

To advance towards a zero-carbon future, an action plan has been developed for the building, aiming to achieve climate positivity by relying entirely on renewable energy while offsetting the remaining scope 1 and 2 emissions



Green Star rating Scale

SDRP 1 - Comment 17

Provide further detail on sustainability strategies and targets to achieve the Greenstar rating and consider opportunities to go beyond.”

Response

- Alex Kobler
Director
E-Lab

The development aims to demonstrate credible sustainability by achieving a 5 Star Green Star Rating, certified under Green Star Buildings v1. by achieving ESD in the 7 categories identified in the Green Building Council of Australia’s benchmarking tool.

The team is aiming to deliver an affordable, sustainable outcome for the project by demonstrating a strong commitment to sustainability in its design, construction, and operation.

As part of its commitment to sustainability, the development has committed to the following:

- Designed and constructed to achieve a Certified 5 Star Green Star rating, certified to Green Star Buildings v1, 2023, (GS-10761B)
- Achievement of the sustainability commitments made under Section 8 and Appendix K
- Compliance with minimum BASIX Energy, Water and Thermal Comfort Targets
- 60% Energy
- 40% Water
- Exceeding compliance requirements for NCC/BCA Section J 2022, including a performance façade and
- shading devices
- Onsite Renewables, maximised where possible with the available roof areas.
- Provision of substantial communal open space and biophilic design for occupant amenity

A 5 Star Green Star buildings pathway has been developed for the Showground East development. A summary of the points targeted is presented in the table below.

CATEGORY	POINTS AVAILABLE	4 STAR - POINTS TARGETED
Responsible	17	3
Healthy	14	5
Resilient	8	3
Positive	30	14
Places	8	7
People	9	5
Nature	14	2
Total	100	41
Min Req	All preconditions + 35 points	



South West Perspective from sub-division road



Northern perspective from Showground Road



North West Perspective from corner of Carrington Road and Showground Road



North East perspective from the corner of Showground Road and De Clambe Drive

6| Design Excellence Post Approval

The Design team looks forward to the opportunity for ongoing involvement regarding the design development and documentation of the proposed development, as part of the design excellence post approval process during the contract documentation and construction stages.

The architects and consultants will uphold the design excellence principals established across the design excellence process during the contract documentation and construction stages.

7| Conclusion

The proposed design has been developed in accordance with the approved Concept State Significant Development Application (SSD-9653), subsequent modifications and aligns with the controls and objectives outlined for Showground Precinct East in the Urban Design Guide.

Through Design Excellence process it has been further developed to incorporate and respond to feedback from the SDRP, in collaboration with a comprehensive consultant team, addressing both strategic and detailed issues associated with the site and overall context.



Aerial view from Carrington Road towards Lot 5