



HILLS SHOWGROUND STATION PRECINCT - PRECINCT EAST 3 ANDALUSIAN WAY - LOT 3 & 4

State Significant Design Excellence Report

ACKNOWLEDGEMENT

We acknowledge First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.

We pay our respects to Elders past, present and emerging, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.

Issue	Title	Date	Prepared	Checked
A	SSDA MODIFICATION	29/05/26	KC	RV

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1.0 CONTEXT

The site is located within the Hills Showground Station Precinct in the suburb of Castle Hill, situated 25km north-west of the Sydney CBD.

It is located in the Metro North West Line Corridor, within close proximity to Castle Hill Strategic Centre and Norwest Strategic Centre.

It comprises a mixed use of retail, commercial, industrial and residential uses.



2.0 PROJECT OVERVIEW

This Design Excellence Report has been prepared on behalf of Deicorp to support the detailed design development and construction of the State Significant Development Application (SSD-62802207) which forms Showground Precinct East (lot 3 and lot 4). This report is to be read in conjunction with the Architectural Statement, Design Integrity Report and Architectural drawing package.

The proposal consists of three residential towers above a well articulated podium comprising:

- Residential towers (16 storeys) over two lots;
- Construction of 420 apartments and associated basement parking
- Infrastructure upgrades, landscaping, civil and stormwater works; and
- Stratum subdivision

The proposal has been prepared in partnership with an extensive team of consultants and the builder to address both high level and detailed aspects of the site and its broader context. Feedback from the SDRP has been incorporated 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 and ESD report prepared by E-Lab.



3.0 DESIGN METHODOLOGY

The design team developed a structured approach for progressing the detailed design, using a process of testing and assessment against the goals outlined in the approved design guidelines, as described below:

01
Understand the Concept Approval

Comprehensive review and assessment of the Concept Approval and its associated Urban Design Guidelines.

02
Incorporate new information

Integrate client, market, and technical considerations within the framework of the approved Concept.

03
Explore opportunities

Refine and develop the detailed design in accordance with the approved concept, ensuring that amenity and sustainability are central considerations throughout the design process.

04
Evaluate potential refinements

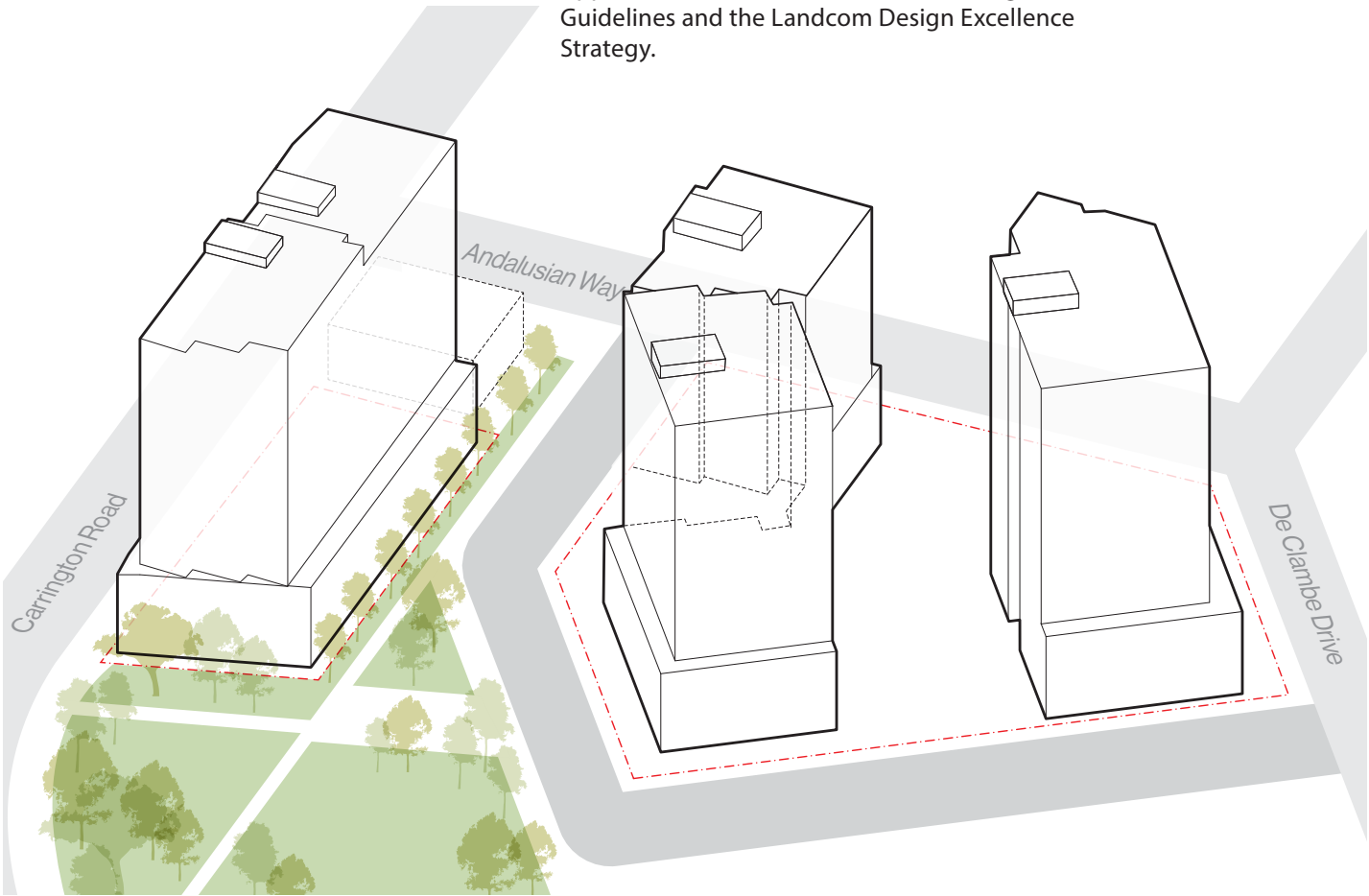
Implement a structured evaluation process to assess the proposal against the objectives and controls outlined in the Concept Approval (refer to the Design Integrity Report for further details).

05
Design Review Dialogue

Respond to and incorporate State Design Review Panel feedback.

06
Continued Design Development

Ongoing refinement and resolution of the proposed design were undertaken, enabling a series of iterative enhancements throughout its development. This process supported continuous improvement while preserving and reinforcing the established framework and guiding principles. The outcome is a scheme that fulfills the design objectives of the Concept Approval, consistent with the Urban Design Guidelines and the Landcom Design Excellence Strategy.



4.0 STATE DESIGN REVIEW PROCESS

The Design Excellence Report is to provide an overview of the second State Design Review Panel (SDRP) held on 5th June 2024 and provide a response to the matters raised by the members.

The SDRP comprised the following members:

- Emma Kirkham (Chair)
- Tony Caro
- Peter St Clair
- Nicole Leuning
- Guy Sturt

The design team delivered a presentation with the content as follows:

- Background of site including location and planning history
- Planning Context
- Hills Showground Station Precinct Urban Design Guidelines (UDG)
- Design methodology
- Response to previous SDRP comments
- Design excellence peer review by Bob Nation
- Architectural plans of Building A,B, C, D and E

The following items were supported:

- Redistribution of height across the precinct, increasing visual interest and skyline diversity
- Adoption of a coherent vision across the precinct, with complementary materials and architectural rhythm
- Increased use of terrace house typologies along the ground plane, improving the relationship with the streetscape and surrounding low-scaled context
- Incorporation of communal gardens within common areas, referencing the 'Garden Shire' heritage and fostering a greater sense of community
- Adjustments to massing to increase building articulation and enhance the precinct response to the wider Showgrounds area
- Articulation of lobbies to offer visual amenity to the streetscape, particularly in Building B
- Strategy for achieving a climate positive project



5.0 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
- Site analysis
- Place making
- Public and private domain interface
- Ground plane activation
- Built form
- Facade typologies and diversity in architecture

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.



6.0 ADVICE FROM SDRP AND DESIGN REFINEMENTS

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



7.0 SDRP COMMENTS AND RESPONSES

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

Refer to response from the Landscape Architect prepared by Charlie Robinson from Land and Form

SDRP 1 - Comment 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

Refer to response from the Development Manager prepared by Poonam Chauhan from Deicorp

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

Refer to response from the Town Planner prepared by Aaron Sutherland from Sutherland and Associates.

Landscape and Public Domain

SDRP 1 - Comment 4

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

Response

Refer to response from the Landscape Architect prepared by Charlie Robinson from Land and Form.

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

Refer to response from the Landscape Architect prepared by Charlie Robinson from Land and Form.

SDRP 1 - Comment 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 infrastrcutre is provided, including bicycle parking."

Response

Refer to response from Turner Architect by James McCarthy

Landscape and Public Domain

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

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 Sarsparilla Avenue to the central courtyard beyond. Similar updates to Building A & C provide direct views through both lobbies visually connecting the public domain.



Building B Entry Lobby



Building A Entry Lobby



Building A Entry Lobby

Building C Entry Lobby

Landscape and Public Domain

SDRP 1 - Comment 8

"Reconfigure the basement design to increase soil provision to public streets."

Response

Refer to response from the Landscape Architect prepared by Charlie Robinson from Land and Form.

SDRP 1 - Comment 9

"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

Refer to response from Turner Architect by James McCarthy

Architecture

SDRP 1 - Comment 10

"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."

Response

Refer to response from the Other Architect prepared by James McCarthy from Turner pertaining Lot 5 and 6.

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 podium of Building A in Lot 4 features a solid, sculpted brick base, defined by a strong vertical colonnade that visually connects with the tower rising above.

The tower is articulated through horizontal slab bands overlaid with a modular vertical framing system, creating a balanced expression of structure and rhythm.

The angular splay at the balcony edges of Building A is retained at the tower level as a defining feature, framing the building and reinforcing its presence within the Showground precinct, where it responds to the openness of the surrounding area.

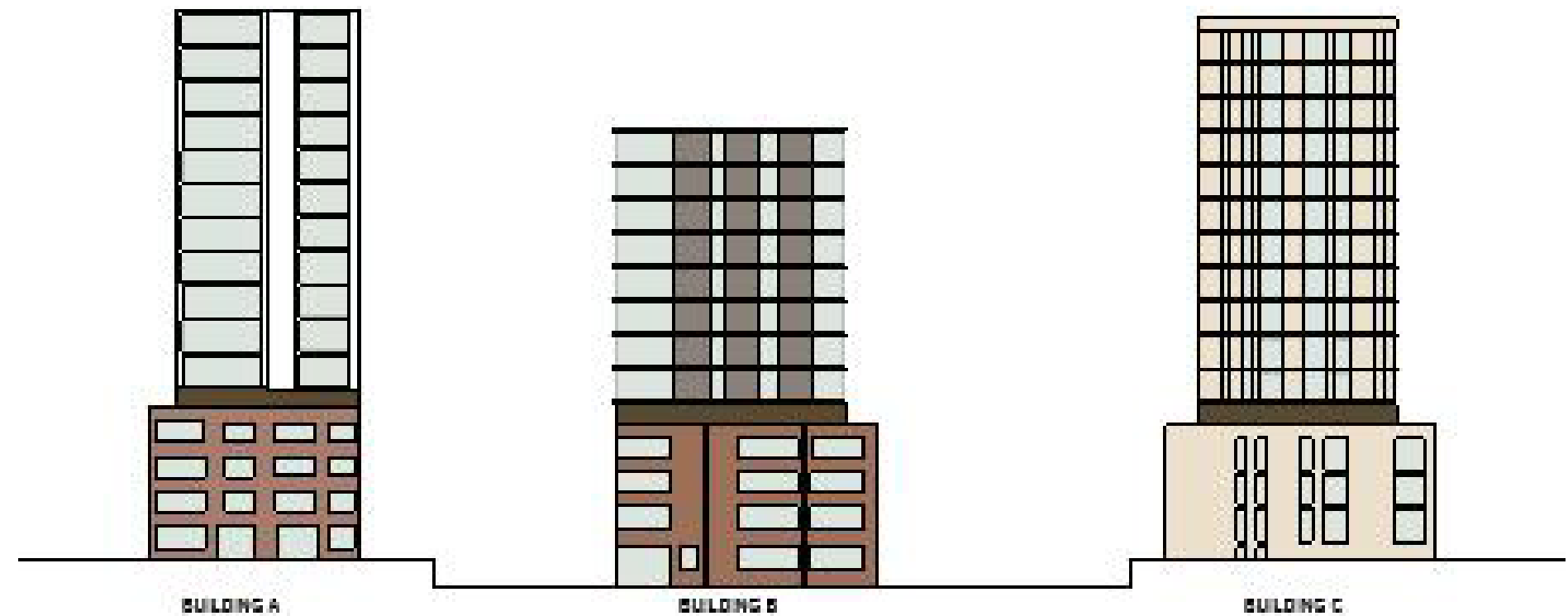
At the podium level, Building B is composed of a range of warm toned brickwork, detailed with a strong vertical colonnade that reflects and responds to the local architectural vernacular of Castle Hill.

The solid, grounded podium contrasts with the lighter expression of the tower above, where exposed horizontal slab edges and metal-framed glazing introduce a more refined and lightweight character to the built form of Lots 3 and 4.

This approach helps mediate between the adjacent massing of Buildings A and C.

Similarly, the podium of Building C in Lot 3 adopts a brick material palette consistent with Buildings A and B, establishing a cohesive and repetitive architectural language across the development. The tower is divided into two complementary colour palettes, enhancing its verticality and drawing inspiration from the strong vertical grid patterns of the nearby Metro Station and substation.





Building A

Podium

A solid, sculpted base is complemented by a strong vertical colonnade that engages with and reinforces the tower form above.

Tower

Expressed horizontal form overlayed with vertical framing

Response

Highly visible feature elevation responds to the Showgrounds and its open space

Building B

Podium

A solid brick podium is articulated through a mixed brick and a strong vertical grid, reinforcing its structural rhythm and visual depth.

Tower

Lighter building form of glazing exposed horizontal slab

Response

Broken into vertical grid with light built form above

Building C

Podium

A solid brick podium is defined by a lighter toned brick palette, giving it a softer and more refined appearance.

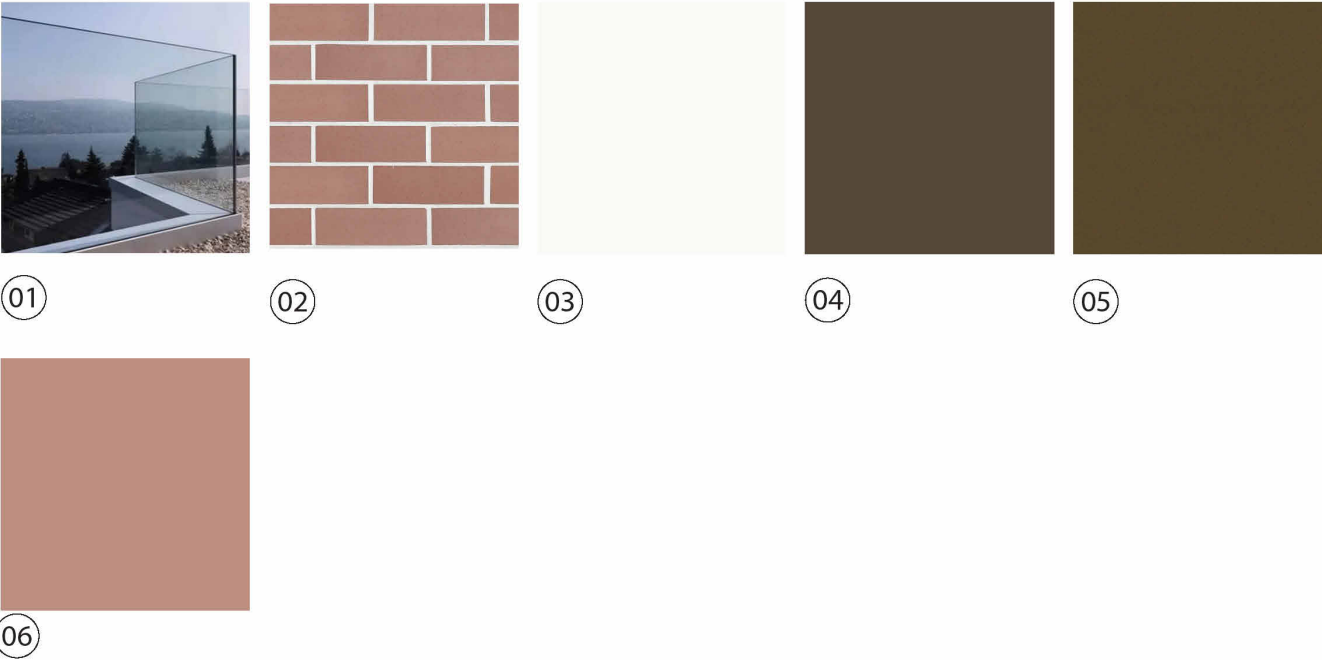
Tower

The tower adopts the podium's colour palette, reinforcing and emphasising the building's strong vertical expression.

Response

Responds to nearby small scale residential and station metro on Carrington Road.

BUILDING A



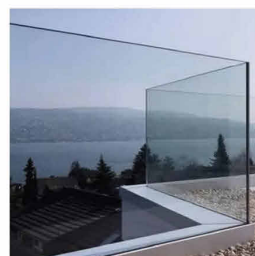
MATERIAL AND FINISHED LEGEND

- 01 GLASS BALUSTRADE
- 02 BRICK - TERRACOTTA
- 03 PAINT FINISH - DOVER WHITE
- 04 PAINT FINISH - TREE HOLLOW OR TO MATCH MEDIUM BRONZE
- 05 POWDER COAT - MEDIUM BRONZE KINETIC
- 06 SLAB EDGE FINISH - ROSETTA OR TO MATCH BRICK COLOUR

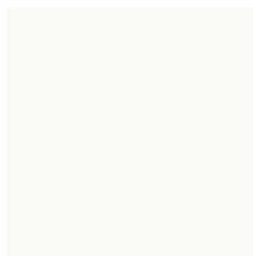


building B

BUILDING B



01



03



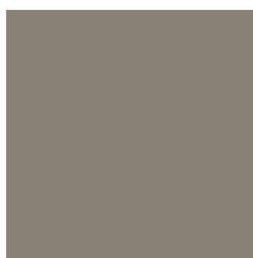
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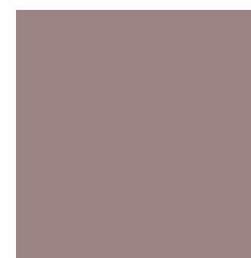
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06



07



08

MATERIAL AND FINISHED LEGEND

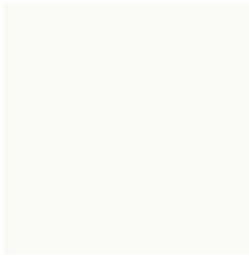
- 01 GLASS BALUSTRADE
- 03 PAINT FINISH - DOVER WHITE
- 04 PAINT FINISH - TREE HOLLOW OR TO MATCH MEDIUM BRONZE
- 05 POWDER COAT - MEDIUM BRONZE KINETIC
- 06 FACE BRICK - BOWRAL BLUE
- 07 CFC PAINT FINISH - NILE CLAY
- 08 SLAB EDGE FINISH - NEAPOLITAN OR TO MATCH BRICK COLOUR



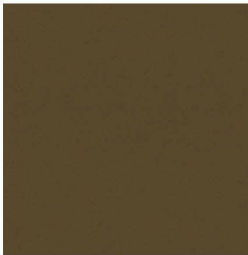
BUILDING C



01



03



04



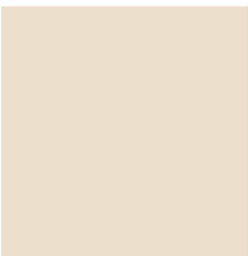
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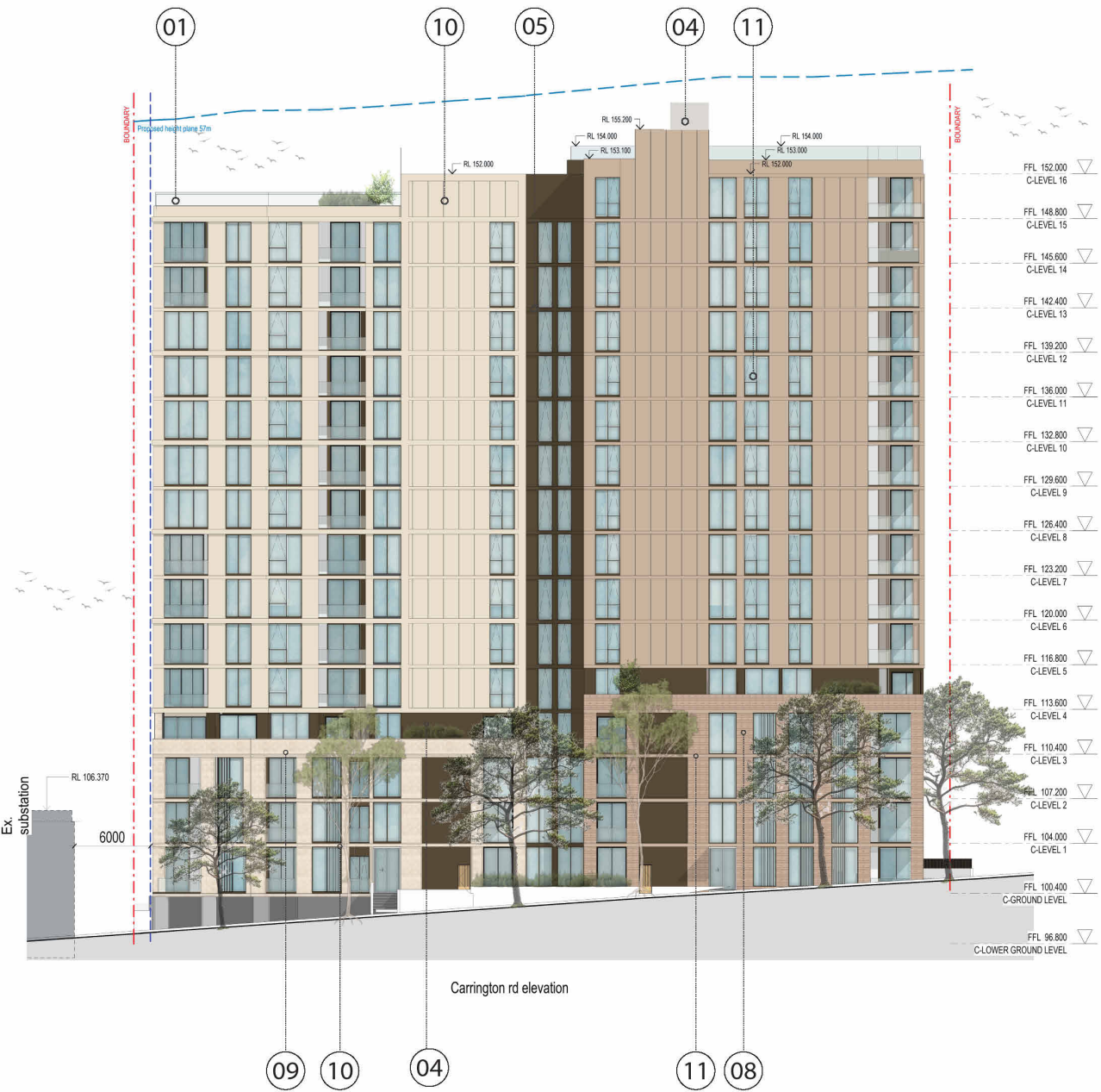
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11

MATERIAL AND FINISHED LEGEND

- 01 GLASS BALUSTRADE
- 03 PAINT FINISH- DOVER WHITE
- 04 PAINT FINISH - TREE HOLLOW OR TO MATCH MEDIUM BRONZE
- 05 POWDER COAT - MEDIUM BRONZE KINETIC
- 08 FACE BRICK - SIMMENTAL SILVER
- 09 FACE BRICK - CHILLINGHAM WHITE
- 10 CFC PAINT FINISH - BREAD CRUMB HALF OR TO MATCH PODIUM BRICK COLOUR
- 11 CFC PAINT FINISH - PUDDLE OR TO MATCH PODIUM BRICK COLOUR



Architecture

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

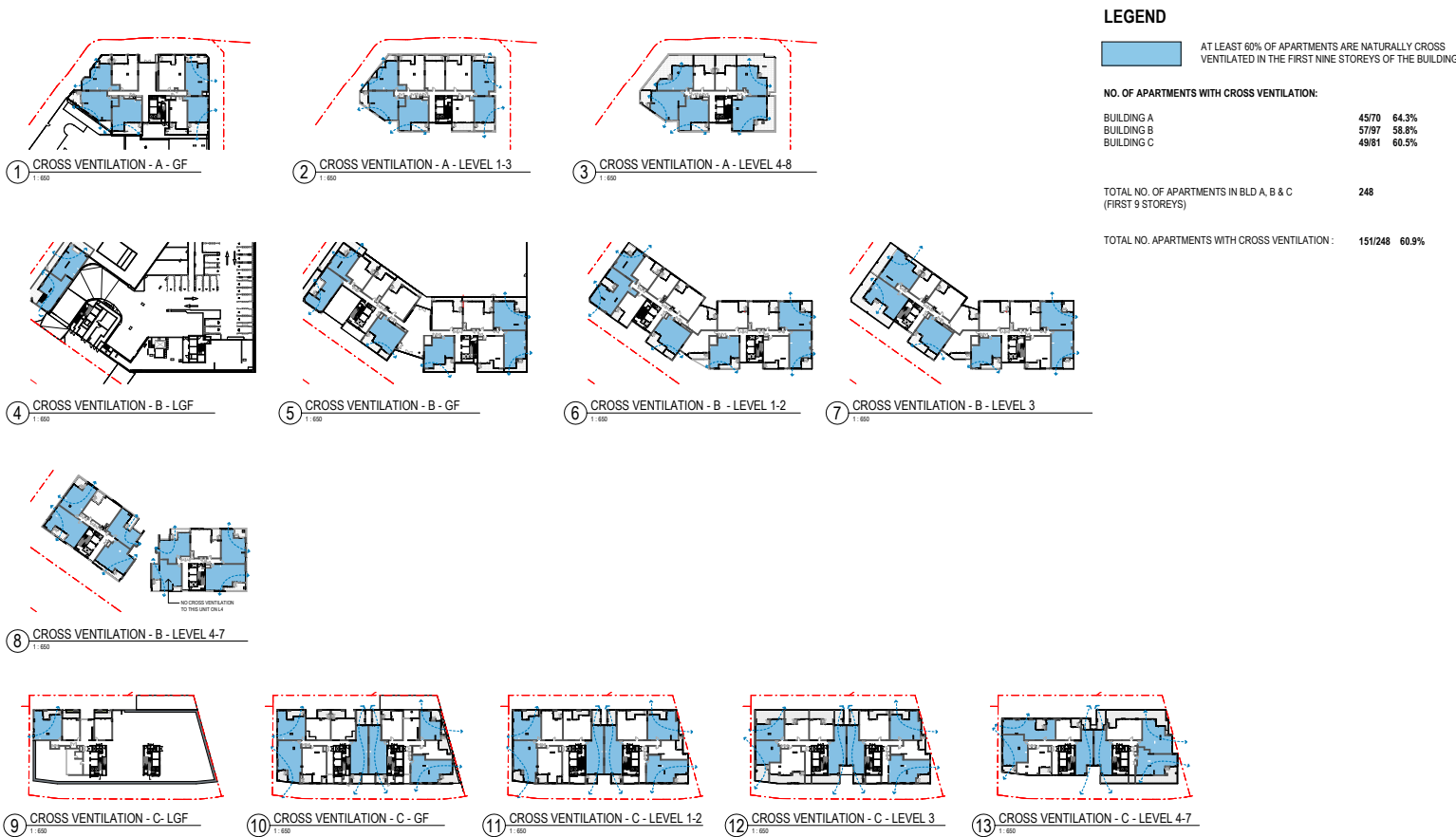
Refer to response from the Other Architect prepared by James McCarthy from Turner pertaining Lot 5 and 6.

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 it 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. improved structural rationalisation while maintaining ventilation requirements.



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

Refer to response from Turner Architect by James McCarthy

SDRP 1 - Comment 13

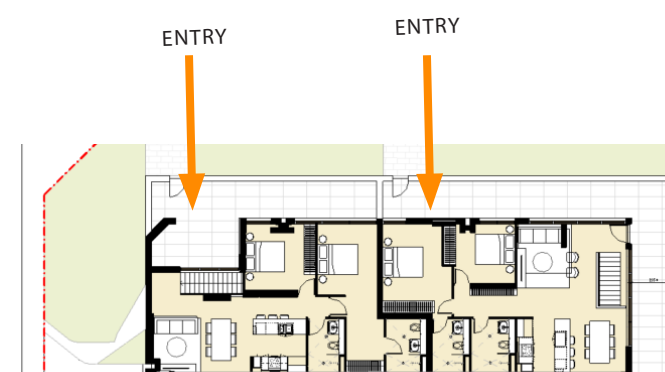
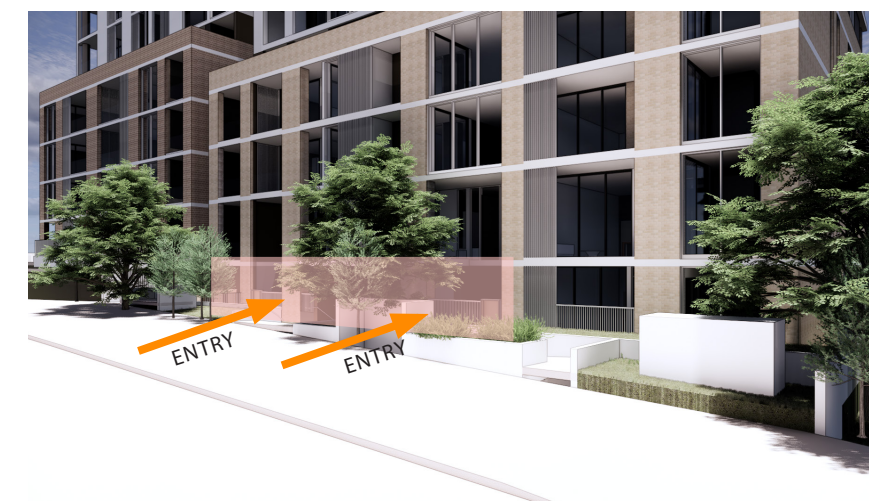
"The terrace house typology and further diversity in general is supported. a. Extended the terrace house typology to Lots 3 and 4, rather than solely Lot 5. b. Explore larger cut outs from the terrace house massing to increase the size of the balconies at the first floor."

Response

Refer to response from Turner Architect by James McCarthy pertaining Lot 5 and 6.

Response below:

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.



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

Refer to response from Turner Architect by James McCarthy pertaining Lot 5 and 6.

Response below:

Building A_Sun shading is incorporated along the northern facade to mitigate heat gain and improve environmental performance.

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

Building C_A combination of louvres integrated within a defined grid provides effective sun protection for Building C across all facades.



SDRP 1 - Comment 15

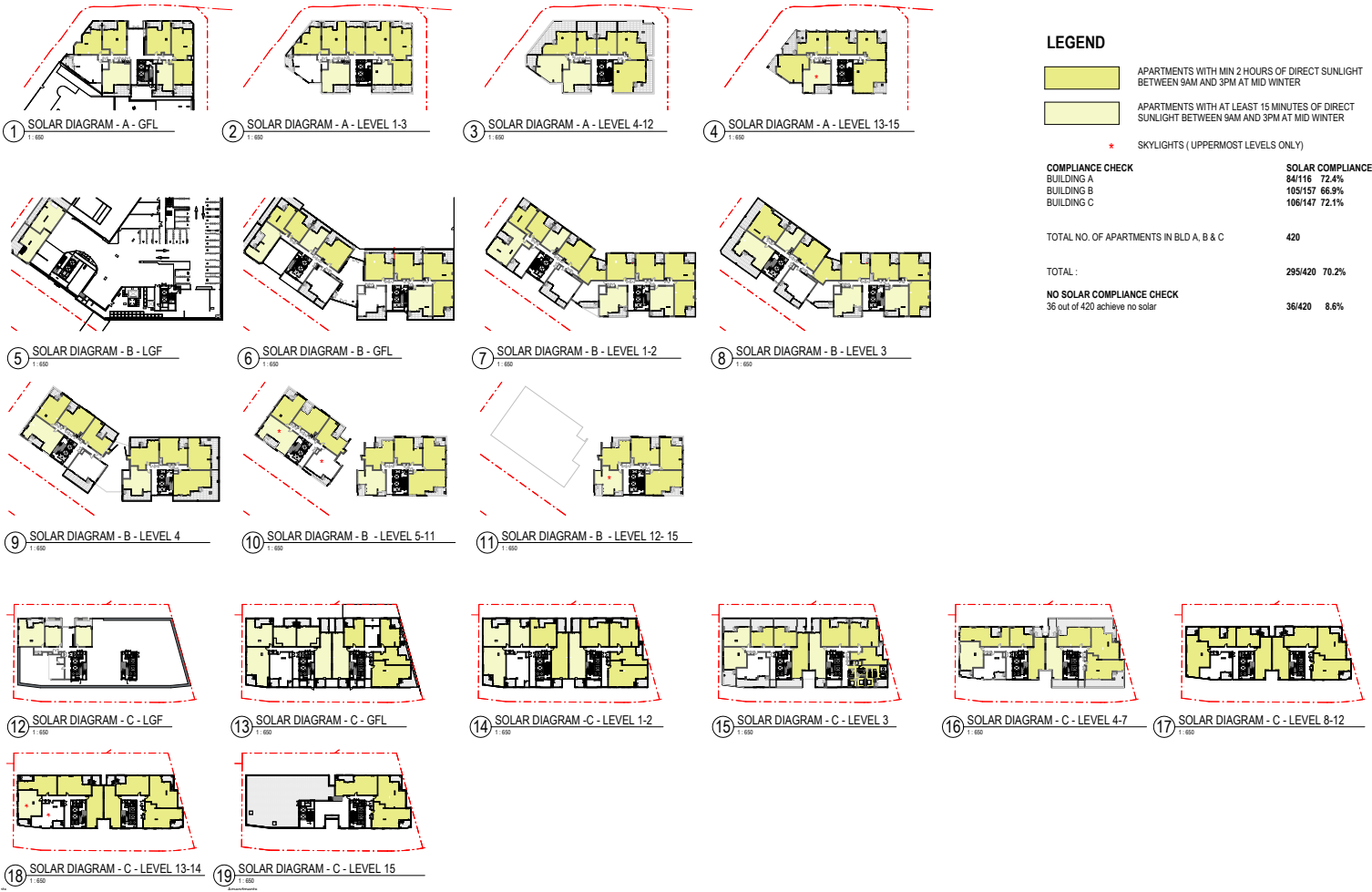
"Allow increased tolerance for the rationalisation of architectural massing within the approved envelopes. Simplify the angular massing of buildings at Lot 4, strengthening the north-west corner and reducing balcony types, specifically avoiding smaller triangular balconies. Ensure that private balconies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

Response

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.

stacked unit types in the tower & podium, with smaller one bed units located on L1-3 providing improved structural rationalisation while maintaining ventilation requirements. improved structural rationalisation while maintaining ventilation requirements.



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

Refer to response from the ESD Consultant prepared by Alex Kobler from E-Lab.

SDRP 1 - Comment 17

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

Response

Refer to response from the ESD Consultant prepared by Alex Kobler from E-Lab.

8.0 PERSPECTIVE RENDERS





9.0 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.

10.0 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.

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