

ARCHITECTURAL DESIGN REPORT

THE HEFFRON CENTRE
MAROUBRA, NSW



CO.OP STUDIO Pty Ltd

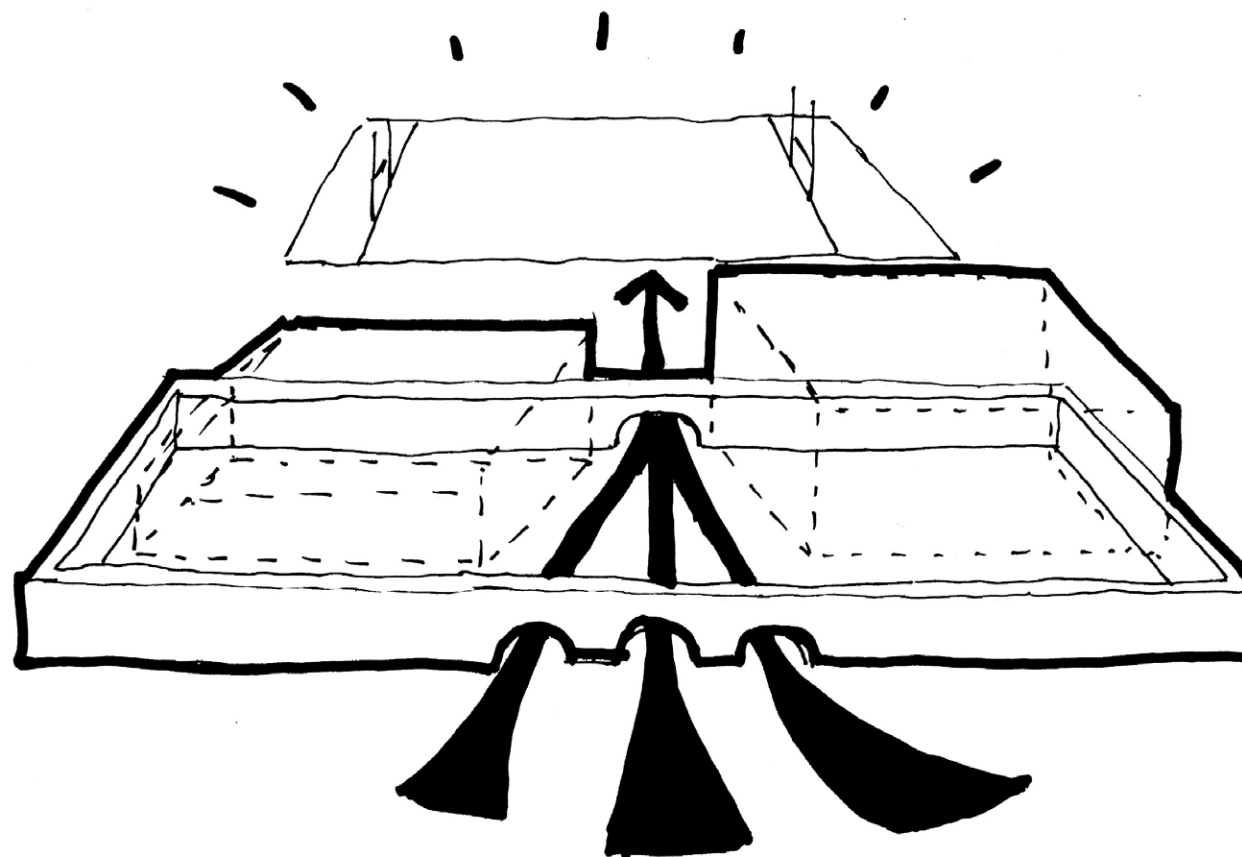
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Heffron Park is located in the Greater Sydney suburb of Maroubra, within the Randwick Local Government Authority.

CO-OP have been engaged by Randwick City Council to provide a design for a new Community and High Performance Centre, to be shared with a new headquarters and training facility for the South Sydney Rabbitohs NRL team, Gymnastics Centre and Indoor Sports Centre.

The Heffron Centre will be supported by Council's delivery of a Showcase Field for both NRL training and community use.

Delivery of the project will see delivery of a major component of Council's Heffron Park Plan of Management. The Heffron Park Plan of Management (PoM) prepared by Randwick City Council was adopted pursuant to Section 114 of the Crown Lands Act 1989 by the NSW Crown Lands Division on 13 August 2009. The aims of the PoM are to provide a clear, concise and practical framework for the management of Heffron Park to ensure that "development within the park is relevant to the community's sporting and recreational needs (current and future) and is compatible with the public purpose, identified values and features of Heffron Park".



THE HEFFRON CENTRE

A HOLISTIC APPROACH TO INTEGRATED COMMUNITY SPORTING OUTCOMES

Context

The proposed development is based on an integrated model, bringing together grassroots, civic context, elite sporting initiatives and an array of programming opportunities, to benefit the local community and Randwick City Council. As a collaborative model under a Public Private Partnership between Council and the South Sydney Rabbitohs, the Heffron Centre delivers an overlay of state of the art facilities, efficiencies across multiple uses, sustainable design practices and an overarching community-focus, which demonstrates a unique opportunity to deliver significant improvements to Heffron Park and a long-term legacy for its users.

As an outcome of, and drawing from key principles set out within, the Heffron Park Plan of Management, the Heffron Centre will see the redevelopment of the redundant Tennis courts (recently replaced with the Heffron Park Tennis Centre to the North), the existing Gymnastics and Indoor Sports Centres (now at end of life), and the under-utilized public areas surrounding these spaces, into an active hub focused around a multi-purpose sporting and community precinct.

Objectives

With collaboration front of mind for Council, the proposed development seeks to:

- Achieve an integrated facility, drawing on grassroots, community and elite sporting activities.
- Utilise initiatives which draw on key relationships and adjacencies to benefit community use.
- Revitalise an under-utilised area within Heffron Park and significantly improve the available green space for community benefit.
- Develop design initiatives which promote sustainable practices and outcomes.
- Incorporate strong links to existing community assets within the park and surrounding neighbourhoods, including the local pedestrian and cycle networks.
- Draw on the operational, maintenance and management efficiencies associated with an integrated facility of this nature.
- Maximise funding and resources, for both delivery and operations, through the integration, shared and multi-use nature of the facility, avoiding duplication of areas and infrastructure.

The Brief

In developing the design for the proposed Development, significant consideration has been given to the benefits of the integrated approach to the Heffron Centre. The development comprises:

Community & High Performance Centre (CHPC)

The realisation of the CHPC will see the South Sydney Rabbitohs elite training, ancillary administration and community operations move from its current base at Redfern Oval to Heffron Park.

- High performance training areas.
- Recovery zones, including aquatic recovery, physiotherapy and medical.
- Player amenities.
- Ancillary administration and meeting rooms.
- Merchandise store.
- Other supporting spaces.

Shared Community Areas

Further to the Community & High Performance Centre, and supporting the delivery of the Gymnastics Centres and Indoor Sports Courts, community focused zones will be delivered as part of the scheme, complemented by Souths Cares offering:

- Café.
- Souths Cares' Classroom.
- Lecture Theatre.
- Community accessible meeting room.
- Multi-purpose change-room.
- Souths Cares ancillary administration areas.

Gymnastics Centre

Delivery of a new, state-of-the-art Gymnastics Centre, aimed at stimulating the needs of local participants and pathways programs. This includes:

- A program / competition / training zone and associated viewing area.
- Change rooms for gymnastics participants.
- Ancillary office and support spaces.

Indoor Sport Courts

A multi-purpose, programmable indoor space, designed to incorporate:

- 2 no. indoor sports courts, designed to guidelines and requirements for netball, basketball, volleyball, indoor soccer / futsal and badminton.
- Multi-purpose community change rooms.
- Other supporting spaces

Public Domain

- Improved public domain.
- NRL standard Showcase Field.
- Increased community accessible green space and soft landscape.



Cockburn Aquatic Recreation Centre (ARC) Cockburn, WA



Cockburn Aquatic Recreation Centre (ARC) Cockburn, WA



HE Parker Multi Sports Complex Heathmont, VIC

1

CONCEPT DESIGN

The Concept DA has been prepared to satisfy the requirements for a site-specific Development Control Plan pursuant to Clause 6.12 of the Randwick Local Environmental Plan 2012. For more information please refer to the Statement of Environmental Effects report associated with the application.

LEP: DCP Objectives

The below sets out the objectives and guidelines for development that have been provided for in the Concept Design and informed the Stage 2 Detailed Design, having regard to each of the specific LEP criteria, by grouping them into three design categories which will be addressed in this section of the report:

CONTEXT	PUBLIC DOMAIN	ENVIRONMENT
<p>(a) design principles drawn from an analysis of the site and its context,</p> <p>(b) phasing of development and how it will provide for the social and recreational needs of a new community,</p> <p>(e) building envelopes and built form controls,</p> <p>(h) encouraging sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,</p>	<p>(c) distribution of land uses, including open space (its function and landscaping) and environment protection areas,</p> <p>(i) impact on, and improvements to, the public domain,</p> <p>(j) identification and conservation of native flora and fauna habitat and habitat corridors on the site, including any threatened species, populations or ecological communities,</p>	<p>(d) subdivision pattern and provision of services,</p> <p>(k) the application of the principles of ecologically sustainable development,</p> <p>(n) opportunities to apply integrated natural water-cycle design and integrated renewable energy design.</p>

The remaining objective responses are as follows:

- (f) housing mixes and tenure choices, including affordable and adaptable housing,
Not applicable to this application.
- (g) heritage conservation, including both Aboriginal and European heritage,
Refer to the Statement of Environmental Effects report associated with the application.
- (l) identification, extent and management of watercourses, wetlands and riparian lands and any buffer areas,
Refer to the Statement of Environmental Effects report associated with the application.
- (m) environmental constraints, including climate change, acid sulfate soils, flooding, contamination and remediation,
Refer to the Statement of Environmental Effects report associated with the application.

CONCEPT DESIGN

Context: Randwick and Maroubra

Heffron Park is located 10km south of the Sydney CBD. Historically, the LGA is well known for its horse racing and breeding, leading sport to play a large role in the area. From activities such as Rugby League and Surfing, community sport also holds a great importance to this area.

Community sport is currently largely supported by Heffron Park, and the new proposed joint facility will help facilitate this further.



Sydney CBD 10km North of Maroubra



Randwick Racecourse a key landmark within the local LGA



Maroubra Foreshore used both locally and by the wider community



Local beaches creating a local coastal and surf lifestyle



Maroubra Suburb incorporating a transport interchange as well as local shops



Historic significance of Maroubra and Maroubra Junction

CONCEPT DESIGN

Context: Randwick Council

The Randwick City Council LGA provides the community with many other community facilities which the proposed Heffron Centre will become a part of, ranging from various types of sports facilities through to function centres. The Heffron Centre will become a major community asset for Randwick City Council and the Maroubra area, by offering a dedicated and fully integrated community and high-performance multi-sport facility. It will form a key piece of social infrastructure in the wider Council strategy of delivering high quality community facilities.

The project is located within Heffron Park, which already provides a significant number of community and sporting facilities. These include the Des Renford Leisure Centre, Randwick Cycling Club, Randwick Netball Association, Heffron Synthetic Soccer Field and the more recently completed Heffron Park Tennis Centre.

The Heffron Centre project is co-located with the previously approved ‘Showcase Field’ and will incorporate new, modern facilities to replace the existing and ageing Matraville Sports Centre and Bunnerong Gymnastics facility.



Heffron Park Tennis Centre, Maroubra, NSW



Des Renford Leisure Centre Maroubra, NSW

Objectives

(b) phasing of development and how it will provide for the social and recreational needs of a new community,

Guidelines

- The project proposes the demolition of the existing outdoor tennis facilities together with the existing Matraville Sports Centre and Bunnerong Gymnastics facilities, followed by the construction of the new integrated community sporting facility which will include a Community High Performance Centre, with new indoor courts and gymnastics facilities to replace those currently on site.
- These new facilities have been designed to comply with current day building codes, together with modern sporting regulations that apply to these facilities, enabling their use more broadly amongst all levels of competitive sports within the community. The facility has also been designed to encourage social activity and community participation. It is anticipated that uses such as the publicly accessible café with a generous and sheltered forecourt area will become a popular social destination within the community, and the internal street that integrates the internal and external uses of the facility will provide a vibrant meeting and viewing space for social and recreational users.
- More broadly the proposal also seeks to regenerate a portion of the Heffron Park precinct that is not only well past its useful life, but poses a number of connectivity and safety concerns to the public which limit the useability and generosity of what is the largest recreational park in the LGA.



Prince Henry Centre Little Bay, NSW



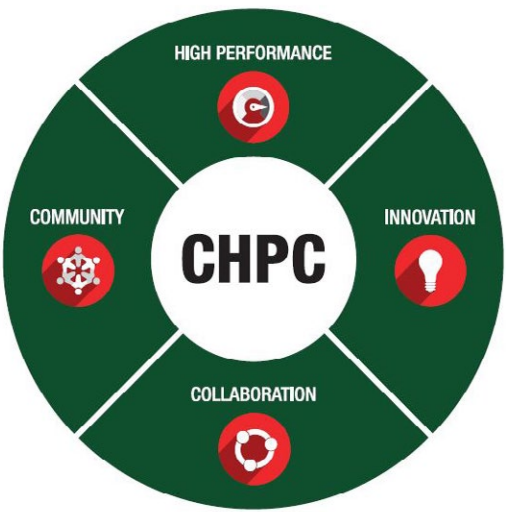
Randwick Community Centre Randwick, NSW

CONCEPT DESIGN

Context: Community High Performance Centre

The South Sydney Rabbitohs are one of the most notable sporting teams in both the community and the country. The team competes in the National Rugby League, providing exposure across Australia. With its local fan base, Heffron Park is an ideal location for the team to establish it's new headquarters and training facilities under one roof. Being integrated with a public sports facility allows both community interaction and a sense of place for the organisation.

In addition to the football club operations, Souths Cares is a not-for-profit, public benevolent institution which was established in 2006. The organisation was established as a result of the South Sydney Rabbitohs proud legacy of supporting the community, particularly Indigenous people. Between 2006 and 2016, Souths Cares has experienced significant growth as the organisation has delivered highly successful initiatives focusing on education, employment and health promotion. In the 2016 calendar year, over 5000 children, young people and disadvantaged clients participated in Souths Cares programs.



Objectives

(b) phasing of development and how it will provide for the social and recreational needs of a new community,

Guidelines

- Growing the Game from Grass Roots to Elite Sport - The Rabbitohs CHPC will become the new home of all Rabbitohs junior rugby league clinics. The development of the CHPC will enable all junior rugby league clinics to be hosted at Heffron Park and eliminate the need to book facilities with external providers. The South Sydney Rabbitohs will control all aspects of junior rugby league clinics once the CHPC is established, bringing participants closer to the Rabbitohs team and growing grass roots rugby league.
- Innovative Research Partnerships -The South Sydney Rabbitohs have developed partnerships with the University of New South Wales, Macquarie University and the Social Impact Measurement Network of Australia to pursue research and development related to the operations of the Club, rugby league and community initiatives.
- Social and Community Integration - The incorporation of Souths Cares with the community high-performance centre allows this organisation to continue with their existing community outreach programs which currently include:
 - Nanga Mai Marri (Dream Big) school-to-work mentoring program,
 - New Careers for Aboriginal People (NCAP),
 - The Indigenous Oral Health Program facilitated by Souths Cares in partnership with NSW Health,
 - Juvenile Joint Support Program with NSW Department of Justice,
 - Rabbitohs Primary life-education program, and
 - Souths Cares 'on-demand assistance' to those in need.
- The new facilities will supporting staff growth, creating the Souths Cares Classroom, enable opportunities for new Community Partnerships and Initiatives, and increase annual participation in Souths Cares Programs.



National Significance the Rabbitohs are one of most notable sporting teams in Australia



Local fan base a local team with local connections to the Randwick LGA



Redfern Oval the Rabbitohs current training facility in Redfern, NSW

CONCEPT DESIGN


Context: Site Analysis

The Heffron Park precinct supports a variety of community sports, including Netball, Soccer, Tennis and Cycling. The adjacent Des Renford Leisure Centre provides a range of swimming pools and gym studios for public use.

The site of the proposed facility is currently occupied by two former World War II warehouses which have been adapted to allow occupation by the Matraville Sports Centre and Bunnerong Gymnastics facilities with associated surface carpark. To the east of these buildings is the former outdoor tennis centre facility.

The Heffron Park Tennis Centre is located immediately to the north of the site, with the associated car parking acting as a setback zone and buffer between the building and primary road access point.

Bunnerong Road forms the western edge of the subject site and provides both vehicular and pedestrian access. A bus stop is located immediately adjacent the site, and we understand that an extension to the shared cycleway within the precinct is proposed along the eastern side of Bunnerong Road.



Proposed Site Location

①

South Sydney High School

②

Southpoint Residential Development

③

Bus Stop

④


Southpoint Shopping Precinct

⑤


Matraville Sports Centre and Bunnerong Gymnastics

⑥

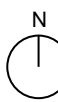
Criterion Track



Public transport access path



Vehicle access path



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CONCEPT DESIGN

Context: Opportunities and Constraints

- The site is on the western edge of Heffron and as a large building it acts to create a new edge to Heffron Park .
- Significant winds across the site especially from the south-south west, making the site exposed to wind.
- Access interface from Bunnerong Road to the west. Currently parking is provided to the edge of the park.
- Connection to the reserve and playing field to the east of the site is provided to the North.
- Reasonable solar access opportunities available to the immediate site.

- Site Boundary
- ... Vehicle Movement
- - - Pedestrian & Cyclist Movement
- Arrival Points
- Sun Path
- Predominant Wind



CONCEPT DESIGN

Context: Movement

Objectives

(a) design principles drawn from an analysis of the site and its context,

(h) encouraging sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,

Guidelines

- Public Transport links are to be retained, with clear and safe routes to and from the building.
- Parking allocation will follow the current park strategy of placing parking to the perimeter of the park, most notably forming a continued hardscape south from the current Tennis Centre parking.
- Movement through the site is to be improved, maximising axial connections parallel to Bunnerong Road, as well as providing access through into the wider parklands.



Context: Built Form

Objectives

Guidelines

-
- The site plan illustrates the proposed development of the Heffron Centre and an adjacent car park. The site is bounded by Bunnerong Road to the west and Flint Street to the north. Key features include:
- Proposed Heffron Centre:** A large building footprint divided into sections with RL values of 27.234, 32.434, 35.094, and 37.350.
 - Proposed Car Park:** Located to the west of the main building.
 - Setbacks:**
 - 64082 (North setback from Flint Street)
 - 51626 (West setback from Bunnerong Road)
 - 54584 (South setback from Bunnerong Road)
 - 74400 (East setback from Bunnerong Road)
 - Dimensions:**
 - 56090 (North boundary length)
 - 137460 (West boundary length)
 - 125000 (East boundary length)
 - Contextual Features:**
 - EXISTING TENNIS CENTRE CAR PARK (North)
 - HEFFRON PARK TENNIS CENTRE (North)
 - SHOWCASE FIELD NOT PART OF APPROVAL - SUBJECT TO APPROVED REF. (East)
 - SOUTHPPOINT APARTMENT COMPLEX (Southwest)
 - SOUTHPPOINT SHOPPING CENTRE (Southwest)
 - DAOSY Markers:** Four circular markers labeled 1, 2, 3, and 4 are positioned around the site boundaries.

CONCEPT DESIGN

Public Domain: Site Conditions

Heffron Park is an expansive landscape which is largely exposed to the elements. The new facility will engage with the current 'lay of the land', integrating itself as part of the site's wider context, whilst providing a considered notion of shelter that enhances interface to the public domain.

Key observations:

- Windswept
- Good visual connections
- Lack of definition and sheltered areas

Objectives

(i) impact on, and improvements to, the public domain,

(j) identification and conservation of native flora and fauna habitat and habitat corridors on the site, including any threatened species, populations or ecological communities,

Guidelines

- Provide a legible and appealing intervention that is sympathetic to its surrounding amenities within Heffron Park
- Enhance visual connection to, from, and through the site as a means of passive surveillance
- Provide windbreaks through building mass and use of landscaping elements
- Allow Heffron's Park's native vegetation and natural topography to be a key consideration within the design



CONCEPT DESIGN

Public Domain: Uses

The existing site condition is sparse with no clear place-making characteristics. The site is exposed a high traffic arterial road offering little in the form of street presence.

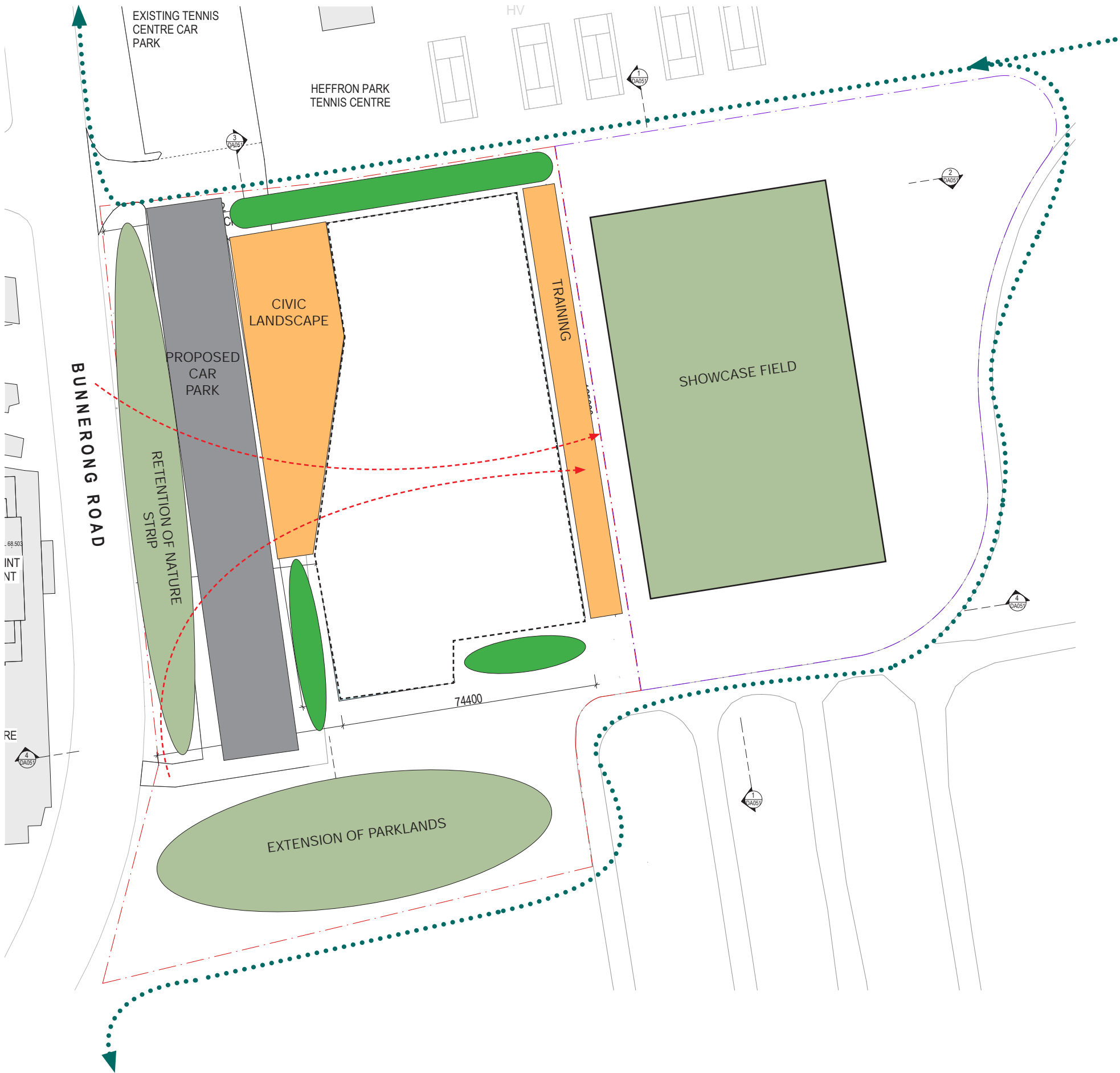
Objectives

- (c) distribution of land uses, including open space (its function and landscaping) and environment protection areas,
- (i) impact on, and improvements to, the public domain,

Guidelines

- Activate the site's street front through a programmatic civic shift, facilitated by a welcoming built form and landscaping elements
- Continue a softscape buffer between the proposed centre and Bunnerong Road
- Facilitate clear, deliberate pedestrian movement to, and through the site
- Provide an activated transition zone between the proposed building and the showcase field to the south via a training strip, that includes the community in day-to-day activities
- Continuation of native vegetation and existing topography elements

- Pedestrian Access
- Foot traffic around the site
- Softscaped elements acting as a buffer zone to traffic from Bunnerong Road
- Landscaping incorporating native vegetation and existing topographical elements
- Hard landscaped zones



CONCEPT DESIGN

Environment: Sustainability and Servicing

The proposal will require a clear direction in terms of subdivision and provision of services to the site.

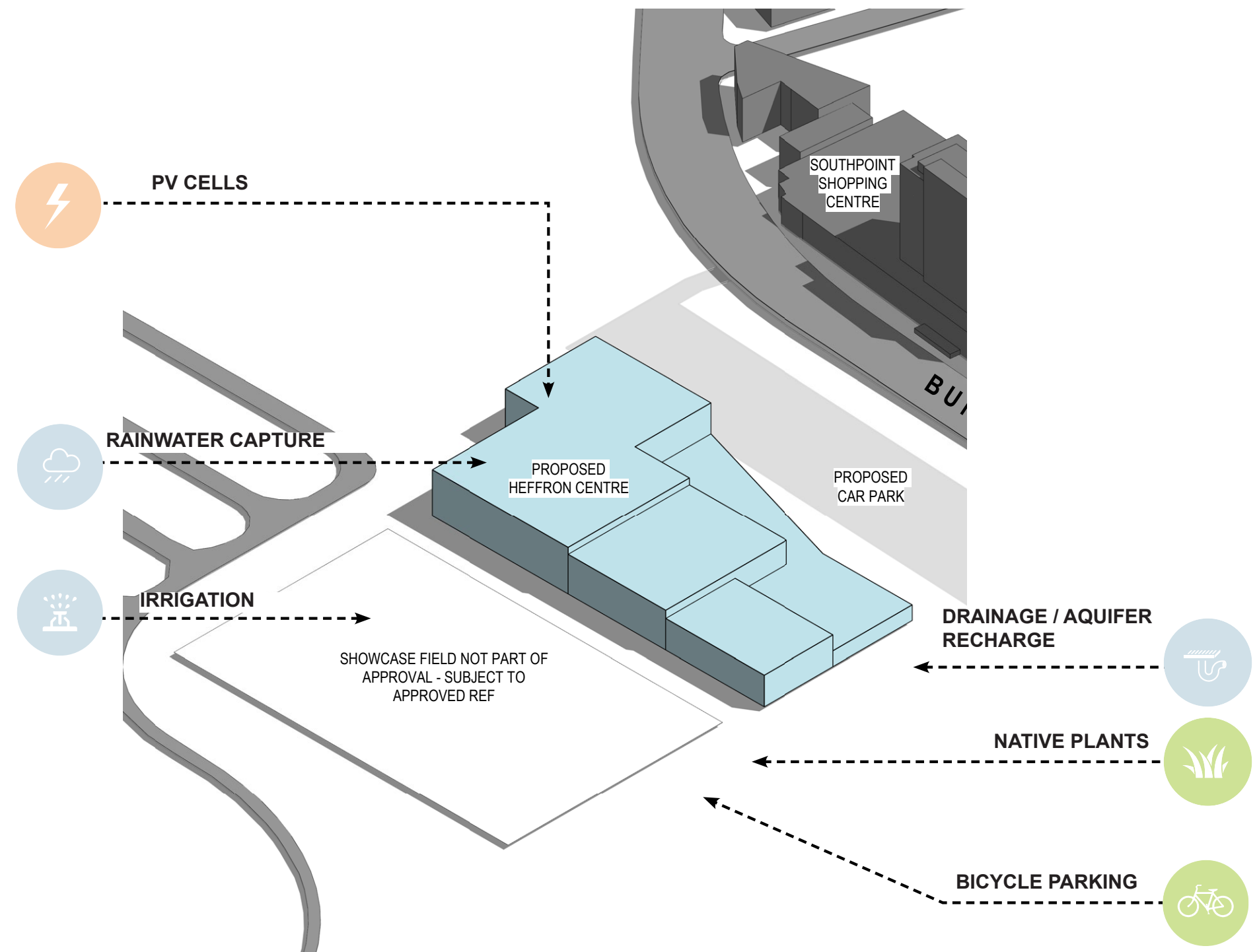
This will facilitate ESD initiatives that focus on reducing the project's overall carbon footprint. This includes strategies in maximising the conservation of energy and water, as well as the integration of renewable energy design. Extensive, appropriated landscaping throughout the site will also be a priority.

Objectives

- (d) subdivision pattern and provision of services,
- (k) the application of the principles of ecologically sustainable development,
- (n) opportunities to apply integrated natural water-cycle design and integrated renewable energy design.

Guidelines

- Existing subdivision to be retained
- Proposed Centre identified as a Class 9B building type on the ground floor, with administrative spaces on the first floor.
- Provide ample landscaping area to increase site permeability, and minimise stormwater runoff
- Explore strategies to reduce overall power demand requirements, including implementation of Passive Solar design principles, and the feasibility of roof top PV cells
- Implementing Water Sensible Urban Design strategies (WSUD) such as rain water collection devices to reduce fresh water demand for toilets, irrigation, etc



2

DETAILED DESIGN

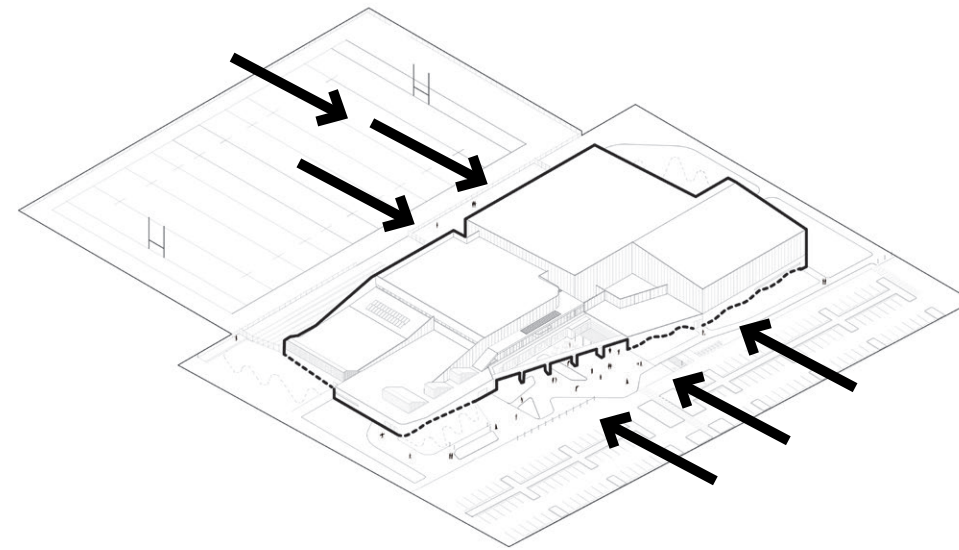
This chapter provides a design response based on the Concept DA guidelines previously outlined.

DETAILED DESIGN

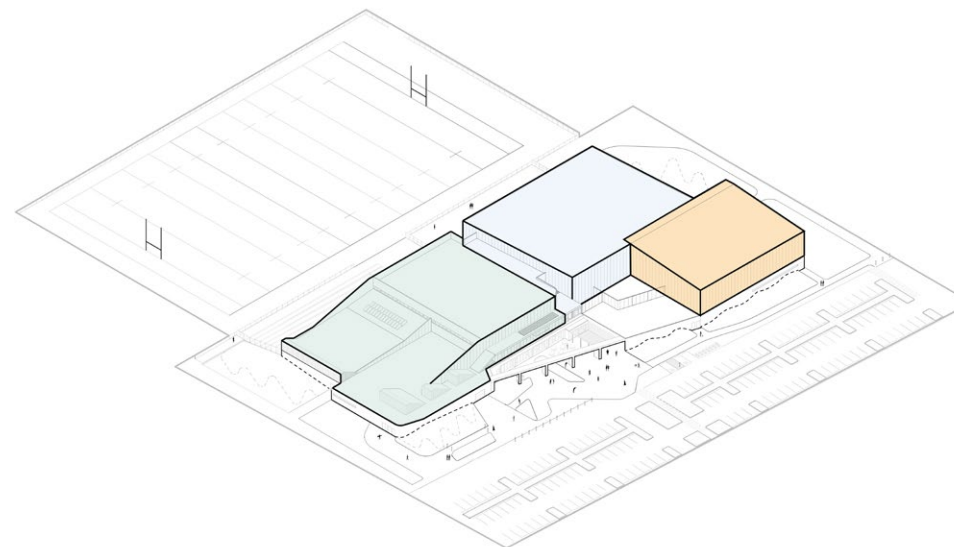
Design Response - Key Principles

Our responses can be summarised as three broad principles:

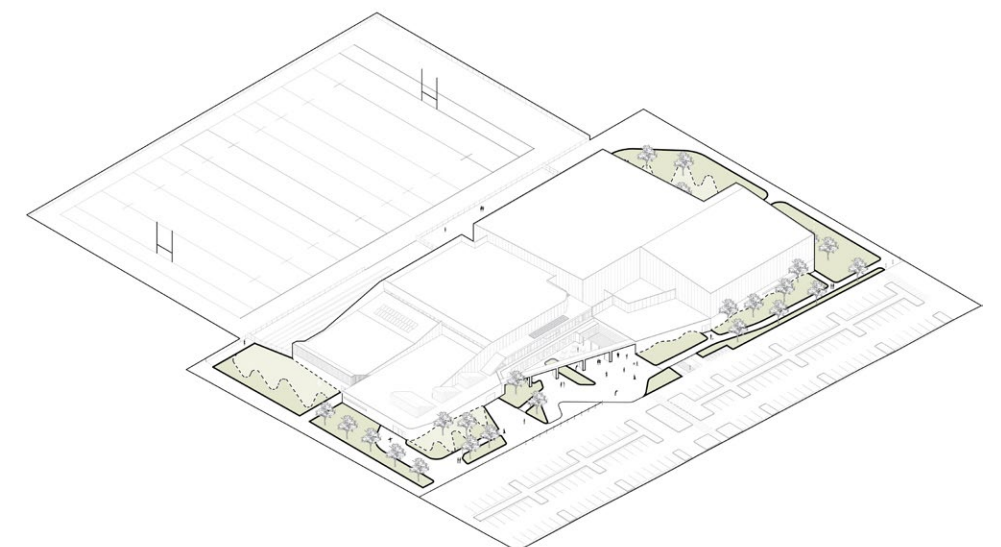
- Responding to the dual Interfaces of the suburban and Heffron Park context
- Playing with scale and using a 'Unified Platform' together with a series of 'Collective Volumes'
- Addressing ideas around landscape integration that further play with scale and the perception of the buildings relationship to the site.



Suburban and Park Interface



Unified Platform / Collective Volumes

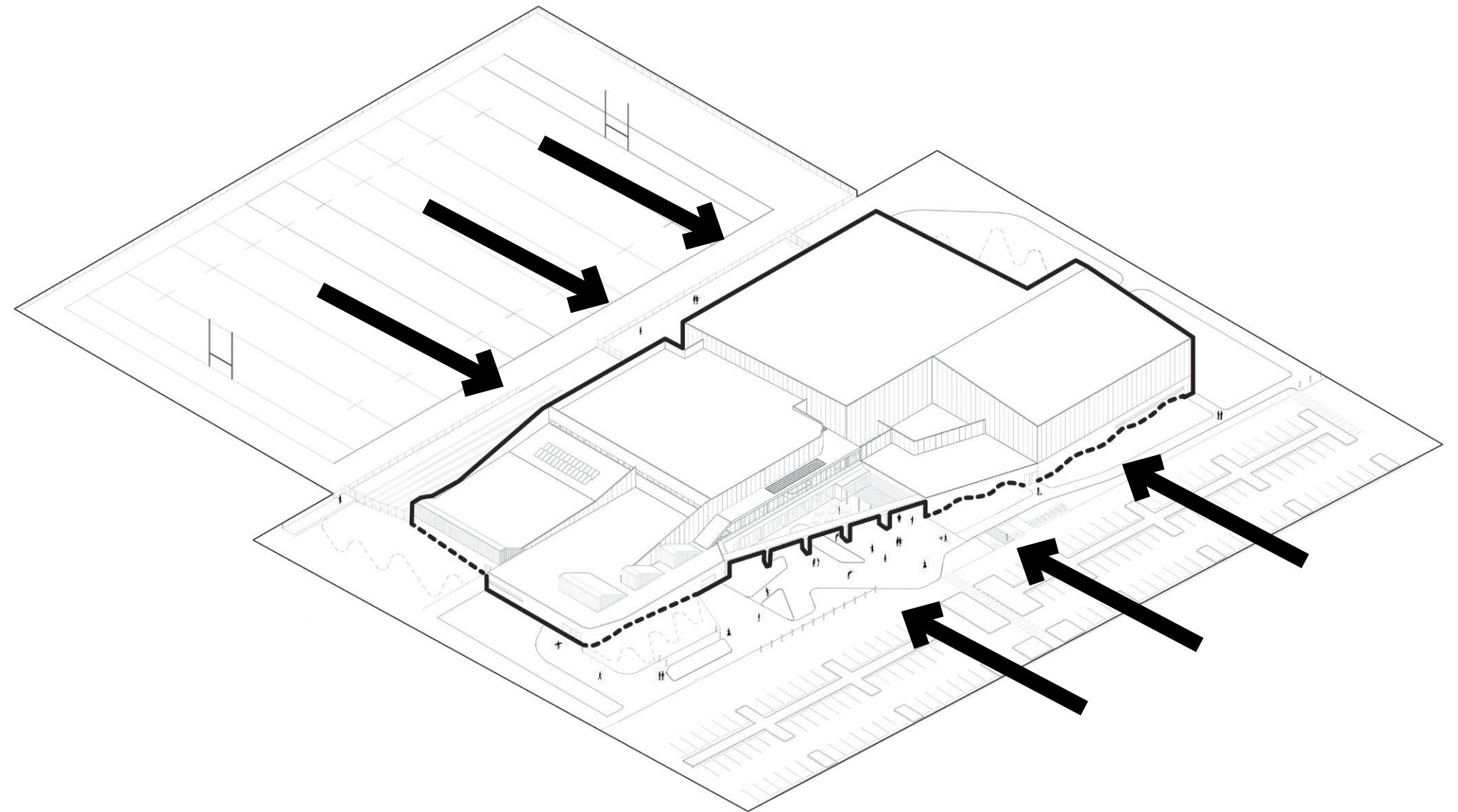


Landscape Integration

DETAILED DESIGN

Principle 1 - Suburban vs Park Interface

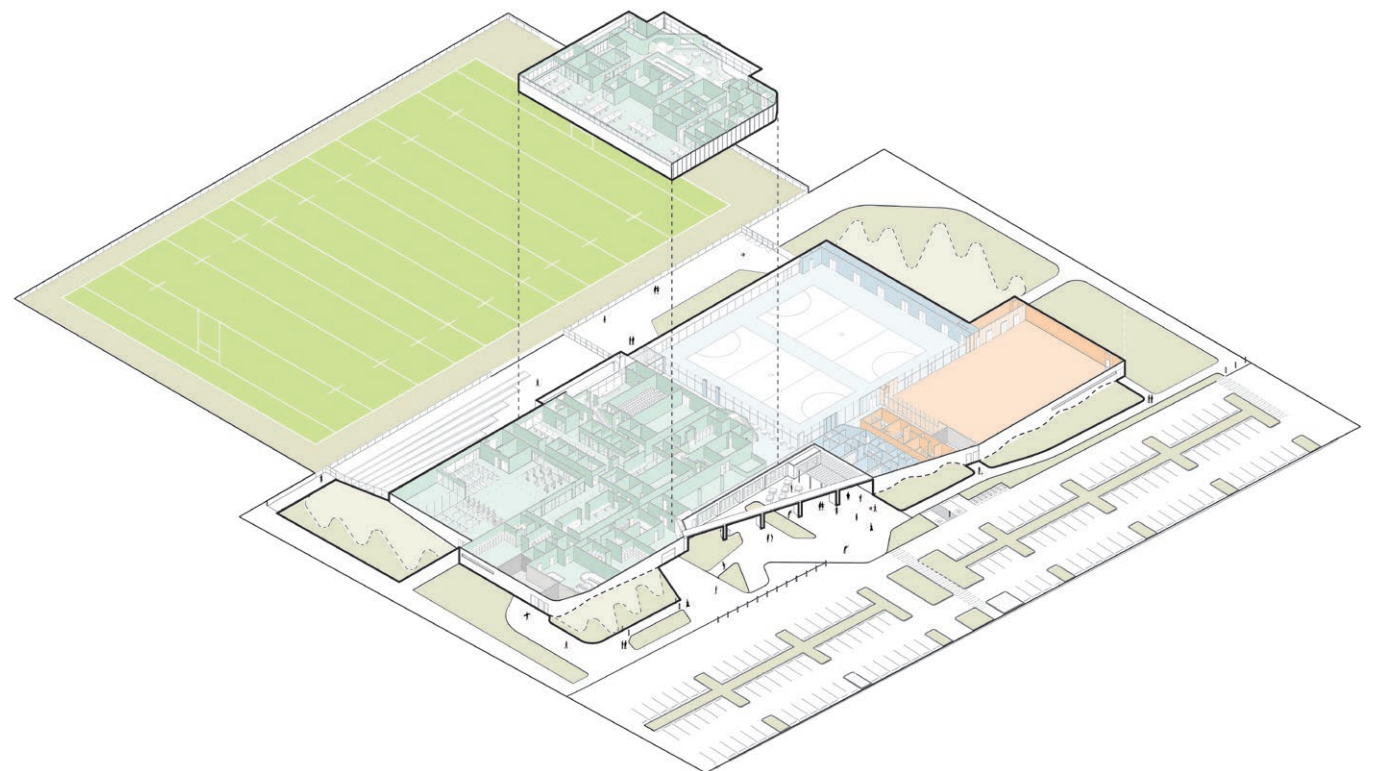
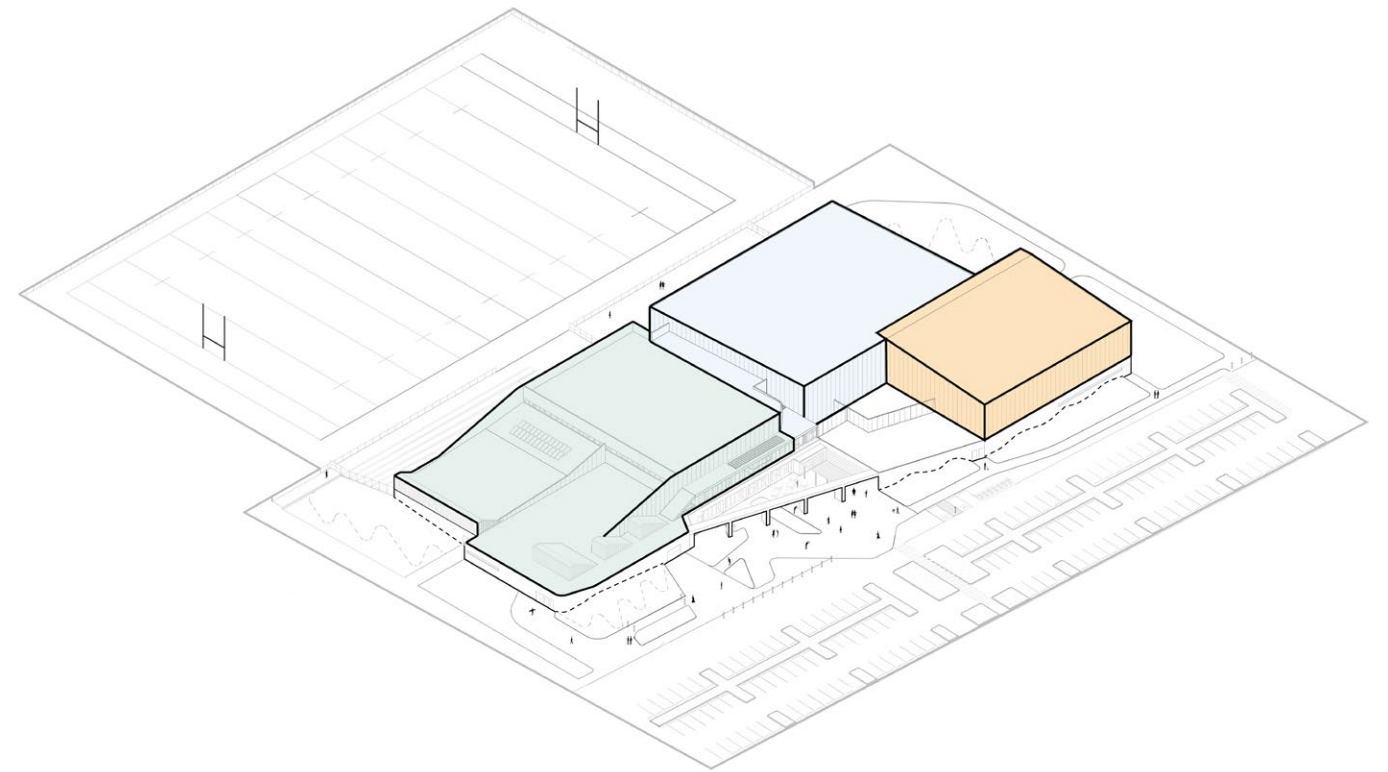
- The building seen from Heffron Park to the east is a singular unified form that acts as a physical edge/wall to the rest of Heffron Park to the east
- The intent is that the building seen from Bunnnerong Rd is civic in its approach and articulation. As one approaches the facility, the group of forms are broken down to provide better human scale and reveal places that provide shelter.



DETAILED DESIGN

Principle 2 - Unified Platform / Collective Volumes

- Operational and functional requirements drive the primary volumes including minimum heights and light requirements.
- Balance between viability and privacy, providing the opportunity to curate a sculptural external expression through this.

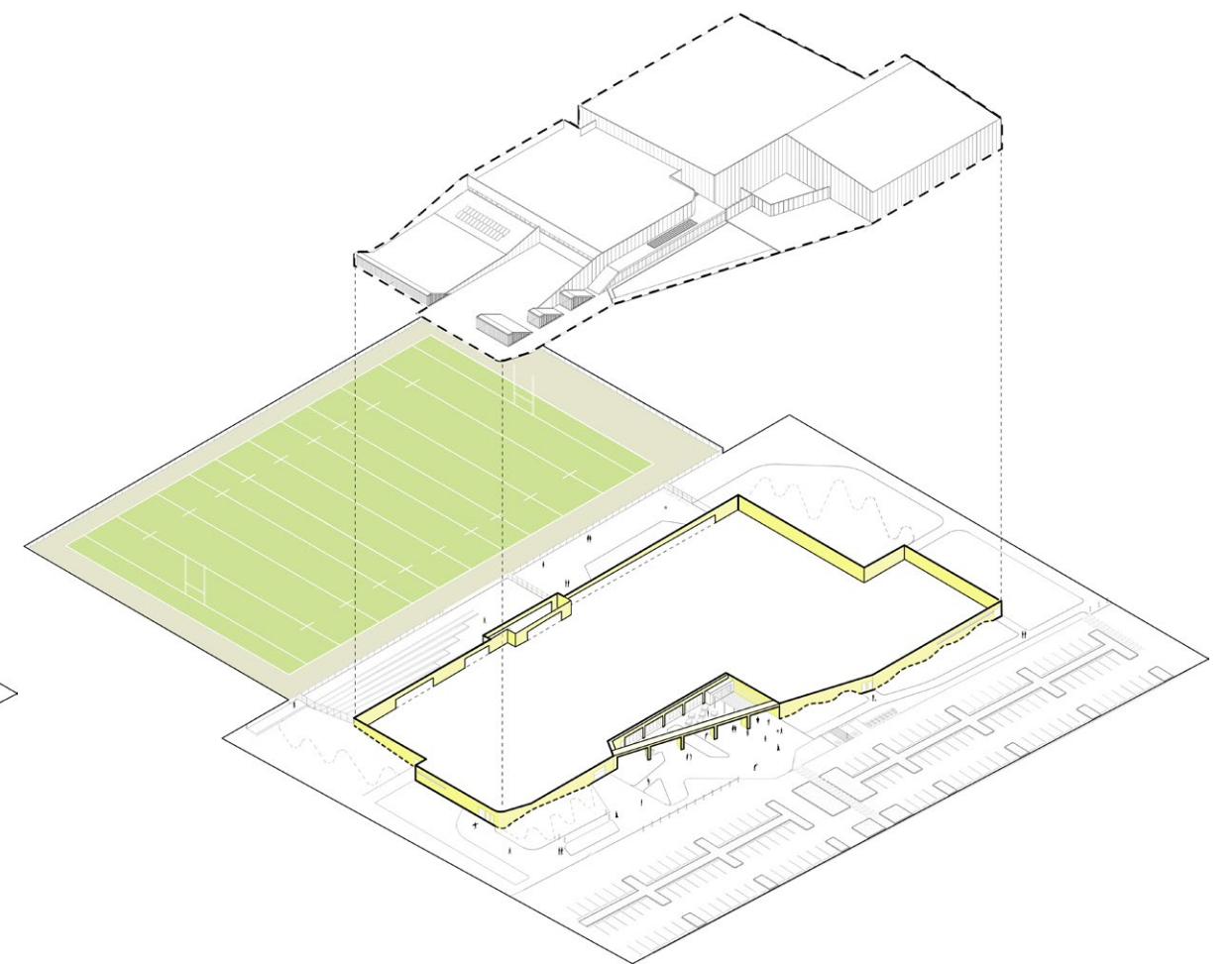
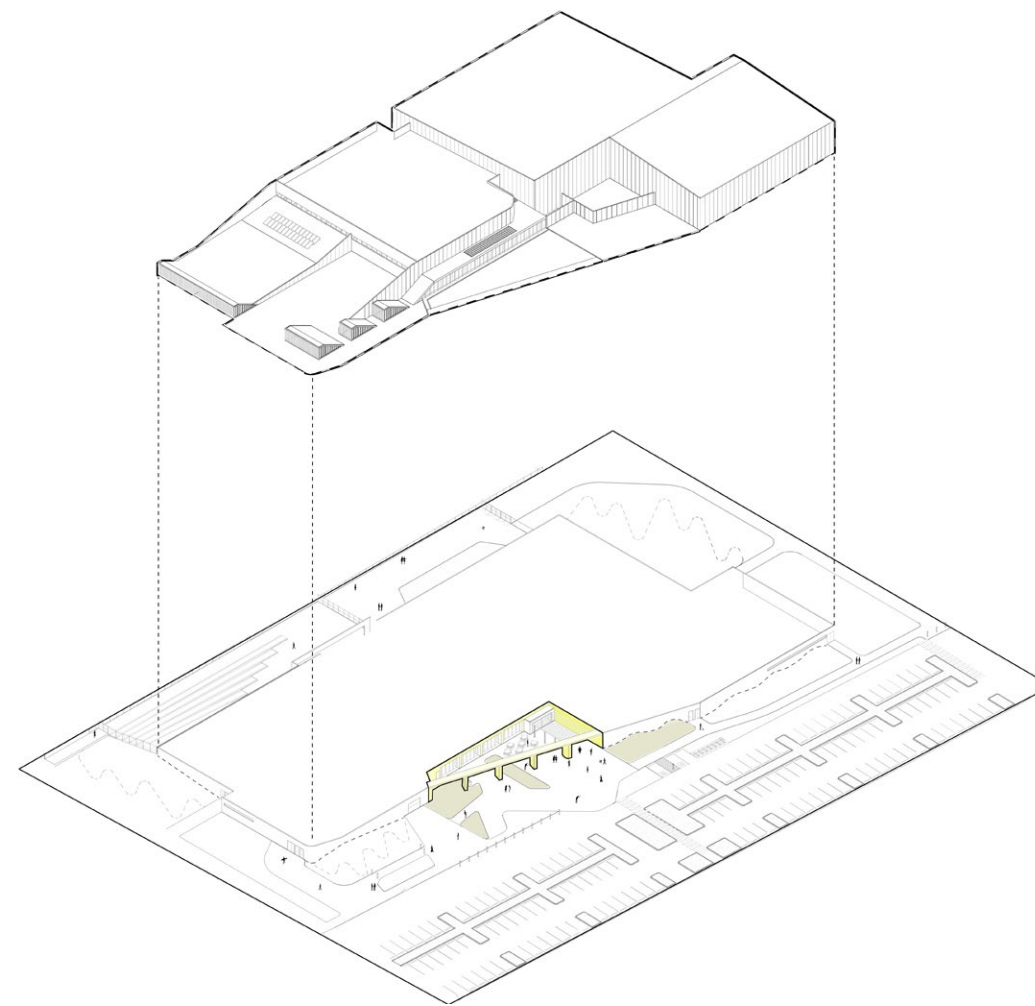
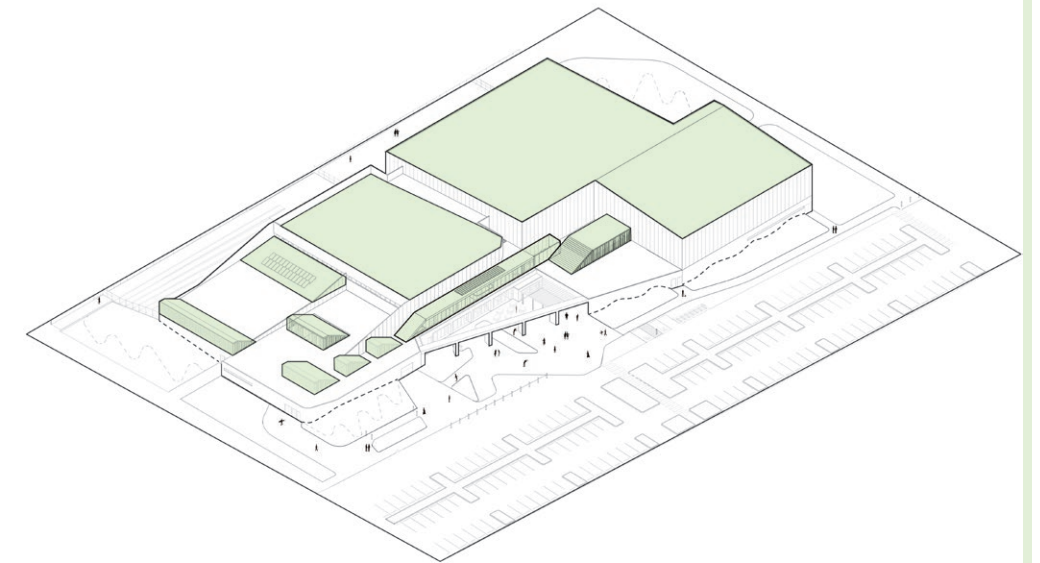


Legend

- CHPC
- Indoor Courts
- Gymnastics

Principle 2 - Unified Platform / Collective Volumes

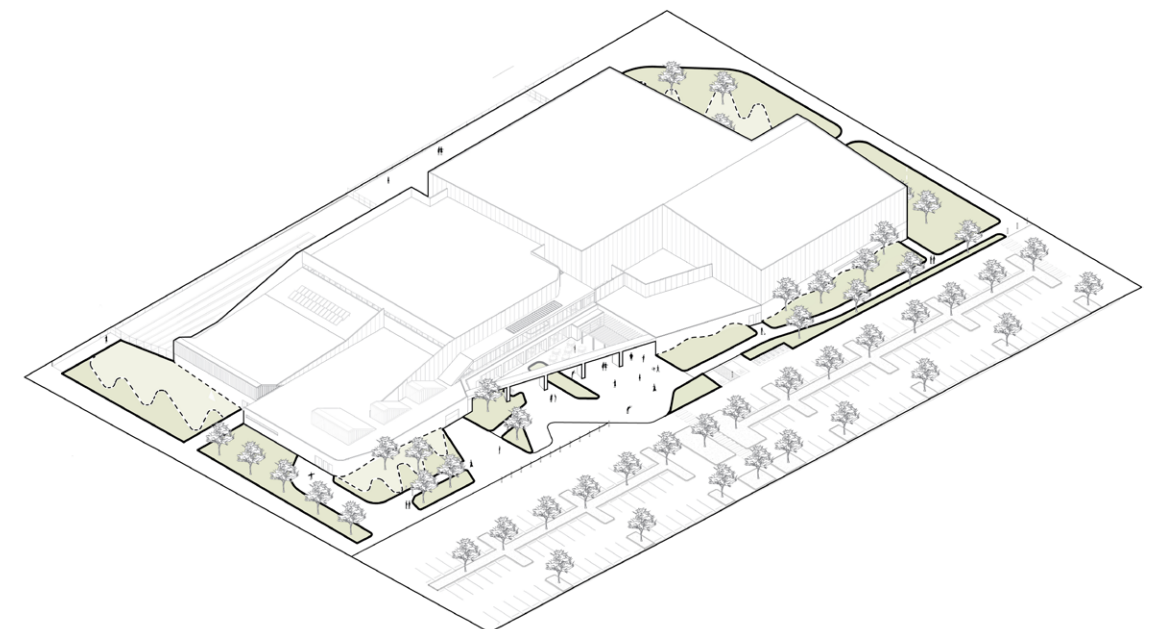
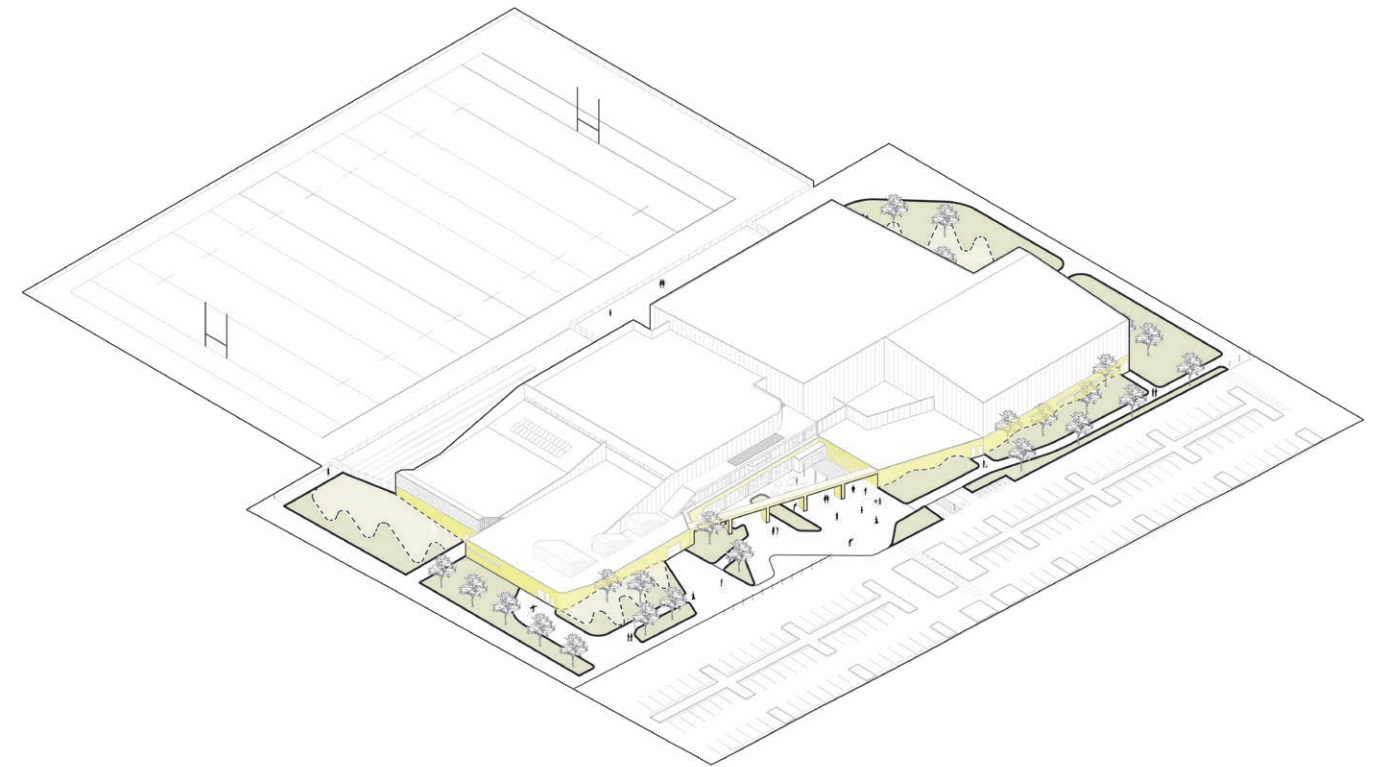
- Embracing the array of internal volumes, the exterior of the building is given an expressive form, suggestive of the multitude of functions but in a simplified aesthetic.
- The simple, sculptural volumes, rendered in paler tones, enter into a dialogue with the context and whilst differing in scale have a unified palette.
- The bottom storey of the facility is where the majority of users will interact with the facility. This continuous zone unifies the building on all sides through form, materiality, texture and fenestration.
- A monumental colonnade across the entry plaza, it maintains and unifies the solid form of the base, creating a series of spatial transitions leading to the entry and creating a civic language
- The location and format of the sheltered plaza has been established to create shelter from the southerly winds across the site and maximise northern exposure.



DETAILED DESIGN

Principle 3 - Landscape Integration

- Using the landscape design to improve the human scale interaction with the building.
- A series of dune like earth berms around the base of the building to further blur the base of the building.
- Pushing pedestrian access paths further away in places, allow for more soft landscaping to act as a buffer for higher volumes.
- The base element of the building uses sandy tones of masonry selected to match closely with sandy colours in the soft landscaping selections, so that the buildings base 'melts' into the landscape as a further method to reduce the visual bulk of the facility.



DETAILED DESIGN

Site Plan

The site plan of the proposal demonstrates the emerging possibilities for the civic and landscape approach. The Concept DA envelope has been overlaid to show it in relationship to the Detailed Design.

Legend

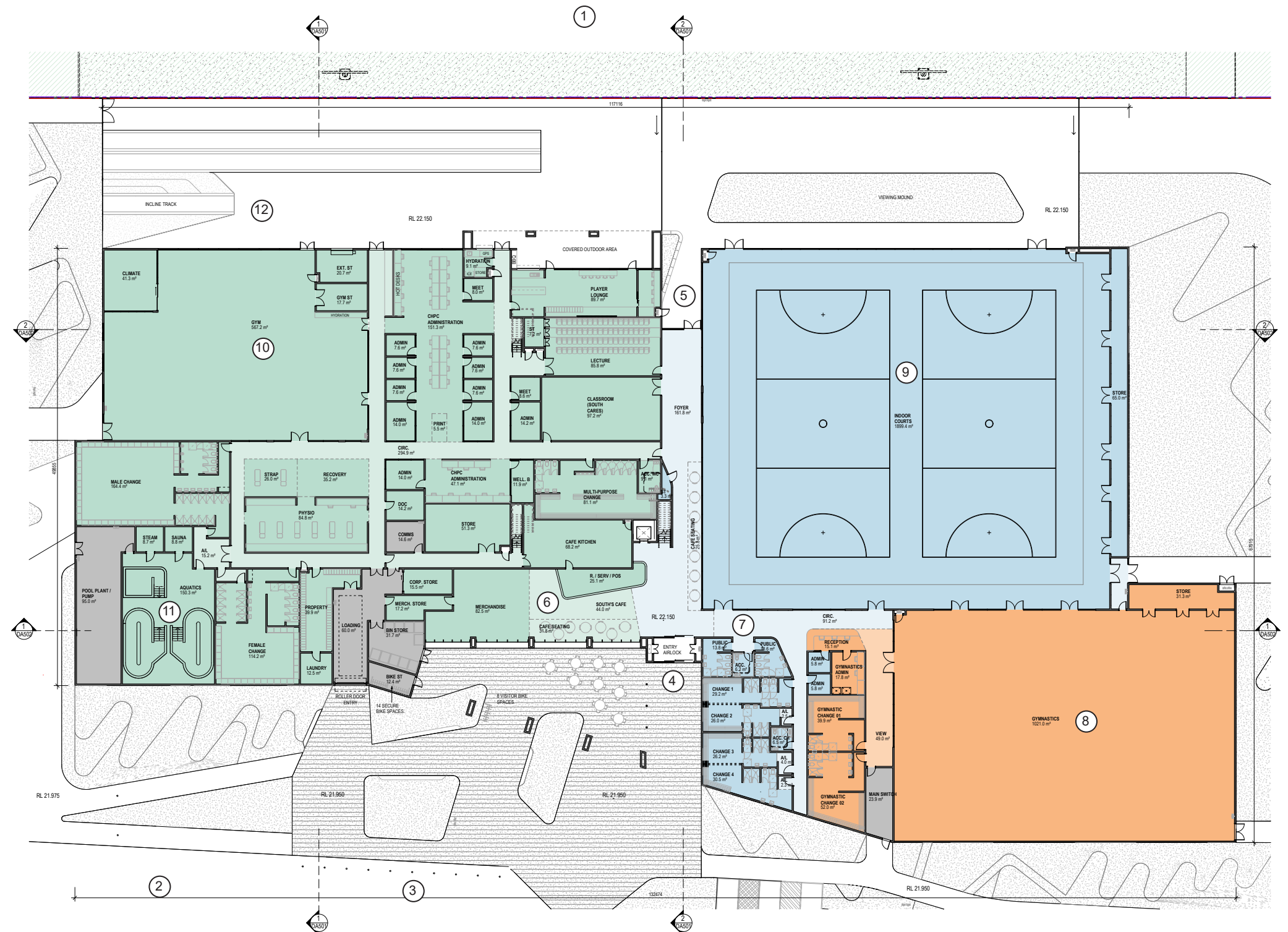
- ① Potential Drop off Zone
- ② Main Car Park
- ③ Outdoor Training Zone
- - - Site Boundary
- - - DCP - Concept DA Envelope
- - - Showcase Field - Extent of Approved REF



Ground Floor Plan

Legend

- $$z \bigcirc$$

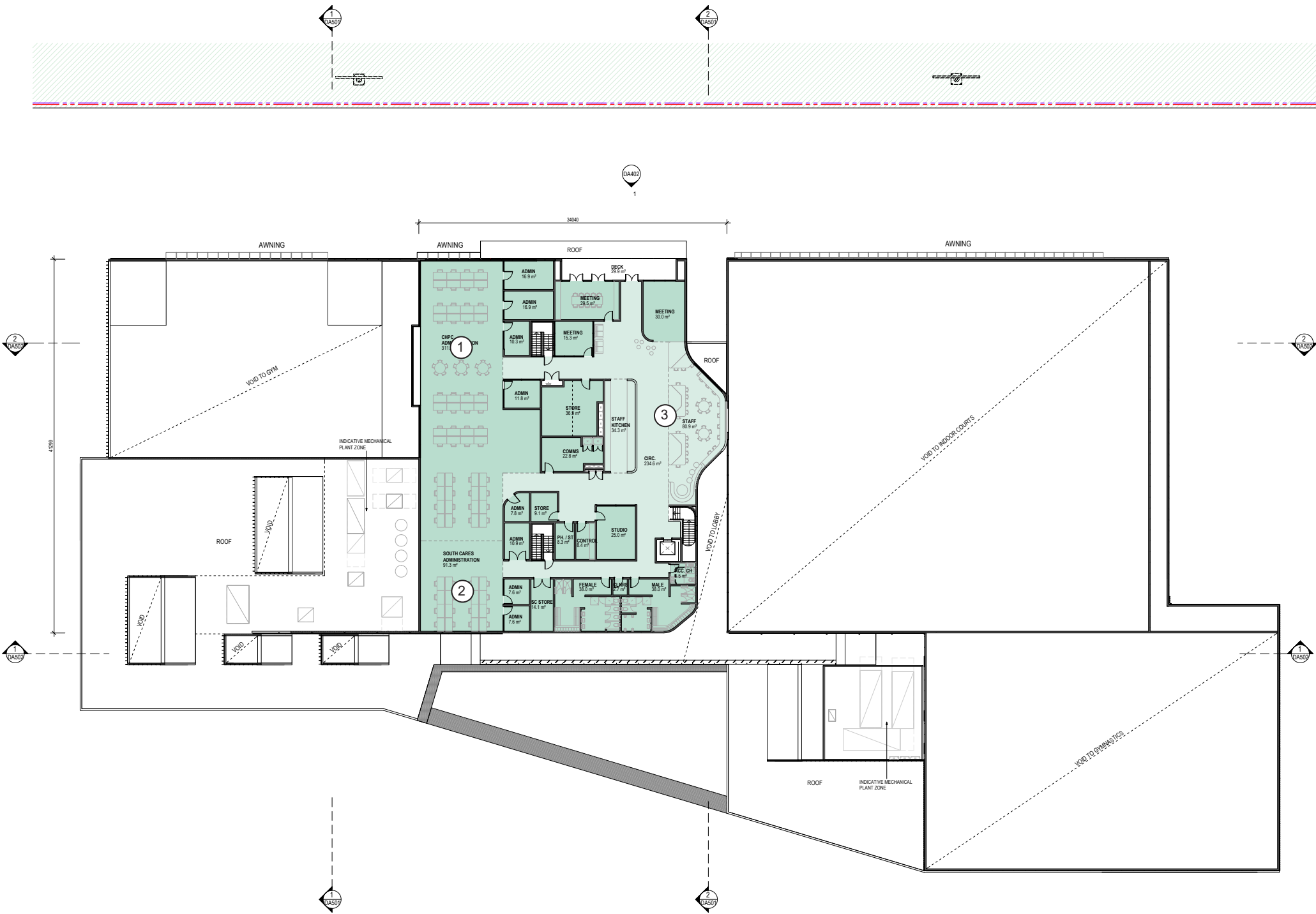


DETAILED DESIGN

First Floor Plan

Upstairs consists of the administration spaces for the CHPC and South Cares.

A shared staff area provides amenity to those supporting the functions and activities of the facility, as well as end of trip facilities to promote a cycle to work culture.



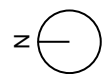
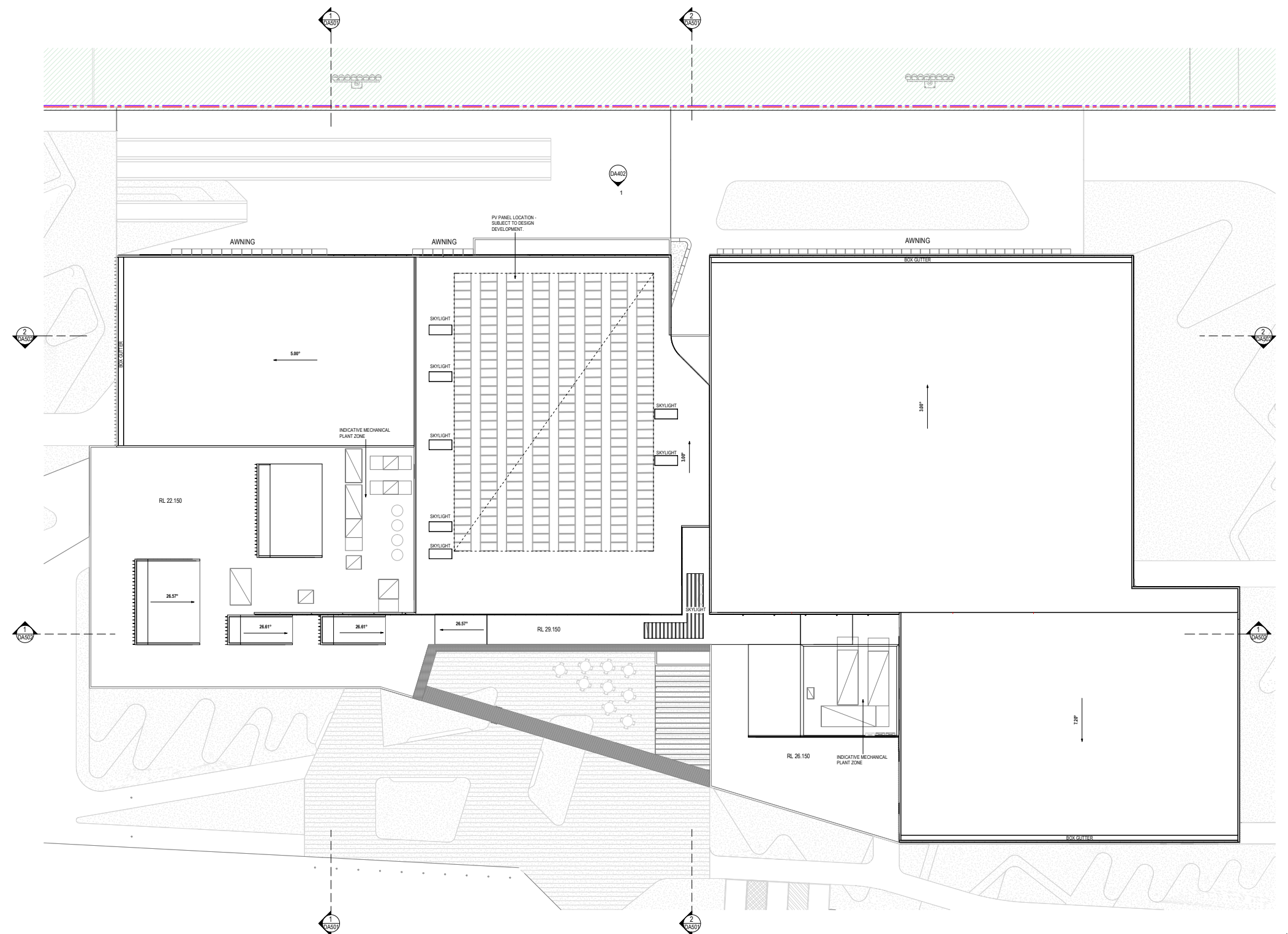
Legend

- CHPC
- ① Administration
- ② Souths Cares
- ③ Staff Shared Area



Roof Plan

PV panels utilise the roof to provide power, whilst skylights provide natural light deeper into the floorplate.



DETAILED DESIGN

Perspective - West Aerial

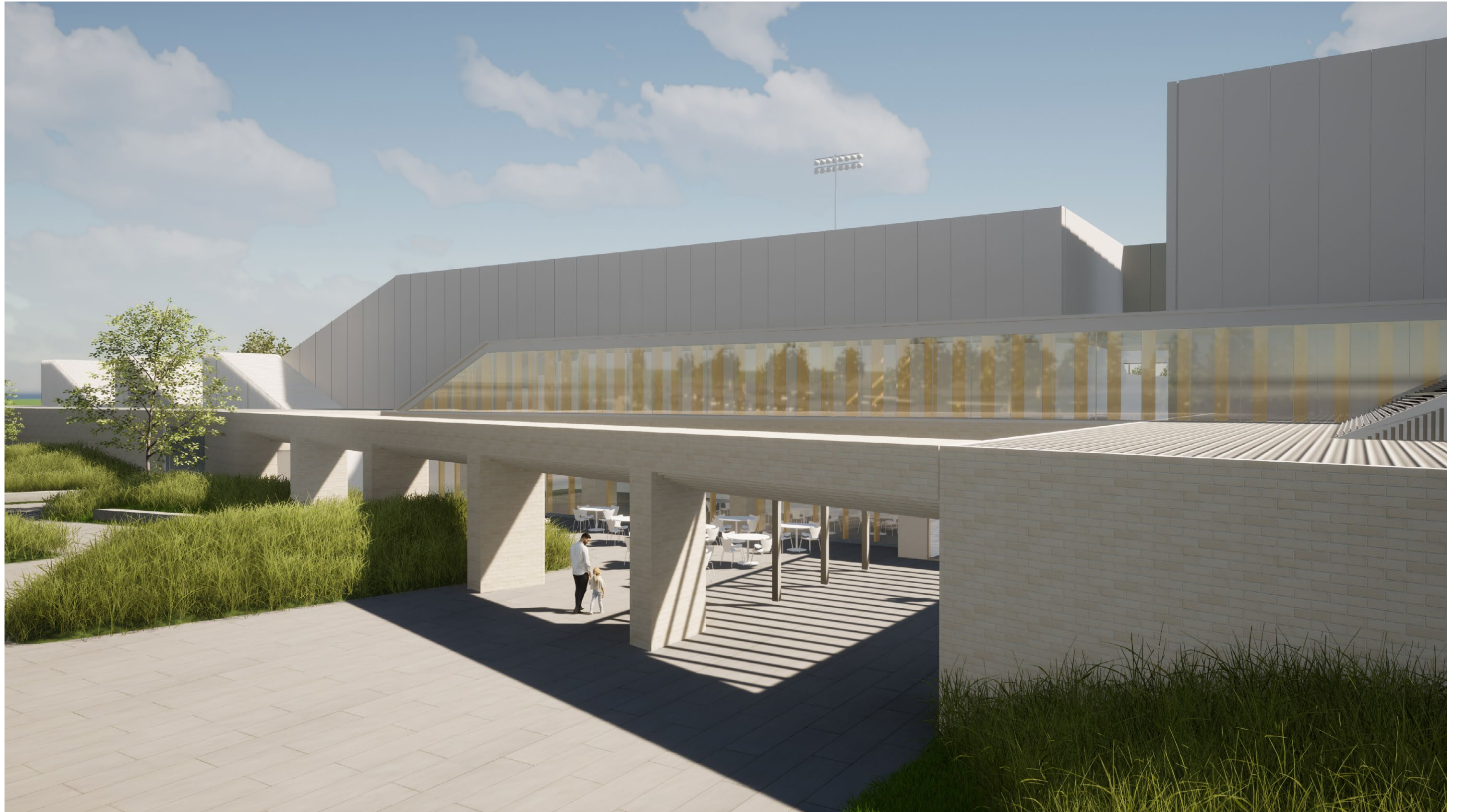


DETAILED DESIGN

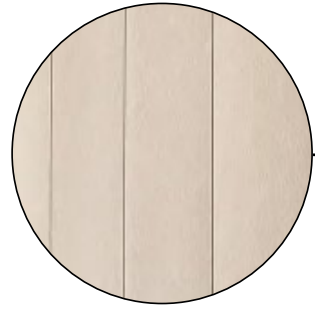
Perspective - Car Park



Perspective - Entry



DETAILED DESIGN



Metal Insulated Panels

Provide flexibility through tonal and textural variation within the functional boxes.



Metal /Timber Fins

Reduce solar gain to glazing, whilst integrating the breakup of larger areas of glazing.

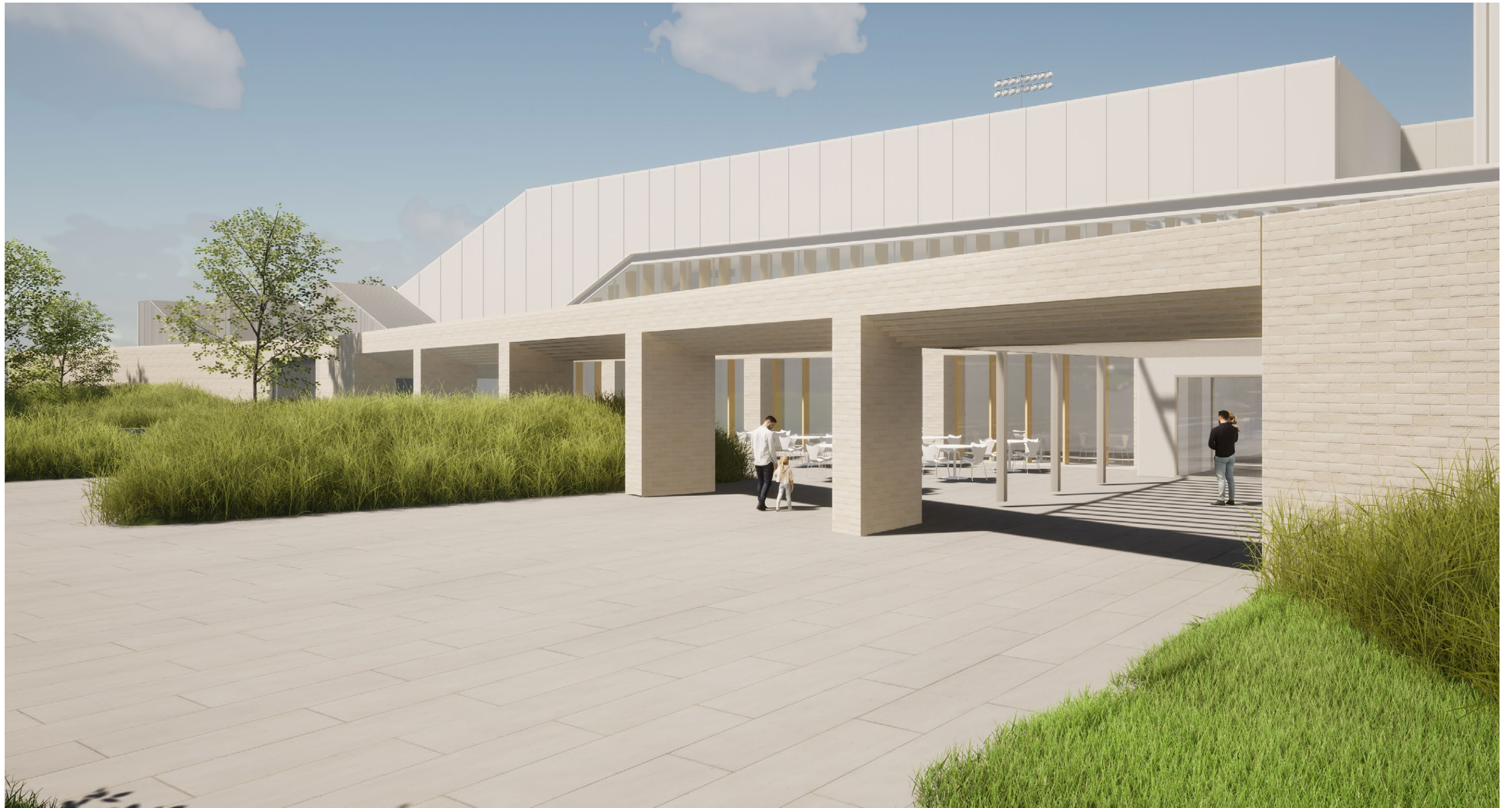


Civic Base vs. Recessive Program

Masonry wraps the building at a human scale, breaking down the larger programmatic boxes above



Perspective - Colonnade



DETAILED DESIGN



Brickwork Relief

Corbelled brickwork conveys a sense of civic entry to the facility. Mimicking the geometry of a sports grandstand



Civic Colonnade

A masonry threshold encircles a sheltered transition space buffering the entry facade



Native Grasses

Grassy mounds soften edges of the masonry to ground the building into the landscape

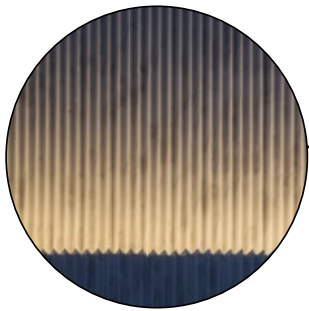


DETAILED DESIGN

Perspective - Entry



DETAILED DESIGN



Illuminated Metalwork

Metal angles strategically positioned around the building provide planar relief and opportunities for lighting



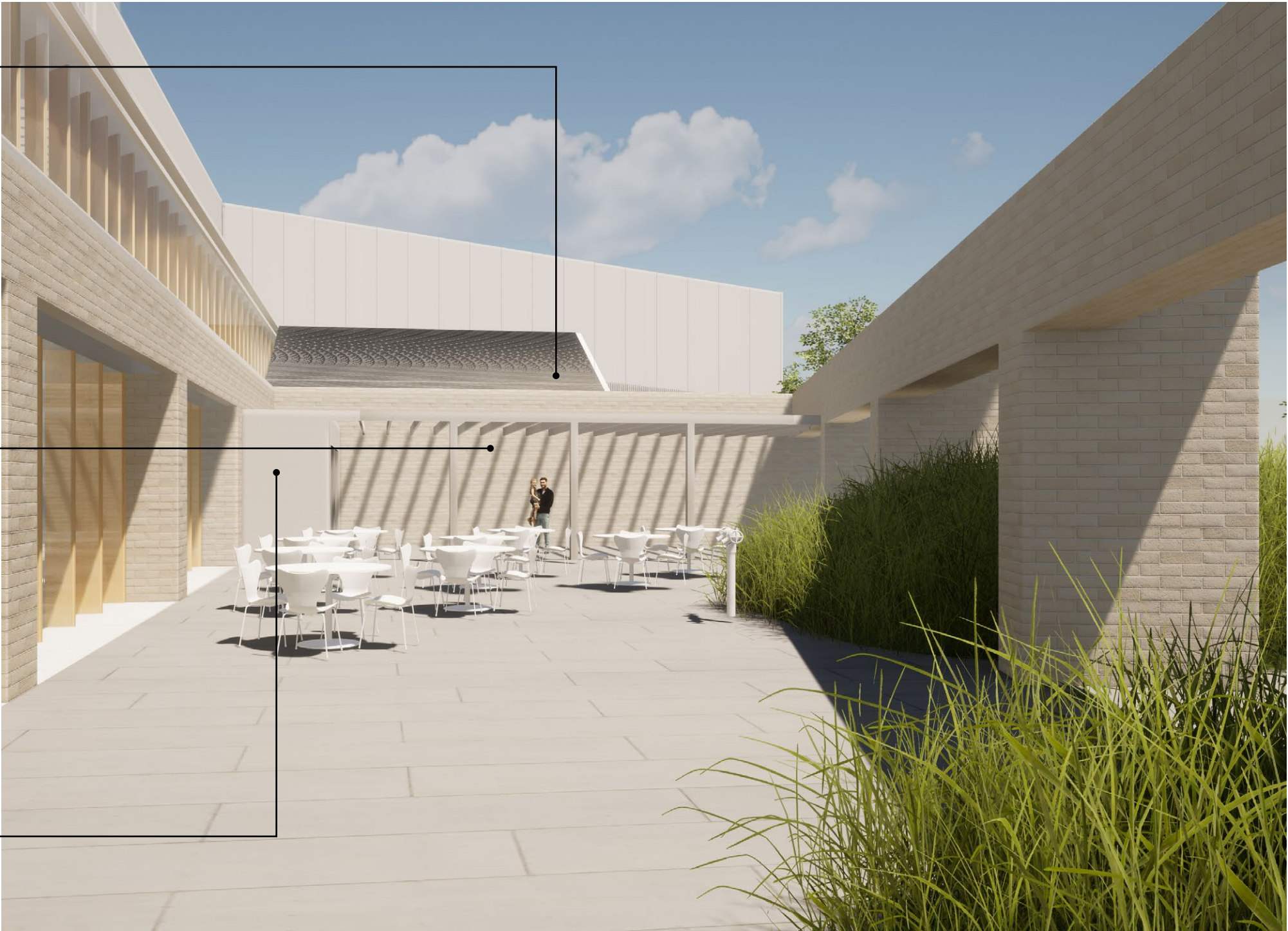
Metal Shade Structures

Shading devices which promote entry points, shade and shadow to the civic masonry



Entry Enfilade

The arrangement of form provides a series of aligned thresholds communicating public routes



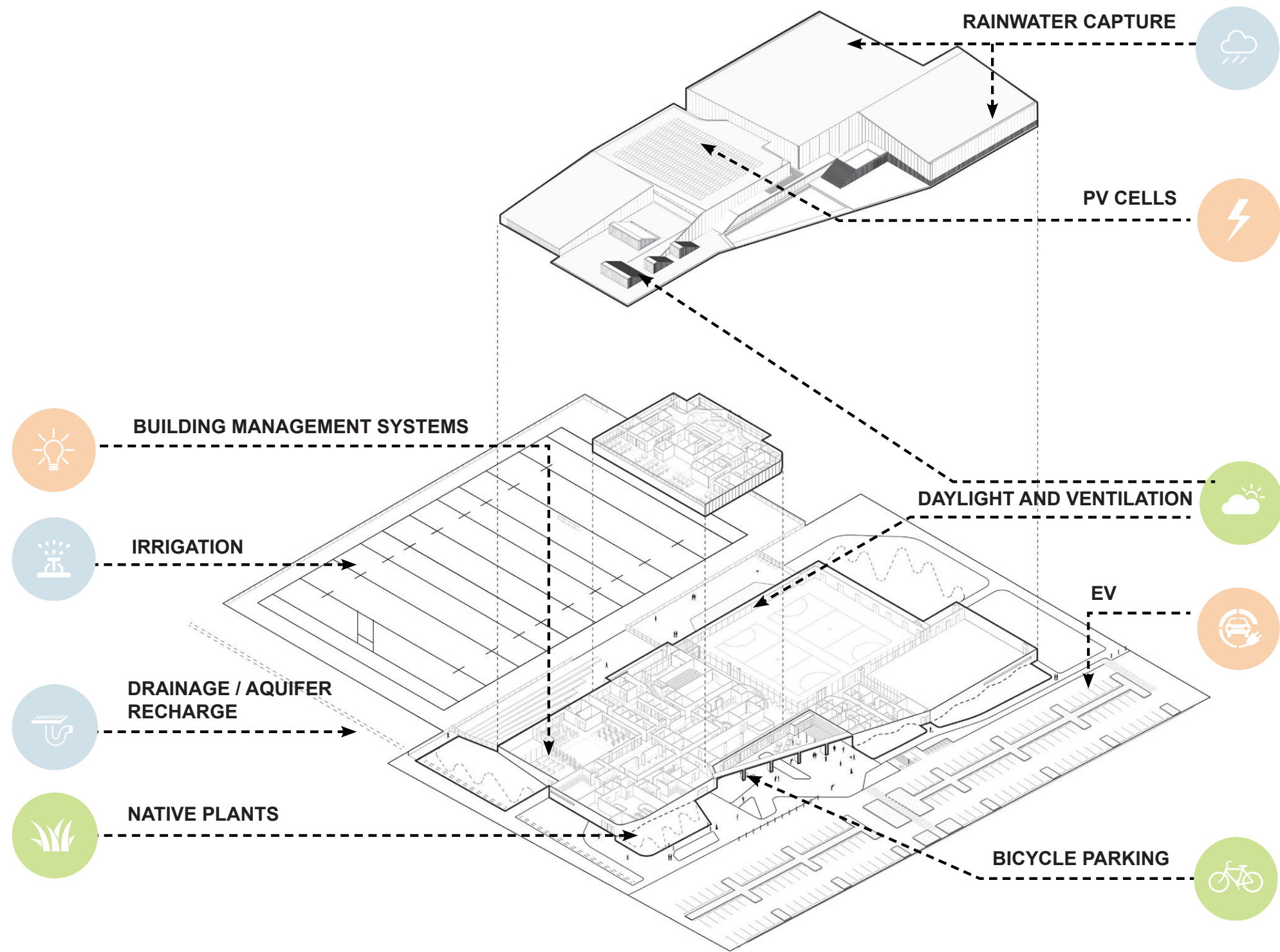
DETAILED DESIGN

Perspective - South-East Aerial

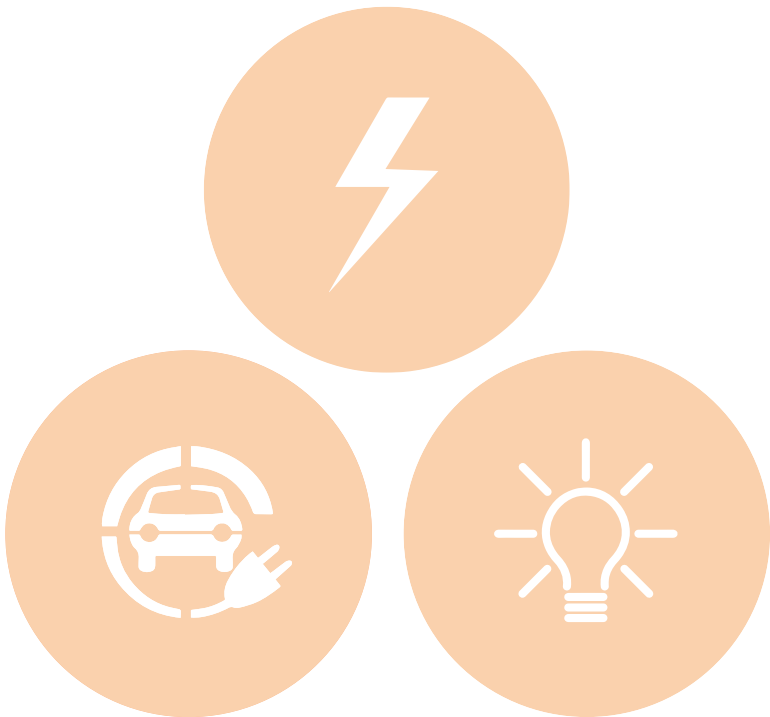


ESD in Design

The proposal will seek initiatives to promote the conservation of energy, water and nature to reduce it's carbon footprint. In turn this will reduce reliance on scheme water provisions and reduce operational costs.



ESD in Design



Energy

- Solar PV** - utilizing larger areas of roof with a northern aspect
- Electric Vehicle Charging** - allowing for the future expansion of EV infrastructure to be provided
- Building Management Systems** - to help reduce energy wastage through smarter building systems



Water

- Drainage / Aquifer Recharge** - swales capture stormwater for infiltration
- Irrigation** - through an on-site bore water supply
- Rainwater Collection** - to be used for grey water use to reduce overall fresh water consumption where possible



Nature

- Daylight and Ventilation** - to passively reduce energy demand and increase wellbeing, whilst providing a continuous thermal envelope to the larger gym spaces and courts
- Native planting and soft mass** - reducing hard landscaped areas and providing thermal mass - regulating temperature
- Bicycle Parking** - promoting green and healthy modes of transportation to the facility

DETAILED DESIGN

Landscape

Drawing on the site's underlying physical geography the landscape theme is centred on a dune-type character with the dominant features formed by mounds of planting set on a consistent diagonal axis 'dunes' that frame the building. These low planted mounds provide areas of shelter and strong visual elements in the landscape.

The core elements of the landscape design are comprised of:

- A shaded parking area on the western boundary of the site
- Bus and coach drop off and disabled parking spaces
- A paved forecourt area (with outdoor café seating) bounded by raised planting beds and seating walls
- Dune-style planting mounds either side of the forecourt area and leading up to the building facades
- A large planted area with trees on the southern boundary, with some seating facing the criterium track
- A cycle and pedestrian path link to the rest of Heffron Park on the centre's southern boundary
- Some shade planting in the southern sector of the training area between the centres and the showcase field.

Planting throughout the landscape will be focused on coastal plants and native grasses that are known to perform elsewhere in Heffron Park and which will convey the dune character of the landscape.

Refer to the Landscape Architects report for further information



Existing Planting to be continued through the proposal

DETAILED DESIGN

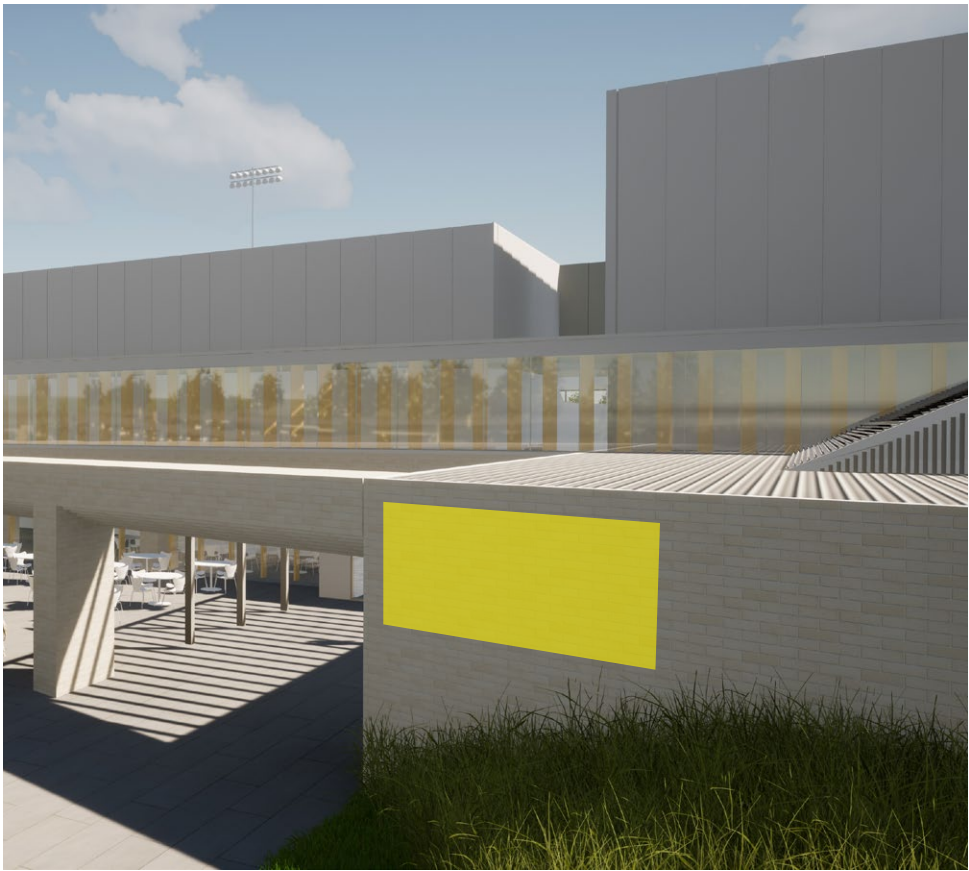
Wayfinding & Graphics

The project vision is for an engaging and inspirational sports facility with a focus on making sports accessible for all, while providing the Rabbitohs new opportunities to establish innovative partnerships.

All aspects of the visitor experience will carry this vision, including the architecture, amenities, programming and placemaking which encompasses graphics, colour, digital components, messaging and installations.

The majority of signage will be branded externally in alignment with Randwick Council, as well as internally adjacent to the community areas. Inside and outside of the showcase field side of the facility, the Rabbitohs branding will have some ownership, including as visitors enter the facility.

The design of external signage will continue to be developed and will be submitted for more detailed assessment as the project progresses.



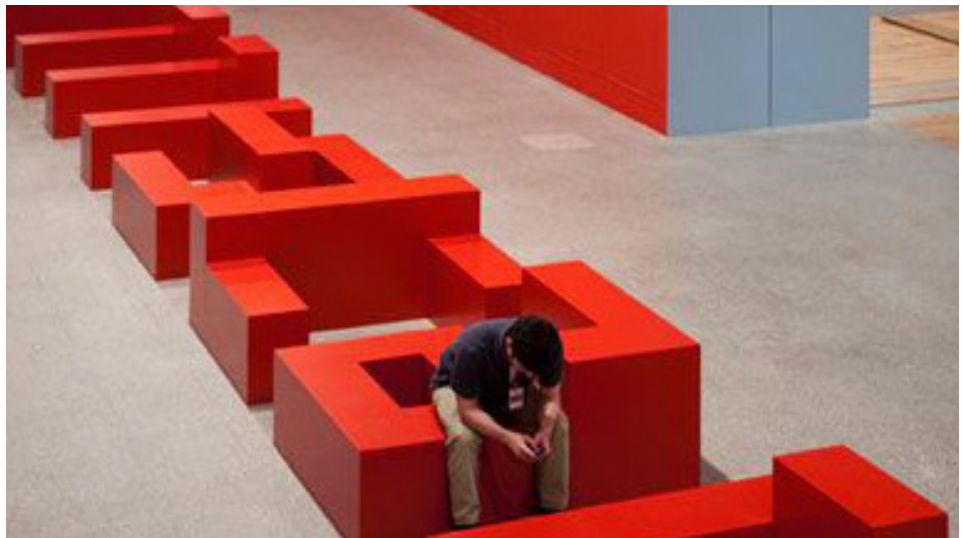
Entry Signage Indicative zone - refer to Architectural Drawings



Sport and Team Signage Indicative zone - refer to Architectural Drawings



Wall of Fame charting club heritage



Landscape Integration experiential objects within the landscape



Architectural integration to promote brand and use

3

CONSULTATION

A pre-application design presentation was given to the Design Excellence Panel on the 7th August 2020. The following provides a summary of the commentary of the panel, with the design team responses going forward. This feedback was mapped against SEPP65 principles.

Design Excellence Panel Feedback

Principle 1
Context & Neighbourhood Context

Feedback:

The subject site is located within the south-western corner of Heffron Park, at 417-439 Bunnerong Road, Maroubra and is legally known as Lot 7026 DP 1026884. The site is located on the western edge of Randwick LGA adjacent to Bayside LGA, and has a primary frontage to Bunnerong Road. It acts as a mediating element between the residential developments to the west and the open landscape of the park on the east. The site is Crown Land owned by the NSW Department of Primary Industries, with Randwick City Council acting as the Reserve Manager.

Heffron Park is the largest recreational park in Randwick and includes playing fields, tennis and netball courts, a cycling criterium track, and an aquatic and leisure centre. The park is bounded by Bunnerong Road, Fitzgerald Ave, Robey Street and Jersey Road. It provides a central focus point of recreation activity for this area on the peninsula.

The surrounding context of the site is predominately low and medium density residential, with Southpoint Shopping Centre and a number of smaller business premises and shoptop housing located immediately to the west of the site across Bunnerong Road, with Matraville Public School located 300m to the south-west and Champagnat Catholic College located 400m to the north. The role of the Heffron Centre in the broader precinct, including its relationship to the Heffron Park Masterplan by Council should be clarified. A critical issue of this relationship is the many ways the centre can be accessed by foot or bike from other destinations within the park and surroundings as it contributes to ‘placemaking’ within the local area.

How is the built form viewed from various vantage points during the day and at night (see below regarding lighting) is of importance. The axial views of the project from Bunnerong Road north and south of the site should be considered.

This project will be the single biggest investment in the park to date, and possibly the largest in the implementation of the masterplan, so the regenerative benefits associated with the centre must be maximised.

Design Team Response:

Guidance on context and neighbourhood context is noted. Refer to this report with respect to Plan of Management / Masterplan context, design development, sight lines and key pedestrian connections. As part of this report, several key views are provided to illustrate the views toward the new facility from various locations in the Heffron Park precinct such as the Tennis Centre, view from centre of the Park, view from Bunnerong Road north and south.

The project proposes the demolition of the existing outdoor tennis facilities together with the existing Matraville Sports Centre and Bunnerong Gymnastics facilities, followed by the construction of the new integrated community sporting facility which will include a Community High Performance Centre, with new indoor courts and gymnastics facilities to replace those currently on site.

These new facilities have been designed to comply with current day building codes, together with modern sporting regulations that apply to these facilities, enabling their use more broadly amongst all levels of competitive sports within the community.

The facility has also been designed to encourage social activity and community participation. It is anticipated that uses such as the publicly accessible café with a generous and sheltered forecourt area will become a popular social destination within the community, and the internal street that integrates the internal and external uses of the facility will provide a vibrant meeting and viewing space for social and recreational users.

More broadly the proposal also seeks to regenerate a portion of the Heffron Park precinct that is not only well past its useful life, but poses a number of connectivity and safety concerns to the public which limit the useability and generosity of what is the largest recreational park in the LGA.

The design response has sought to balance the urban regeneration opportunity that this project has the opportunity to provide, whilst responding to a facility brief which is very functionally and technically specific in most areas. That said, it is worth noting that the opportunity to provide a fully integrated response with three key sporting uses from a community and elite sporting able to benefit from shared facilities within a year round, all weather facility of itself responds to this urban regeneration aspect of the development.

CONSULTATION

Design Excellence Panel Feedback

Principle 2

Scale and Built Form

Feedback:

The centre is essentially three destinations located within a singular built form. Whilst this creates efficiencies in servicing, maintenance, security and operation, the resultant footprint is immense and impenetrable. Walking around the building will become an even larger imposition as a result of the landscaping that encompasses the northern and southern extents.

The Panel would like to see the building broken down into a collection of buildings - 'a recreation village' - with an internal public route that extends east/west from the car park to the show ground and beyond.

This route should be open to the sky, and address the internal facing elevation of the South Sydney Building (south), and provide visual connection to the indoor courts and gymnasium. Other portions can be further developed with more legible massing, maintaining required security requirements, to read as a collection of volumes in the landscape.

Where possible, landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.

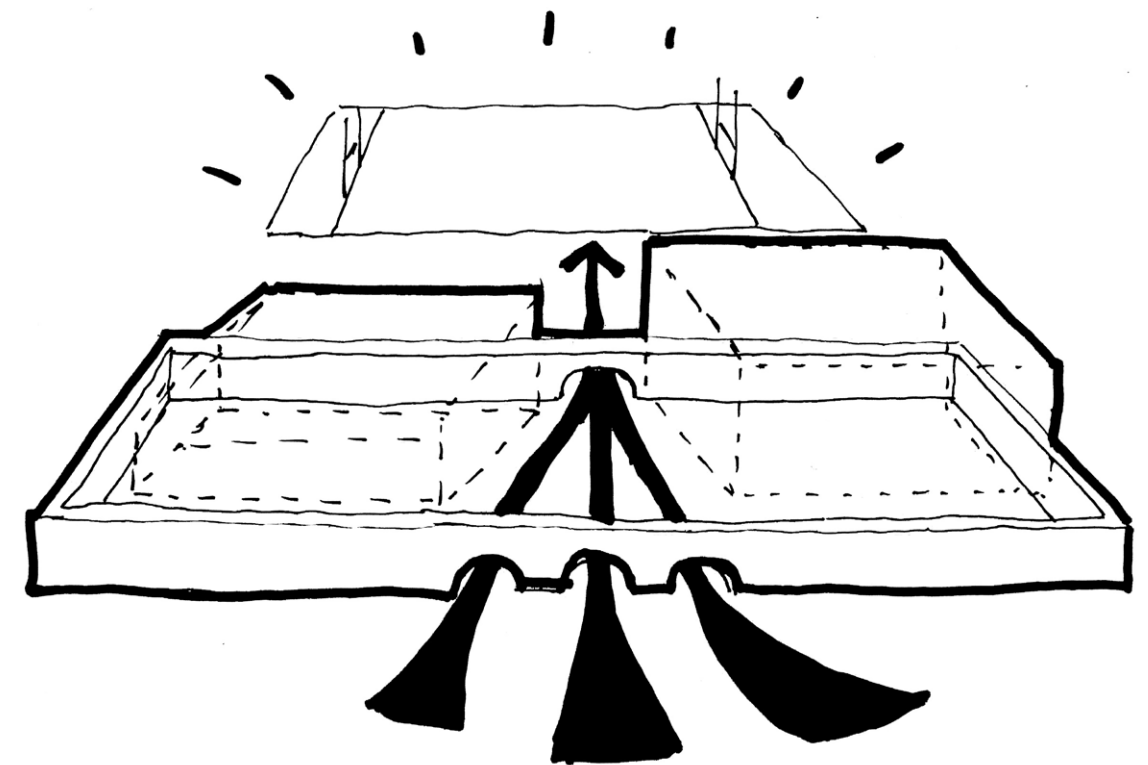
Design Team Response:

The design for the Heffron Centre has considered the impact of the inherent building volumes associated with the three components of the facility, and has sought to reduce the visual bulk and scale through the architectural envelope treatments and provide further clarity to the internal uses.

In considering the physical separation of the three components we believe that the community and social value is actually improved through the creation of a truly integrated centre for community and high performance sport, which has a broader value to the Heffron Park precinct and associated social and sporting fabric than the perceived reduction in building scale.

The footprint and associated mass of the building is driven by standards and guidelines for providing multi-purpose facilities which are able to be used by various sports. The footprint of the CHPC is based on the prescriptive relationships between high performance spaces and community uses (e.g. classroom, lecture theatre, etc). The architectural design response seeks to respond to this functional and technical brief whilst responding to the local urban, environmental, and social context of Heffron Park as outlined above.

To this end we have approached the design task from a number of different perspectives/themes to ensure that our methodology is multifaceted in its approach. These themes are Integration, Internal Public Street, Operational Planning, Materiality, People Movement and Landscape.



Design Excellence Panel Feedback

Principle 2
Scale and Built Form

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Where possible, landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.

Integration

The proposed development is based on an integrated model, bringing together grassroots, civic context, elite sporting initiatives and an array of programming opportunities, to benefit the local community and Randwick City Council. As a collaborative model under a Public Private Partnership between Council and the South Sydney Rabbitohs, the Heffron Centre delivers an overlay of state of the art facilities, efficiencies across multiple uses, sustainable design practices and an overarching community-focus, which demonstrates a unique opportunity to deliver significant improvements to Heffron Park and a long-term legacy for its users whilst drawing on the operational, maintenance and management efficiencies associated with an integrated facility of this nature.

Following consideration of the proposal to “break down” the centre into three distinct buildings which may have a number of advantages with regards to site permeability and scale we feel this also creates a number of significant user-orientated areas of concern, including:

- “Open” walkways between the building will create zones which are overshadowed and subject to significant prevailing wind routes.
- Separating the building and removing the internal foyer will detract from creating a safe and secure environment for junior patrons and the youth community programs offered by Souths Cares. Council has a duty of care to provide a safe and secure facility for under age participants attending programs in the Sports Centre, Gymnastics Centre and Community & High Performance Centre.
- CPTED issues that would be difficult to passively manage and would require active monitoring after hours and/or required to be secured from public access outside opening hours. To satisfactorily achieve a village of separate buildings the distances between these facilities required to provide passive surveillance would be significant and would be difficult to achieve on this site together with our other briefed requirements.

A decentralised approach diverges significantly from the community outcomes which Randwick City is seeking to achieve with the RCC business case/brief specifically requiring an integrated facility, with the design team engaged on this basis.

In addition, this alternative approach to break the facility up in order to reduce the overall size of the facility would counterintuitively result in a much greater total building bulk / increased floor area as the facility would need to double up on amenities, foyers, circulation zones, plant rooms etc for each individual facility rather than reduce the building footprint and share these elements of the facility. Essentially, our approach has been to consolidate the footprint and mass and instead focused on creating a number of highly activated edges/zones at strategic zones around the facility so that from all primary approaches, passers-by have clear focal points and wayfinding to engage with the building and the highly functional recreation spaces around the building be they active or passive.

Internal Public Street

By adopting a highly integrated facility model we have created an internal public street that plays a key role in allowing for spatial efficiencies. Opening sight lines, provides direct access east to west across the site, creates a secure and weatherproof zone for dwelling of parents, underage participants and the wider community outside of game time / training in the courts, gymnastics centre or even the CHPC community zones. Apart from these spatial benefits it also drives opportunities for passive interaction that would certainly be lost in a more decentralised planning approach. The inherent advantages that a secure, all-weather public street provide to the users of this type of facility is a fundamental feature of our design approach

In response to this opportunity identified by the DEP, we have made a meaningful reduction in the eastern end of the street and replaced it with external landscaping facing the showcase field creating an even more deliberate break in the facade geometry and increasing the public realm to the eastern side of the building. Notwithstanding the previous comments this intervention will require to be secured or monitored after hours to improve its performance from a CPTED perspective after hours.

The Panel did note that alternate means of “separating” the buildings could be utilised without the buildings becoming completely isolated from one another, these included changes in materiality and reductions of height in some sections. Please refer to the Architectural Design Report which provides a list of measures that have been undertaken and which will continue in future stages in supporting these design strategies.

Design Excellence Panel Feedback

Principle 2
Scale and Built Form

Feedback:

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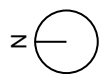
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Legend

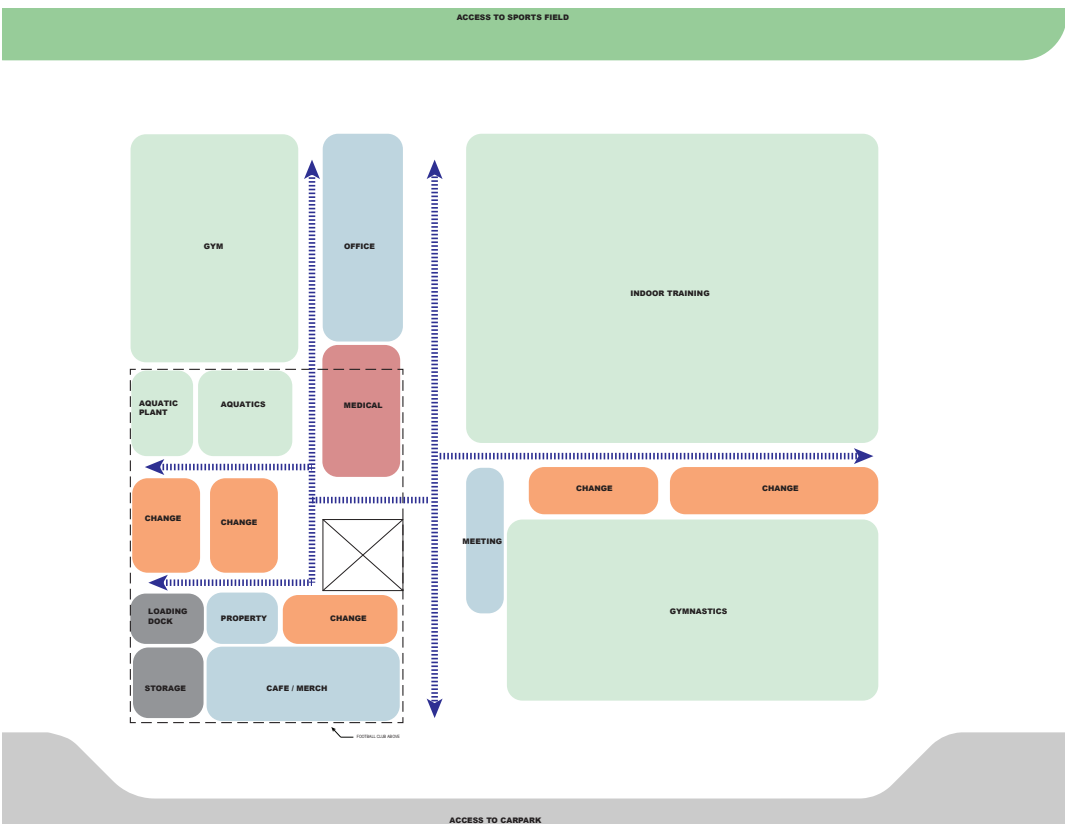
- Sport Facilities
- Community / Administration
- Amenities
- Medical
- Showcase Field
- Car park



Operational Planning

During the early concept development phase, a number of facility planning options were considered to explore functional and operational opportunities for placement of the core facility components described in the brief. These options built on previous work undertaken during the Business Case process.

Some key briefing requirements drove the development of these studies, including a strong preference for the Community High Performance Centre (CHPC) to be located to the north of the site to maximise solar access for spaces that will be to be occupied on a permanent basis. Upon review with relevant stakeholders and the design team, Option B was identified as the preferred operational plan developed through to schematic design.



Option A

Option A uses an internal public space to separate the CHPC to the north from the community recreation spaces to the south. This internal public space connects the main facility entry at the west to the external public recreation spaces and Showcase Field to the east.

The café and Rabbitohs membership / fan zone, collocated with reception points, are located adjacent to the entry, creating a focus and point of reference for visitors. The internal public spaces allows public access to parts of the CHPC floor plate for shared use.

The CHPC is configured to maximise connections between internal and external training facilities, and to locate high service demand functions requiring proximity for vehicle access adjacent to the car park on the western side of the site.

The indoor courts are located to the east to provide a physical and visual connection to the Showcase Field to the east. The gymnastics facility is located to the west and immediately adjacent to the main facility entry to enable direct and safe access for participants. Change and administrative spaces are located between the big boxes, being the indoor courts and gymnastics training hall.

Design Excellence Panel Feedback

Principle 2
Scale and Built Form

Feedback:

The centre is essentially three destinations located within a singular built form. Whilst this creates efficiencies in servicing, maintenance, security and operation, the resultant footprint is immense and impenetrable. Walking around the building will become an even larger imposition as a result of the landscaping that encompasses the northern and southern extents.

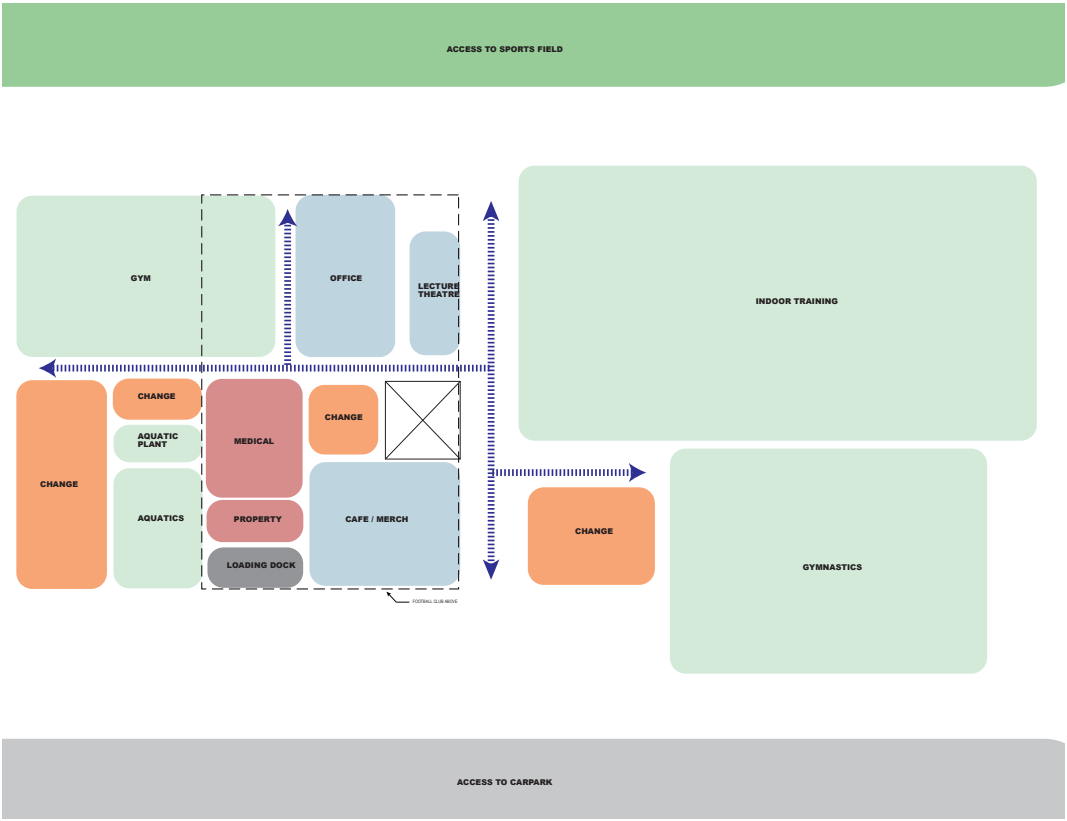
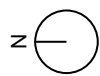
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Where possible, landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.

Legend

- Sport Facilities
- Community / Administration
- Amenities
- Medical
- Showcase Field
- Car park



Option B - Preferred

Option B also uses an internal public space to separate the CHPC to the north from the community recreation spaces to the south, however, in this instance, arrangement of internal functions is adjusted to reduce the length of the internal public spaces, improving the connection between the main facility entry to the west and the external public recreation space and Showcase Field to the east. Similarly, the café and Rabbitohs membership / fan zone, collocated with reception points, are located adjacent to the entry, creating a focus and point of reference for visitors.

As is the case with Option A, the CHPC is configured to maximise connections between internal and external training facilities, and to locate high service demand functions requiring proximity for vehicle access adjacent to the car park on the western side of the site. In this instance, the CHPC is stretched further along the north-south access to improve connection to the Showcase Field.

The indoor courts are located to the east to provide a physical and visual connection to the Showcase Field to the east. The gymnastics facility is located to the west and immediately adjacent to the main facility entry to enable direct and safe access for participants. This provides opportunity for connection between the two big boxes for special events. Change and administrative spaces are located immediately off the main facility entry to improve way-finding.

CONSULTATION

Design Excellence Panel Feedback

Principle 2
Scale and Built Form

Feedback:

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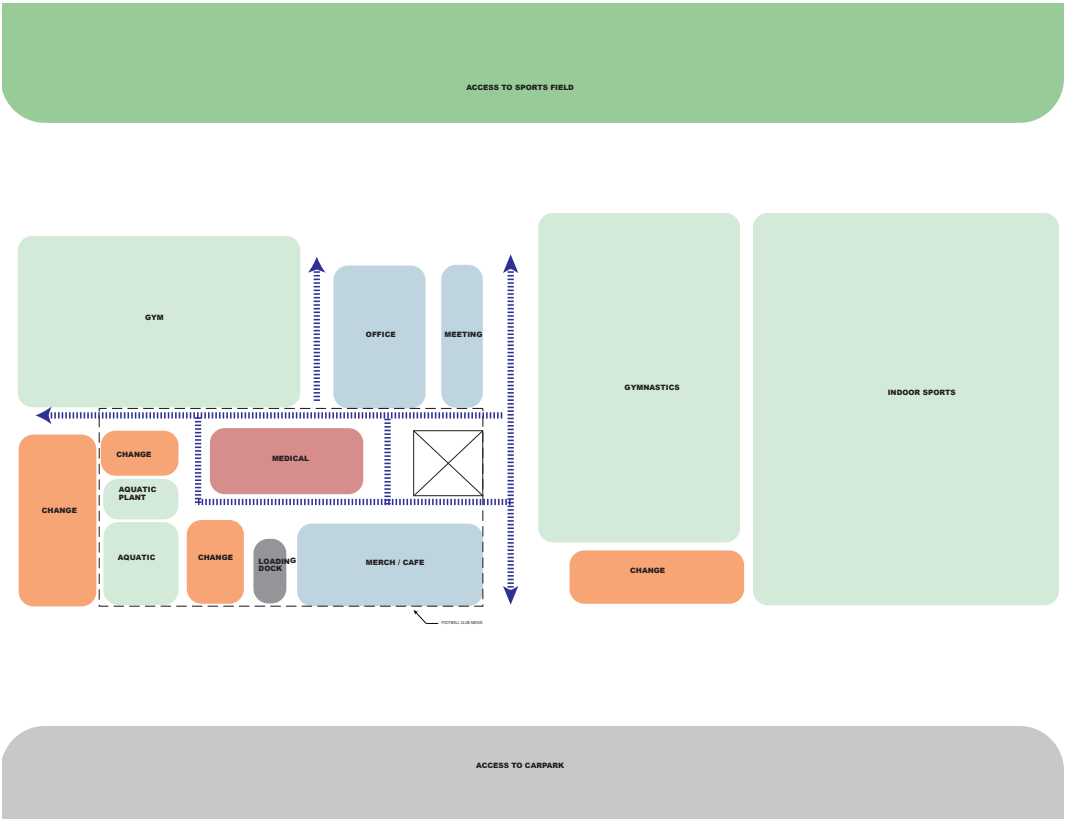
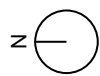
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Where possible, landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.

Legend

- Sport Facilities
- Community / Administration
- Amenities
- Medical
- Showcase Field
- Car park



Option C

The Business Case concept planning was used as a basis for Option C in an attempt to develop an option that provides a long narrow footprint along the north-south access. Many of the functional principles adopted within Options A & B were considered in this option.

This option was discounted due to the inability to efficiently provide access to all core components from a collocated entry point. In this model, access to the indoor courts is provided either independently, or via a long corridor along the western side of the building. Neither of these options were considered desirable from a functional, nor an operational perspective.

Furthermore, this arrangement provides less convenient movement between CHPC training spaces and the community indoor courts, which, while not critical, is considered less than ideal.

CONSULTATION

Design Excellence Panel Feedback

Principle 2
Scale and Built Form

Feedback:

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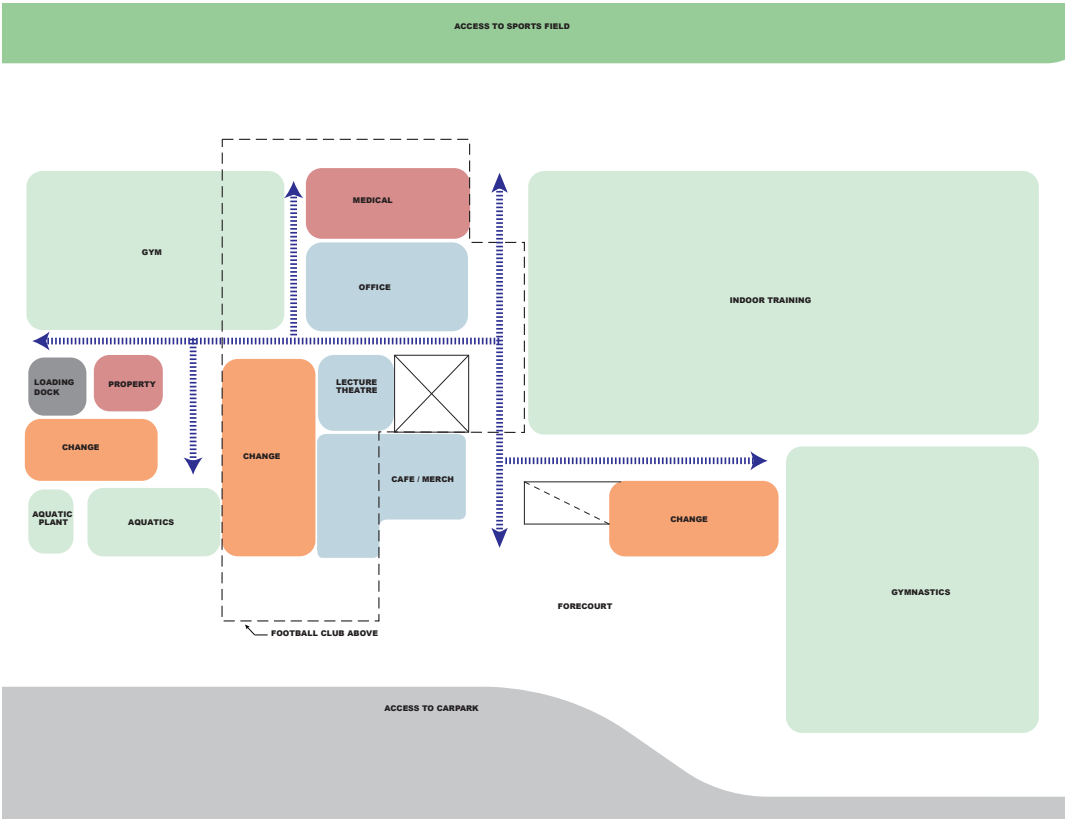
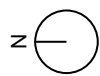
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Where possible, landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.

Legend

- Sport Facilities
- Community / Administration
- Amenities
- Medical
- Showcase Field
- Car park



Option D

Option D is similar in many respects to Option B, but explores alternative arrangements within the CHPC to test servicing access priorities and varying athlete movement ideas.

The gymnastics footprint is re-orientated in this option to create a large entry forecourt. While a more generous external space is created, this arrangement does mean that the gymnastics training hall is comparatively remote from the main facility entry.

Design Excellence Panel Feedback

Principle 2
Scale and Built Form

Feedback:

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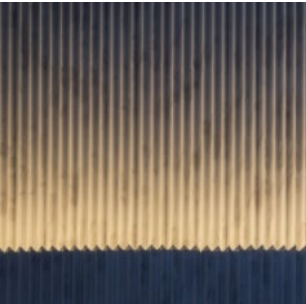
Where possible, landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.

Materiality

The design for the Heffron Centre has considered the impact of the inherent building volumes associated with the three components of the facility, and has sought to reduce the visual bulk and scale through the architectural envelope treatments and provide further clarity the internal uses.

The masonry perimeter unifies the ground plane allowing the landscape to envelop and soften the connection. This aids in breaking up the larger recessive functional masses above, and creates a datum of which these forms project from. Metal panelling clads these larger forms with opportunity to add tonal and textural variation, to further reduce their visual impact.

Metal angled profiles create a pleat of relief between the two materials, with opportunities to add shadow and lighting to change appearance throughout the day.



Design Excellence Panel Feedback

Principle 2
Scale and Built Form

Feedback:

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Legend

- Elite Athlete movement
- ① Decision to go to the gym or field
- ② Decision to use outdoor training facility or field

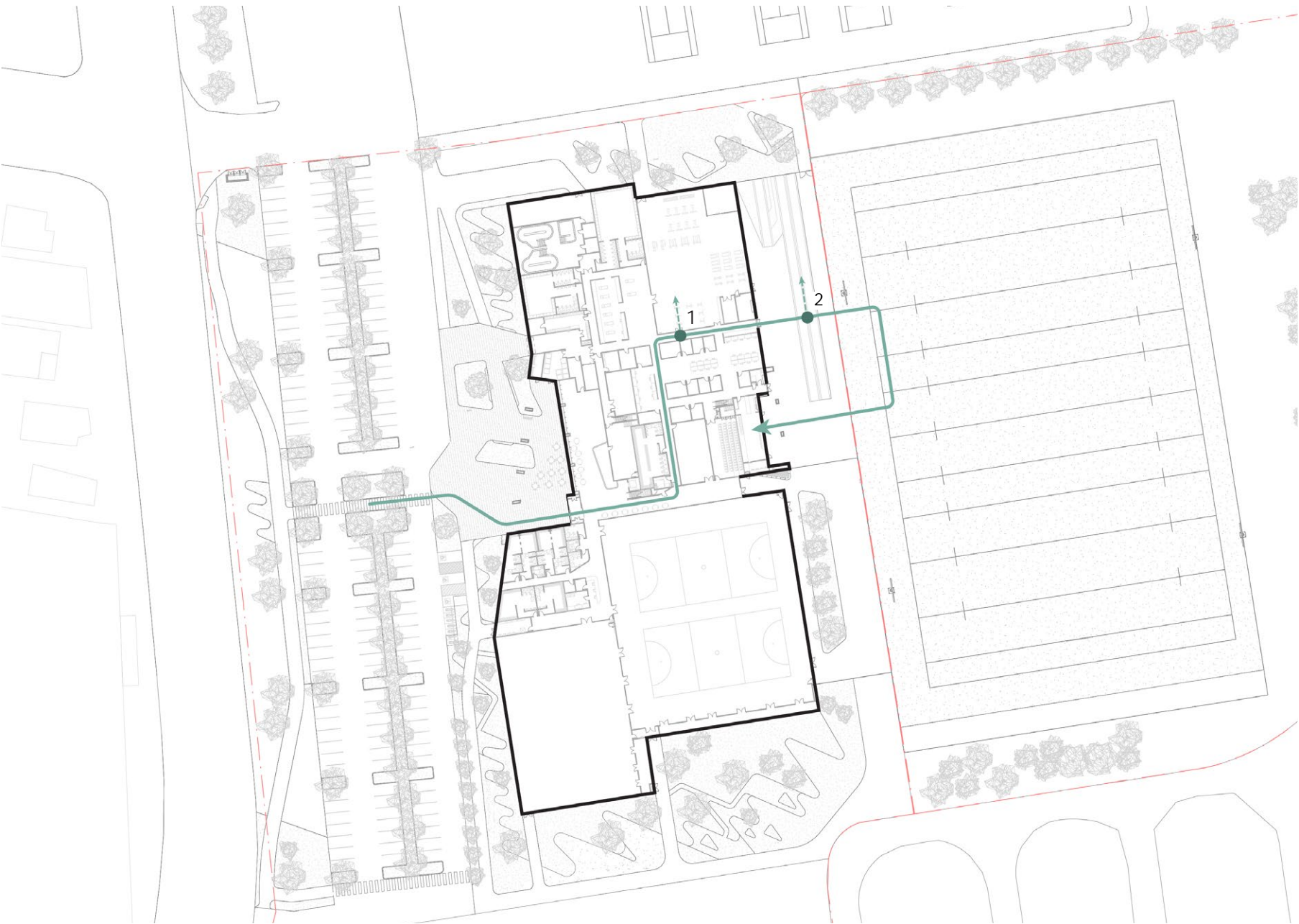


People Movement

The proposal provides a third connection point through the site to the showcase field in the form of the internal street. The following is a series of diagrams showing different users interaction through the building, demonstrating the destinations and points of pedestrian thoroughfare. In turn this shows how the internal street acts as a nexus for these interactions and movements.

CHPC - Elite Athlete

The elite athlete arrives by car. They enter through the main entrance and travel towards the CPHC entrance. After travelling down the corridor the athlete can decide to turn into the gym or continue towards the field. Once outdoors, the athlete may decide to use the outdoor training facility or the field. After training the athlete will return to the Player's Lounge.



Design Excellence Panel Feedback

Principle 2
Scale and Built Form

Feedback:

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Where possible, landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.

Legend

- Admin Team Member movement
- ① Arrive at bus stop
- ② Decision to get a coffee/talk to reception staff



CHPC - Admin Team Member

The Admin Team member will arrive by bus. They enter through the main entrance and stop at reception to get a coffee and/or talk to reception staff. The admin member will then use the stairs to travel to Level 1 to begin their work.



Design Excellence Panel Feedback

Principle 2
Scale and Built Form

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Where possible, landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.

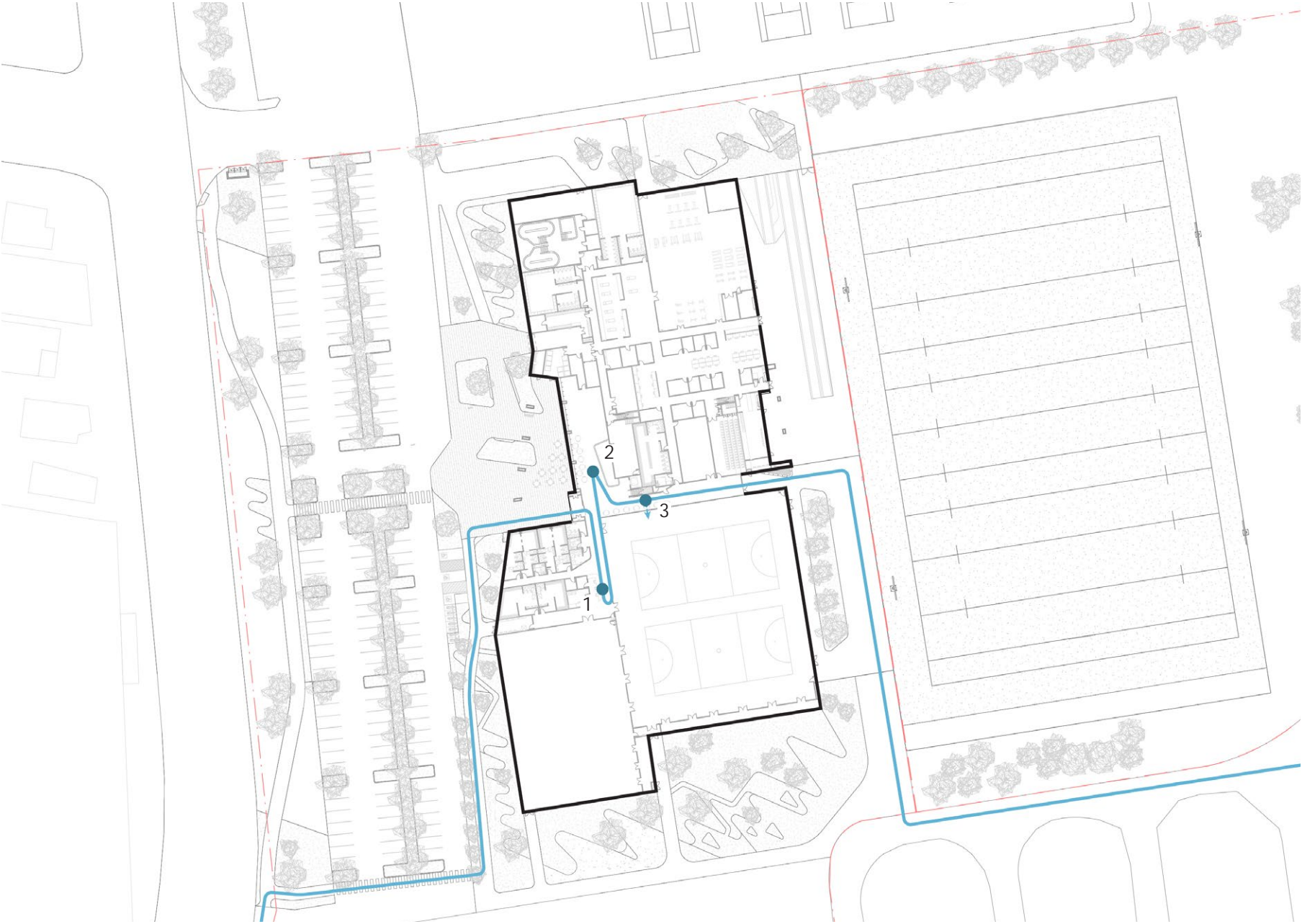
Legend

- Parent movement of child playing indoor sport
- ① Check in at community reception
- ② Decision to get a coffee
- ③ Watch child play sport



Child Indoor Courts - with Parent

The parent with a child playing indoor sport will arrive from the South entrance by foot. Using the main entrance, they will check in at the community reception. Once the child commences sport the parent may decide to get a coffee, the parent will then watch their child play sport in the viewing area. After the child has finished, they will exit the centre out towards the field.



Design Excellence Panel Feedback

Principle 2
Scale and Built Form

Feedback:

The centre is essentially three destinations located within a singular built form. Whilst this creates efficiencies in servicing, maintenance, security and operation, the resultant footprint is immense and impenetrable. Walking around the building will become an even larger imposition as a result of the landscaping that encompasses the northern and southern extents.

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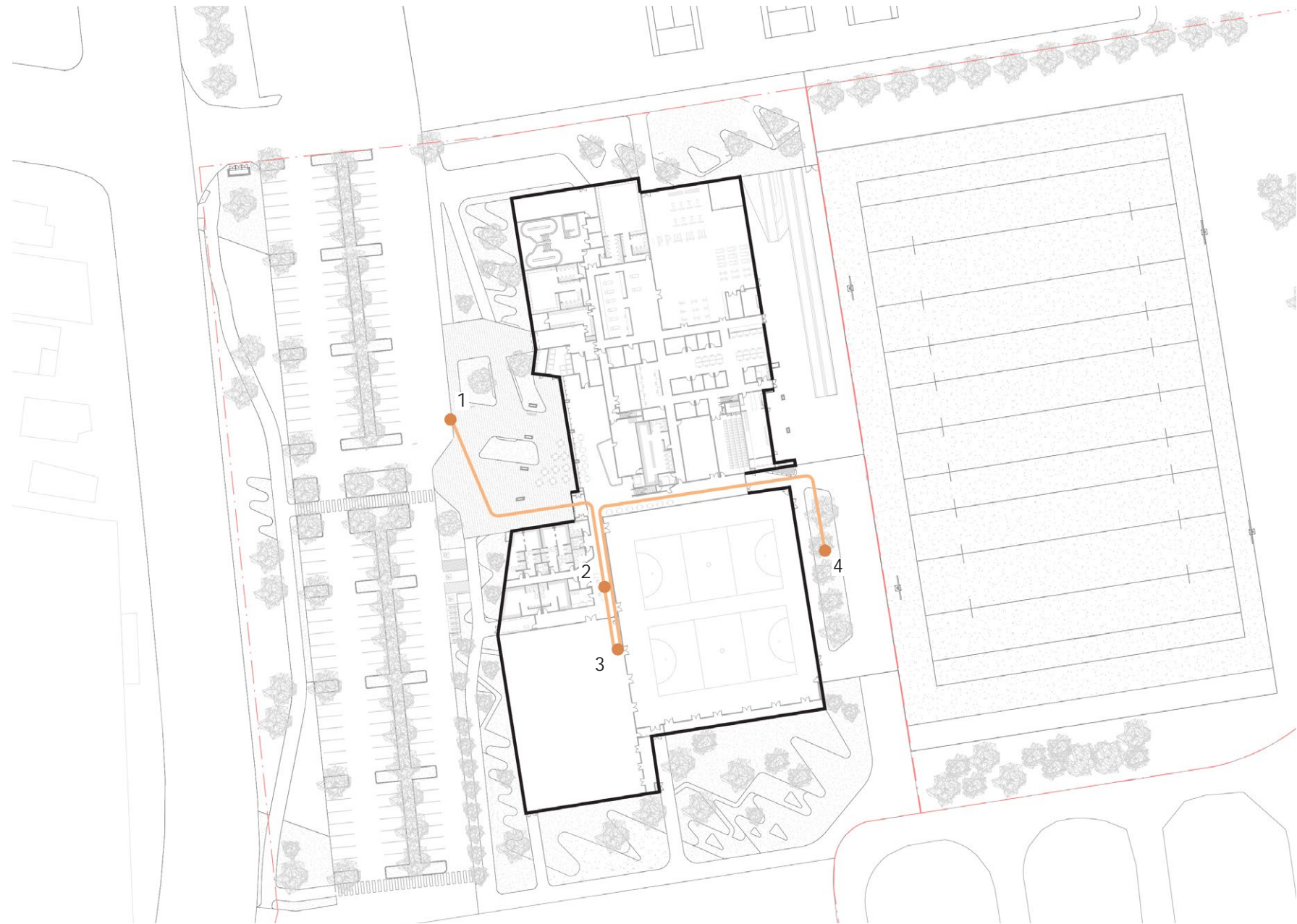
Legend

- Teenager participating in Gymnastics movement
- 1 ● Dropped off at main entrance
- 2 ● Check in at community reception
- 3 ● Gymnastics training
- 4 ● Decide to watch elite athletes train on field



Teenager participating in Gymnastics / Sports Fan

The teenager will be dropped off. They will use the main entrance and check in at the community reception. They will participate in gymnastics training and then decide to head towards the field to use the viewing mound to watch the elite athletes train.



Design Excellence Panel Feedback

Principle 2
Scale and Built Form

Feedback:

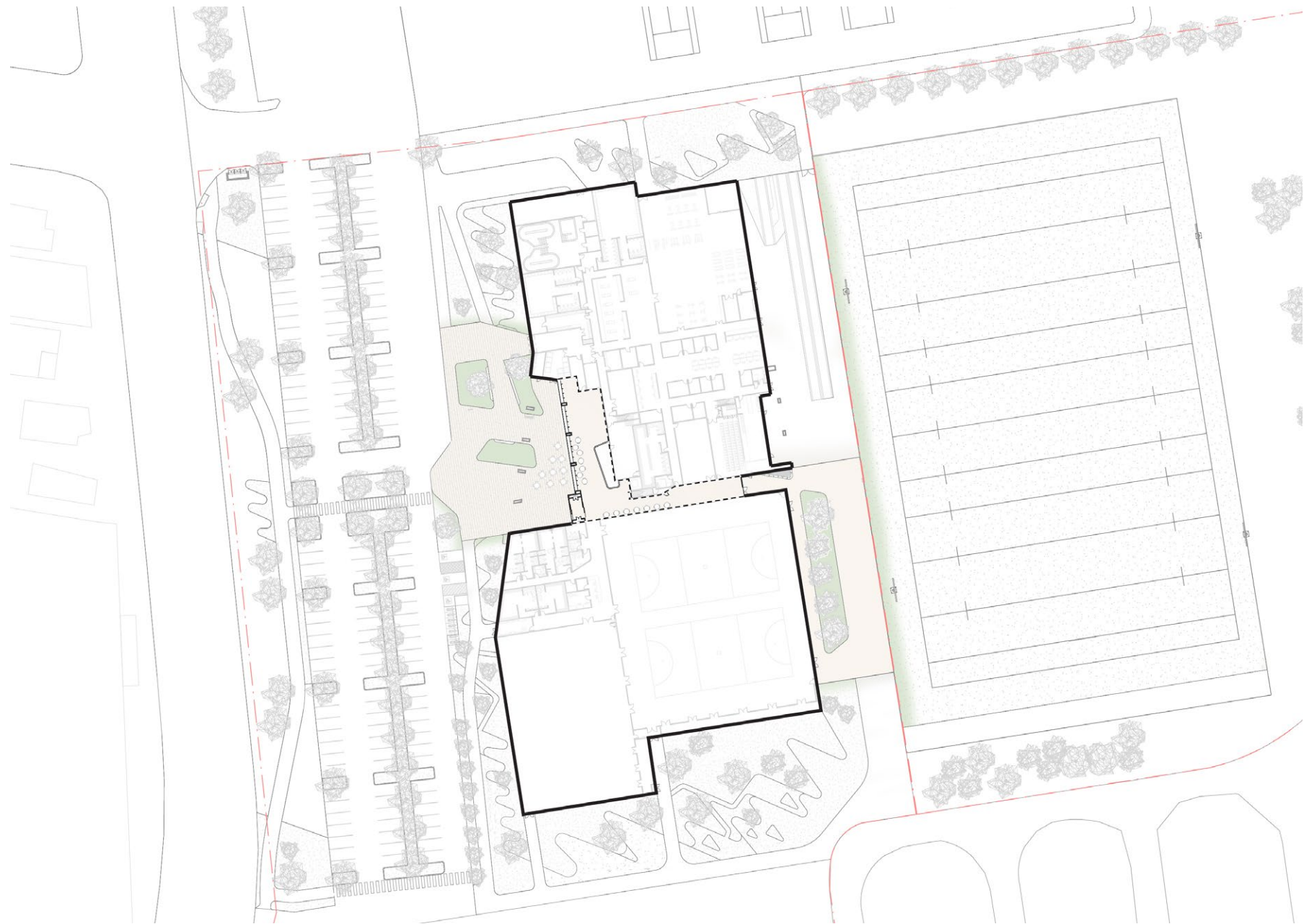
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Where possible, landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.

Landscape
Architecture and landscape interact to guide building users through the civic route of the building. Soft landscaping forms a literal extension of the park, whilst enclosing sheltered spaces with larger dune like forms that create edges. The internal finish of the street replicate the external - connecting the park.



Design Excellence Panel Feedback

Principle 3
Density - No comment

Principle 4
Sustainability

Feedback:

Placing a building of this scale in a public space requires that the highest sustainability targets are achieved, that they're visible and understood by the public.

Rainwater captured, cleaning and reuse should form the basis of a park-wide sustainability strategy. This can be extended to solar capture and reuse in the lighting of the park – as an example. Given this is a council-led project, the standards should be set at the highest achievable level.

A strategy for providing natural ventilation and air flow through the large volumes should be explored. The height differential of the court spaces may offer an advantage in facilitating this outcome.

The Panel notes the concept of lower level transparency but feels that an opportunity to allow natural light from the upper portions of these spaces should also be explored.

Design Team Response:

Randwick City Council has reinforced the importance of Sustainability considerations in the design from the outset, and in response the broader design team has developed a project specific sustainability plan for the project that seeks to both identify the opportunities for appropriate environmentally sustainable design initiatives and prioritise those which can provide the greatest improvements whilst maintaining the functional and technical requirements for the facilities.

We note that this ESD approach has been developed for the Heffron Centre noting Council's recently endorsed Environmental Strategy and draft Green Infrastructure Plan.

Our approach to delivering ESD at the Heffron Centre is as follows:

- Surpassing Section J performance requirements by aiming for thermal bridge free design in solid building fabric elements. This will be combined with high performance glazing, aimed at improving thermal comfort and reducing the energy demand.
- Aiming to install a suitably sized rooftop PV system to allow for on-site electricity generation. At this stage investigations are ongoing to determine the size of the PV system in relation to the predicted operational electrical load.
- Lighting design will focus on LED lighting combined with energy efficient controls to minimise out of hours usage, or usage during periods of low occupancy.
- The reduction of potable water on site will be minimised in two ways: using borehole water for irrigation and recycled rainwater for toilet flushing on site.
- All water fitting will have a high WELS rating as per the DCP requirements.
- The landscape plan aims to envelope the building in rich biodiverse areas and incorporate local, native fauna.
- Measures to slow stormwater runoff, such as swales, have also been incorporated around the site to allow for improved infiltration, easing pressure on local infrastructure. The building will aim to promote healthy environments, using low VOC paints and finishes where appropriate.
- Timber used within the building will not derive from rainforest timbers or timbers cut down from old growth forest. Timber will be from plantation or sustainable managed regrowth forests (as per the DCP). Operational waste and recycling will be incorporated throughout the facility, improving recycling rates and minimising landfill.
- Early engagement with Randwick Council has identified a need for the project to facilitate a reduction in the Council's transport emissions. As such, investigations are ongoing to provide the infrastructure to accommodate EV charging within the development.

Use of natural light with indoor courts must be carefully considered in order not to compromise technical requirements of those sports and activities for which the facility is being designed. Traditionally, allowing natural light to penetrate the volume at high level, particularly to the south, has been a good strategy for minimising impact of glare on participants. This has often been achieved through use of translucent multi-wall polycarbonate products that dissipate the light while providing good thermal performance.

Requirements for cladding materials to meet non-flammability compliance are now more stringent which has limited the suitability of these polycarbonate systems. While there are alternatives, including glazing, these do not offer comparable thermal performance without being cost prohibitive. Furthermore, high level natural light is difficult to control which may also limit use of the space for activities other than sport.

While the use of high level natural light has been considered, our priority is to maximise multi-purpose functionality, and to maintain the integrity of the building envelope to ensure thermal comfort. We believe the proposed low level glazing will provide a suitable level of natural light and connection to external spaces without compromising functional requirements.

In these locations the ability to integrate glazing and/or skylights is limited as these spaces have specific guidelines and safety requirements which are not conducive to high level lighting potentially impacting participants vision. However, to all other areas the design seeks to maximise the provision of natural lighting at high level.

Design Excellence Panel Feedback

Principle 4
Sustainability

Feedback:

Placing a building of this scale in a public space requires that the highest sustainability targets are achieved, that they're visible and understood by the public.

Rainwater captured, cleaning and reuse should form the basis of a park-wide sustainability strategy. This can be extended to solar capture and reuse in the lighting of the park – as an example. Given this is a council-led project, the standards should be set at the highest achievable level.

A strategy for providing natural ventilation and air flow through the large volumes should be explored. The height differential of the court spaces may offer an advantage in facilitating this outcome.

The Panel notes the concept of lower level transparency but feels that an opportunity to allow natural light from the upper portions of these spaces should also be explored.

ESD in Design

The proposal will seek initiatives to promote the conservation of energy, water and nature to reduce it's carbon footprint. In turn this will reduce reliance on scheme water provisions and reduce operational costs.



Energy

- Solar PV** - utilizing larger areas of roof with a northern aspect
- Electric Vehicle Charging** - allowing for the future expansion of EV infrastructure to be provided
- Building Management Systems** - to help reduce energy wastage through smarter building systems



Water

- Drainage / Aquifer Recharge** - swales capture stormwater for infiltration
- Irrigation** - through an on-site bore water supply
- Rainwater Collection** - to be used for grey water use to reduce overall fresh water consumption where possible



Nature

- Daylight and Ventilation** - to passively reduce energy demand and increase wellbeing, whilst providing a continuous thermal envelope to the larger gym spaces and courts
- Native planting and soft mass** - reducing hard landscaped areas and providing thermal mass - regulating temperature
- Bicycle Parking** - promoting green and healthy modes of transportation to the facility

Design Excellence Panel Feedback

Principle 4
Sustainability

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The Panel notes the concept of lower level transparency but feels that an opportunity to allow natural light from the upper portions of these spaces should also be explored.

Legend

- ↔ Natural ventilation opportunity
- ↔ Mechanical ventilation



Ventilation

Careful consideration has been given to the use of natural and mechanical ventilation throughout the proposal. Similar to the strategy proposed for natural light, glazing is restricted to lower levels of larger court spaces, to reduce temperature variation. Creating a 'sealed' thermal envelope will help reduce energy use, whilst HVAC systems provide filtered air. This provides fresh air without compromising the thermal performance in these spaces. In contrast, transitional spaces such as the internal street provide opportunity for cross ventilation.



Design Excellence Panel Feedback

Principle 5
Landscape

Feedback:

Landscape – references are made to the location, mounding and interfaces between the landscaping and the built form.

However, when these are expressed in perspective or elevation, the built form appears to over-power and dominate the landscape, particularly when viewed from distance.

Further information should be provided by Clouston on the species selection, noting the potential height of mature landscape features, which is particularly important given the local geology and indigenous species – this is a sandy wetland area that once supported lower-lying banksia and similar species.

The Panel supports the planting of indigenous species, but their role in the appearance and performance of the site needs to be understood.

Design Team Response:

As part of the developed design for the facility and in response to the DEP request, further detail is provided in the Landscape Design Report and associated drawings prepared by Clouston with respect to the planting species selection and mature heights.

Significant consultation has taken place between the design team and Randwick City Council's Open Space Team regarding species selection which are likely to survive within the Heffron Park environment. Clouston have undertaken a detailed review of the various planting throughout the precinct, noting not only the various types but also their relative health and vitality. This research has informed their proposal for the Heffron Centre and adjacent landscape design.

Drawing on the site's underlying physical geography the landscape theme is centred on a dune-type character with the dominant features formed by mounds of planting set on a consistent diagonal axis 'dunes' that frame the building. These low planted mounds provide areas of shelter and strong visual elements in the landscape. The following principles have been accommodated:

- Complementing the wider Heffron Park setting and its natural integration
- Creating a clear and well-defined entry point to the park
- Using landscape elements to visually reduce the size and scale of the new multi-purpose facility
- Taking the historical elements that helped shape the park into consideration
- Creating clear pedestrian paths and universal access between facilities and open space
- Incorporating cycle routes into the park
- Recreating a dune-style landscape character particularly in planting
- Providing a clear visual connection to the main entrance of facility and from inside onto the showcase field
- Following safety guidelines in design elements (CPTED)
- Incorporating Water Sensitive Urban Design (WSUD) and re-using captured water for irrigation purposes.

The integration of the landscape and architectural design is one of the more important design elements of the project. The design seeks to use the landscape design to improve the human scale interaction with the building through the incorporation of a series of dune like earth berms around the base of the building to further blur the base of the building, reducing the visual bulk of the buildings and absorbing it into the parkland context.

Pedestrian access paths are eased away from the building in places, allowing for more soft landscaping to act as a buffer to areas of greater pedestrian volumes.

The base element of the building uses sandy tones of masonry selected to match closely with sandy colours in the soft landscaping selections, so that the buildings base 'melts' into the landscape as a further method to reduce the visual bulk of the facility.

The landscape design and mounding needs to consider key safety in design aspects - given the publicly accessible nature of the park and risks of the public being able to climb onto the roof areas if mounding is too high.

Design Excellence Panel Feedback

Principle 6
Amenity

Feedback:

Sense of arrival – the entrance portal and colonnade provide a strong sense of arrival and series of spaces that's suddenly truncated by the glazed double doors that secure access to the building. The very public address is suddenly privatised.

Pedestrian movement is then directed through a tighter threshold, framed by the café and access stair, before opening up again to the

A number of long internal corridors cross the building and almost reach the perimeter. The Panel would like to see these extended where possible to the perimeter to allow light at the end of these critical circulation spaces. This will aid in internal legibility, wayfinding and, as they would be visible on the exterior, reinforce the village massing concept.

Design Team Response:

The Heffron Centre is a community asset delivered in a central location within a highly accessible public area. In delivering this integrated community and high-performance sport facility, an overarching objective is to provide sheltered, safe and secure access for patrons and community uses. Having progressed through the entrance colonnade and courtyard which provides an important meeting location and place of shelter, users arriving at the facility are provided with deep lines of sight into the community facilities and nearby café areas.

The double height glazed walls into the indoor courts component of the facility which extends for the full extent of the internal street also seek to extend the sense of space and generosity throughout this area.

The cafe and stair are located to the left of the entry, with a key vista through the internal foyer to the field and the indoor courts. The cafe itself is a public, social opportunity and should be seen as such, with the only purely commercial aspect of this offering being the merchandise area which has been pushed as far from the civic entry to the north as possible as an isolated commercial offering.

As noted elsewhere in these responses, the volumes are driven by brief and guideline requirements to achieve necessary dimensions for the multiple sports Council is seeking to integrate. These dimensions cannot be minimised without detracting from the community sporting benefits proposed for the community.

We note the DEP comment regarding lighting, the design proposal seeks to integrate lighting into the building fabric to activate the form after dark and provide opportunities to use the size of the facility as a positive aspect, providing the opportunity to create visual activation from the surrounding areas of Heffron Park.

Noting feedback provided by the DEP with regards to the corridors and their potential extension, we have now included strategic areas on the northern and southern facades that do just this and provide some increased visibility and passive surveillance of these areas and further define the brickwork podium whilst giving glimpses into those spaces from outside to passers-by.

Design Excellence Panel Feedback

Principle 6
Amenity

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Pedestrian movement is then directed through a tighter threshold, framed by the café and access stair, before opening up again to the east. This space should be generous, active, secure and public.

Lighting – there's not hiding from the scale and visibility of the various volumes being proposed – most notably the indoor courts.

The café is located too far from residential areas and the street edge to provide activation along Bunnerong Road. Given that this facility celebrates sport and recreation, The Panel would like to see alternate locations explored for the café that allows viewing sport activities or capitalises on northern light. The café built into the sport facility in Redfern Park, the Rabbitohs traditional home, captures both northern light and sport field views.

This is a rare opportunity to celebrate and express these through careful lighting, material selection and framing of views to the building from key vantage points. There are plenty of examples (Laban Centre by HDM in London, or the work of Steven Holl) where the volume is main feature and becomes the focus for the design. This may change through day, where the landscape dominates in the day time, and lighting of the volumes during the evening.

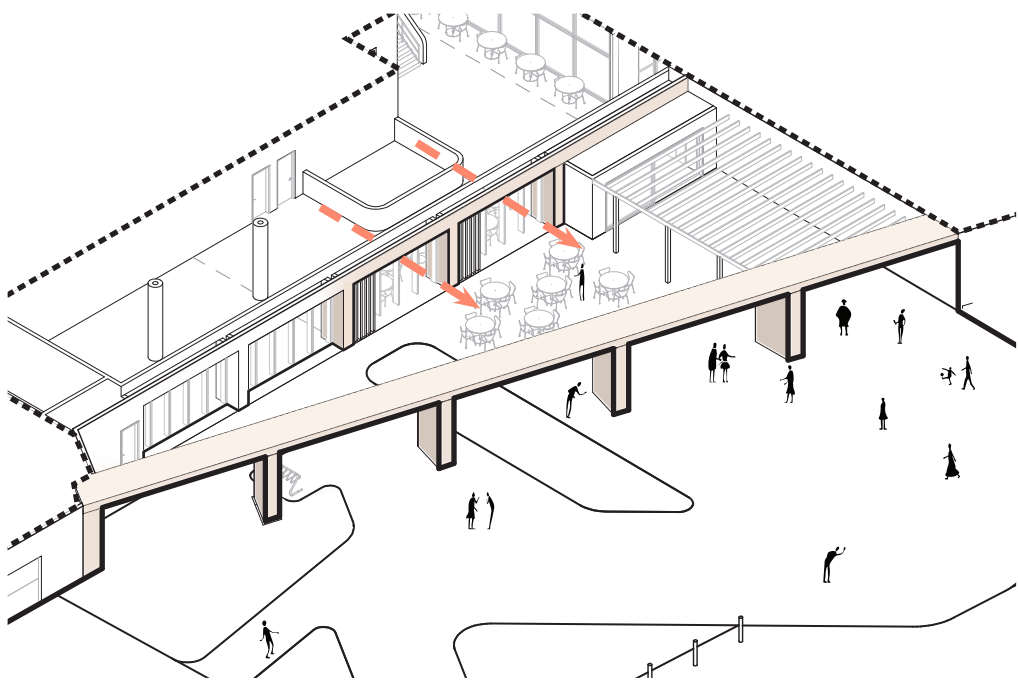
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Arrival

Having considered a range of potential positions for the Café, the location proposed is the most appropriate, adjacent to the entry of the facility, in order to achieve appropriate foot-traffic to result in a financially sustainable outcome. The central location allows for the café to spill out into the forecourt / plaza with operable glass doors giving it a significant ability to activate the external plaza and entrance to the facility and increase the general amenity to the public though shelter, seating opportunities and connection to activity within the internal café spaces. Relocating the cafe to the field side would result in the cafe operator losing out on business associated with the Gymnastics Centre in particular.

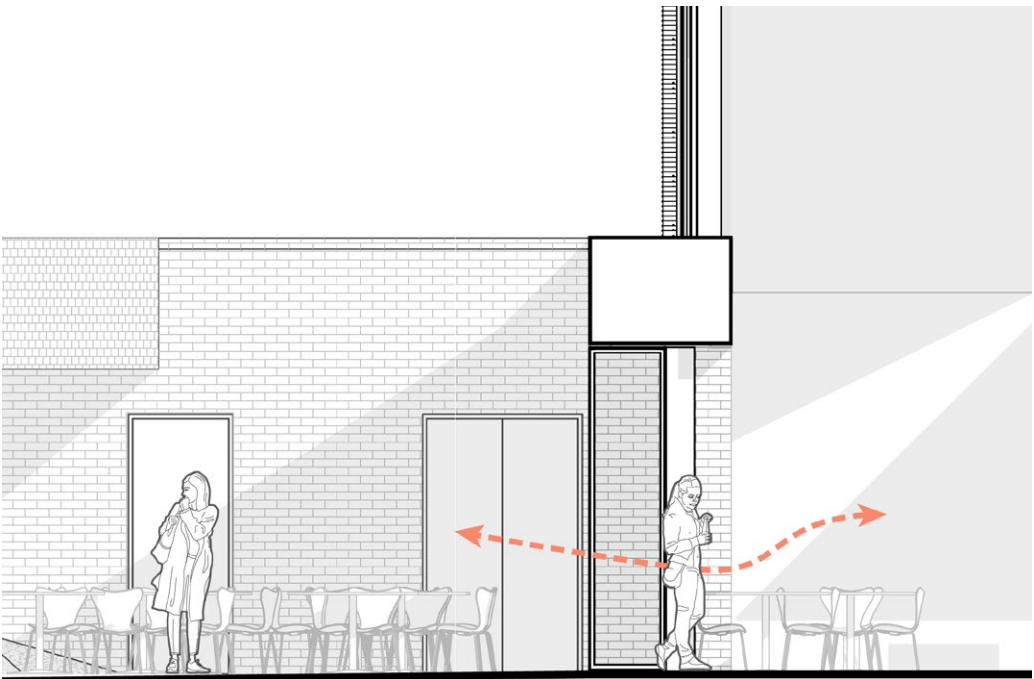
There is nothing impeding patrons from purchasing goods at the cafe and walking through to seating provided between the Heffron Centre and Showcase Field, and the sight lines and visual activation within the internal street are intended to promote this.

The comment with respect to Redfern Oval is acknowledged, however this is a very different scenario with respect to adjacent and direct pedestrian movements. This is a community benefit, provided as part of the Rabbitohs' Community & High-Performance Centre and must be co-located accordingly.



Activity at Arrival

Activate the forecourt and connect indoor/outdoor community activity by positioning the cafe at the entrance.



Cafe and Forecourt Section

Operable glass doors between cafe and forecourt to encourage connectivity between these central spaces.

Design Excellence Panel Feedback

Principle 6
Amenity

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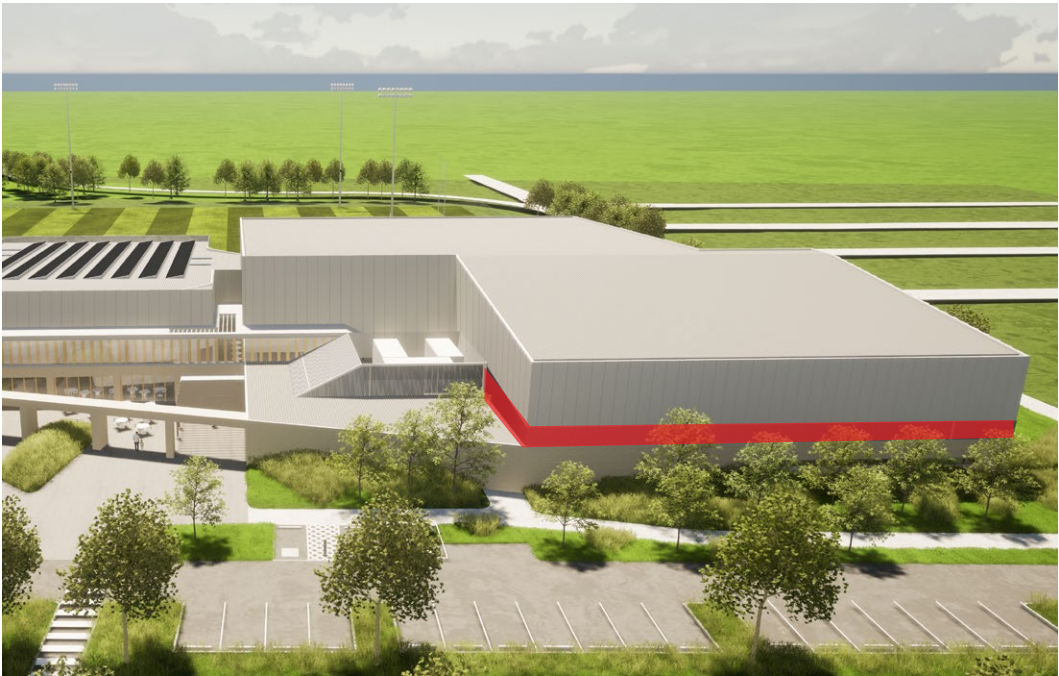
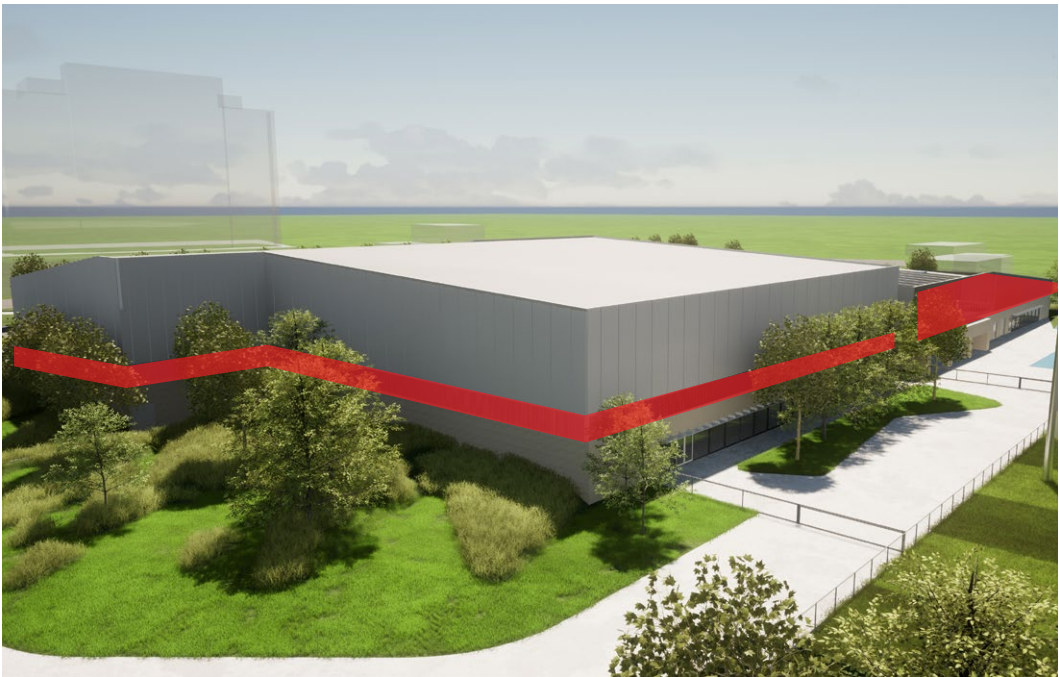
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Legend

● Extent of Lighting

Lighting

External lighting provides a second facade, creating a beacon within the park at night. Mimicking a glow synonymous with large stadia, this expresses the building function of promoting elite sport.



Relief

Pleated forms provide shadow relief in the day, whilst directing light to the facade at night.



Event

LEDs provide an opportunity for branding and event lighting, integrated into the building facade.

Design Excellence Panel Feedback

Principle 7
Safety

Feedback:

No safety issues were identified. Fire separations are expected to be further resolved as the proposal is refined.

Design Team Response:

Noted - no comments - this is a design development matter.

Principle 8
Housing Diversity and Social Interaction - N/A

Principle 9
Aesthetics

Feedback:

The proposal provides a sophisticated tectonic outcome for the site.

The lower level wrap around masonry base containing the larger collection of built forms is supported. The concept of a variety of built forms extending to the west is supported and exploration of differing materiality for these individual projections may allow a better transition to the adjacent smaller scaled buildings.

Further modulation of the block facing Anzac Parade needs to be considered. Exploration of ways to reinforce this concept through colour or texture differential between the grounded masonry element and the lighter long span structures it encloses should also be undertaken.

Detailed analysis of solar shading on the western portions of the building should be provided as the project progresses. Views from the west and from the axial alignments of Bunnerong Road, at eye level, should be provided to ensure that a compatible development outcome is achieved.

Design Team Response:

Whilst we believe that there is greater opportunity for the eastern elevation of the building as seen from Heffron Park as a singular unified form that acts as a physical edge to the western Heffron Park precinct, we recognise the Panel’s comments that greater modulation and articulation of the built form including both materials and massing should be considered.

To this end we have made a meaningful reduction to the eastern end of the internal street and replaced it with external landscaping facing the showcase field creating an even more deliberate break in the facade geometry and increasing the public realm to the eastern side of the building.

Opportunities to reinforce the visual articulation in the façade treatments have been further developed and will continue to be addressed through design development.

Detailed analysis of solar shading associated with the proposal are provided in the Architectural Drawings.

We recognise the importance of understanding the future views from the west and axial alignments of Bunnerong Road to assist with the consideration of the proposal, these are located in the Architectural Design Report.

CONSULTATION

Design Excellence Panel Feedback

Summary and Recommendations

Feedback:

The proposal provides a rare opportunity to create a landmark in a visible place that serves the community, demonstrates Council's ongoing commitment to sustainability and houses an iconic sports team with all of the unique identity attributes that offers.

The proposal provides an opportunity to realise exemplary sustainability outcomes, create a building that merges with its sweeping landscape while providing both public and private amenity. The Panel would like to review further development of the scheme.

Design Team Response:

Noted.



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