

# DESIGN EXCELLENCE PANEL DESIGN RESPONSE

THE HEFFRON CENTRE  
MAROUBRA, NSW

DEVELOPMENT APPLICATION

480/2020

Amended/Additional Information

Randwick City Council  
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Records Received

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**Design Amendments**  
CO-OP Studio

On behalf of Randwick City Council, CO-OP Studio have responded to the DEP commentary with design amendments which address concerns within context of the project brief provided. We acknowledge the comments raised by the DEP, and believe our revised design enhances the experience of users of the facility and the wider urban landscape.

This has been achieved through generosity of scale, consideration of materiality and transparency of envelope. This report highlights and describes these changes, with reference to the latest DEP commentary.





**Applicant's Preamble**  
Randwick City Council

On behalf of Randwick City Council, as the Applicant, this document has been developed to provide a series of meaningful design responses to the comments raised by the Design Excellence Panel with respect to the principles captured under SEPP 65.

Council and its team have sought to develop design responses and approach to address and draw from the DEP's commentary, with several other key factors in mind which are critical to the success and viability of the Project. These are parameters are summarised as follows:

- **Maintaining Brief & Program**  
it is essential that amendments to the design are not detrimental to the brief and function of the Project as a whole, as well as the long-term operational requirements of an integrated elite and community sports centre.
- **Involvement of Project Partners**  
Council has worked closely with members of the South Sydney Rabbitohs and NSW Office of Sport (on behalf of the NSW Government), with respect to the proposed design amendments, ensuring these align with vision, funding requirements and the integration of the facility sought through the Public Private Partnership and Agreement for Lease endorsed and entered into by Council. Furthermore, the specific functional requirements of the key partners and stakeholders, in particular the South Sydney Rabbitohs and NSW Peak Sporting Bodies (e.g. Gymnastics, Basketball, Netball, Soccer, Badminton & Volleyball), must be met in order to achieve a facility which is fit for purpose and capable of meeting the needs for elite and community use. These requirements are focused upon the dimensions, relationships (direct adjacencies) and scale of the proposed built form elements, all being key guidance for planning and design development to date.
- **Financial Constraints & Considerations**  
As the DEP can appreciate, funding for projects of this nature are finite, including contributions from Council, as well as the State and Federal Governments. It is paramount that Council balance the design amendments against the additional capital cost impacts which may have implications on the long-term viability of project, or its ability to deliver a program that meets the functional needs of the community, project partners and / or key stakeholders.

Council believes the responses and design amendments proposed within this document are considerate of the DEP's comments and the wider-project needs, drawing from Council's long-term vision and building upon efforts to date, associated with the ongoing renewal and improvement of Heffron Park.





**Principle 1**  
Context & Neighbourhood Context

Revised Feedback:

*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 the built form is 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, and how the complex and its perimeter have more potential for complementary and peripheral activation within the precinct.*

*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 leveraged.*

*There does not appear to be any consideration for public art input, and on such a significant civic recreational project this is disappointing. There would be potential local stories related to indigenous, sport and environmental themes that could provide a range of contributions to the built form, facades and landscape elements as well as graphics for signage. A consideration of this lost opportunity is recommended by the Panel.*

**Design Team Response**

Guidance on context and neighbourhood context is noted. Refer to overleaf respect to Plan of Management / Masterplan context, design development, sight lines and key pedestrian connections. As part of this response, 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.

Public art and its integration with the built-form, interior design and landscape are key considerations for the Heffron Centre as a community asset within an open space setting. Given the rich and vibrant history of the local area, as well as that of the South Sydney Rabbitohs and its associated not-for-profit organisation Souths Cares, the incorporation of indigenous theming drawing from local culture and context represents a fantastic opportunity for the Project, and is under consideration by Council and its team. Given potential cultural sensitivities, it is important that a well-considered approach within a wider context is taken into account and planned appropriately.

Council is working through developing a strategy with respect to public art, which will involve consultation with the local community, appointment of both a Public Art Consultant and Artist, and integration within the built form and / or landscape through delivery.

Further to the indigenous theming element, we note the importance of the local environmental (e.g. coastal landscape) and sporting context. This will be considerations of the public art approach, as well as the wider graphics, wayfinding and signage strategy for the centre.



## Plan of Management - 2017

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.

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 site for the proposed Heffron Centre' is spatially constrained by the location of the new Heffron Park Tennis Centre to the north (#13 on diagram to right), the cycling criterium track to the east/south-east, the Showcase Field to the east, and the positioning and minimum spatial requirements of playing fields to the south (#21 on diagram). This limits the footprint of the new building, particularly in respect of the capacity to shift or extend the building to the north or south.



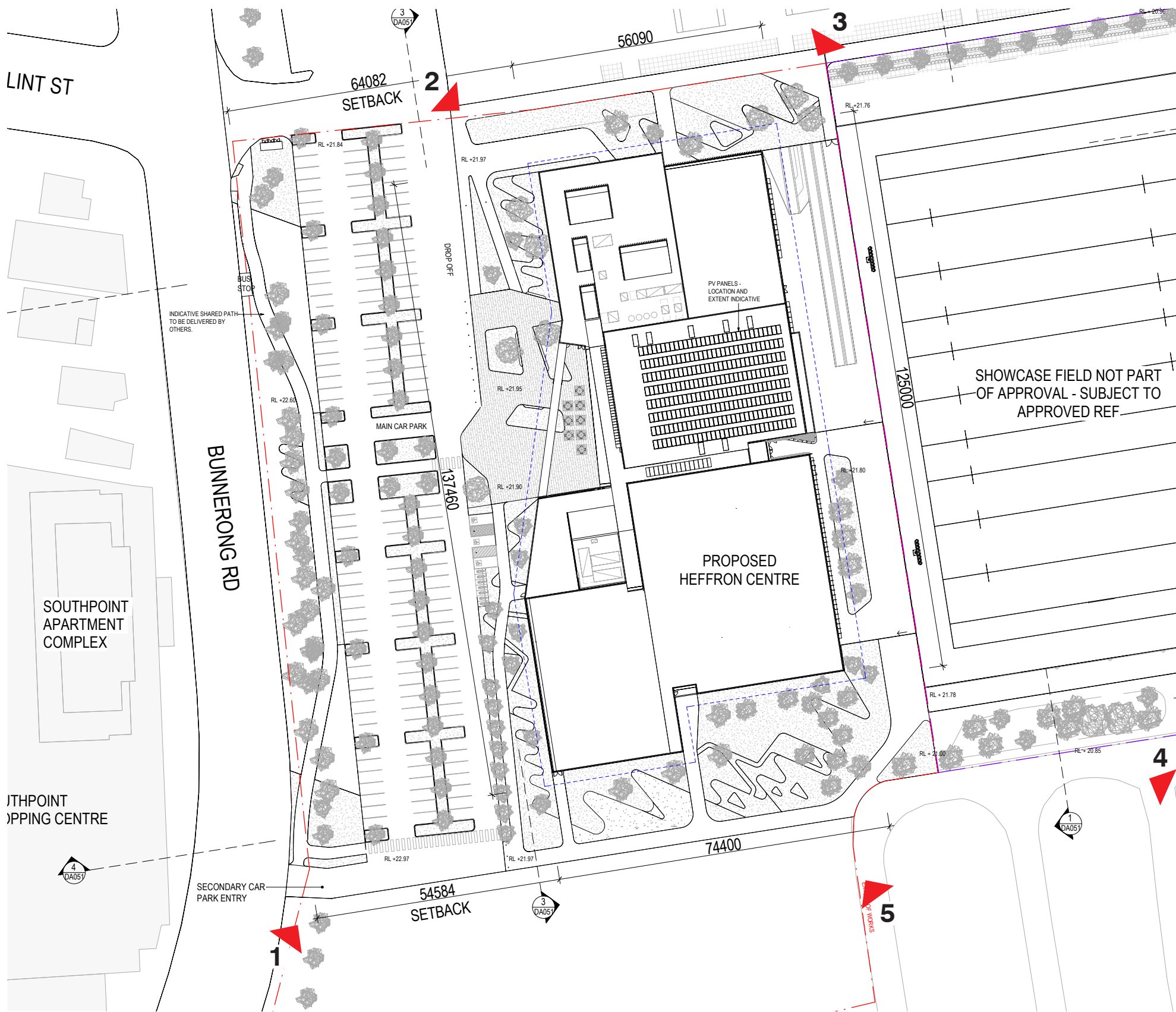
Principle 1  
Context & Neighbourhood Context

View Analysis

A view study showing the context around the building has been provided. Axial views from Bunnerong Road, as well as approaching routes from the park show the relationship of the building from these vista points. Design amendments in response to other SEPP65 principle commentary in the document are applied to the design in these views.

Legend

- 1. From Bunnerong Rd South
- 2. From North West Tennis Courts
- 3. From North East Tennis Courts
- 4. From Criterion Track South East
- 5. From Criterion Track South





**Principle 1**  
Context & Neighbourhood Context





**Principle 1**  
Context & Neighbourhood Context





**Principle 1**  
Context & Neighbourhood Context





**Principle 1**  
Context & Neighbourhood Context





**Principle 1**  
Context & Neighbourhood Context



**Principle 2**  
Scale and Built Form

Revised Feedback:

*The Panel notes the updated presentation materials and the functional operations described in the updated submission materials. The layout of the centre has not had significant changes since the last Panel meeting and remains as three destinations located within a singular built form. This creates efficiencies in servicing, maintenance, security and operation, however the resultant footprint reads as 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 assembly to read as a collection of forms as ‘a recreation village’ - with an internal public route that extends east/west from the car park to the show ground and beyond. Security issues notwithstanding, the Panel believes that there is considerable scope to incorporate previous commentary to manage the overall built form as a series of smaller elements woven together. These may be connected internally due to security and operational needs but they should ‘read’ within the open space of the park as a series of connected boxes, not an overall merged form. Where possible, landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.*

*The Panel reiterates its concerns that this is a singular opportunity to create a building in the round that capitalizes on its unique location within this large open space. A number of the options considered in the Design Report indicated that corridors may reach the building edges.*

**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 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.

Council as the applicant disagree wholeheartedly with the assertion by the DEP that the project is ‘three destinations located within a singular built form. Council’s operational intent is that the Heffron Centre operates as an integrated facility which has significant crossover and blending of uses, including use of the multi-purpose spaces by both the Rabbitohs and gymnastics, use of the Rabbitoh’s theatres and classrooms for community outreach, centred around a shared internal space that allows for movement and congregation’. Council has worked with stakeholders including the NSW Office of Sport, Rabbitohs and Gymnastics NSW to ensure that the project delivers an operationally integrated facility that will provide synergies between uses, and it is appropriate that the building is designed and perceived according to its use as a single centre of sport.

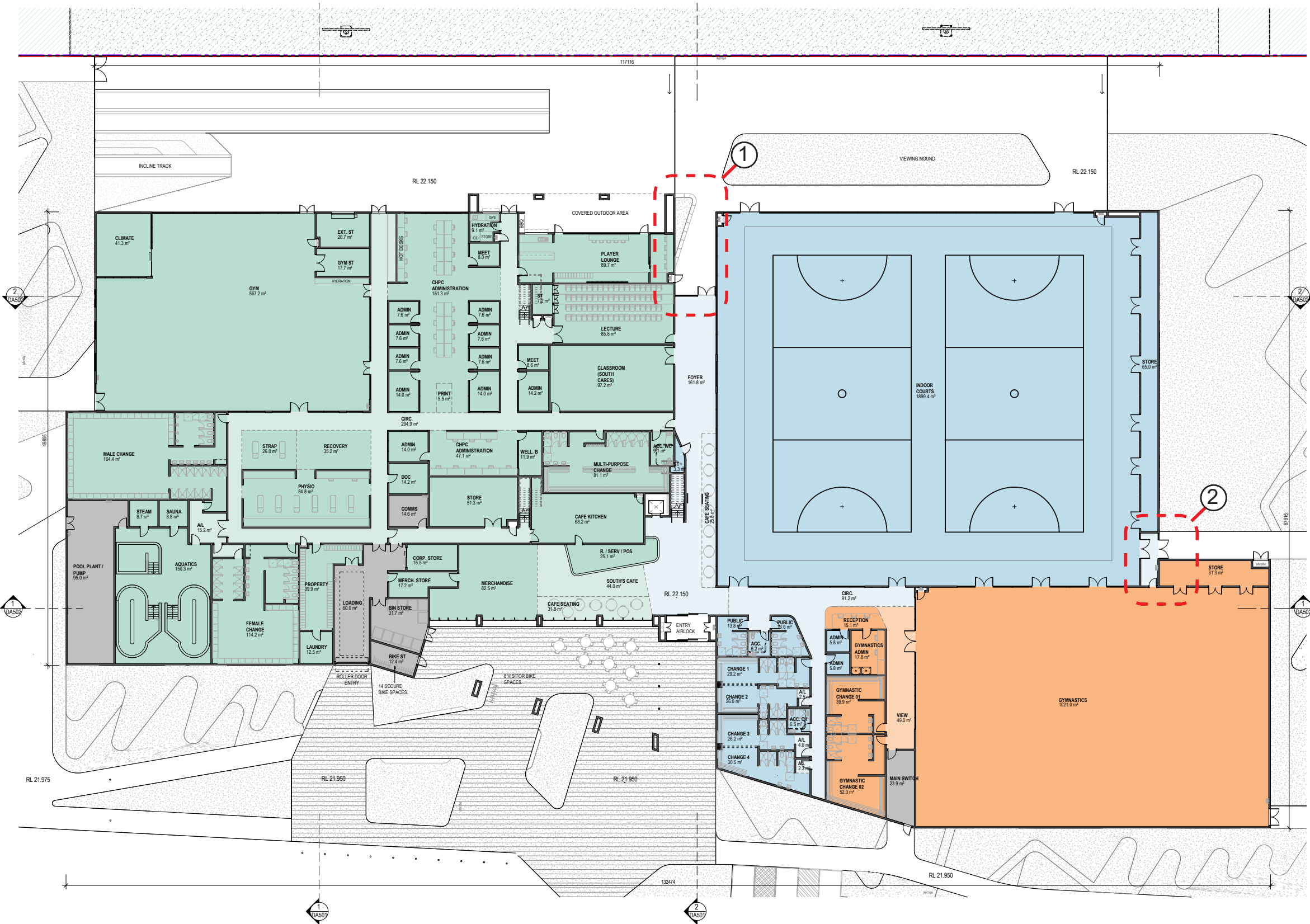
To this end we have approached the design task from a number of different perspectives/themes to ensure that our methodology is multifaceted in its approach. These themes are Integration, Internal Public Street, Operational Planning, Materiality, People Movement and Landscape are referred to in the Design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

The approach to integration of landscape within the internal street needs to be appropriate and well thought through. The design approach as it currently stands seeks bring landscape to and into the internal street via the following means:

- Continuation of hard landscape paving treatments, internal to the building through the street, connecting from the western plaza / colonnade to the areas external to the Showcase Field. This treatment is proposed in lieu of a standard tiled “foyer” type approach.
- Integration of natural materials, including timber.
- Provision of informal seating opportunities to facilitate dwelling within the internal environment and viewing of activities and events within the Indoor Sports Courts.
- Blending and connection of soft landscape, drawing on the landscape design intent, through planted mounding within the western plaza / colonnade, garden bed integration at the eastern entry, and the introduction of green wall / climber type system within the revised eastern entry to the street.



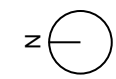
Principle 2  
Scale and Built Form



Ground Floor Plan - As Lodged

## Principle 2

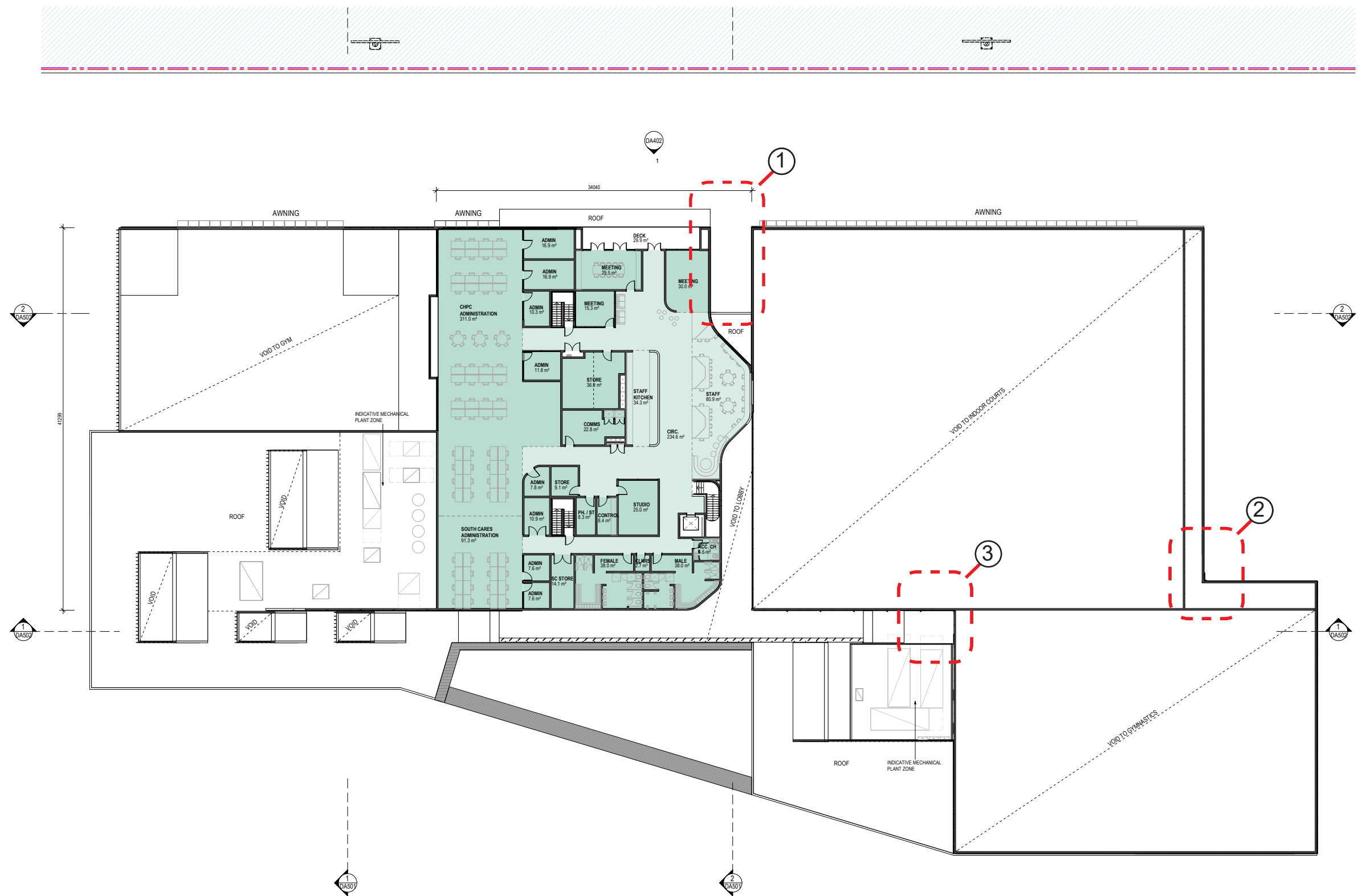
### Scale and Built Form



## Ground Floor Plan - Design Amendments

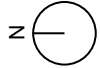
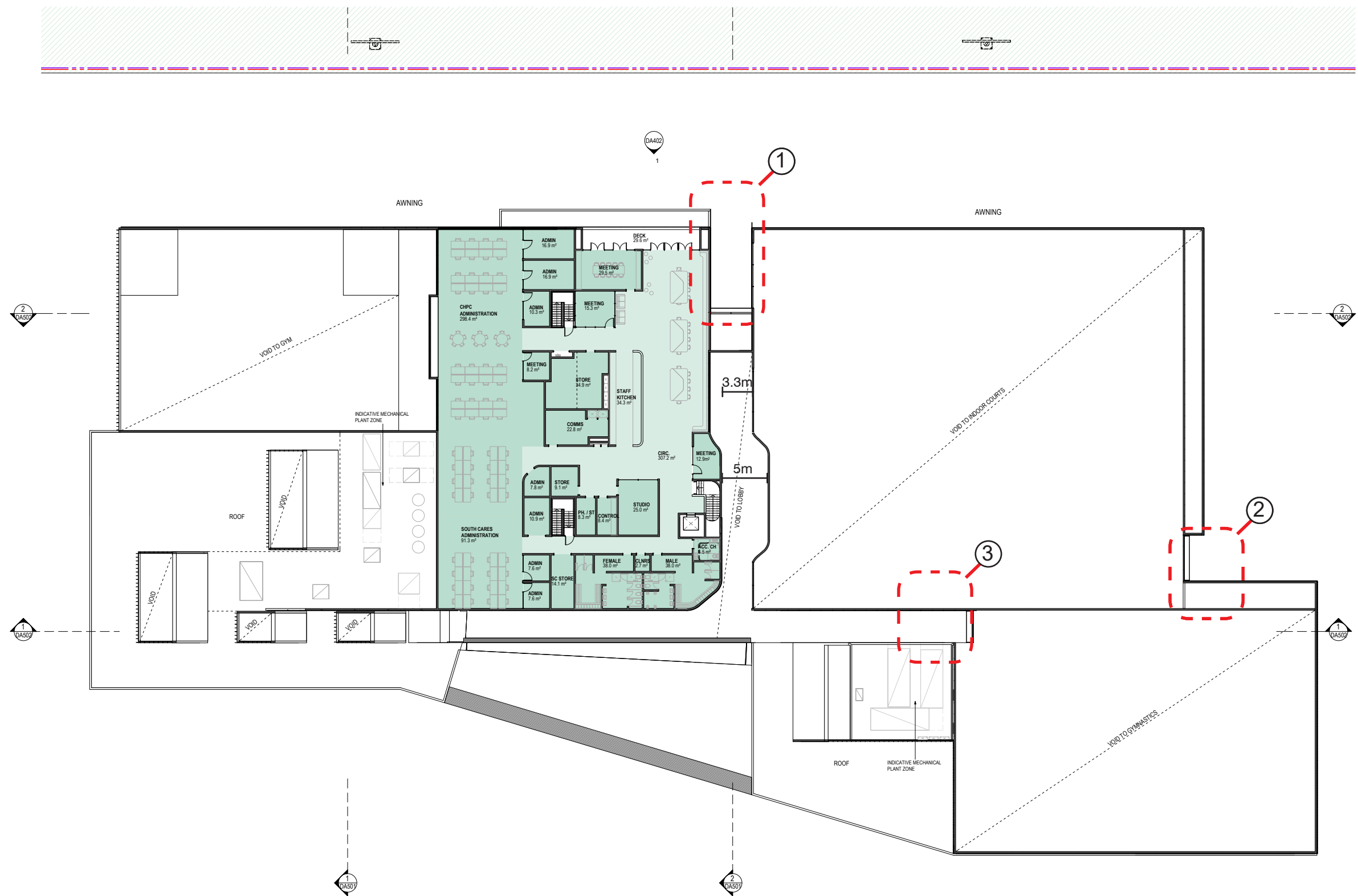


Principle 2  
Scale and Built Form



First Floor - As Lodged

Principle 2  
Scale and Built Form



First Floor - Design Amendments



**Principle 2**  
Scale and Built Form





**Principle 2**  
Scale and Built Form





**Principle 2**  
Scale and Built Form

The eastern entry had been reconfigured to both increase the separation of the indoor courts to the south, and the CHPC to the north. A change of material provides further contrast to this transitional space, with climbing plants flanking the entry to connect the landscape inside and out.





**Principle 2**  
Scale and Built Form





**Principle 2**  
Scale and Built Form





**Principle 2**  
Scale and Built Form

The southern egress has been widened and forms an opportunity for further contrast. This breaks the mass of gymnastics and the indoor courts in half. Full height glass provides transparency without glare through orientation. It provides glimpses into the building's use, both day and night.





**Principle 2**  
Scale and Built Form





**Principle 2**  
Scale and Built Form





**Principle 2**  
Scale and Built Form

A further break in the bulk form is taken from the northern wall of the gymnastics court. Opportunities are limited for glazing due to orientation, however a change in material assists in contrasting the two forms.





**Principle 2**  
Scale and Built Form

The reduction in scale is further enhanced through the articulation of the internal street, which visually breaks the building up through the use of skylights, and clear vistas through the building.





**Principle 3**  
Density - No comment

**Principle 4**  
Sustainability

Revised Feedback:

*The Panel notes the additional information provided with respect to sustainability. Confirmation should be required for all items noted as ‘to be considered’ to ensure that the proposal meets Council aspirations for the site, and low-energy performance potential.*

*Commentary for provision of climate control relative to natural ventilation and air flow is noted. Confirmation of how this will be achieved would be helpful. Commentary on low level natural lighting is noted.*

**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.

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.

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.

In these locations the ability to integrate glazing and/or skylights is limited as these spaces have specific sporting, technical 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.

Sustainability initiatives integrated within the project are clearly articulated within the Design Report and ESD Report provided as part of the Development Applications. Further clarification can be provided to the DEP with respect to any specific queries or concerns.

**Principle 5**  
Landscape

Revised Feedback:

*Landscape – Further information is noted as provided by Clouston on the species selection, retention of existing trees and the height of mature landscape features. The Panel supports the planting of indigenous species. Commentary related to building scale and bulk is made in Principle 2 above.*

*As noted above, there is unrealized scope for the project to have civic art input on a number of levels that should include landscape treatments and signage. Further investigation of such potential is recommended, together with possible contributions from local community organizations and the indigenous community as part of an Arts Plan.*

**Design Team Response**

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.

Please refer to the response provided against Principle 1 regarding public art and signage opportunities.



**Principle 6**  
Amenity

Revised Feedback:

*Senses of arrival – The Panel’s comments remain essentially the same as previously lodged. 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 east. This space should be generous, active, secure and public.*

*Lighting – The panel notes the additional information provided regarding lighting. There is improvement in the realisation of opportunities to highlight volumes in the landscape.*

*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.*

*A number of long internal corridors cross the building and almost reach the perimeter. As noted previously, 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. Some minor reorganisation of internal spaces would allow this to be accomplished.*

**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. Natural light is provided to gain solar access to further enhance public areas and make them feel external.

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 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 included strategic areas on the northern and southern façades that do this and provide increased visibility and passive surveillance of these areas. They further define the brickwork podium, whilst giving glimpses into those spaces from outside to passers-by. Internal corridors within the CHPC, which may appear to provide access through from the north to the internal street would be inappropriate, due to the internal program, uses and access control. Adjusting the internal layouts would not be reasonable based on the specific needs on an elite sporting organisation and its functional needs.

Design amendments to address an enhanced sense of arrival are provided in this section.

## Cafe Location

The feedback provided by the DEP on the location and orientation of the café is noted, however, not believed to be appropriate.

The location of the café tenancy and provision as part of the South Sydney Rabbitohs' Agreement for Lease is best situated at the main, western entrance to the building, with a direct connection from the western car parking area.

The location for the café tenancy is driven primarily by the commercial strategy for this opportunity. As the integration of food and beverage is not tried and tested within Heffron Park, it is important that a strategy is implemented which is founded upon commercial success and long term viability. Through consultation with specialist retail / food & beverage advisors, the tenancy is best placed with direct access to ample car parking and key foot traffic routes through the main entry of the building, along with direct interface with the Indoor Sports Courts and Gymnastics Centre. The location proposed provides direct visual connection from the main points of arrival to the site and is critical to the awareness of, and therefore patronage of, any proposed café. Both aspects are achieved within the current design, and any other location will not likely be attractive to tenants nor viable in the long term financially.

Provision of amenity to other uses is important to Council. The direct connection of the café tenancy to other community uses, including the Indoor Sports Courts and Gymnastics Centre, is key in satisfying this need. The current location provides direct amenity to patrons and parents of participants utilising these areas, where other locations further east do not achieve this.

Several areas have been designated for the integration of seating for patron amenity within and around the Heffron Centre. It is anticipated that patrons based on their desire, whether it be social, viewing of sports or passive recreation. Provision of seating and associated amenity is captured within the following areas:

- Direct seating allocation within the café tenancy areas.
- External to the café tenancy within the western plaza / colonnade.
- Within the internal street for viewing of the Indoor Sports Courts.
- Within the Gymnastics Centre viewing area, for viewing of the Gymnastics Centre performance / training / competition area.
- Landscaped mounding to the east of the Heffron Centre with natural shading provided.
- Seating walls within select locations facilitating passive amenity and viewing of other areas of Heffron Park.

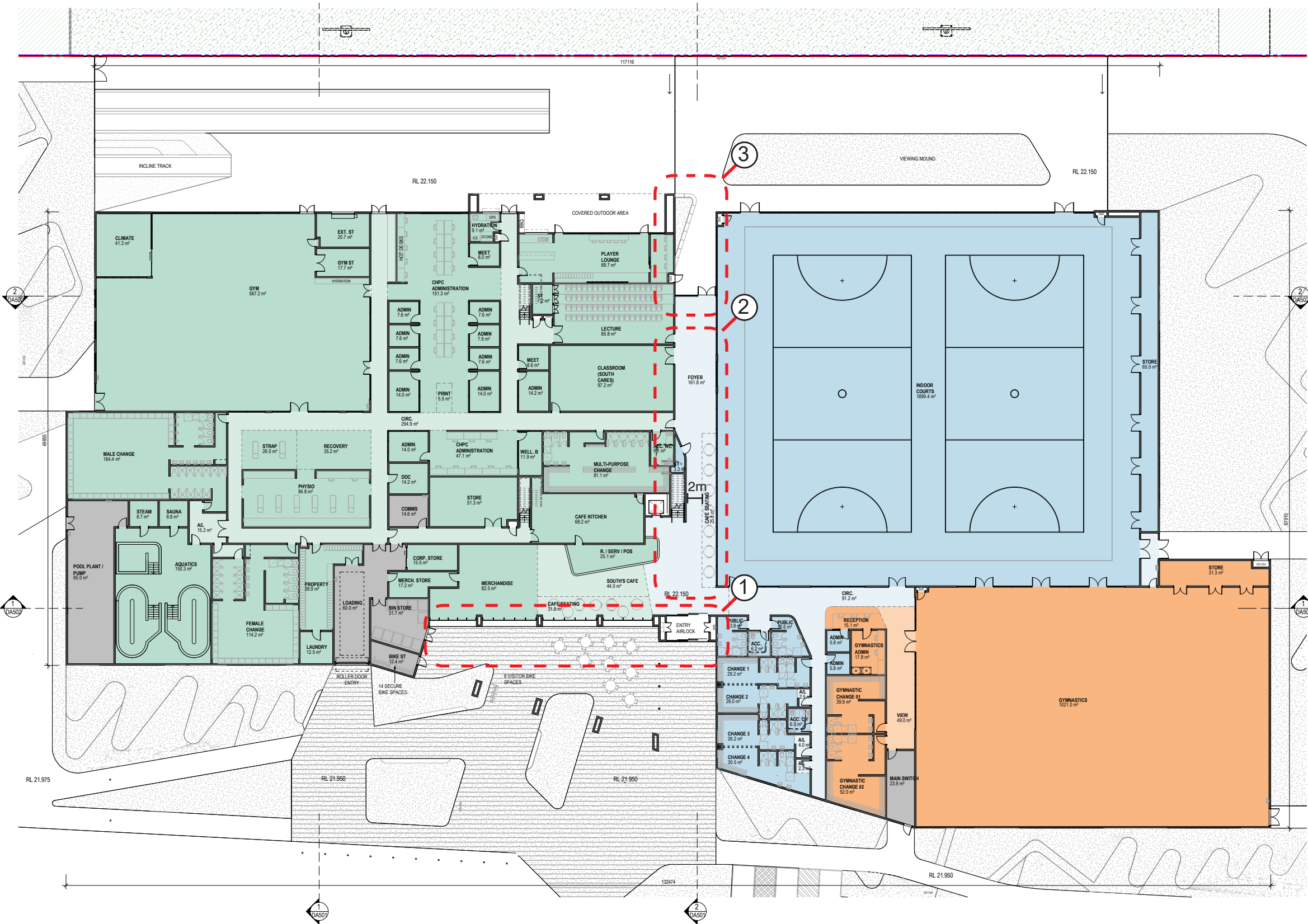
The proposed location of the café tenancy draws directly on the provision of natural light and solar access, given the integration of glazing to the western elevation of the building, skylights above the internal street and its general orientation.

The DEP's comments with respect to activation of Bunnerong Rd, however, respond confirming that this is not the intention of the café tenancy. This tenancy is not situated to attempt to activate the street front, however it is intended to service the Heffron Centre and provide amenity to the wider Heffron Park, with a direct connection and pedestrian desire lines from the north and south.

For the reasons outlined above, the DEP's suggestion of moving the café to the eastern edge of the building is not considered commercially viable. The long term financial sustainability of the café tenancy is a key consideration for Council within its Agreement for Lease with the South Sydney Rabbitohs, and should the location vary from that of which is proposed (at the main western entry), then the commercial appropriateness of delivering a tenancy of this nature would come into question and be unlikely to proceed. This is a concern to Council, given the feedback from the community through early pre-design consultation, whereby it is understood that this type of amenity is desired within Heffron Park.

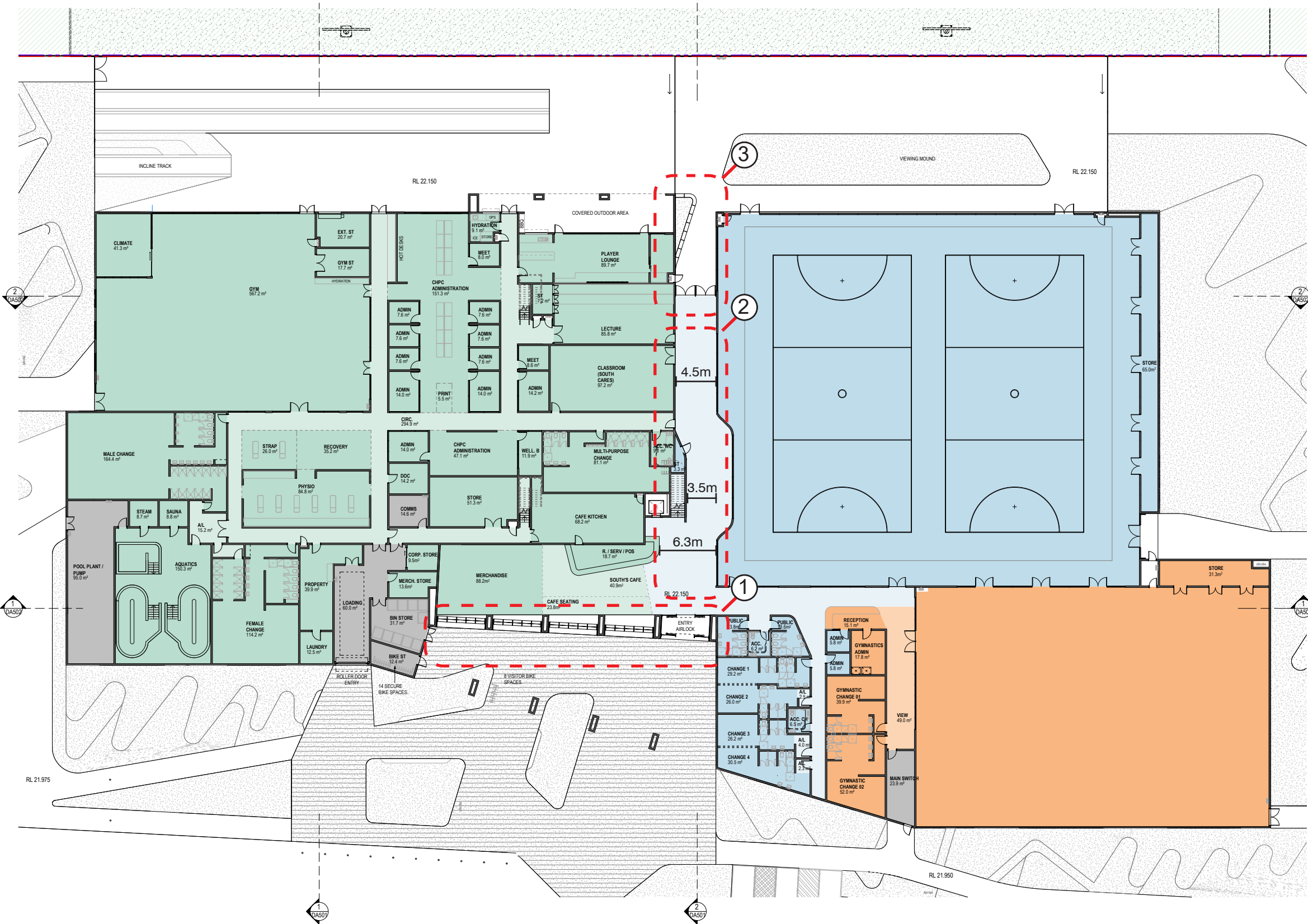


Principle 6  
Amenity



Ground Floor Plan - As Lodged

Principle 6  
Amenity



Ground Floor Plan - Design Amendments



**Principle 6**  
Amenity





**Principle 6**  
Amenity





**Principle 6**  
Amenity

The airlock has been increased in height, whilst integrated into the entry facade. A wider aperture brings users through into the main foyer of the building. This reinforces the sense of arrival for the public, and is inviting whilst being generous in its relationship to the courtyard.











**Principle 6**  
Amenity





**Principle 6**  
Amenity

The internal street is clearly visible when approaching the building, with a clearer path toward the showcase field. The continuation of external pavers through the street, coupled with a timber soffit provides an extension of the landscape through the space.



**Principle 6**  
Amenity





**Principle 6**  
Amenity









**Principle 6**  
Amenity









**Principle 6**  
Amenity

The internal street acts as the main route through the building. Opportunities for users to stop and watch court-side activity from outside the courts promotes an inclusive environment. The soffit guides the user through towards the field and the wider park.





**Principle 6**  
Amenity





**Principle 6**  
Amenity





**Principle 7**  
Safety

Revised Feedback:

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

**Principle 9**  
Aesthetics

Revised Feedback:

*The proposal provides a sophisticated tectonic outcome for the site. The Panel notes the success of the approach of providing a lower level wrap around masonry base containing the larger collection of built forms. As previously noted, further modulation of the blocks needs to be considered to allow the complex to be seen as a collection of volumes and voids. 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.*

*Views from the west and from the axial alignments of Bunnerong Road, at eye level, should be provided, as previously requested, to ensure that a positive development outcome is achieved.*

*The Panel noted the Rabbitohs logo was intended as a roof mural, but this large 5th elevation will be seen from nearby apartments and its aesthetic potential should be further considered.*

**Design Team Response**

Noted - no comments - this is a design development matter, however the proposal is proposed as one fire compartment.

**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 Principle 1.

The following design amendments overleaf respond to comments suggesting a breaking down of the volumes using colour and texture to contrast the masonry base.

The Rabbitohs logo noted in the DEP comments is not subject to the Development Applications. Please disregard the image of the physical model which was included within the presentation made on 13 October 2020.







**Principle 9**  
Aesthetics

The indoor courts are clad in high performance panels which allow for excellent acoustic and thermal performance. They are pre-finished to provide variation strategically whilst other areas act as canvases for lighting.





**Principle 9**  
Aesthetics













**Principle 9**  
Aesthetics

The CHPC provides colour variation and mural graphics to convey the clubs brand. The aluminium pleat of profiled battens which skirts the high performance panels on the southern courts becomes full height. This provides visual variation from the courts, whilst screening branding from obscure angles away from site.



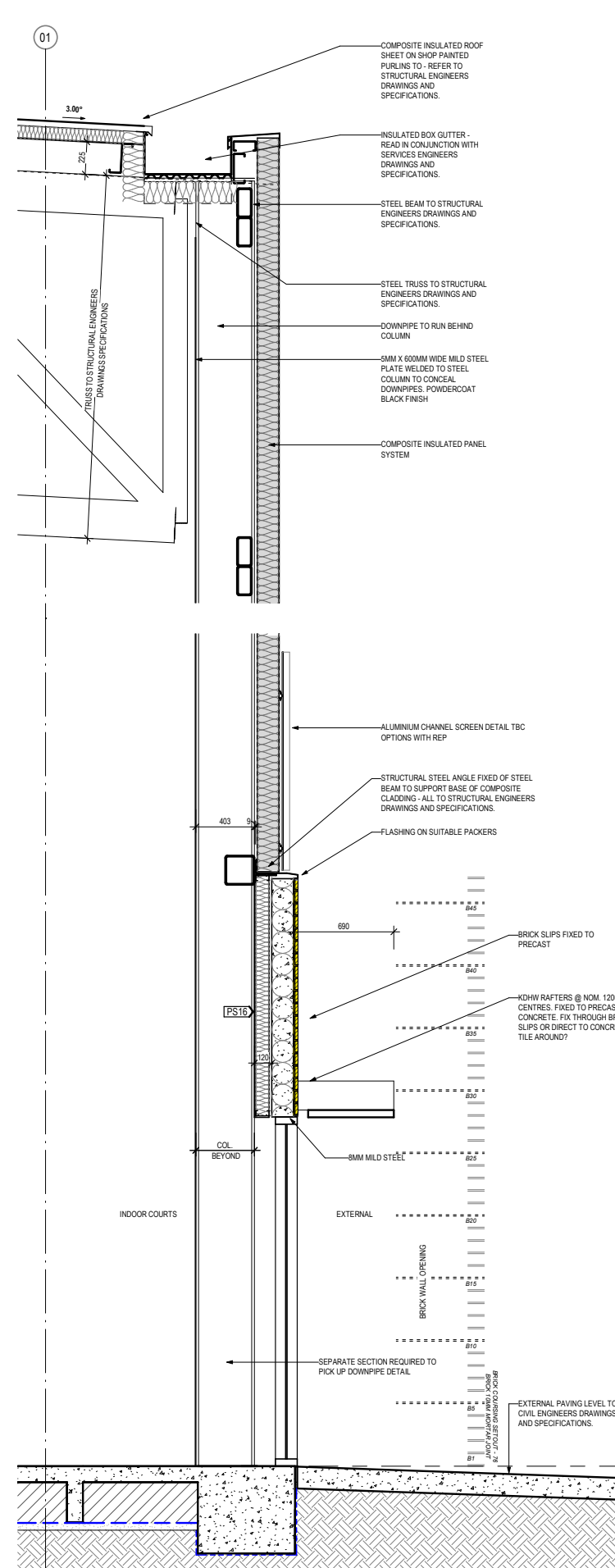


## Principle 9

### Aesthetics

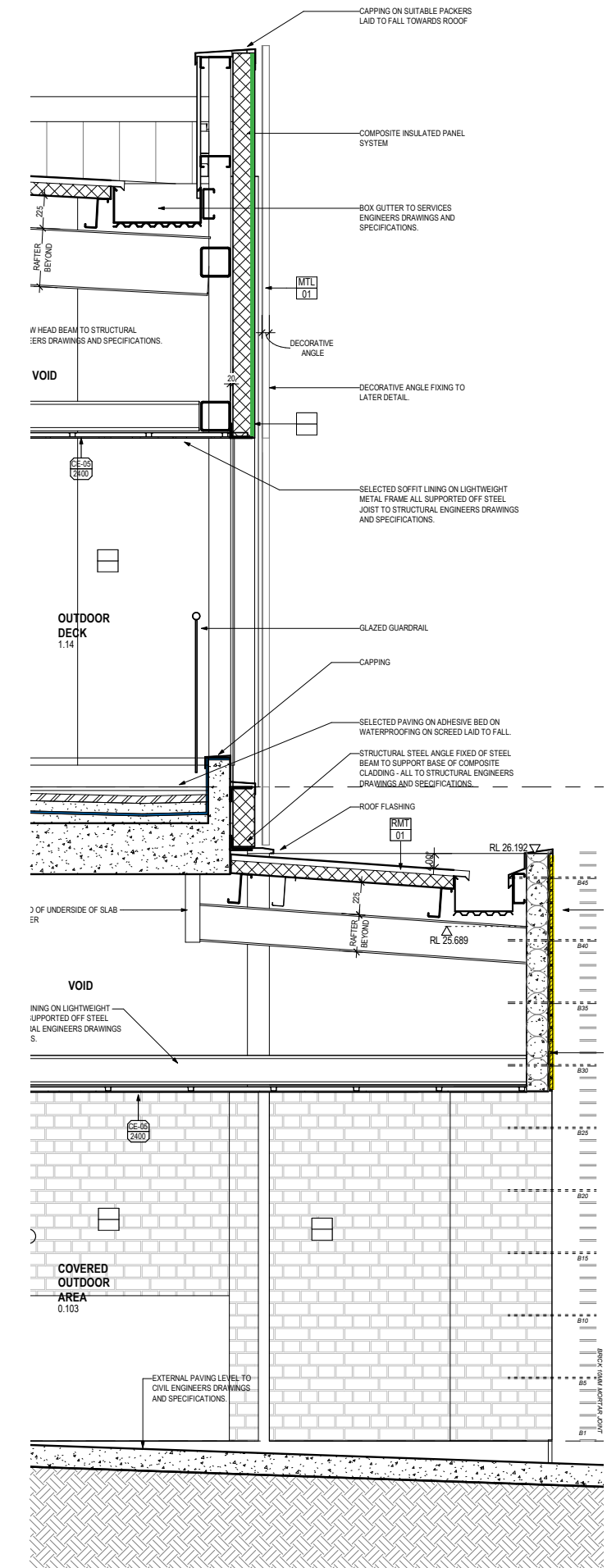
High performance panelling clads the larger bulk forms. These act as canvases for lighting projection, but only provide limited fixing options to avoid their performance being compromised.

The CHPC eastern facade uses a more conventional wall build-up, which allows for more fixing and applications to its surface. This allows for more variation to aesthetically contrast it from the indoor courts adjacent.



Centre: Wall section through Indoor courts - with high performing composite panels

Right: Wall section through CHPC - with standard build-up - easier application methods available







## CO-OP

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