

Urban Design Referral Response

Application Number:	DA2019/0411
To:	Julie Edwards
Land to be developed (Address):	<p>Lot 1 DP 209019 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 229795 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 365898 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 918786 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 13 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 14 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 15 DP 5876 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 17 DP 3674 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 2 DP 208793 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot B DP 311452 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 2 DP 209019 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p> <p>Lot 1 DP 947905 , 2 - 8 Old Pittwater Road BROOKVALE NSW 2100</p>

Officer comments

CURRENT COMMENTS

The comments provided below consider the drawings presented at DA stage following several pre-lodgement meetings.

The Options Analysis drawings analysing several location options for the proposed hall noted Option 2 as the preferred option, with the siting of the building in a similar location previously suggested by Council as not ideal in previous pre-lodgement meetings.

This assessment deals with the building as sited in Option 2.

SEPP (Education Establishments and Child Care Facilities) 2017

In accordance with Schedule 4 of the SEPP Education Establishments and Childcare Facilities 2017, Design Quality Principles the following comments respond to three of the key Principles, namely 1. Context, Built Form and Landscape, 5. Amenity and 7. Aesthetics in a general commentary noting particular aspects of the applicant's design response to site, context, built form, landscape and aesthetic value.

The following clauses are of specific relevance to the proposed development;

1. Context, Built Form and Landscape

New school development should:

Respect and respond to its physical context, neighbourhood character, streetscape quality and heritage

...

Respond to its natural environment including scenic value, local landscape setting and orientation

...

Retain existing built form and vegetation where significant

...

Consider height and scale of school development in relationship to neighbouring properties.

5. Amenity

New school development should:

Be integrated into, and maximise the use of the natural environment for learning and play

...

Provide buffer planting in setbacks where appropriate to reduce the impact of new development . . .

7. Aesthetics

New school development should:

Reflect a commitment to and investment in design excellence

...

Achieve a purposeful composition of materials and elements through a rigorous design process

...

Seek opportunities to enhance public facing areas with landscaping and ensure landscape and building design are integrated

...

Balance internal spatial requirements with an external mass and scale that responds to its context

...

Avoid long stretches of security fencing to public facing areas through arrangement of building edges, landscaping, gates and other openings

...

1. The built form, mass and scale of the proposed development demonstrates little consideration to the scale and amenity of the users of the site. Whilst it is understood that the scale of the hall needs to provide for multiple functions, activities and varying capacities, the first impression is somewhat lacking in aesthetic value. Not only do the buildings fail to address the immediate context and school users through a considered and proportionate response to context and adjacent interfaces to the sports field and the wider community, they also bear little contextual response to the existing buildings on site.

2. The scale of the fascia across the whole building and extents of the roof, spanning approximately thirty five (35) metres, is overwhelmingly industrial and lacks any detailed consideration, articulation or refinement.

The depth of fascia to the awning/covered area measuring approximately 1 metre deep could better address the relationship with context and interface with the playing fields. Its projecting eave and depth of fascia should respond to the scale of the occupants in the space with a more considered response to the users – children / playful / joyous / optimistic / colourful / intimate in scale.

3. The rear of the building is distinctly industrial in typology with a thirty five (35) metre long industrial metal clad shed offering no dialogue with the immediately adjacent neighbouring R2 zoned properties. There is little articulation, movement or breaks in the mass and bulk of the entire north eastern elevation . A more refined response to the context and neighbouring residential interfaces is required.

4. Any dialogue or relationship with the existing heritage buildings is a missed opportunity. The adjacent library and circulation connections show little consideration to the interface between buildings in

particular the ramp from the hall to the abutting building is a lost opportunity to provide a small gathering/courtyard area or more generous circulation zone.

A more fine grain response to these interfaces to address the three very different conditions; heritage adjacency (south), R2 Zone (north/east) and finally the outdoor activity area should be further investigated.

These interfaces represent different scales of activity, occupation and environment.

All three conditions require individual and measured responses to these immediate interfaces.

5. A finer grain response in both articulation/modulation and materiality of the built form is required to adequately respond to bulk and scale, the specific site constraints and location in order to provide a considered response to place in more rigorous detail.

6. Built form and landscape interfaces should be clearly articulated rather than just a hard line edge condition as demonstrated on the drawings. Elements that allow for casual pause and rest or longer term periods of interaction should be reflected in the design of the edge conditions and interfaces to circulation and built form thresholds; low height seating integrated or emanating from the language and design intent of the overarching design strategy.

7. The scale of the proposed building requires strategies to soften, recede and break down the form to better relate to site and context. Built form bookends that gather a central outdoor learning/COLA area could assist to break down the built form. Smaller built form modules at either end of a central covered playing area could assist to reduce the impact of the bulk and scale, both internal and external to the site.

8. The retention of the larger trees currently documented to be removed should be investigated for their potential incorporation in the spatial planning arrangement as a central green courtyard and outdoor covered area. A central covered play area that incorporates the retention of the significant trees is Council's preferred position.

9. Access and paths of travel have not been sufficiently documented to assess compliant path of travel is achieved from the entry point of the site to the rear of site location of the building. The current drawings show simple dashed lines to indicate 'desire lines' only. It is noted that the childcare facilities are located at the furthestmost corner of the site from the point of entry to the school.

Further details showing access paths across site should demonstrate wayfinding strategies and compliance is achieved.

GANSW Better Placed Design Guide for Schools

2.2 Design Considerations

This section of the document provides guidance on how to meet the Education SEPP Design Quality Principles.

The applicant is encouraged to address the principles discussed above by way of completion and demonstration of a Design Verification Statement, as a checklist for addressing and achieving good design outcomes for the project. Design Verification Statement is provided at the end of the document.

END COMMENTS

Recommended Heritage Advisor Conditions:

Nil.