

Urban Design Referral Response

Application Number:	Mod2021/0369
Date:	01/07/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 1 DP 1215531 , 70 South Creek Road DEE WHY NSW 2099

Officer comments

Summary

The proposed modification (MOD2021/0369) to the approved scheme (DA2019/1274) represents additions to the development to improve connectivity, accessibility and amenity for the education establishment and users of the facility.

In terms of additional impacts to the surrounding locality, the modifications are wholly within the core of the site and represent changes that will have little impact outside the establishment's grounds.

The modifications partly comprise the following;

DA 08 – South + West Wing Universal Core Plans

- *The floor plates of the universal core as proposed in the approved DA application have been extended to the entire northwest façade of the South Wing Building and northeast façade of the West Wing Building. This will provide greater connectivity between classrooms and also shade;*
- *New full height glazed openings onto proposed verandahs across all levels of the South and West Wing Buildings;*
- *New shade umbrellas to amphitheatre;*
- *New universal access pathway from Kiss and Drop Zone to school canteen;*
- *New external stair to the southwest façade of the South Wing Building;*

DA 08.1 – South + West Wing Universal Core Plans

- *As above (DA 08);*

DA 08.2 – South + West Wing Universal Core Plans

- *As above (DA 08);*

DA 08.3 – South + West Wing Universal Core Elevations + Sections

- *As above (DA 08);*
- *Perforated mesh balustrade to new covered verandahs along West and South Wing Buildings, powder coated paint finish;*
- *Render and paint finish to South façade of South Wing Building, ground level of north façade of West Wing Building and ground level of east façade of South Wing Building.*

Comment

The proposed addition of a new stair and lift resolve level access issues and connectivity across the site between buildings and outdoor areas. Similarly the addition of covered access across the site provides a clear wayfinding strategy and increased amenity for users between buildings and landscaped outdoor activity areas.

The proposed amendments represent further design development that demonstrates a holistic approach to the staged development across the site which considers amenity of users, connectivity, accessibility and a sustainable whole of life approach to the future of the school.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.