

Statement Environmental Planning Policy Schedule 8 Design quality principles in school – Chapter 3

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This statement has been prepared in support of the Development Application for the Covenant Christian School at 212 Forest Way, Belrose NSW 2085. The subject land is currently zoned C8 Belrose North under Warringah Local Environmental Plan 2000 (WLEP 2000).

The development application includes alterations and additions to the library and demolition of the entire staff building, creating a single Learning Hub. Library, mezzanine study, counselling, staff and breakout rooms area are distributed through the new building, with an external stair connected to the existing block H.

We believe that the proposal responds adequately to the design and quality principles stated in State Environmental Planning Policy (Transport and Infrastructure) 2021, Schedule 8 Design quality principles in school – Chapter 3.

Principle 1—context, built form and landscape

The new building is situated at the centre of Covenant Christian School and there is no unreasonable impact on the natural landscape character of the area. A proposed landscape plan is included in this application.

Planter boxes with an attractive landscape design on the eastern and northern side of the building will play an important role for the thermal comfort which will help to reduce the temperature of rooms, providing a better environment for students and staff.

No changes are proposed to main access to the school. The new Learning Hub building responds to and enhances the positive qualities of the existing site. Due to the sloping site, a storage area is located underneath the ground level on the north-east corner only for school storage, with direct access to school play field.

First floor concrete slab shelters the main entry located on the ground level. Library and staff buildings previously disconnected areas, becomes a cohesive central hub of the school. The proposed development design consists of a simple building shape, with a mix of pergola, glass roof and generous glazed elevations allowing natural light into the spaces.

North-facing high windows and two central voids are designed to bring natural light and reflect it throughout the building, to improve students' performance. Full height north-east facing windows allow direct sunlight into the building through the day, especially in winter when the sun is at its lowest. The south-east facing windows are protected with a covered walkway and awning structure, allowing indirect sunlight and not get affected by the heat. This design combination creates a comfortable and healthy atmosphere.

Principle 2—sustainable, efficient and durable

A team of specialists and consultants worked closely together during the design stage to achieve a positive environmental, social and economic outcome. The Learning Hub has been designed to minimise wasted space and enhance spatial layout.

The Fabric of the building uses materials that will not need replacement and minimum refurbishment over the life of the building. Metal roof, compressed fibre cement and concrete are the main materials incorporated into the building design to achieve a more durable school building. Blockworks which require little or no maintenance and possess high durability are used for retaining walls, which is extremely durable and built to last.

The combination of a good design and right materials contributes for this project, designed to be durable, resilient and adaptable, enabling it to evolve over time to meet future requirements.

Principle 3—accessible and inclusive

The proposed development is designed to be welcoming, accessible and inclusive to people with differing needs and capabilities. The design embraces the accessibility guidelines for a better outcome.

There will be a new 1:14 pedestrian ramp and accessible walkways to connect the building with its surrounds. An Access Report is also included in this application.

Principle 4—health and safety

The school practices an optimal health safety and security practices and allows for a welcoming and accessible environment.

Principle 5—amenity

The building design will integrate the existing school facilities, allowing teachers to develop activities in all the existing adjacent infrastructures with a better circulation around the campus. The right combination of good design and right materials is also fundamental for noise mitigation to ensure a high level of amenity for all occupants. The materials are distinctive yet subdued to contrast the use of timber finishes, providing a level of warmth within the building. All internal spaces will receive acoustical materials to ensure a quiet and productive environment

The Learning Hub is designed to provide students and staff a comfortable and healthy atmosphere. The building design includes appropriate, efficient, indoor and outdoor spaces, with natural sunlight and natural ventilation.

Principle 6—whole of life, flexible and adaptive

As described in Principle 2 – sustainable, efficient and durable, the school is designed to adapt according to the school requirements.

Library, mezzanine study and staff room have an open plan that allows enhancing or reducing the space according to the future needs of the school.

Principle 7—aesthetics

As described in Principle 2 – sustainable, efficient and durable, the combination of a good design and right materials contributes for this project, designed to be durable, resilient and adaptable, enabling it to evolve over time to meet future requirements.

The building has been carefully designed to provide continuity with the surrounding buildings, reduce visual bulk and integrate it in the identity of the surroundings.

Simon Goold, architect