

BROOKVALE PUBLIC SCHOOL

HALL OPTIONS ANALYSIS
FEBRUARY 2019



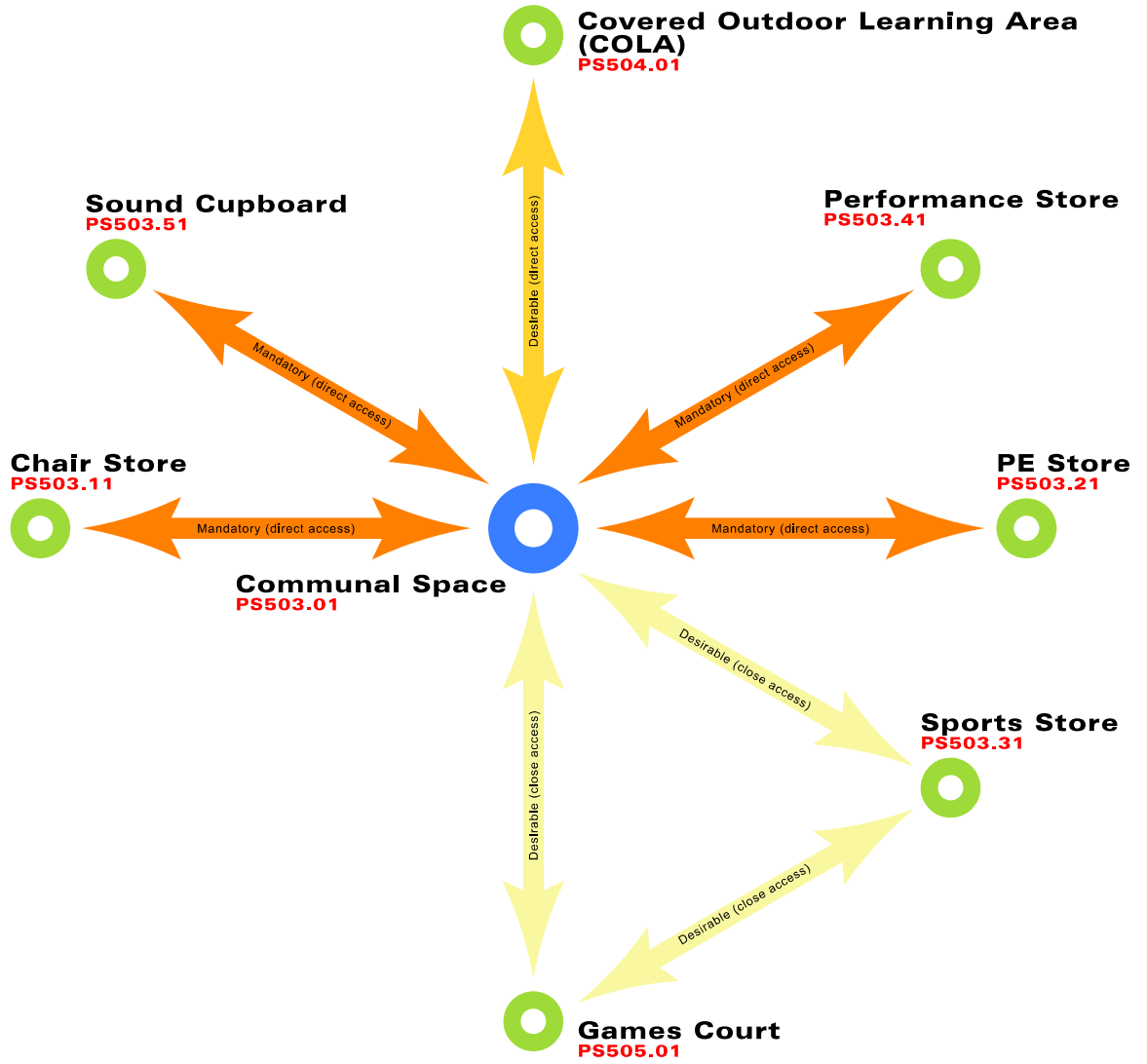
BROOKVALE PUBLIC SCHOOL HALL OPTIONS ANALYSIS

INTRODUCTION

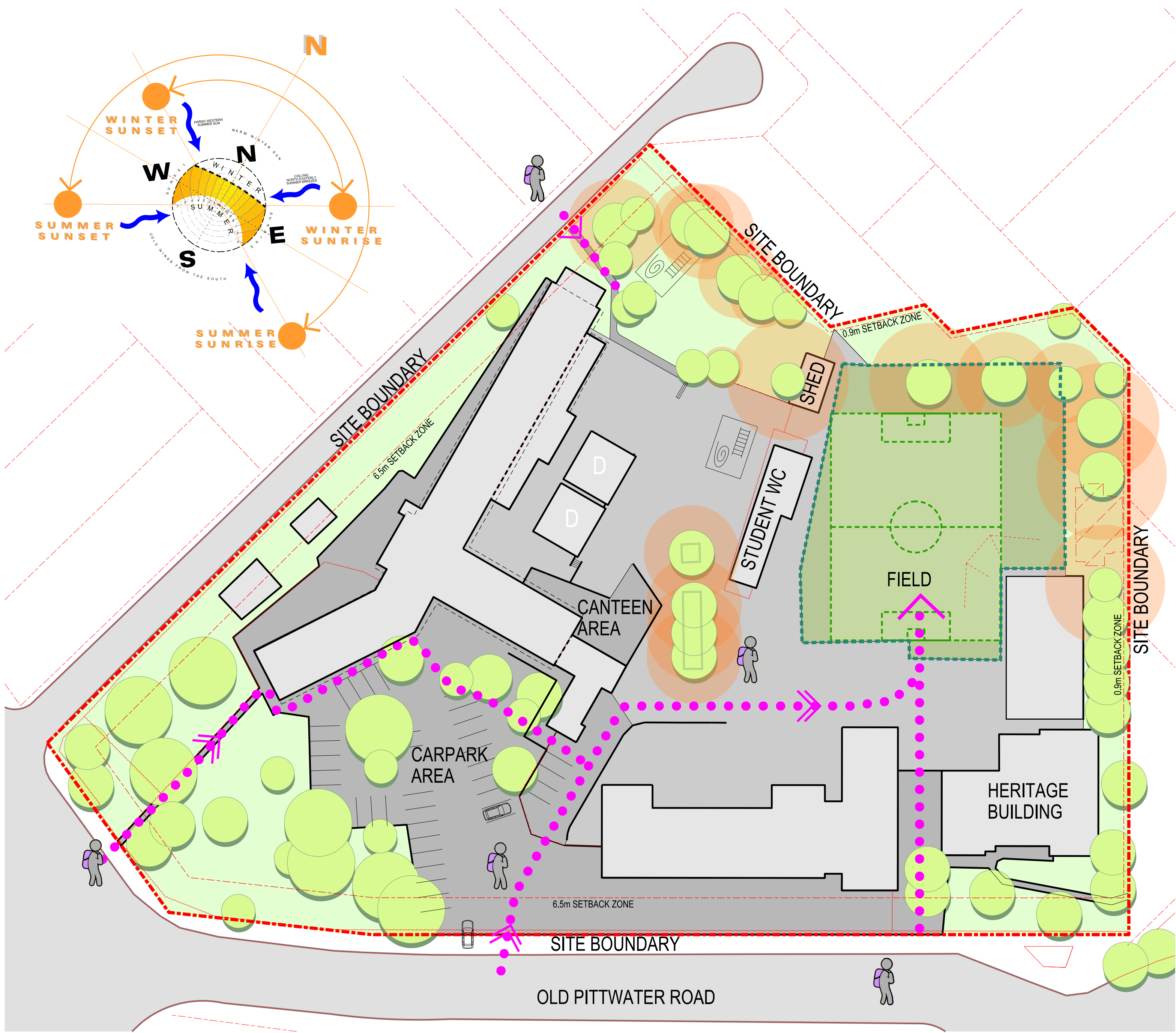
The Brookvale Public school site has received funding by Schools Infrastructure New South Wales (SINSW) to provide a new hall that caters for the student population. The existing hall is obsolete and inadequate to provide contemporary learning and deliver the curriculum for future teaching pedagogies.

Factors contributing to the analysis of the appropriate school hall location are as follows:

- School: The school needs to have a hall but also must consider the important need to retain green Open Play Space for the active students. The Hall needs to provide flexible educational options to enhance delivery of the curriculum. Maintain the required Open Play Space for students. EFSG (Educational Facilities Standards and Guidelines) core principals need to be considered - see associated diagram.
- Social: Social connectivity and practical placement of the hall to allow for the greatest multifunctional use. The Hall must not limit the potential sharing of Open Play Space to the wider community nor can it significantly reduce the facility.
- Site Context: Sensitivity of social, visual, acoustic relationship with neighbours. The hall design must be sensitive to its relationship with neighbours and adjoining properties.
- Community: Tree retention, where possible, to maximise neighbourhood quality. Preservation of the Heritage building to recognise the school's history.



- Hall
- Associated facilities
- Mandatory direct connection
- Desirable direct connection
- Desirable close connection



EXISTING SITE PLAN 1:500 scale

LEGEND

- Pedestrian access
- Hall Height up to +8m
- Support rooms & OSCH (After school care) Height - up to +3.5m
- COLA - Undercovered open area
- Existing Buildings (D - Demountable)
- Playing field area - Approx. 2040 sqm
- Site Boundary
- DA Setback Zone
- Trees to be removed
- Tree Protection Zone Limits
- Photo location
- Footprint of existing dilapidated toilet block to be demolished
- Embankment
- Size guide: Mini Roos soccer field Under 8-9s
- Play equipment

DRAWINGS

OPT-0	SITE PLAN - EXISTING
OPT-1	OPTION 1
OPT-2	OPTION 2
OPT-3	OPTION 3
OPT-4	OPTION 4
OPT-5	OPTION 5
OPT-6	OPTION 6
OPT-7	OPTION 7
OPT-SUM	SUMMARY

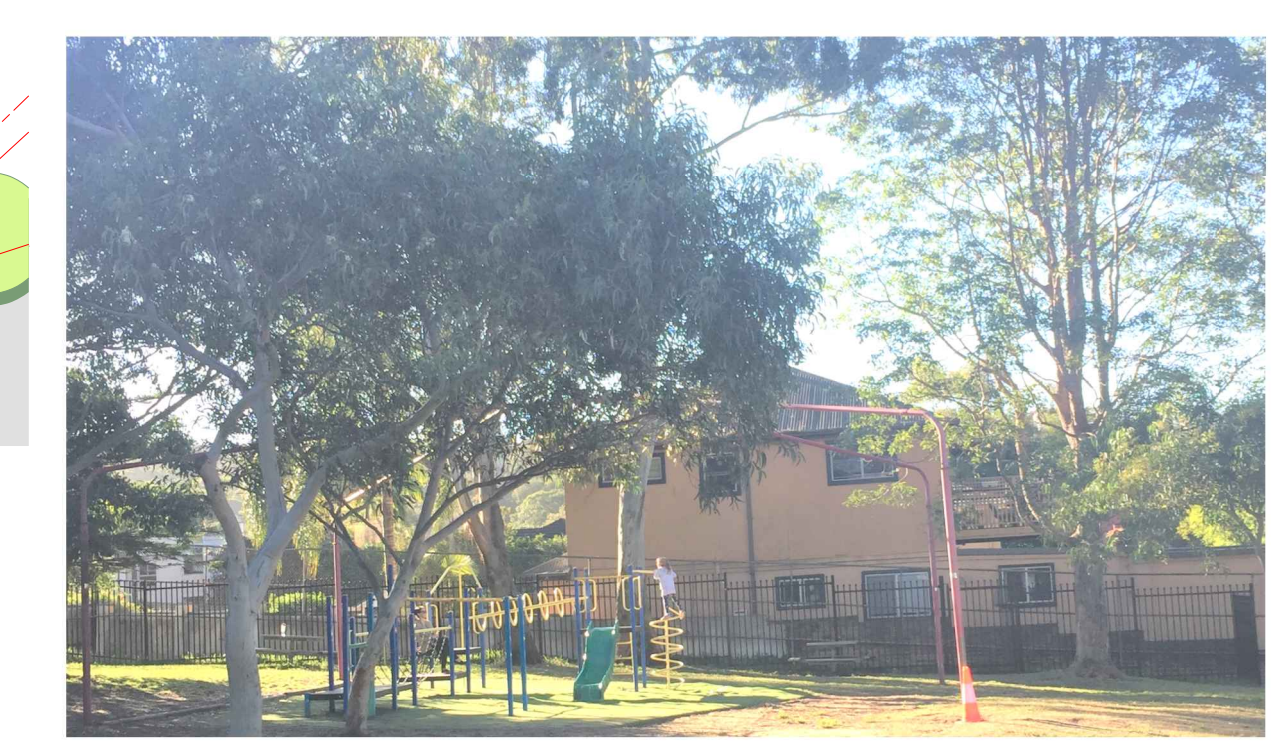
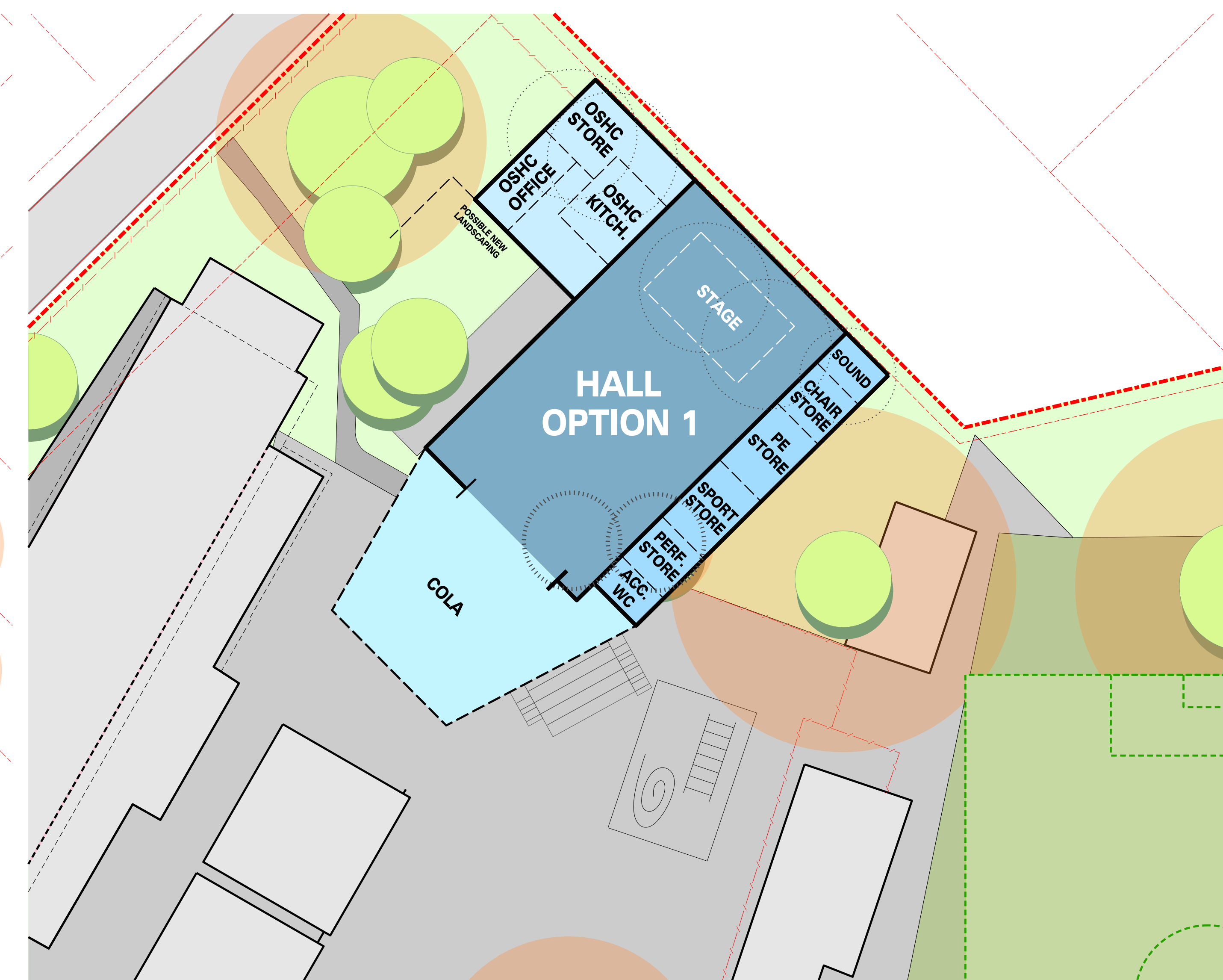
EFSG Principles



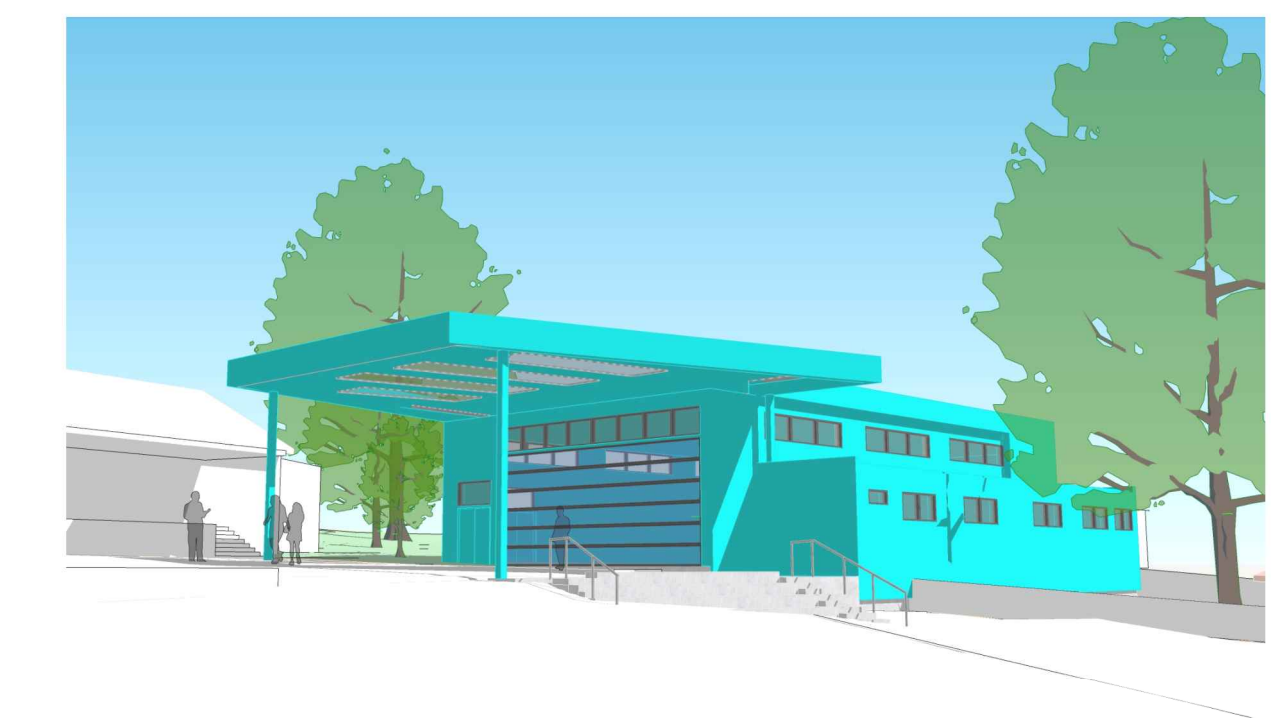
SITE PLAN 1:500 scale

LEGEND

- | | | |
|---|-------------------------------|---|
| ●● Pedestrian access | --- Site Boundary | Footprint of existing dilapidated toilet block to be demolished |
| Hall
Height up to +8m | --- DA Setback Zone | Embankment |
| Support rooms & OSCH
(After school care)
Height - up to +3.5m | ☼ Trees to be removed | Size guide: Mini Roos soccer field Under 8-9s |
| COLA - Undercovered open area | ● Tree Protection Zone Limits | Play equipment |
| Existing Buildings (D - Demountable) | ● P1 Photo location | |
| Playing field area - Approx. 2040 sqm | | |



VIEW P1



VIEW P2 - PERSPECTIVE SKETCH

ASSESSMENT

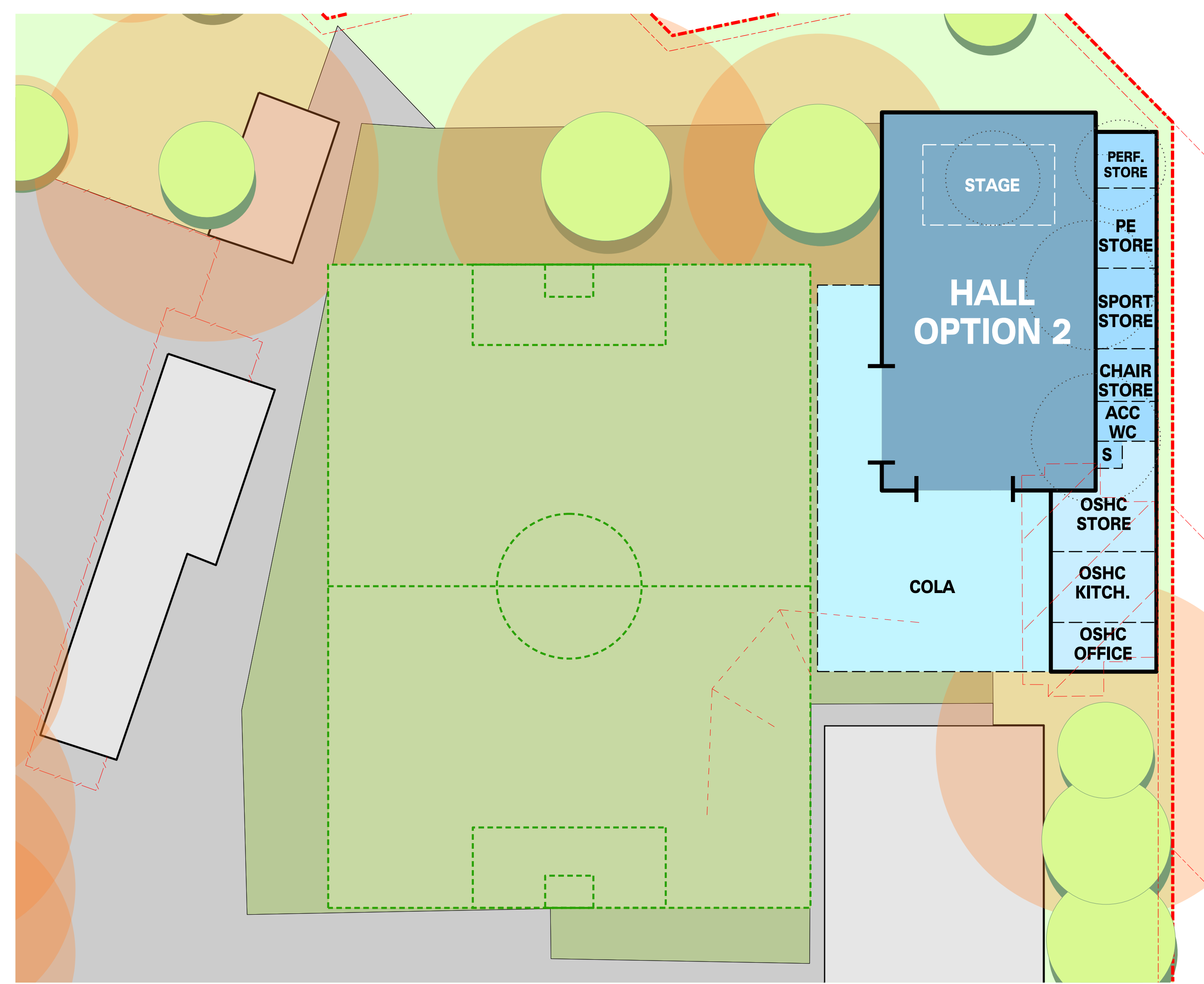
- ✓ Doesn't interfere with green play space
- ✗ 7 trees removed including some mature Sydney Blue Gum trees, and a QLD Brushbox tree.
- ✗ Proposed building in close proximity to existing building, difficulties in construction & interrupts student flow into existing facilities.
- ✗ Remote from core school activities, not physically/ socially/ visually connected to school.
- ✗ Existing play equipment needs to be relocated
- ✗ Doesn't comply with the Dept. of Education EFSG (Educational Facilities Standards & Guidelines) relationship to core facilities.
- ✗ This option received an unfavourable response from the School teaching staff and P&C Committee.



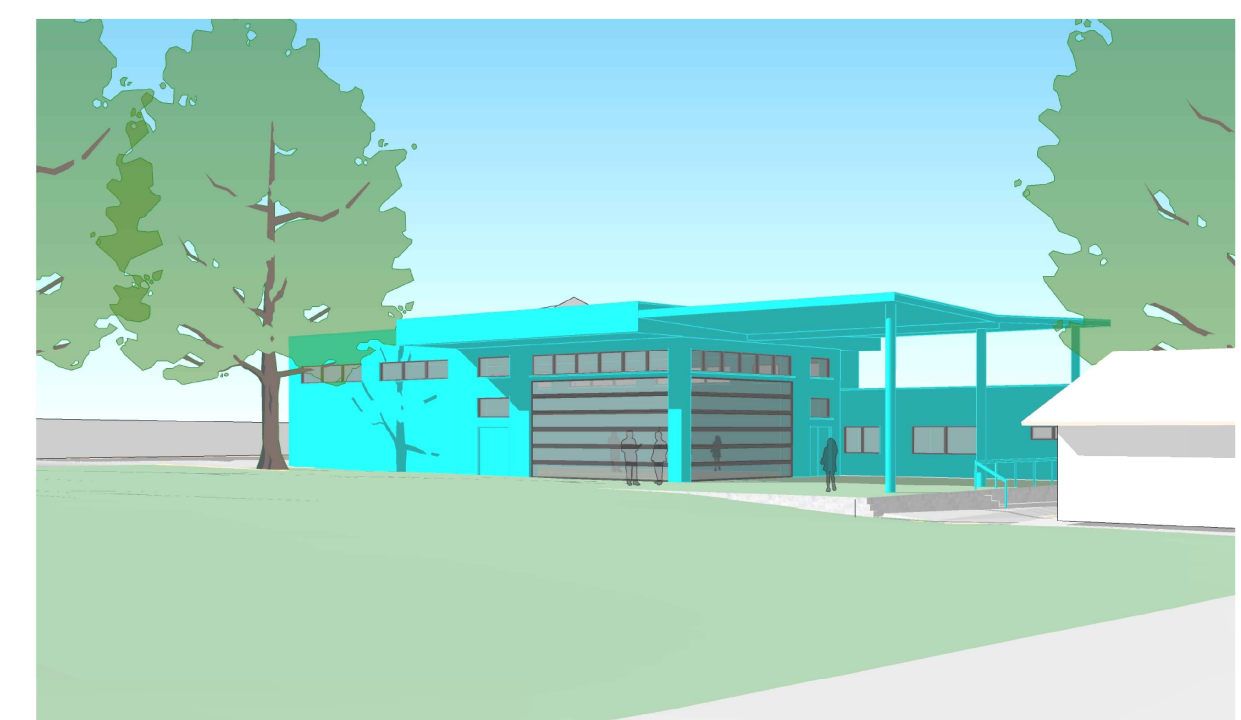
SITE PLAN 1:500 scale

LEGEND

- Pedestrian access
- Site Boundary
- DA Setback Zone
- Trees to be removed
- Tree Protection Zone Limits
- Photo location
- Footprint of existing dilapidated toilet block to be demolished
- Embankment
- Size guide: Mini Roos soccer field Under 8-9s
- Play equipment
- Hall Height up to +8m
- Support rooms & OSCH (After school care) Height - up to +3.5m
- COLA - Undercovered open area
- Existing Buildings (D - Demountable)
- Playing field area - Approx. 1890sqm (inclusive of area under the proposed COLA)



VIEW P1



VIEW P2 - PERSPECTIVE SKETCH

ASSESSMENT

- ✓ Minimal impact on Green Open Play Space. Continued existing use of oval as a valuable sports playing field.
- ✗ 2 original QLD Brushbox trees removed, 1 standard QLD Brushbox tree removed. 1 dead tree removed.
- ✓ Proposed building location continues along perimeter built form of the site along the eastern boundary.
- ✓ Connected with school activities, physically/ socially/ visually connected to school. Hall will have connection and flexible relationship with existing open space enhancing the school's delivery of the curriculum and potential for extended community uses.
- ✓ Scope for larger audiences to bleed into green space
- ✓ This option is preferred by the Teaching staff and the P&C.
- ✓ Maximise the opportunities of the "Share our Space" initiative promoted by the NSW Dept of Education.

NEW CORE 21 HALL PRELIMINARY
BROOKVALE PUBLIC SCHOOL

Brookvale PUBLIC SCHOOL
AN OUTSTANDING EDUCATION FOR YOUR CHILD

SARM Architects
live learn work care

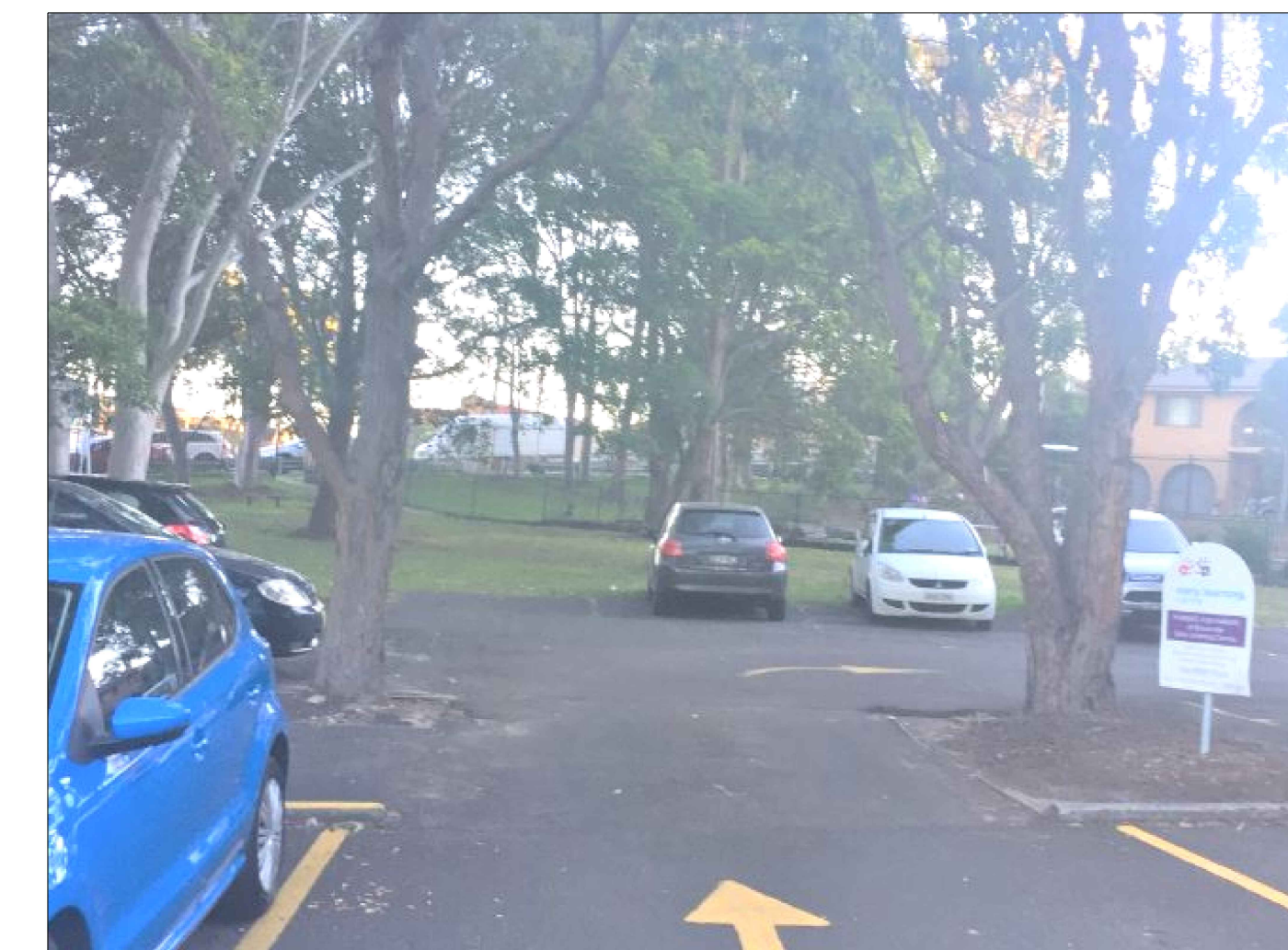
HALL OPTIONS - OPTION 2
DATE: FEBRAURY 2019



SITE PLAN 1:500 scale

LEGEND

- | | | |
|---|-----------------------------|---|
| ●●➤ Pedestrian access | --- Site Boundary | Footprint of existing dilapidated toilet block to be demolished |
| Hall
Height up to +8m | --- DA Setback Zone | Embankment |
| Support rooms & OSCH
(After school care)
Height - up to +3.5m | Trees to be removed | Size guide: Mini Roos soccer field Under 8-9s |
| COLA - Undercovered open area | Tree Protection Zone Limits | Play equipment |
| Existing Buildings (D - Demountable) | Photo location | |
| Playing field area - Approx. 2040 sqm | | |



VIEW P1

ASSESSMENT

- ✓ Doesn't interfere with green play space
- ✗ 3 Trees removed
- ✗ Remote from school activities, not physically/ socially/ visually connected to school
- ✗ Corner of the site prone to vehicle incidents. Considered by school to be unsafe. Children not allowed to use this area presently.
- ✗ Potential safety concerns by mixing school access and traffic.
- ✗ No potential for connectivity to an open playing field.

NOTE

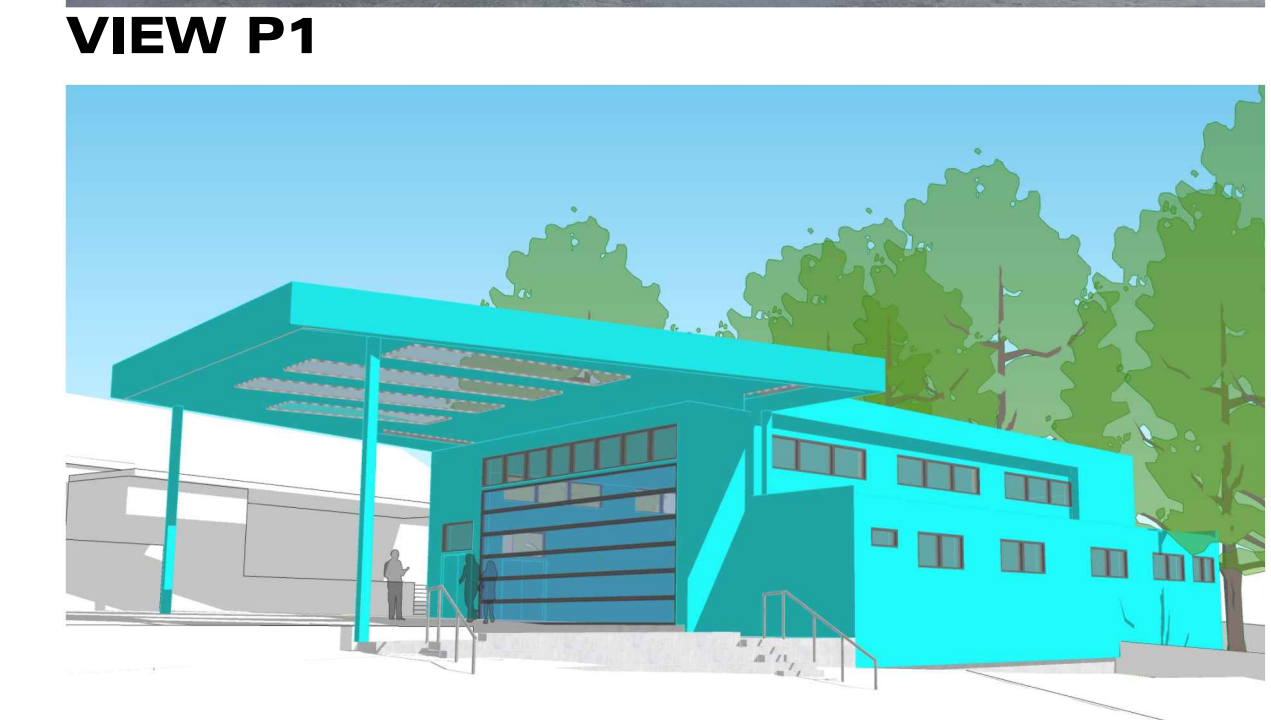
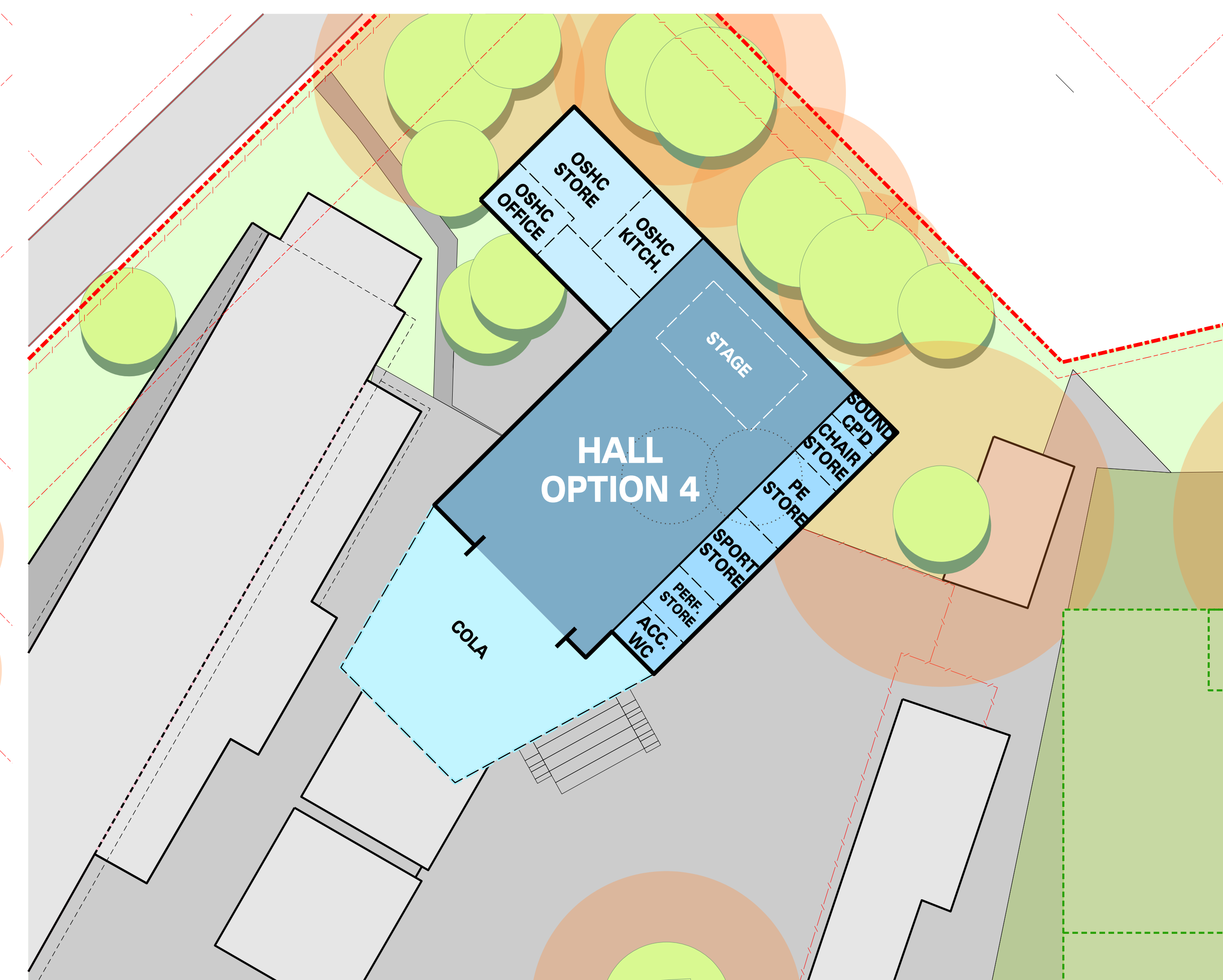
Planning development was not required due to the early unsupported response to this option.
This option was rejected for safety concerns.



SITE PLAN 1:500 scale

LEGEND

- Pedestrian access
- Site Boundary
- DA Setback Zone
- Trees to be removed
- Tree Protection Zone Limits
- Photo location
- Hall Height up to +8m
- Support rooms & OSCH (After school care) Height - up to +3.5m
- COLA - Undercovered open area
- Existing Buildings (D - Demountable)
- Playing field area - Approx. 2040 sqm
- Footprint of existing dilapidated toilet block to be demolished
- Embankment
- Size guide: Mini Roos soccer field Under 8-9s
- Play equipment



ASSESSMENT

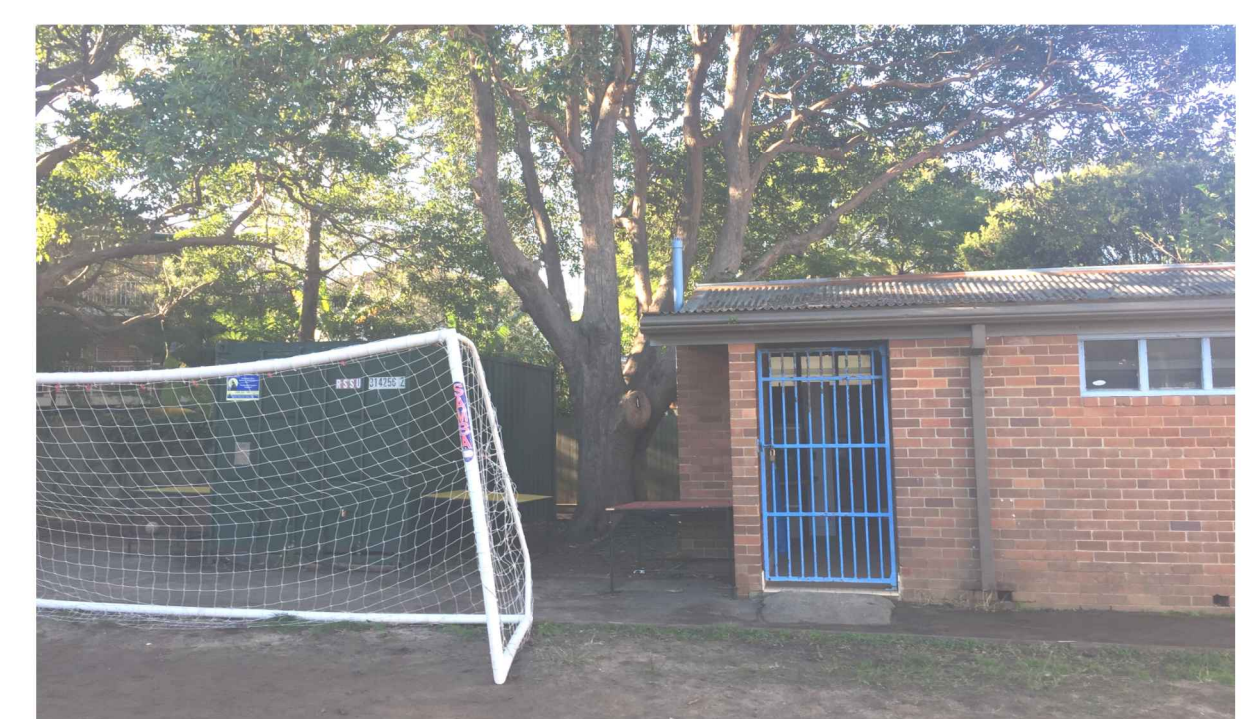
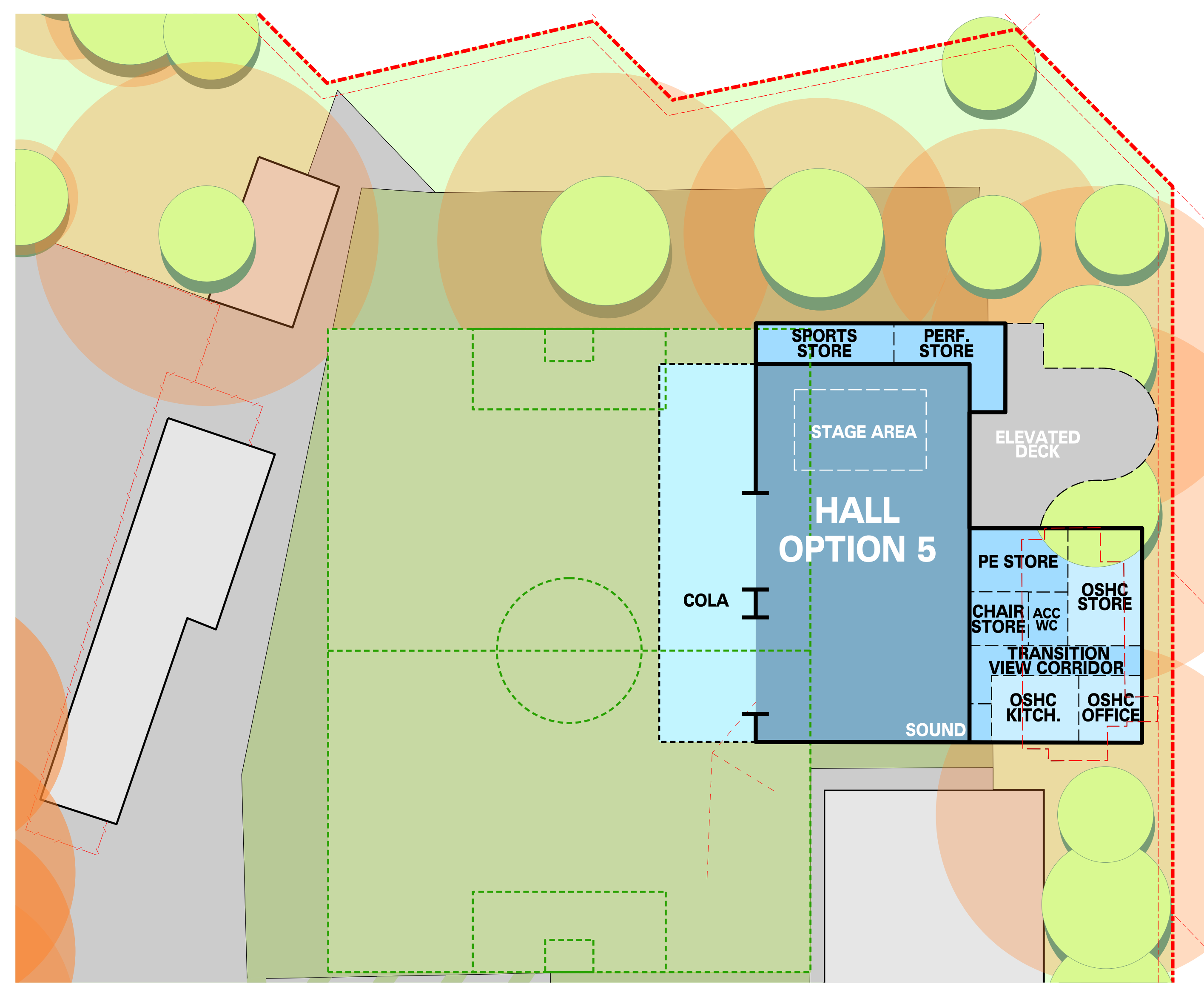
- ✓ Doesn't interfere with green play space
- ✗ Remote from school activities, not physically/ socially/ visually connected to school. Doesn't comply with the Dept. of Education EFSG relationship to core facilities.
- ✗ Cannot safely build too close to existing building and will disrupt the running of the school during construction.
- ✗ The Out of Hours school care and the demountable buildings will need to be relocated for duration of construction. Demountable buildings would need permanent relocation.
- ✗ 2 trees removed - Swamp mahogany and Scribbly gum
- ✗ Takes up small but important active playground space
- ✗ Existing play equipment needs to be relocated
- ✗ Concerns of no line of sight to rear area behind proposed hall. Doesn't adhere to Crime Prevention Through Environmental Design principals.



SITE PLAN 1:500 scale

LEGEND

- | | | |
|---|-------------------------------|---|
| ●●➤ Pedestrian access | --- Site Boundary | Footprint of existing dilapidated toilet block to be demolished |
| Hall
Height up to +8m | --- DA Setback Zone | Embankment |
| Support rooms & OSCH
(After school care)
Height - up to +3.5m | ☼ Trees to be removed | Size guide: Mini Roos soccer field Under 8-9s |
| COLA - Undercovered open area | ● Tree Protection Zone Limits | Play equipment |
| Existing Buildings (D - Demountable) | ● P1 Photo location | |
| Playing field area - Approx. 1585 sqm (inclusive of area under the proposed COLA) | | |



VIEW P1



VIEW P2 - PERSPECTIVE SKETCH

ASSESSMENT

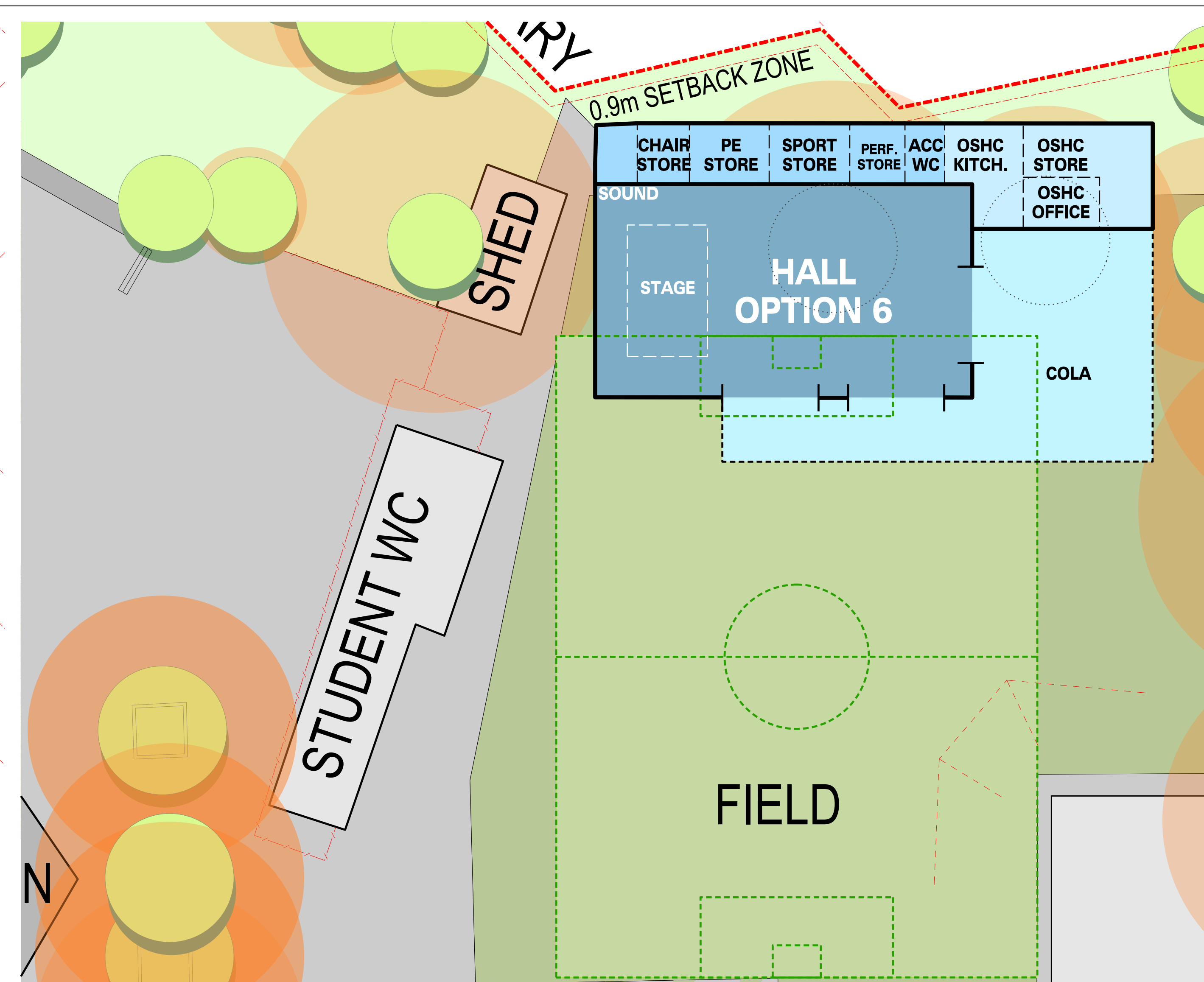
- ✗ Greatly interferes and loses function of with green play space. Eliminates opportunity for sporting games
- ✓ Connected with school activities, physically/ socially/ visually connected to school.
- ✓ Retains existing trees.
- ✓ Scope for larger audiences to bleed into green space
- ✗ Reduced opportunity for NSW Dept of Education's 'Share our Space' Initiative
- ✗ Concerns of no line of sight to rear area behind proposed hall. Doesn't adhere to Crime Prevention Through Environmental Design principals.
- ✗ This option received an unfavourable response from the School teaching staff and P&C Committee.



SITE PLAN 1:500 scale

LEGEND

- | | | | | | |
|--|--|--|------------------------------------|--|--|
| | Pedestrian access | | Site Boundary | | Footprint of existing dilapidated toilet block to be demolished |
| | Hall
Height up to +8m | | DA Setback Zone | | |
| | Support rooms & OSCH (After school care)
Height - up to +3.5m | | Trees to be removed | | Embankment |
| | COLA - Undercovered open area | | Tree Protection Zone Limits | | Size guide: Mini Roos soccer field Under 8-9s |
| | Existing Buildings (D - Demountable) | | Photo location | | Play equipment |
| | Playing field area - Approx. 1695 sqm (inclusive of area under the proposed COLA) | | | | |

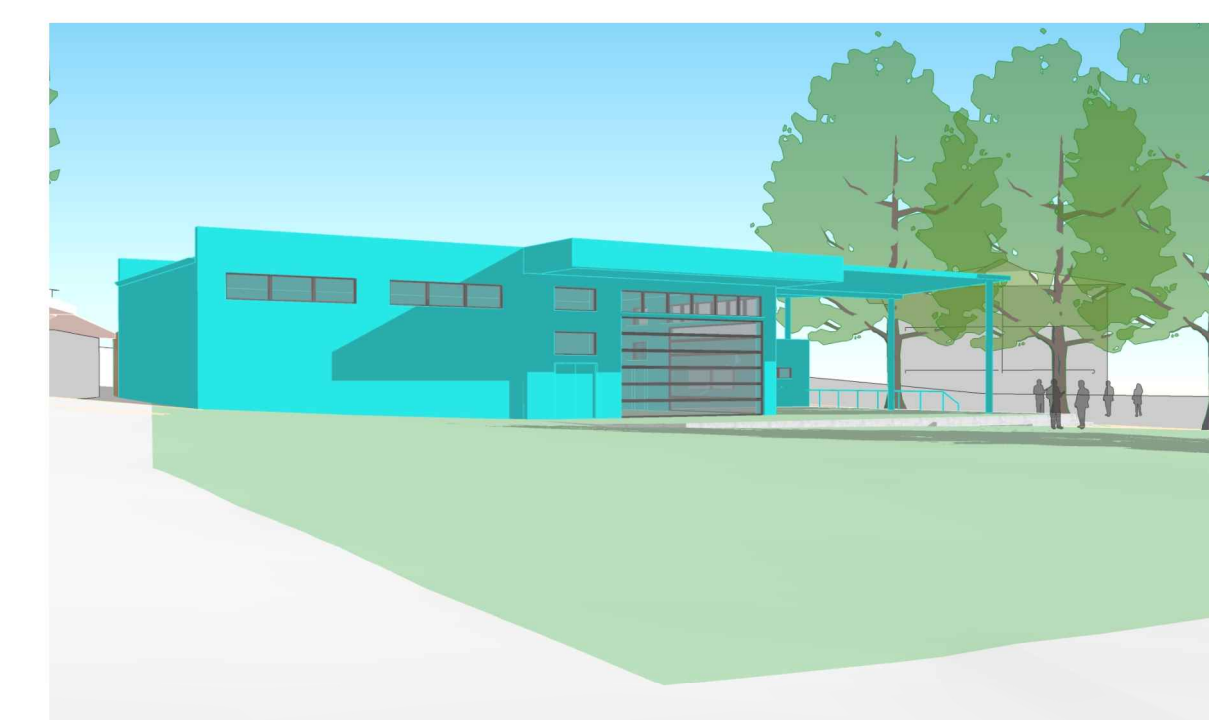


ASSESSMENT

-  **Interferes with Green play space. Compromised shape of the green play space is not conducive to playing mini soccer and reduces usability of the field. Not proportionally acceptable**
-  **Two trees removed**
-  **Scope for larger audiences to bleed into green space**
-  **Connected with school activities, physically/ socially/ visually connected to school.**
-  **No significant advantage over Option 2**
-  **Concerns of no line of sight to rear area behind proposed hall. Doesn't adhere to Crime Prevention Through Environmental Design principals.**



VIEW P1

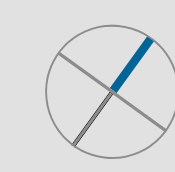
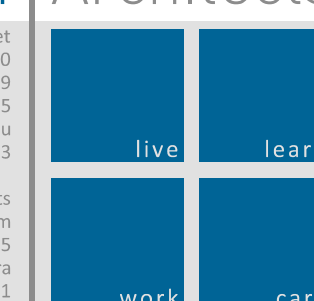


VIEW P2 - PERSPECTIVE SKETCH

SARM | Architects

Suite 4, 7 Ridge Street
North Sydney NSW 2060
p +61 2 9922 2799
f +61 2 9922 2755
e architects@sarm.com.au
ABN 26 000 663 623

nominated architects
Stephen Arlm
reg. no. 7645
Robert McNamara
reg. no. 7271



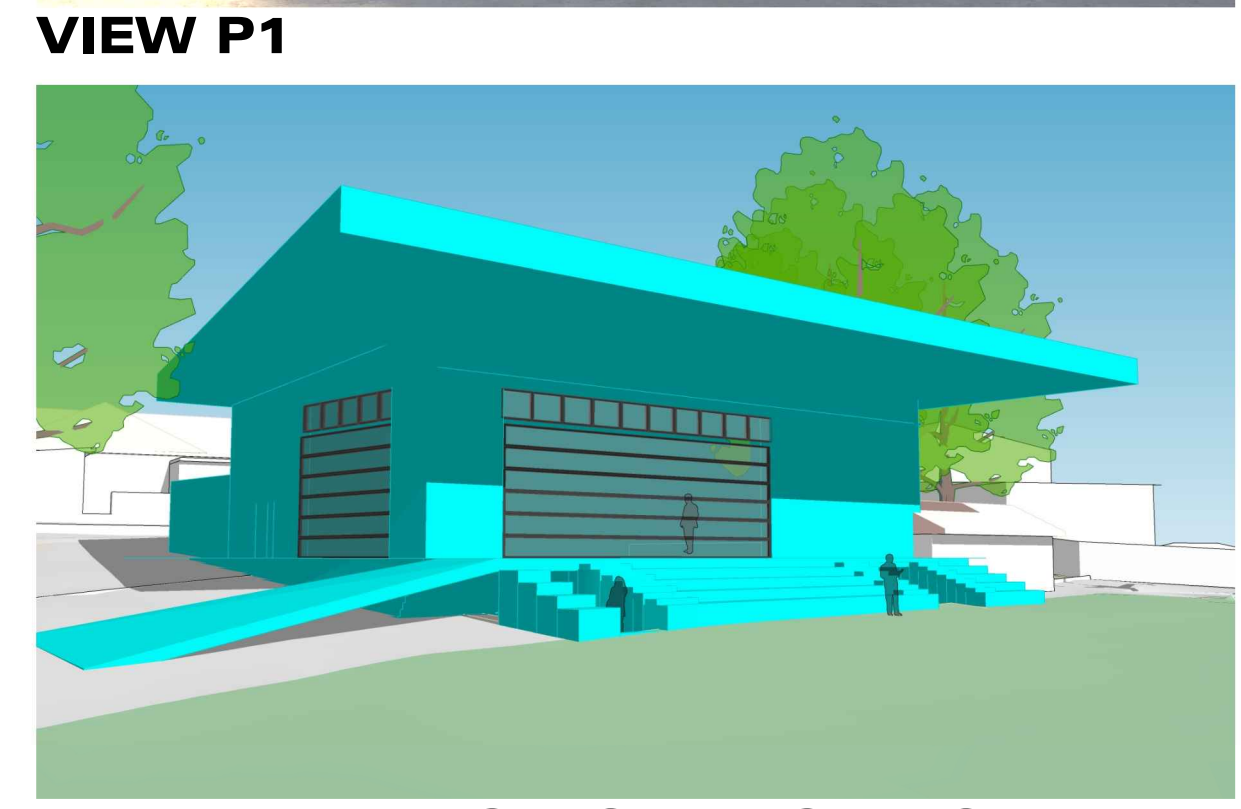
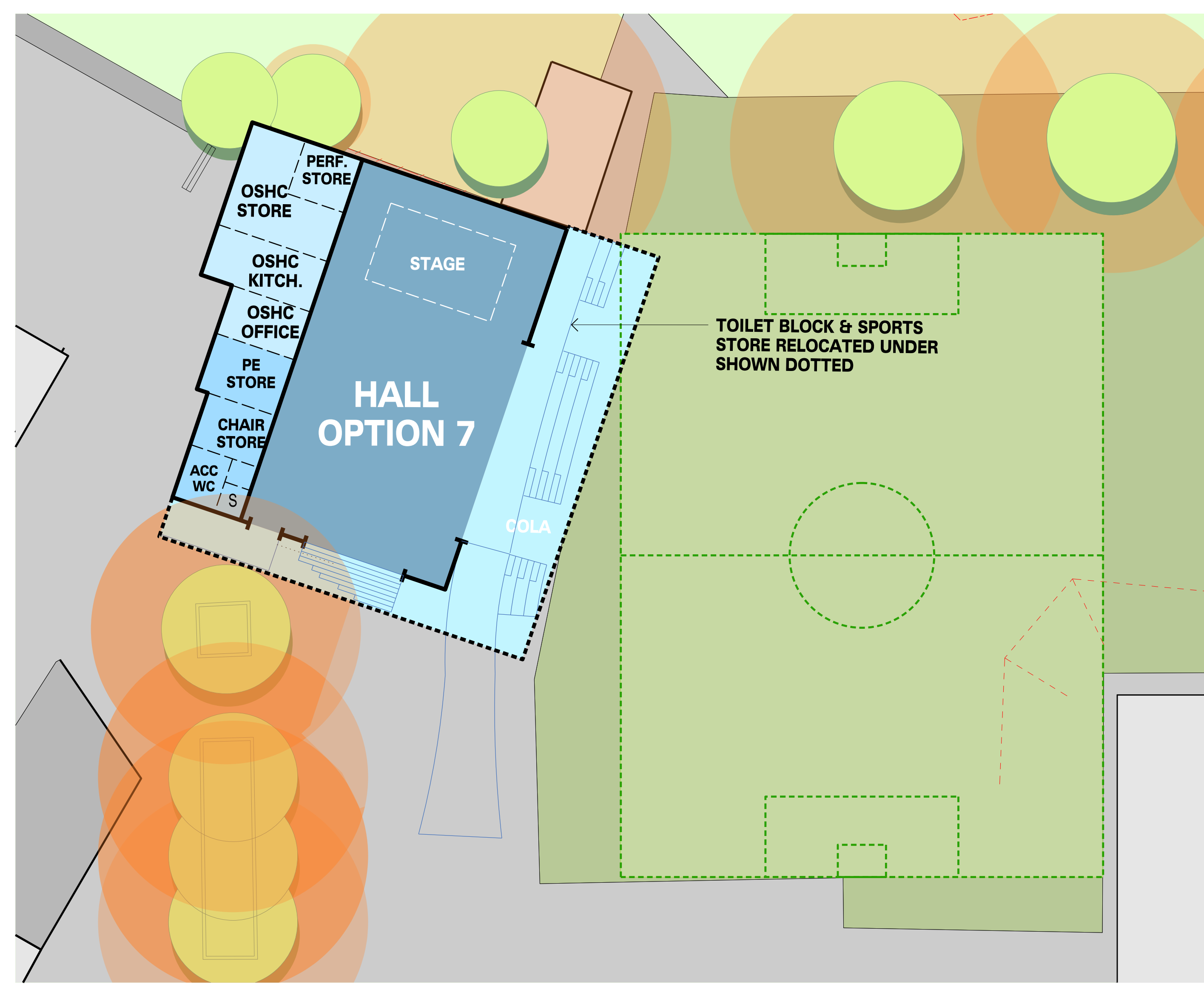
**HALL OPTIONS -
OPTION 6**
O P T - 6
DATE: FEBRAURY 2019



SITE PLAN 1:500 scale

LEGEND

- Pedestrian access
- Site Boundary
- DA Setback Zone
- Trees to be removed
- Tree Protection Zone Limits
- Photo location
- Hall Height up to +8m
- Support rooms & OSCH (After school care) Height - up to +3.5m
- COLA - Undercovered open area
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- Embankment
- Size guide: Mini Roos soccer field Under 8-9s
- Play equipment

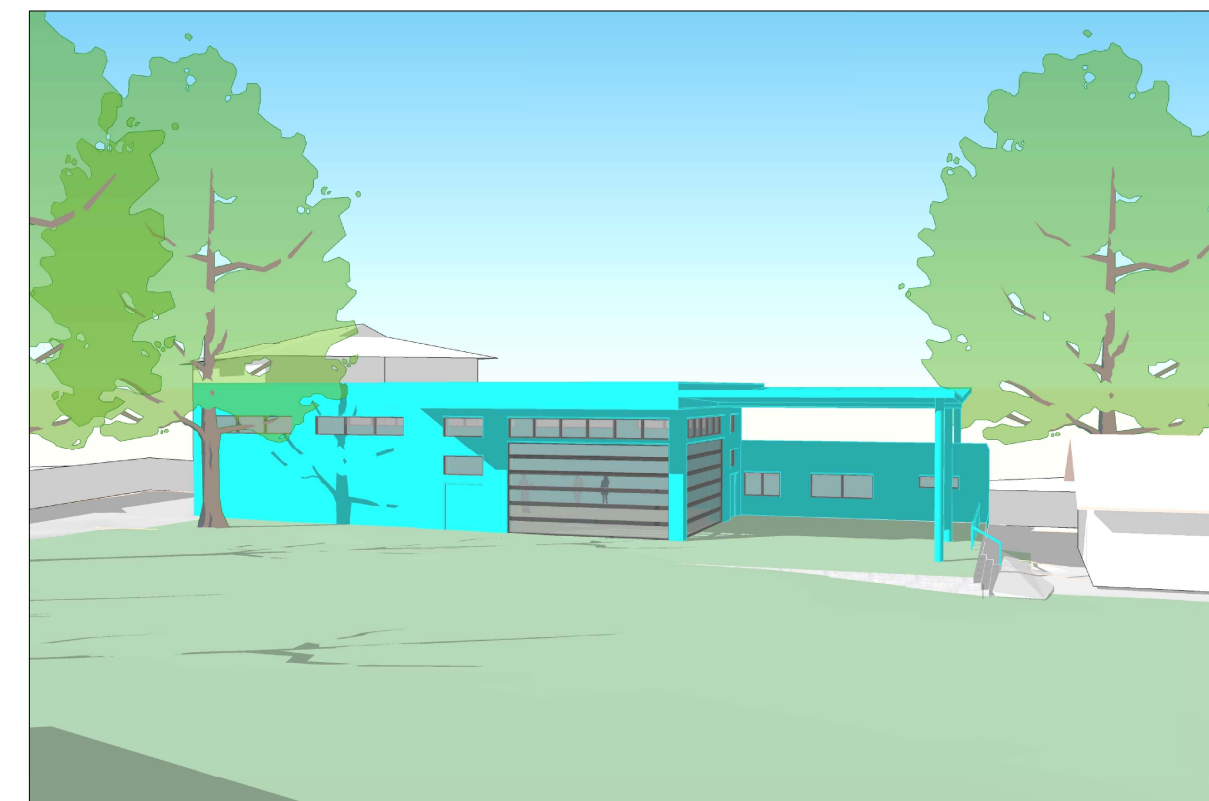
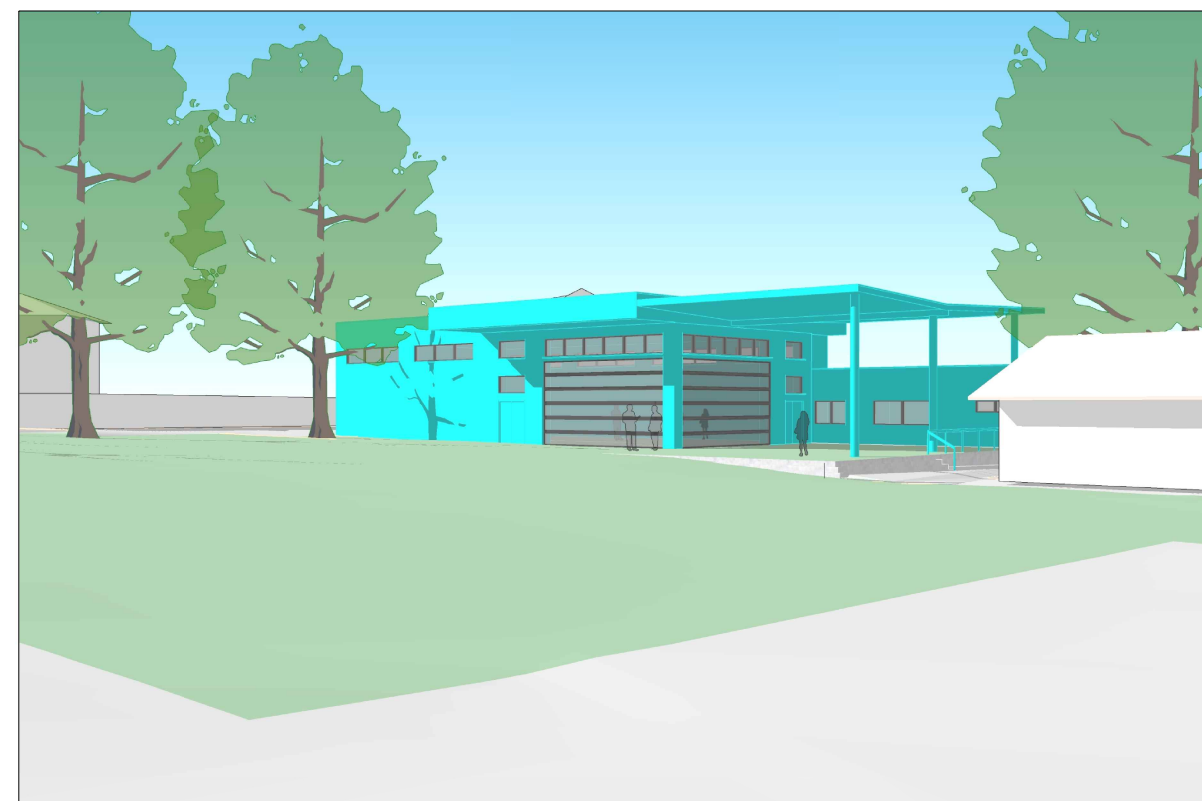


ASSESSMENT

- ✓ Doesn't interfere with green play space
- ✓ Connected with school activities, physically/ socially/ visually connected to school. Accessible and inclusive to all parts of the school.
- ✗ Resource inefficiency due to demolishing and replacing existing facilities.
- ✗ Play equipment needs to be relocated
- ✓ Scope for larger audiences to bleed into the green play space.
- ✗ Considerable build structure divides school. Playground supervision would need to double and line of sight is lost from one area to another.
- ✗ Safety and security concerns. Toilet entrances under hall will be obscured from a distance.
- ✗ Existing student toilets will need temporary relocation during construction.
- ✗ Outdoor seating area under the COLA is not level with the hall prohibiting smooth flow-through between hall and green play space.



SITE PLAN



BROOKVALE PUBLIC SCHOOL HALL LOCATION SUMMARY

After thorough considered assessment of all locations researching pros and cons of each site the clear most suitable location for the new hall is Option 2.

Factors contributing to the most appropriate school hall location are as follows:

- School: Optimal use of the Open Play Space is maintained with Option 2. As the Hall can have fully openable walls, the hall can add activity to the Open Play Space. This benefits the neighbourhood and community allowing for the 'Share our Space' initiative by the NSW Dept of Education, to continue allowing the local community recreational use of the grounds on weekends. This option also successfully follows the EFSG Guideline's core principles for delivery of the education curriculum.
- Social: Social connectivity is achieved with Option 2. The hall placement allows for multifunctional use, for the school and for the greater community out of hours. Larger performances and events can occur due to the the opening of the walls allowing for greater audience capacity to bleed into the Open Play Space.
- Site Context: Site context has been considered in detail.

Lower height rooms situated next to the boundary allows for break in form and reduction of scale maintaining neighbours privacy. Building height is considered and adheres to Council's development control plans.

Openable walls are not adjacent to neighbours boundaries or adjoining properties providing acoustic privacy.
- Community: Whilst some mature trees are proposed to be removed, these are deep in the site and not on the street boundary.

The noted heritage item, the 1902 building in the south eastern corner of the site, is preserved to recognise the school's history. The site affords considerable existing trees and whilst tree retention is important we believe the minimal considered removal of these particular trees create the best outcomes for the school, neighbourhood and wider community.

ASSESSMENT

- ✓ **Minimal impact on Green Open Play Space. Continued existing use of oval as a valuable sports playing field.**
- ✗ **2 original QLD Brushbox trees removed, 1 standard QLD Brushbox tree removed. 1 dead tree removed.**
- ✓ **Proposed building location continues along perimeter built form of the site along the eastern boundary.**
- ✓ **Connected with school activities, physically/ socially/ visually connected to school. Hall will have connection and flexible relationship with existing open space enhancing the school's delivery of the ciriculum and potential for extended community uses.**
- ✓ **Scope for larger audiences to bleed into green space**
- ✓ **This option is preffered by the Teaching staff and the P&C.**
- ✓ **Maximise the opportunities of the "Share our Space" initiative promoted by the NSW Dept of Education.**