

1 EXISTING STREETScape

The existing Bay Road streetscape in the areas surrounding the North Sydney Public School is a predominantly a mix of two storey detached residential dwellings and medium scale multi-residential developments. A number of commercial and mixed-use buildings are also present towards the intersection with the Pacific highway (to the Eastern end of the site).



15 and 11 Bay Road



12 Bay Road



4 Bay Road



16 Bay Road

2 EXISTING SCHOOL BUILDINGS

The existing buildings are predominantly brick buildings with elements of brick and concrete detailing. This includes vertical brick features (to Building A) and a banded brick base (to the majority of buildings).

The buildings feature elements of red feature colours in the doors and other details.



Building A – Pacific Building



Building F – Rivers Building



Building F and Building D



Building A – Pacific Building

3 EXISTING MATERIALITY

The following materials feature prominently in the existing buildings on the Bay Road streetscape –

- **Face Brick**

Unfinished face brickwork is featured heavily in the majority of the existing buildings.

The brickwork used is mostly a mid-tone red brick – such as on the existing school buildings. However, elements of darker brickwork are found on a number of the older houses and many of the newer developments feature light coloured brick.



21 Bay Road



Building D – McHatton Building



17 Bay Road



16 Bay Road

3 EXISTING MATERIALITY

- **Sandstone**

Sandstone blocks are found as features – particularly to fences and landscaping features as well as to the base of many existing buildings.

Sandstone is also a feature of the wider North Sydney precinct and is used in many of the heritage-listed buildings in the area.



Bay Road Fencing to North Sydney Public School



11 Bay Road



15 Bay Road



172 Pacific Highway

3 EXISTING MATERIALITY

- **Render / Paint**

Light coloured rendering or painted surfaces are found as part of the majority of buildings along the streetscape.

This is referenced in the metal wall cladding product used on the upper portion of Building G on the school site – to the corner of Bay Road and the Pacific Highway



38 Bay Road



174-180 Pacific Highway



40 and 42 Bay Road



Building G

4 Proposed Façade Materiality

The proposed design includes the following features that connect to the materiality of the existing site context –

- A brickwork base that references the brickwork colouring and banding details from the existing school buildings.
- Glass fibre reinforced concrete panelling that references the sandstone features and heritage items in the surrounding area. This also references the light-coloured painting and rendering of the surrounding buildings.
- Feature red detailing referencing the features of the existing buildings on the site



Main Entry Area



Bay Road Frontage – Eastern Corner

Coloured GRC Panels

Vertical Windows

CFC Feature Panels

Brickwork Base



Materiality Concept

4 Proposed Façade Materiality



Bay Road Frontage – Main Entry



Bay Road Frontage