



New High School in Bungendore

State Significant
Development Application
(SSD-14394209)

Response to Submissions:

Architectural + Landscape Design Report Addendum

Prepared for



School Infrastructure NSW

Rev B
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Project No. 200096

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Document/Status Register				
Issue	Date	Purpose	Written	Approved
A	28.07.22	Issue for RtS	RS	RD
B	09.09.22	Issue for RtS	RS	RD

We acknowledge that the proposed New High School in Bungendore is located on the land of the Ngunnawal and Ngarigo peoples who have a continuing connection to the land, water and sky. We pay our respects to the Elders and the knowledge holders, past present and emerging and express our gratitude for sharing of knowledge and culture.

Introduction

This report is an Addendum to the Architectural Design Report submitted with the original proposal for the new High School at Bungendore NSW.

The proposal for the New High School, has been modified. Some of these changes are due to changes to the shared use arrangements for the site and some are in direct response to comments received from government agencies and members of the public in submissions.

The design changes since the exhibition are:

- > The amended design no longer includes facilities for Queanbeyan-Palerang Regional Council (Council) such as the previously proposed Community Health Centre, Community Library and Council shop front. The facilities are to be provided on a separate site, through a separate planning process by Council and does not form part of this application.
- > Administration and Staff facilities have been relocated from Block A into Block C (existing council building) and the Visual Arts and TAS functions have been relocated into Block A.
- > The School Library has been relocated from Block D to a Standalone block, Block E, which is located to east of the Majara Street alignment and centred on the School Common.
- > Block D has been replanned to address the removal of Council facilities, the relocation of the School Library and to sit to the east of the Majara Street alignment. The floor level of Block D has also been lowered to suit the revised building footprint.
- > Block B has been relocated to the west, off the Majara Street alignment.
- > The Games Courts and Cricket Batting Nets have been relocated within the school boundary.
- > The Bulk and Scale of buildings facing public roads (Blocks A and B) have been reduced.
- > The façade materials of the proposed buildings have been revised to be more sympathetic to the existing village character.
- > The primary outdoor learning areas, including the 'covered' outdoor learning areas have been relocated and redesigned to be integrated within the landscape design.
- > Minor planning changes to Block B, which include the relocation of the outdoor learning spaces, student amenities and building services to provide a new covered walk through from the School Avenue to the western outdoor learning spaces adjacent to Mick Sherd Oval.
- > The covered walkway connection between Block B and Block D has been redesigned to arc around the eastern side of the School Common and provide a covered connection to the relocated School Library, Block E.
- > The school security fence between Blocks B and D has been redesigned to arc around the western perimeter of the School Common. The school security fence to the northern and southern boundaries has been rationalised and face brickwork piers have been introduced to define the school entries. A timber lap

and cap fence has been introduced to the school boundaries which adjoin The Station Masters Cottage (No.16 Majara Street) and The Signalman's Cottage (No.63 Turallo Terrace).

- > The waste vehicle turning circle has been removed from the proposal. The waste collection area has been relocated to the southern end of the existing carpark and a waste vehicle turning head has been added. A new turning bay is provided for assisted transport vehicles to the northern end of the car park.
- > The electronic school sign has been replaced with a changable, static 'notice board' sign. The sign has been relocated further back from Majara Street, behind the school security fence.
- > The Scout Storage Shed has been relocated from the Agricultural Plot to within the Scout site. The Scout Storage Shed will be subject to a separate planning pathway and does not form part of this application. The School Agricultural Support Building, Block F, has been repositioned and the landscape paths and driveways have been updated to suit the change.
- > An addition 58 car parking spaces are proposed along Turallo Terrace providing a total of 98 spaces (compared to the original 35). An additional 3 drop off/ pickup spaces are proposed on Turallo Terrace providing a total of 6 spaces (compared with the original 3).
- > The proposed delineation works to Mick Sherd Oval and the War Memorial have been removed from the proposal.
- > The extent of the Pickup and Drop Off zone to Gibraltar Street has been reduced to provide a curtilage to the War Memorial
- > The redesign of pedestrian crossings on Gibraltar Street and Turallo Terrace from 'School Crossings' to 'Wombat Crossings'.
- > A footpath is proposed to the northern side of Turallo Terrace connecting the proposed parking with the existing path adjacent to Turallo Creek

This addendum is structured as follows:

- > Introduction
- > Overview of the amendments to the proposal
- > Responses to GANSW SDRP Advice 3

It is considered that amendments provide an improved architectural and urban design when compared to the original proposal.

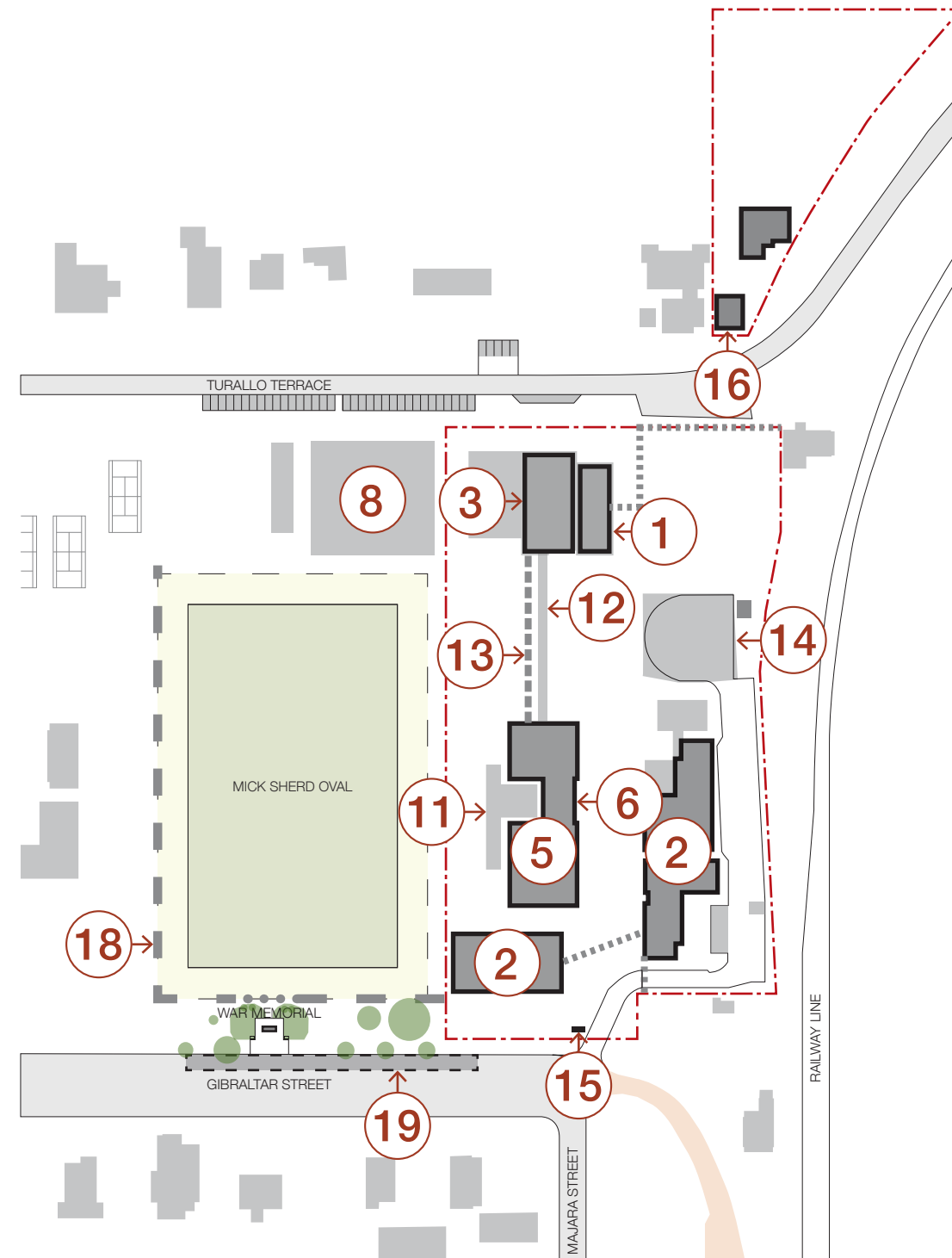
This addendum should be read in conjunction with the revised architectural drawings prepared by Tanner Kibble Denton Architects, dated 26th July 2022 and 09th September 2022, and the revised landscape plans prepared by Context Landscape, dated 26th July 2022 and 08th September 2022.

The perspective images throughout the report have been prepared to describe the general design intent of the proposal, however, the planting and trees within the images may not be a true reflection of the final conditions.

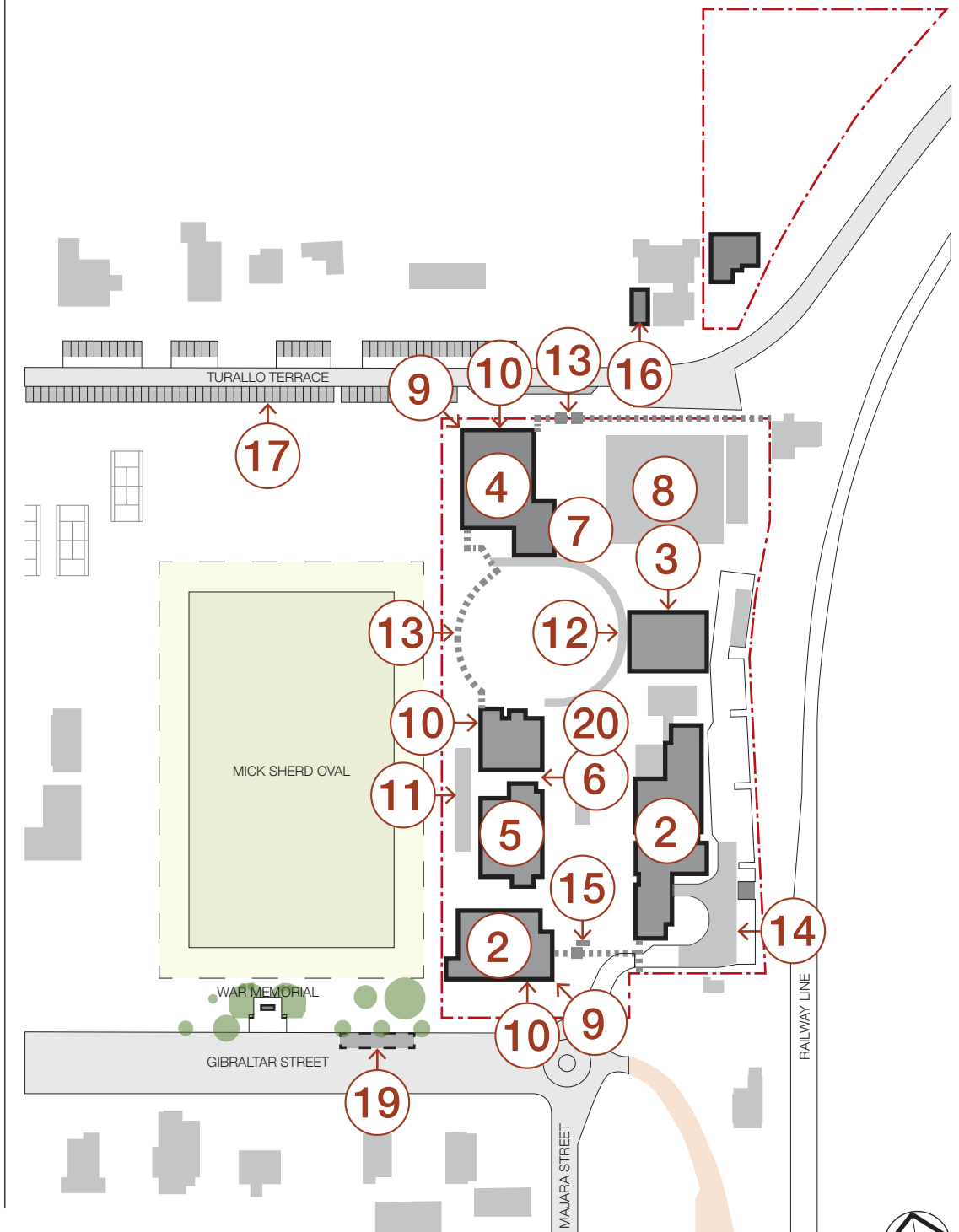
Design Change Summary

- 1 Community Health Centre, Community Library and Council Shop Front removed from the development.
- 2 Administration and Staff facilities relocated from Block A to Block C.
- 3 School Library relocated from Block D to a Standalone block, Block E.
- 4 Block D replanned and the floor level has been lowered to suit.
- 5 Block B relocated to the west, off the Majara Street alignment.
- 6 Minor planning changes made to Block B.
- 7 Reinstatement Majara Street alignment.
- 8 Games Courts and Cricket Batting Nets relocated within the school boundary.
- 9 The bulk and scale of Block A and Block D has been reduced.
- 10 The facade materiality of the new buildings has been revised.
- 11 Outdoor Learning Areas redesigned + relocated
- 12 Redesign of the Covered Walkway between Block B and Block D.
- 13 Revised fencing strategy
- 14 Waste collection and turning area relocated to the southern end of the existing carpark.
- 15 Electronic school sign relocated + replaced with a changable, static 'notice board' sign.
- 16 Scout Storage Shed relocated from the Agricultural Plot to within the scout boundary. School Ag Building, Block F, relocated to suit.
- 17 Additional 58 community parking spaces and an additional 3 school drop off/ pickup spaces to Turallo Terrace.
- 18 Delineation works to Mick Sherd Oval removed.
- 19 Reduced Pickup/ Drop off zone to Gibraltar Street to provide curtilage to War Memorial
- 20 Landscape masterplan redesigned in response to GANSW comments and to compliment the architectural amendments.

Original SSDA Proposal



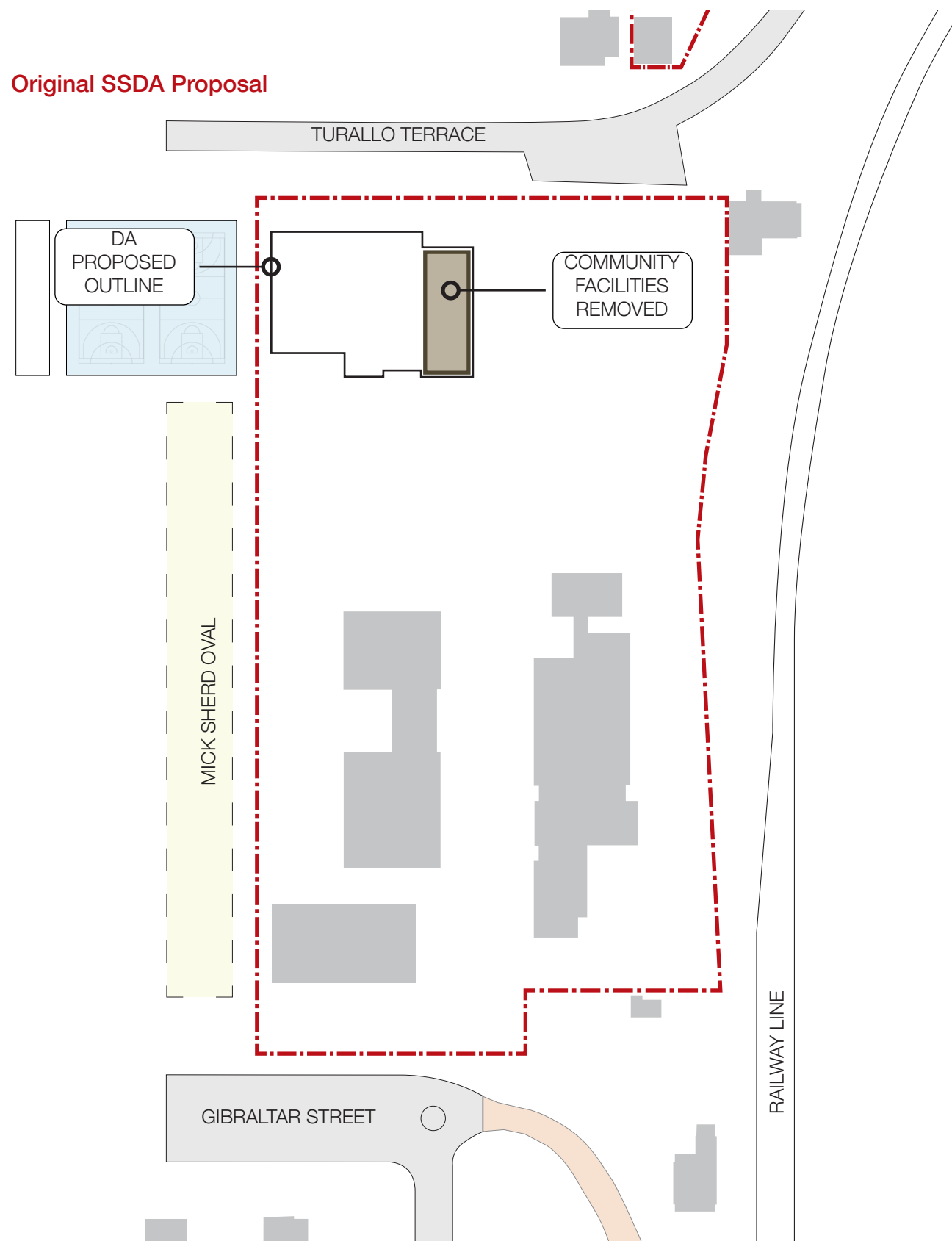
Amended SSDA Proposal



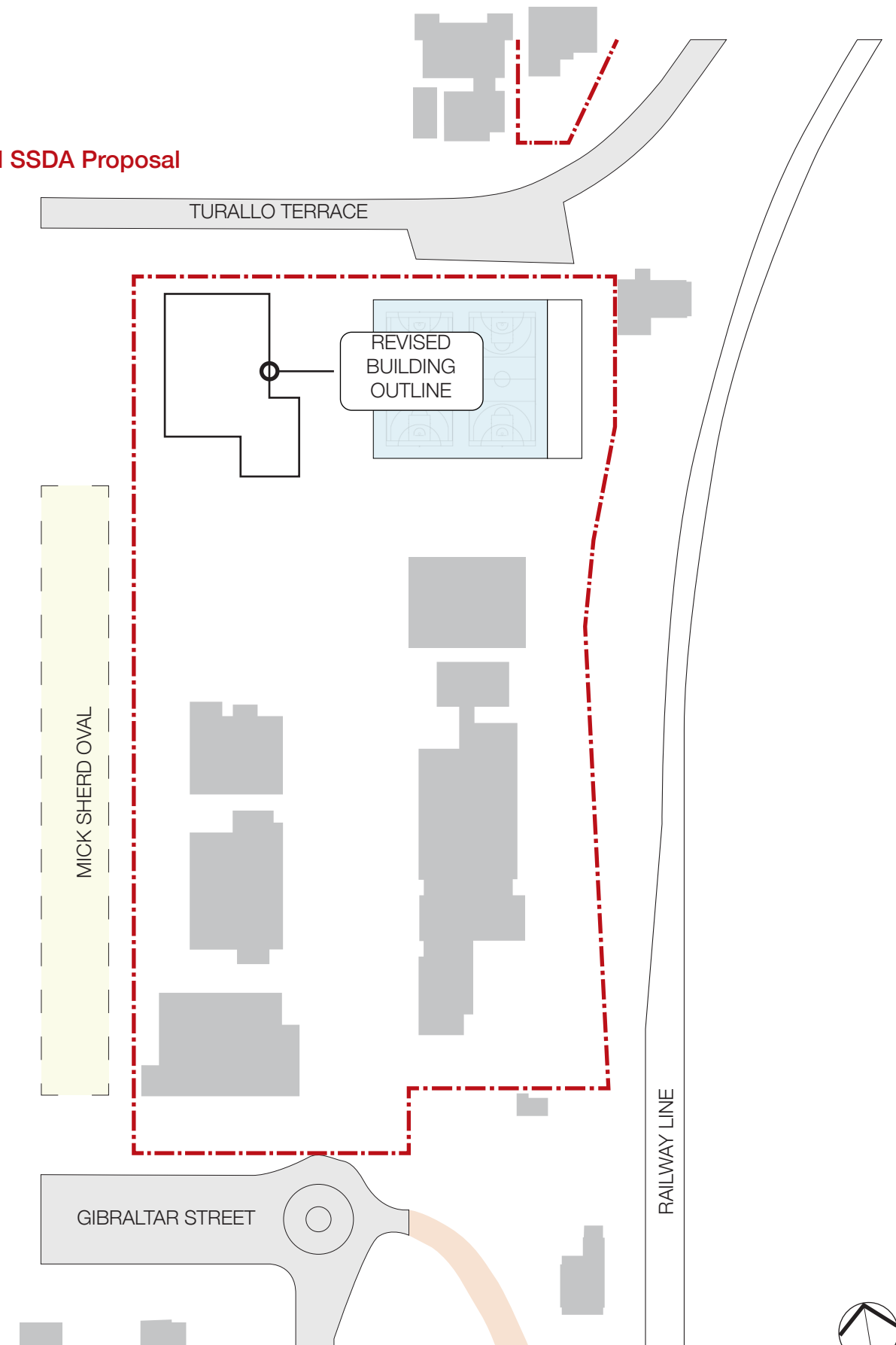
1 Community Health Centre, Community Library, Council Shop Front

The Community, Heath Centre, Community Library and Council Shop Front have been removed from the proposal. These facilities are to be provided by Council through a seperate planning process on a different site.

Original SSDA Proposal



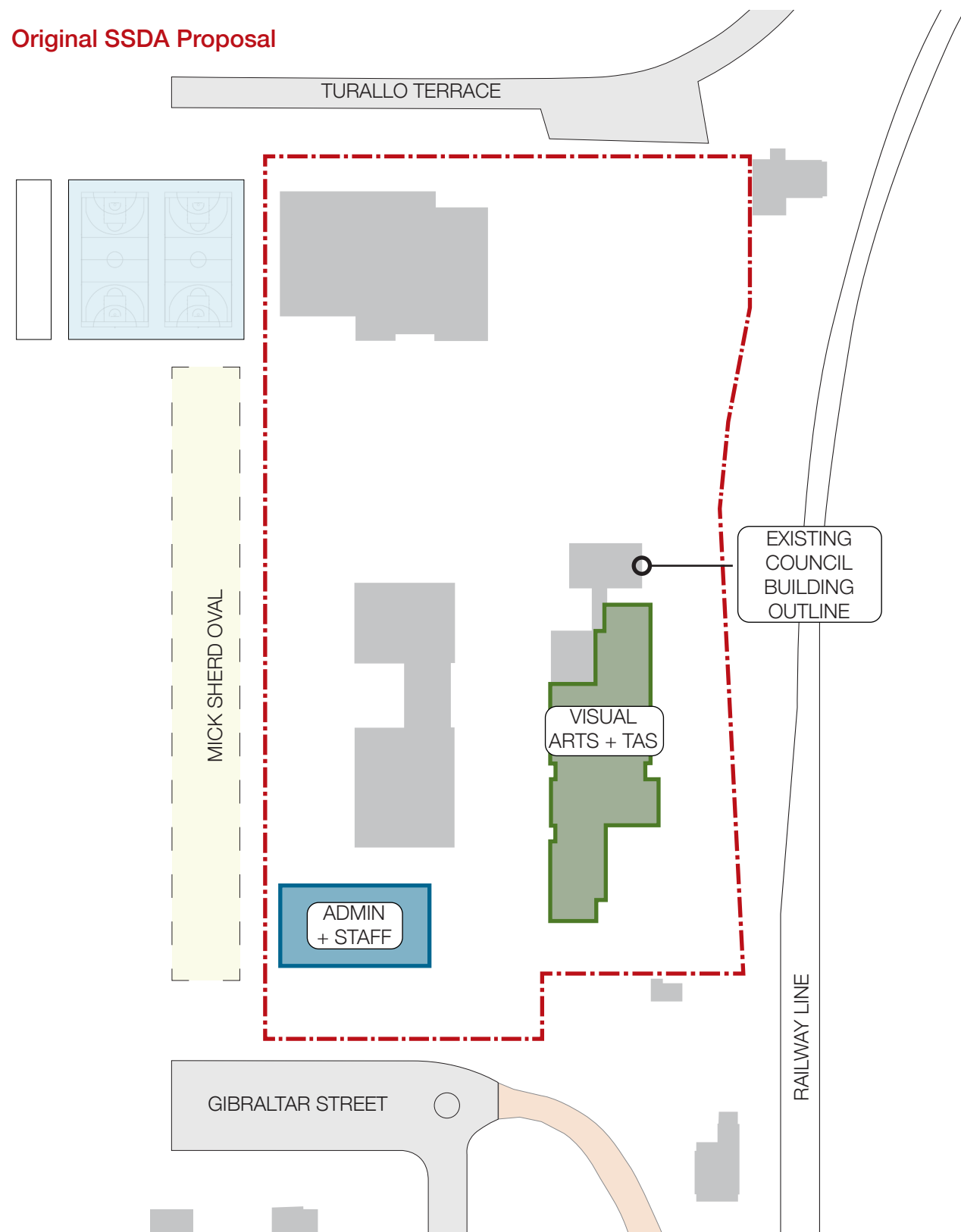
Amended SSDA Proposal



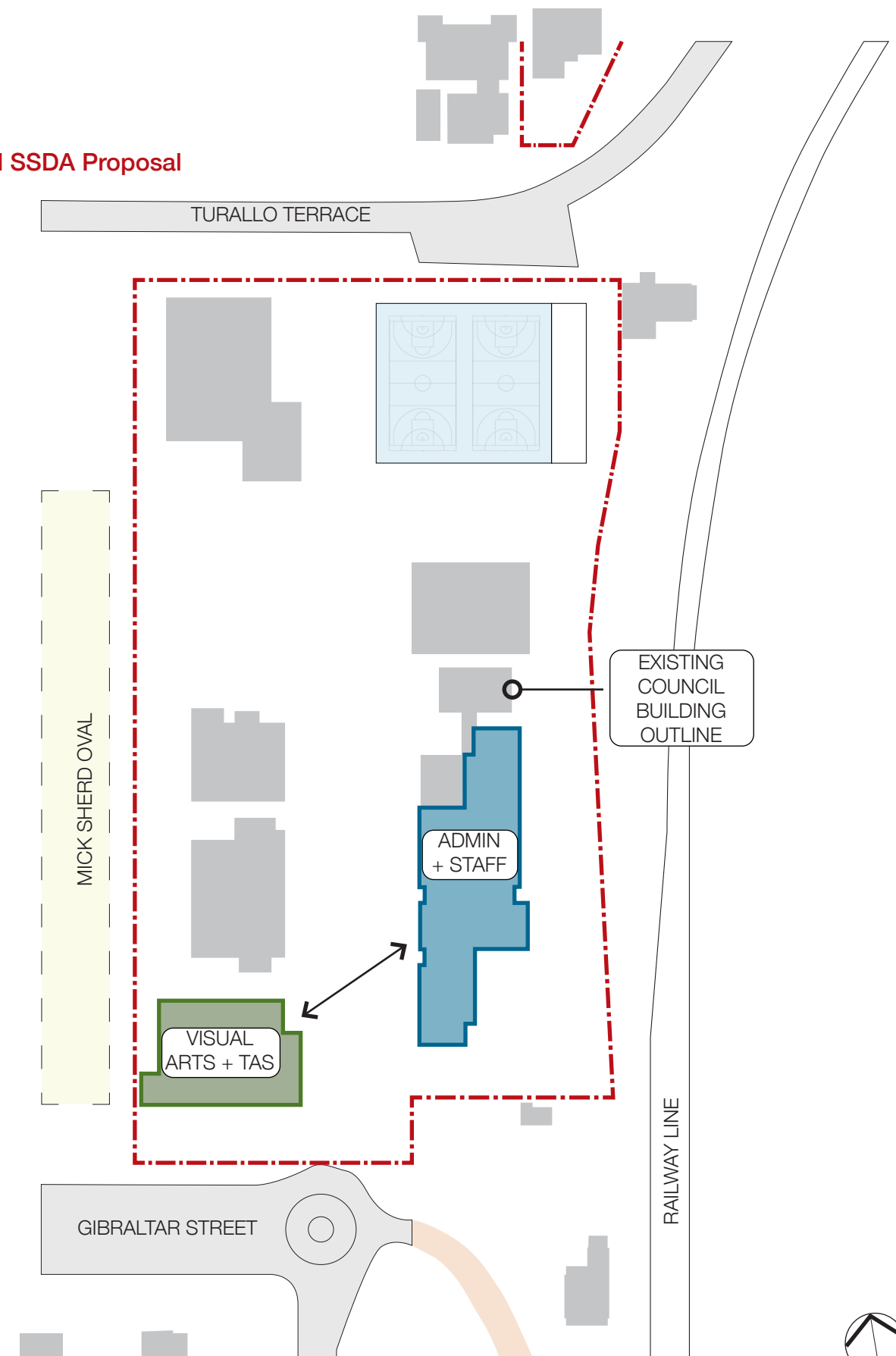
2 Relocation of Administration and Staff Facilities

Block A Administration and Staff facilities have been relocated into Block C (existing council building) and Block C Visual Arts and TAS functions are relocated into Block A. The reuse of the Council Building for administration purposes achieves a sustainable outcome requiring significantly less intervention with the existing building fabric. The proposed Block A has been redesigned to suit the new functions.

Original SSDA Proposal



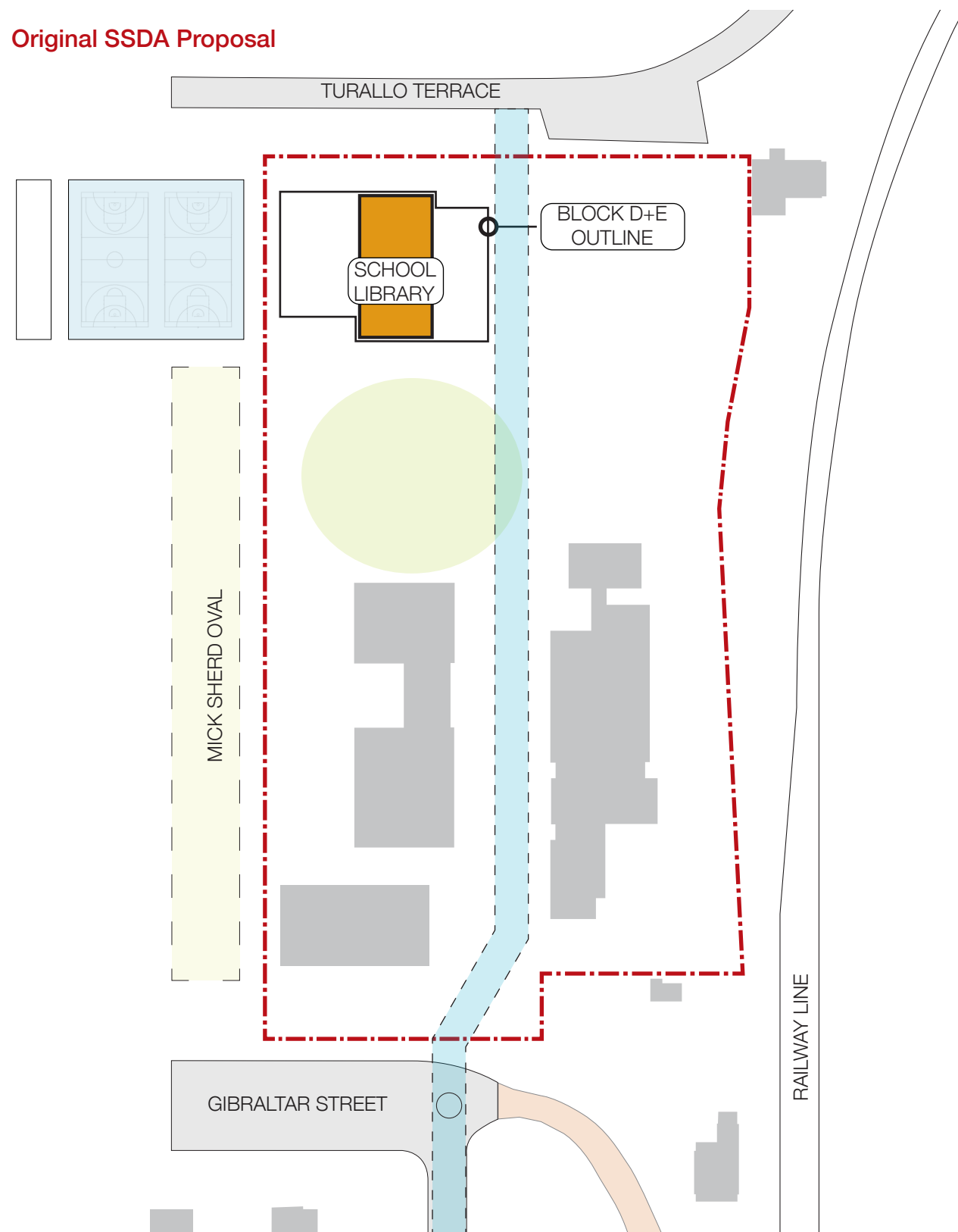
Amended SSDA Proposal



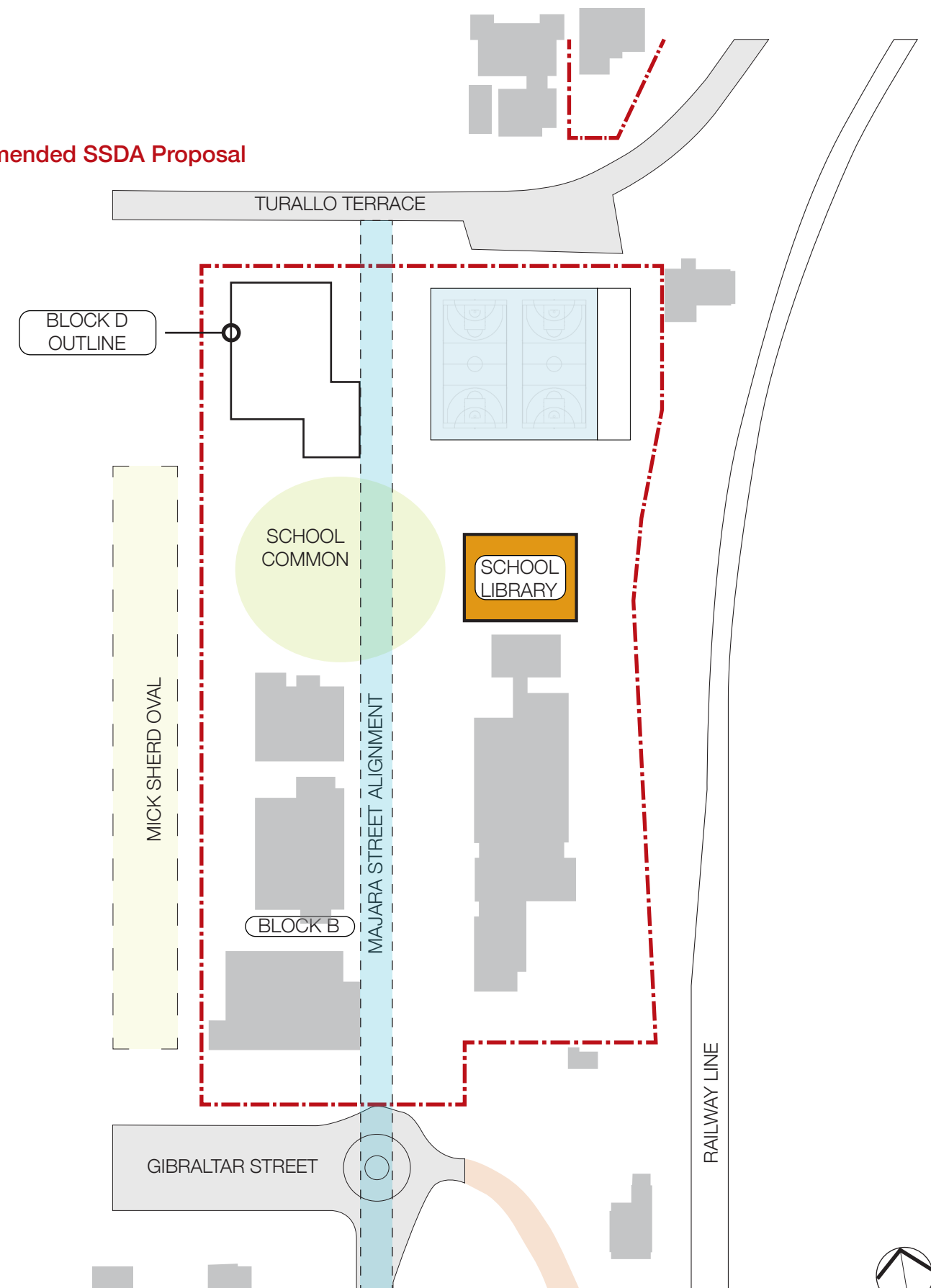
3 Relocation of School Library

The School Library has been relocated from Block D to a Standalone block, Block E, to relocate it off the Majara Street alignment. The School Library has been relocated to east of the Majara Street alignment and centred on the School Common, retaining the school's core facilities around the school heart.

Original SSDA Proposal



Amended SSDA Proposal

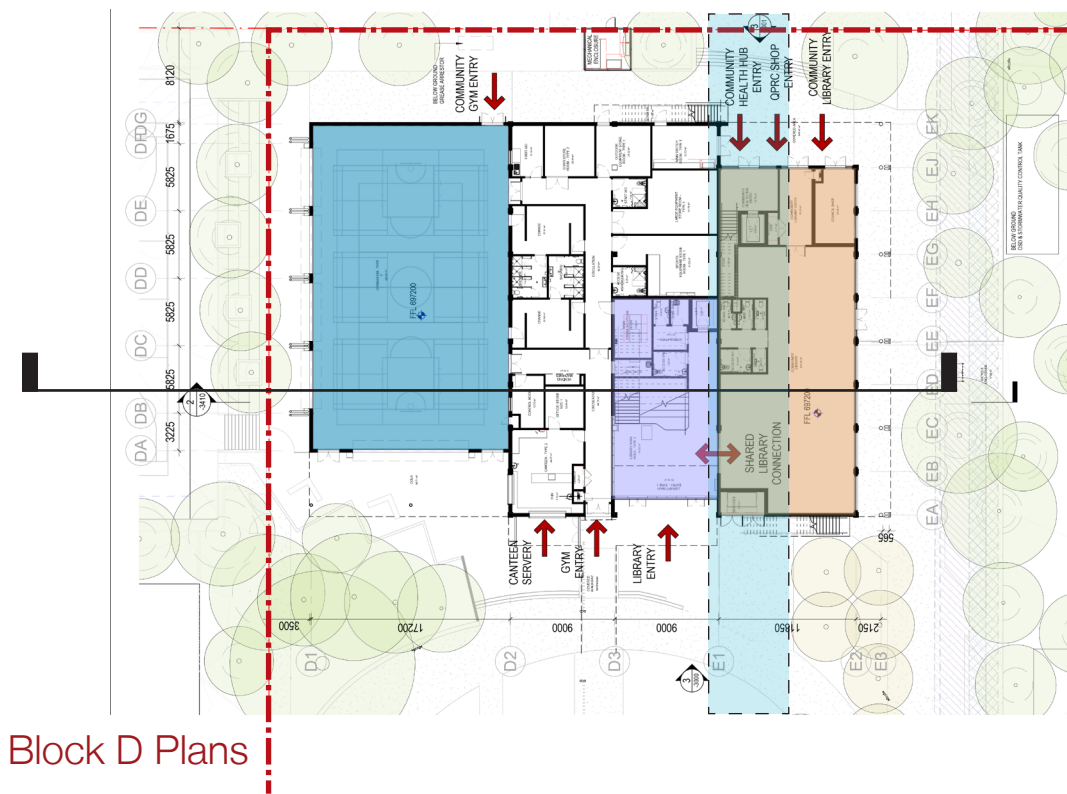


4 Replanning of Block D

Block D has been replanned to address the removal of Council facilities, the relocation of the School Library and to sit to the east of the Majara Street alignment. The floor level of Block D has also been lowered to suit the revised building footprint.

- GYM
- SCHOOL LIBRARY
- COUNCIL FACILITIES

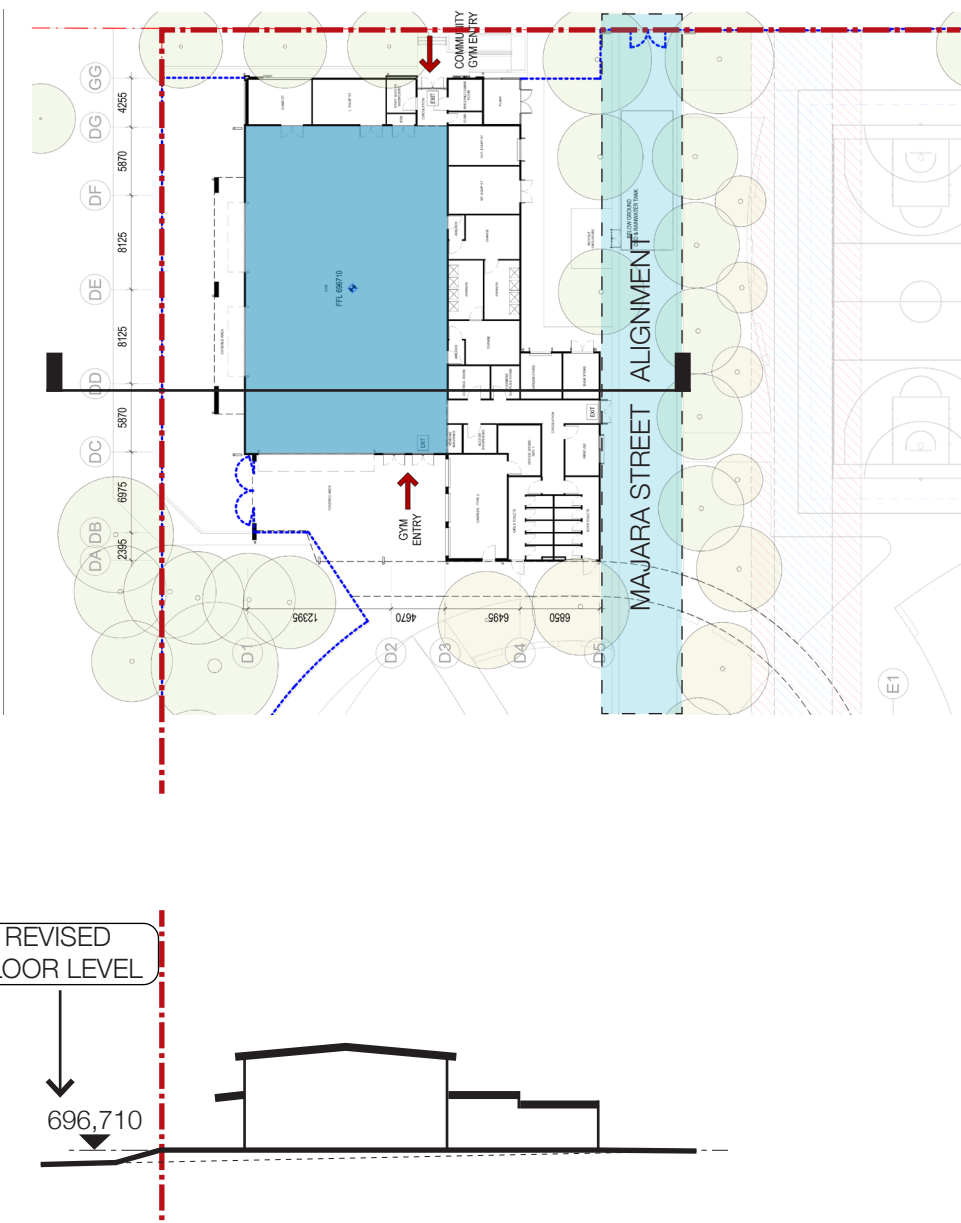
Original SSDA Proposal



Block D Plans

Block D Sections

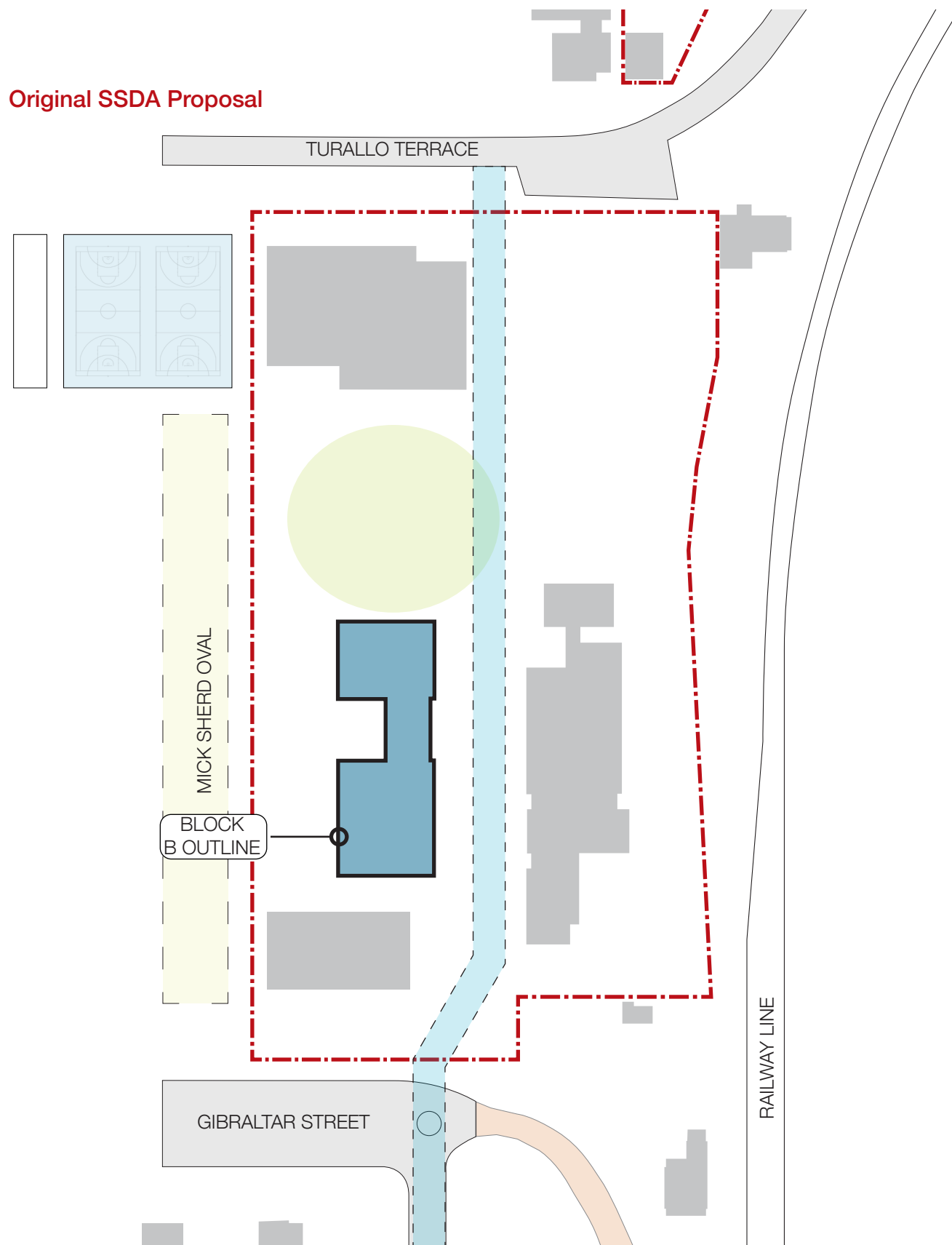
Amended SSDA Proposal



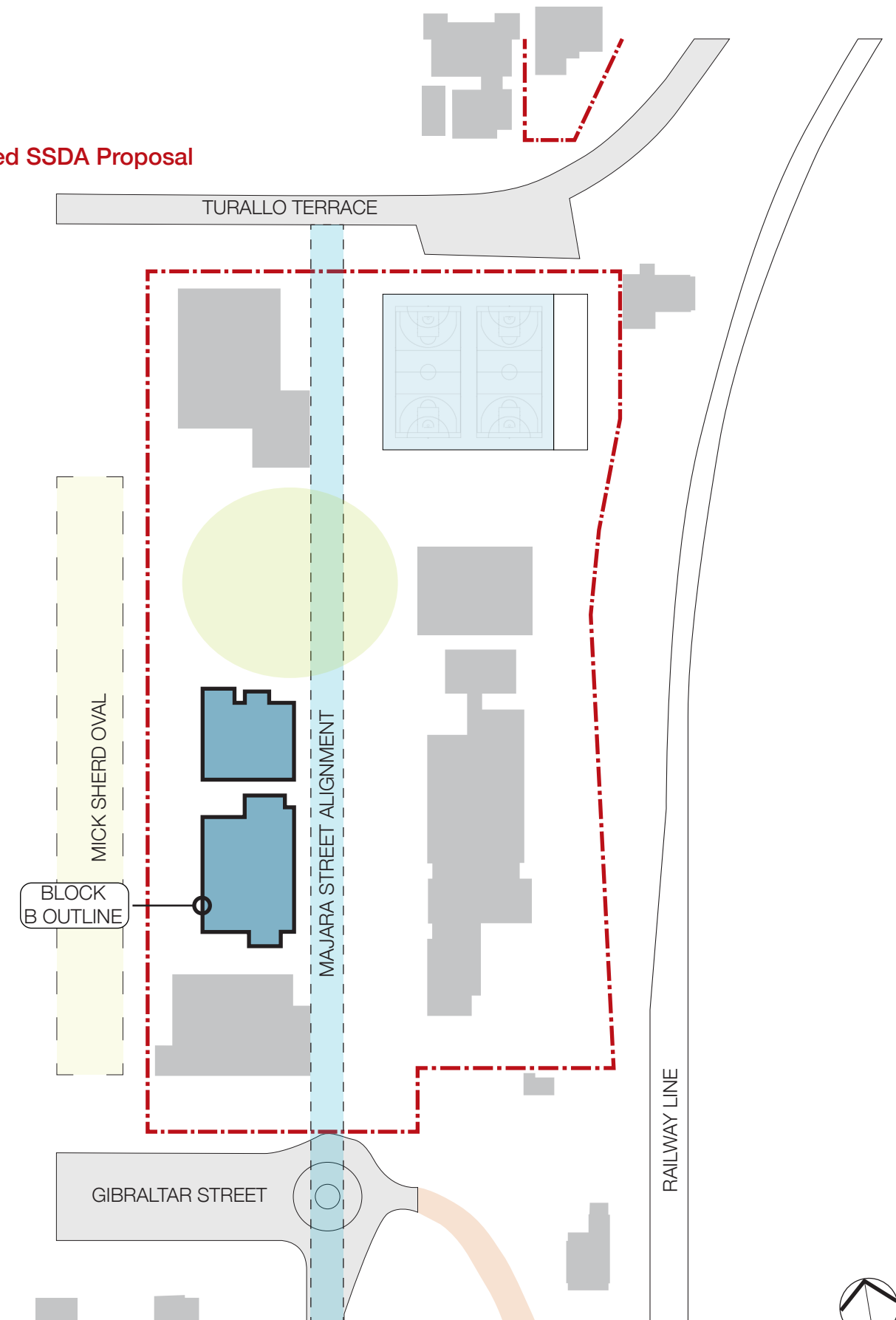
5 Relocation of Block B

Block B has been relocated to the west, to retain the existing Majara Street alignment as open space.

Original SSDA Proposal



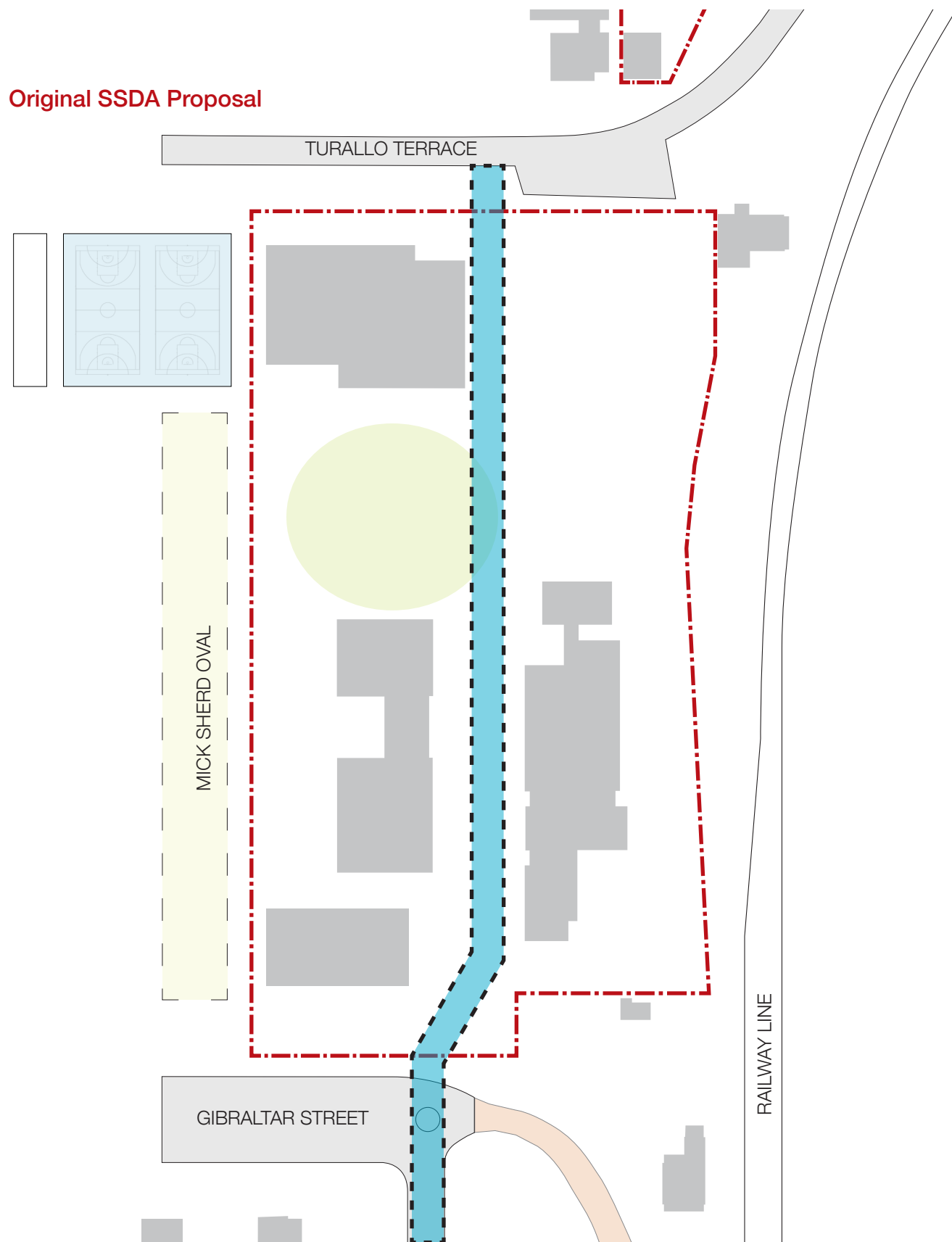
Amended SSDA Proposal



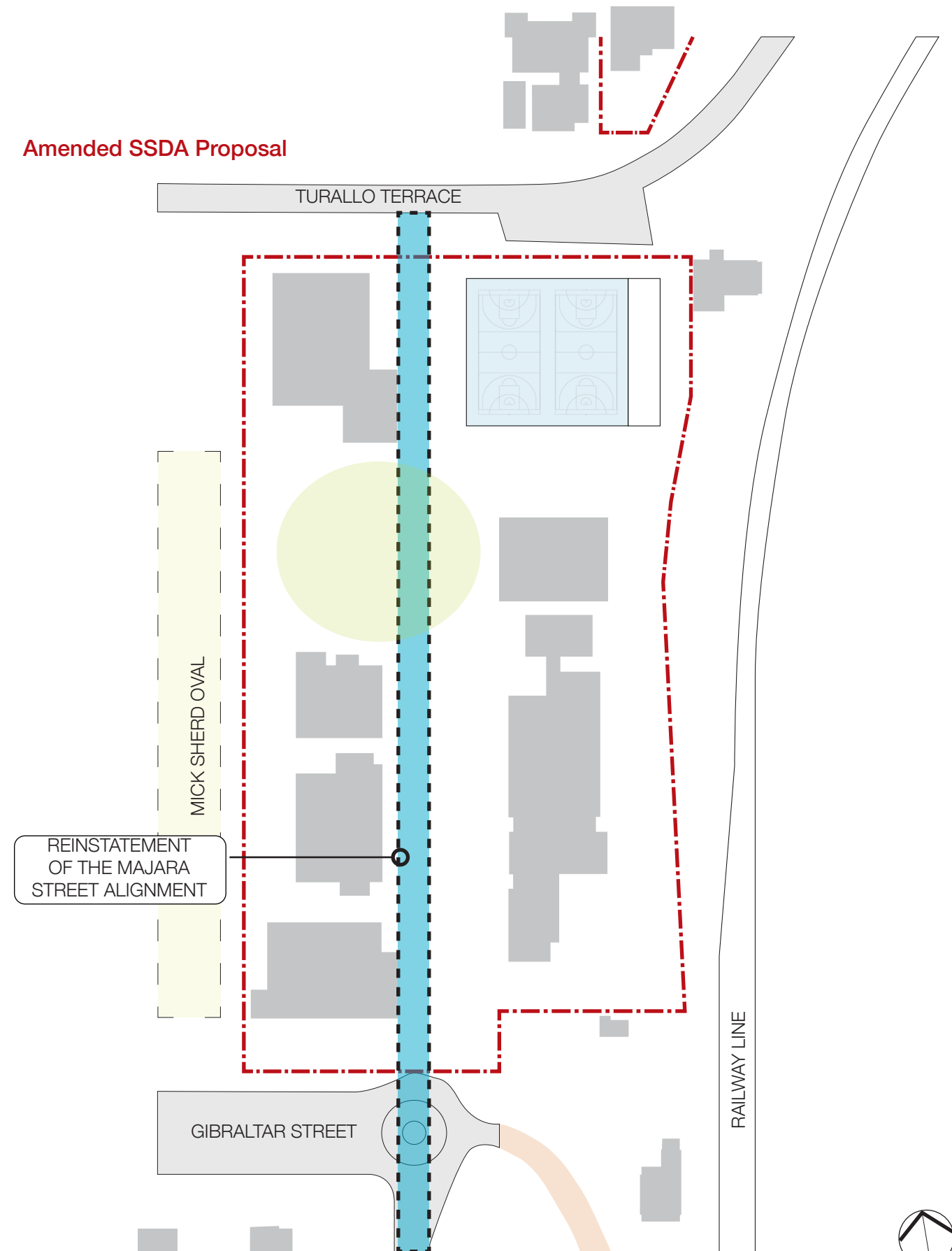
6 Reinstatement of the Majara Street Alignment

The Majara Street alignment has been reinstated through the relocation of the School Library, the redesign of Block D and the relocation of Block B.

Original SSDA Proposal

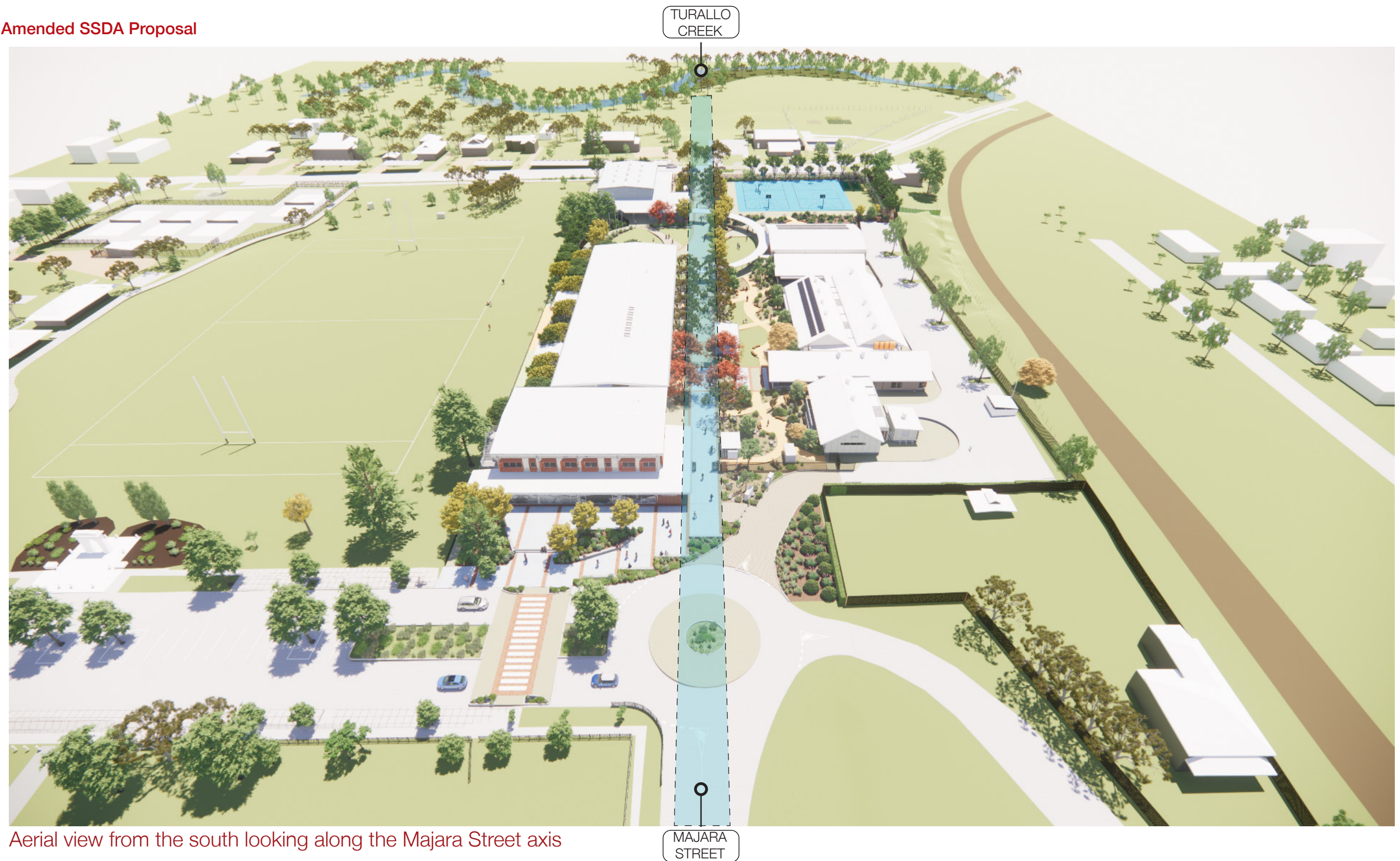


Amended SSDA Proposal



6 Reinstatement of the Majara Street Alignment

Amended SSDA Proposal

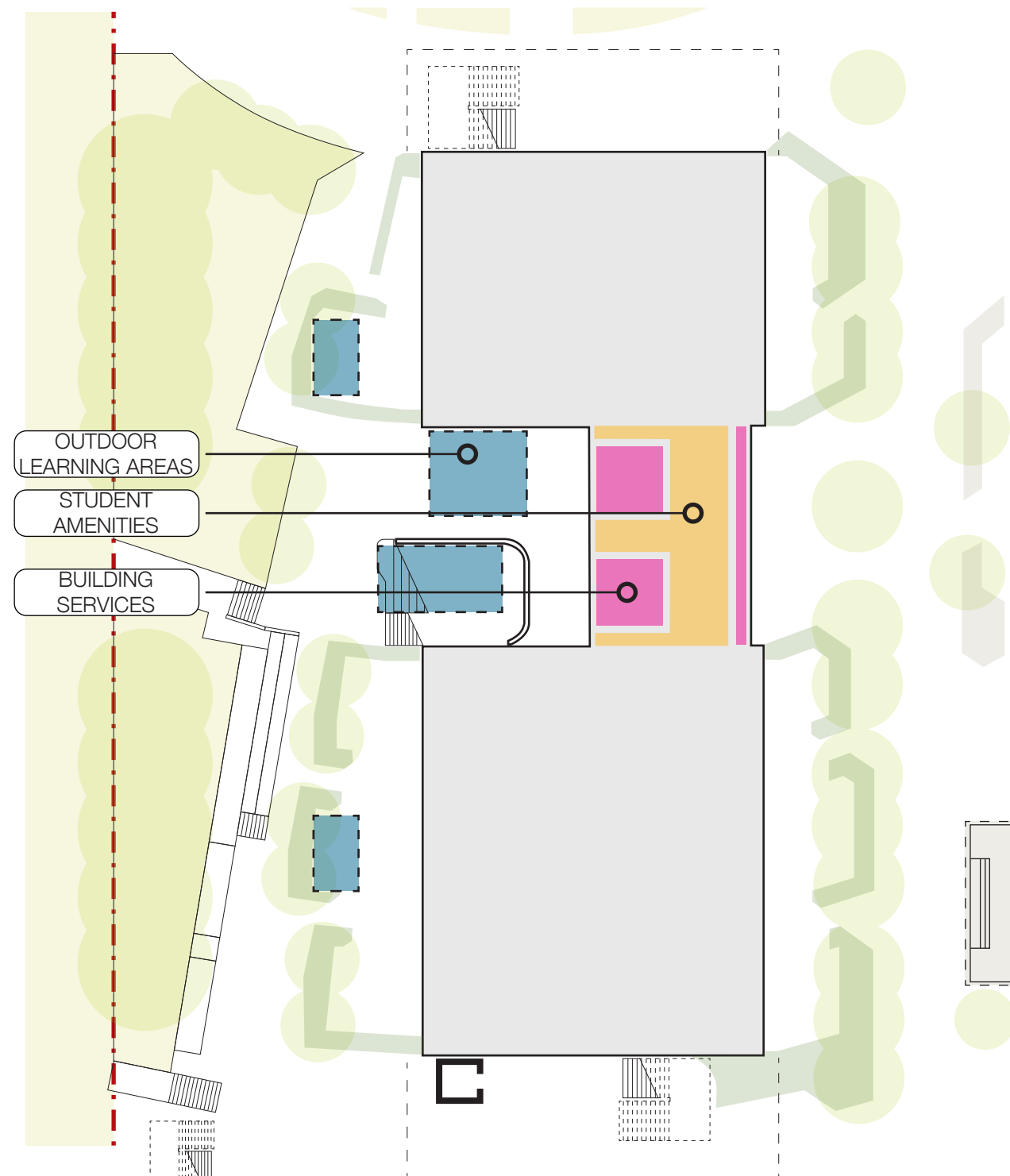


Aerial view from the south looking along the Majara Street axis

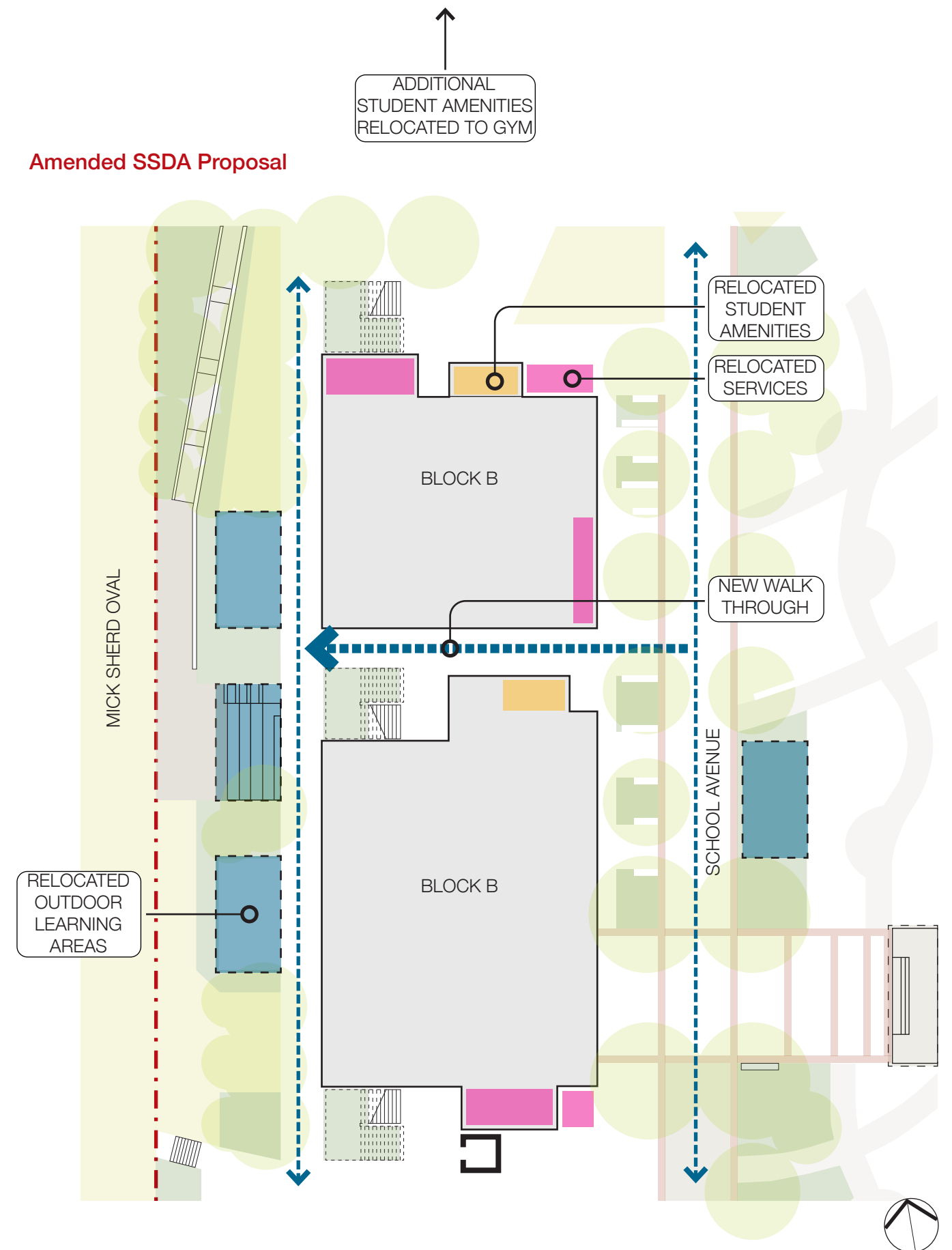
7 Block B Design Amendments

The student amenities, building services and outdoor learning spaces have been redistributed and redesigned to provide a new walk through to the centre of Block B, improving the connection between the School Avenue and the Mick Sherd Oval.

Original SSDA Proposal



Amended SSDA Proposal



7 Block B Design Amendments

Amended SSDA Proposal



Note: Trees not shown for diagrammatic purposes

View from the School Avenue looking west through the new Covered Walk to Mick Shed Oval

7 Block B Design Amendments

Amended SSDA Proposal

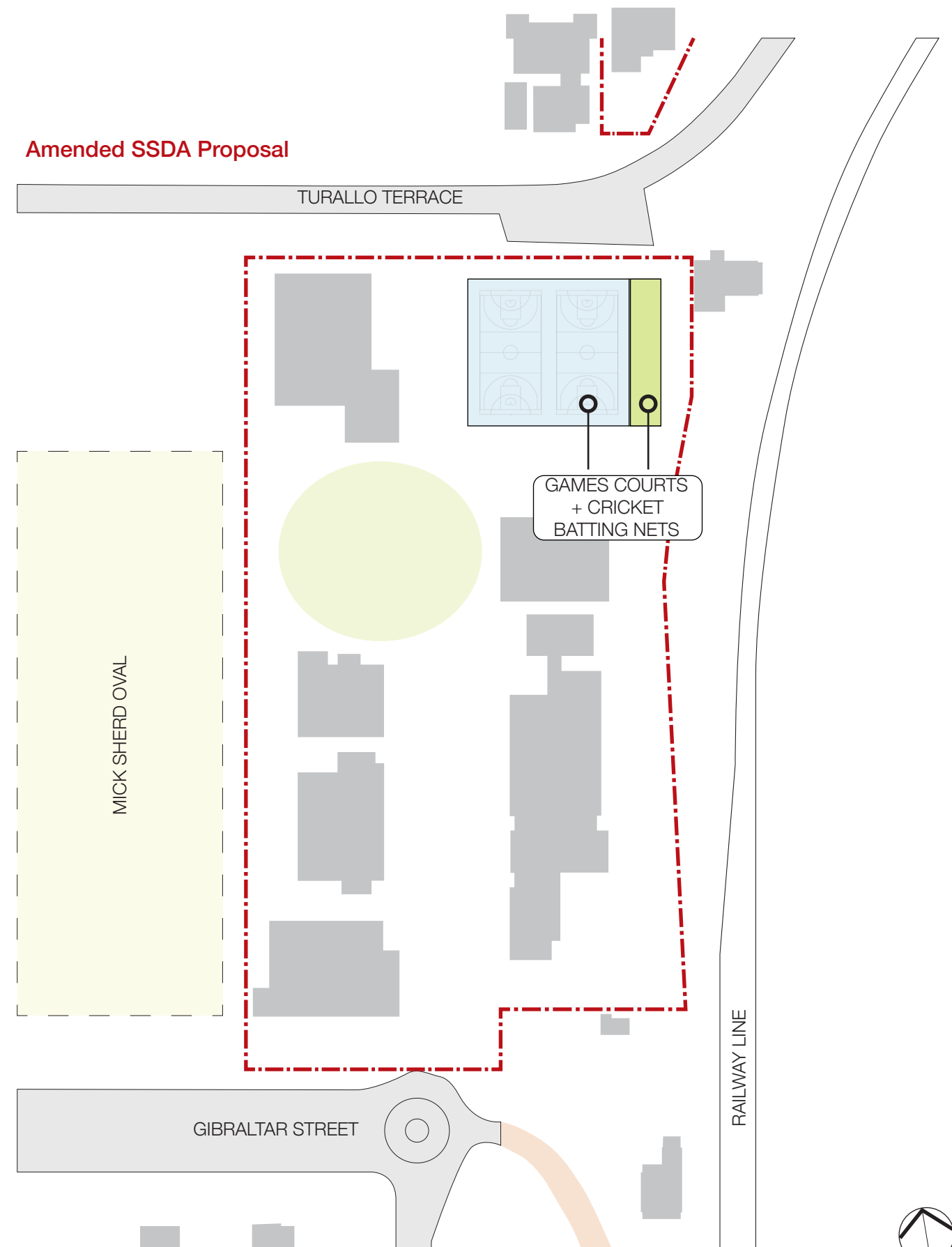
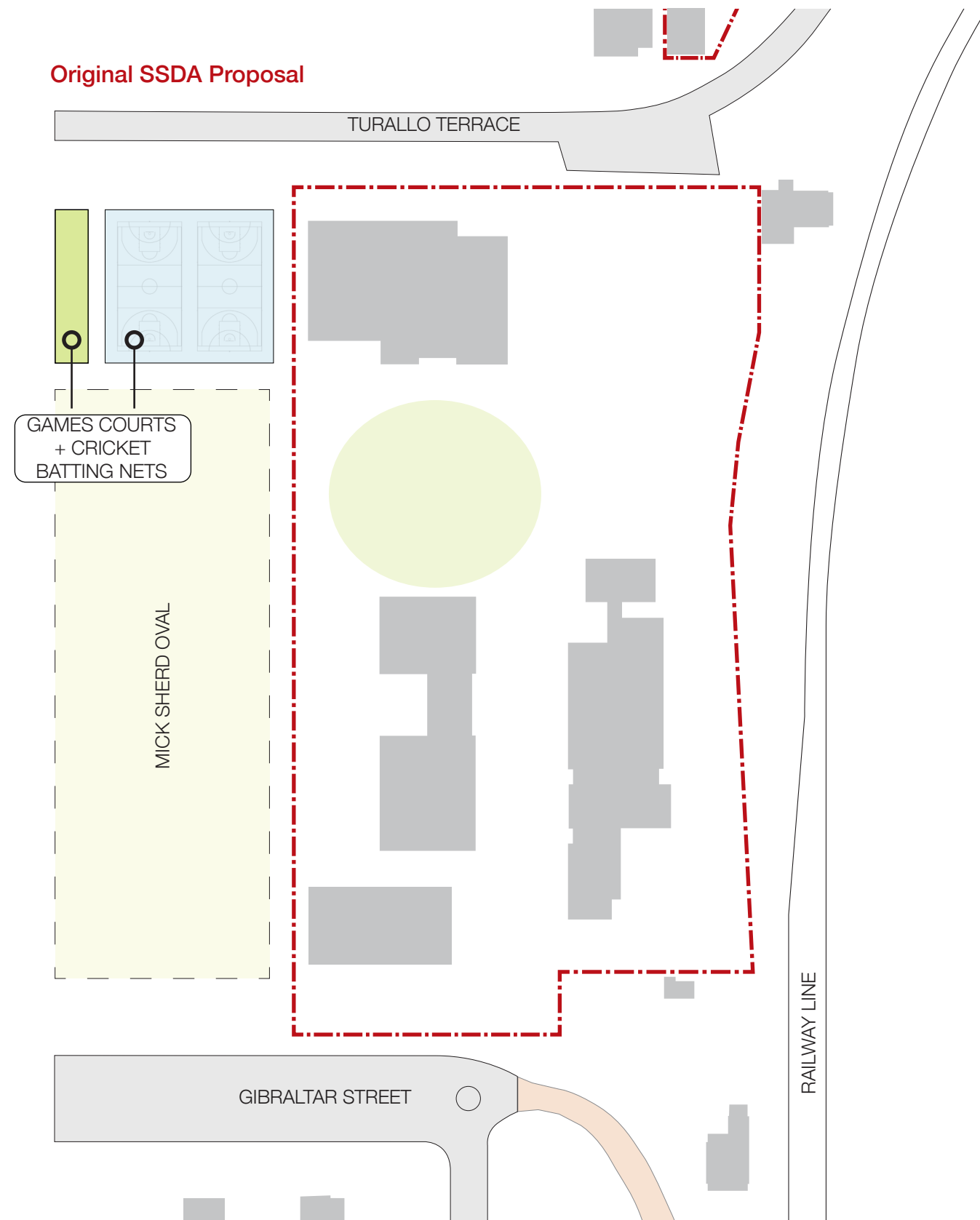


Note: Trees not shown for diagrammatic purposes

View from the Mick Sherd Oval looking east through the new Covered Walk Through to School Avenue

8 Relocation of the Games Courts

The Games Courts and Cricket Batting Nets have been relocated within the school boundary. The relocation of the sporting facilities to the east retains the connection and proximity to the gym. Their location along Turallo Terrace also provides potential shared use opportunities.



9 Reduced Bulk and Scale - Block A

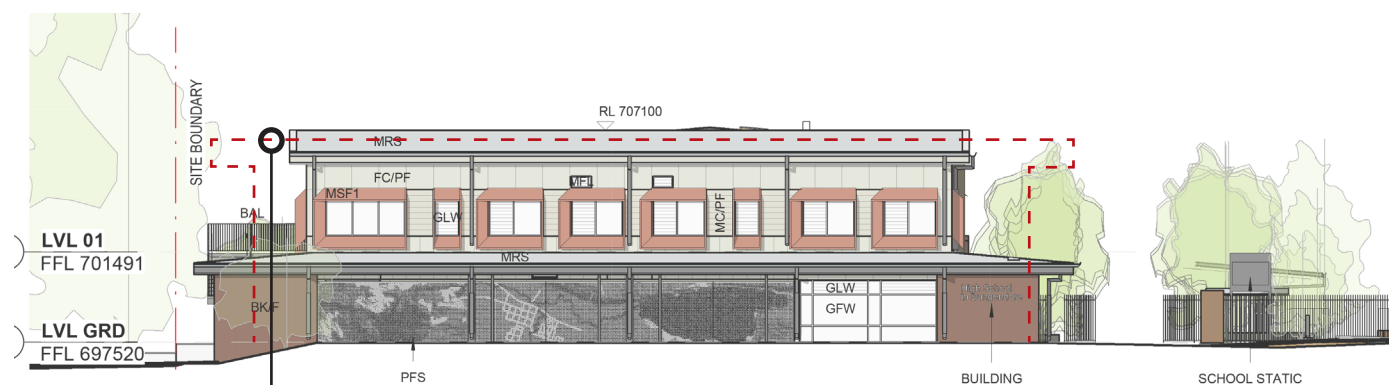
The Bulk and Scale of buildings facing public spaces has been reduced.

Block A has been redesigned to have a single storey element wrapping the south, east and west facades. The revised functions within Block A have also reduced the length of the two storey mass along the southern facade

Original SSDA Proposal



Amended SSDA Proposal



ORIGINAL
DA PROPOSAL
OUTLINE

ORIGINAL
DA PROPOSAL
OUTLINE



Note: Trees not shown for diagrammatic purposes

View from Majara Street



Note: Trees not shown for diagrammatic purposes

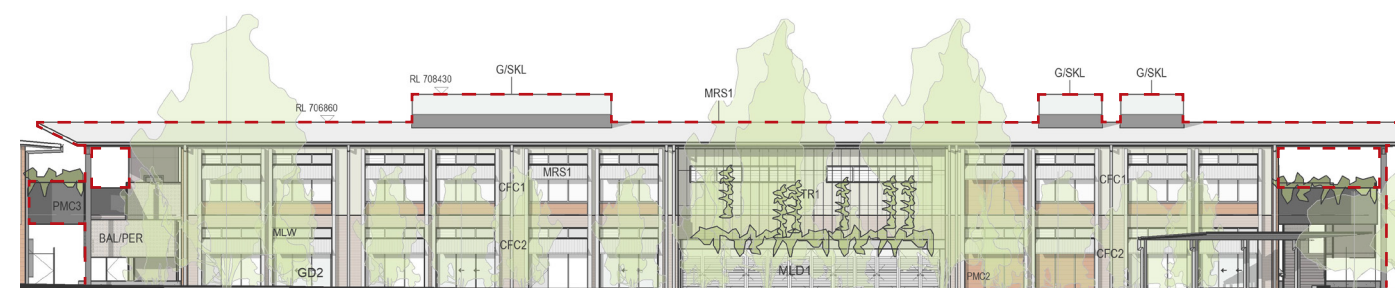
SINGLE STOREY
ELEMENT

9 Reduced Bulk and Scale - Block B

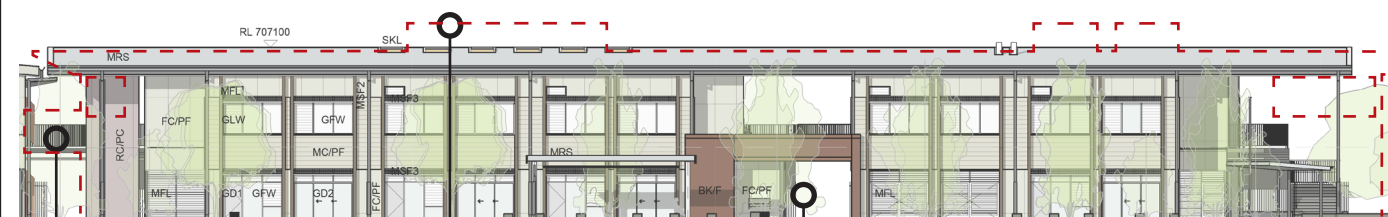
The Bulk and Scale of buildings facing public roads has been reduced.

The replanning of Block B to provide a new east west connection and the redesign of balustrades provides a more permeable frontage to the Mick Sherd Oval, reducing bulk and scale.

Original SSDA Proposal



Amended SSDA Proposal



INCREASED
PERMEABILITY
THROUGH
BALUSTRADES

ORIGINAL
DA PROPOSAL
OUTLINE

INCREASED
PERMEABILITY THROUGH
NEW DOUBLE STOREY
COVERED WALKTHROUGH

ORIGINAL
DA PROPOSAL
OUTLINE

Eastern Elevation - School Avenue



INCREASED
PERMEABILITY
THROUGH
BALUSTRADES

INCREASED
PERMEABILITY THROUGH
NEW DOUBLE STOREY
COVERED WALKTHROUGH

Note: Trees not shown for diagrammatic purposes

Western Elevation - Mick Sherd Oval

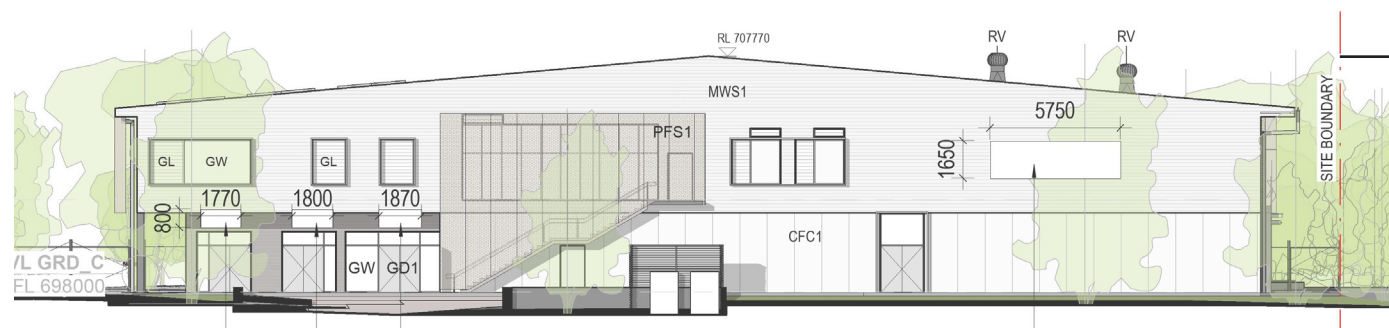
Note: Trees not shown for diagrammatic purposes

9 Reduced Bulk and Scale - Block D

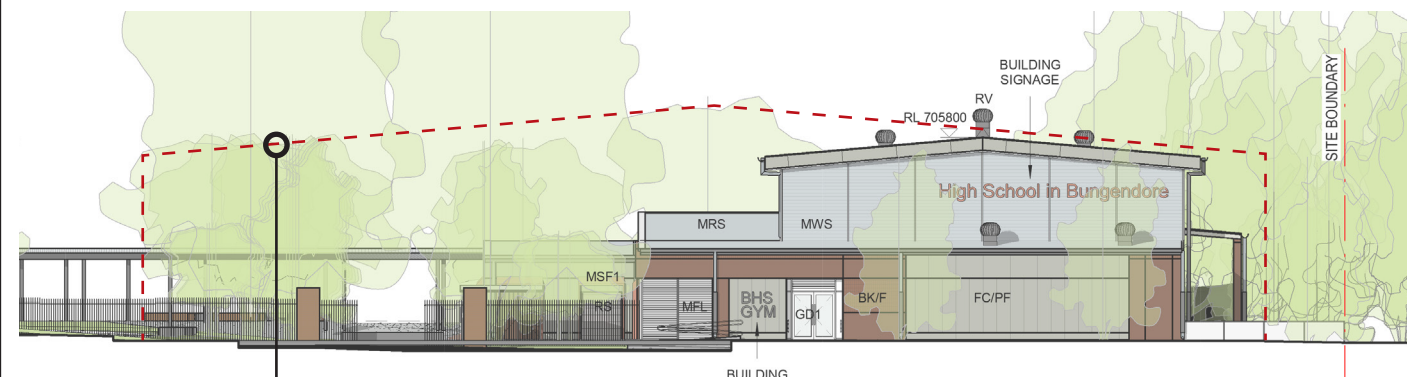
The Bulk and Scale of buildings facing public roads have been reduced.

Block D has been redesigned to have a single storey form to all 4 facades. The removal of the community facilities and relocation of the school library also contribute to the reduced scale.

Original SSDA Proposal



Amended SSDA Proposal



ORIGINAL
DA PROPOSAL
OUTLINE

ORIGINAL
DA PROPOSAL
OUTLINE



Note: Trees not shown for diagrammatic purposes

View from Turallo Terrace



Note: Trees not shown for diagrammatic purposes

SINGLE STOREY
ELEMENTS

10 Revised Materiality

The Palerang Development Control Plan 2015 character statement for Bungendore describes the current Bungendore materials pallet as consisting largely of "... brick, stone or weatherboard and roofs are predominantly corrugated steel ..." Newer building "... materials include brick, painted timber and corrugated steel".

The façade materials of the proposed buildings have been revised to complement the existing village character as follows:

Face brickwork has been introduced at ground level to the public facing facades of Gibraltar Street, Mick Sherd Oval and Turallo Terrace, as well as framing the new covered walkthrough of Block B from the School Avenue side. The use of brick responds to the traditional aesthetic of a solid base and lightweight upper storey; provides depth to the facades; and creates an improved civic quality that relates through materiality to the historic buildings within the town.

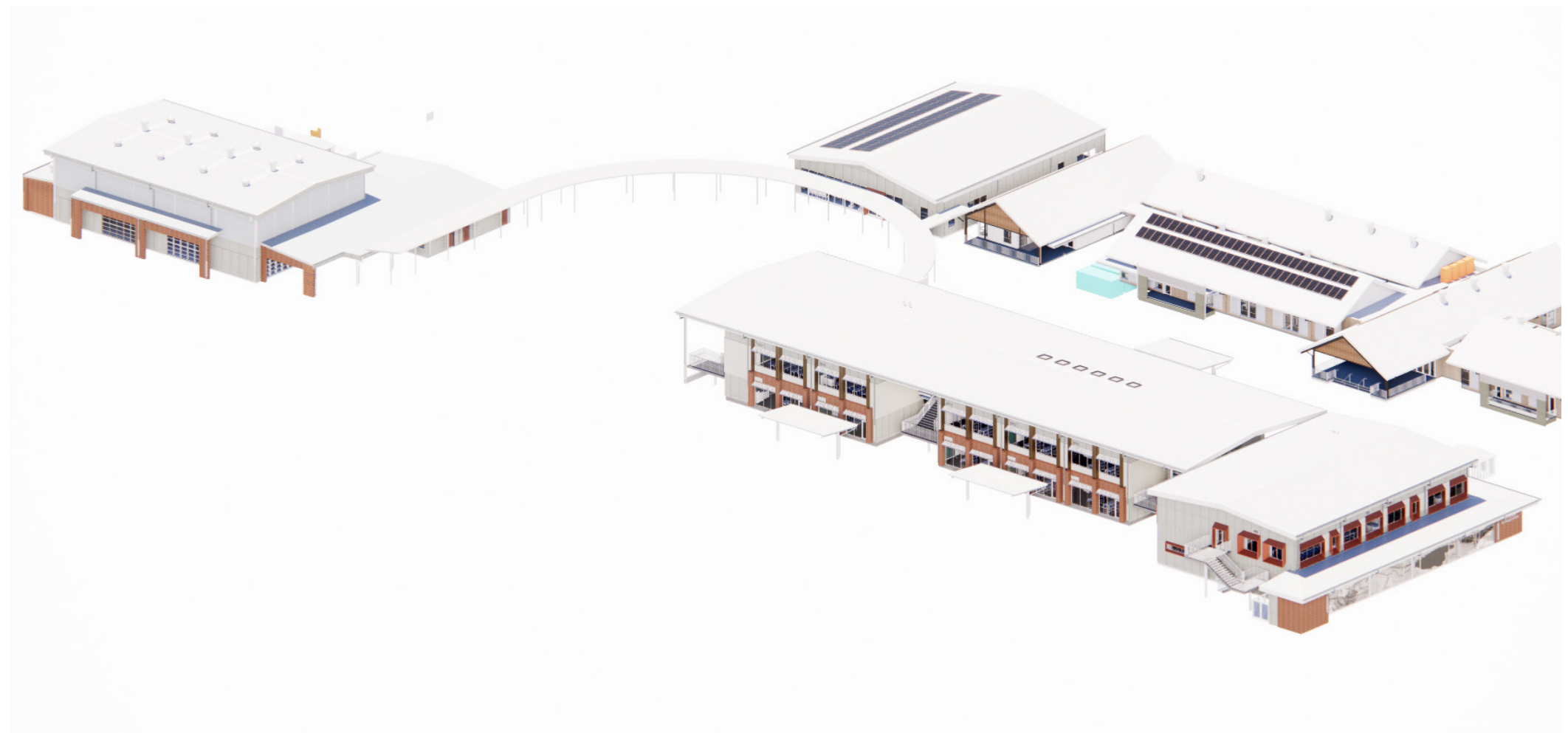
Light coloured, horizontal metal plank cladding has been introduced at first floor level to be suggestive of horizontal painted weatherboard cladding, while meeting NSW Education's durability and maintenance requirements.

Corrugated metal walling has been retained to the high-level walling of Block D and to Block F, located on the Agricultural Plot.

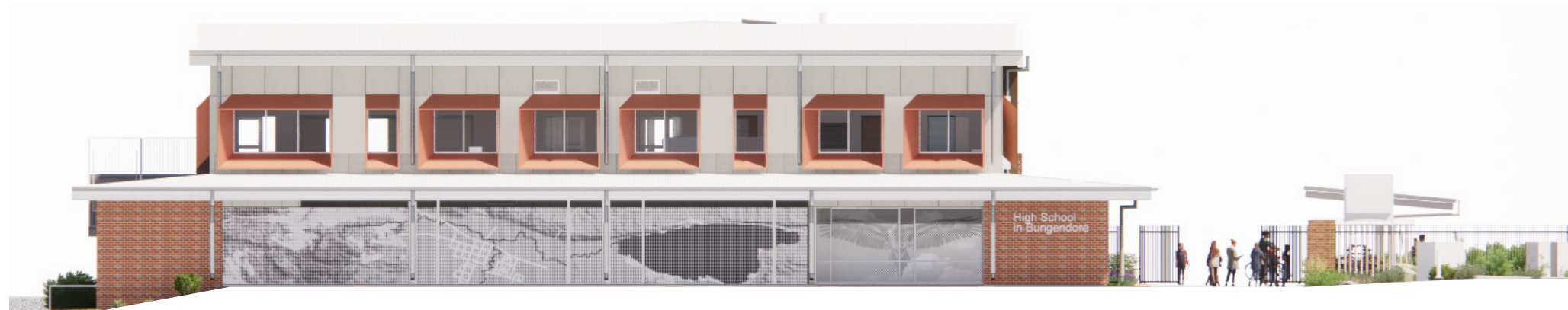
Corrugated metal roofing is proposed to each of the new buildings.

The built form of Blocks A and D have been revised to introduce a lower roof form that wraps around the buildings, providing a sympathetic form that relates the local verandah vernacular and reduces the scale of the buildings.

Amended SSDA Proposal



10 Revised Materiality



Building A - Southern Elevation (Gibraltar Street)



Building B - Western Elevation (Mick Sherd Oval)

10 Revised Materiality



Building D - Western Elevation (Mick Sherd Oval)



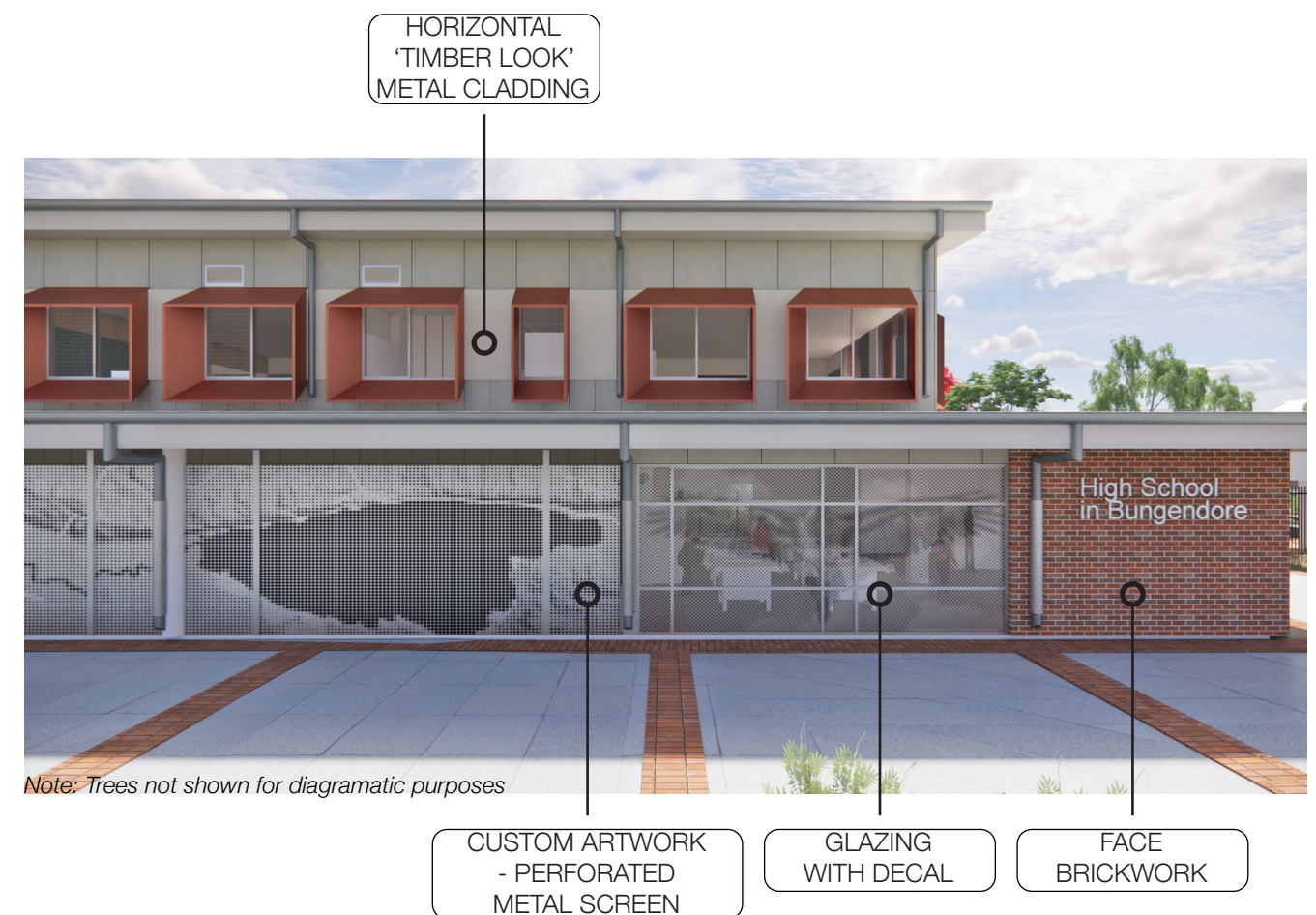
Building D - Northern Elevation (Turallo Terrace)

10 Revised Materiality - Block A

Original SSDA Proposal



Amended SSDA Proposal

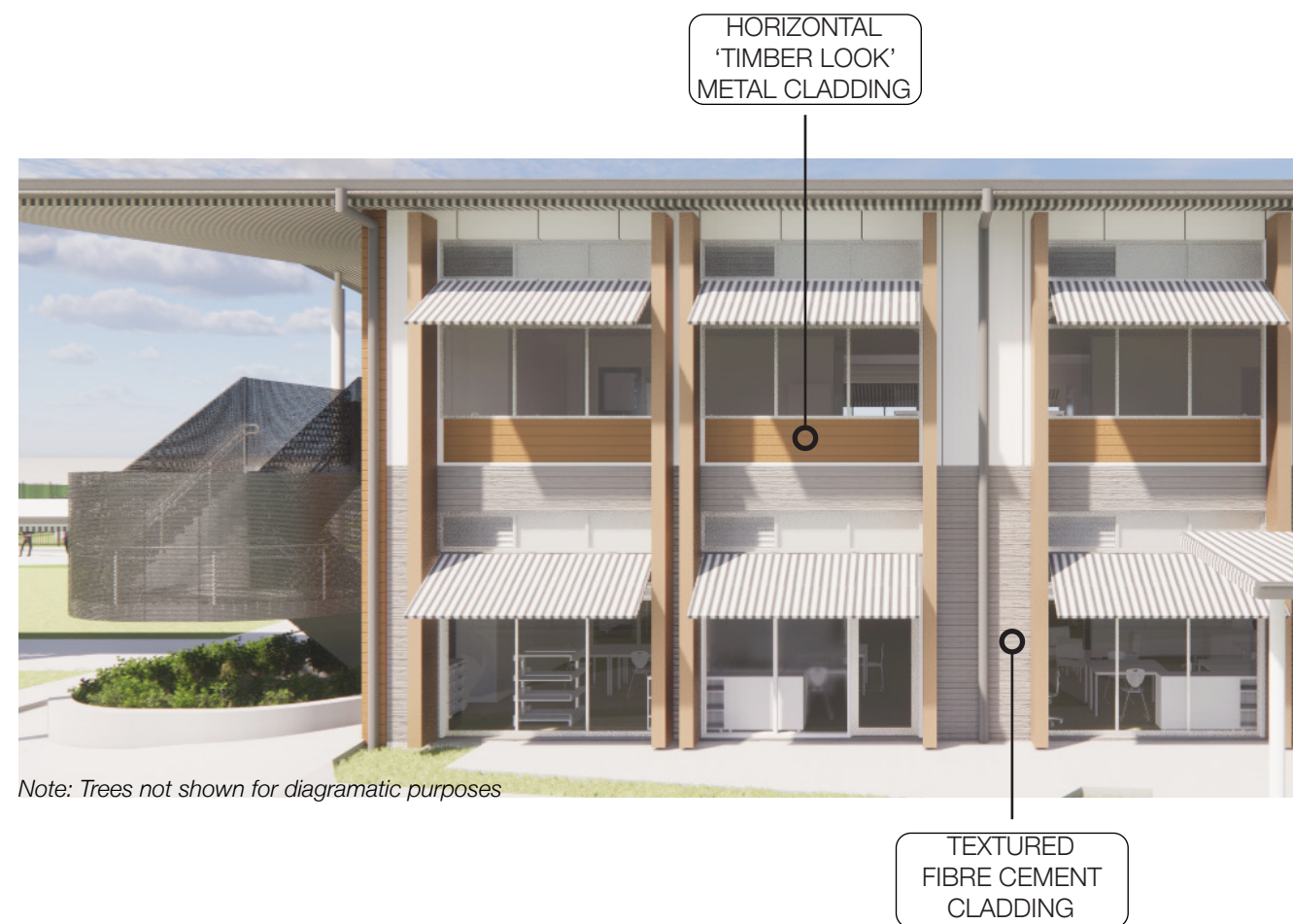


10 Revised Materiality - Block A

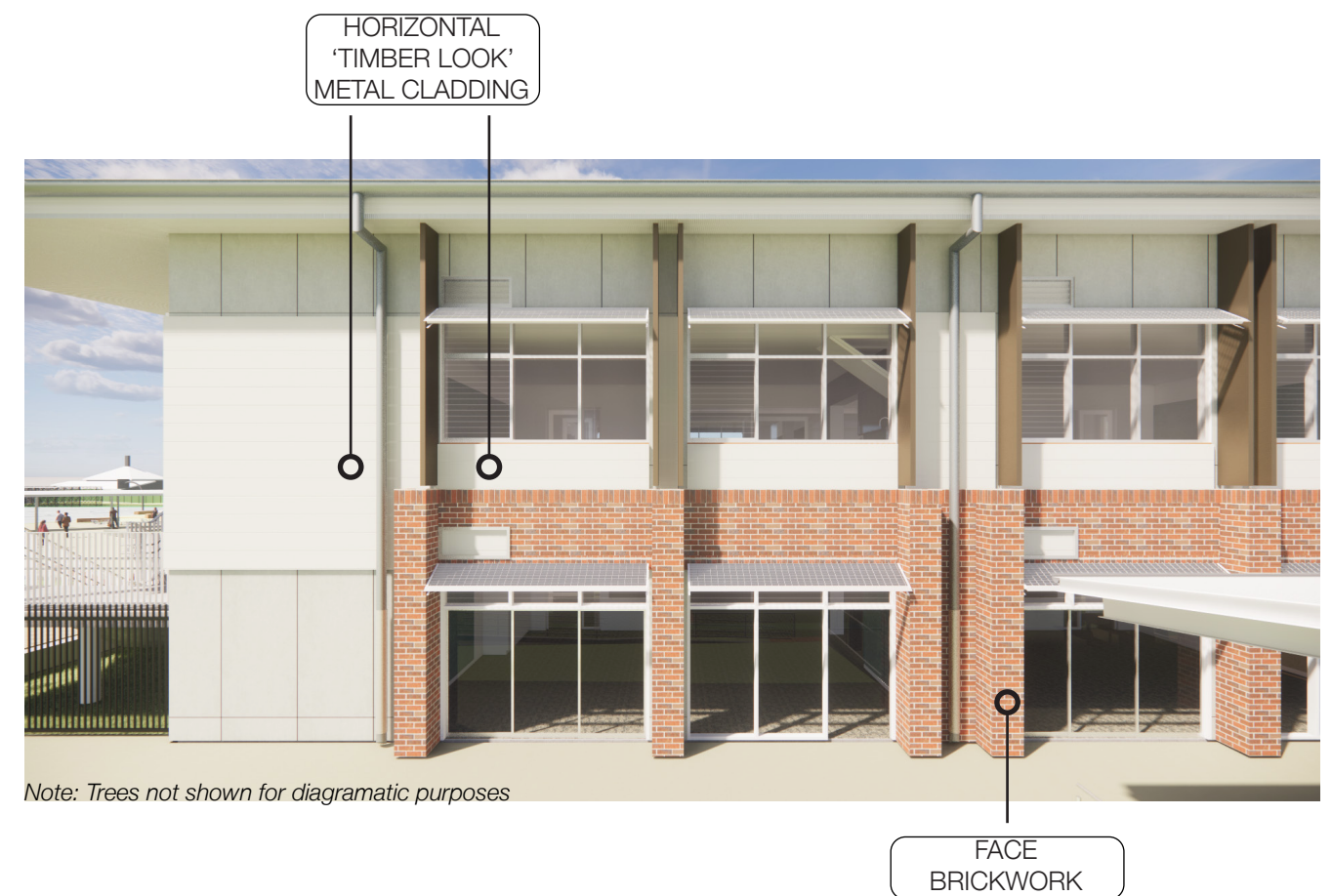


10 Revised Materiality - Block B

Original SSDA Proposal



Amended SSDA Proposal

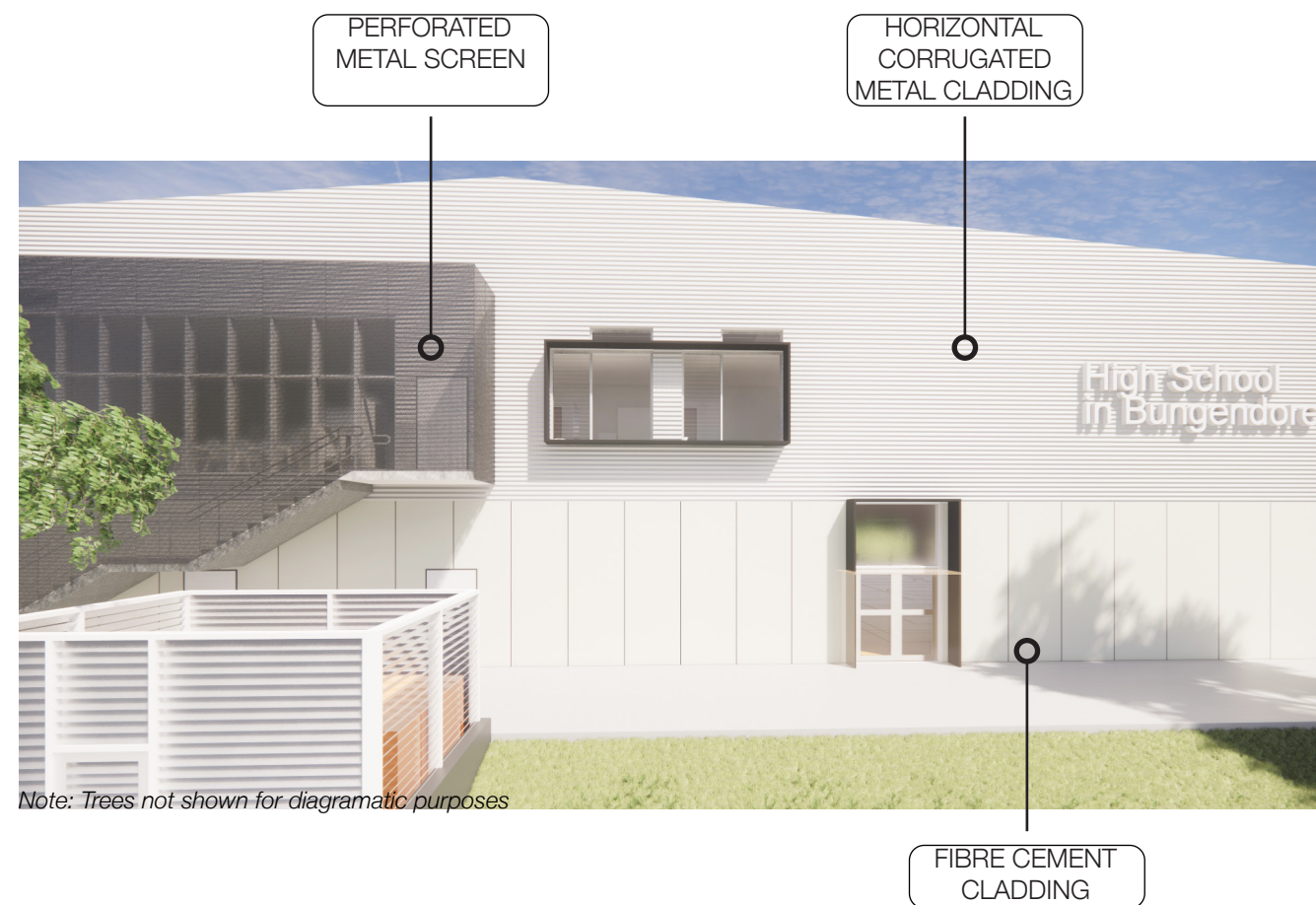


10 Revised Materiality - Block B



10 Revised Materiality - Block D

Original SSDA Proposal



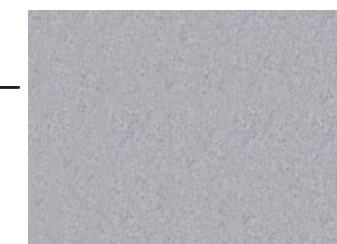
Amended SSDA Proposal



10 Revised Materiality - Block D



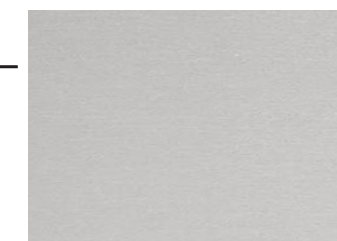
Corrugated Metal
Cladding: Lysaght:
Zincalume



Roofing, gutters +
downpipes: Lysaght:
Zincalume



Facade Cladding 1:
Prefinished fibre cement



Horizontal aluminium
sunshades, louvres +
frames: Clear anodised

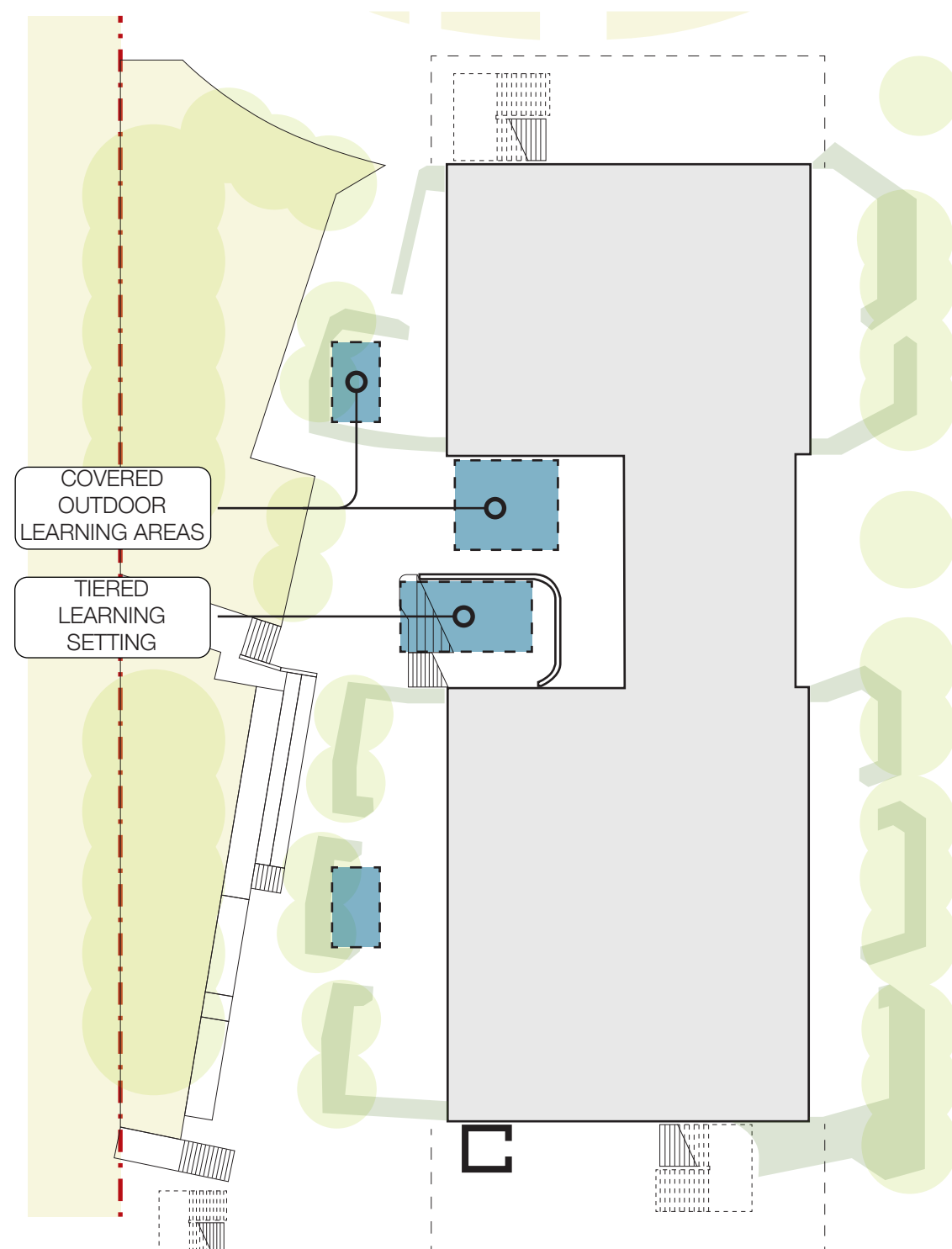


Face Brickwork: Tan/
Red

11 Integration of Outdoor Learning Areas

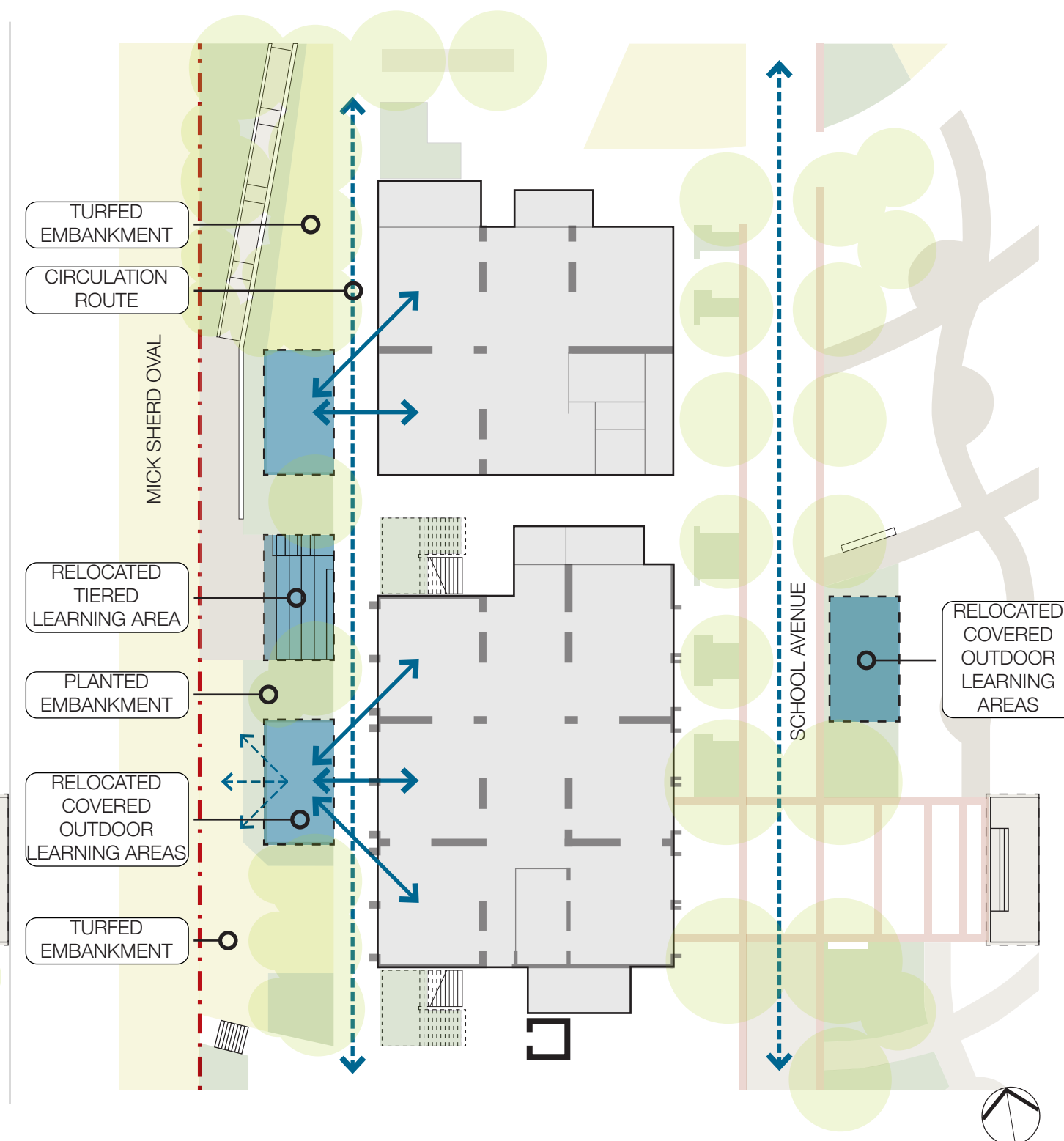
The primary outdoor learning areas have been relocated and redesigned to be more integral within the landscape. Outdoor learning areas have been generally relocated from the central covered area between the two Block B wings, to the west of the General Learning Spaces to provide improved physical and visual connections from the classrooms, as well as providing improved spectating opportunities to the oval. Smaller covered areas have been consolidated to make them larger, more usable spaces.

Original SSDA Proposal



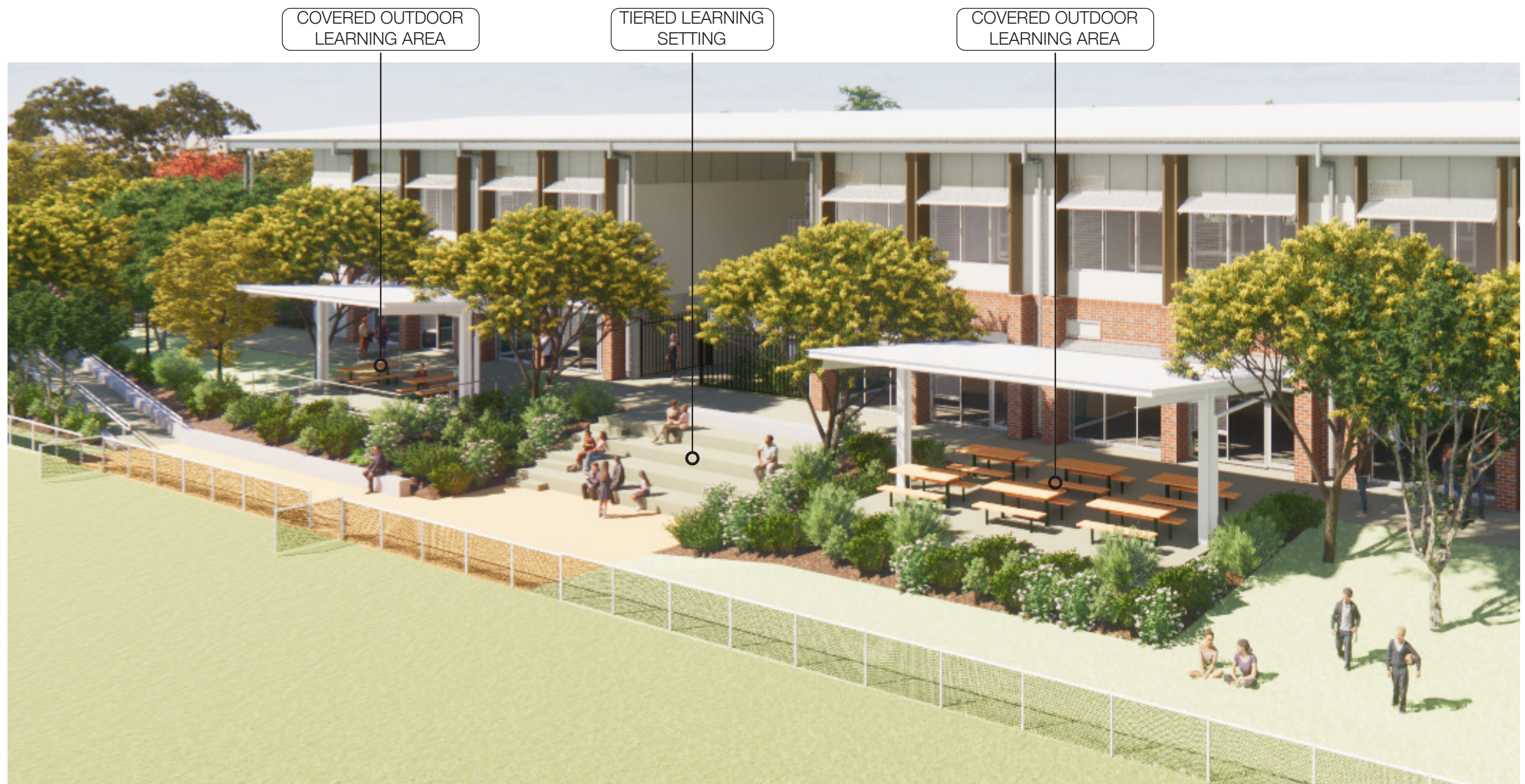
The western learning areas consist of two covered learning areas and the tiered learning setting, nestled between planted embankments. The slightly raised covered learning areas which sit level with the classrooms, and the tiered learning area utilise the natural level change to provide high quality views over the oval. A third covered learning area has been relocated to the east of Block B along the School Avenue. The design of the covered learning areas have been simplified to express a lightweight cantilever structure.

Amended SSDA Proposal



11 Integration of Outdoor Learning Areas

Amended SSDA Proposal



View from the Mick Sherd Oval towards the western outdoor learning areas

11 Integration of Outdoor Learning Areas

Amended SSDA Proposal

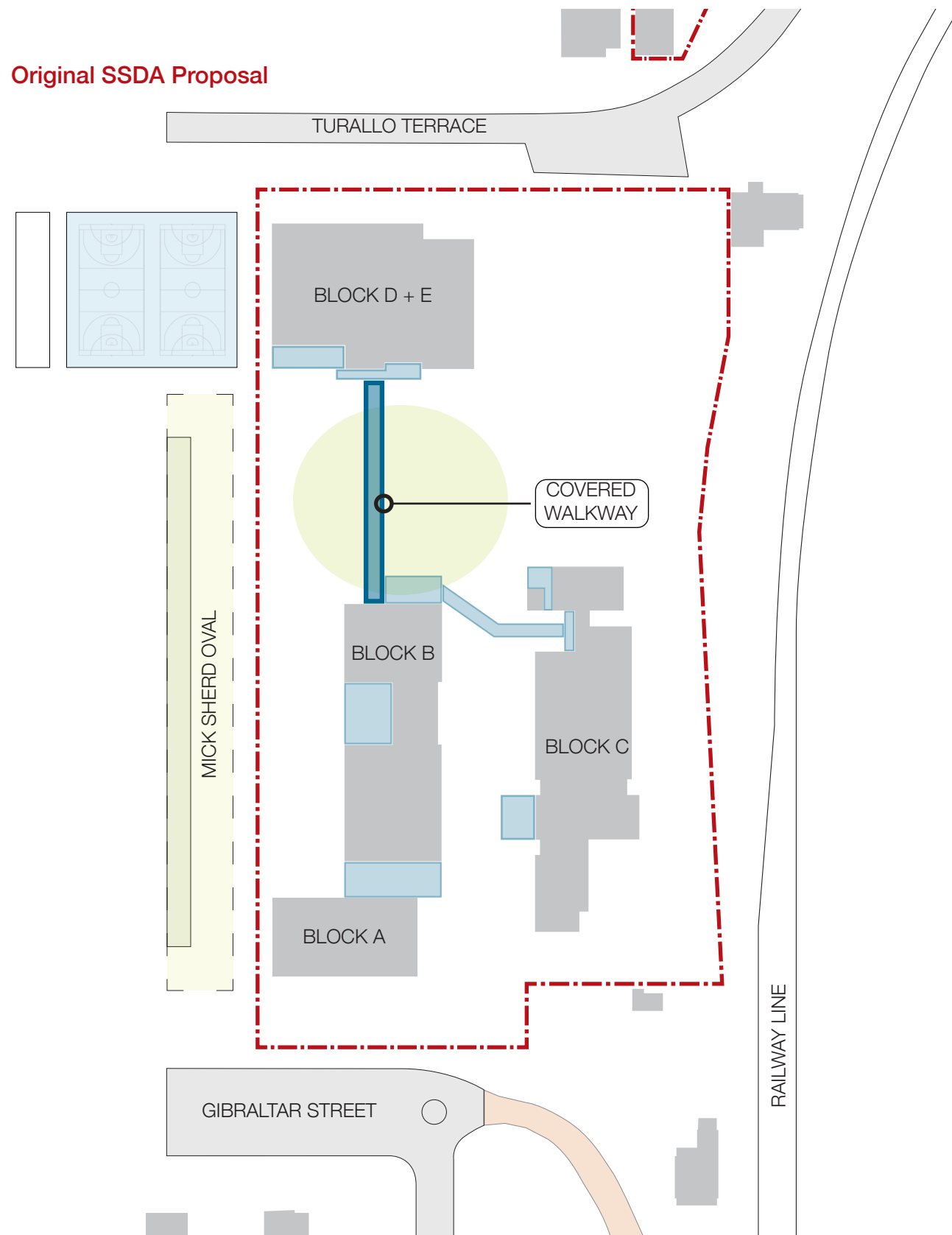


View from the Tiered Learning Setting overlooking Mick Sherd Oval

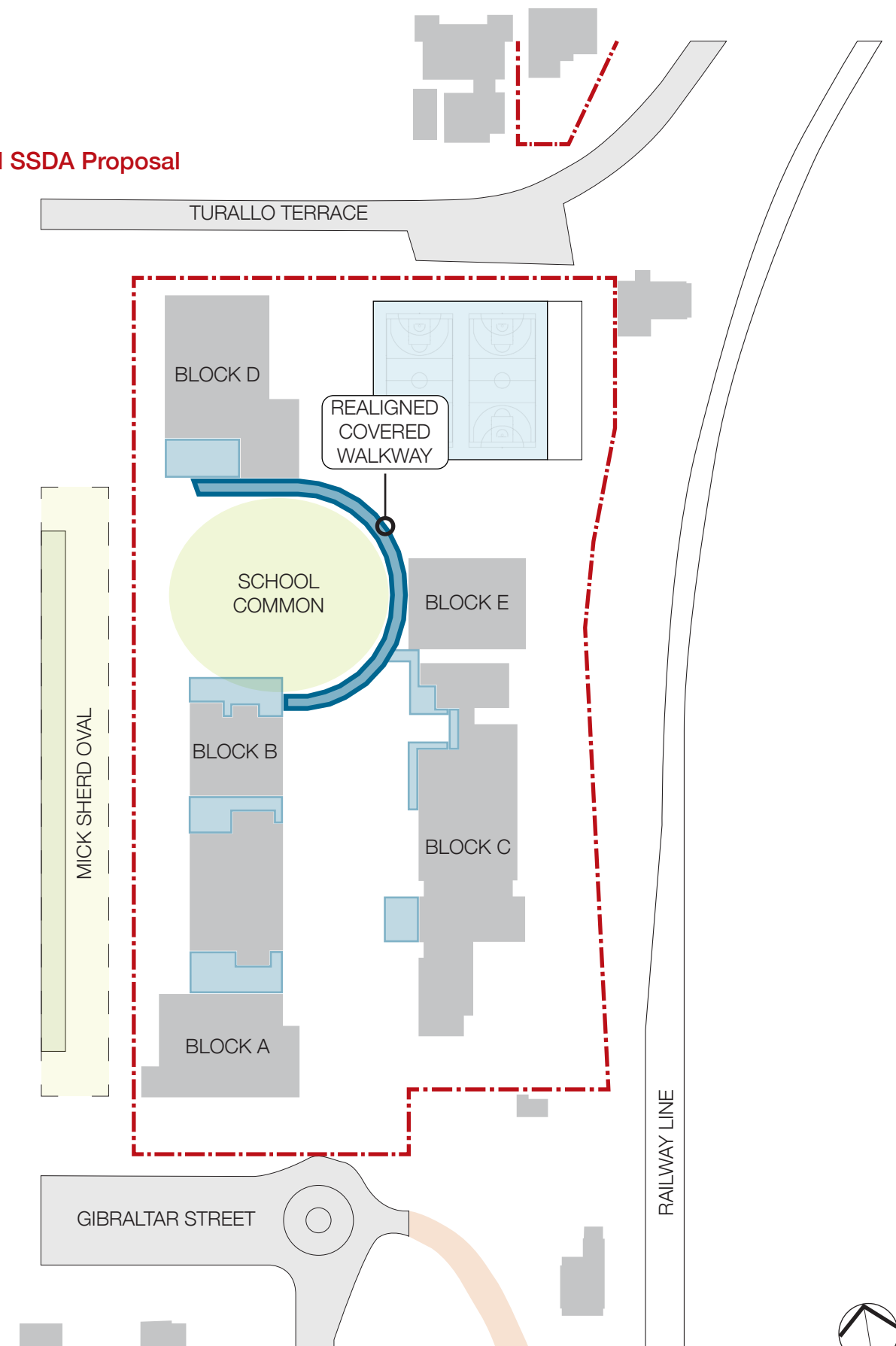
12 Revised Covered Walkway Strategy

The covered walkway connection between Block B and Block D has been redesigned to define the oval shaped School Common as the 'heart' of the campus, and provide a new covered connection to the relocated School Library (Block E), enhancing the amenity to the school.

Original SSDA Proposal

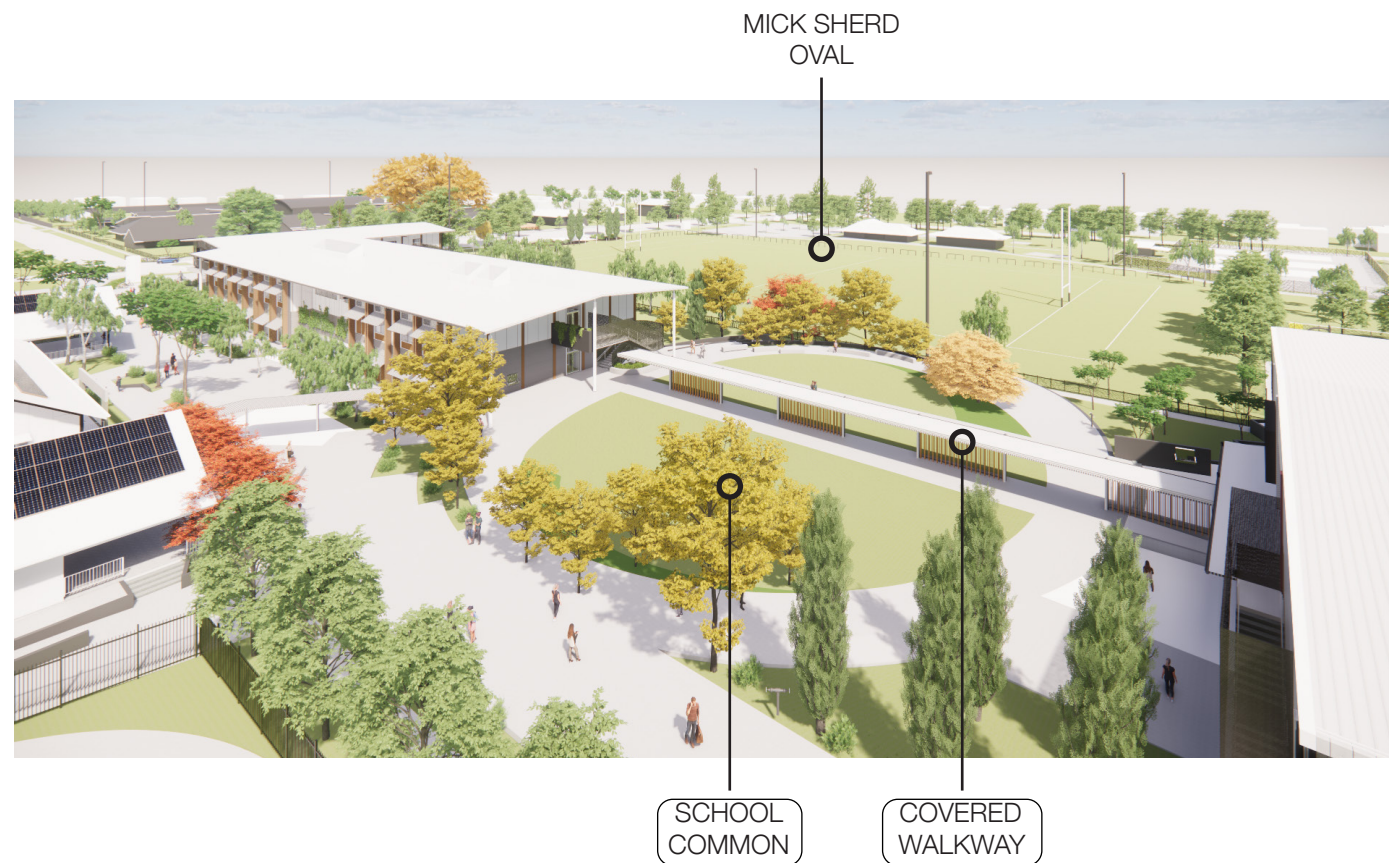


Amended SSDA Proposal

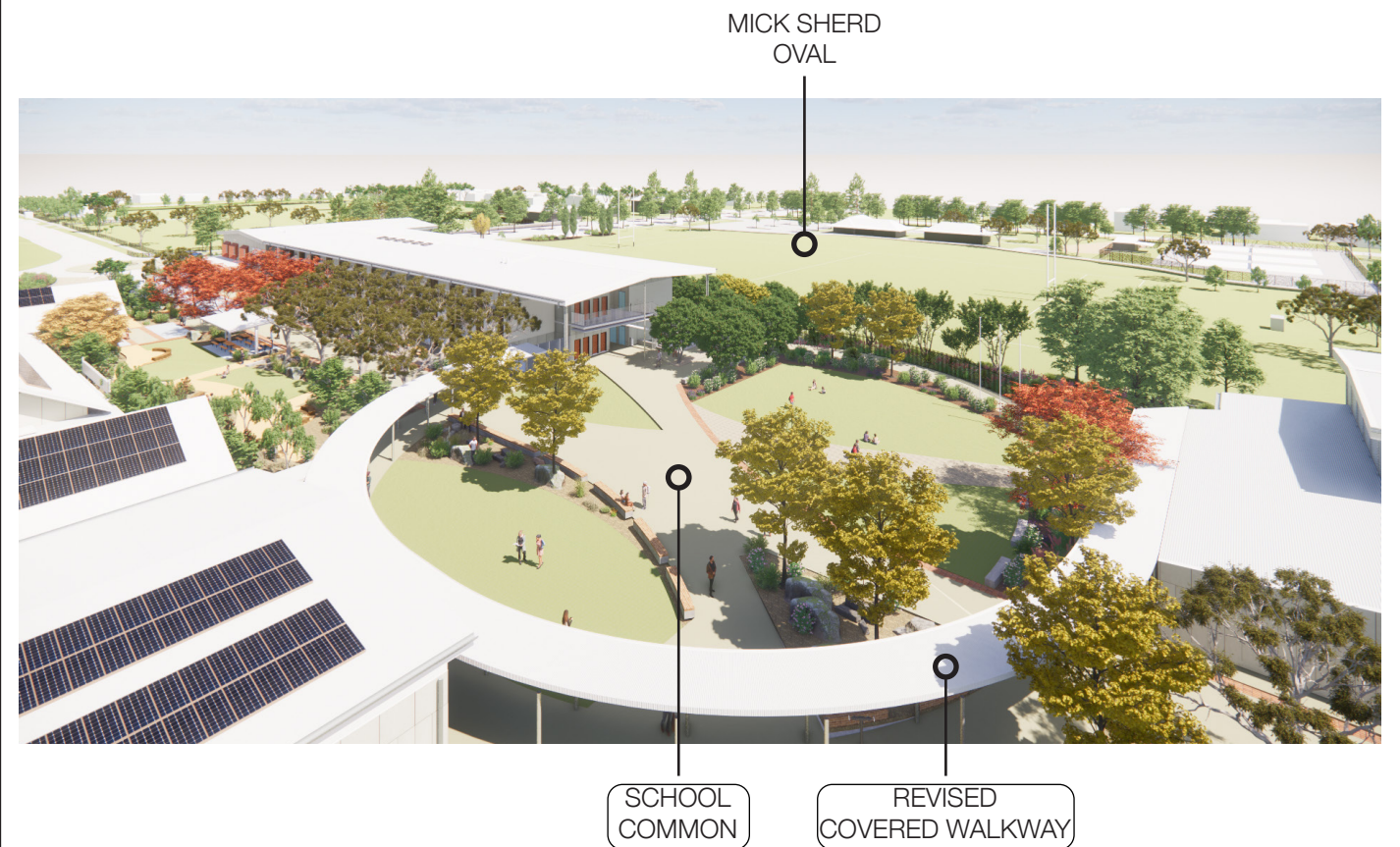


12 Revised Covered Walkway Strategy

Original SSDA Proposal



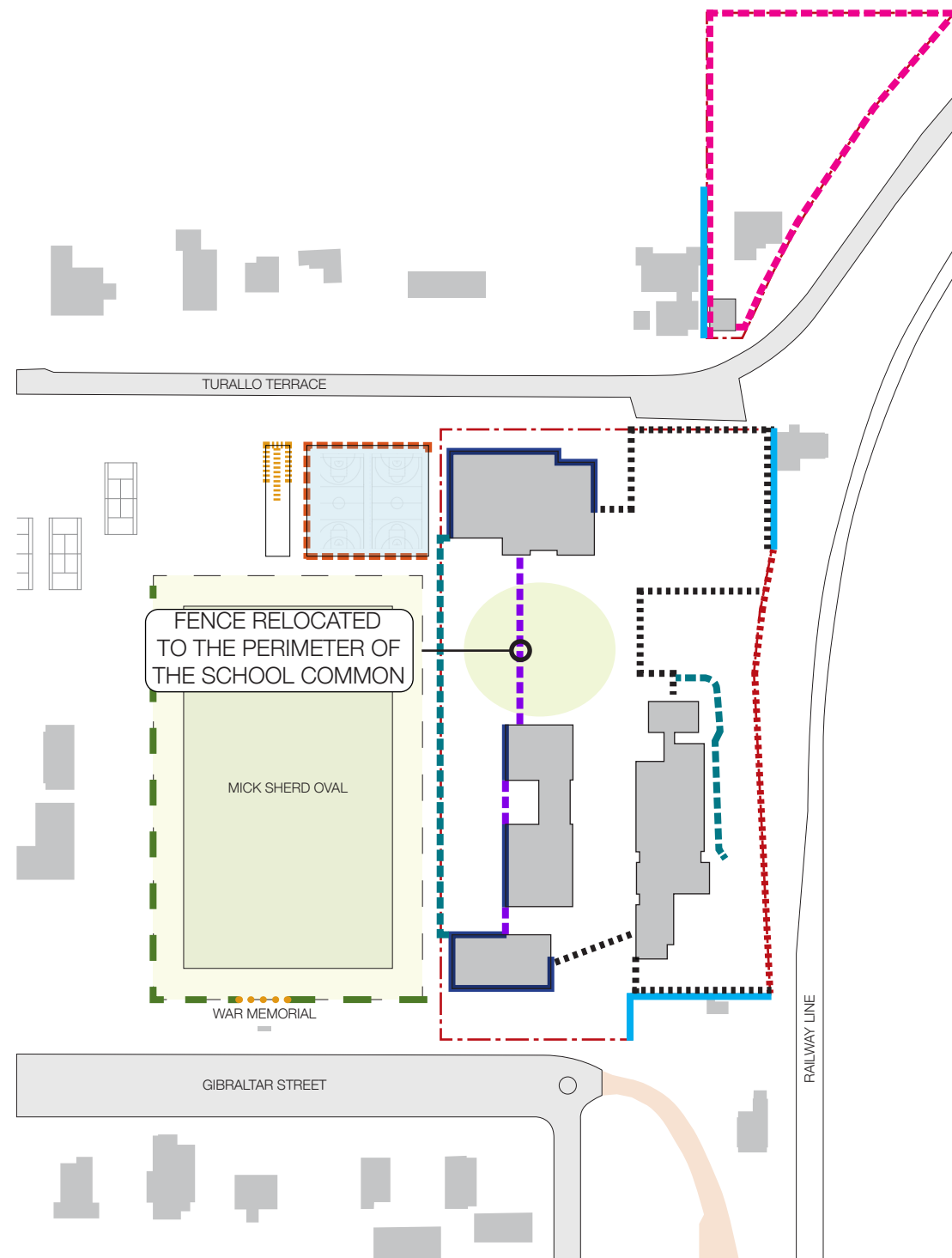
Amended SSDA Proposal



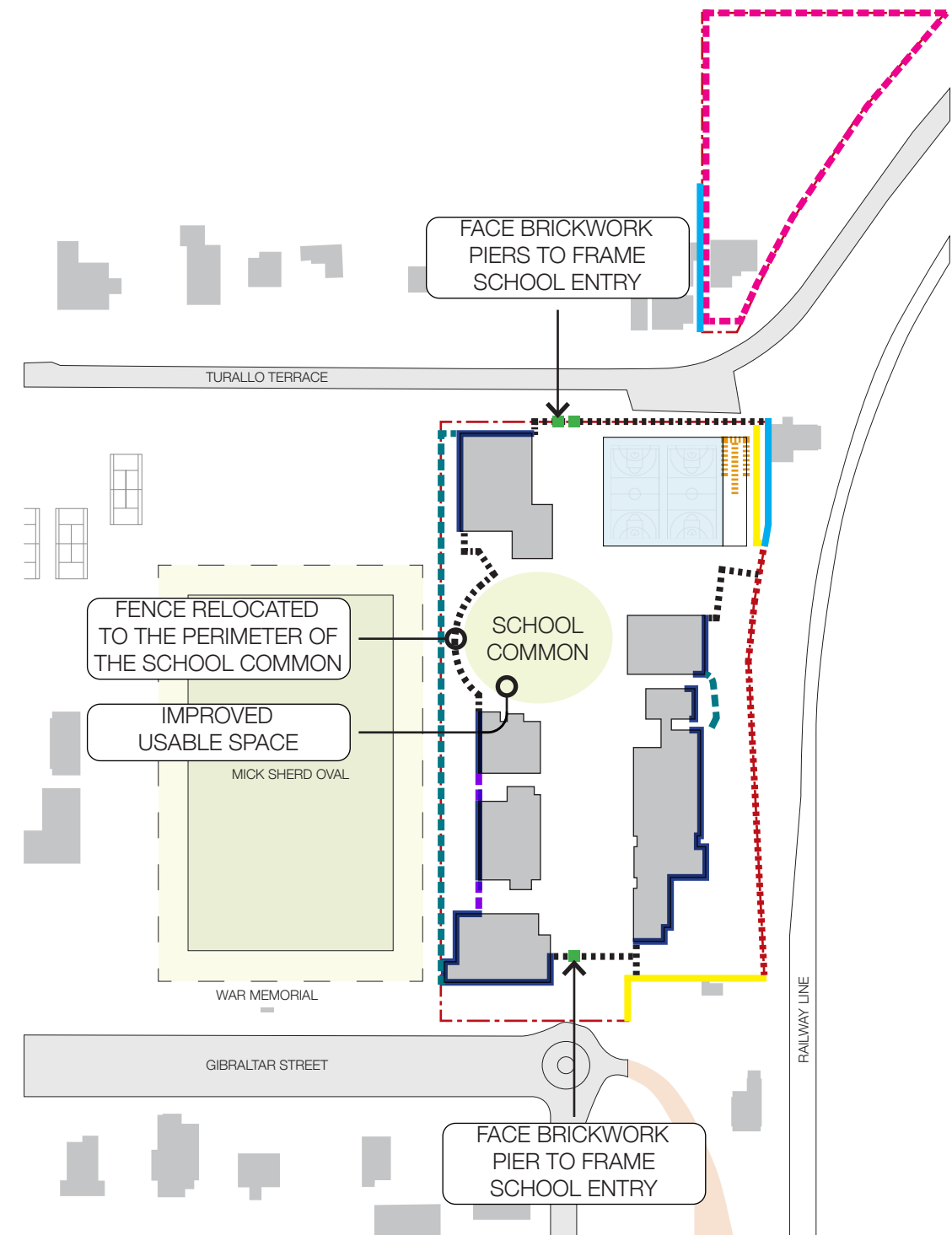
13 Fencing Strategy

The school security fence between Blocks B and D has been redesigned to arc around the western perimeter of the School Common to provide a more versatile open space to the centre of the campus. The school security fence to the northern and southern boundaries has been rationalised and face brickwork piers have been introduced to define the school entries and complement the town's character. A new 2.1m high timber lap and cap fence is proposed to the adjacent Station Master's Cottage and Signmans Cottage. The fence type has been selected in response to heritage advice, to be sympathetic to the heritage character of the two properties.

Original SSDA Proposal



Amended SSDA Proposal

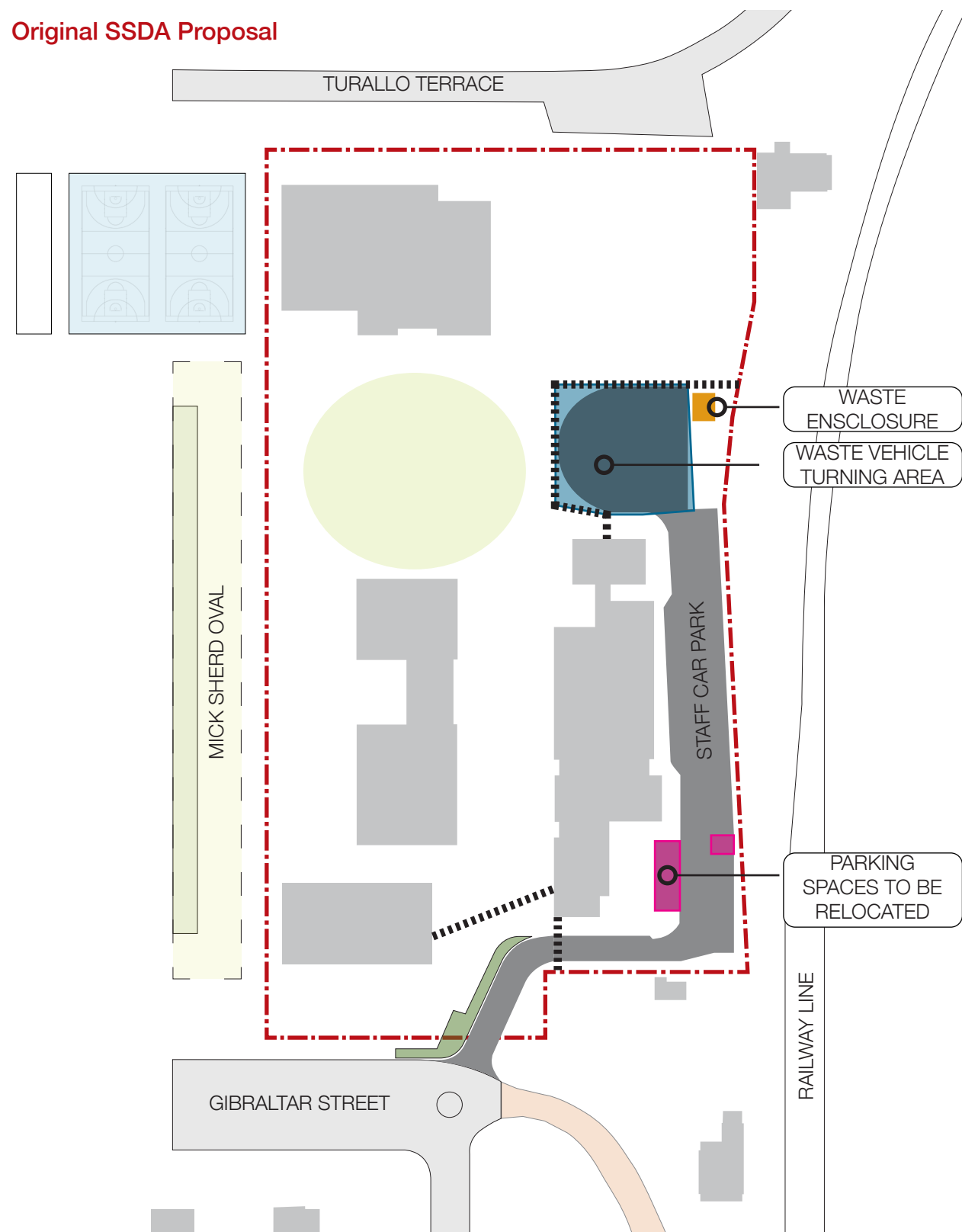


- BUILDING FACADE
- 1M HIGH CHAINWIRE FENCE
- 2.1M HIGH PALISADE FENCE
- 2.4M HIGH PALISADE FENCE
- 2.4M HIGH CHAINWIRE
- EXISTING FENCE
- 2.1M HIGH TIMBER LAP AND CAP FENCE
- 2.1M HIGH DOG PROOF FENCE
- TIMBER POST AND TOP RAIL DELINEATION
- REMOVABLE TIMBER BOLLARDS
- BATTING NETTING
- FACE BRICKWORK PIERS

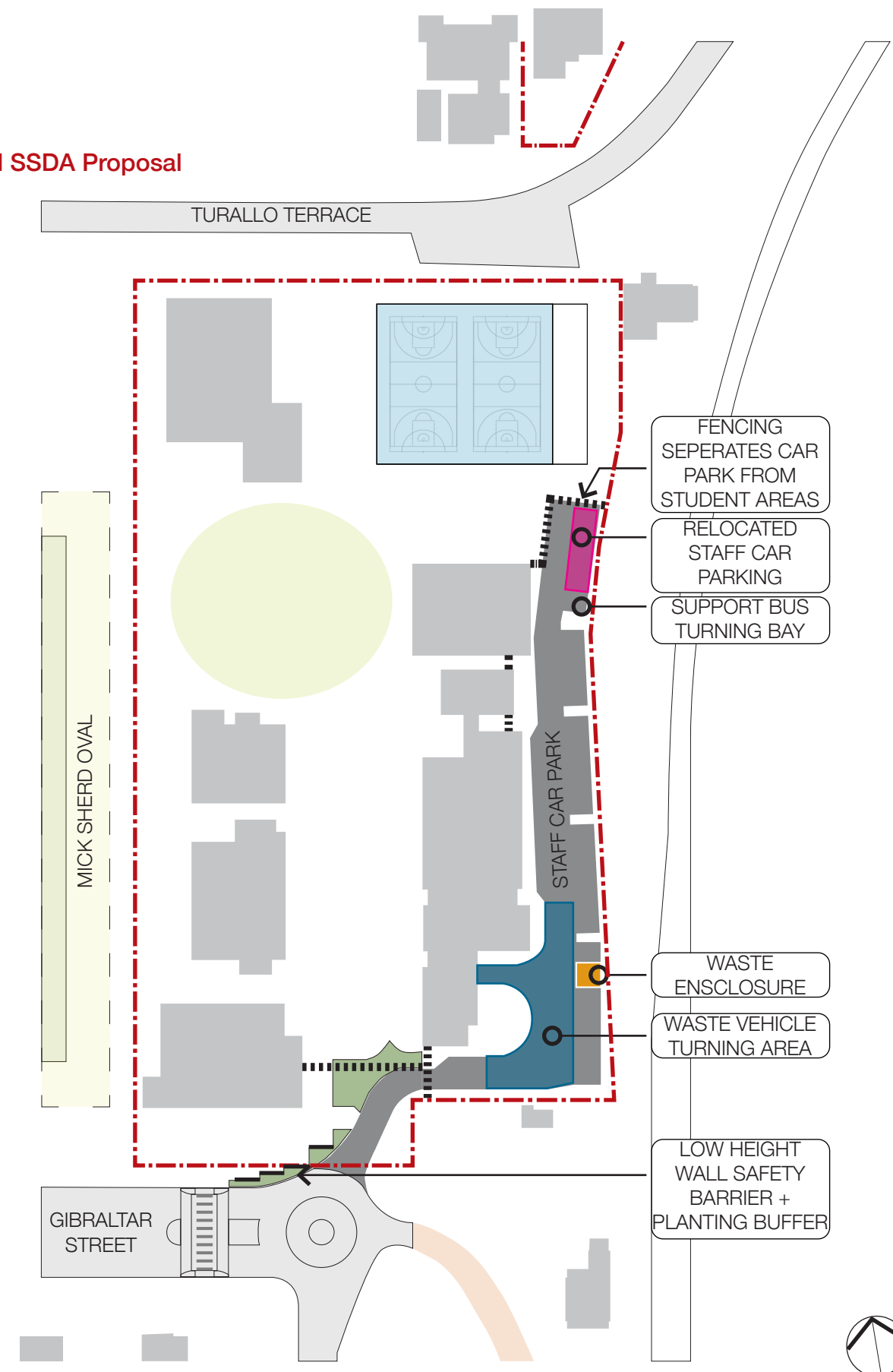
14 Revised Waste Vehicle Turning Strategy

The waste vehicle turning circle has been removed from the proposal. The waste collection area has been relocated to the southern end of the existing carpark and a waste vehicle turning head has been added. A new turning bay is provided for assisted transport vehicles to the northern end of the car park. The existing car parking spaces impacted by the relocation of the waste turning area have been relocated to the north. The vehicle movement areas are to remain fenced, separating them from the main school grounds.

Original SSDA Proposal



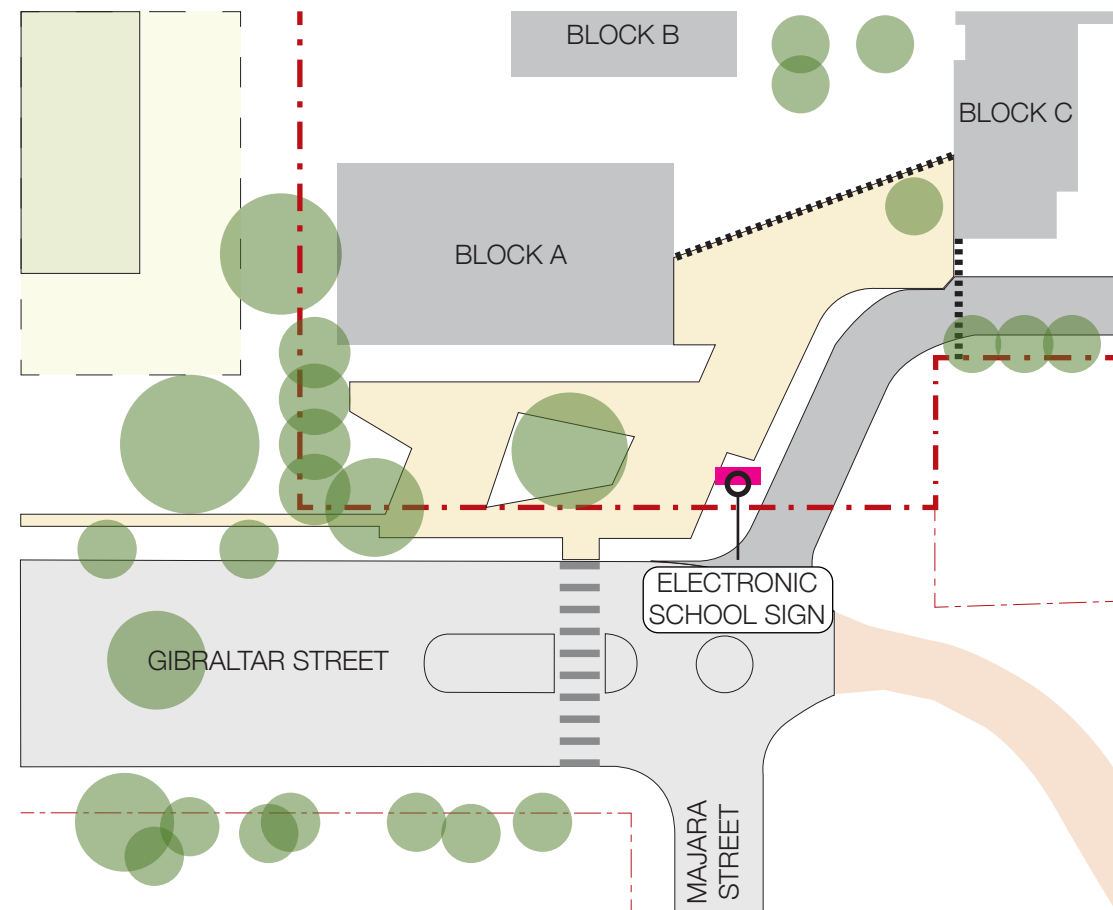
Amended SSDA Proposal



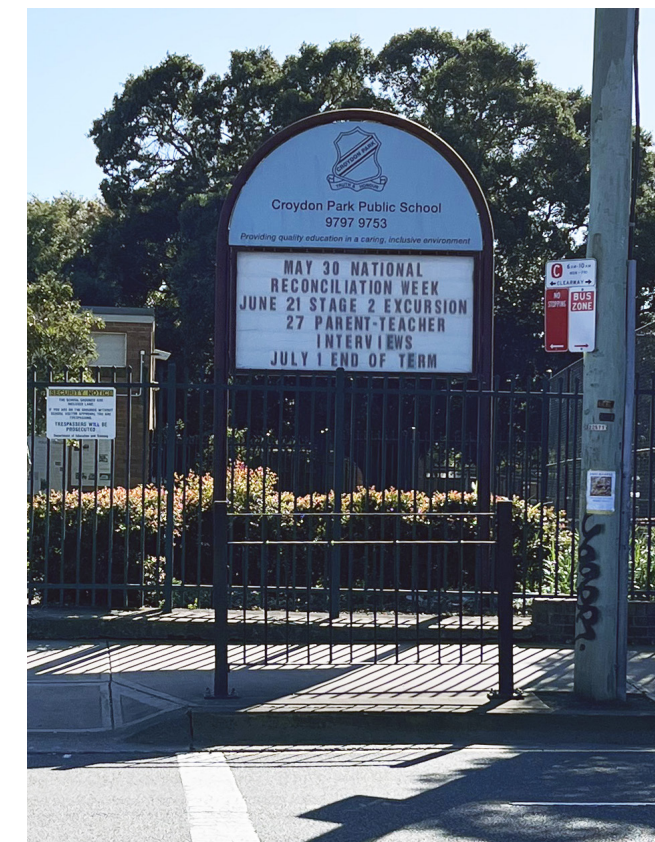
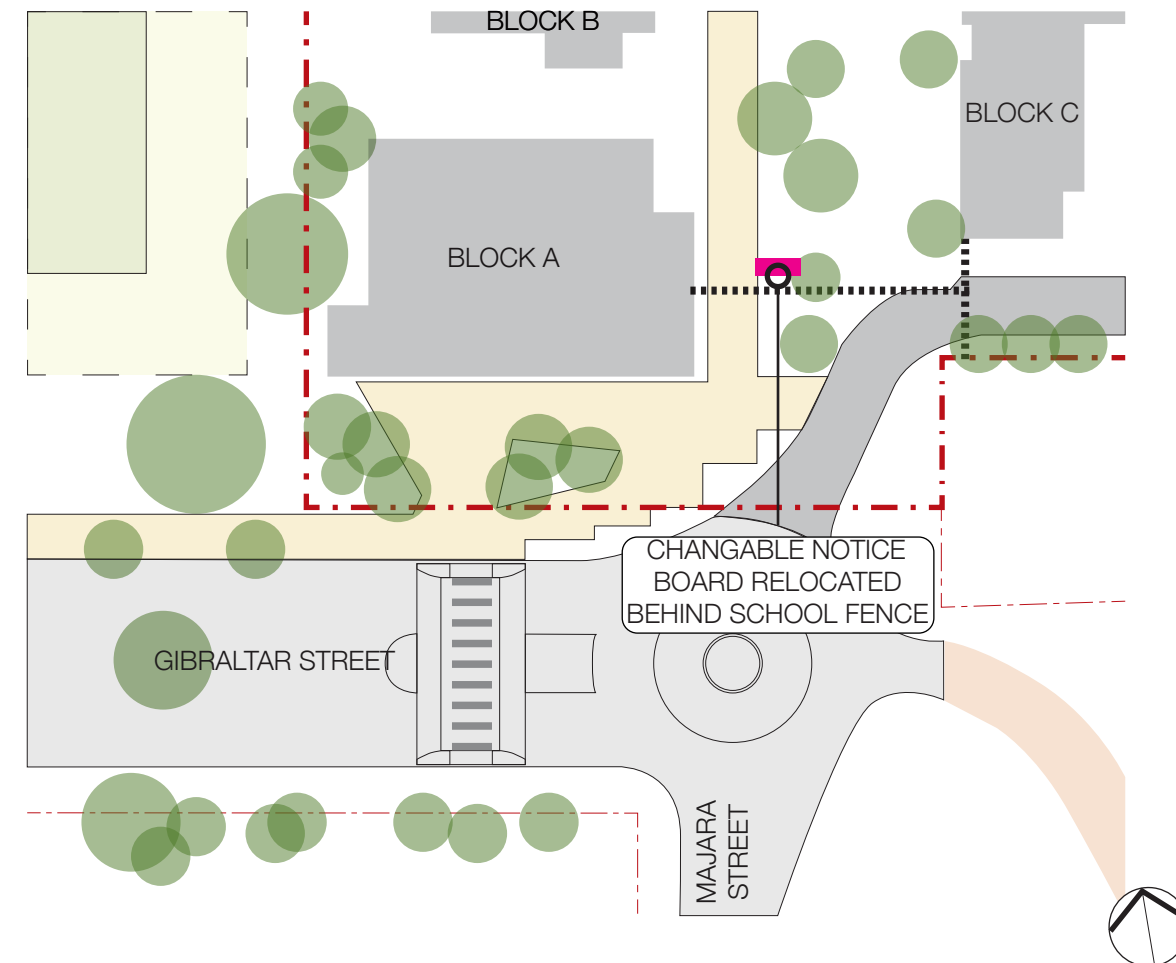
15 School Notice Board

The electronic school sign has been replaced with a changable, static 'notice board' sign. The sign has been relocated further back from Majara Street, behind the school entrance to reduce its visual impact on the streetscape.

Original SSDA Proposal



Amended SSDA Proposal

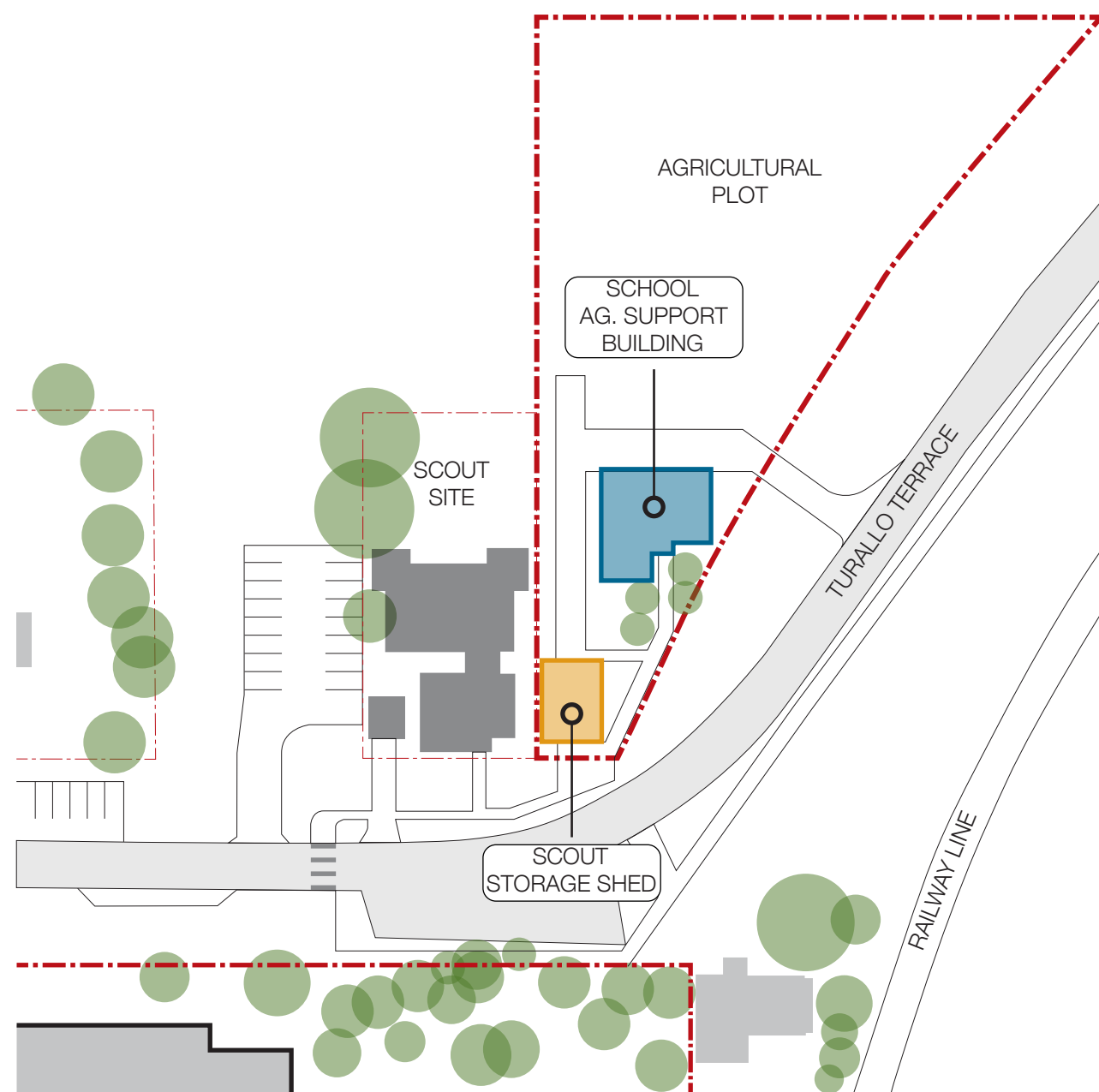


School Notice Sign Example

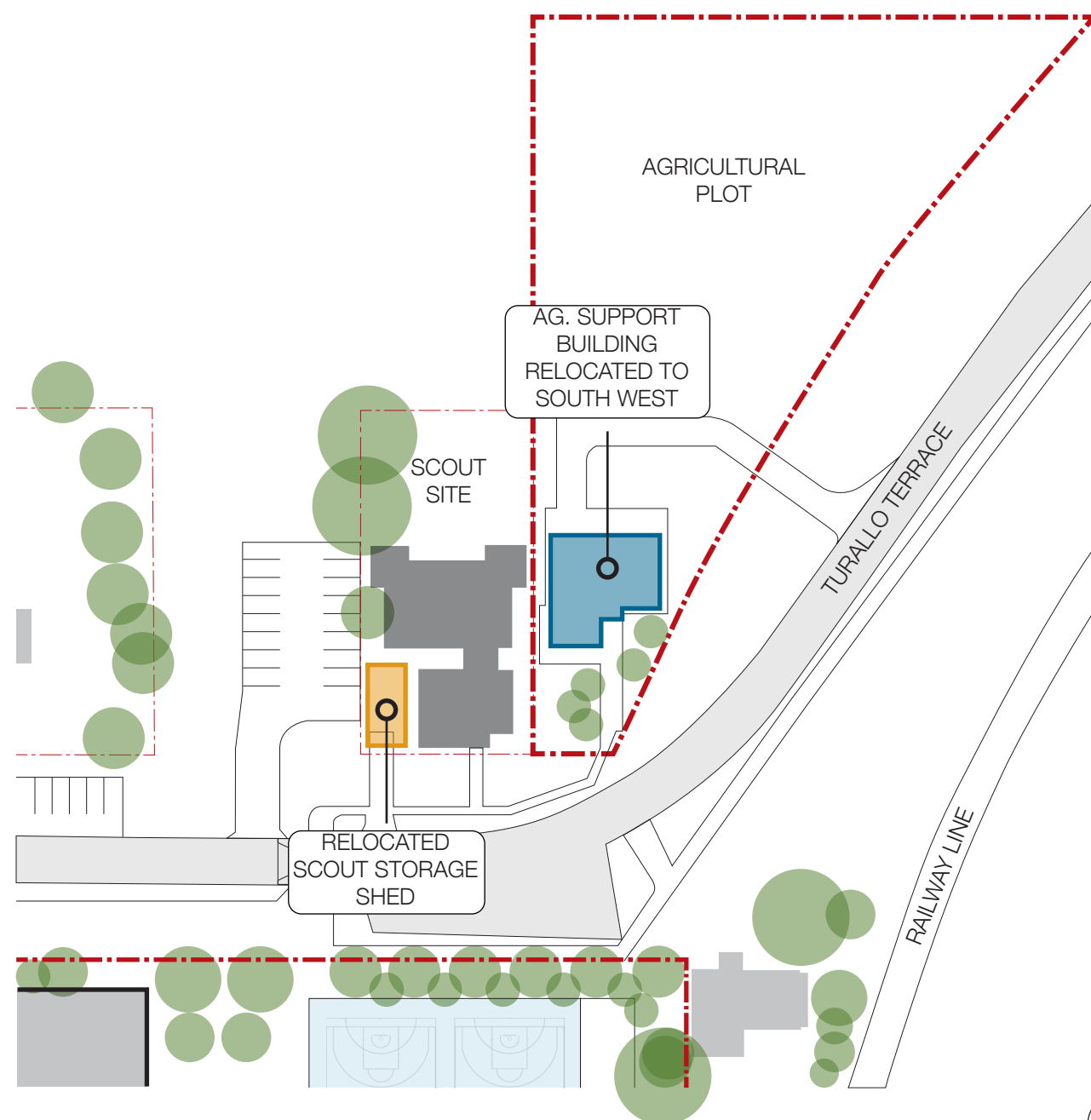
16 Relocated Scout Storage Shed

The Scout Storage Shed has been relocated from the Agricultural Plot to within the Scout site. The Scout Storage Shed will be subject to a separate planning pathway and does not form part of this application. The School Agricultural Support Building, Block F, has been repositioned and the landscape paths and driveways have been updated to suit the change.

Original SSDA Proposal



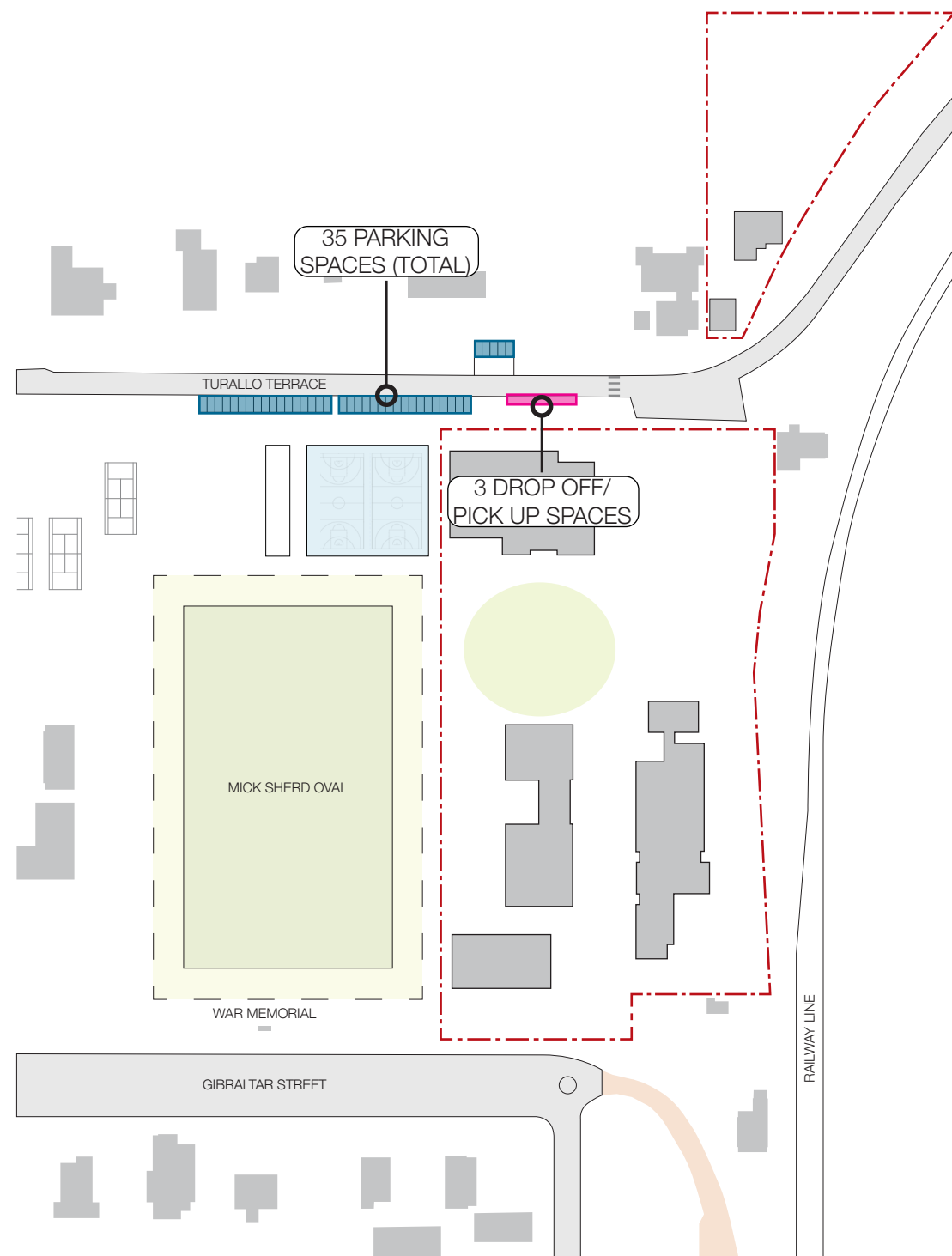
Amended SSDA Proposal



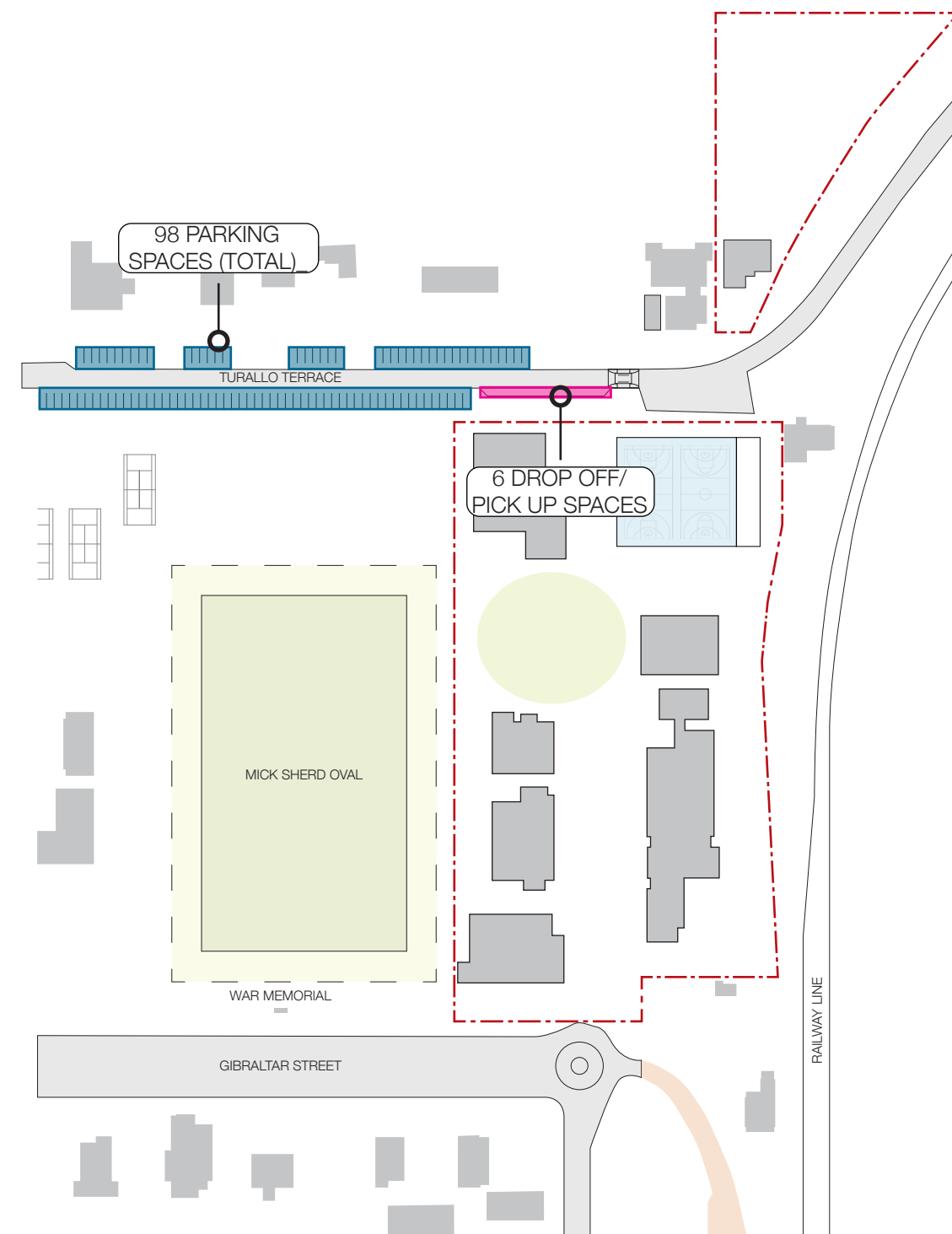
17 Additional Community Parking

Consultation with QPRC, the Bungendore Scout Group, Bungendore Pre-School and a representative of the Signmans Cottage has been undertaken and the Authority's recommendation has been implemented in the design. An additional 58 parking spaces have been provided to Turallo Terrace. A total of 98 car spaces are provided to the street. The 3 dropoff and pickup spaces on Turallo Terrace have also been increase to 6 in reponse to Agency feedback.

Original SSDA Proposal



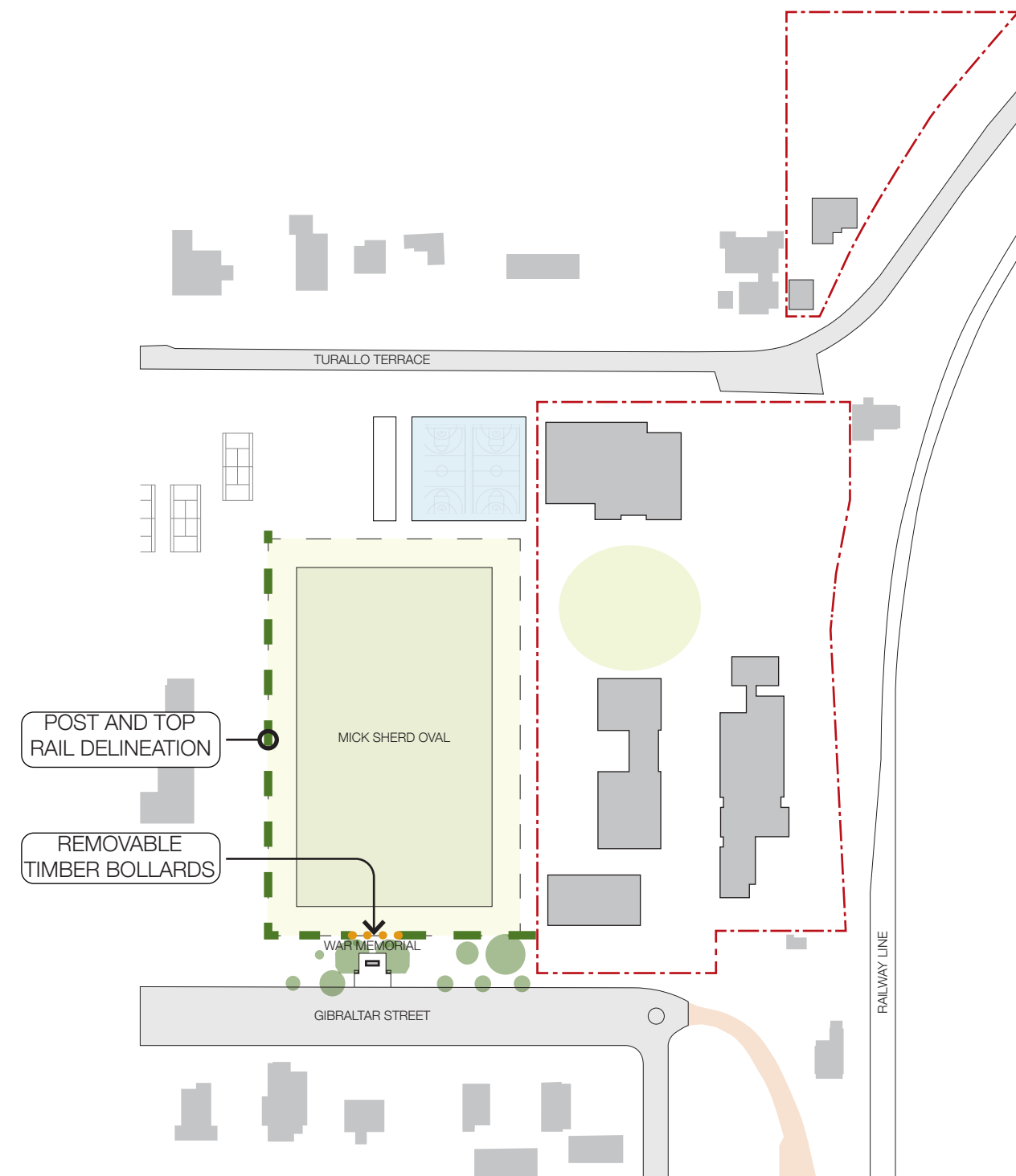
Amended SSDA Proposal



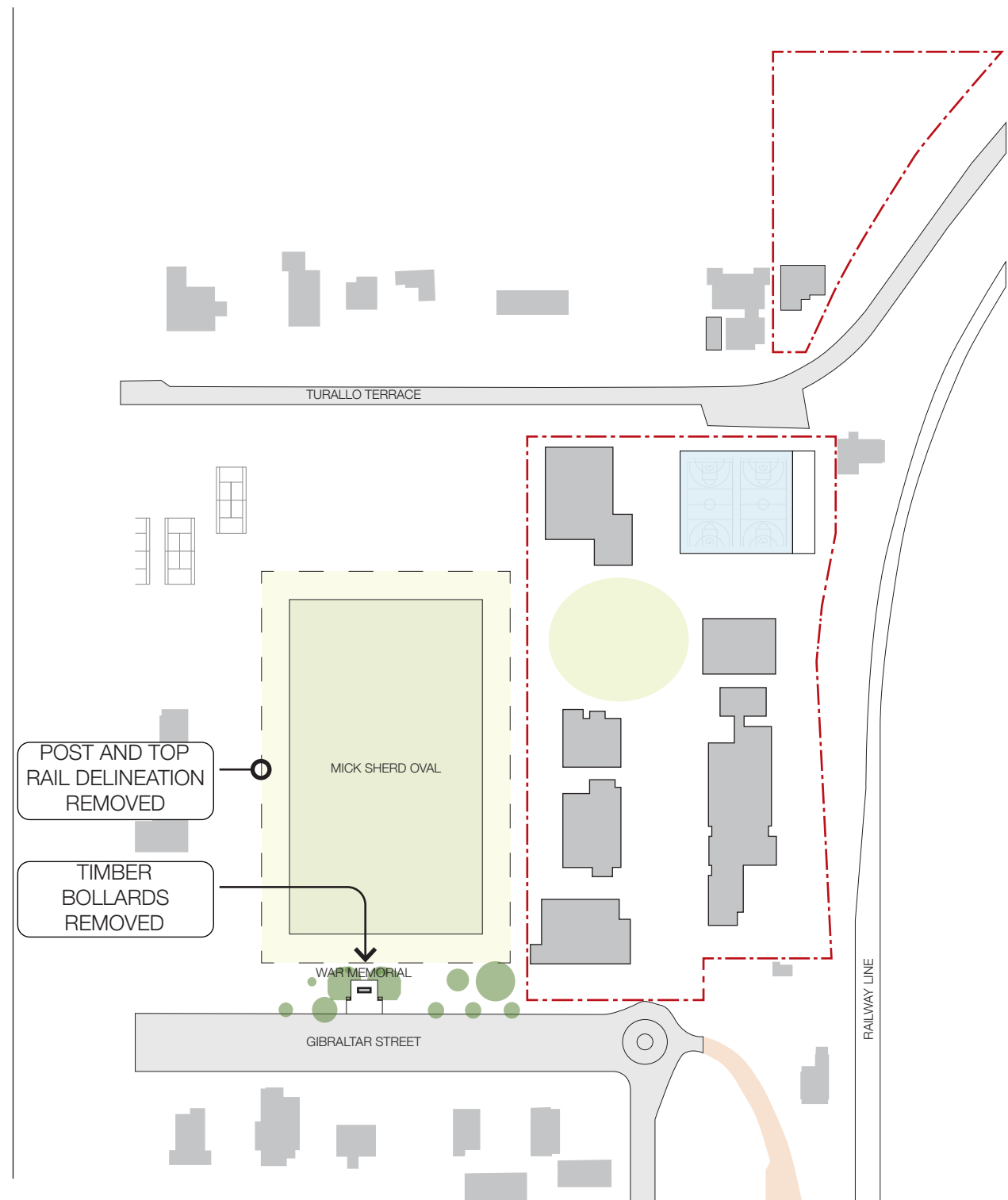
18 Delineation of Mick Sherd Oval

The post and top rail sports field delineation and removable timber bollards to the Mick Sherd Oval have been removed.

Original SSDA Proposal



Amended SSDA Proposal

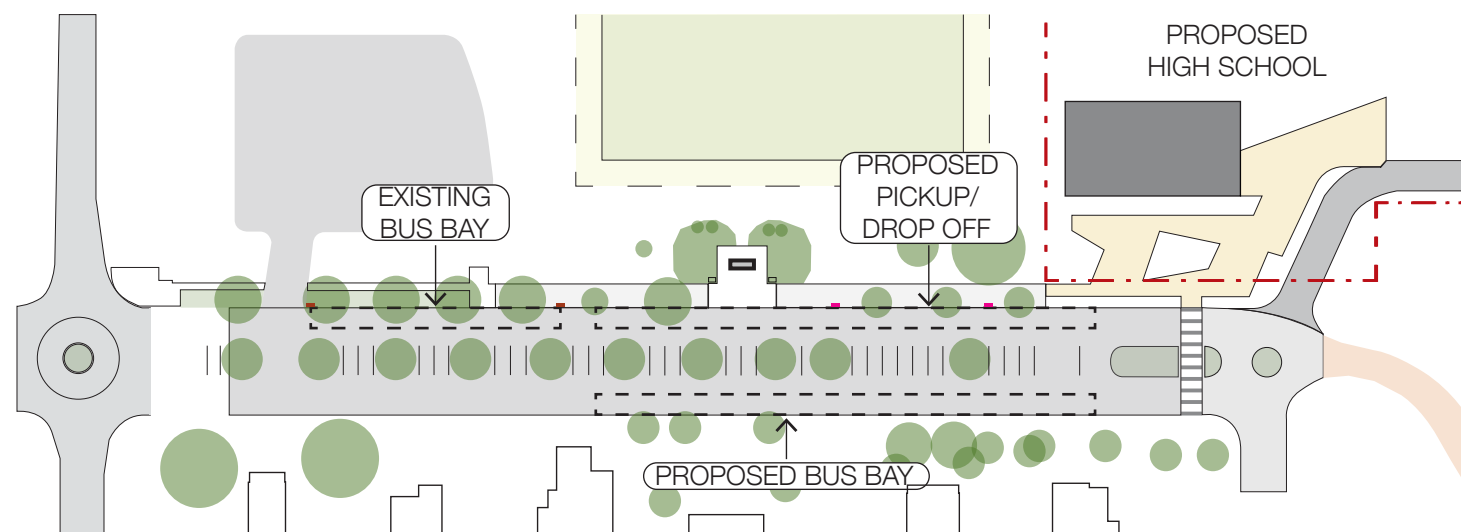


19 War Memorial Curtilage

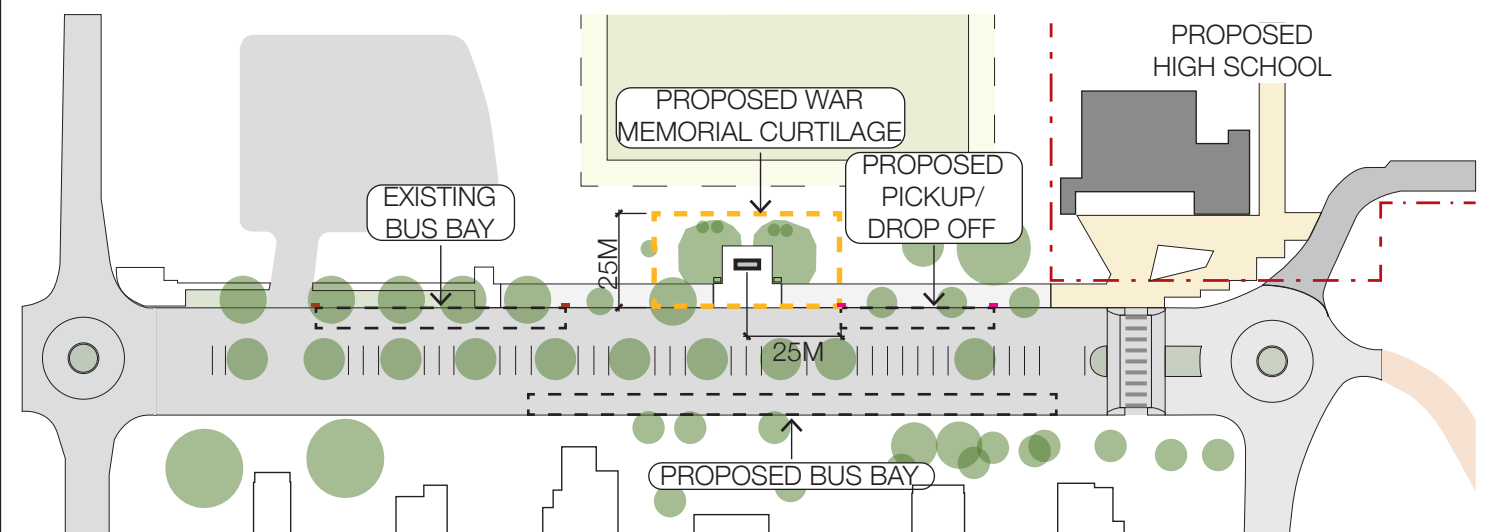
The Department has met with the BWMC to discuss the concerns raised regarding the proposed pick up and drop off zone fronting the War Memorial to agree on suitable amendments, where required.

- The extent of the kiss and drop to Gibraltar Street has been reduced to provide a 25m curtilage to the existing War Memorial. The proposed curtilage is 50 metres along Gibraltar Street kerb, centred on the arch, with a side setback of 25 metres as shown by the dashed orange rectangle below.
- The proposed post and top rail delineation and removable bollards around Mick Sherd Oval have been removed from the proposal.

Original SSDA Proposal



Amended SSDA Proposal



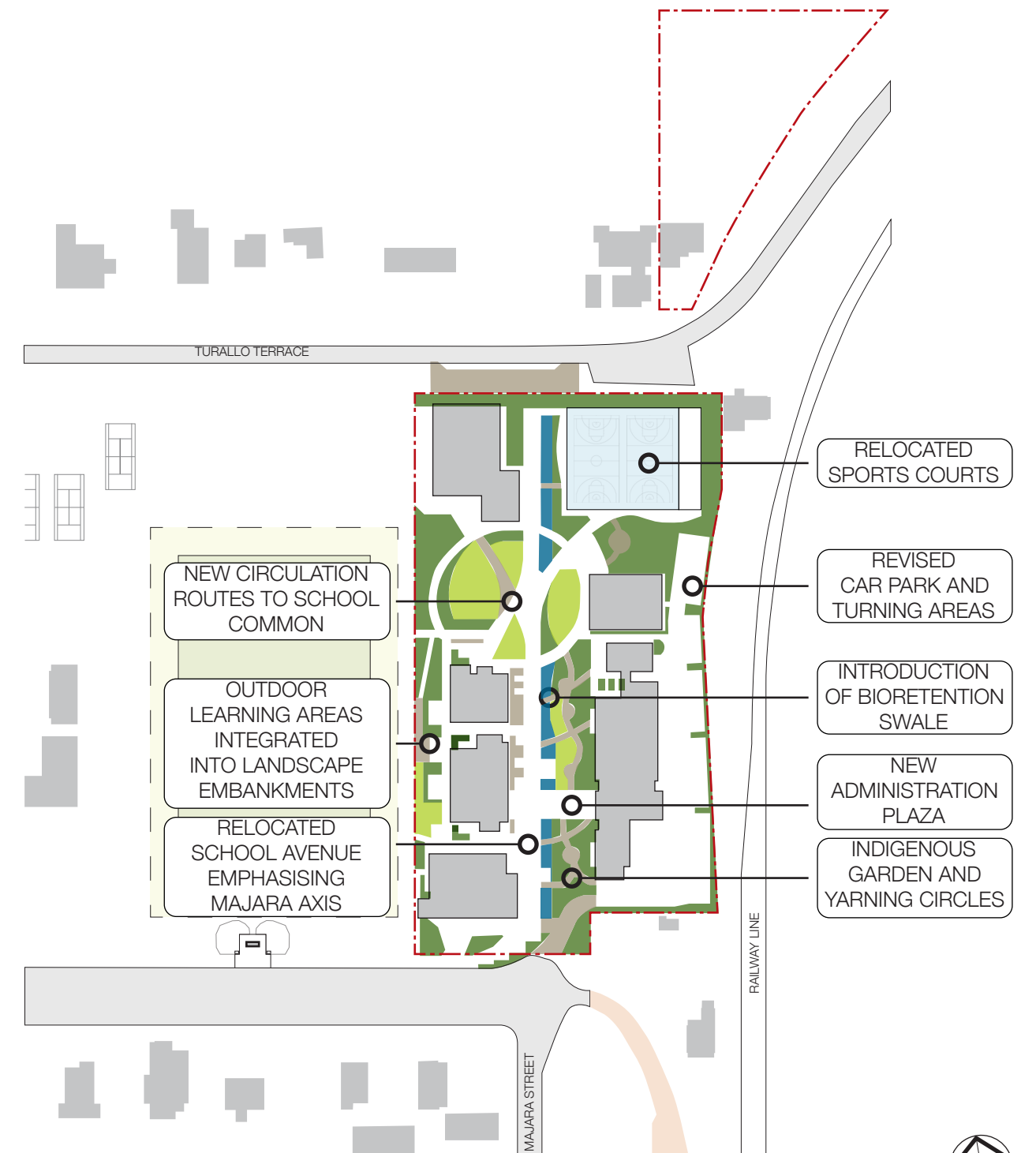
20 Landscape Redesign

The landscape masterplan has been redesigned in response to GANSW comments and to complement the architectural amendments.

Original SSDA Proposal



Amended SSDA Proposal



20 Landscape - Canopy Cover

The revised proposal increases tree canopy cover within the school site by 50% from the existing conditions. and includes additional trees along site boundaries, within the carpark and within the campus. The increased tree canopy cover will provide biodiversity, shade and amenity for the school.

Original SSDA Proposal



Amended SSDA Proposal



- PROPOSED TREE CANOPY
- EXISTING TREE CANOPY
- EXISTING TREE CANOPY (OUTSIDE OF SCHOOL SITE)

20 Landscape - Permeable Surfaces

The landscape design has been revised to increase the site's permeable surfaces. The amended proposal provides approximately 40% of the landscape area of the main campus, as permeable surfaces, which include planting, turf, permeable paving and the bioretention swale. The bioretention swale which lines the Majara Axis will capture and treat stormwater run off.

Original SSDA Proposal



Amended SSDA Proposal



- TURF
- PLANTING
- PERMEABLE PAVING
- BIORETENTION SWALE