

GREY HOUSE PRECINCT,  
PYMBLE LADIES' COLLEGE

SSD-17424905

Architectural Design Report  
Addendum

05. 04. 22

BVN

### Acknowledgment of Country.

We acknowledge that the Grey House Precinct will stand on the traditional lands of the Cammeraygal people. We pay our respects to your Country, ancestors and the community that maintains culture from the past, in the present and into the future.



# Executive Summary

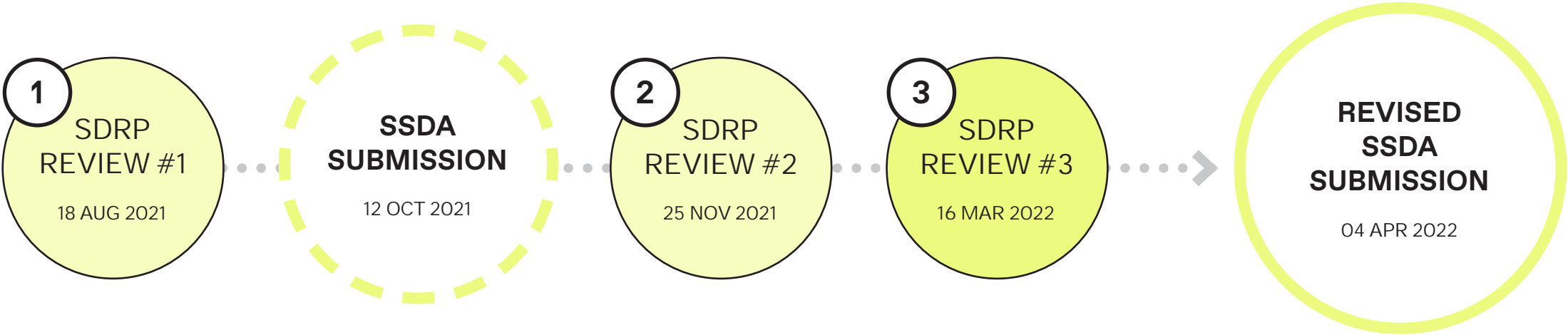
01

# EXECUTIVE SUMMARY

This report has been prepared by BVN Architecture Pty Ltd in support of the State Significant Development Application for the Pymble Ladies College Grey House Precinct, SSDA No. SSD-17424905.

This report is an addendum to the Architectural Design Statement (Rev B, 12-Oct-2021) to summarise the design development from the State Design Review Panel (SDRP) process, respond to DPIE's request for Response to Submission and address outstanding items from the SDRP Review #3 meeting held on 16 March 2022.

The below timeline maps out the SDRP Review process for the project to date:



# SDRP ADVICE

## SDRP Review #1

It is noted that the SDRP Review #1 feedback have been responded to in the SDRP Review #2 presentation



### GOVERNMENT ARCHITECT NEW SOUTH WALES

27 August 2021  
Kate Bimson  
Project Director, Master Planning  
Pymble Ladies College  
Via email –  
kbimson@pymblelc.nsw.edu.au

**PROJECT:** Pymble Ladies College  
**RE:** State Design Review Panel (SDRP) – Review 1, 18 August 2021

Dear Kate

Thank you for the opportunity to review the above project. Please find a summary of advice and recommendations arising from the design review session held on 18 August 2021.

GANSW commends the project team on the redevelopment of the Grey House Precinct within the grounds of the established College. The quality of the presentation and descriptions of the project are also to be commended.

The following elements of the design strategy are supported:

- Commitment to 5-star Green star rating.
- Understanding of landscape and ecology as pedagogical devices to assist student learning and development.
- Preservation of the valuable Blue Gum plantation and plans to extend and expand this.
- Commitment to biophilic design and connection to landscape.
- Strategy of embedding the building within the landscape.
- Consultation with Indigenous students.
- Aligning the new building with the existing façades 20m from the boundary.
- The focus on children with smaller gardens and playful elements like slides.

The following commentary provides advice and recommendations for the project:

#### Connecting with Country

An understanding of Country can inform richer and more place responsive design solutions. The following recommendations apply:

1. Demonstrate more rigorous consultation with Traditional Custodians and Knowledge-holders. The Connecting with Country Framework recommends engagement is undertaken and key strategies developed before sketch design, however there are still opportunities to better integrate Connecting with Country principles into the logic of the project through both the landscape and built form.

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### GOVERNMENT ARCHITECT NEW SOUTH WALES

2. The identification of a possible historic Aboriginal pathway near the site provides a useful metaphor to direct the design. Anchor the connection to Country by transforming the pathway metaphor into a coherent and integrated narrative to understand the new buildings or their experience. Explore other stories, and strategies so that the positive outcomes that Connecting with Country can produce are enabled.
3. Consult local Traditional Custodians including Denis Folly and Susan Moylan-Combs.
4. Refer to the draft [Connecting with Country Framework](#) on the GANSW website.

#### Site strategy and Landscape

The strategy of introducing more intimate, human (and child) scaled spaces and landscape elements into the site to create a rich place responsive scheme is supported. The following recommendations apply:

5. Further development of the transition between the existing larger scale formal modes and smaller spaces.
6. Demonstrate the opportunity for the landscape to tell more stories, specifically in relationship to any emergent narrative from Connecting with Country.
7. Review the landscape strategy for the central courtyard to ensure it has the necessary planting and landscape elements to fulfil its potential and its role in bringing the landscape deeply into the built form.

#### Movement and accessibility

The current proposal is an elegant response to the slopping site and its complex topography. The following recommendations apply:

8. Review the accessibility of all spaces on the project from the perspectives of comfort and legibility. Present a clear and coherent strategy for access and movement for all people around the site and into all the build spaces and associated external areas.

#### Architecture

The built form of the project carefully negotiates a complex site with a simple form that integrates interior functionality and connections with landscape. The architectural expression of the Grey House Precinct is to be commended. The following recommendations apply:

9. Review if the overshadowing of neighbours on Pymble Ave can be minimised through changes to the corners and edge of the building. Review the northern end of the new building and consider reducing the bulk and form to increase sunlight.
10. Re-examine the translation of the built form from sketch design to final design. Consider whether the architectural elegance has been lost in the formalisation and increase in scale of the building.

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### GOVERNMENT ARCHITECT NEW SOUTH WALES

11. The new building has a clear formal relationship with the interior character of the site and its historic buildings. Presently this same language is carried over to the suburban side of the building that faces Pymble Ave. In relation to the previous two points, re-examine the scale, character, and architectural language of this elevation so that it might fit into its context more appropriately.

GANSW recommends further review of this project as the design progresses. The issues outlined above are to be addressed at the next SDRP session.

Please contact GANSW Design Advisor, Barnaby Bennett, [Barnaby.bennett@dpie.nsw.gov.au](mailto:Barnaby.bennett@dpie.nsw.gov.au) if you have any queries regarding this advice.

Sincerely,

A handwritten signature in black ink, appearing to read 'Schaffer'.

Barbara Schaffer  
Principal Landscape Architect  
Chair, SDRP

Distribution:

NSW SDRP Panel members      Marc Deuschle, Craig Kerslake Matt Chan, Barbara Schaffer (Chair)

GANSW Design Advisor      Barnaby Bennett  
DPiE      Prity Cleary, Nahid Mamud  
Pymble Ladies College      Kate Bimson,  
Willow Tree Planning      Rachel Streeter, Sally Proud

Design team      Ali Bounds, Bill Dowzer, Nicholas Souksamrane,  
BVN      Rohan Buckley  
Oculus

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# SDRP ADVICE

## SDRP Review #2

It is noted that the SDRP Review #2 feedback have been responded to in the SDRP Review #3 presentation

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SDRP  
REVIEW #2

25 NOV 2021

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ARCHITECT  
NEW SOUTH WALES

03 December 2021

Kate Bimson,  
Project Director,  
Master Planning  
Pymble Ladies College  
Via email –  
kbimson@pymblelc.nsw.edu.au

PROJECT: Pymble Ladies College

RE: State Design Review Panel – 25<sup>th</sup> November. Second Review

Dear Kate,

Thank you for the opportunity to review the above project a second time. Please find below a summary of advice and recommendations arising from the design review session held on 24<sup>th</sup> November 2021.

GANSW commends the project team on the quality of their presentation that clearly articulated the rationale for proposed design decisions and changes made. While the significant challenges presented by the site's topography are acknowledged, concerns remain that the bulk and scale of the built form as currently proposed will create unacceptable impacts both within the site and adjoining context.

The following elements of the design approach are supported:

The coordination between the landscape and architect consultant teams, and commitment to integrate the built form with the landscape.

The additional consultation with Uncle Laurie Bimson (September and November), which has enabled a deeper consideration of Country.

The landscape response to Country, through the planting of endemic species, recognition of seasonal variation, and the opportunity to use landscaped areas as part of the school's pedagogical approach.

The following commentary provides advice and recommendations for the project:

Connecting with Country

1. It was acknowledged that the Grey House Precinct stands on Gameraigal not Dharug Country, as asserted.

2. Consider how the principles and values embedded in a particular place-based narrative or story might provide a framework to inform the architectural and landscape response.

3. The additional consultation with Uncle Laurie Bimson in September and November, which has deepened the identity for the school, is supported, and a commitment to further develop these strategies is recommended.

4. The term Songline has a specific cultural meaning and association for Aboriginal people, and as the response to Country is further developed,

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ensure that careful distinction is made between the creation of a song and a Songline.

Site strategy and Landscape

5. It is acknowledged that the Masterplan prepared in 2019 highlighted the Grey House Precinct as a developable site for proposed built form, and that the precinct is being developed as a catalyst project. Given the landscape strategy for the Masterplan is being developed concurrently with the Grey House Precinct, allow time to enable this work to meaningfully inform the landscape and architectural design strategy for the proposal.

Movement and accessibility

6. The significant challenges in accommodating the 8m level change within the immediate context of the proposal are acknowledged. Within each level demonstrate that universal access is provided between all spaces (including landscape and play space) adjacent to each other.

Architecture

7. There are continued concerns that the significant height and bulk of the building is creating unacceptable impacts within the site and adjoining context. The 5 storey east and south elevations may overwhelm the adjoining two storey detached dwellings to the south and feel alienating to children of junior school age who use the eastern part of the Campus. Investigate more substantial solutions to mitigate this impact, as those presented were unconvincing.

8. In relation to the point above, consider reviewing the configuration of the brick podium, as stepping down the brick base to the east appears to intensify the perceived scale of the proposal's 4 storey ceramic facade, rather than if it were composed as a continuous horizontal datum.

9. The façade strategy appears to rely on glazing treatment to prevent glare and heat ingress. Consider how a horizontal shading strategy may improve access to daylight and enable greater access to natural cross-ventilation.

GANSW recommends that project return to the SDRP. The issues outlined above are to be addressed at the next SDRP session and in the Response to Submissions.

Please contact GANSW Design Advisor, Liz Bowra, Elizabeth.Bowra@dpi.nsw.gov.au if you have any queries regarding this advice.

Sincerely,

Barbara Schaffer

Principal Landscape Architect

Chair, SDRP

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Distribution:

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GANSW Design Advisor

GANSW Observer

DPIE

Pymble Ladies College

Willowtree Planning

Design team

BVN

Oculus

Marc Deuschle, Matt Chan, Craig Kerslake, Barbara Schaffer (Chair)

Liz Bowra

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Kate Bimson, Allan Stewart

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3

SDRP  
REVIEW #3

16 MAR 2022

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23 March 2022  
Kate Bimson,  
Project Director,  
Master Planning  
Pymble Ladies College  
Via email –  
Kbimson  
@pymblelc.nsw.edu.au

PROJECT: Pymble Ladies College  
RE: State Design Review Panel – 16<sup>th</sup> March 22. Third Review

Dear Kate,  
Thank you for the opportunity to review the above project a third time. Please find below a summary of advice and recommendations arising from the design review session held on 16<sup>th</sup> March 2022.

The considerable work undertaken to address issues raised in the previous advice provides a better understanding of the proposal and is commended. GANSW commends the project team on the quality of their presentation and the clear rationale for proposed design decisions and changes made.

The following elements of the design approach are supported:

- The consultation with Uncle Laurie Bimson, which has provided the opportunity to deepen the school's connection with place-based stories and reinforce the students and parent's relationship with the site.
- The comprehensive landscape response to Country through the planting of endemic species, the recognition of seasonal variation, and the development of the wild edge, which has translated initial landscape gestures into a contemporary consideration of place.
- The considerable work to the façade to lessen the visual impact of bulk.
- The layered façade strategy which provides a well-considered response to the blue gum and blackbutt woodland.

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The following commentary provides advice and recommendations for the project:

Connecting with Country

- Consider embedding cultural practices within the school to strengthen the relationship with Aboriginal Elders and create opportunities for ongoing education, knowledge building and cultural awareness.
- The creation of teaching and meeting spaces within the landscape to foster the relationship between people and the landscape is commended. Explore opportunities to expand this approach to the broader campus and how this rich connection might extend beyond the site to the riparian zone of the nearby Creek.
- Whilst the D'harawal calendar was referenced in the presentation instead of the calendar for the local area, it was acknowledged that this was used to suggest a similar logic of the seasons, and to provide insight into the interconnected cycles of weather, plants, and animals.
- As the landscape master plan is developed, investigate how areas such as the 'wild edge' might create opportunities to improve the site's ecology and biodiversity.

Site strategy and Landscape

- Reinforce the formal landscape approach on the north-west side of the building and the 'wild edge' along the south-eastern site boundary through the planting palette, species and hardscape materials to amplify the contrast between these landscape characters.
- Develop the understory planting along the south-eastern edge to provide biodiversity and additional noise mitigation and visual privacy for the adjoining residential dwellings along Pymble Avenue.

Movement and accessibility

- The challenges of the significant level changes within the site, and particularly to the north of the Grey House Precinct are acknowledged. Given the connection to the John Reid Building has been identified in the Masterplan as a key learning spine, explore opportunities in the current and future masterplan stages to provide this as a more equitable connection.

Architecture

- The façade changes, including the raised brick podium, the level two recess, the upper level setback to the east, and the continuous expression of the awning will assist in mitigating the visual impact of the bulk, and are supported.
- The development of the brick podium is positive. As the brick base is further developed and detailed, explore how the materiality and form of the brick might amplify the expression of depth and texture in the façade.
- In addition to providing greater façade articulation, the continuous bronze awning will also provide improved sun and weather protection, which is positive.

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- Clarify the impact of the proposal on the solar access of the adjoining properties, as this has not been clearly demonstrated. Provide existing and proposed diagrams identifying the quantum of solar access to the living area glazing and the principal private open space of affected properties to demonstrate if a reasonable level of solar access will be maintained for the adjoining properties.
- Drawings are to be updated to include, section markers, north points, and scale bars.

The issues outlined above are to be addressed in the Response to Submissions.

Please contact GANSW Design Advisor, Liz Bowra,  
Elizabeth.Bowra@dpie.nsw.gov.au if you have any queries regarding this advice.

Sincerely,

Barbara Schaffer  
Principal Landscape Architect  
Chair, SDRP

Distribution:	
NSW SDRP Panel members	Marc Deuschle, Matt Chan, Craig Kerslake, Barbara Schaffer (Chair)
GANSW Design Advisor	Liz Bowra
DPIE	Nahid Mahmud
Pymble Ladies College Willowtree Planning	Kate Bimson, Allan Stewart, Kate Hadwen Sally Prowd, Zara Bennett
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# SDRP RESPONSE

## SDRP Review #3



On the 16 March 2022 the design team met with the NSW Government Architect's State Design Review Panel to present the Grey House Precinct design development following the two review meetings and feedback prior.

The design/proposal was commended, as was the quality of the presentation and clear rationale for proposed design decisions and changes made.

The following elements of the design strategy were supported:

The consultation with Uncle Laurie Bimson, which has provided the opportunity to deepen the school's connection with place-based stories and reinforce the students and parent's relationship with the site. The comprehensive landscape response to Country through the planting of endemic species, the recognition of seasonal variation, and the development of the wild edge, which has translated initial landscape gestures into a contemporary consideration of place. The considerable work to the facade to lessen the visual impact of bulk. The layered facade strategy which provides a well-considered response to the blue gum and blackbutt woodland.

The following is the advice and recommendations put forward by the SDRP for consideration (highlighted). Where possible, the design team responses to these recommendations are included in this report. Those requiring further design development is to be worked through in design finalisation stages of the project.

### Connecting with Country

1. Consider embedding cultural practices within the school to strengthen the relationship with Aboriginal Elders and create opportunities for ongoing education, knowledge building and cultural awareness.

Pymble Ladies' College has engaged with Uncle Laurie Bimson for a number of years to inform the Masterplan strategies for the college campus. He has been involved with the students as part of Indigenous Studies, supporting the knowledge of the Indigenous boarding students that have come from other Countries and has been heavily involved in advising on place-making projects on the campus grounds.

As part of the College's commitment to embed cultural practices genuinely into the project, the design team has met with with Uncle Laurie 3 times during the schematic design and design development phases.

Following this, Uncle Laurie has agreed to meet with the design team every 6 weeks to contribute to the design and narrative. He will also assist in the selection and advise on potential Indigenous artists that could contribute to the artworks within the project.

2. The creation of teaching and meeting spaces within the landscape to foster the relationship between people and the landscape is commended. Explore opportunities to expand this approach to the broader campus and how this rich connection might extend beyond the site to the riparian zone of the nearby Creek.

This is noted. The College have been and is continuing to work closely with Uncle Laurie Bimson and Oculus (landscape architects) in creating outdoor learning spaces across its campus and is looking at opportunities to improve the natural environment around the riparian zone as part of the College's Masterplan.

3. Whilst the D'harawal calendar was referenced in the presentation instead of the calendar for the local area, it was acknowledged that this was used to suggest a similar logic of the seasons, and to provide insight into the interconnected cycles of weather, plants and animals.

This is noted. We have referenced within this report the calendar of the

4. As the landscape master plan is developed, investigate how areas such as the 'wild edge' might create opportunities to improve the site's ecology and biodiversity.

The College and Oculus have been working closely to re-establish the Sydney Blue Gum Forest as part of its campus Master Plan. The Grey House Precinct will join existing remnants of Sydney Blue Gum to create a continuous 'wild edge' along this portion of the College campus. It is envisaged that this will re-establish habitat for fauna along this corridor. Details of this strategy is outlined within this report and within the landscape architect's documentation.

### Site Strategy & Landscape

5. Reinforce the formal landscape approach on the north-west side of the building and the 'wild edge' along the south-eastern site boundary through planting palette, species and hardscape materials to amplify the contrast between these landscape characters.

This is noted – the intention with the planting palette and landscaping materiality will be developed as the design team finalises the design.

6. Develop the under-storey planting along the south-eastern edge to provide biodiversity and additional noise mitigation and visual privacy for the adjoining residential dwellings along Pymble Avenue.

Refer to the landscape documentation and landscape strategy outlined within this report. The planting palette and landscaping materiality will be developed as the design team finalises the design.

### Movement & Accessibility

7. The challenges of the significant level changes within the site, and particularly to the north of the Grey House Precinct are acknowledged. Given the connection to the John Reid Building has been identified in the Master plan as a key learning spine, explore opportunities in the current and further master plan stages to provide this as a more equitable connection.

This is noted – the College is working on a Master Plan to provide equitable access to all new learning spaces, and new developments to provide equitable access to as many existing learning spaces where feasible.

### Architecture

8. The facade changes, including the raised brick podium, the level two recess, the upper level setback to the east, and the continuous expression of the awning will assist in mitigating the visual impact of the bulk, and are supported.

This is noted. The facade changes in response to previous feedback have been included in this report.

9. The development of the brick podium is positive. As the brick base is further developed and detailed, explore how the materiality and form of the brick might amplify the expression of depth and texture in the facade.

This is noted. The brick podium detailing will be developed as the design team finalises the design.

10. In addition to providing greater facade articulation, the continuous bronze awning will also provide improved sun and weather protection, which is positive.

This is noted.

11. Clarify the impact of the proposal on the solar access of the adjoining properties, as this has not been clearly demonstrated. Provide existing and proposed diagrams identifying the quantum of solar access to the living area glazing and the principal private open space of affected properties to demonstrate if a reasonable level of solar access will be maintained for the adjoining properties.

This report includes solar access analysis of the impact of the Grey House Precinct to the adjoining residential properties.

12. Drawings are to be updated to include section markers, north points and scale bars.

This is noted and have been included in this report and in architectural drawings.

# DPIE RESPONSE TO SUBMISSION

## Design Response

### Bulk, Scale & Visual Impact

1.

The design of the building does not fully address the principles of Schedule 4 of the State Environmental Planning Policy (Educational Establishment and Child Care Centres) 2017 (Education SEPP) in the bulk and scale of the building is not compatible with the low - density character of the dwellings that immediately adjoining the precinct to its south (facing Pymble Avenue).
2.

In this regard, the SDRP have advised that the design of the brick podium should be re-considered, as stepping down the brick base to the east appears to intensify the perceived scale of the proposal’s four- storey ceramic façade. More horizontal elements should be introduced to tone down the scale.

In response to the comments around the low density character of the site, the following moves have been made to address the principles of the SEPP within a one to two-storey residential setting along Pymble Avenue:

Introduction of 'horizontal bands' to respond to the low-density character of the immediate site  
Extension of the brick facade to form a double storey brick band on the south east corner  
The use of a different facade material and colour on L02 introduces a break between the ceramic 'band' (L03-L04) from the brick 'band' (L00-L01); in addition, the introduction of an awning with an articulated edge and a dark coloured soffit further strengthens the horizontality of the facade.  
The combination of the awning and the different materials gives the impression of a two-storey band "floating" above the other.

With regards to the massing, it is noted the following desgin changes have been incorporated:  
The terrace on the south-eastern wing results in an articulated 2 storey form that results in a stepping back of the overall proposed building mass.  
A line of blue gum trees between the school site and the neighbouring residential area buffers the building mass and adds to the lush green context.  
The top level of the building has been set back on the South-east corner.

3.

Per the SDRP advice, the five-storey bulk of the proposed development would also alienate the junior school students, who would use the south-eastern part of the site. This impact should be explored further and mitigated to integrate the uses/buildings within the campus.

The terraces on both the south-eastern corners of L00 and L01 and the application of the brick on both storeys make this part of the proposed building appear as a separate 2 storey form that's been set forward from the other levels.

The dark colour of the L02 facade further emphasises the horizontal breaks, enhancing the brick plinth and the material connection to the junior school building. Two points of access have also been allowed for.

4.

The proposed glazing treatment should be complimented with more horizontal shading strategies to improve daylight and enable access to natural ventilation.

New horizontal elements have been introduced to break the verticality of the fins, increase shading and frame views towards neighbouring properties. The changes adopted include:

Extension of channel at slab edge  
Horizontal shading added at 1625mm above FFL increasing the depth of picture windows, from 670mm to 1000mm.

5.

The submitted Heritage report states that there is no visual or physical impact of the development on the adjoining heritage item(s). However, the Department considers that a complete assessment of the impacts of the bulk of the proposed building on the adjoining low-density environment and the heritage items, has not been conducted. Please note that the Department is currently conducting and independent heritage assessment of the proposal. Additional information in relation to the heritage impacts of the development may be requested once the assessment is completed.

#### Pymble Conservation Area - C11 (KLEP 2015)

*"Pymble Avenue Heritage Conservation Area is historically significant as a portion of Richard Wall's 1824 land grant which became the Pymble Station Estate subdivision of 47 one-acre residential lots on either side of Pymble Avenue, advertied for sale between 1893 and 1910, developed in the Federation to inter-war period, with substantial one and two storey houses. The area is of aesthetic significance for its group of fine predominantly Federeation to mid to late century period houses, including a 1970s Russell Jack designed modernist house. The houses are in generous garden settings within a spectacular mature blue gum high forest streetscape."*

Due e ort has been made to ensure the new proposed GHP building reflects the scale and nature of existing buildings within the larger schol site and the Pymble Conservation Area.

The stepped nature of the built form on the south is due to the careful consideration of the terrain levels and existing building heights. The view of the new GHP building from Pymble Avenue will also be minimised from by a row of blue gum trees. In addition, brick and sandstone have been proposed as facade material. This in keeping with the exising materiality of the Federation houses in the area.

### Amenity Impact

1.

The Department is concerned that the windows of the classrooms within the building would have direct overlooking opportunities to the swimming pool and courtyards of the residential properties to the south (facing Pymble Avenue).

The visual privacy diagrams are unclear and do not demonstrate that measures are proposed to reduce such overlooking opportunities. You are requested to address this issue and provide additional diagrams and/or mitigation measures to demonstrate that adverse visual impacts are reduced where possible.

As part of the proposed landscape plan, a row of Blue Gum trees will be planted along the length of the site boundary, providing a landscaped site threshold and adding to the existing garden setting of Pymble.

Views out towards 57A and 59B Pymble Ave on the south have been tested without the trees and indicate that there are no overlooking opportunities into neighbouring properties.

2.

According to the Ku-ring-gai Development Control Plan, a building should be sited to maintain solar access to north facing windows and rear yards of adjoining properties of at least four hours between 9am and 3pm on 21st June. The proposed development does not comply with this requirement. Please address this issue and demonstrate how the development would maintain an appropriate level of solar access to the impacted properties (to its south) during winter solstice

This report includes detailed information and diagrams describing the hours of solar access to neighbouring properties 59B and 57A Pymble Ave.

Refer to Chapter 04 Architecture of this Architectural Design Report Addendum for more information.

### Accessibility

1.

SDRP have requested that details of accessibility at all levels of the building be provided, noting the massive change of levels within the site.

2.

The submitted Building Code of Australia (BCA) report (Table 14) states that a part of the building does not have continuous access pathway which does not comply with AS14.28.1-2009, the submitted BCA report recommends that the Access consultant would address with performance solution. However, the Access consultant's report does not provide any satisfactory comments regarding this issue. You are requested to provide satisfactory details to demonstrate that the building and all of the proposed uses would have satisfactory and accessible connections.

This report includes a series of diagrams to illustrate the equitable access to all levels. An Access consultant report has been prepared to address the above items.

3.

The Department notes that the ELC parking would be provided within the aquatic centre. In this regard, you are requested to provide details of an accessible pedestrian pathway (for strollers as well) from the centre to the ELC including shaded paths for the amenity of the future users.

This report includes a series of diagrams to illustrate the equitable access to all levels. An Access consultant report has been prepared to address this item.

Connecting with  
Country

02



# CONNECTING WITH COUNTRY

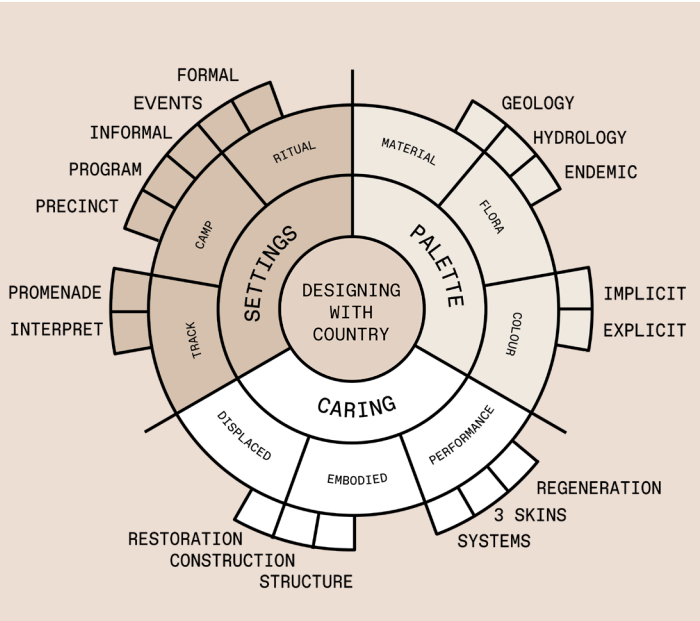
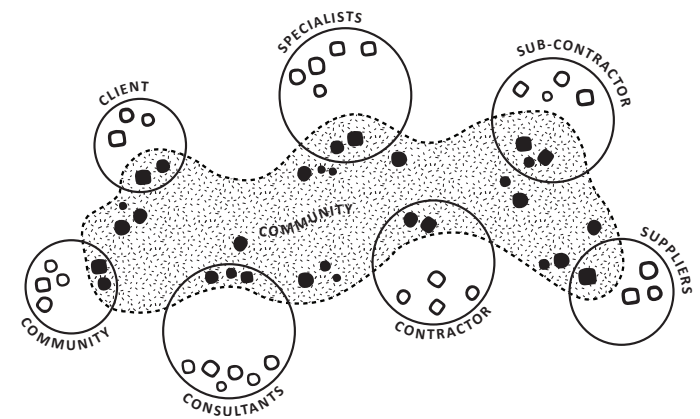
## Our Process

We acknowledge that dispossession of Aboriginal and Torres Strait Islander peoples from their lands, the dispersal and relocation of communities, the erosion of traditional customs and languages, and the removal of children from their families, have resulted in the disconnection of generations of families from their traditional homelands, languages and culture.

### Consultations

It is envisaged that the throughout the design process, consultation workshops will be conducted between the College's Indigenous Stakeholder Group and the project design team to implement

- Indigenous Student Working Group – Workshop 1, 26 April 2021
- Indigenous Student Working Group – Workshop 2, 10 May 2021
- Uncle Laurie Bimson Meeting 1, 06 September 2021
- Uncle Laurie Bimson Meeting 2, 11 November 2021
- Uncle Laurie Bimson Meeting 3, 28 February 2022



## WHAT WE UNDERSTAND

### Our Process

BVN's Designing with Country work guides the way we think about projects that engage with First Nations communities and contexts.

These contexts vary from direct engagement on community projects to contributions to mainstream projects and provides industry leadership.

At the core of all these contexts is a need to understand the First Nations concept of Country.

The idea of Country is drawn from a sense of belonging. When First Nations speak of Country, it is about the place of their ancestors, stories, lore and knowledge. These memories and connections form the basis of songlines and bind people to their Country. Country is a matter of sustenance and is therefore as much a cultural and spiritual condition as it is a scientific or physical one. It follows that within an associated knowledge capital, there exist endless opportunities to engage with and affect the cultural and built environments of a specific locale.

In thinking about Country, there is a logic for movement located in the idea of a track, logic for occupation emanating from the idea of a camp and logic for events found in the idea of ritual. Acknowledging that a site belongs to a specific Country on a particular part of this continent enables us to draw inspiration, ideas and opportunities directly from that place and the people who belong to it.

### Why we need this

Why would we make buildings, modern precincts and communities connect to Country and what makes this important? Our underlying belief is that it is the first point of connection to culture, creativity and science, and an awareness that it has existed in Australia for over 50,000 years. The ambition of the Designing with Country Framework is to enable a greater relationship between people, knowledge and environment and work towards a non-conflicted future. This ambition can be realised by acknowledging the significance of First Nations culture in the reconsideration and development of the built environment.



## LAYERS OF INFLUENCE

### Our Process

This 'Layers of Influence' diagram aims to summarise the potential symbiotic nature of the context in which the future project sits. At each stage, it is important to question, acknowledge and embed the story of place and people, to inform the consideration, articulation and design of the project.

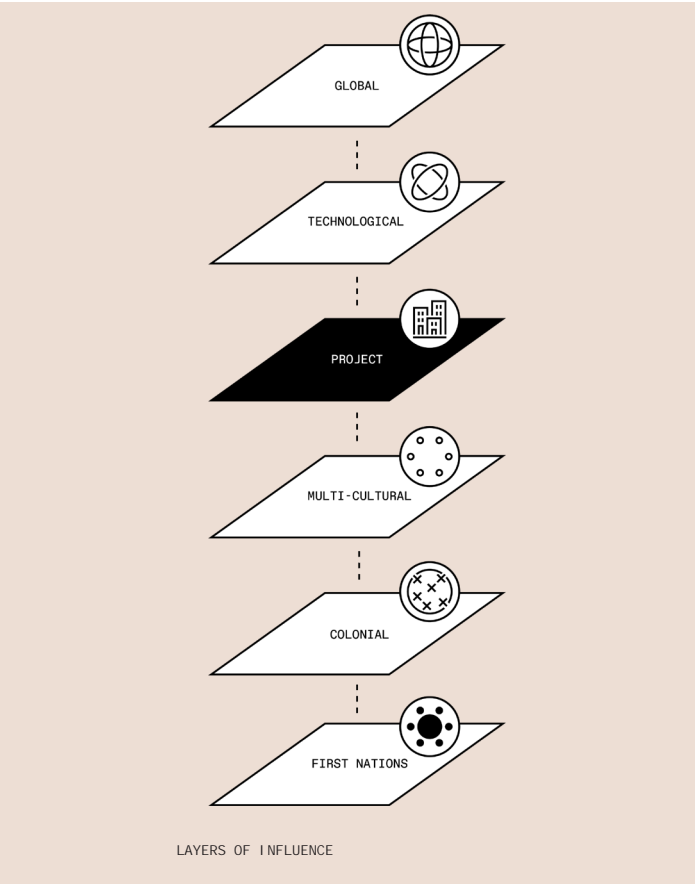
The first layer is First Nations and knowledges and engages with the community to understand aspirations, the connection to, and characteristics of, Country and culture.

The second layer is Colonial and draws upon the economic networks and hard infrastructure that has come to enable the city today.

The third layer is Multicultural and, by way of inclusion, acknowledges the modern multicultural history and vibrancy of the locale.

The fourth layer is bound to the Technological and understands that harnessing current technology connects to the future.

The fifth layer is Global and seeks to both benchmark the project as an exemplar and understand its relevance on the world stage.



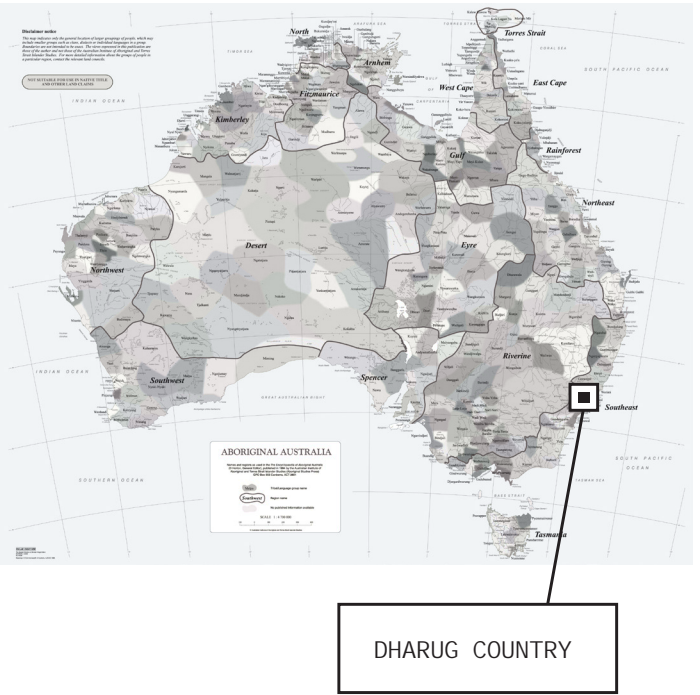
## COUNTRY

### What we understand

The Cammeraygal, variously spelled as Cam-mer-ray-gal, Gamaraigal, Kameraigal, Cameragal and several other variations, were a clan of the Eora tribe of Indigenous Australians who were united by a common language, strong ties of kinship and survived as skilled hunter-fisher-gatherers in family groups or clans that inhabited the Lower North Shore of Sydney, New South Wales, Australia.

For thousands of years before Europeans laid claim to the land now known as Ku-ring-gai municipality, smaller clans, or tribes as the Europeans termed them, regularly passed through the heavily wooded area. The dissected sandstone country was one continuous hunting ground, with the well-watered bushland providing shelter, sustenance and relief from the extremes of hot weather and bitter winters.

The Cammeraygal had occupied the land between the Lane Cove River, Hawkesbury and east to the coast. They would travel from grounds at Cowan Creek to the Parramatta River via Pymble - passing west through the land where Pymble Ladies' College now stands, through the Lane Cove Valley and North Ryde.[3] En route they would reportedly hold corroborees at the current site of the Pymble Reservoir on Telegraph Rd and "camped on the hill...at the junction of Merrivale Rd and Selwyn St."





GEOGRAPHICAL RESEARCH

GEOLOGY	DESCRI PTI ON
1. HAWKESBURY SANDSTONE	- MEDIUM-TO VERY COARSE-GRAINED QUARTZ SANDSTONE, MINOR LAMINATED MUDSTONE AND SILTSTONE LENSES
2. ASHFIELD SHALE	-WIANNAMATTA GROUPOF SEDI MENTARY ROCK. BLACK MUDSTONES AND GREY SHALESWITH FREQUENT SIDERITIC IRONSTONE BANDS



1. HAWKESBURY SANDSTONE



2. ASHFIELD SHALE

FLORA & FAUNA

FLORA			
1	BLACKBUTT	21	XANTHORIA
2	SYDNEY BLUE GUM	22	NATIVE DAPHNE
3	STRINGY BARK	23	PANDOREA, WONGA WONGA VINE
4	TURPENTINE TREE	24	
5	WATTLE - ACACIA	25	
6	GYMEA LILY	26	



BLACKBUTT



SYDNEY BLUE GUM



STRINGYBARK



TURPENTINE TREE



'WATTLE' ACACIA



GYMEA LILY



XANTHORIA



NATIVE DAPHNE



PANDOREA, WONGA WONGA VINE

FAUNA	
A DIVERSITY OF POSSUMS AND GLIDERS LIVE IN KU-RING-GAI , FROM THE LARGE COMMON BRUSH-TAILED POSSUM AND COMMON RINGTAIL POSSUM, TO THE TINY FEATHERTAIL GLIDER. THEY ARE NOCTURNAL MARSUPIALS DEPENDENT ON TREE HOLLOWES OR DREYS TO RETREAT TO DURING THE DAY. REMOVAL OF HOLLOW-BEARING TREES REMAINS A KEY THREAT TO MANY OF THESE ANIMALS.	



RINGTAIL POSSUM



BRISHTAIL POSSUM



GREY-HEADED FLYING FOX



WALLABY



RAINBOW LORIKEET



AUSTRALIAN KING PARROT



SUPERB FAIRYWREN



BLACK-FACED CUCKOOSHRIKE



## SIGNIFICANT PLACES

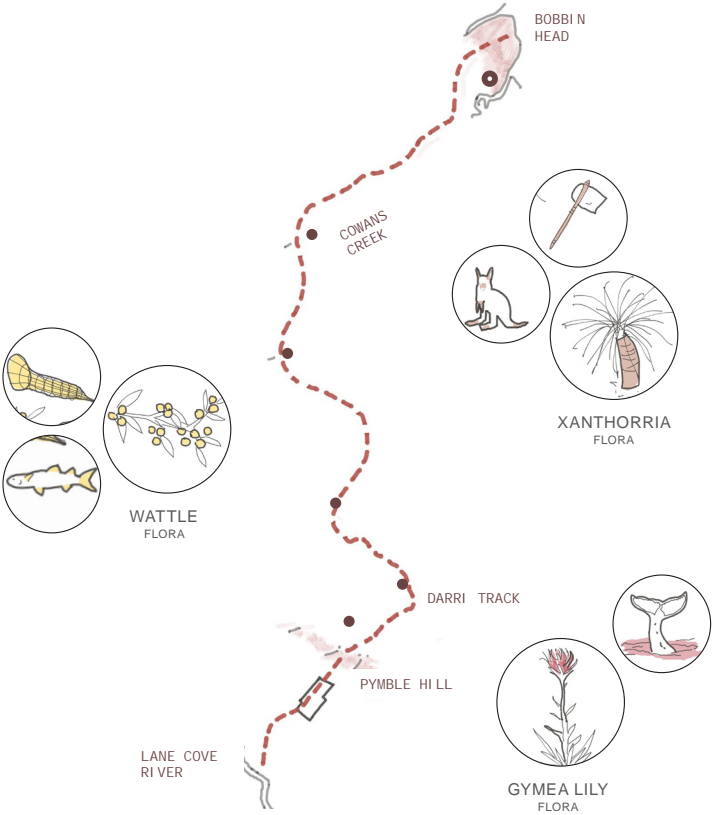
### Cammeraygal Walking Track

The Cammeraygal (Cammeraiagal / Gameraigal) occupied the land between the Lane Cove River, Hawkesbury and east to the coast for thousands of years before Europeans layed claim to it.

- Walking track – through woodlands
- Woodlands Blackbutt & Blue Gum
- Sandstone country
- Hunting ground
- Abundance of flora and fauna
- Shelter and sustenance

"Cammeraygal would travel from grounds at Cowan Creek to the Lane Cove River via Pymble - passing west through the land where Pymble Ladies' College now stands."

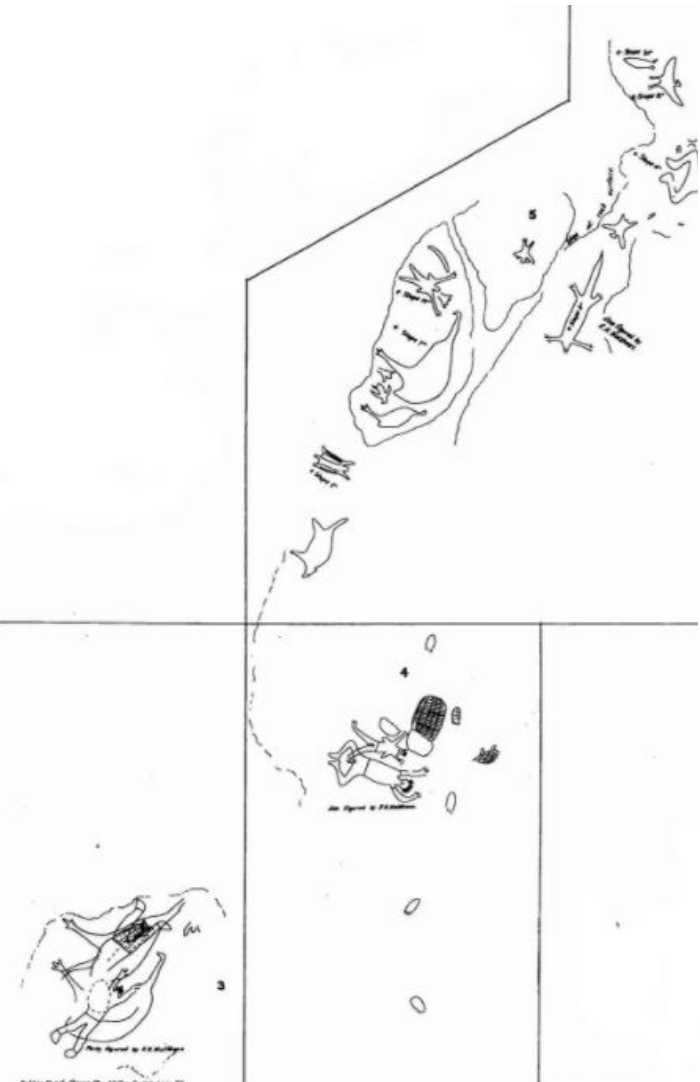
Uncle Laurie



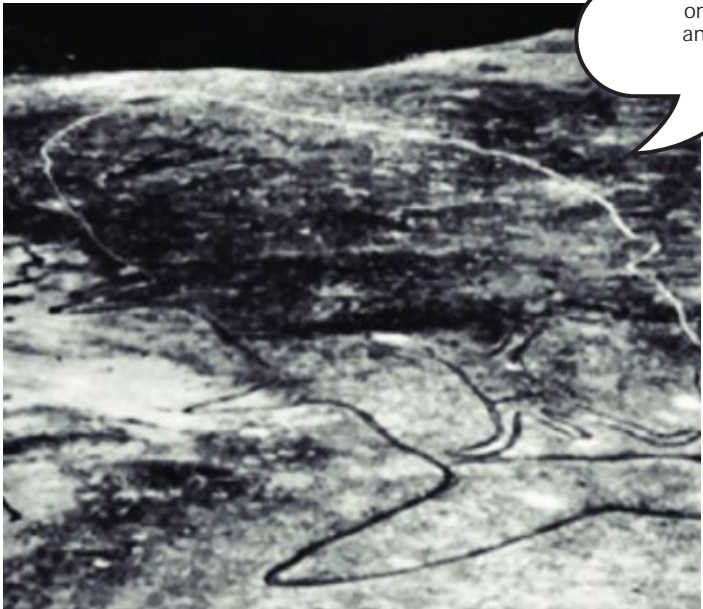
CAMMERAYGAL WALKING TRACK  
BOBBIN HEAD, PYMBLE HILL  
TO LANE COVE RIVER

## Petroglyph

- Whale migration
- Mullet fishing season
- Shale midden locations



BOBBIN HEAD  
CAMMERAYGAL PETROGLYPHS



Traditionally Carvings in local area used to point in direction of important places or locations and time of year for hunting and harvesting different flora and fauna.



BALLS HEAD  
CAMMERAYGAL PETROGLYPH



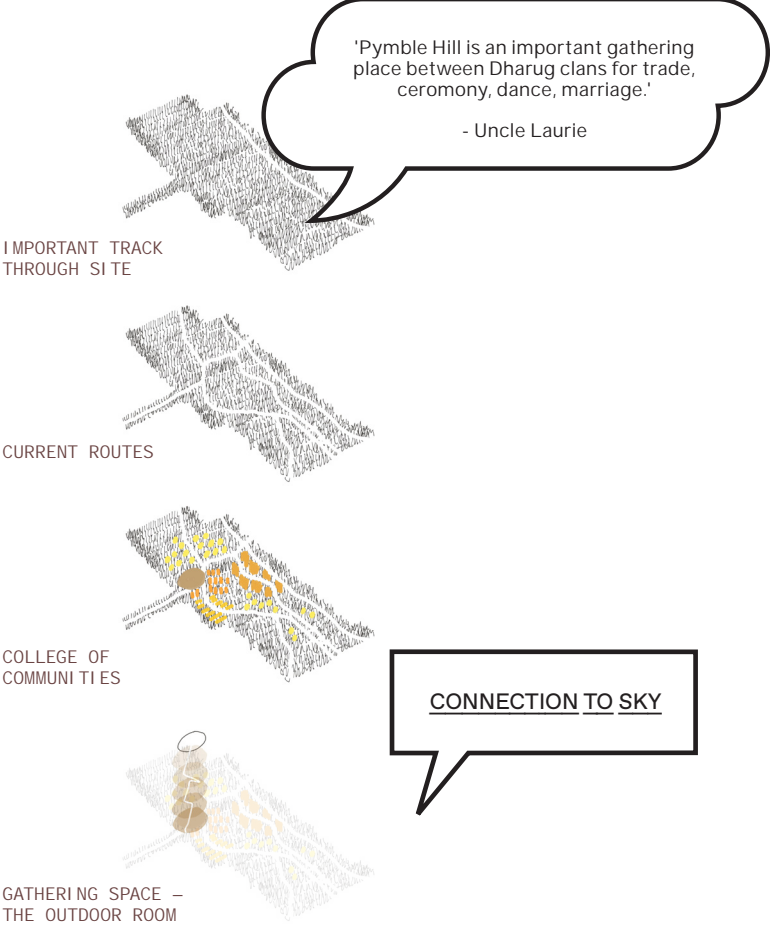
# CONNECTING WITH COUNTRY

## Our Propositions

### 1 SITE & LANDSCAPE

Our proposition with regards to Site and Landscape is the reinterpretation of the 'track' between Pymble Hill (Pacific Highway ridgeline) and Lane Cove River to the south, where the Dharug clans conduct 'trade, ceremony, dance and marriage'. The track has particular importance to the College as it is understood the track passes through the College campus.

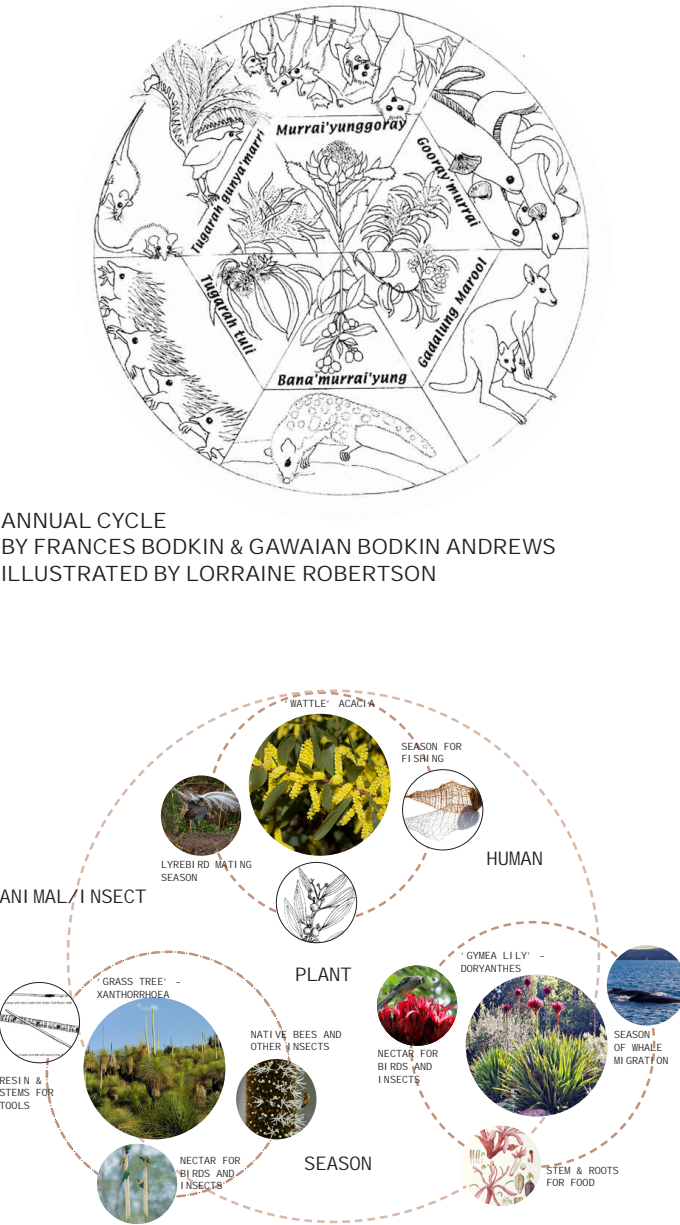
The design team's proposition is to provide an opportunity for learning through the flora and fauna along this recreated pathway that would have been sighted along the 'track', with the potential for artworks in the form of carvings to provide wayfinding and learning opportunities through storytelling.



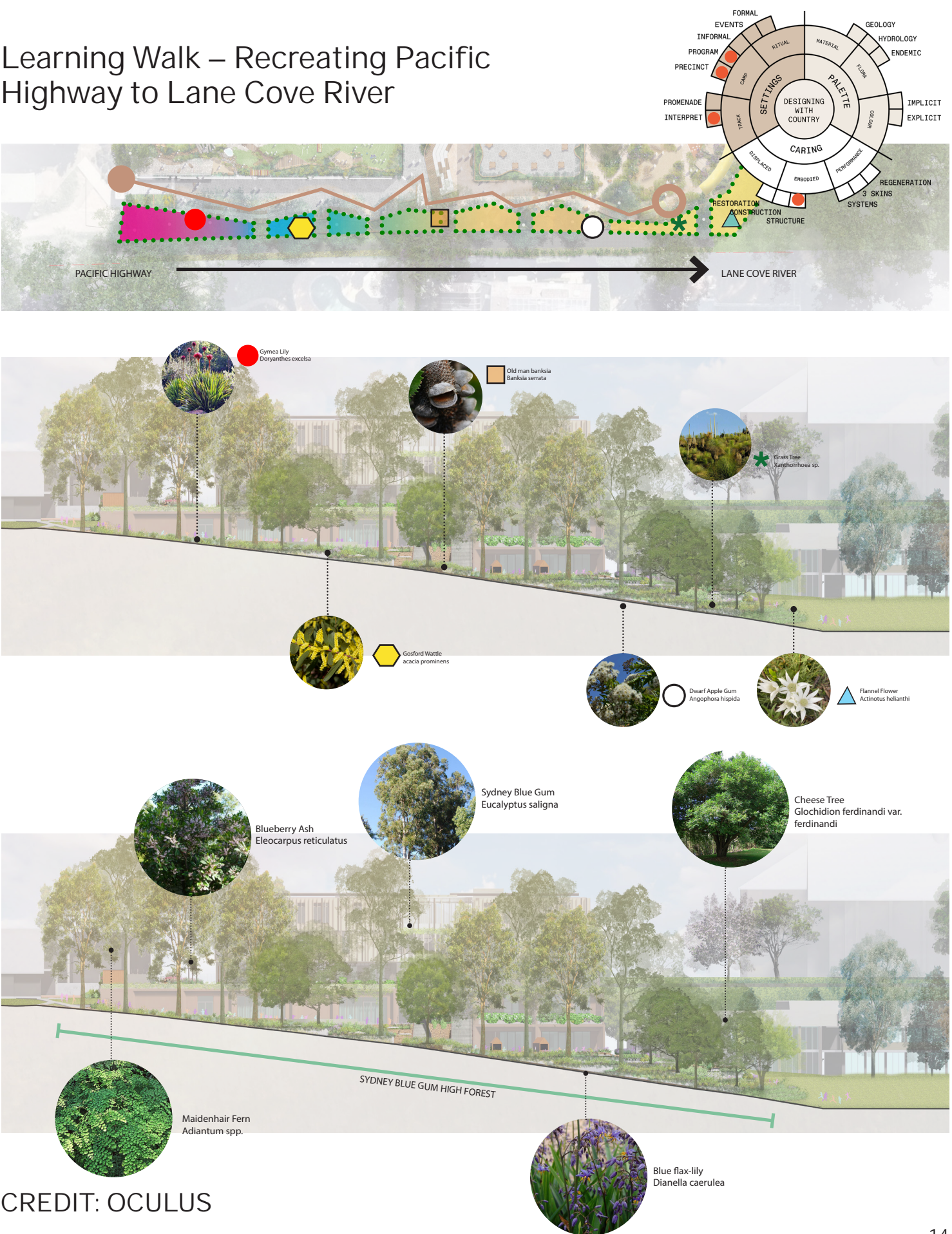
### Relationships & Seasonal Change

The Traditional owners of the land understood the relationships between plants and animals not just as food sources but as markers in the change in seasons and thus the change in their activities.

Planting provides a holistic way of knowledge sharing through the edible and functional use of plants. Through consultation, Uncle Laurie mentioned plant use in the area for bush tucker, medicinal purposes and functional aspects such as basket weaving.



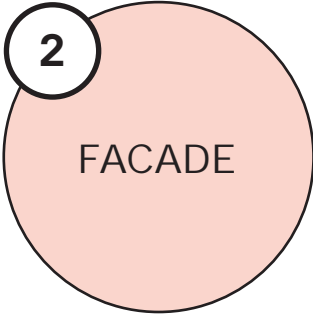
### Learning Walk – Recreating Pacific Highway to Lane Cove River





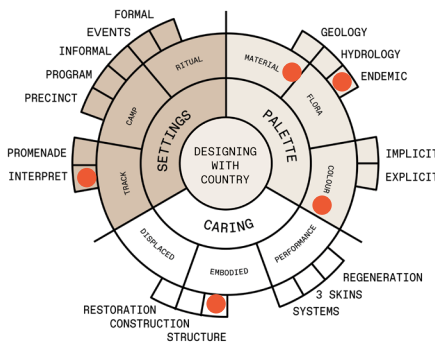
# CONNECTING WITH COUNTRY

## Our Propositions



Our facade response is to make reference to the layered history of the site. The brick podium respond to the colonial College buildings which are predominantly made up of red-brick buildings.

The colour, patterning and fenestration of the screen element above reference the textures of the Sydney Blue Gum Woodlands that would have existed throughout this area prior to European settlement.



### CAMMERAIGAL WALKING TRACK THROUGH WOODLANDS

- WOODLANDS BLACKBUTT & BLUE GUM
- SANDSTONE COUNTRY
- HUNTING GROUND
- ABUNDANCE OF FLORA AND FAUNA
- SHELTER AND SUSTENANCE



SYDNEY BLUE GUM WOODLANDS

PATTERNING/ FACADE SCREENING AND COLOUR; A LAYERED SKIN



COLONIAL COLLEGE SETTING

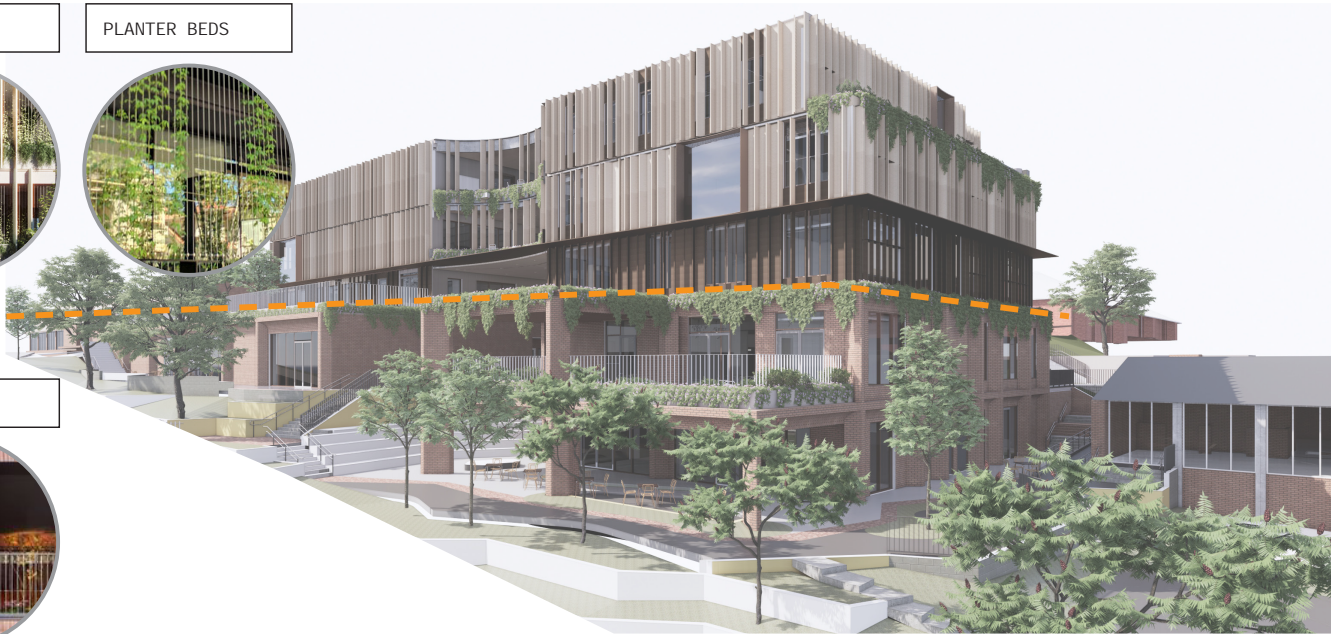
CERAMIC FINIS



PLANTER BEDS



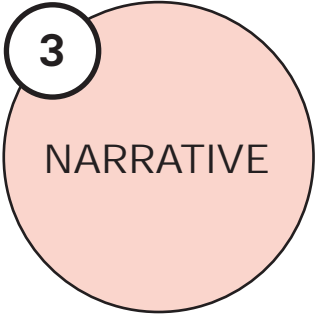
BRICK PODIUM





# CONNECTING WITH COUNTRY

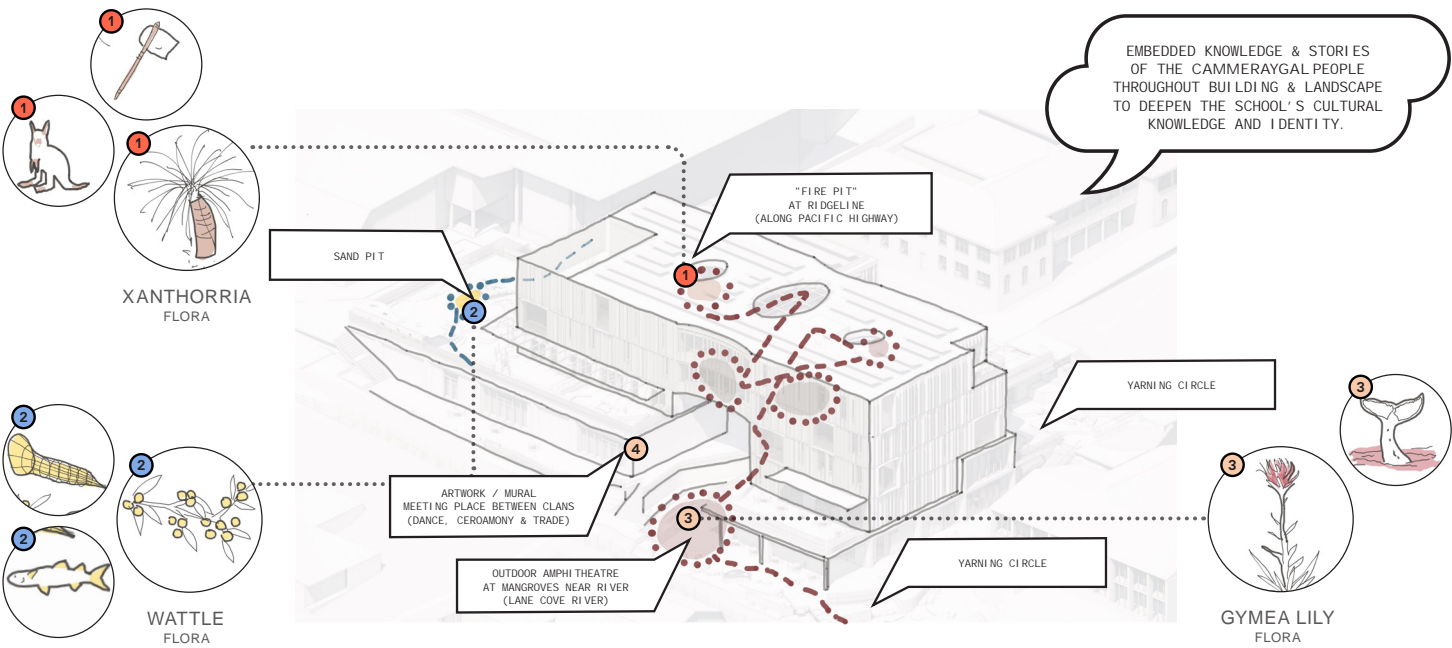
## Our Propositions



Our proposition extends the storytelling into the building's internal spaces – embedding the knowledge and stories of the Cammeraygal people into the way which the wayfinding and circulation is conducted.

### The 'Outdoor Room' as a Meeting Place

The 'Outdoor Room' is core to the building's design, where the varied communities of the building and College meet and interact with one another. This will be the place where the occupants meet, share knowledge and identify with.



### Wayfinding Graphics

PETROGLYTHS

- + Whale migration
- + Mullet fishing season
- + Shale midden locations

CARVINGS IN LOCAL AREA ARE USED TO POINT IN DIRECTION OF IMPORTANT PLACES OR LOCATIONS AND TIME OF YEAR FOR HUNTING AND HARVESTING DIFFERENT FLORA AND FAUNA.

DEVELOP CAMMERAYGAL NARRATIVES INTO WAYFINDING & INTERIOR STRATEGY.

IN CONSULTATION WITH UNCLE LAURIE BIMSON

EXAMPLE WORK

By Yuwaalaraay Artist Lucy Simpson

GYMEA LILY FLORA

### Artworks / Murals

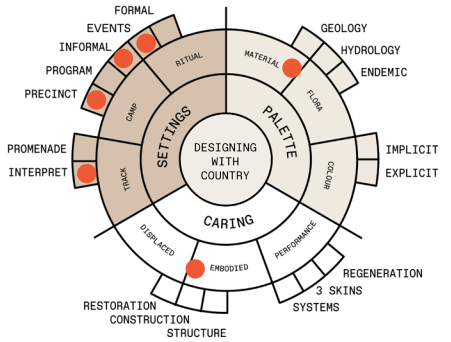
COLABORATE WITH CAMMERAYGAL ARTIST, UNCLE LAURIE AND STUDENTS TO DEVELOP ARTWORKS IN KEY AREAS OF THE BUILDING

UNCLE LAURIE BIMSON HAS AN EXISTING PRACTICE OF CARVINGS IN SANDSTONE.

CUTTING / TEXTURED REVEAL OF MATERIAL

ARTWORK / MURAL MEETING PLACE BETWEEN CLANS (DANCE, CERAMONY & TRADE)

ARTWORK / MURAL OUTDOOR AMPHI THEATRE AT MANGROVES NEAR RIVER (LANE COVE RIVER)



Movement &  
Accessibility

03



## BVN

18

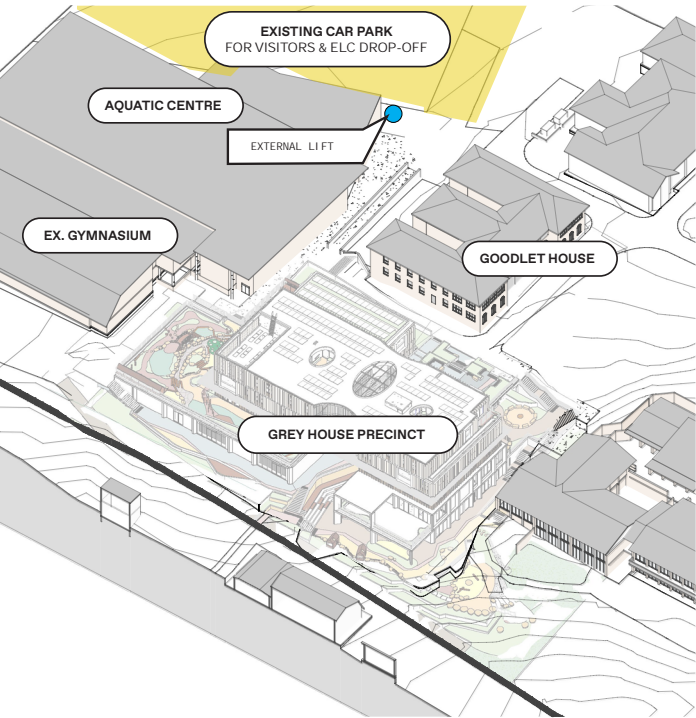




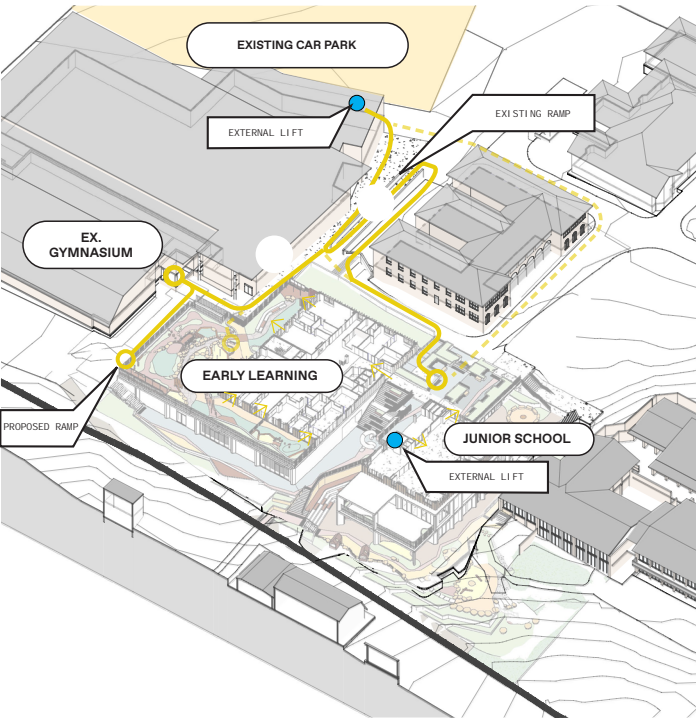
# MOVEMENT & ACCESSIBILITY

## Grey House Precinct within Context

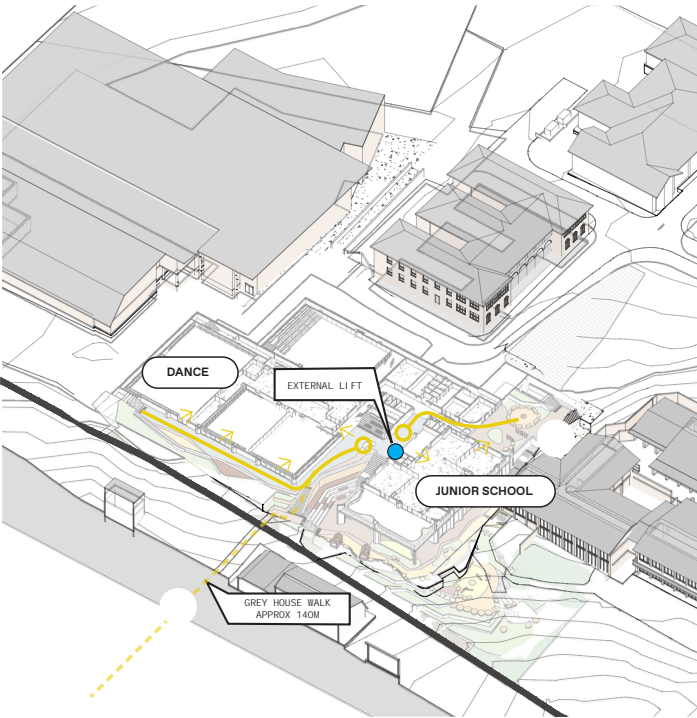
Precinct



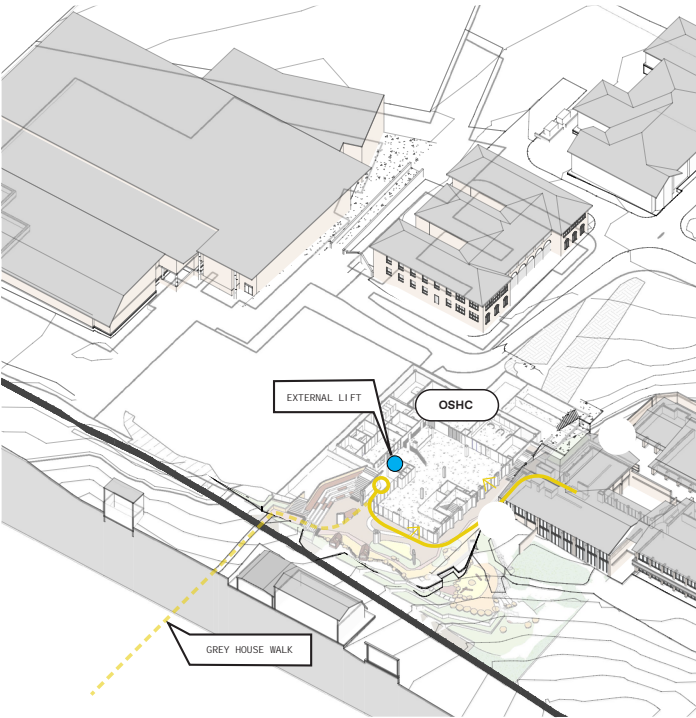
Level 2



Level 1



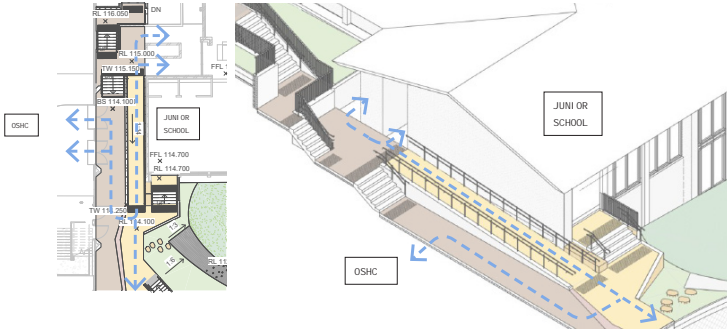
Level 0



Existing ramp along Centenary Walk – looking towards GHP



Grey House Walk from Pymble Ave – Non-accessible pathway due to steep slope



The blue arrows indicate a continuous equal accessibility route through the site and across all levels.



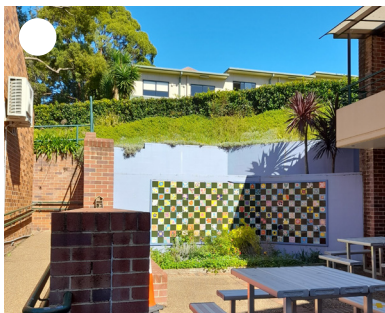
Existing ramp along Centenary Walk – looking towards carpark



Steep slope at north-east corner of GHP site



Ex. Junior School building adjacent



Steep slope to existing junior school courtyard



Architecture

04

# BULK & SCALE

Response to feedback

## Design response:

Brick podium raised to maintain continuous 2-storey brick datum – in keeping with the residential scale and articulating the Southern & Eastern facades
Reduction in area to the top floor - Setback Level 4 to the NE to enable the building to read as a 4-storey form rather than 5 storeys to the east
Recessed L02 facade - a shadow gap expression, inset & articulated with a darker facade material
L02 awning integrated to further punctuate the shadow gap & provide solar protection

Reduced extent of ceramic fin facade - to appear as a 2 storey lighter form floating on top of the 2 storey brick base
Scallop to the atrium increased in depth to the south to break down the continuity of the form to the southern elevation (area reduction)
Additional planting and 'greening' of the building - green roof to L04 setback & planting to the top of the brick podium to soften the edges and again create a gentler, more textured elevation

50% reduction in the number of picture windows to the South - retained 2 to maintain an element of play to the facade. These are located to minimise overlooking opportunities and integrate a metal interlayer in the glass to provide visual privacy and glare control.
Generally the architectural language and expression has been developed to be a more horizontal one rather than the previously more vertical expression, with layering of textures and natural materials to emulate and tie into the terracing of the landscape.



East Elevation - Previous Scheme



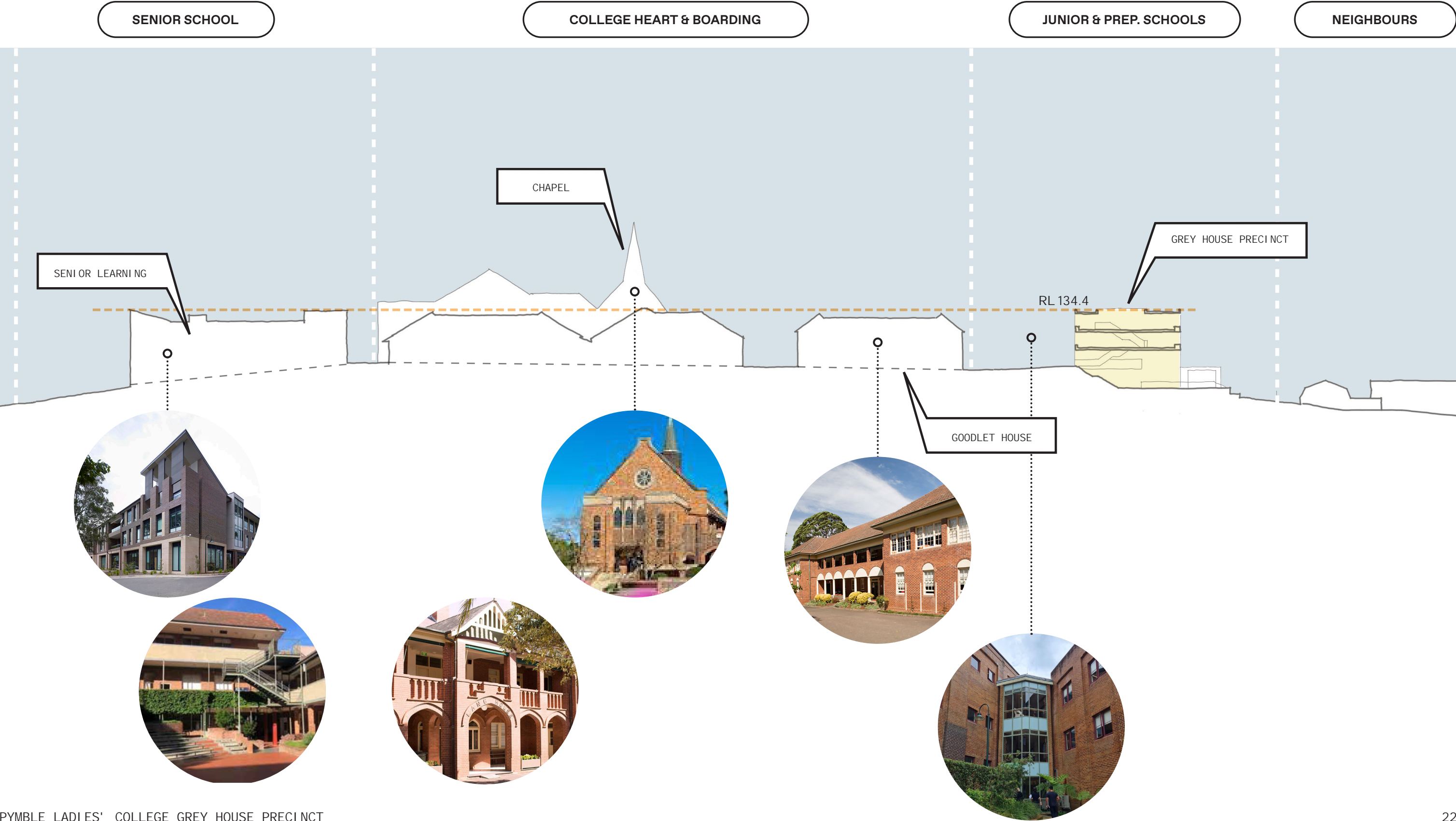
South East Elevation - Previous Scheme



East Elevation Response



South East Response





BULK & SCALE  
Sections



E-W Section



N-S Section

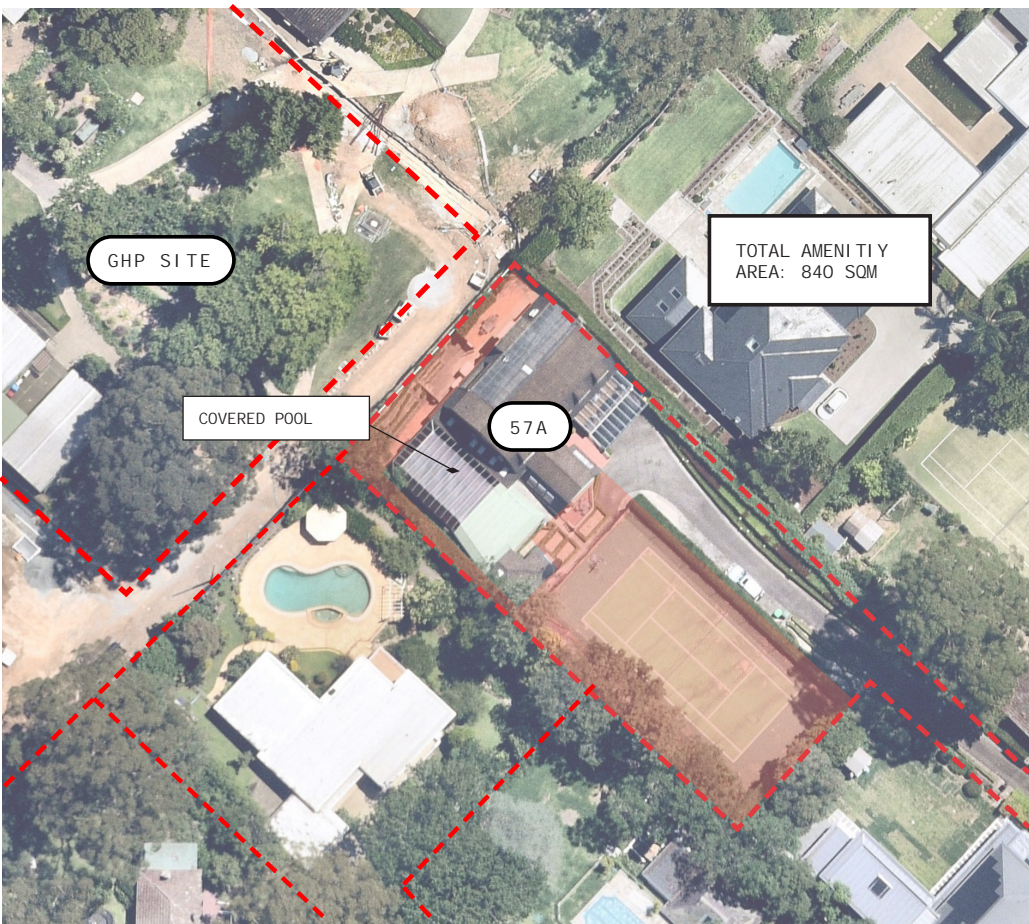


Elevation of proposed GHP building from South



# BULK & SCALE

Adjoining context



AREA OF AMENITY AT THE FRONT  
AREA OF AMENITY AT THE BACK



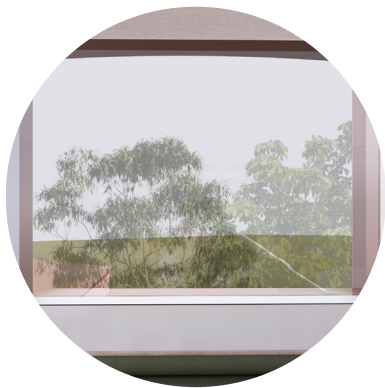


# BULK & SCALE

Adjoining context

BVN

IEWS TOWARDS 57A & 59B



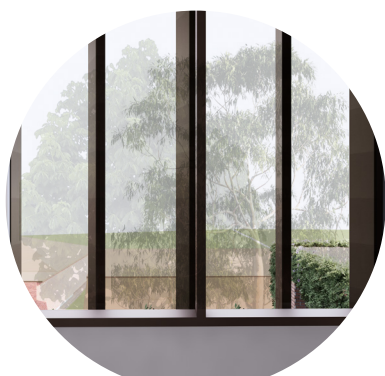
L03 PICTURE WINDOW



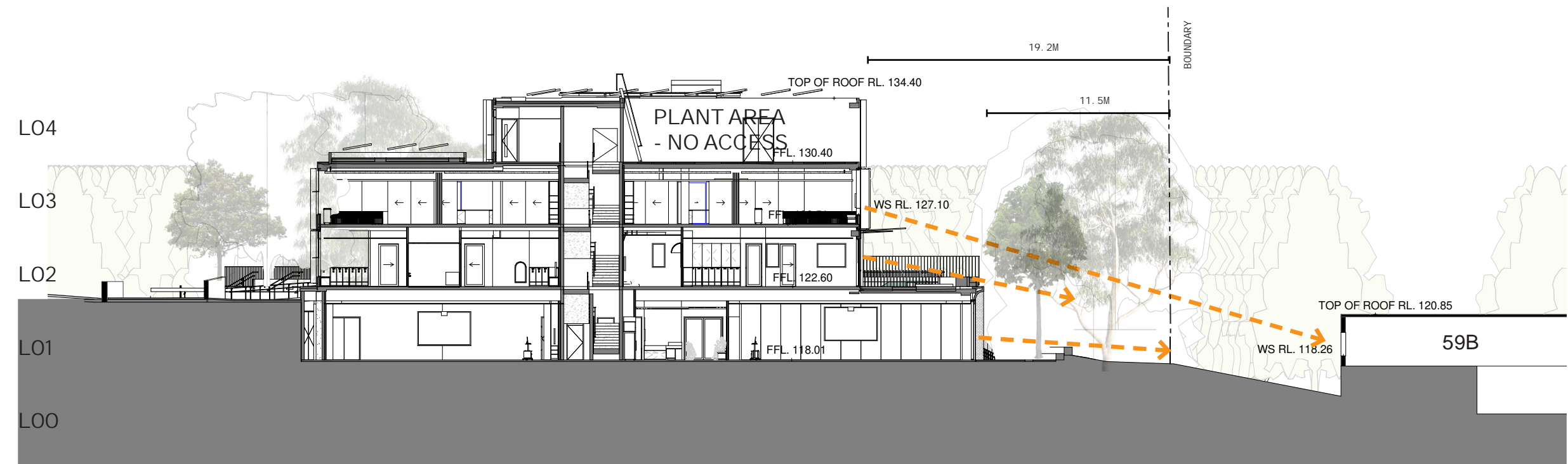
L03 OPERABLE WINDOWS



L02 OPERABLE WINDOWS



L02 OPERABLE WINDOWS



Section through GHP site and 59B

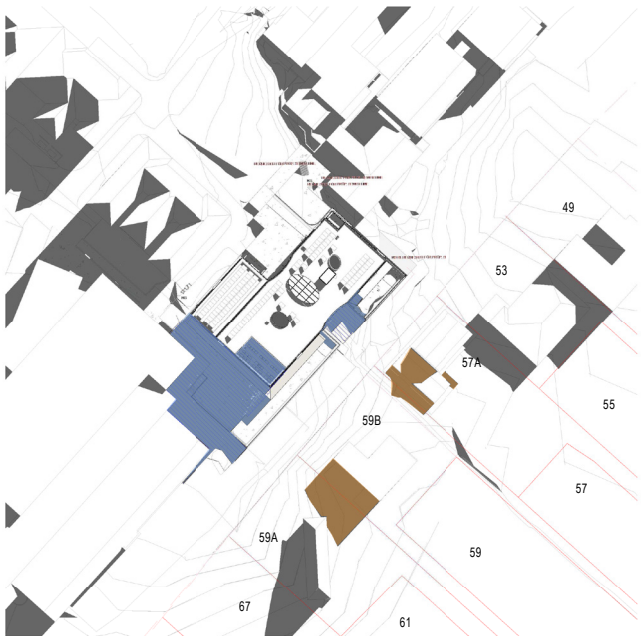


# BULK & SCALE - ORIGINAL SCHEME

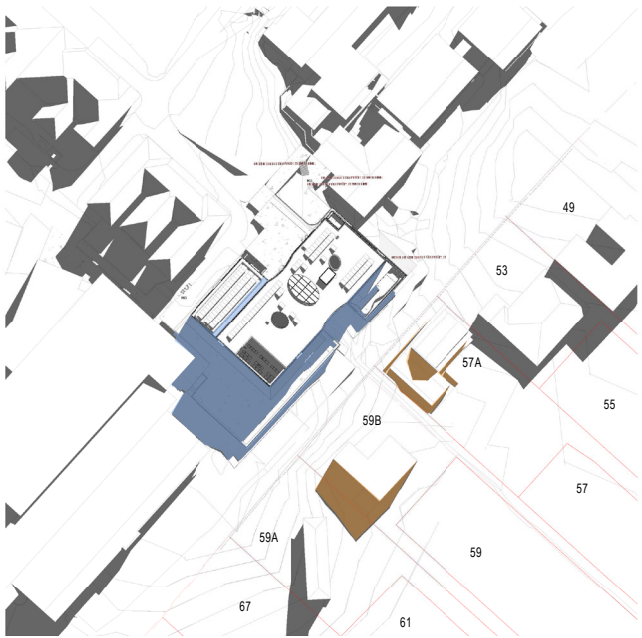
Shadow Diagrams for 21 June 9 - 3pm

SHADOW ENCROACHMENT ONTO BOUNDARY ON 21ST JUNE (Hours of solar access between 9am-3pm)		SHADOW ENCROACHMENT ONTO PRIVATE LIVING / OPEN SPACE ON 21ST JUNE (Hours of solar access between 9am-3pm)	
ORIGINAL SCHEME		ORIGINAL SCHEME	
59B PYMBLE AVE	11.58 AM (2H 58M)	12.48 PM (3H 48M)	
57A PYMBLE AVE	11.52 AM (2H 52M)	12.30 PM (3H 30M)	

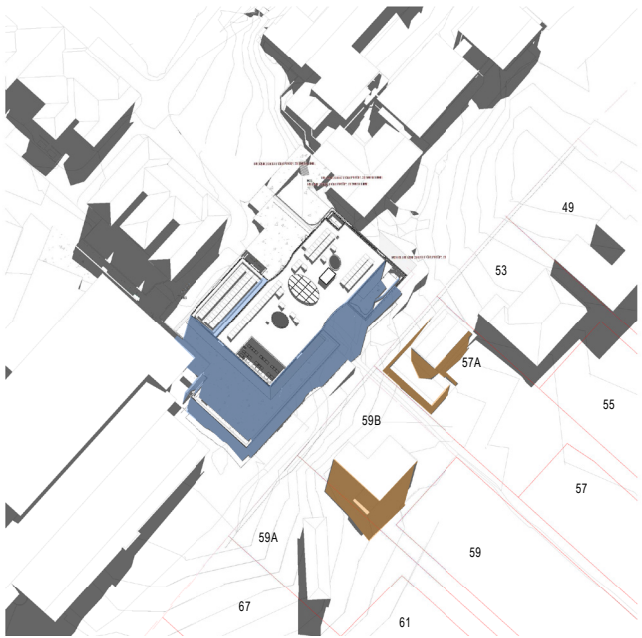
- GHP SHADOW
- EXISTING HOUSES & TOPOGRAPHY SHADOW



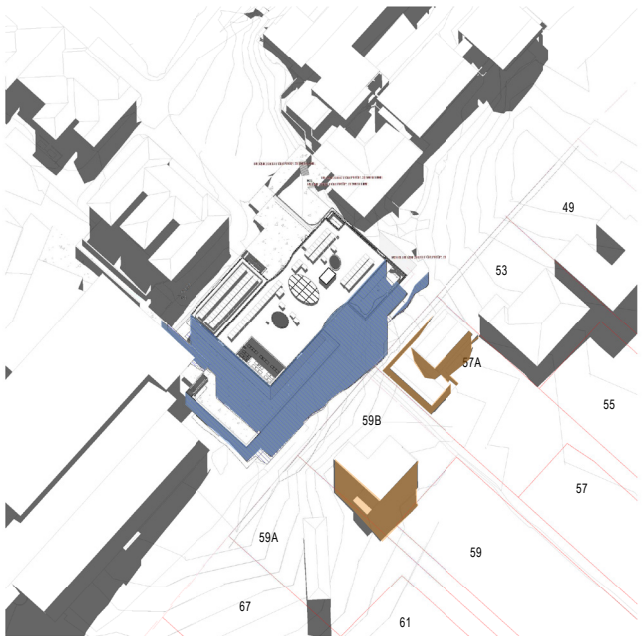
9am



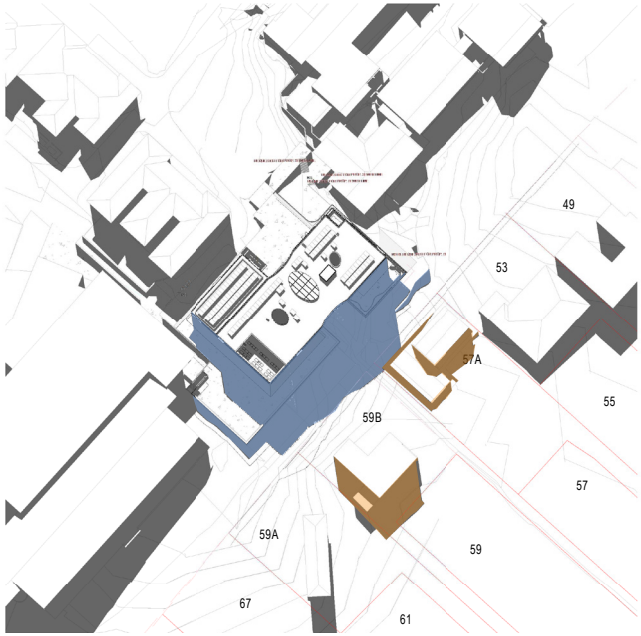
10am



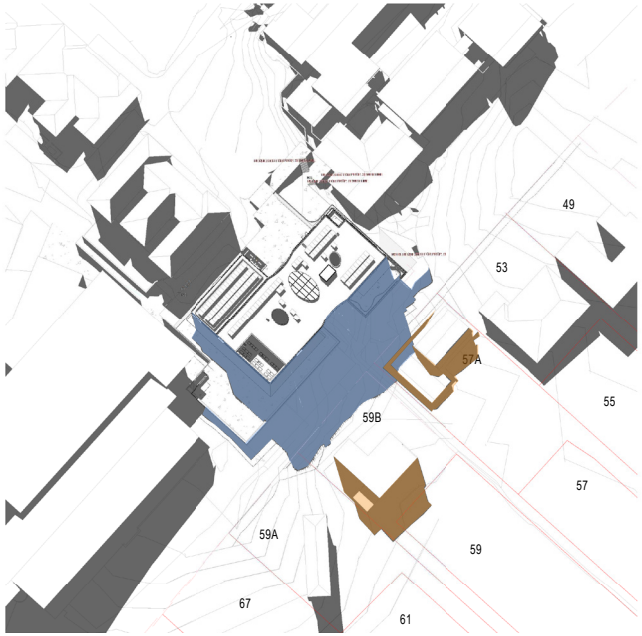
11am



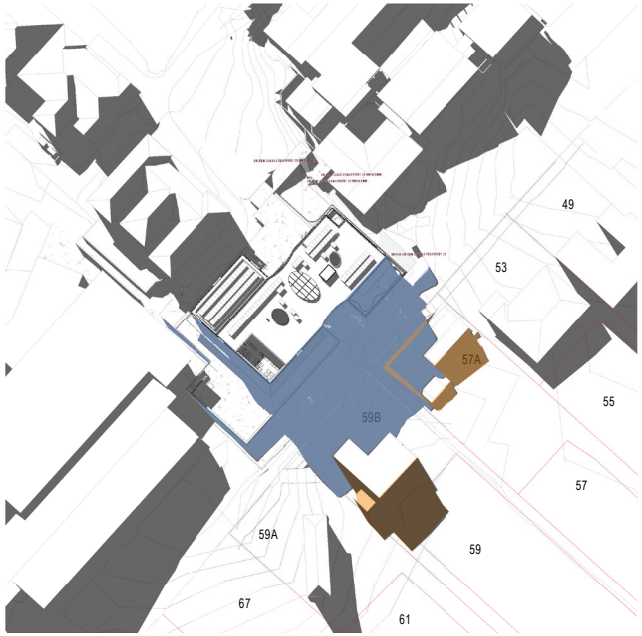
12pm



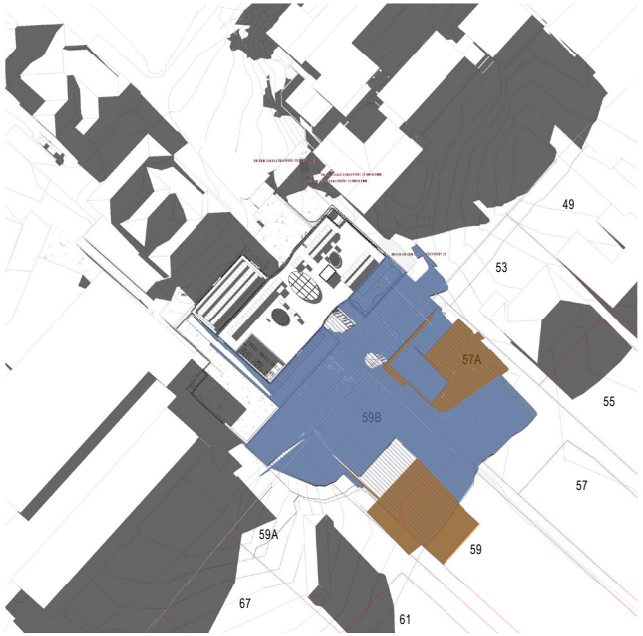
12.30pm



1pm



2pm



3pm

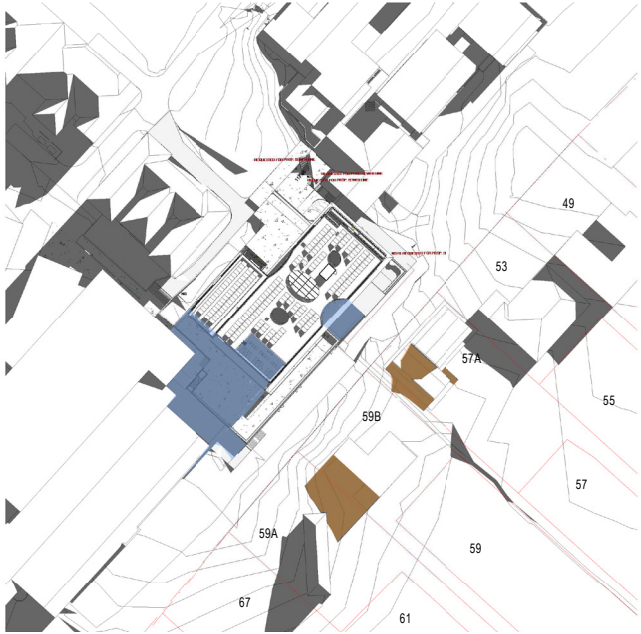


# BULK & SCALE - PROPOSED SCHEME

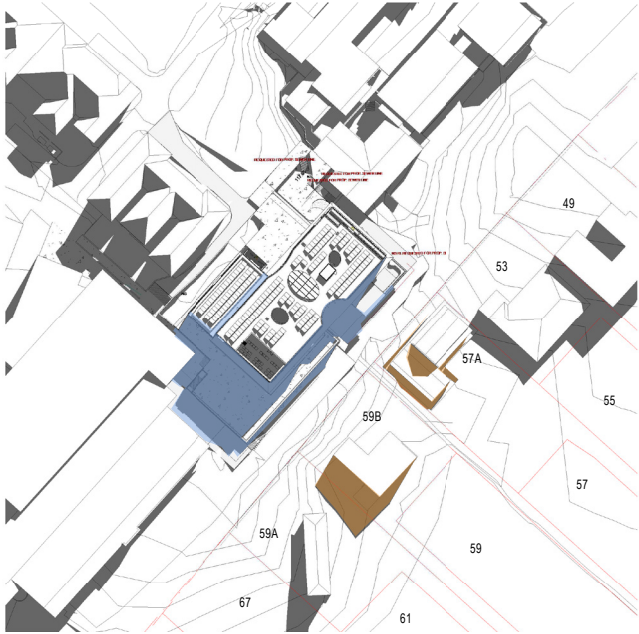
Shadow Diagrams for 21 June 9 - 3pm

SHADOW ENCROACHMENT ONTO BOUNDARY ON 21ST JUNE (Hours of solar access between 9am-3pm)		SHADOW ENCROACHMENT ONTO PRIVATE LIVING / OPEN SPACE ON 21ST JUNE (Hours of solar access between 9am-3pm)	
CURRENT SCHEME		CURRENT SCHEME	
59B PYMBLE AVE	11.58 AM (2H 58M)	1.02 PM (4H 02M)	
57A PYMBLE AVE	11.52 AM (2H 52M)	12.28 PM (3H 28M)	

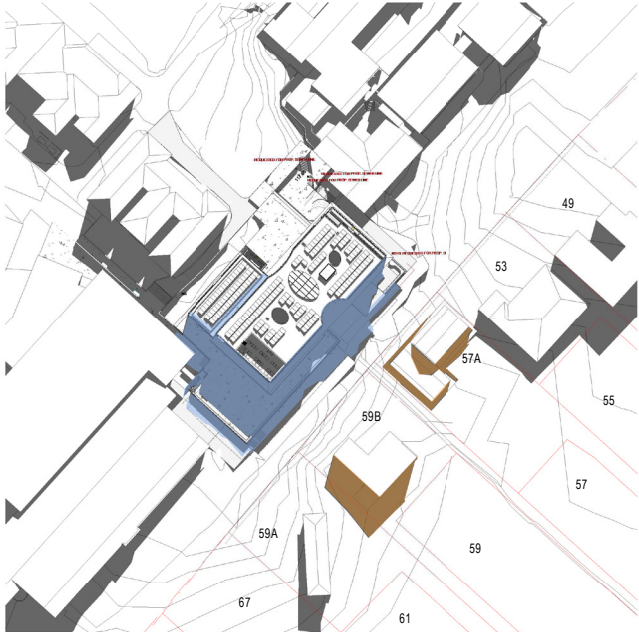
- GHP SHADOW
- EXISTING HOUSES & TOPOGRAPHY SHADOW



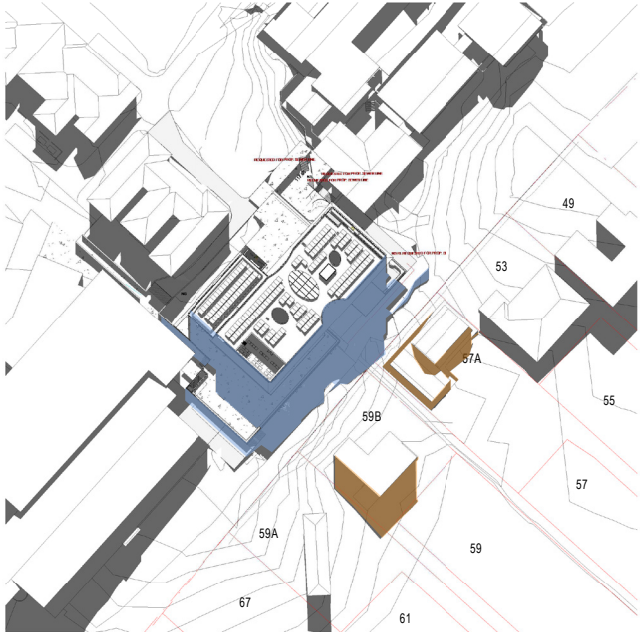
9am



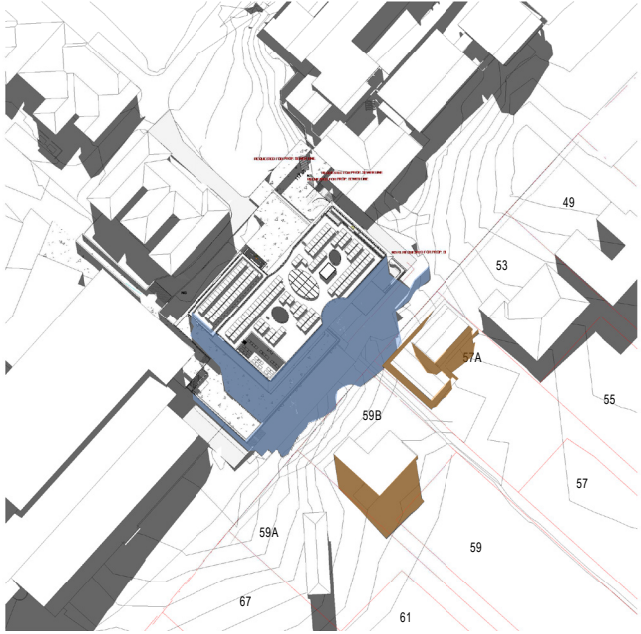
10am



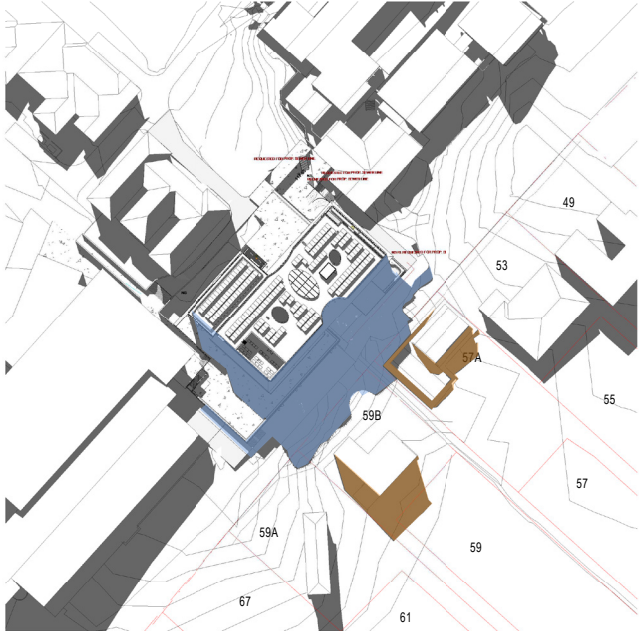
11am



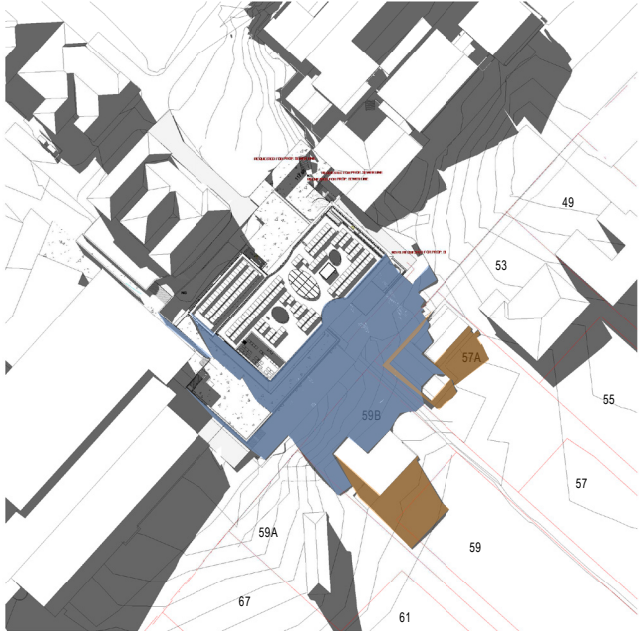
12pm



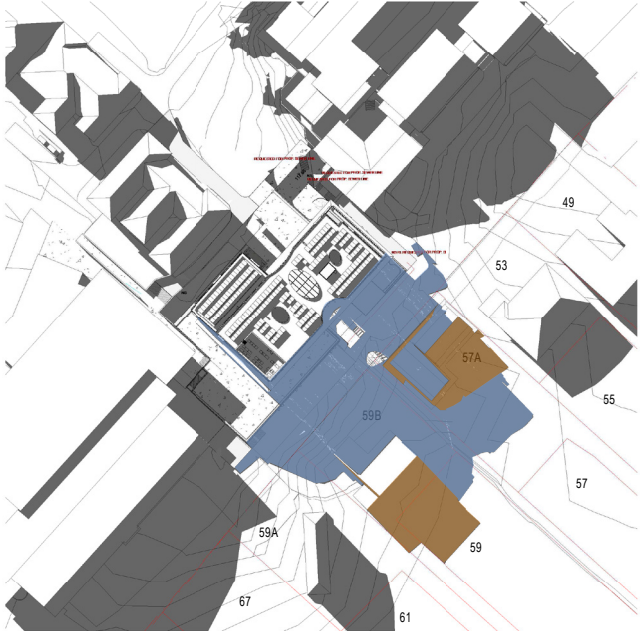
12.30pm



1pm



2pm



3pm



# PRIVATE OPEN SPACE

Shadow Diagrams for 21 June 9 - 11am

% OF OPEN SPACE WITH SOLAR ACCESS	EXISTING							PROPOSED						
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	9AM	10AM	11AM	12PM	1PM	2PM	3PM
59B PYMBLE AVE	90%	86%	80%	76%	74%	74%	66%	90%	86%	80%	76%	54%	23%	3%
57A PYMBLE AVE	87%	89%	90%	90%	88%	85%	78%	87%	89%	90%	90%	85%	79%	45%

- PROPOSED BUILDING SHADOW
- EXISTING HOUSES & TOPOGRAPHY SHADOW



9am



10am



11am



12pm



1pm



2pm



3pm



EXISTING HOUSES OPEN SPACE AREA

# INTERNAL LIVING SPACE

57A PYMBLE AVE

BVNI



LEGENDS

- SKYLI GHT TO DI NI NG
- BEDROOM
- BEDROOM
- CASUAL DI NI NG
- KI TCHEN
- BATHROOM
- LAUNDRY AND BACKDOOR
- COVERED POOL

NOTE - I NTERNAL PLANNI NG  
I NDI CATI VE O NLY



INTERNAL LIVING SPACE  
59B PYMBLE AVE

BVN



LEGENDS

- D I N I N G
- D I N I N G
- D I N I N G
- B E D R O O M
- B E D R O O M
- R U M P U S

NOTE - I N T E R N A L   P L A N N I N G  
I N D I C A T I V E   O N L Y