

Prepared for St. Luke's Grammar School
October 2019

Architectural Design Report

St. Luke's Grammar School

New Senior School Campus

ST LUKE'S
GRAMMAR SCHOOL



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ST LUKE'S
GRAMMAR SCHOOL



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Executive Summary

This Architectural Design Report has been prepared by Tonkin Zulaikha Greer Architects for the Anglican Schools Corporation for a new Senior School Campus as an extension to the existing St. Luke's Grammar School in Dee Why.

The new campus is proposed to occupy the heritage listed former Top Dog Menswear building on 800 Pittwater Road and the adjoining industrial building on 224 Headland Road, both of which are located in close vicinity to the existing school campus.

The objective of the project is to provide a new senior school campus designed to accommodate future-focused principles of learning and to meet enrolment growth, recognising increasing demand in the local catchment area. The design has been developed through comprehensive design consultation with the school, during which the brief was established and the educational model was explored.

The design has been developed from Concept through to Schematic Design Phase to meet the following scope:

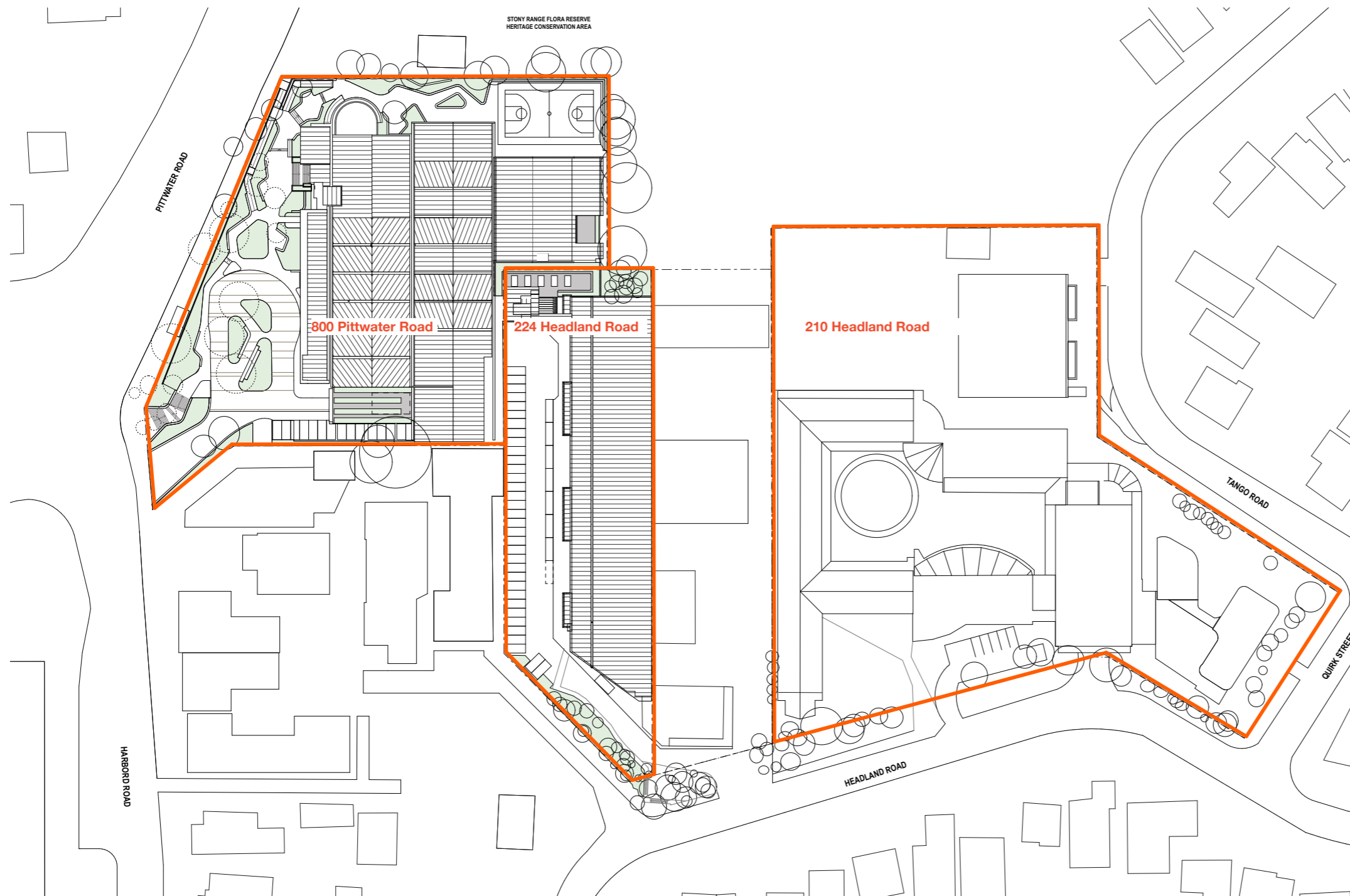
- 600 Student Senior School (year 10-12) on 800 Pittwater Road.
- Basketball Centre (all year groups) on 224 Headland Road.

Extensive consultation has been carried out with the school and the consultant team to formalise the design, including essential site investigations, planning and services analysis. At all stages, the design has been informed by the Education Rationale prepared by Ann Knock Educational Consultant and by input from consultations with the Government Architects' Design Review Panel and Northern Beaches Council.



1.0

Introduction



1.1 Project Overview

210 Headland Road

Existing School Campus to be retained. No changes proposed.

224 Headland Road

Existing Basketball Half Court to be expanded over whole building to provide a new Sports Centre and School Clothing Store

- 2x Basketball courts
- 1x 1/2-size Basketball court
- Gym
- School clothing store
- Vertical connection to 800 Pittwater Road
- Parking

800 Pittwater Road

New Senior School campus to be developed in stages to provide a fully self-contained campus for 600 Students.

- New Senior School (600 students):
- Science and Maths Precinct
- Arts PrecinctW
- Design and Technology Precinct
- Humanities Precinct
- Wellness Precinct (incl. 25m indoor Pool)
- Administration and Staff
- Social Hubs, Library Hubs, Study Hubs
- Assembly Hall (700 seats)
- Drama Theatre (220 seats)
- Cafe and Atrium
- Parking



The Scope

The scope of the project is to provide:

- A new senior school campus for St Luke's Grammar School located at 800 Pittwater Road with sporting facilities at 224 Headland Road and an indoor pool at 800 Pittwater Road.
- Accommodation for the growing number of students. Total St Luke's school enrollment to have 1,600 students, with 600 students on 800 Pittwater Road and 1000 on 210 Headland Road.
- A senior campus with an adult learning environment that can support diverse pedagogical approaches and allow collaborative and inter-disciplinary learning in flexible learning spaces.
- A vertical connection linking 224 Headland Road and 800 Pittwater Road.
- A staged development to suit the availability of the site sections.
- An ideal delivery solution that will allow staging of the school development as the surrounding residential population grows and enrolment demand is generated.

The Brief

The brief incorporates the school's educational vision for a future-focused environment, guiding the design of the new school facilities to be aligned with the planned learning and teaching approach.

The brief was developed in collaboration by the School and the Educational Consultant and includes the following program:

800 Pittwater Road:

Village Centre:

- Welcoming the community into the building.
- Cafe and heart of the building.
- Natural daylight + green spaces.
- Administration zone.
- Gathering Spaces.
- Auditorium for 700+ students.
- Library hubs.
- Social and Informal learning hubs.

Science and Maths Precinct:

- Speciality learning areas (Physics, Chemistry, Biology).
- General learning areas with connection to support units.
- Seminar rooms.

Arts Precinct:

- Speciality learning areas (Visual Arts, Kiln.)
- General learning areas with connection to support units.
- Seminar rooms.

Design + Technology Precinct:

- Speciality learning areas (Food technology, Design and Technology).
- General learning areas with connection to support units.
- Seminar rooms.

Humanities Precinct:

- General learning areas with connection to support

units.

- Seminar rooms.

Wellness Precinct:

- Accessible 25m Pool with change facilities.
- Dance studio.
- Gymnasium.
- General learning areas with connection to support units.

Media Centre:

- Recording studio.
- Editing studio.
- Green screen.
- Media presentation room.

External Areas:

- External hardcourts.
- Open play space.

224 Headland Road:

Sports Precinct:

- 2 new basketball courts.
- Existing half basketball court.
- Existing change rooms.
- Existing school clothing store.

Car Parking:

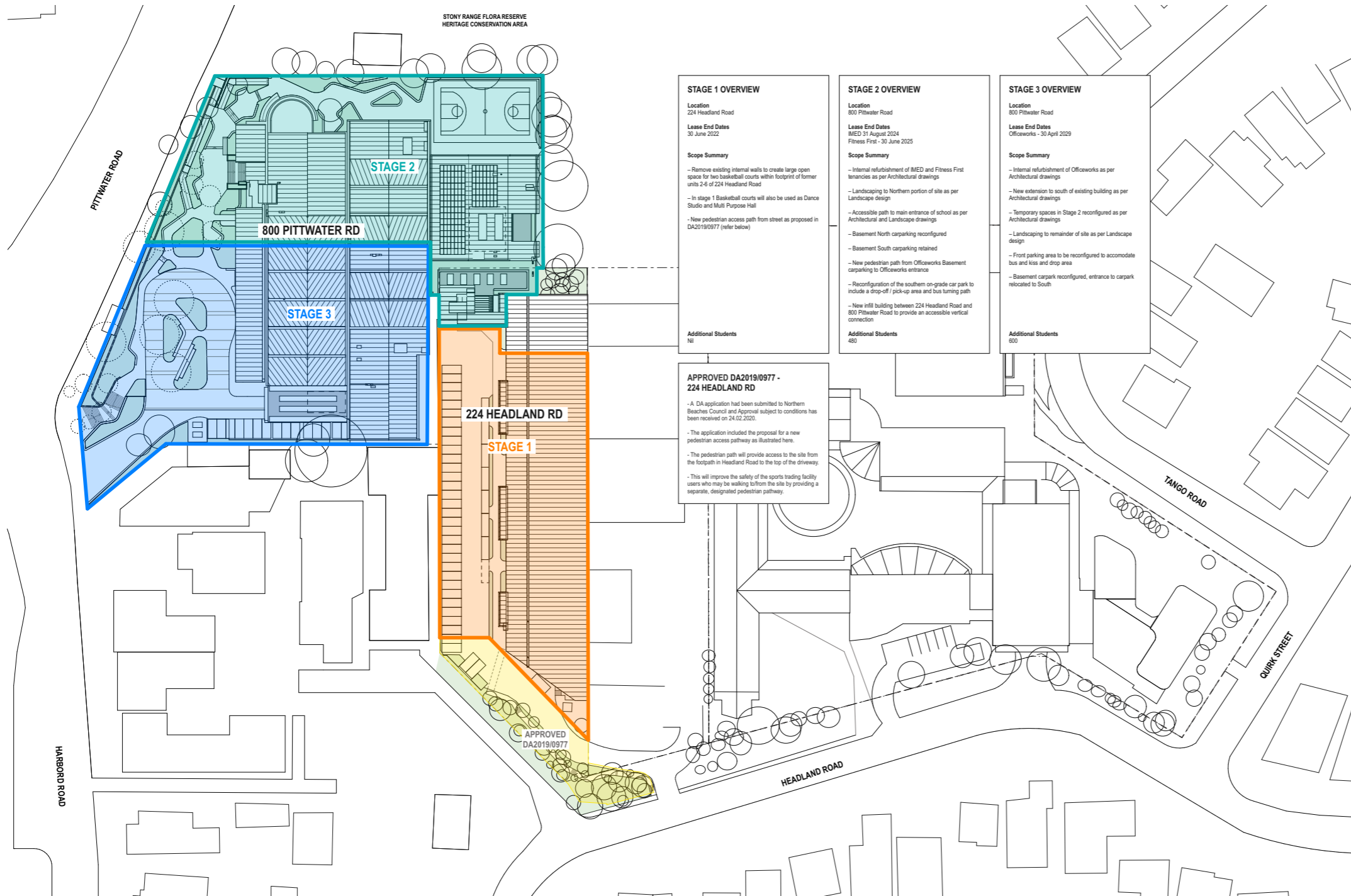
- 60 staff car parking spaces.
- 60 student car parking spaces.
- Bicycle parking.
- Loading dock.
- 'Kiss and Drop' facility.

1.2 Project Brief

Educational Planning Objectives

The following objectives have been developed by Educational Consultant Anne Knock in close consultation with St. Luke's School and the design team. The objectives will guide all future decision-making, planning and evaluation of the learning environment from an educational perspective. The design is to be based on 'Destination 2030 Future Focused Learning' and is aimed to incorporate the following principles.

- Learning shifted from separate to connected.
- Focus on inquiry approaches to learning.
- Include multi-modal learning environments.
- Involve teachers as designers.
- Focus on overall wellbeing.
- Plan for and embrace technological disruption.
- Be flexible and allow customisation to suit different contexts by providing both core and optional space types.
- Provide public and community spaces to welcome the community into the building.
- Allow response to changes in student numbers.
- Offer a safe and secure learning and working environment that invites community participation and engagement.
- Be mindful of the needs of learners at different learning stages.
- Offer an engaging and supportive student experience suited to a range of learning styles.
- Offer flexible and well connected teaching and learning spaces.
- Offer technology-enabled settings with an emphasis on mobility.
- Have the capacity to support comprehensive curriculum delivery.
- Be configured to maximise meaningful and functional relationships and links between people, disciplines and resources.
- Support teachers in their roles as student mentors and members of a professional community.
- Maximise outdoor learning opportunities.
- Create a healthy and environmentally sustainable environment that serves as a tool for learning.
- Respond to varied access and usage patterns.



STAGE 1 OVERVIEW

Location
224 Headland Road

Lease End Dates
30 June 2022

Scope Summary

- Remove existing internal walls to create large open space for two basketball courts within footprint of former units 2-6 of 224 Headland Road
- In stage 1 Basketball courts will also be used as Dance Studio and Multi Purpose Hall
- New pedestrian access path from street as proposed in DA2019/0977 (refer below)

Additional Students
Nil

STAGE 2 OVERVIEW

Location
800 Pittwater Road

Lease End Dates
iMED 31 August 2024
Fitness First - 30 June 2025

Scope Summary

- Internal refurbishment of iMED and Fitness First tenancies as per Architectural drawings
- Landscaping to Northern portion of site as per Landscape design
- Accessible path to main entrance of school as per Architectural and Landscape drawings
- Basement North carparking reconfigured
- Basement South carparking retained
- New pedestrian path from Officeworks Basement carparking to Officeworks entrance
- Reconfiguration of the southern on-grade car park to include a drop-off / pick-up area and bus turning path
- New infill building between 224 Headland Road and 800 Pittwater Road to provide an accessible vertical connection

Additional Students
480

STAGE 3 OVERVIEW

Location
800 Pittwater Road

Lease End Dates
Officeworks - 30 April 2029

Scope Summary

- Internal refurbishment of Officeworks as per Architectural drawings
- New extension to south of existing building as per Architectural drawings
- Temporary spaces in Stage 2 reconfigured as per Architectural drawings
- Landscaping to remainder of site as per Landscape design
- Front parking area to be reconfigured to accommodate bus and kiss and drop area
- Basement carpark reconfigured, entrance to carpark relocated to South

Additional Students
600

APPROVED DA2019/0977 - 224 HEADLAND RD

- A DA application had been submitted to Northern Beaches Council and Approval subject to conditions has been received on 24.02.2020.

- The application included the proposal for a new pedestrian access pathway as illustrated here.

- The pedestrian path will provide access to the site from the footpath in Headland Road to the top of the driveway.

- This will improve the safety of the sports trading facility users who may be walking to/from the site by providing a separate, designated pedestrian pathway.

1.3 Project Staging

A staged development approach is proposed to accommodate for the individual lease agreements for the current tenancies of Fitness First, iMED and Office Works on 800 Pittwater Road.

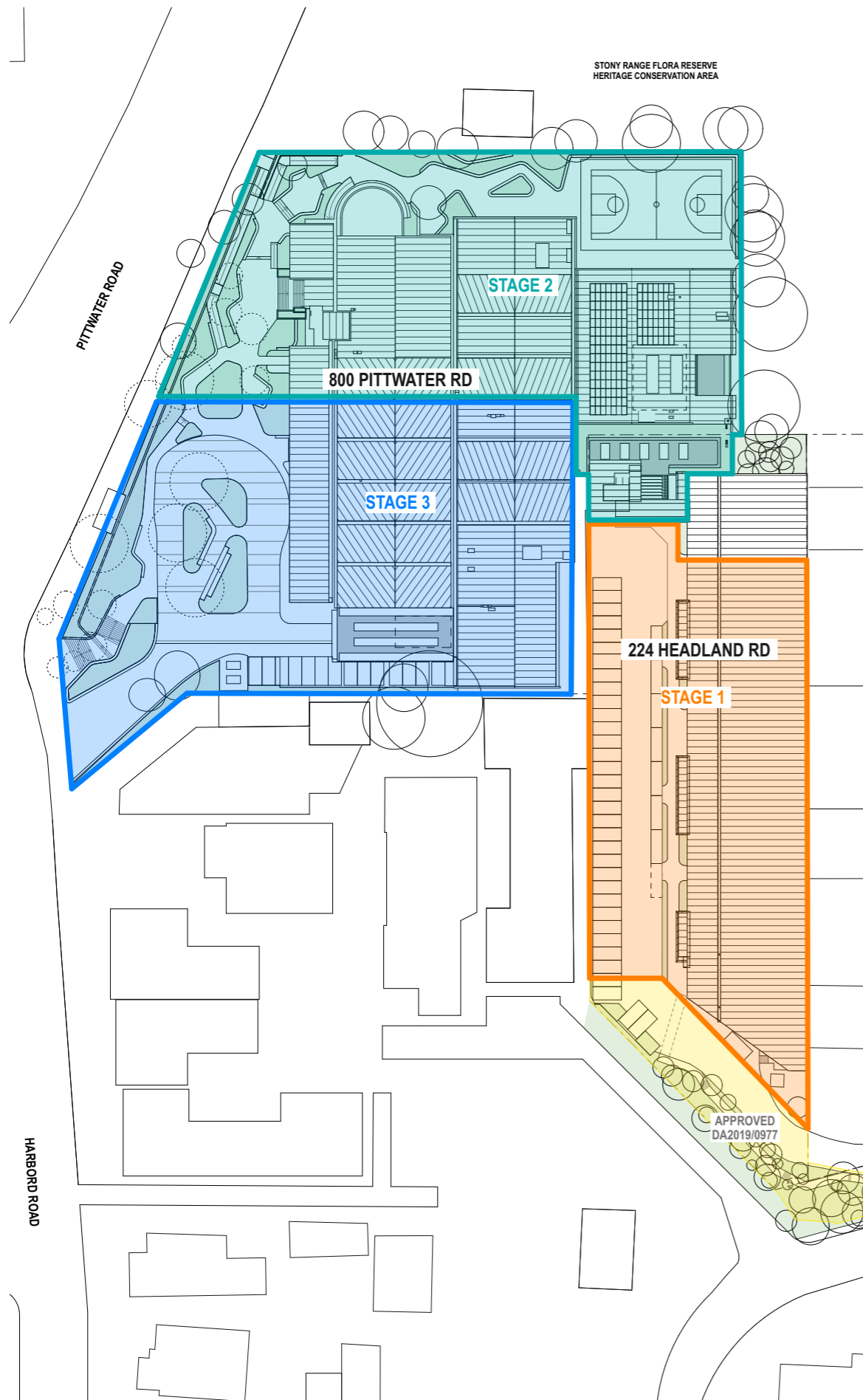
The first space to become available is the building on 224 Headland Road. The northern section of the building was upgraded in 2016 by St.Luke's School to accommodate a Half-Basketball Court with amenities and a teacher training space. In Stage 1 the remainder of the building will become available to develop the entire building into a new Sports Centre and a School Clothing Shop for the School.

In Stage 2 the current iMED and Fitness First tenancies become available while Office Works will remain to occupy the southern part of the building on 800 Pittwater Road. The northern part of the building will be developed into a fully self-sufficient reduced size senior campus with a pool and a direct connection to 224 Headland Road.

In Stage 3 the remainder of 800 Pittwater Road will become available and the senior campus will be extended to its full size to accommodate 600 Students. The need to re-configure spaces in Stage 3 has been kept to a minimum.

Refer to 6.9 Space Planning Stage 2 and 6.10 Space Planning Stage 3 for staged floor plan layouts.





Stage 1 Overview

Location
224 Headland Road

Lease End Dates
30 June 2022

- Scope Summary**
- Remove existing internal walls to create large open space for two basketball courts within footprint of former units 2-6 of 224 Headland Road.
 - In stage 1 Basketball courts will also be used as Dance Studio and Multi Purpose Hall.
 - New pedestrian access path from street as proposed in DA2019/0977 (refer below).

Additional Students
Nil

- Approved DA2019/0977**
- A DA application had been submitted to Northern Beaches Council and Approval subject to conditions has been received on 24.02.2020.
 - The application includes the proposal for a new 1.2m wide pedestrian access path.
 - The pedestrian path will provide access to the site from the footpath in Headland Road to the top of the driveway.
 - It will improve the safety of the sports trading facility users who may be walking to/from the site by providing a separate, designated pedestrian pathway.

Stage 2 Overview

Location
800 Pittwater Road

Lease End Dates
IMED 31 August 2024
Fitness First - 30 June 2025

- Scope Summary**
- Internal refurbishment of IMED and Fitness First tenancies as per Architectural drawings.
 - Landscaping to Northern portion of site as per Landscape design.
 - Accessible path to main entrance of school as per Architectural and Landscape drawings.
 - Basement North carparking reconfigured .
 - Basement South carparking retained.
 - New pedestrian path from Officeworks Basement carparking to Officeworks entrance.
 - Reconfiguration of the southern on-grade car park to include a drop-off / pick-up area and bus turning path.
 - New infill building between 224 Headland Road and 800 Pittwater Road to provide an accessible vertical connection.

Additional Students
480

Stage 3 Overview

Location
800 Pittwater Road

Lease End Dates
Officeworks - 30 April 2029

- Scope Summary**
- Internal refurbishment of Officeworks as per Architectural drawings.
 - New extension to south of existing building as per Architectural drawings.
 - Temporary spaces in Stage 2 reconfigured as per Architectural drawings.
 - Landscaping to remainder of site as per Landscape design.
 - Front parking area to be reconfigured to accommodate bus and kiss and drop area.
 - Basement carpark reconfigured, entrance to carpark relocated to South.

Additional Students
600





2.0

The School

2.1 About the School

St Luke's Grammar School is an independent Anglican, co-educational school, with two Campuses on Sydney's Northern Beaches.

One Campus is located in Dee Why (Pre-K to Year 12) and a second Campus is located in Bayview (Pre-K to Year 6).

The School provides a leading edge educational experience for students from Pre-Kindergarten to Year 12 .

Families choose St Luke's because they place value in their child attending a local and reputable mid-size School that seeks to provide small school individualised student focused learning, with larger school co-curricular opportunities, experiences and results.

St Luke's Grammar School was founded in February 1993, following the amalgamation of three Sydney Anglican Schools Corporation schools on Sydney's Northern Beaches: Roseby Preparatory (Junior) School, Peninsula Grammar (Boys) School and St Luke's Anglican School for Girls (Founded 1961).

The amalgamated K-12 Co-Educational School opened in 1993 with 43 staff and 488 students, under the leadership of Mr John Scott.

The School has since grown to be a fully 2-stream Junior School (incorporating Cottage Pre-School) and 4-stream Senior School: over 900 students and 140 staff in 2015.

In 2016, the Anglican Schools Corporation announced that Loquat Valley Anglican School would become part of St Luke's Grammar School.

The School is now known as the St Luke's Grammar School, Bayview Campus and caters for students from Cottage to Year 6.

2.2 New Direction

With John Scott's retirement in 2004, Mrs Jann Robinson assumed leadership of the School. Mrs Robinson brought in new Strategic Plans to take the School into its next stage, focused on the theme of students 'making a difference in the world'.

In 2007 a whole school pedagogical framework was introduced to differentiate the curriculum, while subject choices have been expanded to cater for the interests and abilities of the students. In 2014, the new teaching and learning platform, Learning@StLuke's was launched.

Since its foundation in 1993, the School's academic profile has been strengthened and the development of Christian character through service both locally and internationally is at the heart of the School.

There has been an expansion of the Chaplaincy department, significant development in the integrated use of technology across the School and major growth in sports, co-curricular activities and overseas trips (languages, cultural, service, history).

2.3 Destination 2030

In the OECD position paper, "The Future of Education and Skills: Education 2030" (2018), the director of education, Andreas Schleicher writes (emphasis added): "The children entering education in 2018 will be young adults in 2030. Schools can prepare them for jobs that have not yet been created, for technologies that have not yet been invented, to solve problems that have not yet been anticipated. It will be a shared responsibility to seize opportunities and find solutions."

Global thought-leaders and education practitioners identify the following issues will impact curriculum on the 2030s:

- Need for new solutions in a rapidly changing world.
- Need for broader education goals: Individual and collective well-being.
- Learner agency.
- Need for a broad set of knowledge, skills, attitudes and values in action.
- Competencies to transform our society and shape our future.
- Design principles for moving toward an eco-systemic changew.

Curriculum needs to be considered beyond content-based, and being exam-driven, but become responsive to opportunities of the times, preparing students with a broad range of transferable skills.

This does not discount the importance of rigour, where topics should be challenging and enable deep thinking and reflection for all students.

2.4 Design considerations for pedagogy

- Future-focused principles of learning.
- Shift from separate to connected.
- Inquiry approaches to learning.
- Multi-modal learning environments.
- Teachers as designers.
- Wellbeing.
- Technological disruption.



Image: TZG Architects



Image: TZG Architects



Image source: TZG Architects

2.5 The Current Campus

Building work

Building work has been extensively and regularly undertaken on the site at 210 Headland Road.

The first two decades saw the construction of the John Scott Hall, Drama Studio, Junior Centre (for Cottage to Year 1 classes), Resource Centre (incorporating Library, Administration and TAS classrooms), the Link Building, Year 12 Study Centre, and a four-storey building (incorporating outdoor courts, two-storey car park, multi-purpose space, classrooms and visual art facilities).

More recently, the School has seen the complete refurbishment of the Senior School, providing more than 20 new classrooms, four state-of-the-art Science Laboratories, outdoor walkways and landscaping and a totally re-developed Quadrangle for senior students - The Bennett Quad - and entrance way.

In 2016, the School embarked on the refurbishment of the John Scott Hall in order to create a contemporary air-conditioned performance space and rehearsal room fitted with best-in-class fit-out, acoustics and lighting. And for the first time, the Hall when completed - including the stage - will be fully accessible for the disabled.

A dedicated Basketball Training Centre in the industrial unit on 224 Headland Road was completed mid-2016.

A new Music Precinct with three new and flexible music rooms, six practice rooms, improved facilities and soundproofed individual tuition rooms is being created, and the Canteen was redeveloped with a commercial-grade kitchen.

A new Junior School Building is currently under construction.

Text source: <https://www.stlukes.nsw.edu.au/>, accessed 23.10.2019



3.0

Consultation

3.1 GANSW

Two meetings with GANSW Office were held during the Schematic Design and Design Development Phases.

The first meeting was held on 27.02.2019 and the Scope and Concept Design of the proposed development was presented to the GANSW Office.

The proposal was well received and it was suggested to arrange a second meeting once the design was progressed further.

The GANSW was satisfied with in-house review process in lieu of the State Design Review Panel process.

The second meeting was held on 04.09.2019 to present the Developed Design and the following feedback was received:

Generally the design and approach to the project is supported, in particular:

- Concept and staging masterplan.
- Design approach to the heritage building retaining strong horizontal banding and improving environmental performance.
- Landscape design concept based on heritage landscape re-interpretation.
- Deep soil planning and shared zone in the western forecourt.
- Consolidation of vehicular access at the southern end of the site and removal of northern carpark.
- 4-star Greenstar rating target and ESD objectives.

The following commentary provides advice and recommendations for the project:

- Provide further information on and illustrate water collection and reuse strategies.
- Provide information on the daylighting and thermal comfort modelling.
- Provide view studies of the school from public paths in the Stony Range Botanic Garden.
- The use of plexiglass or similar materials for the noise barrier along Pittwater Road is not supported. A material more sympathetic to the ecology and heritage of the area, such as sandstone or rendered masonry, is encouraged.
- Provide a view analysis from key vantage points to illustrate visual impacts of the noise barrier on the presentation of the Top Dog building to the public domain.
- Provide further details regarding incorporation, rather than applique, of indigenous stories into the landscape design and an integrated art strategy for the project.

3.2 Northern Beaches Council

A Pre-Lodgement meeting was held with Northern Beaches Council on 16.05.2019.

The Concept Design and The SEARS Report were presented and the following feedback was forwarded to the Department of Planning:

Urban Design

- Consider heritage bus stop. (Note that since this meeting council has agreed, they will take ownership of the bus stop due to its location being half on council land)
- High pailsade metal fencing along Pittwater Road is not supported.
- Explore options to restore the original streetscape appearance of the building (reduce the extensive use of glass).
- Consider removal of all advertising signs.
- Digital signage pylon is not encouraged.
- New signage should be similar to the style and design the school has used for the main entry off Headland Road.

Heritage Item

- Ensure the building at 800 Pittwater Road does retain its architectural integrity.
- The changes to the forecourt, elevations and other alterations should not detract from the principle heritage values of the building.

Traffic and Pedestrian Movement

- The large increase in the school enrolment will exacerbate traffic impacts without a proper expansion in off-street parking and pick-up / drop-off facilities, including bus parking.
- Pedestrian safety between 210 Headland Road and 224 Headland Road raises significant concerns.
- It is therefore to be considered that the two sites be properly linked through the rear of No. 222 Headland

Road.

- Alternatively the Senior School and Junior School campuses should be created so they are entirely independent.

Transport and Accessibility

- Address the impact of trips generated by the development on nearby intersections.
- Consider the cumulative impacts from other approved developments in the vicinity.
- Identify Infrastructure required to ameliorate any impacts on traffic efficiency and road safety associated with the proposed development.
- No private vehicle collection of students is to occur from the street frontage on Pittwater Road or Harbord Road.
- It is recommended that pedestrian connectivity with the existing footpath network (e.g. Tango Avenue) be provided for students with active travel needs.

Landscape Open Space

- The proposal should explain how it will perform against the open space ratio of 10sqm open space per student.
- General landscape open space requirements within the Warringah DCP 2010 under part D1 Landscape Open Space and Bushland Setting should be considered.
- Public Street parking and School Parking
- Relieve pressure on kerbside parking near the school.

Road Asset Infrastructure

- Address any changes to Council's road assets to address safety improvements or works required to assist parking and traffic management.
- An internal link through the back of No. 222 Headland Road would prove valuable for safe pedestrian access.

- Consider a wombat crossing on Tango Avenue together with a footpath on the eastern side of Tango Avenue to provide for additional capacity for a on-street student kiss and drop zone.

Engineering and Stormwater

- Comply with Council's policies in regard to civil engineering and stormwater management.

Streetscape and Visual Amenity

- Consider the visual amenity of the development from public places in addition to functional requirements of the school and heritage conservation.
- Provide high quality landscape to benefit both the public domain and the image of the school to large volumes of people.
- Landscape treatments need to provide high quality outcomes from all aspects presenting to the streetscape whilst being in harmony with the character of the heritage items of the sites and the Stony Range Botanic Garden.

Public Interest

- Surrounding residents near St. Luke's Grammar School have expressed ongoing concerns over recent years with increasing traffic and parking congestion.
- The proposal is to ensure that adequate facilities in terms of pick-up / drop-off facilities and student parking will resolve residents concerns.

3.3 Aboriginal Community

As part of the Aboriginal Cultural Heritage Assessment (ACHA) for the proposed works, the Aboriginal consultation was undertaken by Eco Logical Australia.

Meetings with the Aboriginal stakeholder groups were held with Eco Logical and the Midson Group in attendance.

The meeting outcomes can be found in the Aboriginal Cultural Heritage Assessment Report.

Refer to “Eco Logical Australia 2019. St. Luke’s Grammar School, Dee Why - Aboriginal Cultural Heritage Assessment. Prepared for Midson Group Pty Ltd.” for the full report and the Aboriginal community consultation outcomes.

The field survey to identify aboriginal sites conducted by Eco Logical notes the following:

- Although a floral reserve containing native bushland is located directly adjacent this property (), no Aboriginal sites have been identified in this area and the proposed works will not impact upon the conservation area. Site survey identified low to nil archaeological potential across the whole study area.¹

In addition to the consultation process conducted by Eco Logical, the GANSW recommendation is to provide details regarding incorporation of indigenous stories into the landscape design and an integrated art strategy for the project.

We agree that this is an appropriate direction. However, since the actual procurement of such input will be fairly prolonged, requiring a level of consultation with local elders and possibly the Land Council, as well as the engagement of appropriate artists/ designers, the agreed direction for the SSDA is to determine appropriate location(s) for the artworks, and insert visual ‘placeholders’ for the perspectives and plans.

A suitable methodology for the artworks is set out in the Architectural Design Statement.

¹ Source: Eco Logical Australia 2019. St. Luke’s Grammar School, Dee Why - Aboriginal Cultural Heritage Assessment

3.4 Community

As part of the planning process, St Luke’s Grammar School has undertaken a range of engagement with local residents, businesses and the school community.

The purpose of the engagement activities undertaken was to consult with the Northern Beaches community and stakeholders to:

- Provide an opportunity, early on in the planning process, for interested stakeholders and the community to hear more about the plans and ask questions.
- Undertake face-to-face engagement with key interest groups.
- Showcase plans to expand the school and the new facilities that will be delivered.
- Keep the school community informed of the plans, as they develop.
- Satisfy the SEARS and comply with legislative requirements.

Summary of discussion points and questions:

- Overall, sentiment was quite neutral towards the project with attendees asking specific questions relevant to their individual circumstances.
- Attendees were a mix of interested parties, including parents of current, prospective and former students, a former principal and local members of the community who were just curious about the project and wanted to find out more information.¹

Refer to the St Luke’s Masterplan Communication and Engagement Outcomes Report prepared by Elton Consulting for more detail.

¹ Source: St Luke’s Masterplan Communication and Engagement Outcomes Report prepared by Elton Consulting



4.0
The Site



4.1 Site Location

St Luke's Grammar School is located in Dee Why and Curl Curl on Sydney's Northern Beaches. The site is bordered by Pittwater Road, Harbord Road, Headland Road, Quirk Street, Tango Avenue and the Stony Range Regional Botanic Garden.

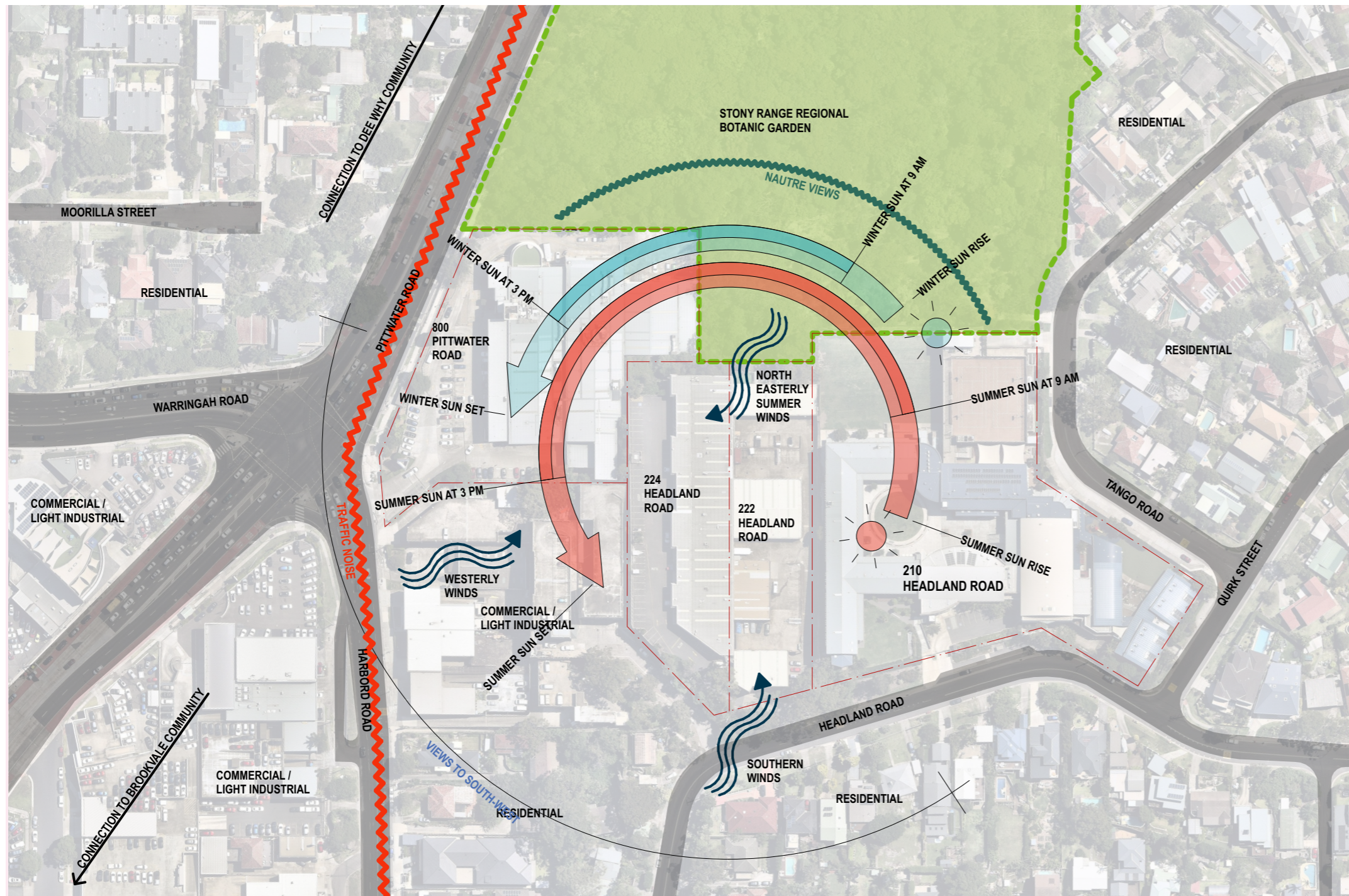
The Northern Beaches comprise the northern coastal suburbs of Sydney, on the Pacific coast. Originally the area was inhabited by the Garigal or Caregal people in a region known as Guringai country.

There are numerous schools located on the Northern Beaches and within the vicinity of St Luke's Grammar School. The area also comprises a mix of residential, light industrial and commercial buildings with the Dee Why shopping district located along Pittwater Road to the North of the school, and the Brookvale shopping and industrial district to the South.

Key descriptor:

- Site
- Local Green Space
- School





4.2 Site Analysis

A climate analysis was carried out for the site exploring solar, wind, noise impacts. The diagram to the right shows this in more detail.

Key descriptor:

- Summer Sun Path
- Winter Sunpath
- Botanic Garden
- ~ Prevailing Winds
- ~ Road Noise

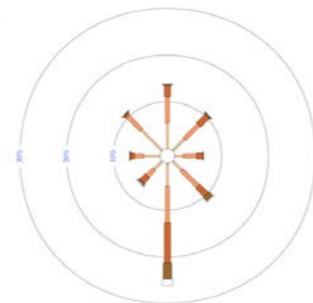


Figure 1: Wind Rose: Sydney, January avg. wind frequency
Source: <http://www.bom.gov.au/climate/averages/wind/index.shtml>

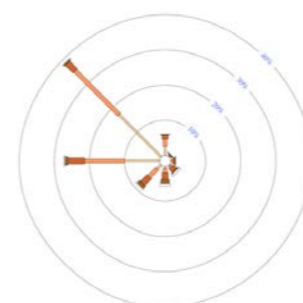
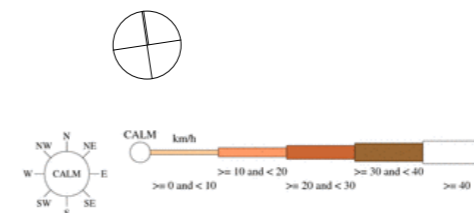


Figure 2: Wind Rose: Sydney, June avg. wind frequency
Source: <http://www.bom.gov.au/climate/averages/wind/index.shtml>





4.3 Access and Movement Analysis

Pittwater, Harbord + Warringah Road

800 Pittwater Road is situated at the intersection of Pittwater, Harbord + Warringah Roads. It is a main transit route connecting the City to the upper Northern Beaches and beyond. Pedestrian footpaths are provided on these roads and there are traffic lights for crossing at intersections.

Public Transport

Bus routes running along Warringah, Pittwater + Harbord Road provide links between the City and Northern Beaches. A council school bus is provided with buses stopping at 210 Headland Road on Headland Road, Tango Road and Quirk Street.

Active Travel - Bicycle and Pedestrian Movement

Bike racks and parking are proposed at 800 Pittwater Road to encourage students and staff to ride to the school.

Vehicle, Loading and Off Street Parking

Additional off street parking is proposed at 800 Pittwater Road and 224 Headland Road to serve St Luke's Grammar School. A total of 243 car spaces is allowed for across the school including 7 accessible parking spaces. A bus turning circle is proposed at 800 Pittwater Road as well as garbage and services pick up.

Drop off and Pick Up Initiative

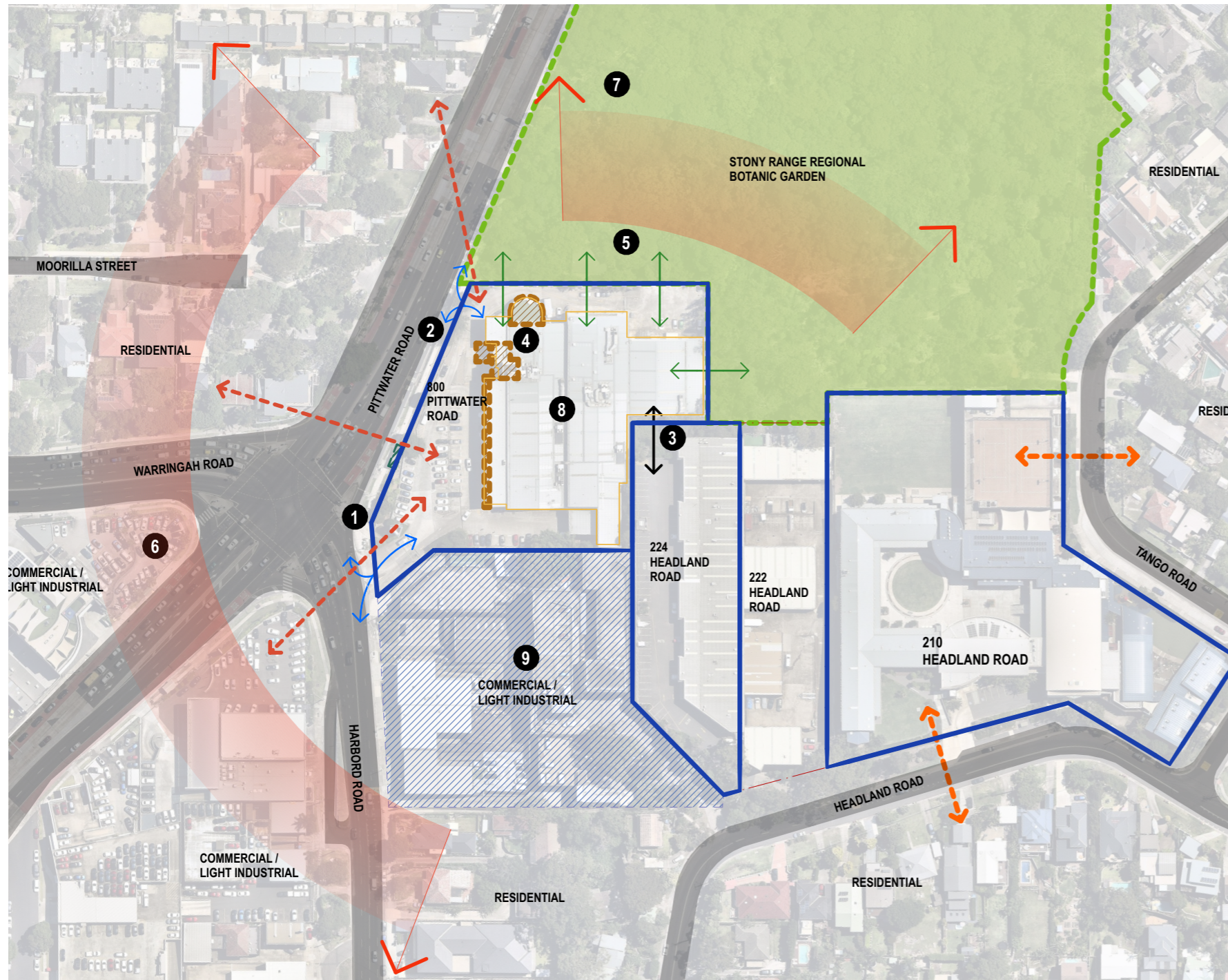
Existing drop off and pick zones are located on Tango Road at 210 Headland Road. A 40km/h School zone is required at school times for children on their way to school, with signs, road markings and flashing lights. No parking areas, signed as drop off and pickup will be required for parents to legally drop off or pick up their children within a two-minute time-frame.

Refer to the Traffic Report for further detail.

Key descriptor:

- | | | | | | |
|--|-------------------|--|----------------------------|--|--------------------|
| | PEDESTRIAN ACCESS | | PROPOSED PEDESTRIAN ACCESS | | BUS STOP |
| | STAFF PARKING | | PROPOSED STAFF PARKING | | DROP OFF ZONE |
| | STUDENT PARKING | | PROPOSED STUDENT PARKING | | TRAFFIC SUPERVISOR |
| | BIKE PARKING | | PROPOSED BIKE PARKING | | |
| | | | PROPOSED DROP OFF ZONE | | |





Key descriptor:

- ← - - - - - → CONNECTION TO COMMUNITY
- ← - - - - - → SITE ACCESS + PUBLIC TRANSPORT
- ← - - - - - → CONNECTION TO 224 HEADLAND ROAD
- ← - - - - - → CONNECTION TO STONY RANGE
- ↔ VIEWS + VISIBILITY
- ▨ NEIGHBOURING PROPERTIES

4.4 Opportunities

The 800 Pittwater Road St Luke's site encompasses a series of opportunities that will provide the new school and community with a strong relationship and link to their surrounds.

1. Connection to Community

800 Pittwater Road sits at the intersection of Warringah Road and Pittwater Road providing a potentially strong link between the school and surrounds.

2. Site Access + Existing Public Transport

As the site is positioned on a main road, there are many existing bus routes coming from both the north and south. An accessible pedestrian entry at the N-W corner of the site will be utilized to provide access from Pittwater Road.

3. Link to 224 Headland Road

The proposal outlines a vertical connection between 800 Pittwater Road and 224 Headland Road. This will allow students to move between the sites without walking on busy roads. Staff and student parking is also proposed at 224 Headland Road, easing congestion and queuing on Pittwater Road.

4. Heritage Value

The heritage listed former Top Dog Menswear Building on 800 Pittwater Road (front entrance, tower and curved former canteen) and the decommissioned heritage listed bus stop on Pittwater Road enhance the character of the built environment and surrounding area.

5. Connection to Stony Range Regional Botanic Garden

The Stony Range Regional Botanic Garden to the north of the site provides an opportunity to provide a strong visual and physical connection between the school and the natural environment of the Northern Beaches as well as between the school and the community.

6. Visibility + Views

The site occupies a prime visual location, situated above a main intersection. It is intended views from and to Brookvale and Dee Why communities will be strengthened and enhanced.

7. Sustainability

The siting of the building allows for a high level of solar access as well as cross site ventilation. There is the potential to incorporate Green Design principles.

8. Building Fabric




The existing structure is in a good condition providing a framework for the new school program and function. Enhanced fire protection and accessible access can be added along with structural and service upgrades.

9. Neighbouring Properties

The site does not lie adjacent to any residential properties.



Key descriptor:

-  HIGHWAY / TRAFFIC NOISE
-  TOPOGRAPHY
-  SITE ACCESS + PUBLIC TRANSPORT

4.5 Constraints

The constraints presented by the site areas are as follows:

1. Highway Noise + Traffic

The traffic noise from Pittwater Road requires a carefully designed west facade and landscaping to mitigate the noise.

Refer to the Acoustic Report for further Detail.

2. Topography

The dramatic level change between 800 Pittwater Road and 224 Headland Road will be mediated with a vertical connection, providing a link across the school. This will increase mobility throughout the school as well as increasing safety by reducing encounters with local traffic.

3. Accessibility

A fully accessible path of travel is not achievable at this location between 224 and 210 Headland Road due to the existing conditions of the footpath and the site topography.

Refer to the Access Report for further detail.

4. Vehicle + pedestrian access and parking

The primary public transport to the site includes busses dropping students off along Pittwater and Headland Roads. The potential for cars queuing up will be mitigated by the drop-off / pick-up zone which will be of low demand for year 10-12 students. Ample student and staff parking will be provided as well as bike parking to encourage active transport choices.

Refer to the Traffic Report for further detail.

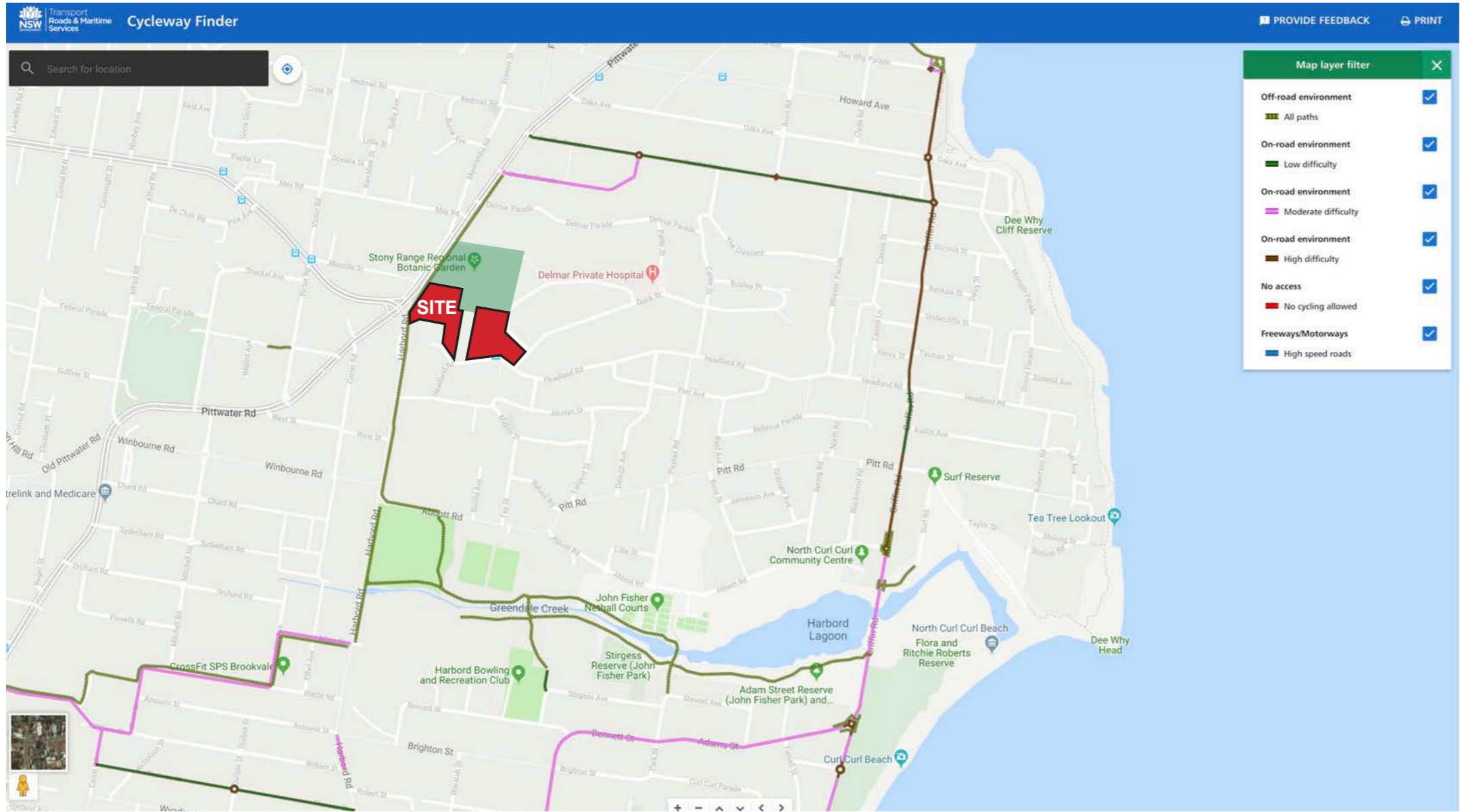
5. Existing volume of the building

Whilst also being seen as an opportunity, the existing volume of the building provides constraints that limit height, overall volume, orientation and daylight access.

6. Lack of connection

There is no direct connection between 800 Pittwater Road / 224 Headland Road and 210 Headland Road. An operational management plan will be put into place to mitigate this shortfall.

Refer to the EIS report for further detail.



4.6 Active Transport Linkages

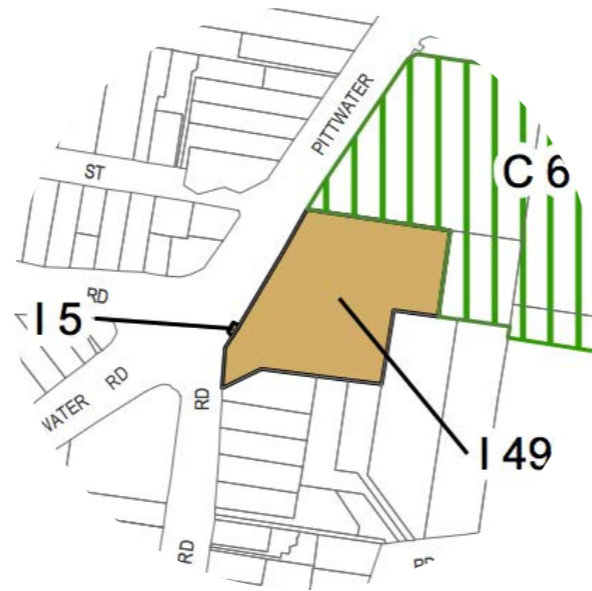
The 800 Pittwater Road site is located next to an off-road shared bicycle and pedestrian path, which connects the site north to Dee Why Shops and south to Curl Curl.

A Green travel plan is currently prepared by the Traffic Engineer.

Refer to the Traffic Report for further detail.



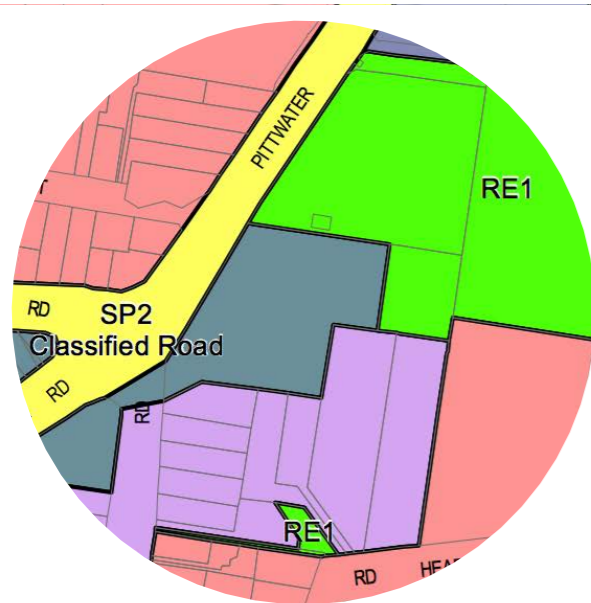
Height of Building
Category L
11m



Heritage Items Map
800 Pittwater Road is identified as Heritage item 49. The historic bus stop on Pittwater Road is Heritage item 15.



Landslip Risk Map
Categories A (yellow) + B (orange).
A = slope < 5°
B = Flanking Slopes 5° - 25°



Land Zoning Map
800 Pittwater Road - Category B5 Business Development.
224 Headland Road - Category IN1 General Industrial



Minimum Lot Size
224 Headland Road - Category W 4000m2

4.7 Planning Controls Review

Planning Control Maps as per the Warringha Local Environment Plan 2011.
Refer to the EIS Reprot for further detail.



Image 1



Image 2



Image 3



Image 5 - All Images : Historic views, circa 1950s.
Source :State Library of N.S.W



Image 4

4.8 Heritage Context

800 Pittwater Road

The building formerly known as the Top Dog Menswear building and also known as the Wormald Building was designed by Spencer, Spencer and Bloomfield and completed in 1949. The building won the N.S.W Sulman Award for Public Architecture in 1950.

Historical photos show two different states of the building over two periods. Images 1 to 4 show the original Top Dog Men's Wear Production Centre (later Bond's Wear Pty Ltd) and were obtained from the State Library of N.S.W. Image 5 shows the building after slight modifications to the front facade.

The building was significantly altered in 1993 by Lippmann Architects with major additions and changes to the main façade. It now houses a Fitness First Centre, Office Works and iMED facilities.

The subject site is also located in proximity to the "Stony Range Flora Reserve" Heritage conservation area and the Heritage "Bus Shelter" on 800 Pittwater Road.

Refer to the HIS Report for further detail.



Image 1: View from the East to the back of the IMED tennancy



Image 2: View from the North past the residential building to the Fitness First tennancy.



Image 3: View from the North to the IMED tennancy.



Image 4: View from the East to the back of the IMED tennancy

4.9 Stony Range Regional Botanic Garden

History

Stony Range Regional Botanic Garden is an oasis of Australian native plants located at Dee Why in the heart of the northern beaches. [...]

The garden is jointly managed by Council and a Volunteer Advisory Committee. It is free and open every day of the year, including public holidays.

Intricate walkways take visitors to a variety of microclimates. The main circuit takes approximately 20 minutes to complete and in 2013 was extended to include the accessible sensory track - where people of all abilities can experience the Australian bush like never before. Signs along the sensory track point to plants you can touch, taste, smell, and look at, to observe the garden with all your senses. There are also side tracks for the energetic and inquisitive.

Stony Range was given its name because it sits on 3.3 hectares of Hawkesbury Sandstone escarpment.

In the 1950s, Stony Range was a disused stone quarry. Had it not been for a few visionary locals with a green thumb, the reserve may never have been established. In 2007 it became a Regional Botanic Garden of Native Bushland.

Since it was opened, Stony Range has been extensively weeded, regenerated and revegetated by an enthusiastic group of volunteers with the aid of public donations and funding from Warringah Council. Native plants from all over Australia have been planted in the garden alongside local indigenous species.¹

View Analysis

The view analysis shows that the views to the site are predominantly screened by the extensive vegetation in Stony Range.

A one storey residential brick building is located close to the northern boundary of the project site. The building is a former care taker's residence and can currently be rented by the public. The building is in dis-repair and appears unoccupied.

It is proposed to place a new vertical slatted timber fence along the northern and eastern boundaries adjoining Stony Range to allow views into the park land. 2 gates are proposed to connect the school grounds with the parkland.

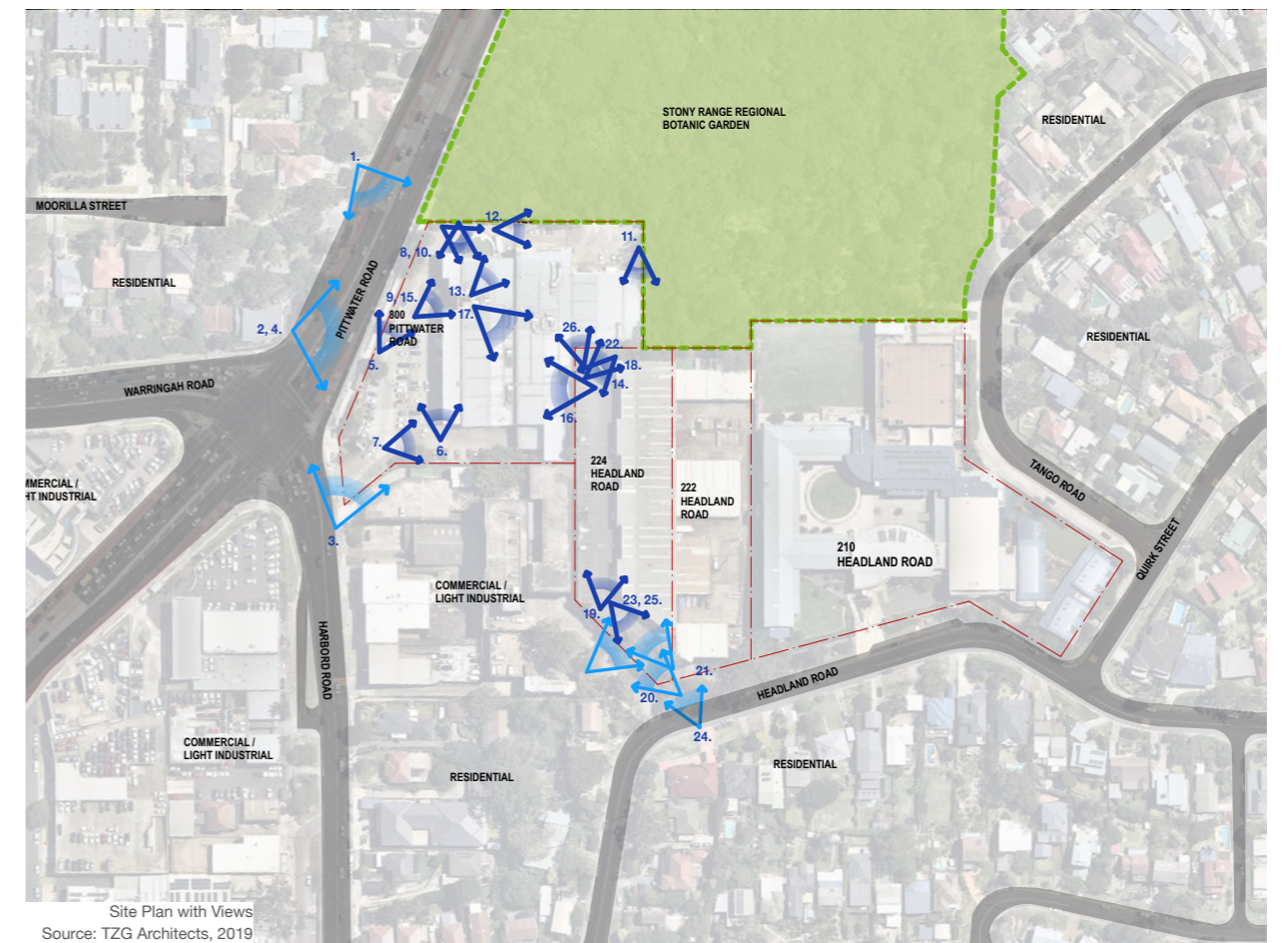
¹ Source: <https://www.northernbeaches.nsw.gov.au/things-to-do/recreation-area/stony-range-regional-botanic-garden> (accessed 25.10.2019)



4.10 Site Photos 800 Pittwater Road



Key descriptor:



800 Pittwater Road



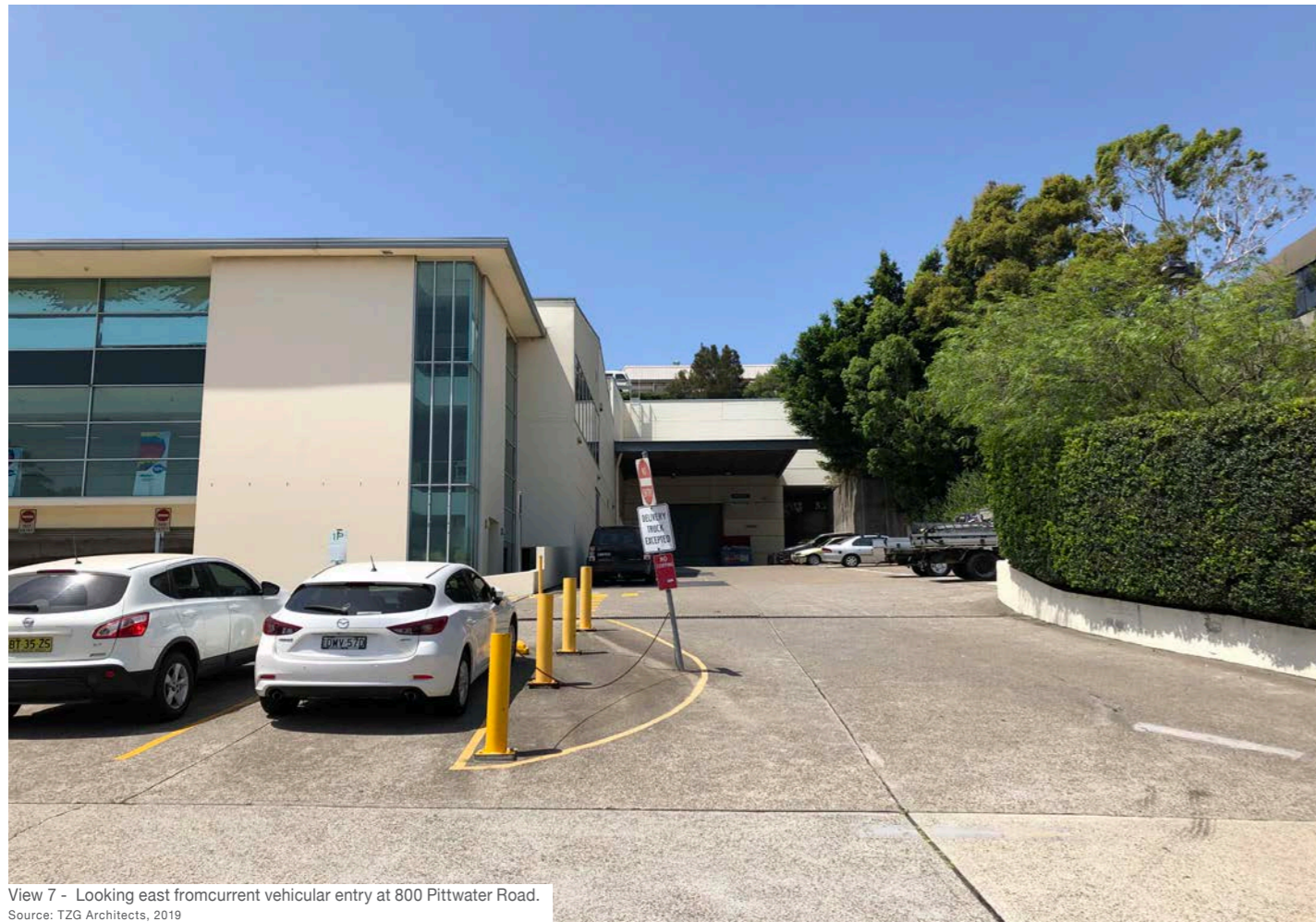
View 4 - View of heritage bus stop from across Pittwater Road. Source: TZG Architects, 2019
Source: TZG Architects, 2019



View 5 - Looking north from western boundary at 800 Pittwater Road. Source: TZG Architects, 2019



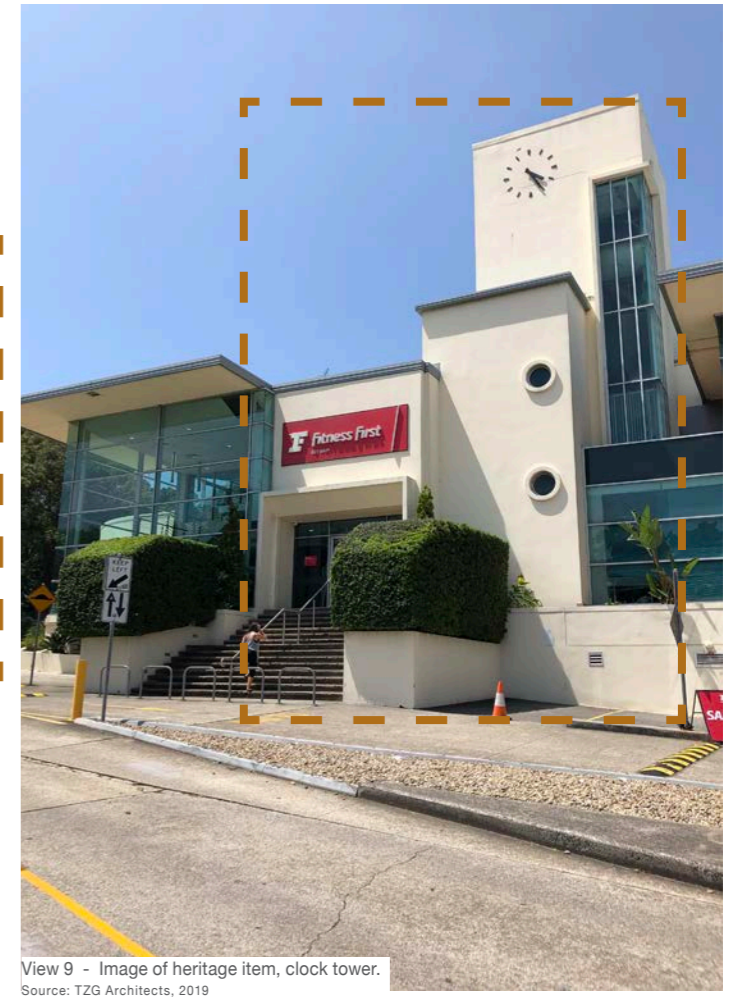
View 6 - Looking north from south-west corner of 800 Pittwater Road. Source: TZG Architects, 2019



View 7 - Looking east from current vehicular entry at 800 Pittwater Road. Source: TZG Architects, 2019

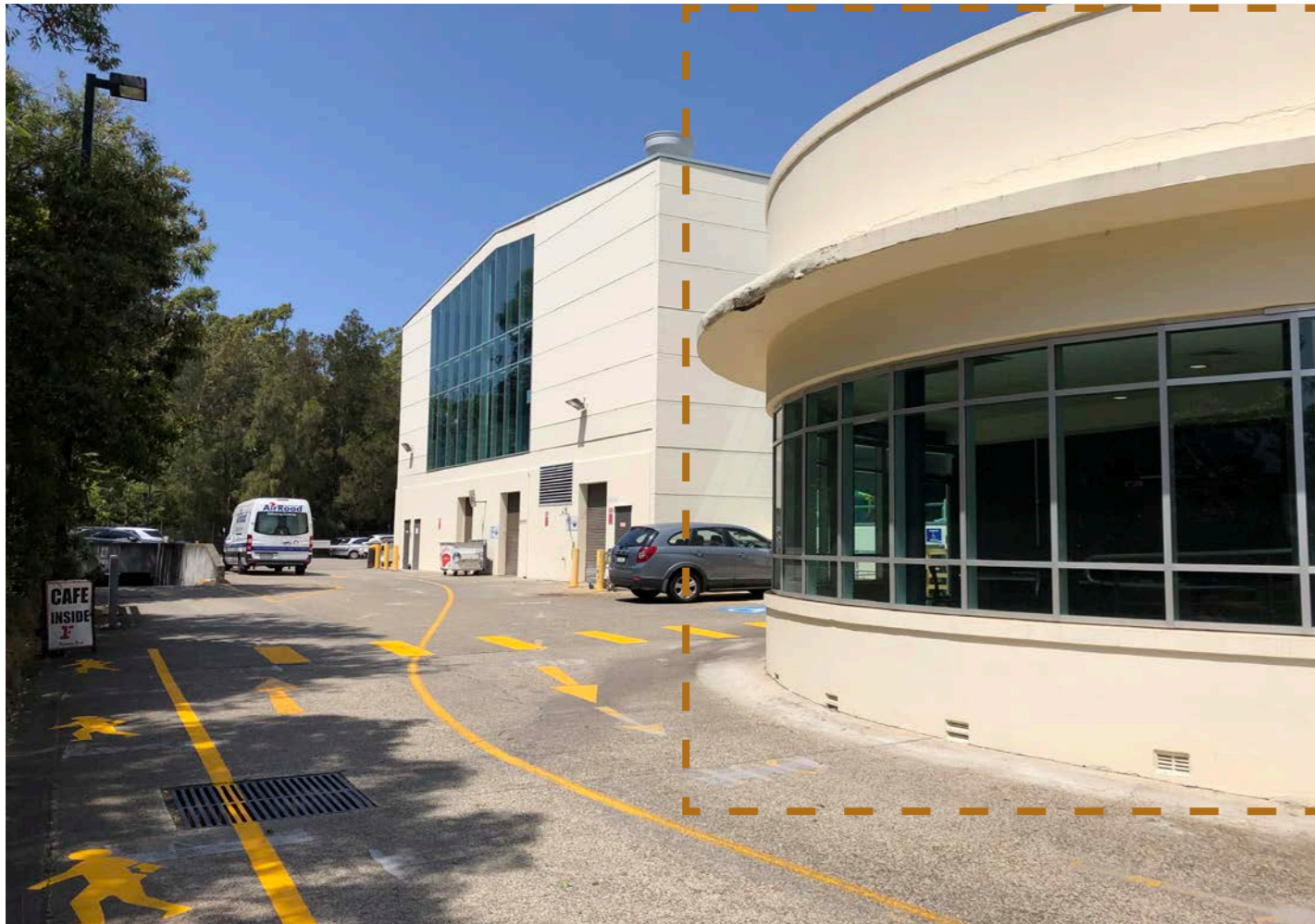


View 8 - Image of heritage item, existing curved canteen. Source: TZG Architects, 2019



View 9 - Image of heritage item, clock tower. Source: TZG Architects, 2019

800 Pittwater Road



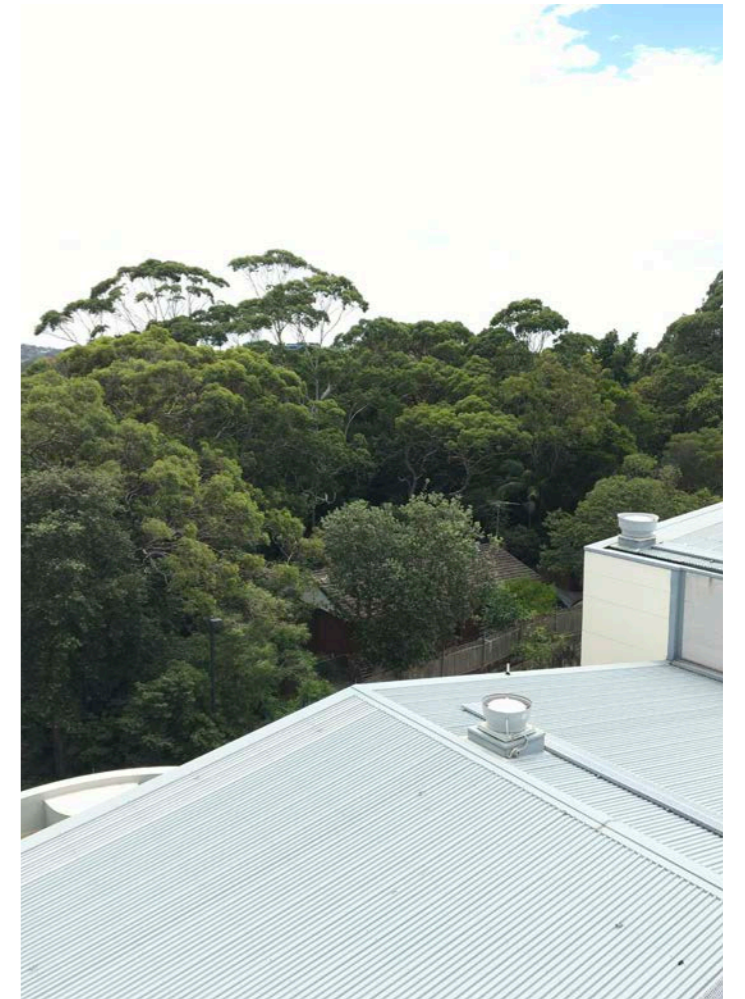
View 10 - View of heritage north-western corner of 800 Pittwater Road. Stony Range Botanic Garden heritage conservation area located on the left.
Source: TZG Architects, 2019



View 11 - Looking south along iMed building. Stony Range Botanic Garden heritage conservation area located on the left.
Source: TZG Architects, 2019



View 12 - Looking east to existing entry to carpark on northern boundary. Stony Range Botanic Garden heritage conservation area located on the left and in the distance.
Source: TZG Architects, 2019



View 13 - View from heritage clock tower looking out over Stony Range Botanic Garden heritage conservation area.
Source: TZG Architects, 2019



View 14 - View from 224 Headland Road looking out across the roof of 800 Pittwater Road showing the intersection of Pittwater Road and Warringah Road.
Source: TZG Architects, 2019



View 15 - View of north-west corner at 800 Pittwater Road.
Source: TZG Architects, 2019



View 16 - Looking up between retaining wall and southern side of 800 Pittwater Road.
Source: TZG Architects, 2019

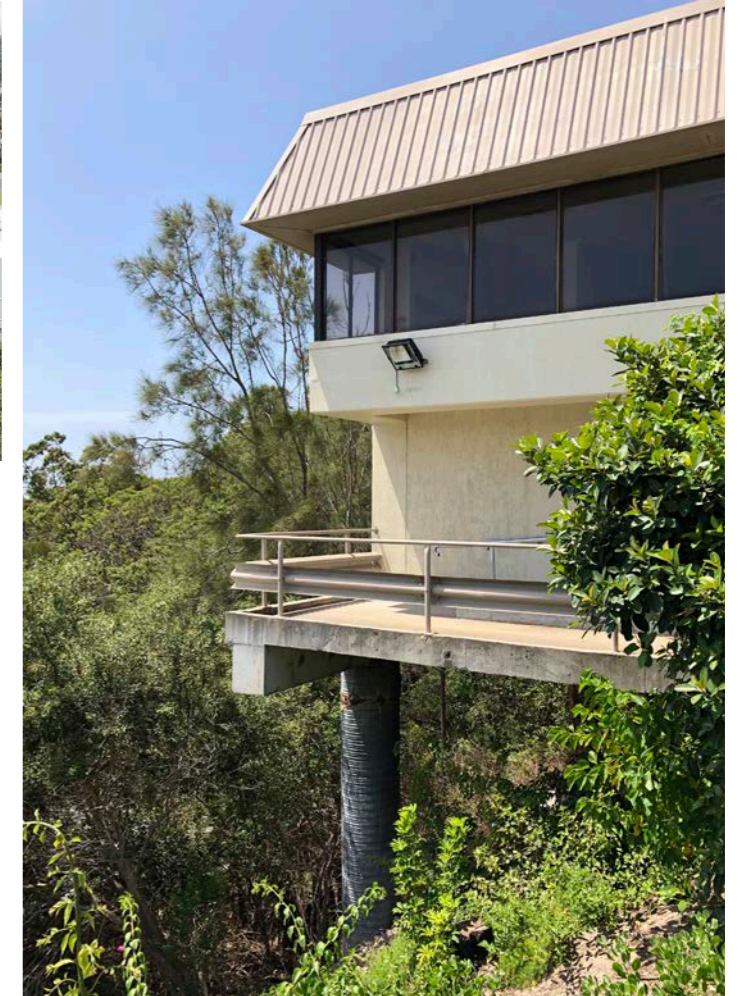
4.11 Site Photos 224 Headland Road



View 17 - View of 224 Headland Road taken from the clocktower of 800 Pittwater Road.
Source: TZG Architects, 2019



View 18 - Looking west from 224 Headland Road carpark.
Source: TZG Architects, 2019



View 22 - Cantilevered northern edge of 224 Headland Road.
Source: TZG Architects, 2019



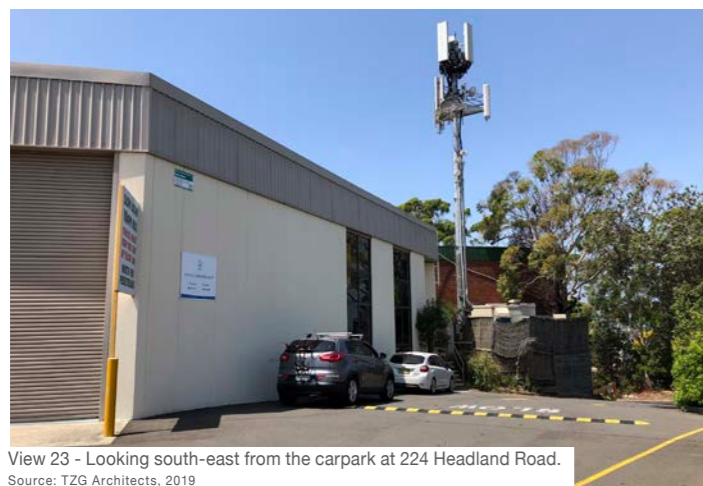
View 19 - Looking north along western facade of 224 Headland Road.
Source: TZG Architects, 2019



View 20 - View of driveway leading up to 224 Headland Road.
Source: TZG Architects, 2019



View 21 - View of footpath crossing at 224 Headland Road.
Source: TZG Architects, 2019



View 23 - Looking south-east from the carpark at 224 Headland Road.
Source: TZG Architects, 2019



View 24 - View to 224 Headland Road.
Source: TZG Architects, 2019



View 25 - Looking south down driveway at 224 Headland Road.
Source: TZG Architects, 2019



View 26 - View north towards 800 Pittwater Road from 224 Headland Road carpark.
Source: TZG Architects, 2019