

31 September 2022



Hansen Yuncken
Sydney Corporate Park
Building 1, Level 3
75-85 O'Riordan Street
Alexandria NSW 2015

Attention: Sasha Vuckovic

Dear Sasha

Subject: Architectural Design Statement – SSDA 10371 Mod. 5

The architectural documents submitted for this modification to the approved State Significant Design, represent design development of the architecture, highlighted on DA003, since the original submission. The proposed amendments are clouded and coded on the architectural drawings with each described in detail in the accompanying SSDA Modifications Schedule.

The proposed amendments arose over the course of design development with the school and consultant team this year for one of the following reasons –

- Planning changes to facilitate school operations which had evolved since the original lodgement
- More detailed consultant design requirements
- Amendments required to accommodate latent conditions revealed in early works
- Some façade amendments to rationalise and unify the overall design

The amendments are largely technical so that the architectural intent of the original submissions, as described in PMDL's Design Analysis Report (Appendix 7, February 2020) and Response to Submissions (Appendix D, 6.11.2020), is maintained. These proposed modifications will not change the design strategy described in the original architect's documents.

Most of the proposed amendments relate to internal planning changes with no environmental impact (refer DA120 – DA136). The extent of excavation will actually be reduced by rationalised storage provision in the basement (refer 1-DA120 and 13-DA131). Some minor increases to the building envelope are required by the following planning changes to –

- 1) Provide compliant access up to the L4 plant room on the Performing Arts building by extending stair 01 up to this floor (refer 1-DA136 and 1-DA321/3). The extension of the plant enclosure 4m to the south to accommodate this, has the advantage of also enclosing the lift over run on this level (refer 4-DA321/1). The plant room is set back from the general façade level on the east and west and set well back from the existing Music building to the south so will have no environmental impact.
- 2) Provide sufficient area for proposed plant in the plant room on L4 of the Performing Arts building by moving the north wall 4.2m further north to align with the wall below (refer 2-DA136). As with the extension to the south, this one will have no environmental impact, particularly when viewed from the ground (refer 2-DA321/1).

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- 3) Provide a compliant, fire isolated stair between the Music and Performing Arts buildings (refer 6-DA131). To fire-isolate the stairwell and provide separate circulation between the two buildings on all levels, it is proposed to project the stairwell outside the building envelope 2.7m. This would occur on all levels (refer 1/DA321/3 and 5-DA321/4) with the proposed glazed full height stairwell providing an elegant termination to the Performing Arts building where it abuts the existing Music building.
- 4) Provide compliant egress from the Performing Arts building plant room. A bridge is proposed linking this plant room to level 4 of the T&L building (refer 3-DA136 and 1-DA125) which will provide an alternative means of egress to comply with the NCC. The bridge will require balustrades but not a roof, so the massing is lower than the plant enclosures on each side (refer 3-DA320/2 and 1-DA321/1) and set back from the perforated metal screens below.

Amendments to the T&L building and Multi-Purpose Pavilion elevations generally comply with the envelope established by the deferred commencement conditions in the original consent (Schedule 2, Part A). Noting that the Maintenance Building; LED scoreboard and lighting and Jubilee Drive and car park, referenced in this schedule, are outside the scope of this application, the following consent clauses (not struck through) are relevant to this application-

- (1) *The Applicant must submit to the satisfaction of the consent authority, architectural plans and further design details which:*
 - ~~(i) include revised construction materials and finishes for the Maintenance Building to demonstrate that it reflects and enhances the quality and character of the heritage conservation neighbourhood;~~
 - ~~(ii) include an increased boundary setback for the full length of the new Maintenance Building acoustic wall sufficient to support dense evergreen screen planting along the entirety of the acoustic wall on the side facing Seaview Street;~~
 - (iii) *revise the design of the T&L building to:*
 - (a) *Respond to the scale and character of the heritage setting;*
 - (b) *Preserve sight lines from the Quadrangle, Dining Hall and Chapel approaches as far as practicable;*
and
 - (c) *Increase the physical separation laterally over all levels between the T&L Building and the existing Quadrangle Building.*
 - (iv) *Accommodate soft landscaping measures between the southern façade of the Multi-Purpose Pavilion and Yeo Park to reduce the visual impact of the Multi-Purpose Pavilion on Yeo Park;*
 - (v) *include revised construction materials and finishes for the Multi-Purpose Pavilion to demonstrate that it has a positive impact on the quality and character of the site, Yeo Park, and the surrounding heritage conservation area; and*
 - ~~(vi) revise Plan DA504, Sign 3, "Yeo Park Facing Façade", to demonstrate that:~~
 - ~~(a) the LED Scoreboard is facing Oval No. 3 and not in the direction of Yeo Park; and~~
 - ~~(b) LED lighting is not oriented in the direction of Yeo Park.~~

The following documents (stamped 18 January 2022) are annotated as responding to this condition – DA121 C, DA122 C, DA123 D, DA124 D, DA125 D, DA126 D, DA320 B, DA322 B, DA330 B, DA331 B, DA333 B. The approved measures that met the deferred commencement conditions with respect to the new T&L building's relationship to the existing Quadrangle precinct (1) (iii) and how this proposal complies follow -

- T&L building set back from Quadrangle building increased from 3200 to 4700 on L0 and L1 (refer DA121 C). This setback is matched on the relevant plans of this application – DA121 and DA122.
- Library depth reduced from 23000 to 21600 on L0 and L1 (refer DA121 C). This depth is matched on the relevant plans of this application – DA121 and DA122.
- T&L building screen set back from Quadrangle building 'tower' increased and set at a constant 3200 on L2 – L4 (refer DA123 D). This setback is matched on the relevant plans of this application – DA123, DA124 and DA125.
- T&L level 4 east façade setback from Quadrangle building increased to sit on grid T3 (refer DA125 D). The approved drawings don't dimension the setback of Grid T3 relative to the Quadrangle building. This scales at



12,565mm and this dimension has been added to the relevant plans to eliminate ambiguity (refer 7-DA123, 5-DA124, 5-DA125). The distance from grid T3 to T0 (23,200) is included for completeness. The perceived bulk of the building to the west will be determined by the location of the Arrow building screen structure (grid T0). This distance on the approved drawing (DA123 D) is given by $8265 + 9190 + 6000 = 23,455$. Relative to the approved design the proposed overall distance from the Quadrangle building to this grid will be 255 mm shorter, reducing the perceived bulk to the west.

- T&L level 4 east façade either centred on grid T3 (DA125 D) or flush with grid T3 (DA333 B) – this is ambiguous in the approved SSDA drawings. The developed design requires 150mm to the east of T3 for structure and another 100mm for cladding and insulation outside that. The east façade is proposed to be 250 proud of grid T3 (refer DA125) to accommodate the wall structure and insulate it. A slender eaves overhang here is proposed in lieu of a parapet and box gutter (refer DA333) for better weathering performance.
- A hipped roof on the T&L building (refer DA 126 D). It is proposed to remove the hipped ends from the main roof to improve head height below as hip structural members tend to be deeper and the hipped ends provide less height for ceiling plant. Clear head heights will be severely constrained by the imposition of a reduced ridge height from RL 68.6 to 68.0 (SSD-10371 A1.1(iii)). This amendment is proposed for NCC compliance (ceiling heights) and the elevations demonstrate no additional visual impact compared to the approved design (refer DA320).
- Reduction of floor to floor heights for L0 – L3 in the T&L building to 3.6m with L4 FFL at RL 64.70 (refer DA320 B). These levels are shown on all elevations and sections submitted with this proposal.
- Top of roof reduced 800mm to RL 68.00 (refer DA320 B). This ridge level is shown on all elevations and sections submitted with this proposal.
- T&L cantilevered roof projections diminished (refer DA320 B). Modest projecting eaves are proposed all round for weathering as shown on DA320 in this submission.
- Perforated metal screen on the east elevation of the T&L building changed to a flat, uniform design (refer 03/DA320 B). This is shown on DA320 in the submitted drawings.

The approved measures which met the deferred commencement conditions with respect to the Multi-Purpose Pavilion's relationship to Yeo Park (1) (iv) and (v) and how this proposal complies follow -

- Introduction of a 'warm brown mottled brick planter' to the southern façade of the Multi-Purpose Pavilion (refer 02-04 on DA322 B). This is shown on DA322 in the submitted drawings.
- Change of external materials to the southern block abutting the Multi-Purpose Pavilion to 'warm brown mottled brick with vertical banding detail' (refer 02-04 on DA322 B). This is shown on DA322 in the submitted drawings. As part of the finishes review for this building, described in more detail below, it is proposed to use the same face brick for the servery nearby.

This application proposes to reconfigure some façades whilst retaining the approved palette of materials. These proposals include –

- 1) Change the structural material supporting the external walkway from steel to concrete (refer DA320-321). These columns are required to be fire-rated for 2 hours and whilst this is technically achievable for a steel structure with an intumescent coating, it would impose an onerous regime on the school to maintain the integrity of the coating over time as it will be so exposed to the weather. Design development has indicated that the steel structure would also require substantial cross-bracing, undermining the design intent of a simple, elegant frame. The concrete columns are tied into the building structures behind to reduce the number of columns visible outside and eliminate the need for cross-bracing. They are proposed to be formed within moulds on site to provide a smooth, consistent, class 2, maintenance-free finish. They will be triangular in plan with rounded vertices – the flat inboard face allowing a simpler connection to the concrete walkway plates than a steel frame could achieve. Perspectives on DA020 show how the elegant frame of the original design intent is achieved.
- 2) Removed or relocated western screen panels (refer DA320-321). The effect of these panels on the outside of the Arrow Building has been considered together with those screens closer to the building façade for their combined



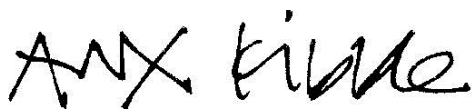
effect on daylight, views and solar heat gain. The proposed configuration represents a rationalised arrangement of inner and outer screens. Some screens have also been added in response to the wind consultant's advice that this would mitigate the adverse effect of westerly winds blowing between the Teaching and Learning and Performing Arts buildings (refer 5-DA320/1 and 11-DA321/1). The screen prototype image (refer image B on DA320) is a direct development of the original SSDA concept (image B on DA320 B) – a perforated, undulating form in a warm 'champagne' colour. No amendments are proposed to this concept, just the configuration of these screens along the Arrow building frame. The east screen to the T&L building, above the Quadrangle building will be a similar material and colour but with a flat profile as per the stamped elevation (refer 3/DA320 and image F).

- 3) Removal of a single screen bay at the south end of the Arrow building outside the Music building (refer 6-DA321/1). This portion of the screen is 14m high and has low level seating areas nearby between the Music building and Multi-Purpose Pavilion. It is proposed to delete the southern-most bay of this screen to scale down the building as it approaches this passive play area. The refurbished Music Building that emerges is more modest in height with a face brick finish to tie it to the proposed MPP brickwork. The perspective on the cover sheet (DA001) shows how this reduces the overall mass of the Arrow building to the south.
- 4) Change the Multi-Purpose building cladding material to east and west facades from a profiled screen to a panelised cladding material as approved on the other new buildings (refer 2-DA322/3 and 2-DA322/4). Design development showed that the metal screen used as cladding couldn't be made as transparent as the Arrow building screen because of the need for weatherproofing. With the proposed removal of the screen outside the Music building (item 3 above) the logic of using the metal cladding for the Multi-Purpose Pavilion is further diminished. The panelised cladding system ties in with the typical cladding language of the rest of the scheme and is bookended by face brick in the servery and amenities blocks. By using a dark base band (or shadowed physical recess on the east) and light upper façade, the massing of this large building appears reduced. The contrasting colours proposed are shown in image B on DA322. This will have a positive impact on the quality and character of the site. Together with the brick treatment of the block facing Yeo Park and provision of the brick planter along the southern façade (refer 2 and 4 on DA322) this composition of materials is sympathetic to Yeo Park and the surrounding heritage conservation area, consistent with the deferred commencement conditions.
- 5) Some additional minor elevational amendments are proposed and described in the SSDA Modifications Schedule.

We believe that the design as amended by the proposed modifications is consistent with the approved SSD in terms of the architectural design intent. The proposed modifications address mainly technical aspects of the design which will help the school operate more effectively with no additional environmental impacts. Accordingly, we submit that this modification proposal be supported.

Yours sincerely

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Managing Director
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