



Karen Harragon
Director, Social and Infrastructure Assessments
NSW Department of Planning, Industry and Environment

Friday, November 4th 2022

SSD-11920082 - HASTINGS PCYC - Departures and Modifications from the SDRP Assessment Report

Dear Karen,

Following approval of SSD application numbered SSD-11920082 and dated 1st December 2021 for the Hastings Secondary College in Port Macquarie, the PCYC component of the project has undertaken a detailed value engineering process in order to control costs and to ensure the success of the project. Following is a breakdown of the main design changes resulting in this application for an SSD modification.

6.1.3 Operational Parking

- The provision of 19 carparking spaces has been maintained, however the parking has been moved from an underground carpark to at-grade parking at the rear of the building. This on-grade solution removes the need for deep excavation and a complex stormwater drainage system. Equitable access is improved as paths are more level and don't rely on the maximum 1 in 14 rise, nor does the path of travel rely on the street pedestrian system (which in itself doesn't meet AS1428.1 travel requirements) to gain access from the accessible carpark to the building. The new carpark location provides direct, at-grade, controlled access to the building, or access to the reception via an at-grade footpath.
- The at-grade carpark reduces student play areas to the east of the building, however play space in excess of 10m² per student is maintained across the site.

6.2.2 Building height

- The height of the building parapet remains unchanged at RL11.600. Ridge ventilators have been incorporated into the design to promote natural ventilation, increasing the overall building height by 480mm above the parapet height. As the ventilators are set back from the parapet, their increased height is negligible from the street and the ventilator mass is lost in the roof itself when viewed from above. Refer to the revised Visual Impact Assessment forming part of the SSD modification application. This minor increase has more than been offset by a reduction in the parapet to the southern entry pavilion, with minor height variations added to make the elevation more dynamic.
- The site is subject to maximum building height control of 26.5m along the Owen Street frontage, and 19m along the remainder of the site. The proposal remains significantly lower than the maximum building controls and consistent with the previous approved bulk and scale. Refer to the updated Visual Impact Assessment.

6.2.3 Design and expression

- The public entry to the PCYC building has been moved from the south, between the existing MPC building and the new building, to the front of the site on Owen Street, where pedestrians would expect to enter the building. This new entry alignment has been carried through the reception area,

T 02 4961 5888
E admin@shac.com.au
W shac.com.au

224 Maitland Road, Islington NSW 2296

Nominated Architect Justin Hamilton (6160)
SHAC Pty Ltd ABN: 32 131 584 846

Document Reference: 4662.306.01.B SSD Mod.docx
QMS Ref: A020.01 Rev 7

past the stairs and into the court area, so that pedestrians moving down Owen Street have an unobstructed view through to the activities inside the building and feel welcomed into the site.

- The main gymnasium/court pavilion has been extended 5m to the east to support the gymnastics program being delivered. This has resulted in a need to adjust the uniform façade alignment to the east and provided an opportunity to incorporate increased articulation to the eastern and western facades. The stairs to the central circulation spine have been set back to help separate the northern court and southern entry/support pavilions. The main Owen Street entry has been brought forward (relative to the northern court pavilion) to highlight its importance as the entry to the facility, with a singular material used to contrast with the recessed surround and to highlight the building entry.
- The materiality of the eastern and western facades (Owen Street and Oxley Oval) have been changed from brickwork to pre-finished and coloured fibre cement sheeting. The complexity of the stepped, cantilevered brickwork, and resulting ongoing maintenance concerns, meant that the brickwork became cost prohibitive. The tonal contrast identified by the SDRP has been maintained with four different coloured FC panels being used to retain the undulating pattern. Each of the panels is packed out from the substrate to provide additional shadow play across the façade. Earthy tones have been retained and are similar to the previous colour scheme. The transition to light weight cladding has allowed the façade design to be adjusted slightly to reflect material properties and to emphasise the central, circular window in a more controlled manner.
- The central circular window has reduced in size from approx. 9m down to a 7.5m diameter to allow the circle to remain centred on the façade while not exposing roof and wall structure above. The roof trusses stop short of the facade, with the inclusion of traditional wall framing to allow the windows to remain as large as possible. The powder coated aluminium louvre screen is maintained, providing passive solar protection.
- The reveal to the main Entry has been changed from timber cladding to a dark, pre-finished fibre cement plank cladding. The dark cladding enhances the visual depth of the façade which further articulates the sense of arrival. The timber has been moved internally to the reception area to invite people into the heart of the building, while the retention of planks to the entry surround maintain the playfulness of mitred junctions on the different planes as pedestrians and vehicles move along Owen Street.

6.2.4 Tree removal and Landscaping

- The removal of the accessible ramp from the basement carpark provides an opportunity to for additional trees to be planted along the front of the site to further soften the Owen Street façade.
- Planting along northern boundary has been increased in keeping with the SSD conditions, to further screen the building from the Port City Bowling Club.

We believe that the design changes outlined above maintain the design intent of the original SSD approved PCYC building, while achieving improvements to wayfinding and building articulation and connection along Owen Street. We appreciate your time reviewing this SSD modification application and look forward to your feedback. If you have any questions, or require any additional information, please don't hesitate to contact us.

Kind Regards,



Chris Vlatko

Director | Architect | Project Manager
B Arch (Hons1); B Sc (Arch); Dip. Proj Man