



24 December 2021

Ms Sarah Kelly
Principal Planner
Department of Education
Level 8, 259 George Street
Sydney NSW 2000

Dear Ms Kelly

**New High School in Bungendore (SSD-14394209)
Request for additional information**

I refer to the State significant development (SSD) application for a New High School in Bungendore (SSD-14394209) and the Department's correspondence dated 16 November 2021.

The proposal was presented to the State Design Review Panel (SDRP) on 8 December 2021 (third review). You are requested to address the matters raised in the SDRP advice sheet dated 22 December 2021 (attached). Please include the response to these matters as part of the Submissions Report.

If you have any questions, please contact Tahlia Alexander on (02) 9995 6022 or via email at tahlia.alexander@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads 'T. Alexander'.

Tahlia Alexander
A/Team Leader
School Instructure Assessments

Attached: SDRP Advice

GOVERNMENT ARCHITECT NEW SOUTH WALES

22 December 2021

Lachlan MacDonald

PROJECT: BUNGENDORE HIGH SCHOOL
RE: State Design Review Panel – 08.12.21 (third review)

Dear Lachlan,

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 8th December 2021.

GANSW acknowledges that the creation of Bungendore High School is an exciting opportunity for the town with the potential for significant shared use and reciprocity between the school and the local community. While a new high school is welcomed by the community, concerns remain that the erosion of the 19th century street grid at Majara Street, the potential alienation of public space and the proposed character for the school will create unacceptable impacts both within the site and the adjoining context.

The following elements of the design approach are supported:

- Improvements to the bulk and scale of the built form including the reduction of the hall and the introduction of verandahs.
- Consultation with the local Aboriginal community and the potential to integrate Aboriginal stories into the landscape and architecture design.
- The proposed planting of native species and the potential 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. Consider how the principles and values embedded in a particular place-based narrative or story will provide a framework to inform the

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architectural and landscape response beyond the naming of spaces and built forms.

2. Use the consultation with traditional owners to inform design development of the campus so that the site as a whole can become an educational hub for both students and the Bungendore community.
3. Demonstrate through design development how connection to water, learning from country and nourishment from land informs the detail design of the landscape and architecture.

Masterplan and Landscape

Within the village setting with a heritage character Bungendore High School has the potential to reinforce the sense of rural living and be a model for shared use whilst contributing to Bungendore being perceived as a friendly and safe community.

4. Provide clarity on the design principles that have been used to generate the masterplan strategy for the high school.
5. Ensure the shared use of the campus for the school and community is clear, easily accessible, and well defined.
6. The erosion of the 19th century street grid is a major concern. It is recommended that the original alignment of Majara Street is reinstated and that proposed built form and open space support this gesture to maintain the integrity of the town plan. The proposed built form of the administration building, science, general learning and gym/library impede the original alignment. Consider relocating the built form further to the west and activate the Majara St plaza to create greater useable learning and open spaces.
7. Ensure that visual access is maintained from Majara Street through to the river.
8. Create a legible entry point into the campus from Majara Street. This entry should provide year round access out of school hours through the site for the Bungendore community and students linking to the river.
9. Further respond to the stories of place in the detailed design of Majara street including water sensitive design and themes generated through consultation with Traditional Owners.
10. Revise the fencing strategy. The current proposal is unacceptable as is not in keeping with the character of the town and a school within a rural setting. The fencing strategy impacts on the useability of open space within the campus and truncates the open space unnecessarily. Provide

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updated details on the fencing strategy including clear articulation of what needs to be secured whilst considering place and context.

11. The covered walkway between the canteen and the science building truncates usable open space. Relocate the covered walkway to the perimeter of the circular oval to further define this space which acts as the open space heart of the campus.
12. Further development of the edge conditions to the campus is required. Provide details through 3D sketches, sections and elevations on the landscape design, perimeter seating for the sport fields, entry/waiting areas, and student experience of the campus.
13. The landscape strategy lacks detail. Provide further design development on the hierarchy of spaces, uses and the supporting planting palette.
14. Explore opportunities to amplify the varied character of the outdoor spaces so that they may reflect and integrate the needs of the different uses and adjacencies. Further detailed development of the landscape strategy is required.
15. Maximise tree canopy for biodiversity, shade and amenity. Increase tree canopy along the site boundaries within and surrounding carparks and within the campus.
16. Maximise the sites permeable surfaces including carparks, entry forecourts and the Majara Street axis.
17. Provide further detail on the entry experience for visitors and users of the site.
18. Revise the traffic strategy for Gibraltar St with specific consideration to the management of the War Memorial on ceremonial days.
19. Indicate the locations of future built forms on plan and consequent impact on open space.
20. Improve the landscape design surrounding the War Memorial on Gibraltar St, providing a respectful division between the memorial and the activities of the school campus.

Architecture

The reduction of the bulk and scale of the built form is noted and supported.

21. Further develop the architectural language of the built form so the buildings have a defined presence and civic quality.
22. Ensure that the materiality of the built form responds to Connecting with Country and the heritage character of the town. Increase the use natural materials, timber and masonry to achieve this.

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23. Provide increased protection to the western facades of the built form to assist in mitigating solar loads and increase cross ventilation.
24. Ensure that the built form and associated spaces have a clear hierarchy within the campus.
25. Remove the currently proposed outdoor marquees and replace with integrated covered elements.
26. Provide further detail on the spectator amenity and user experience to the areas adjacent to the Mick Sherb Oval. Provide details on how the spectator area will be used by the students and Bungendore community for different events.
27. Provide an update on the ESD strategy for the campus including the proposed implementation of sustainable design principles such as 100% photovoltaic electricity and campus wide water harvesting.

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

Please contact GANSW Design Advisor, George Savoulis (George.Savoulis@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,



Barbara Schaffer
Principal Landscape Architect FAILA
Government Architect NSW

In attendance:

NSW SDRP Panel members

Joe Agius (apology)
Amanda Sturgeon,

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Context

Simon Kilbane, Barbara Schaffer
(Chair)
George Savoulis
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Lachlan MacDonald, Sarah Kelly,
Shay Bergin

Robin Sampson, Angelo Casado,
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