

19th November 2016

Sandra Robinson,
Robinson Urban Planning,
83 Fletcher Street,
Tamarama,
NSW, 2026



Dear Sandra

Re Architectural Design Statement - Response to SSD submissions

Further to the receipt of the submissions to the SSD for Shore Physical Education Centre we have the following responses.

Heritage Council –
Built and Landscape Heritage

Point 2 –

The form for SPEC was developed to ensure the least visual impact to the Shore Chapel and its environs.

The western side of the development, consisting of swimming pool and PDHPE classrooms with roof terrace, sits below the level of the Chapel lawn and the views from the Chapel to the harbour, city and skyline are not impeded.

The Chapel form, sitting within a formal garden, is not affected as the building sits to the east and below the existing Robson Boarding House.

The eastern side of the development, consisting of the sports hall, weights and gymnastics spaces and the Christian Studies classrooms and roof terrace are located directly to the south of the existing BH Travers library which sits 2 storeys higher than the proposed built form.

The eastern edge of SPEC reflects a similar relationship of the old gymnasium to William Street which it maintains to the Hunter Crescent corner. To provide building form modulation, there is a re-entrant corner to Hunter Crescent containing a planter and street landscaping. Further street planting is contained with recesses to the façade providing articulation to the William Streetscape.

The William Street façade consists of brick and stone to reflect the existing neighbourhood materiality and the sandstone of St Peter's Church.

SPEC, along William street, sits predominantly within the DA approved envelope of the Shore Stage 1 project, of which the library was the first phase.

Unknown of Roseville –

Item A – The building is set back 1m from the boundary on William Street in a similar relationship to the footpath as the existing residential building on the corner (set back 1.7m) and the existing gymnasium (set back 0.85m).

The façade has been articulated to reduce the mass of the overall form with planted recesses to provide landscape amenity to the public domain.

The southern façade has been set in at the corner of Hunter Crescent and William Street to reflect the existing relationship of building form to street alignment

Item B – St Peters Church sits directly east of the existing BH Travers library building with the proposed SPEC buildings to the south west of the church and west of the church gardens. The Church is set significantly lower than the Shore site, facing onto Blues Point Road set within its own grounds. The current overshadowing of the church and grounds is not increased by the proposed SPEC project.

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The materials used have been chosen in response to the existing materials within William Street and the sandstone of St Peters Church

Item C –

The eastern building edge retains the same relationship to William Street as the existing buildings. The existing buildings are parallel to the footpath and are approx. 1.4m set back and 0.78m setback from the back of the footpath/boundary.

The eastern residential blocks of flats do not align with either the William Street edge, nor the Blues Point Road edge. Their setbacks are varied and non-uniform.

Item D –

There is no anticipated increased number of pedestrians to William Street.

SPEC provides an internal through site link connecting the southern edge of the Shore campus with Blues Street and the northern heart of the school for the first time. This will become the main thoroughfare for the southern entry, providing an accessible route and stairs through the steepest part of the site. This could reduce school generated pedestrians from walking up William Street.

Item E –

The building form is higher than the existing residential buildings but measures have been taken to reduce the impact of the overall height.

The southern façade is set in and is lower than the main form reducing the scale Hunter Crescent.

The roof form is generated by a row of barrel vaults breaking up the overall scale and articulating the roof-scape.

Item F –

The shadow diagrams provided in the SSD submission provide evidence of the windows to habitable rooms that are impacted by overshadowing, with a comparison with those of a compliant height development. There is little difference between the compliant height development shadows and the proposed SPEC.

North Sydney Council –

Landscaping

Item 1 –

It is proposed that the green wall on William Street is amended to a brick clad façade. This will extend the brick cladding to the gymnasium and be in keeping with the brick base of the existing BH Travers Library.

Please see revised drawing DA-3001 Rev 3 East Elevation and photomontages.

Item 2 –

The design team has reviewed the possibility to re-design the car park to retain tree 93.

Due to the adjacency to the boarding house to the north and the existing car park to the south and the protection zone required the car park efficiency is greatly diminished. The design intent is to replace this tree with a new planting. Please refer to the Tree Replacement Report prepared by Oculus Landscape Architects.

Yours sincerely

Nick Tyrrell
DIRECTOR