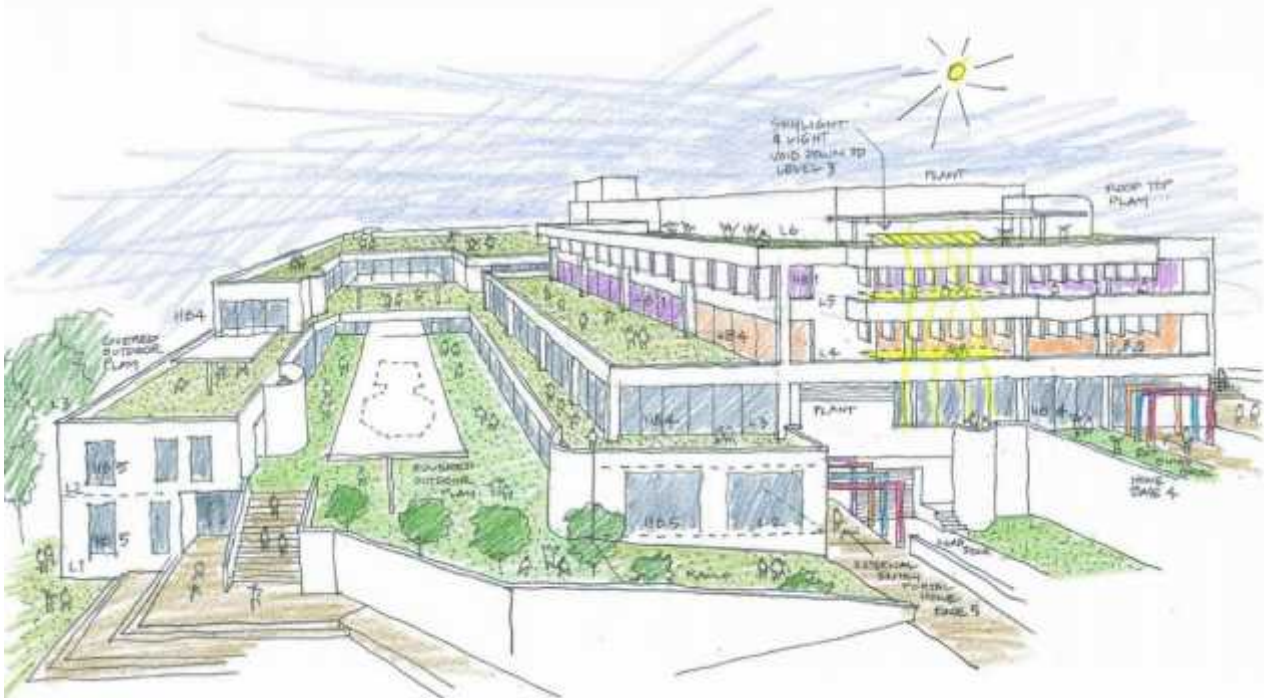


LINDFIELD LEARNING VILLAGE



BUILT FORM & URBAN DESIGN REPORT

31 MARCH, 2017

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1.0 INTRODUCTION

This Built Form and Urban Design Report has been prepared by Designinc on behalf of the New South Wales Department of Education (the 'Applicant'). It accompanies an Environmental Impact Statement (EIS) prepared in support of the State Significant Development Application SSD 8114 for the development of the Lindfield Learning Village in the former UTS Ku-ring-gai Campus building at 100 Eton Road, Lindfield.

It is proposed to refurbish the existing building to accommodate 2124 students in six home bases, each comprising 354 students ranging in ages from Kindergarten to Year 12. The new school is currently to be known as the Lindfield Learning Village and will contain 'state of the art' collaborative learning spaces, shared educational facilities, open play spaces, auditorium and gymnasium in a landscaped Australian bush setting.

The purpose of this Built Form and Urban Design Report is to analyse the urban character of the existing built form and provide a summary of the urban design response and strategies which are embodied in the proposed design for the Lindfield Learning Village and as detailed in the Environmental Impact Statement.

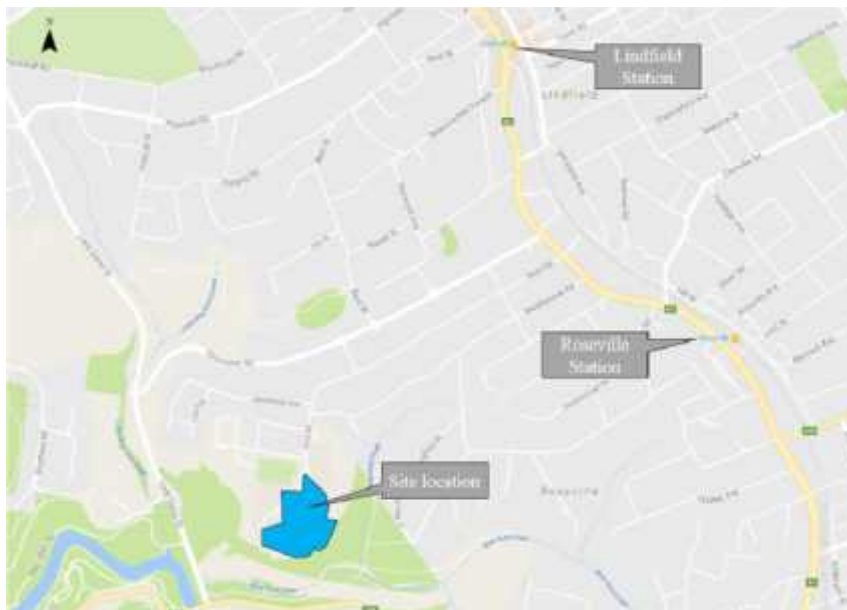


Former UTS Ku-ring-gai Campus view from the East

2.0 PROJECT BACKGROUND

2.1 The Site

The site for the Lindfield Learning Village is located at the southern end of Eton Road in Lindfield and is known as 100 Eton Road, Lindfield.



The site is located within the Ku-ring-gai Shire Local Government Area and comprises Pt. 1 and Pt. 2 in DP 1151638. It is roughly teardrop in shape with a total area of 3.6 hectares and is accessible by both pedestrians & vehicles from the southern end of Eton Road.



Site plan former UTS Ku-ring-gai campus building and adjacent residential blocks

The former UTS Ku-ring-gai campus building currently occupies the site and it is proposed to refurbish it to accommodate the new Lindfield Learning Village.



The former UTS Ku-ring-gai campus building main entrance

The land surrounding the site to the North & West has been acquired by the Department of Defence & developed into residential accommodation. The Northern residential building is about 4 storeys high and is nestled into the slopes of the hillside. The Western block is about 5 storeys high with vehicular access from Eton Road and pedestrian access via a footpath that is shared with the existing building.



4 storey residential blocks to the North of the former UTS Ku-ring-gai campus



5 storey residential blocks to the West of the former UTS Ku-ring-gai campus



5 storey residential blocks to the West of the former UTS Ku-ring-gai campus

The Lane Cove National Park borders the site to the South and East with a sloping terrain of natural Australian bush containing mainly eucalyptus trees and sandstone rocky outcrops leading down to the Lane Cove River.



Lane Cove National Park to the East

2.2 General Project Description

The proposal is to develop the existing UTS Ku-ring-gai campus building into a new school to be known as the Lindfield Learning Village to cater for approximately 2200 students ranging in ages from Kindergarten through to Year 12.

It is planned to group the students into 6 home bases with each home base catering for 354 students of all ages from Kindergarten to year 12. Each home base will essentially be a 'school' and the educational concept will represent 'Schools within a School'.

The educational philosophy is based on the principles of Future Focussed Learning and academic progression through the school is by Stage of scholastic achievement, not by the Age of the student.

The existing classrooms will be refurbished to create the General Learning Spaces within the home bases which have been arranged around the external perimeters of the building to capture the light, views and natural ventilation.



Existing classrooms to be refurbished into General Learning Spaces

Shared specialised learning spaces including Science Labs, Wood / Metal Technology, Visual Arts, Food & Textiles, Library Resource Centre and Student Counselling will occupy refurbished areas throughout the building.



Existing Science labs to be refurbished



Existing Wood / Metal areas to be refurbished

A Child Care facility is proposed for approximately 90 children with outdoor play areas located on the flat roof above the internal child care spaces.

The existing 910 seat Auditorium will be upgraded to suit current regulations for school concerts, assemblies and speeches and will be available for external community use, as will the adjoining dining area for functions.



910 seat Auditorium to be refurbished



Existing dining area

Two lecture theatres, 206 seat and 104 seat, will provide space for intensive learning and school presentations.

The existing gymnasium will provide indoor sports facilities for basketball etc., including two dance performance studios, two squash courts, office space, change rooms and amenities.



Gymnasium



Dance performance studios

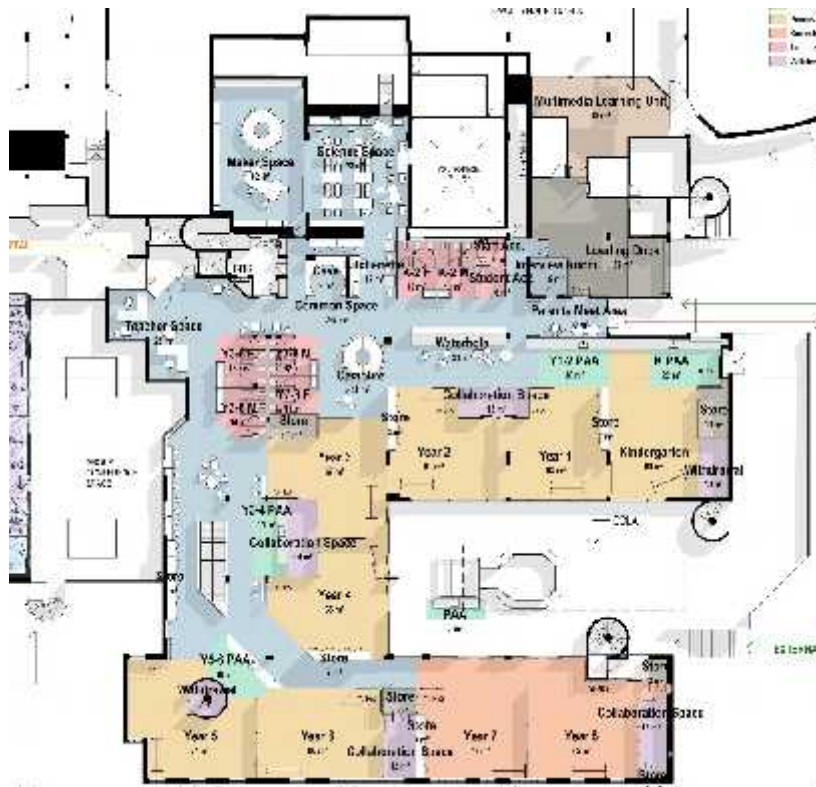
The school administration is provided adjacent to the main entrance with office space for Aurora (Distance Education) near the central courtyard.

The home bases will be distributed throughout the various parts of the building using the stepped flat roof tops as terraces for the children's outdoor play.



Rooftop terraces for outdoor play

The internal planning of the home bases is based on the principles of future focussed learning with 'cave, campfire and waterhole', maker spaces and science spaces. The learning spaces are arranged around the perimeter of the building for natural light and views and will be interconnected with sliding glass walls and open to common learning areas. Shared Practical Activity Areas are provided for the junior years and low height glass enclosed spaces provided for collaborative learning.



Toilets are grouped according to age groups and have enclosed cubicles with basins for privacy and open shared washing areas for teacher supervision. Storage is built into walls separating the learning spaces.

The existing sports oval adjacent to the school will be used for outdoor sports and shared with community activities.

3.0 SITE ANALYSIS

3.1 Existing Urban Character

The streets surrounding the site have mostly one and two storey detached houses in a variety of styles, materials and colours.



Houses in Eton Rd - mixture of styles, materials and colours

The new apartment buildings adjacent to the site combine concrete, steel and glass materials with balconies, flat roofs and subdued pallets of white, brown and grey tones



Adjacent apartment buildings subdued pallet of materials and colours

The houses and apartment buildings are surrounded by natural Australian bushland with trees framing the pedestrian streetscapes.

3.2 Bulk and Scale

The design of the existing building was inspired by the Italian Hill Village and steps down the hill on which it is sited with its bulk heavily modulated and the elevations articulated by light and shadow.

The massing of the existing building consists of modulated volumes of various heights which step down to follow the sloping topography of the hillside site. The tallest volume which appears as a five storey element is in the centre of the building with the rooftop plant room and is scaled down to lower volumes around the perimeter of the building.



The massing consists of modulated volumes stepping down the hillside

There is a high degree of articulation achieved through the modulation of building height and the planning which steps in and out around the site contours to provide roof terraces on top of the lower levels that lead down to, and connect with, the ground plane.



Stepped roof terraces

The main building appears as a complex of functional components, each one added to another and as the building form is cut into the hillside, stepping down following the sloping topography, it blends into the land form and is not dominant in the landscape.

As the extent of the works involves mainly the internal refurbishment of the existing building, there is no change to the bulk and scale of the existing building.



The bulk and scale of the building blends into and is compatible with its hillside setting

3.3 Height and Density

The overall height of the building from the lowest floor level in the South to the highest roof of the plant room is 24 metres and includes 6 storeys. However, due to its fragmented composition, the various forms of the building range in height from 2 storeys (6.3metres) to 5 storeys below the plant room (17 metres).

The footprint area of the building is approximately 12,200 sqm and as the site area is 3.6 hectares (36,000 sqm), this represents a site coverage of 33.9%.

The total internal floor area of the building is approximately 28,900 sqm which represents a floor space ratio of about 3:1.

This density of the existing building compares favourably with the adjacent residential apartments which have higher densities as they are located on much smaller sites.

Due to the extensive landscaped surroundings and the well-modulated building form, the height, density and scale of the existing building nestles comfortably into its hillside setting without significant visual impact.

As the extent of the works involves mainly the internal refurbishment of the existing building, there is no change to the bulk and scale of the existing building.

3.4 Open Spaces

The existing building is surrounded by significant open space as the Lane Cove National Park forms its southern and Eastern boundaries with grassed areas extending out from the building to the Park for the children's outdoor play.



Open space with view of Lane Cove National Park to the South

A broad open space of native Australian bushland separates the building from the adjacent apartment block to the North. Similarly, the Western access /service road provides generous open space separation from the adjacent apartment block.

The existing building is surrounded by open space with grassed areas on a series of plateaux, sandstone outcrops, ridges and extensive Australian native bushland.



Surrounding Open Space for student outdoor play

These open spaces would be used by the students for outdoor play and provide the building with a beautiful natural landscaped setting for appreciation by the public.

The oval will be shared by the Lindfield Learning Village for sporting activities and the community. It offers a grassed open space bordered by trees and provides a pleasant landscaped backdrop for the surrounding apartment buildings.



Public open spaces and oval surrounding the existing building

4.0 BUILT FORM

4.1 Design Quality

The existing building exhibits the Brutalist style of architecture that was typical of the 1970's & 80's and is characterised by the use of robust materials including off form concrete with expressed timber grain texture and beige coloured face brickwork.

The off form textured concrete is expressed as external walls, columns, parapets, spandrels, stair and lift shafts and vertical solar blades. The face brickwork reads as infill panels providing smaller scale detail to the facades.

The design concept is essentially an internal renovation of the existing building to provide new, reconfigured learning spaces for the Lindfield Learning Village.

The new works involve the demolition of many of the internal brick walls to provide for new glazed sliding walls that define learning spaces and create an open plan, interactive learning environment to suit the principles of 'Future Focussed Learning'.



Open plan learning environment

The general learning spaces have been arranged around the perimeter of the building to capture daylight and provide direct access to stepped roof terraces for outdoor play.



Perimeter Learning Spaces for daylight open onto stepped roof terraces for outdoor play

The planning of the new works is an expression of the functional requirements of the educational brief that is 'Future Focused' and at the cutting edge of current learning philosophy and design.

Voids will be created between various floors to provide vertical visual connection between the home bases and to bring in natural light from new skylights above.



New voids vertically interconnect home bases and provide natural light

The internal structural concrete columns and many of the concrete and brick walls are retained as a framework for the various spaces which will be enlivened with the application of colour and a variety of finishes.

As the extent of the works involves mainly the internal refurbishment of the existing building, there is no change to the bulk and scale of the existing building.

4.2 Façade, Materials and Colours

Due to the fragmented form of the existing building, which is spreadeagled over the site and steps down following the sloping topography, the façade does not appear massive as it is broken up into smaller elements. The entrance façade is expressed through off form board textured concrete and beige brick infill. Vertical off form concrete solar blades are hung from the bold concrete parapets and fenestration is expressed in a variety of proportions with wide and narrow panels providing visual interest.



Entrance façade fenestration and vertical solar blades

Fenestration ranges in height from 2700mm high sliding glass doors and window panels to 1800 high windows with narrower operable sashes. Off form concrete sun hoods provide light, shade and decorative detail to the façade.



Fenestration 2700mm high



Fenestration 1800mm high with narrow sashes

These facade design principles are carried through all elevations of the building with subtle variations to produce a cohesive, consistent and lively facade expression.

The existing building is constructed mainly from grey coloured off form concrete that expresses the textural grain of the timber formwork used to create the surfaces.

Beige coloured face brickwork is a feature of the facades, infilling between the concrete wall and column elements.

In order to make the facades more attractive to the younger students, it is proposed to apply prefinished coloured panels to the exterior of the building to break up the concrete appearance, identify various parts of the building, define home bases and highlight points of entry.



Prefinished coloured panels to enliven the external appearance

4.3 Roof tops

The flat roof tops of the existing building cascade down the site in response to the sloping topography, providing roof terraces for recreation. Many areas of the building open out onto these terraces which have minimal falls to drainage outlets and small parapet projections.

The roof tops / terraces will be used for outdoor play by the students and covered with “astro turf” / “soft play” materials to protect the children from falls.

The existing roof top landscaped planters are part of the heritage of the building and will be retained in the majority of situations with modifications only where necessary for access and safety.



Roof top landscaped planters