

10 December 2018

Craig Kerslake  
Associate  
PMDL Architecture and  
Design

Via email -  
ckerslake@pmdl.com.au

**PROJECT:** Sikh Grammar School, Rouse Hill – SSD 9472

**RE:** SDRP – First Review – 14 November 2018

Dear Craig,

Thank you for the opportunity to review the project. Please find below a summary of advice and recommendations arising from the State Design Review Panel on 14 November 2018.

The Panel generally supports the preferred masterplan option as presented, including:

- The range and mix of uses proposed for the site.
- The proposal's intent to spatially integrate cultural, school and community uses, for example entries that promote shared arrival / exit for these uses and provide direct connections to the campus civic heart.
- The general site distribution and arrangement of the built form (massing, bulk and scale), as it responds to:
  - the site topography
  - the intent for a campus civic heart
  - the intent for gathering and learning spaces that integrate cultural, school and community uses.
- The general approach to the form and expression of the buildings (in the context of the school/cultural programme) as they seek to:
  - be forward looking and contemporary
  - promote the school's civic quality within the future residential context
  - create site entries that use buildings to minimise perimeter fencing.

The following commentary provides advice and recommendations for improving the project.

### **1) Open space, car parking and landscape design**

The Panel raises concerns about the impact on the landscape design as a result of:

- The quantity of carparking.
- The open space and play requirements for a population of (circa) 1500 students.
- The heat island effect resulting from hard paving and artificial turf.

To improve the quality and quantity of open space, the Panel recommends design development that considers:

- Reducing the footprint for car parking through:
  - further understanding the spatial impacts and programmatic requirements for vehicle movements and parking relative to the school/cultural/community uses, including time of day scenarios in and outside of the school calendar

- options to maximise car parking flexibility such as overflow and multi-programmed spaces
- exploring opportunities to use the site's topography to provide full or partial underground parking.
- Mitigating the heat island effect through reducing hardstand areas, increasing the amount of soft landscaping, increasing planting to car parks and outdoor play areas and providing more external shading.
- Improving the open space provision relative to the needs of individual buildings such as a dedicated open space for the boarding accommodation.
- Reducing perimeter fencing by locating fences between car parks and the school and not along the site boundary.
- Consulting with staff, students and parents to determine the range of open space and play requirements to be provided.

### 3) Entry and school identity

To fully realise the opportunity to present the school's cultural identity to its community and provide a welcoming and engaging plaza entry to the south east of the site, the Panel recommends design development that considers:

- Minimising vehicle parking and movement at the entry so as to privilege pedestrians over vehicles, including accommodating scenarios for different activities and times of day.
- Providing an interstitial space between the buildings and the road that is welcoming, clearly visible and spatially engaging, to encourage gathering, waiting and movement such as a colonnade or awning structure.
- Reducing the monolithic expression of the Gurdwara and admin buildings by articulating the façades to break down the visual mass and scale.
- Balancing security with the intention of being welcoming by removing fencing and boom gate elements along the site boundary.

### 4) Built form massing, expression and relationship to the streetscape

The Panel recommends that ongoing design development:

- Acknowledge and respond to the Blacktown City Council DCP for the Growth Precincts such that street interfaces, setbacks and the like contribute to the character and context of the future residential neighbourhood.
- Improve the transition between the buildings and open space, through covered external spaces (e.g. at the boarding accommodation and southern edge of the Gurdwara).

### 5) Sustainability and hydrology

The Panel emphasises the importance of the sustainability strategy to provide the school with a long-term foundation for climate resilience and environmental performance. The Panel recommends detailed exploration of all proposed sustainability measures during design development.

The Panel commends the hydrology and water saving strategy for the site, which includes use of overland flow paths, water harvesting and green roofs. The Panel recommends that the landscape design be developed to tell the water story of the site, such that the site's hydrology is readily understood.

The project team is encouraged to schedule a further review when the issues raised above have been addressed.

This letter and subsequent SDRP design advice letters will be distributed to the meeting attendees listed below. Please contact GANSW Design Advisor, Angus Bell (Angus.Bell@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,



Lee Hiram  
Acting Director of Design Excellence  
Chair, SDRP

CC	
NSW SDRP Panel members	Amanda Roberts, Ingrid Mather, Richard Nugent, Bill Tsakalos (Council nom)
DPE Representative	Iona Cameron
PMDL Architecture and Design	Craig Kerlake, Vicki van Dijk, Suzie Hendry
Willow Tree Planning	Travis Lythall
Sym Studio	Conrad Greyson