

## **Sikh Grammar School, Rouse Hill – SSD 9472**

Dear Prity,

The Government Architect NSW (GANSW) has been asked to provide independent design review and commentary on State Significant Development application SSD 9472. Please find our response below.

This review is based on the Environmental Assessment prepared by PMDL Architecture & Design, focusing on the following:

- Architectural Drawings prepared (Appendix 08)
- Construction Staging Plans (Appendix 09)
- Architectural design report (Appendix 11)
- Landscape design report & plans (Appendix 12)
- ESD report (Appendix 29)

Preliminary plans for this proposal were reviewed by GANSW at the State Design Review Panel of November 2018 and the associated pre-panel meeting. This following response references comments from those reviews, with additional commentary arising from the information provided in the EIS.

The proponent has generally responded strongly to recommendations and advice from the SDRP process. In particular we note the following design revisions and clarifications have addressed matters previously raised at SDRP:

- A reduction of on-grade carparking to mitigate the heat island effect and increase the quantum of open and green space.
- A reduction of perimeter fencing and increased quality of landscape treatments at the boundary/perimeter. This has improved the urban interface with the surrounding neighbourhood & enabled the School's presentation/entries to be more engaging and welcoming.
- In regard to the primary entry (eastern corner) the removal of vehicle access/movements has significantly improved the overall design quality for, arrival, gathering and waiting, for the local and School communities. This includes articulation and architectural expression of building forms at this location which promote a welcoming and safe/comfortable shared arrival spaces (e.g revisions to the Gurdwara to provide/promote covered waiting & the like).
- Generally improved transitions between the buildings and large areas of open space, evidenced by small scale landscaped spaces and covered interstitial/circulation spaces.

On the basis of material submitted, the proposal needs to better address concerns around amenity and sustainability, commentary below is made in the context of:

- The proposal's ambition for a Green Star Rating (level 4) as a framework approach across all project stages. Noting:
  - o the framework can be 'skewed; around higher rating for individual buildings. at the expense of over-arching consideration for the site. Site-wide considerations (exclusive of building envelopes) will enable/ensure sustainability measures are more impactful in the longer term.
  - o the variables for building envelopes to shift over time in multi-stage delivery.
- Several over-arching site considerations (as per the above) are not well or fully represented by the project's Green Star framework. These include incorporating and implementing a commitment to:
  - o Tree canopy cover (as outlined in the landscape documentation)– as a key measure for mitigation of the heat island effect and key to open space amenity.
  - o opportunities for water capture and re-use (grey water & reuse for irrigation). Noting this is in the landscape approach but not evident in the ESD report (as clear & readily recognisable)
  - o opportunities for permeable/semi permeable treatments to complement the large extent of hardstand paving and artificial turf.

A short review of the layout and staged implementation of the canopy cover raises the concern that the canopy cover will not be achievable (as drawn) due to the variables of integration with future street landscaping under the DCP, project staging and the delivery/construction process generally: This includes:

- Spatial compatibility between future street trees and School perimeter planting.
- Insufficient space between the Secondary School & the north-west boundary for mature planting
- Deep soil ( min1500mm) depth for mature planting at locations with basement carparking under.

GANSW recommend a commitment to the (as proposed) canopy target – allowing for flexibility of location /distribution of trees relative to 1) shading quality/ maximum positive impact & 2) each stage of the project.

It is noted that areas such as the carpark to ELC interface are reliant on the street trees and could potentially cater for additional planting. This demonstrates the risk of reliance on factors yet to be determined (e.g finalise street tree layouts aligned with the DCP)