

9th June 2021

Christina Travers-Jones
Multiplex
Level 22
135 King Street
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NSW 2000

Dear Christina,

**Response to Submissions
Mosman High School Upgrade
SSD 10465**

This document is provided by Woods Bagot, the architects for the project, as a response to the relevant submissions provided by DPIE, for the Mosman High School Upgrade State Significant Development Application.

Each relevant submission is grouped by subject and reiterated in italics. The response is provided below each submission and should be read in conjunction with the updated application drawings.

01 Quiet Study/Break out Rooms

Submission by:
Public – Anonymous

Submission:
Will there be break out rooms for children to go to for quiet study etc?

Response from Applicant:

The learning spaces are predominantly derived from the Education Facilities Standards and Guidelines. Acknowledging Mosman High School's unique school culture, the scheme allows for informal learning spaces positioned adjacent to formal learning spaces where a variety of activities such as quiet study, group activities and the display of work.

In addition, the Library contains quiet study zones and a separate area for senior study.

02 Roof setbacks

Submission by:

Public Authority – GANSW – Liz Bowra

Submission:

It appears that the level 4 roof court and stair core 3 will obstruct sightlines from the footpath on the east side of Military Road, refer to Sections A and B SSD-3201 Revision 2. In addition to the this, the height of the netting is identified as a minimum, which leaves open the possibility that the net height may be increased. This represents a departure from one of the commended elements of the architectural design strategy: that the stepped massing provided unobstructed sightlines from the footpath on the east side of Military Road, refer to advice letter dated 21.12.20. It is recommended that the design be reconfigured to achieve the unobstructed sightlines as detailed above.

Response from Applicant:

The annotation of the netting has been updated to “Max. 8.5m Height” on both drawing numbers SSD-2206 and 3201.

The roof top play court is an important part of meeting the outdoor space requirements for the school. The netting material is visually permeable and will be recessive with sky and light penetrating through and making it recede with minimal visual impact.

The stair core is positioned to maximise roof space and building efficiency and required for egress and access. It has been sculpted with a scooped roof to minimise impact as much possible and is proposed to be clad in a metal that will recede visually and reflect the sky.

In both cases, the predominant visual experience from the east side of Military Road will be that of the mature existing trees that will remain.

03 Window playfulness and colour

Submission by:

Public Authority – GANSW – Liz Bowra

Submission:

While playful quality is commended, the irregular application of colour, window size, height and proportion, and reveal treatments lack underlying logic and do not relate to internal program. It is recommended that the façade composition provide more disciplined approach to the application of the playful façade elements and articulation, to achieve a balance between its playful qualities and civic presence.

Response from Applicant:

Playfulness of the varied window size and colours contribute to the façade articulation along Military Road. The value proposition for the window arrangement was not to relate directly to the room use but for any use now or in the future. The brief requirement was for "flexibility for the future" and the response therefore was to create the building as a vessel for many learning environments. These will change in the future depending on pedagogy shifts and school curriculum requirements.

A clear design logic has been followed for both color selection and sizing.

The variety of colour originates from both the natural and built landscape of Mosman. Being located in an area of vibrant native Australian nature and historic buildings, a wide range of colour has been pulled from the context to create a palette for the façade. Refer to image 1 below.

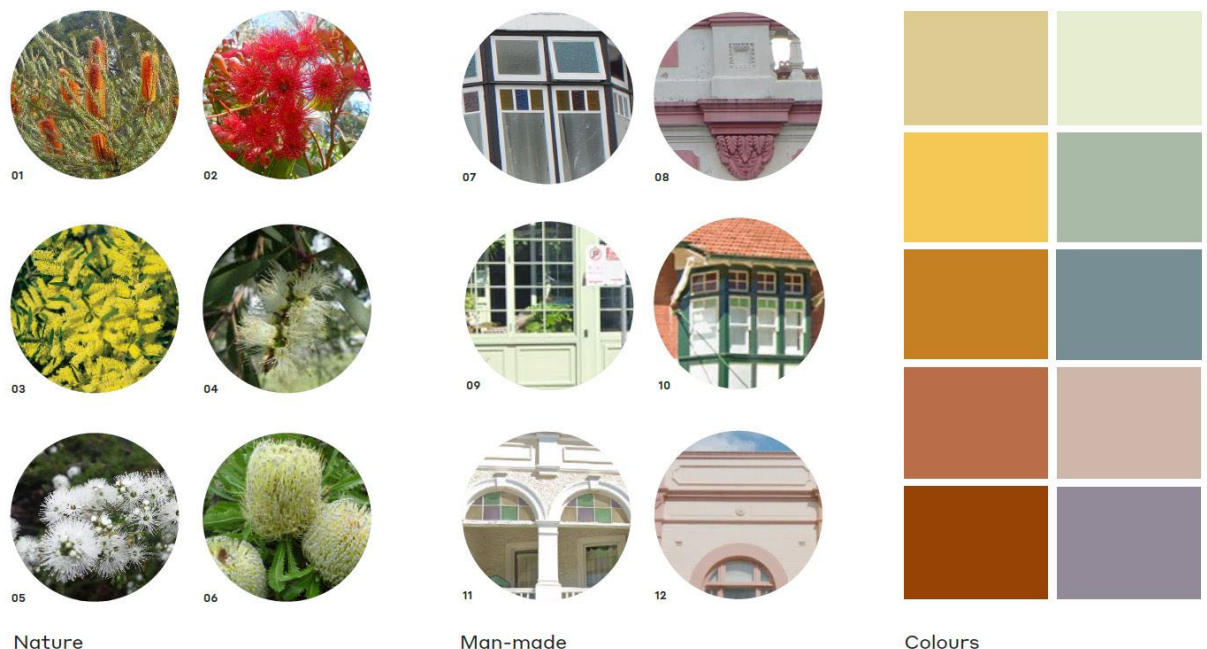


Image 1

Using the colours from the surrounding context, they have been applied to the window frames in a continuous way that changes hue as it wraps around the building. The experience of the building will vary depending on the location being observed. Further detail has been added by using a gradient to fade out the colour as it climbs up towards the top level of the building.

The colours have been adjusted, muting them further to decrease the intensity while retaining the colour scheme and its playful nature. Refer to the updated rendered perspective attached with this letter - 'MHS - View 2 - Colour Facade.pdf'.

The variety of window sizes reflect and reinterpret the local heritage, where a variety of window articulation can be found. The protrusions aid in solar shading. The window sizes have been rationalised to a few types for ease of buildability. A datum locates the centerline (red line), and sill height (blue line) to ensure that the coloured metal panel is consistent across the façade. Refer to image 2 below.

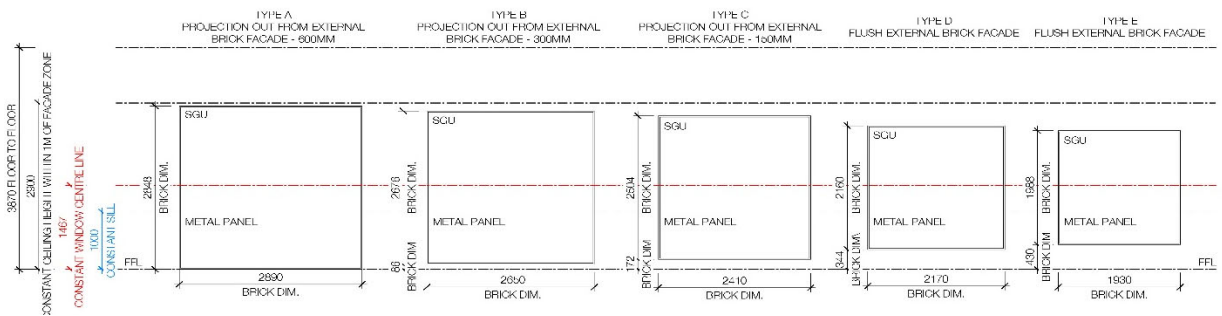


Image 2

04

Sustainability

Submission by:

Public Authority – GANSW – Liz Bowra

Submission:

No change made to sustainability recommendations made in 09.02.21

-GANSW's letter dated 09.02.21, the Sustainability recommendation comment reads:

To achieve sustainable outcome:

- *Demonstrate leadership on sustainable; acknowledging that Woods Bagot is a founding signatory of Architect's Declare Australia*
- *An ambitious sustainability strategy*
- *Details of proposed ESD initiatives*
- *Details of proposed passive design strategies to ensure access to natural light and ventilation are maximised for all internal spaces*
- *Demonstrate how sustainability initiatives optimise school's pedagogical approach*

Response from Applicant:

The scheme meets the SINSW current directives for 4 star green star equivalency and renewable energy. Passive measures have been implemented, including good daylight and ventilation measures, solar shading and good thermal insulation design to BCA 2019.

The external brick façade has been designed to achieve adequate thermal performance by providing thermal mass shaded by preserved trees for sun control and thermal management. The amount, location, size, glazing and thermal performance of windows are conducive to best practice outcomes for daylighting, natural ventilation and thermal performance.

The underlying principles used for optimisation of window openings are:

- To provide adequate openings that enable a natural ventilation strategy in line with requirements of the Educational Facilities Standards and Guidelines for natural ventilation.
- To maximise daylight penetration in general learning spaces
- To ensure compliance with NCC 2019 Section J

An arboricultural study has been undertaken to outline the health, condition, and stability of existing trees as well as the viability for retention within the context of proposed development works.

Tree preservation has been established as a high project priority and most trees will be retained. New trees and vegetation will also be planted as part of the landscaping strategy to increase tree canopy cover and improve ecological value. Most existing trees on Military Rd and Belmont Rd will be preserved to help cool the building façade and the school grounds in hotter days.

The landscaping strategy includes deciduous tree plantings to the west to block direct sun light in summer and allow it in winter. The landscape strategy not only contributes to shading of building facades, but also provides a comfortable micro-climate both within the building and on school grounds.

Roof vegetation will assist with management of solar thermal loads on roof and will provide shade for open play spaces included in the landscape strategy.

05 Military Road/Belmont Street Corner/Setback

Submission by:

Public – Robert Sutton

Submission:

Encroachment to site boundary on North East school is an ambit claim. Seriously, you are proposing that the headmaster needs an office with a view of the retail strip down Military Road. This is a big property, the school should stay within the existing building footprint. Fix the school setbacks.

Response from Applicant:

The scheme uses the Military Road/Belmont Street corner as an important urban presence.

The design of the corner has been adjusted - The façade line has been moved further into the site leaving a gap between the retained fence. The internal layouts have also been adjusted, moving the Principal to have closer connectivity with the admin clerical space. The corner room is now allocated as a tea room.

06 Overshadowing

Submission by:

Public – Robert Sutton

Submission:

We note that plans submitted for public comment are only PRELIMINARY. This is unacceptable as they are technically incomplete and do not reflect the actual site complete shadow diagrams. Evidenced by the missing presentation of FULL SHADOW DIAGRAMS on impacted (Morning) Belmont Road, Keston Avenue & Avenue Road e.g. South West corner 6:00am(Summer) to 7:30am(Winter). Let's be honest – Easterly morning sun shine is critical to our neighbours amenity. (Afternoon) – Military Road retail shopping strip (Winter) 3:00 - 5:00pm. Let's keep the retail street sunny and a great place to shop.

Response from Applicant:

Shadow diagrams are enlarged to capture the extend of Belmont Road, Avenue Road and Gladstone Avenue. There are no further shadowing impacts to Keston Avenue from Proposed building G from 9am to 3pm, winter and summer solstice.

07 GFA

Submission by:

Public – Robert Sutton

Submission:

GFA (AREA) – SSD-9101(Rev2). Plans and values calculated are not accurate to existing or future use.

Response from Applicant:

GFA plans are reviewed using the 'Gross Floor Area' definition under Mosman Council LEP 2012.

08 Sporting Facilities

Submission by:

Public – Wendy Friezer

Submission:

There is very little in the way of sporting facilities available, with students wasting time by having to travel some distance to access even an Oval. Such is the reputation of this High School's lack of space that some local parents send their children elsewhere.

As such, it does not respond "to local demand for educational facilities and will deliver important public social infrastructure that will benefit the local community", "Local demand" and "the local community" is a higher economic demographic which expects any high school to provide all facilities on site. With the increase in students to 1200 and teachers/support staff to 91, this overcrowding situation will become more dire. Changing the building structures will not create a better outcome for a site that is too small for its purpose, lacks facilities and does not meet the Department's own criteria. The proposed rooftop "sporting facilities" will still not be enough for sporting teams which add to an all-round education.

Response from Applicant:

The existing Mosman High School has three play courts, with proposed building G constructed, there will be four play courts, with two existing, one on roof top for informal play/practice, one indoor within the ground floor gym having the capability of holding sports team matches. The ground floor gym is able to open to the public outside of school hours.