



**Loreto Kirribilli
Innovation Centre**
SSD Modification (s4.55)

fjmt

fjmt studio architecture interiors urban landscape
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Area & Accommodation Schedule Summary - Modified

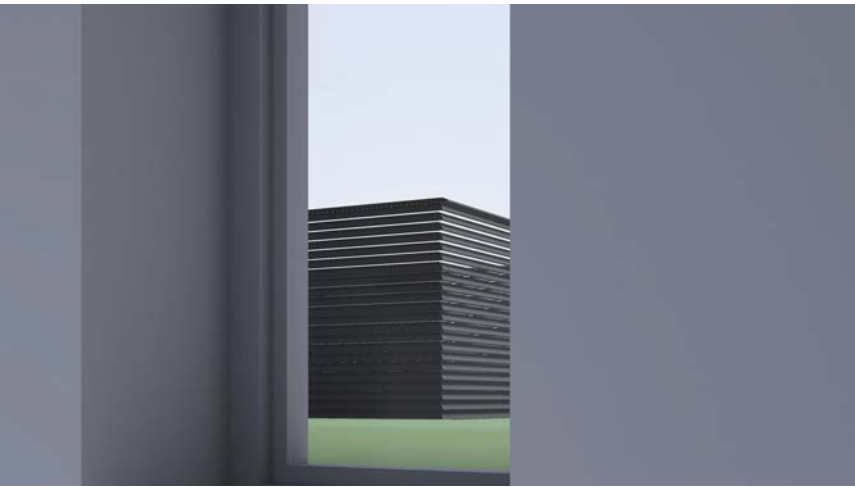
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1.0 Response to Request for Additional Information

Requested Information from DPIE		Response
1	The proposed modification would result in amendments to the building envelopes as approved by the Concept Proposal. Therefore, the approved architectural / landscape / stormwater plans in Schedule 2 of the development consent (Concept Proposal) must be resubmitted including the changes to the Stage 1 building envelope.	Please refer revised drawings.
2	The Modification Report must be amended to reflect that the modification relates to both the Concept Proposal and Stage 1 works (not only the Stage 1).	Please refer revised Modification Report.
3	The photomontage submitted as part of the Design Report does not correctly reflect the roof top plant room envelope over the amended innovation centre. A high balustrade appears to be proposed at the roof level. The plan / elevation and photomontage for the innovation centre should be consistent with each other.	Photomontage updated. Please refer revised Report.
4	No sections have been provided (cross and long) through the innovation centre. Given that the internal spaces have been modified, the approved 'Sections' as listed in Schedule 2 and 3 should be amended and resubmitted. The amended sections though the buildings must clearly demarcate all finished floor levels (FFL) and relative levels (RL).	Sections provided.
5	<p>The Modification report states that the plant room from the western boundary is relocated within the plant room on the roof. However, it is noted that an additional plant room is proposed on the south-eastern edge of the innovation centre roof (DA-2207). The FFL and RL of this plant room are required to assess the impact of the additional mass on the amenity of the adjoining residents. The roof plan should identify this additional enclosure (currently not labelled).</p> <p>Please note that this is the most visually sensitive area of the site, due to its impact on the views currently enjoyed by the adjoining residents at No. 111 Carabella Street. The Visual Impact Analysis addendum shows that the plant room would be partly visible from Unit 9 / 111 Carabella Street (the upper level unit facing east). The impact of a roof garden (as originally approved) at this location is more suitable than a plant room enclosure (notwithstanding that it is low height). You are requested to provide satisfactory justification to demonstrate that this plant room cannot be located elsewhere on the site.</p>	<p>The plant space shown on Lower Ground 4 in the approved SSD documents has been consolidated with the plant on the western Roof Terrace and in the undercroft space on Lower Ground 1. Detail design has resulted in a reduction to the western plant enclosure on the Roof Terrace to improve views to 111 Carabella St. Plant on Lower Ground 1 is in a enclosed undercroft space and in-take air grilles with construction specified to comply with Construction Certificate Condition B6.</p> <p>Additional plant enclosure on the south-eastern edge of the roof terrace accommodates 1 commercial kitchen exhaust duct & 1 make-up air duct from the Food Technology Kitchen on Lower Ground 2. Kitchen exhaust ducts were proposed in the SSD Appendix V_Building Services Concept Report which were noted to discharge at roof terrace. Proposed kitchen ducts are located on the south-eastern part of the building roof terrace to minimise impact to western neighbours.</p> <p>South-eastern roof terrace is the most suitable location as kitchen exhaust discharge at lower levels will not comply with NCC requirements due to the close proximity to building occupants. The ducts have also been located away from the boundary. We note that chimneys, flues 'and the like' are excluded from the definition of building height, however in order to inform the neighbouring properties we have indicated the proposed plant locations.</p> <p>Climbing plants from the adjacent garden will be able to grow onto the low plant enclosure to improve the outlook for the 111 Carabella St residents.</p>
6	The FFL of the 'Lower Ground Floor' in DA-2201 is marked as 17.4 metres (m). The approved FFL of this floor was 17.00m. The discrepancy in the FFLs should be clarified in the amended plans.	Amended Lower Ground 3 level has been changed to RL17.4m as it was necessary to lift the floor to provide additional head height in the PDHPE Movement & Weights Studio on the floor below (Lower Ground 4). RL on Lower Ground 2 has not changed. Therefore overall height from Lower Ground 4 to Lower Ground 2 has not changed since SSD.
7	The 'Core Teaching Area' in DA-2501 is at FFL 23.76m. The approved FFL in this plan was 23.5m. Given that this level connects to other outdoor areas, clarification is required to demonstrate that level access is available in all areas surrounding this building.	Core Teaching Area has changed to FFL 23.76m to match the detail survey level received after SSD submission & approval. FFL 23.76m is the existing floor level that allows a level access to all areas surrounding the building.
8	Additional FFLs / RLs are required to be marked on the outdoor courtyard areas (proposed to be modified or redesigned), both in the architectural and landscape plans. There are several level changes in the internal courtyards, and equitable access between all levels should be ensured.	RLs of outdoor spaces added to Floor Plans.
9	Additional FFLs and RLs are required to be provided on the 'Roof Plan' (DA-2207) to clearly demarcate the modified roof levels and plant room / stairwell / lift levels.	Additional FFLs & RLs added to Roof Plan (DA-2207). Additional RLs provided on Drawing MP-1106 Western Precinct Envelope.

Requested Information from DPIE		Response
10	The submitted western elevation for the innovation centre indicates that the sizes of the window openings have been increased. Additionally, a number of these windows would now be part of the learning studios / studio workshop areas, whereas previously these areas were used for storage (not habitable). Additional sight line diagrams / privacy analysis is required to demonstrate that the amendments to the sizes of the windows would not have additional impact on the adjoining neighbours to the west.	<p>Please refer additional sight line diagrams / privacy analysis.</p> <p>Diagrams illustrate 3 view types:</p> <ul style="list-style-type: none"> - Neighbour viewing out perpendicular to the window - Neighbour viewing out obliquely to window - LKIC building occupant viewing out obliquely towards neighbouring windows <p>In all view types, the diagrams demonstrate views between neighbours and LKIC are mostly obscured by solid walls.</p>
11	Elevational shadow diagrams, identifying impacts of the proposed innovation centre on the Marian Centre, were provided as part of the original application. Given that the amendments to the envelope of the innovation centre would result in additional overshadowing of the Marian Centre, the elevational shadow diagrams should be re-submitted.	<p>Please refer amended elevational shadow diagrams.</p> <p>Shadows on the Marian Centre has mostly reduced to the learning space windows on the east and slightly increased around the new bridge connection from LKIC to the Marian Centre.</p> <p>Reduction of shadows is a result of the reorientation of the east wing of LKIC and the slight shadow increase results from the material change of the lift from glass to concrete at lower levels.</p>
12	The Modification Report does not indicate whether changes to the external finishes and materials are proposed. It appears from the Design Report that external finishes have been amended. During the assessment of SSD-7919, concerns were raised regarding the proposed building finishes. In response, the external finishes of the outdoor terraces and the lower floors of the buildings were proposed to include the sandstone and lighter colours (render) to match the existing buildings on the site. This is not reflected in the modification application. A table comparing the proposed amendments to the external finishes and any associated impacts of the changes, on the surrounding heritage conservation area or the heritage listed buildings on the site, should be provided.	Refer attached table.
13	A loading area was identified in the previously approved 'Ground Level Plan DA-2205'. This loading area has been excluded from the amended plan. Please include this loading area and identity whether truck manoeuvring is impacted by the proposed reorientation of the building envelope (swept path diagrams may be needed).	<p>Please refer revised Floor Plans.</p> <p>Original vehicle manoeuvring is not impacted by the proposed reorientation of the building envelope.</p>
14	The staff room in DA-2206 includes one window opposite the east facing windows for the units at No. 111 Carabella Street. Previously this was a window for a circulation area (occasional use). However, this window, as modified, would be frequently used by the staff members. Additional information is required to clarify the location of this window and any additional privacy impacts on the neighbours (sightlines may be needed).	Window panel in the Level 1 staff room is solid therefore staff will not be able to view out from the window. It is only used to provide ventilation if required due to the mechanical system shut down .
15	The previously approved outdoor courtyard, to the north of the rooms labelled as 'PDHPE' in the lower ground (level 4 and level 3), is proposed to be deleted. Please provide solar access diagrams to demonstrate that the PDHPE spaces would receive appropriate sunlight at these levels (this was raised as a concern during the assessment of SSD-7919).	Solar access to the Lower Ground 4 PDHPE Movement & Weights Studio is through the skylights (shown on DA-2202) & the glazed window & door north of the space.

View A
OBLIQUE



W15 Kitchen

View B
PERPENDICULAR

LEGEND
- - - SSD ENVELOPE EXTENT



W15 Kitchen



W16 Kitchen



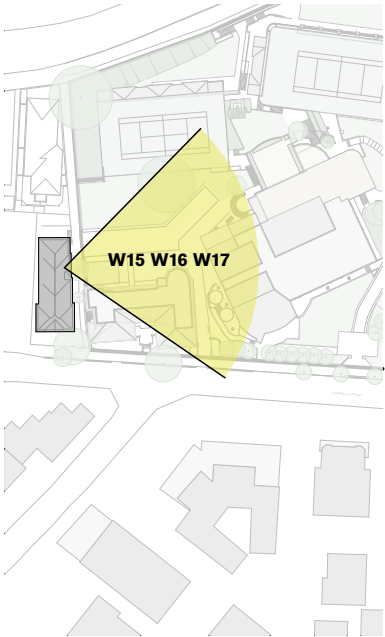
W16 Kitchen



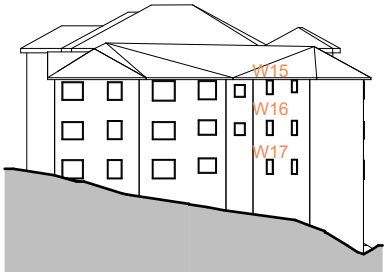
W17 Kitchen



W17 Kitchen



Site Plan



Key Elevation

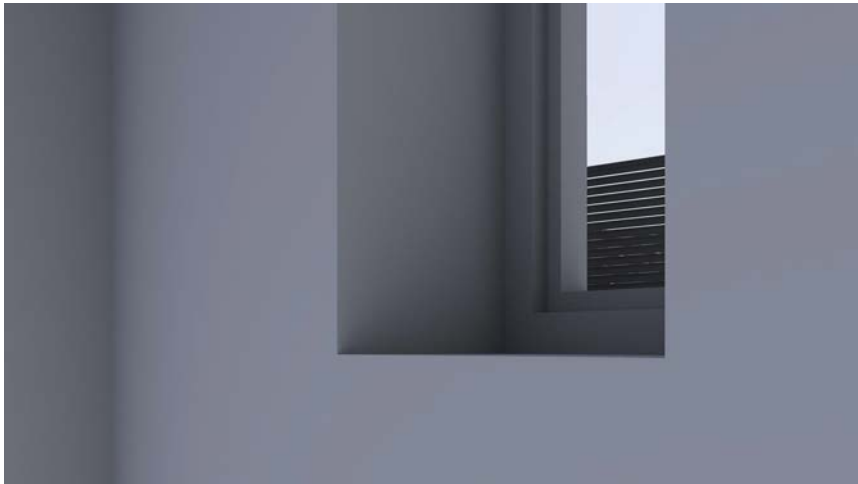


View Reference



Street View

View A
OBLIQUE



W18 Bathroom

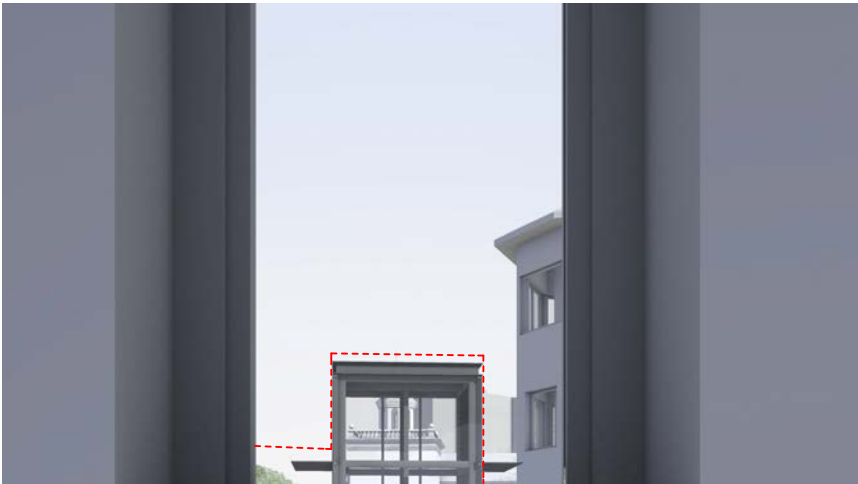


W19 Bathroom



W20 Bathroom

View B
PERPENDICULAR



W18 Bathroom

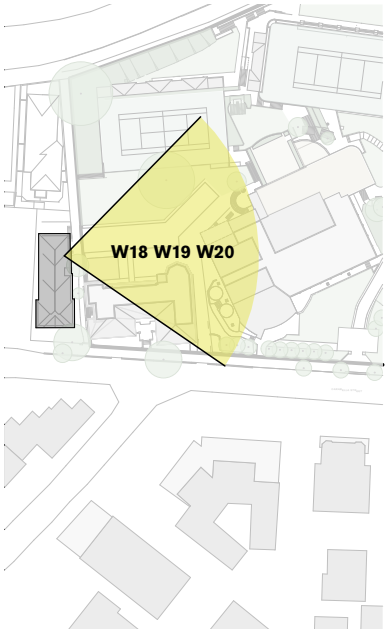


W19 Bathroom



W20 Bathroom

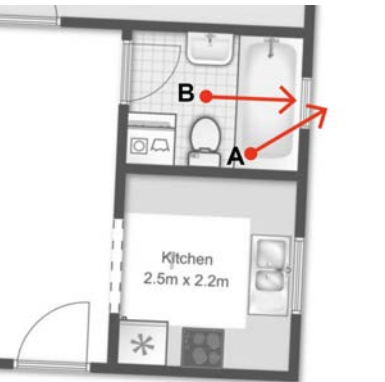
LEGEND
- - - - - SSD ENVELOPE EXTENT



Site Plan



Key Elevation



View Reference



Street View

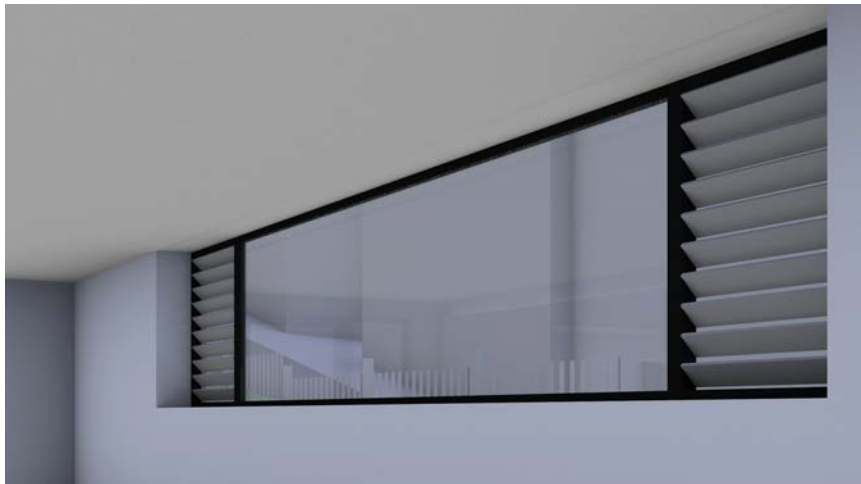
VIEW FROM INNOVATION CENTRE



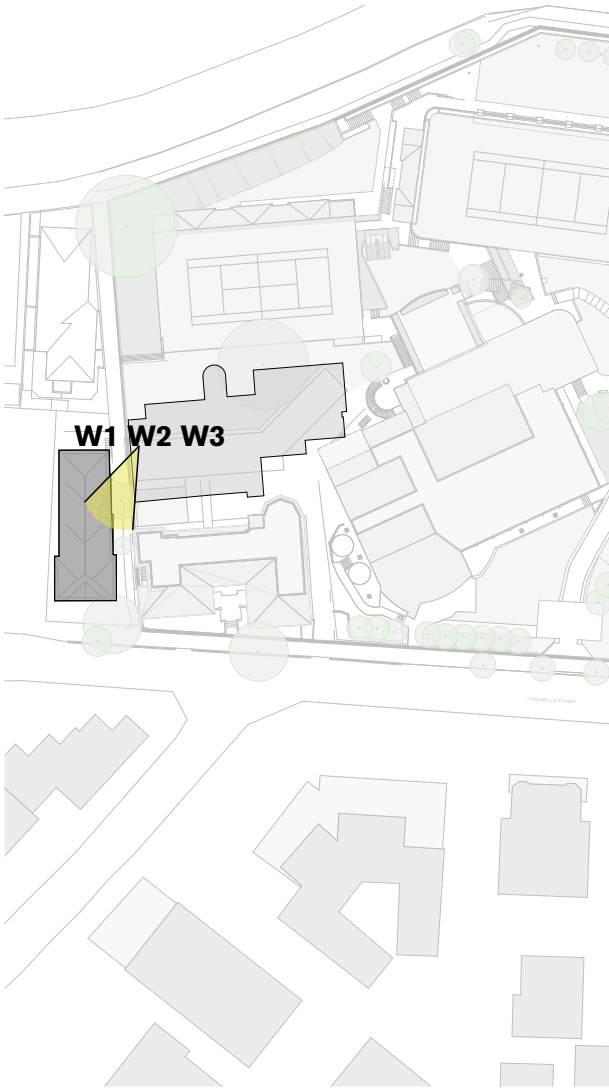
W1



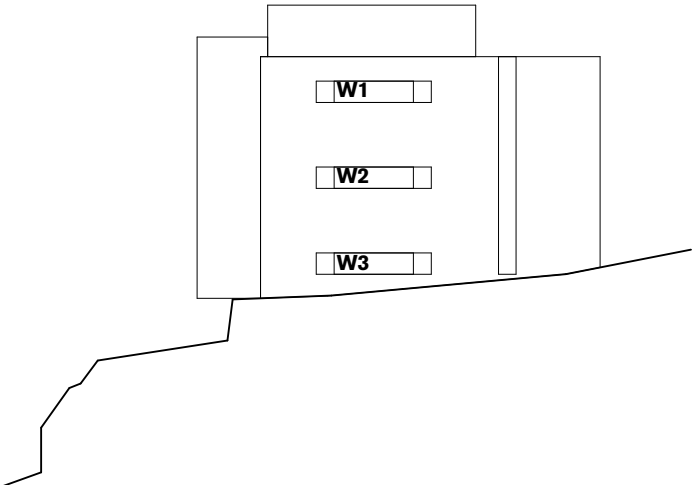
W2



W3



Site Plan

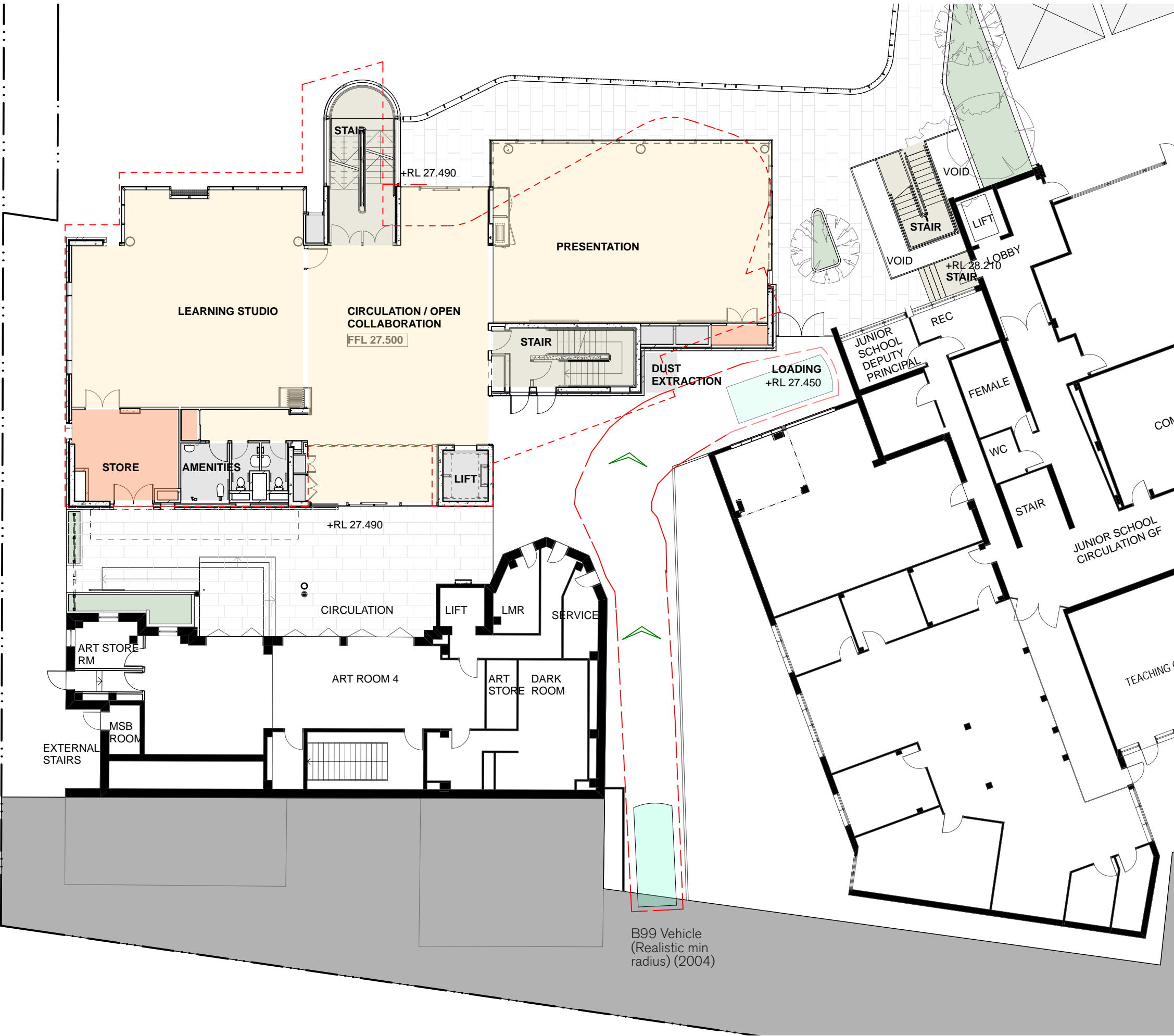


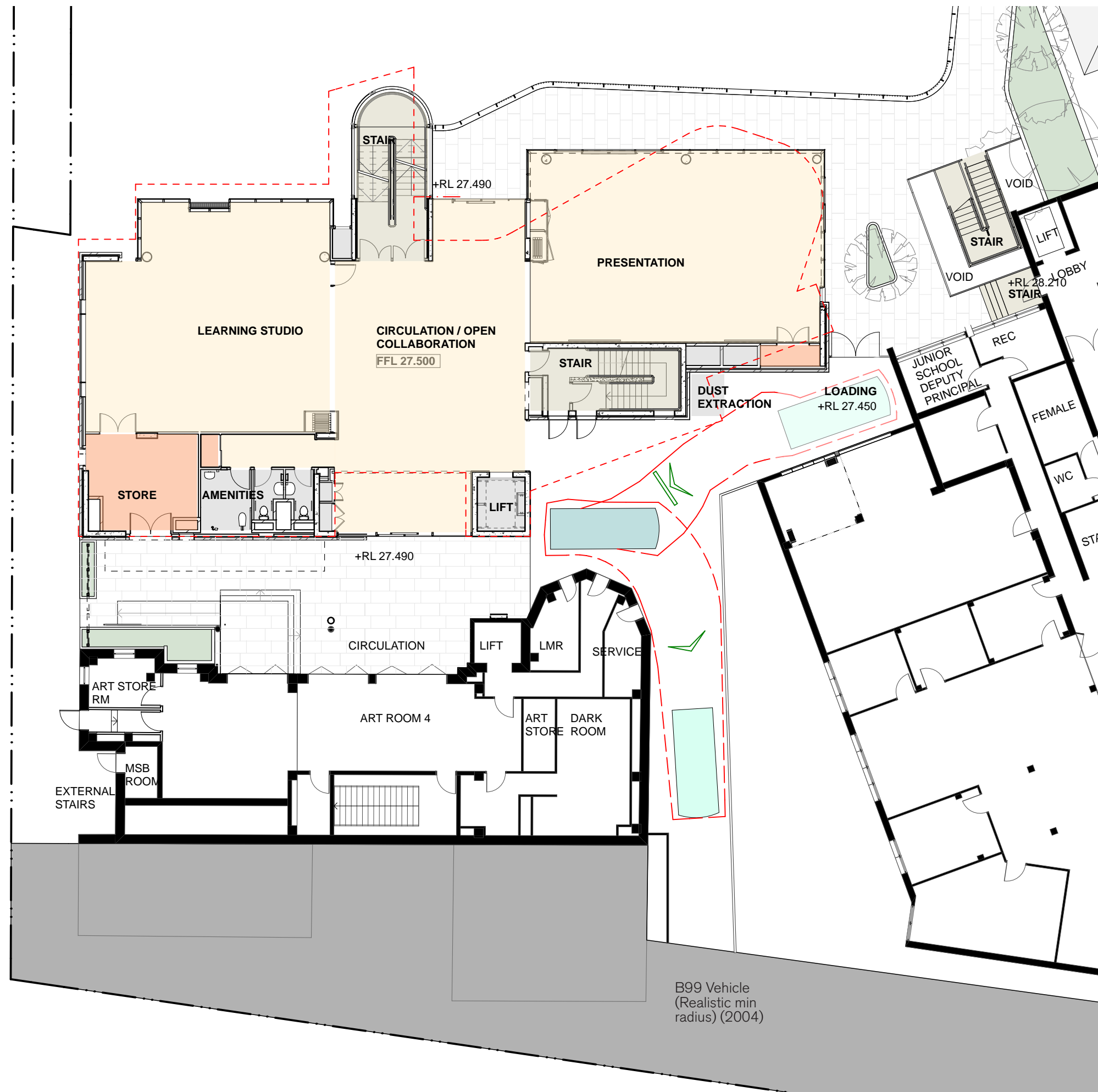
Innovation Centre elevation -
Diagrammatic. NTS



111 Carabella St - Photo

Item 13 Supporting Information
Turning Circle Enter





2.0 Executive Summary

The proposed 50 year Master Plan for Loreto Kirribilli aims to gradually redevelop or replace buildings with dynamic, versatile spaces and studios, which will foster cross-curricular and innovative learning, including STEM; while better utilising the landlocked site and enhancing accessibility across the campus.

It is imperative that the built outcomes of the project truly capture the needs of education and the community to ensure the project achieves the desired result of the brief.

Stage 1 of the development will include a new Innovation Centre - a facility with a range of studios, presentation and open collaboration spaces.

Introduction

1.1 Overview

On 02 October 2018, the NSW Department of Planning and Environment (Independent Planning Commission) granted development consent for State Significant Development 7919 for the Loreto Kirribilli Concept Proposal and Stage 1 Development Application.

The consent was granted for the construction and use of an education building, including:

Stage 1 of the development comprising:

- demolition of B-Block, sections of the chapel and the sections of buildings in the eastern precinct
- excavation up to 13 metres (m);
- construction of a seven-storey Innovation Centre including four-levels of basement and a roof-terrace;
- extension to the existing gymnasium;
- construction of a five-storey connector pod in the northern precinct;
- construction of a connector pod with ramps and stairs in the eastern precinct;
- construction of a four-storey connector pod in the southern precinct including learning studios and an external learning terrace;
- alteration and refurbishment of the chapel;
- walkways connecting buildings;
- landscaping works including removal of 10 trees;
- stormwater works and remediation works; and
- enrolment of 30 additional students and two additional staff members.

Loreto Kirribilli are now seeking to submit a Section 4.55 application to modify the above consent (SSD_7919).

The application seeks approval for the following:

- adjustment of the set out of the western and the eastern wings of the facility to provide a reduced envelope which will improve the overall amenity of the site and the neighbouring properties. This includes a reduced excavation profile.
- adjustment to the facade and the removal of the external learning areas and as a result the materiality of the new Innovation Centre to address Condition B6.
- adjustment to external walkways to provide a safer amenity and an improved maintenance environment
- minor modifications to landscape to capture ongoing brief development
- minor internal planning amendments to capture ongoing brief development

WESTERN PRECINCT
Marian Centre
B-Block
Gymnasium



Stage 1

Stage 1 of the Master plan will include works within the Western Precinct, Northern Precinct and partial works within the Eastern Precinct and Southern Precinct.

The subject of this Section 4.55 Modification is the works to the Western Precinct which have been modified as a result of the continued detailed design development for this portion of the site and in response to the identified conditions of the approval. The response to the identified conditions has resulted in an overall improved outcome for both Loreto Kirribilli and the immediate neighbours, through the realignment of the eastern wing of the facility and the improved setbacks to the north.



Western Precinct	Northern Precinct	Eastern Precinct	Southern Precinct
<div>1</div> <div>Seven storey Learning Hub (two storeys above ground -Carabella Street) including external roof terrace, and a vertical connector providing accessible access between the Marian Centre, Junior School, Gymnasium and the Centenary Hall;</div>	<div>1</div> <div>Five-storey (including basement) vertical connector pod consisting of a lift, stair and lockers; and New external walkways providing an accessible path of travel between the driveway, the Science building, Centenary Hall, basement carpark and Elamang Avenue.</div>	<div>1</div> <div>Interim connector pod in the Eastern Precinct consisting of accessible ramps, providing an accessible path of travel between the Science and Performing Arts buildings; and</div>	<div>1</div> <div>Internal refurbishment to the ground floor level of the chapel building.</div>
<div>2</div> <div>Two storey extension to the existing gymnasium.</div>			<div>2</div> <div>Four storey vertical connector pod involving the restoration of the east Chapel wing to its original profile on Carabella Street. The connector pod will consist of a lift, learning studios and an external learning terrace. Providing an accessible path of travel between the driveway, Chapel, St Joseph's Block and the courtyard.</div>
<div>3</div> <div>Landscaped terrace</div>			<div>3</div> <div>New landscaped courtyard</div>
<div>4</div> <div>External covered landscaped walkways, providing an accessible path of travel to the New Learning Hub. Including an extension to the Junior School play terrace.</div>			

Western Precinct - Innovation Centre

1 Innovation Centre

Consistent with the SSD Approval, the Innovation Centre is spread over 7 levels, including roof top access to the adjacent Teaching and Learning Facility, the Marian Centre to the south.

The brief for the Innovation Centre is to provide a future focussed facility for all years.

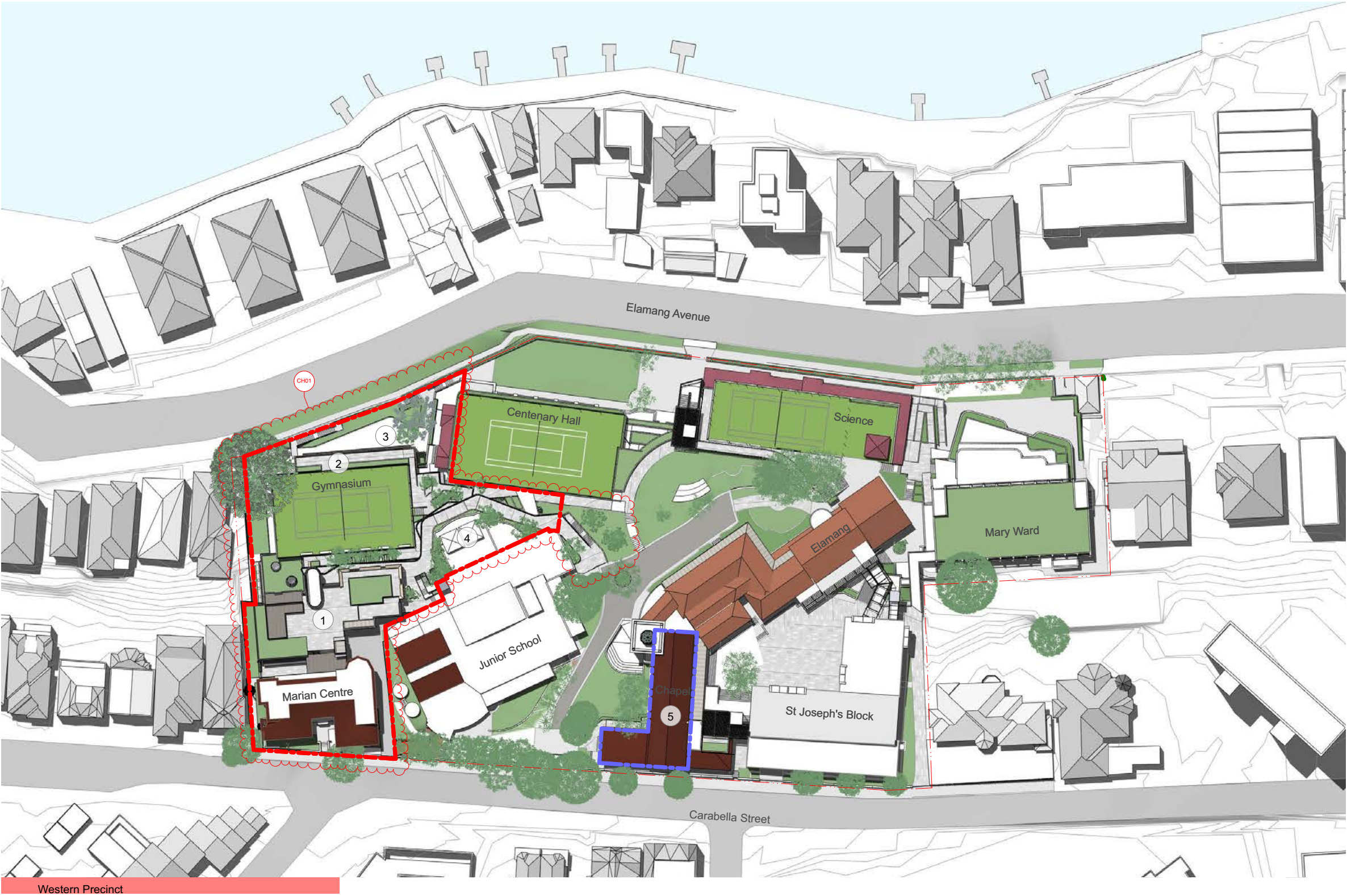
The accommodation includes;

- Flexible Design Studios
- Workshops / Maker spaces to house fixed equipment and machinery
- Storage, wet areas and preparation spaces
- Display spaces
- Shared collaborative learning spaces
- A Presentation Space
- Outdoor Learning
- Teacher Meeting Rooms and work areas
- Amenities
- supporting plant and service areas

3 Gymnasium (PDHPE)

The proposed extension to the Gymnasium has been further developed with regards to its facade. The accommodation for the PDHPE zone has also undergone a reconfiguration mainly internally and includes;

- Weights Room
- PDHPE Learning space
- Additional Storage facilities
- New Change rooms and Amenities
- Extension to the court runoff
- Side of court stepped seating
- PDHPE staff offices
- Upper level galleria
- New stair connection



3.0 Stage 1



Innovation Centre_Overview

The new “bookend” development site proposed within the Western Precinct will provide a new Innovation Centre for Loreto providing a Future Focussed Learning model using a lens of STEaM for years K-12. Since the granted development consent, the project has been further re ned and developed with a number of improvements implemented in the current design.

The new building will link the Marian Centre and the Gymnasium to the Campus Core through a new lift, new access stairs and a number of external ramps and walkways providing full accessibility to the western precinct. It will provide much needed emergency access from the gymnasium and from the Centenary Hall for potential injuries.

The development of the proposal has considered the Design Principles as set up by the Master plan and addresses each of these.

The structural design for the proposal is a simple concrete frame with a number of connecting concrete terraces. The structural and services approach is as exible as possible to enable for future internal changes as pedagogy and curriculum will inevitably change. The proposal will incorporate a number of sustainable features with a focus on passive environmental control. All major learning spaces are orientated to the north. The east and west facades are either shaded or have minimal openings.

Design Development

Since the SSD Approval in October, 2018 the design has further developed. The required SSD Approval conditions were reviewed and where required incorporated into the developed design, therefore the current design is a reflection of the approval conditions.

The design has also undergone Safety in Design reviews and Buildability reviews as part of the standard design development process. This includes amendments such as protection to external doors at Ground and Roof Level.

The outcome of these developments have been identified as follows and on the attached comparative layout plans.

Massing, Bulk and Scale

During the process of Design Development, the massing and scale of the Innovation Centre has been further considered to reduce the scale of the northern elevation of the west and east wings and the northern staircase. In order to maintain a consistent scale with the surrounding built fabric of the campus and the surrounding apartment buildings and residential properties, the Innovation Centre has been expressed as a series of smaller volumes.

The western wing of the new building is aligned with both the Carabella Street and Marian Centre grid and to improve the amenity and the functionality of the learning spaces, the eastern wing has been realigned to the same grid. This change was also a result of the required redesign to meet the acoustic requirements of Condition B6. This realignment has resulted in a reduction in the overall excavation which will in turn reduce the construction time of the excavation. This will have a direct and positive impact on the number of truck movements.

The proportions of each element have been carefully considered in relation to the adjacent fabric of the existing school campus and also the surrounding residential context.

Height

The overall height of the new Innovation Centre remains consistent with the approved proposal and the specific nominated levels as outlined in Clause B4/Building Design, Items a), b) and c) have not been amended. Due to the revised orientation of the eastern wing, the location of the southern access stairs has been marginally revised and the volume of these stairs has therefore been reduced to maintain view sharing from the adjacent properties.

Setbacks and Visual impact

The further development of the proposal has resulted in an increased setback to the north/ western corner and to the northern staircase. This will substantially increase access to views from the adjacent apartments to the north of 111 Carabella Street.

Refer to the attached View Analysis diagrams for a comprehensive comparative analysis.

Facade and acoustic performance

Following further design development of the functionality of the learning spaces and to meet Condition B6 (Acoustic performance of facades), the outdoor learning balconies have been incorporated into the learning studios. This has resulted in a required redesign of the facades.

It is proposed that the new facades will be high performance glazing with integrated shading to maintain the appropriate amenity. It is important that any selected design meets the school's requirements for maintenance, therefore the revised facades present an improved outcome.

Open spaces and adjacent landscaping

The integration of landscape and outdoor learning is an important aspect of the Loreto Kirribilli Campus and the pedagogical methodology of the school. Consistent with the Master plan, new landscaping providing both new and covered external recreation areas are provided as well as new outdoor learning opportunities. The landscaping to the external walkways has been reviewed to further consider maintenance and ongoing durability and safety.

Overshadowing

The main property affected by the new Innovation Centre is the residential property at 111 Carabella Street located to the west of the campus. This property is however currently overshadowed by the existing built fabric, between the core hours of 9.00am and 3.00pm on 21 June.

The proposed amendments present no additional overshadowing but rather the realignment of the north/west corner and the north facade of the new Innovation Hub will marginally improve the overshadowing to the adjacent properties.

Services Design Development

As the project is now at an advanced stage of design development, there has been further detailed resolution of the required services. Whilst the plant area to the Lower Ground Level 4 has been relocated and consolidated to the western side of the Roof Level in the area previously allocated for plant, two new plant areas are required. One located on Lower ground 1 in an enclosed zone and one located on the south eastern side of the

east wing roof terrace to accommodate the kitchen exhaust flue.

The location of this flue and its associated enclosure has been positioned to maintain view sharing from 111 Carabella Street.

4.0 Materiality and Facades

General Description

The proposed refinements to the facades of the Innovation Centre have been developed to address an ongoing review of the functionality of the learning spaces and to address the requirements of the Noise Attenuation Measures as identified in Condition B6.

The main facade of the Innovation Centre, on Ground and Level 1 is either face brickwork, clear performance glazing, clear performance glazing with an interlayer to provide shading, tinted glazing and tinted glazing with external louvres to address thermal performance.

The articulation of the northern facades has been reduced in scale to better align with the surrounding context.

Similarly the main access and egress stair to the north has been reduced in scale. The stair has been set back at Ground level and has a curved northern facade to Level 1 and the roof terrace.

The selection of brickwork has been also revised to align better with the context of the adjacent Marian Centre and the adjacent apartment buildings. It is proposed to use a brick which is similar in colour as opposed to the previously identified “liver” coloured bricks.

The main facade types are indicated as follows:

FT01

Location:

Eastern, northern and western facades of Level 1 and forming the balustrade of the roof terrace.

Materiality:

This facade is articulated into smaller panels, still providing a “screen-like” appearance. Its materiality is an aluminium framed, double glazed unit (DGU) with a warm toned integrated screen. The integrated screen will provide solar shading.

FT02

Location:

Adjacent to FT01, this facade provides full height vision panels to the Studios behind.

Materiality:

The facade materiality is an aluminium framed, double glazed unit (DGU) with warm toned tinted glazing with external aluminium louvres to provide thermal performance.

FT02a

Location:

Adjacent to FT01 and FT04, this facade provides full height vision panels to the Collaboration area behind.

Materiality:

The facade materiality is an aluminium framed, double glazed unit (DGU) with tinted glazing with external aluminium louvres to provide thermal performance.

FT03

Location:

Ground Level, northern and eastern elevations Lower Ground Level 1

Aluminium framed, DGU, performance glazing with integrated sliding doors

FT04

Location:

Glazed northern stair

Materiality:

Frameless performance curved glazing

FT05

Location:

Western and southern face brickwork facades

Materiality:

Aluminium framed slot facade DGU with integrated aluminum (opaque) louvres.

FT06

Location:

Glazed northern stair (lower levels) and glazed southern stair

Materiality:

Performance glazing

FT07

Aluminium Framed Window Wall and High level Awning window

FT08

Aluminium Framed Window Wall with safety glass DGU and aluminium framed doors.

FT09

Full height aluminium framed (opaque) louvres

FT11

Location:

Lower Ground Level 3; Weights Room planter

Materiality:

Aluminium Framed Skylight with performance glazing

FT12

Location:

East, West and South Elevations

Materiality:

Face brickwork with expressed courses as indicated.

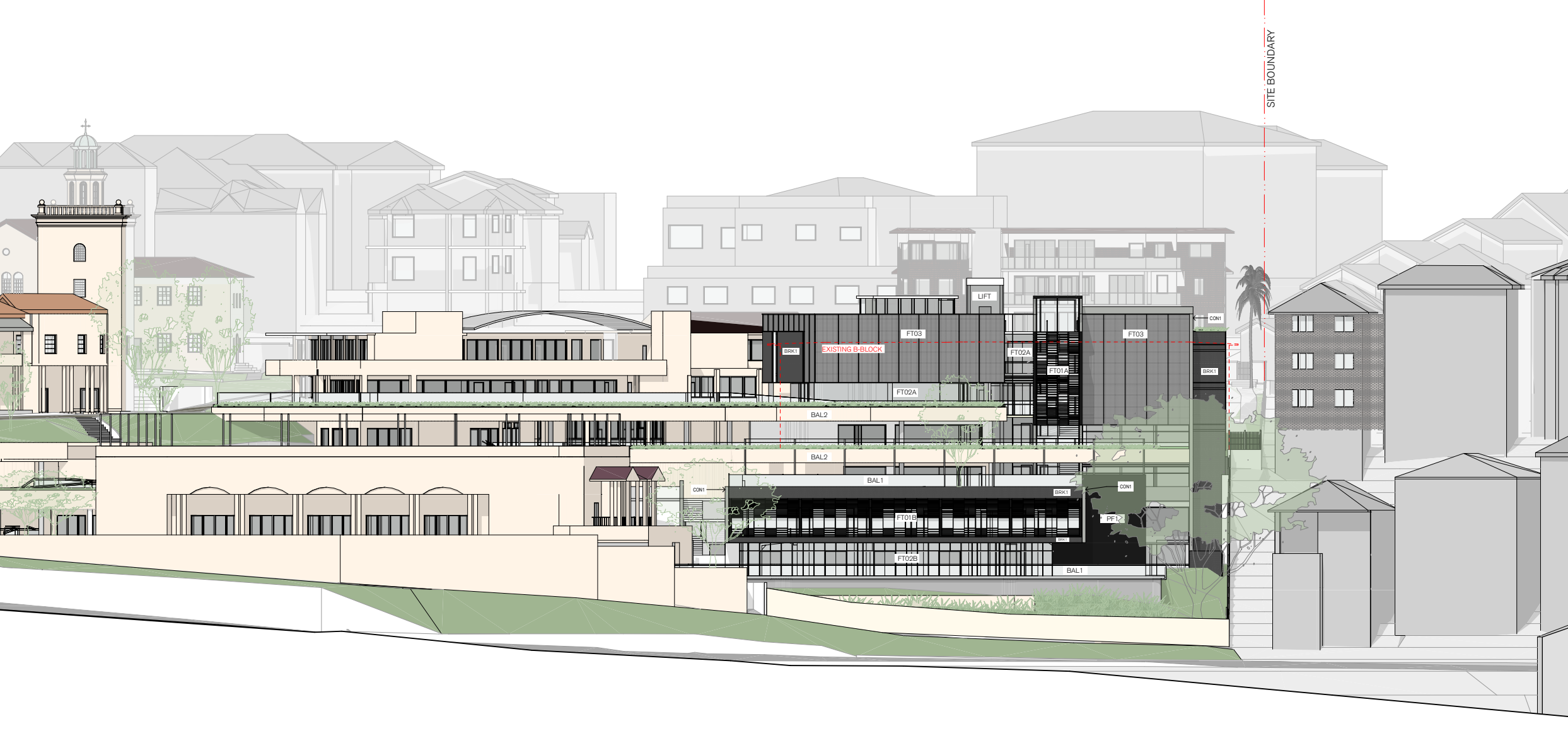
Facade Revisions

Location		Facade Code	Approved SSD	Facade Code	Modification
1	“Connector” Stair				
1.1	East, north and west elevations of northern stair	FT01A/B	Aluminium battens with glazing The facade to the northern stair will be protected by dark bronze toned powder coat or anodized aluminium louvres which will provide the appropriate solar performance.	FT04	Frameless performance curved glazing
2 Gymnasium Extension					
2.1	Gymnasium Extension northern elevation_ Lower Ground Level 3	FT01B	Aluminium battens with glazing The northern facade of the Gymnasium Extension will be protected by dark bronze toned powder coat or anodized aluminium louvres which will provide the appropriate solar performance.	FT07	Aluminium window wall and high level awning window
				FT12	Face brickwork with expressed courses_ colouration to align with Marian Centre
2.2	Gymnasium Extension northern elevation_ Lower Ground Level 4	FT02B	Full height fixed aluminium framed glazing with light shelf and aluminium framed doors. Framing to be either a dark bronze toned powder coat or an anodized finish.	FT08	Aluminium framed window wall with safety glass double glazed units (DGU) and aluminium framed doors
2.3	East and West returns to the Gymnasium Extension	CON1	Off Form Concrete	FT12	Face brickwork with expressed courses_ colouration to align with Marian Centre
2.4	Rooftop of Gymnasium Extension (adjacent to tennis court)	BAL1	Balustrade - Glass	BS03	Balustrade_Planter (Glass reinforced concrete or painted steel)
3 Landscaped Deck					
3.1	Northern and western elevation of LG4 external landscaped deck and terrace	BAL1	Balustrade - Glass	BS03	Balustrade_Planter (Glass reinforced concrete or painted steel)
4 Learning Studios					
4.1	Learning Studio East and West Wing northern facades_Ground Level	FT02A	Full height fixed glazing - aluminium framed with either a dark bronze toned powder coat or anodized finish	FT03	Aluminium framed full height window wall glazing with aluminium framed glazed doors.
4.2	Western facades of west wing LG2 - L1				
4.3	Outdoor Learning Balconies	FT03	Woven metal mesh screen - a fine grained stainless steel mesh or similar providing protection to the Outdoor Learning Balconies. The internal facades of the Learning Studios beyond are simple aluminium framed glazing.	FT01	This facade is articulated into smaller panels, still providing a “screen-like” appearance. Its materiality is an aluminium framed, double glazed unit (DGU) with a warm toned integrated screen. The integrated screen will provide solar shading.
				FT02	The facade materiality is an aluminium framed, double glazed unit (DGU) with a warm toned tinted glazing with dark bronze toned external aluminium louvres to provide thermal performance.
4.4	Collaboration Area northern elevation			FT02A	The facade materiality is an aluminium framed, double glazed unit (DGU) with tinted glazing with external aluminium louvres to provide thermal performance.
				FT09	Full height aluminium framed aluminium louvres
4.5	East, West and South facades	BRK1	Face Brick dark	FT12/BLK02	Face brickwork with expressed courses_ colouration to align with Marian Centre
4.6	East and West returns	CON1	Off Form Concrete	FT12/BLK02	Face brickwork with expressed courses_ colouration to align with Marian Centre
5 Marian Centre Connections					

Facade Revisions

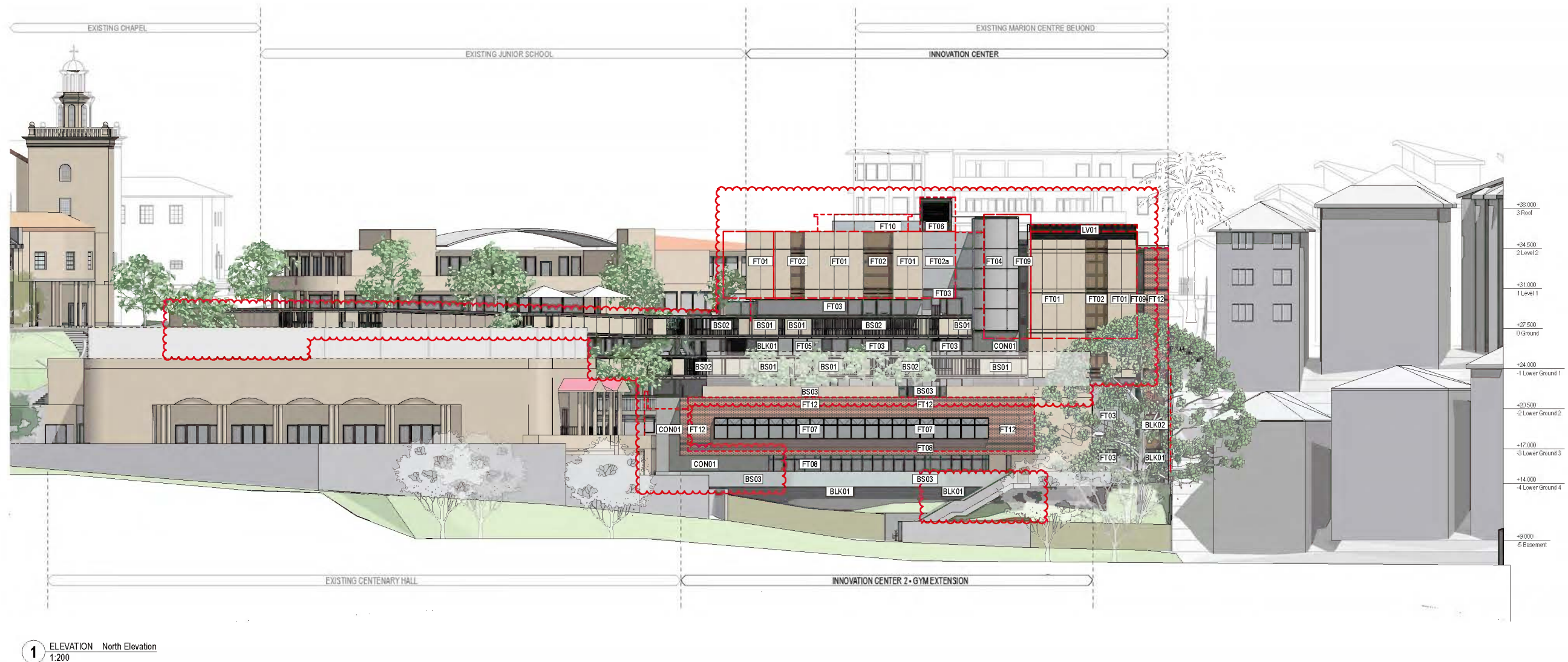
Location		Facade Code	Approved SSD	Facade Code	Modification
5.1	Connecting balconies to Marian Centre	BAL1	Balustrade - Glass	BAL1	Balustrade - Framed glass
6	External Walkways				
6.1	External Walkways	BAL2	Balustrade - Planter - rendered and painted concrete, with a similar coloration to the existing fabric.	BS01/BS02	Balustrade _ painted solid balustrade with open palisade sections to provide increased vision.
7	Plant (Roof terrace)				
7.1		LV1	Acoustic Aluminium Louvres	LV01	Painted Aluminium Louvres to plant enclosure (dark colour to match window framing)
7.2				FT10	Painted Aluminium Louvres to match adjacent lift enclosure
8	Lift				
8.1		LIFT	Glass Lift to Eng. Specification	FT06	Powder coat finish louvres to match off form concrete
				CON01	Off form concert
				LIFT	Aluminium framed glazing to roof level of lift
9	General				
9.1		PF1	Paint Finish		
9.2		CON1	Off form concert	CON01	Off form concert

Approved SSD Elamang Avenue Elevation

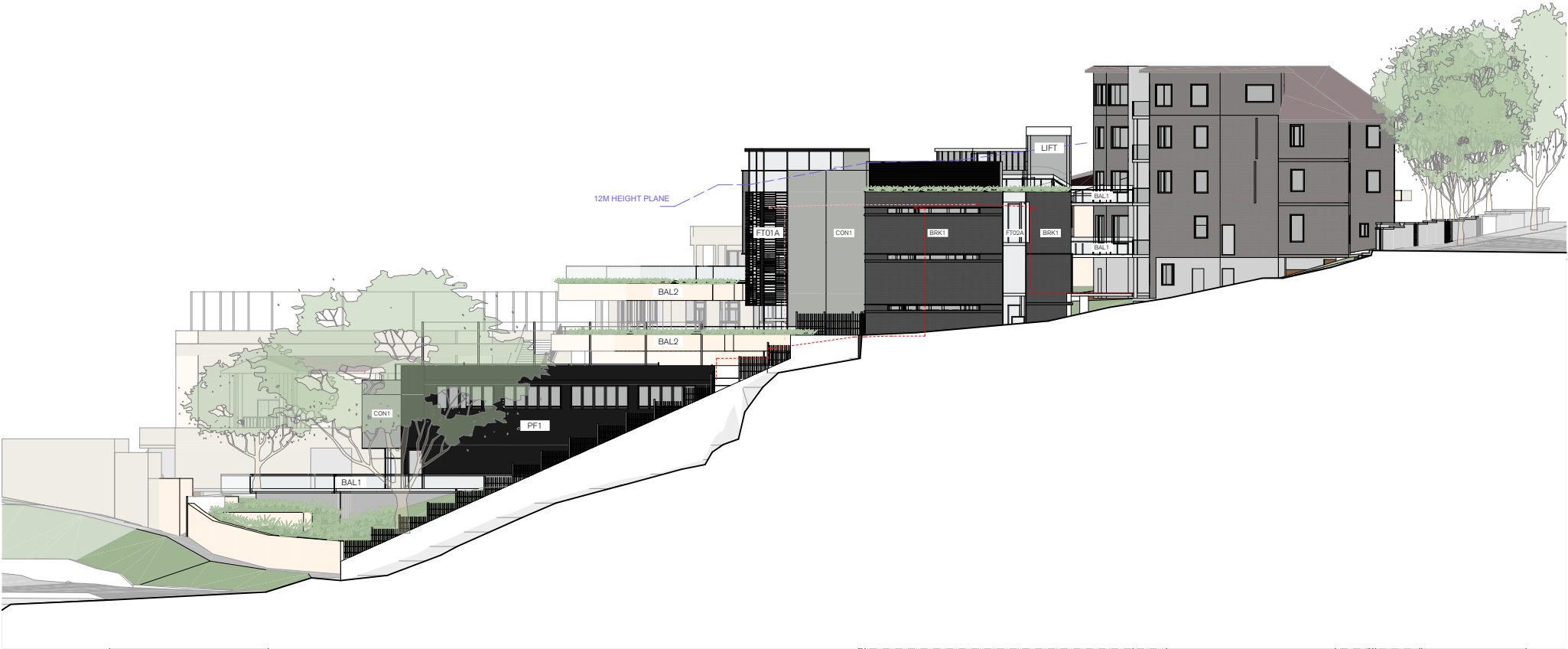


- FT03** WOVEN METAL MESH SCREEN
- BAL1** BALUSTRADE - GLASS
- BAL2** BALUSTRADE - PLANTER
- BRK1** FACE BRICK
- CON1** OFF FORM CONCRETE
- PF1** PAINT FINISH
- LV1** ACOUSTIC ALUMINIUM LOUVRES
- LIFT** GLASS LIFT TO ENG. SPEC

Modified s4.55 Elamang Avenue Elevation



11



Modified s4.55 Western Boundary Elevation



SSD Approved Southern Boundary Elevation



- FT01A** ALUMINIUM BATTENS WITH GLAZING (STAIR)
- FT01B** ALUMINIUM BATTENS WITH FULL HEIGHT FIXED GLAZING BEHIND
- FT02A** FULL HEIGHT FIXED GLAZING
- FT02B** FIXED FULL HEIGHT GLAZING WITH LIGHT SHELF
- FT03** WOVEN METAL MESH SCREEN
- BAL1** BALUSTRADE - GLASS
- BAL2** BALUSTRADE - PLANTER
- BRK1** FACE BRICK
- CON1** OFF FORM CONCRETE
- PF1** PAINT FINISH
- LV1** ACOUSTIC ALUMINIUM LOUVRES
- LIFT** GLASS LIFT TO ENG. SPEC

Modified s4.55 Southern Boundary Elevation



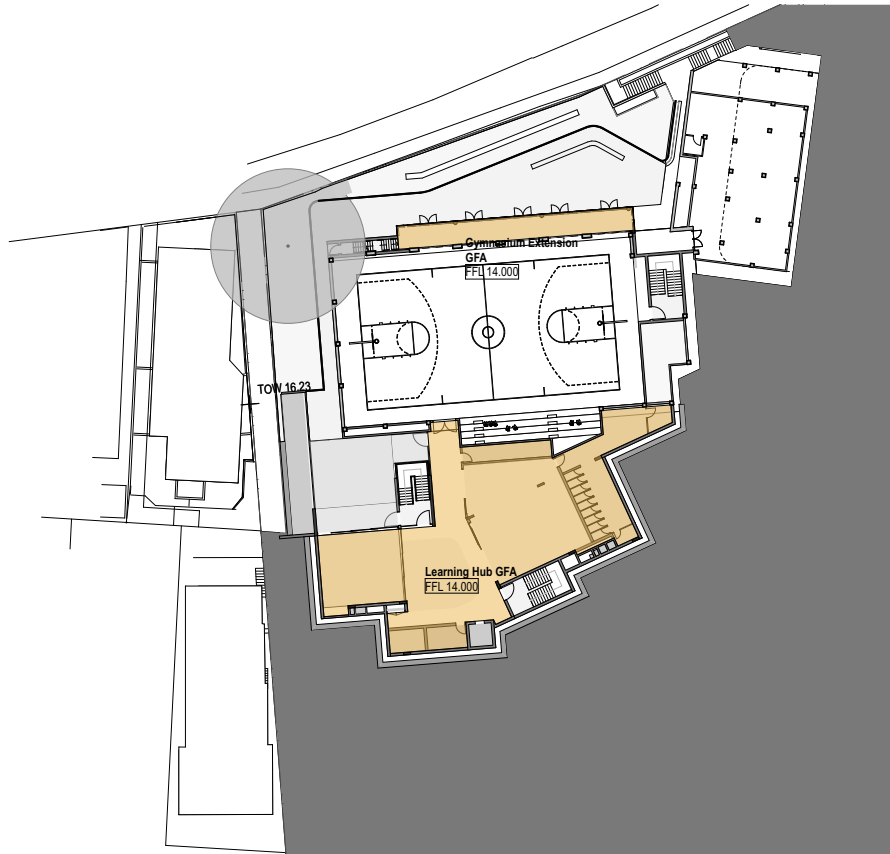
5.0 Area & Accommodation Schedule Summary - Approved SSD

Area - Western Precinct Learning Hub GFA Schedule

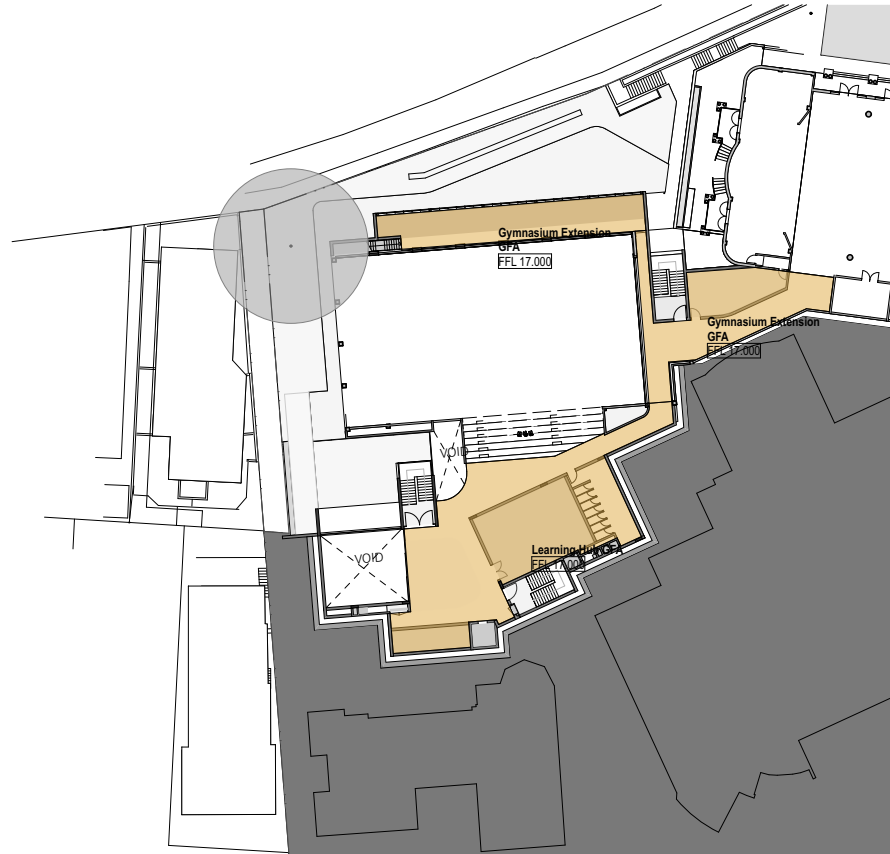
PROJECT	Master plan		
Room Name	Floor (Story)	Zone Category	Area
Learning Hub GFA			
	Level 1	Education	384.05
	Ground	Education	372.72
	Lower Ground 1	Education	425.13
	Lower Ground 2	Education	415.17
	Lower Ground 3	Education	359.37
	Lower Ground 4	Education	489.76
			2,446.20 m²
Gymnasium Extension GFA			
	Lower Ground 3	Education	150.97
	Lower Ground 3	STAFF / ADMINISTRATION	114.04
	Lower Ground 4	PDHPE	67.04
			332.05 m²
			2,778.25 m²

Note:

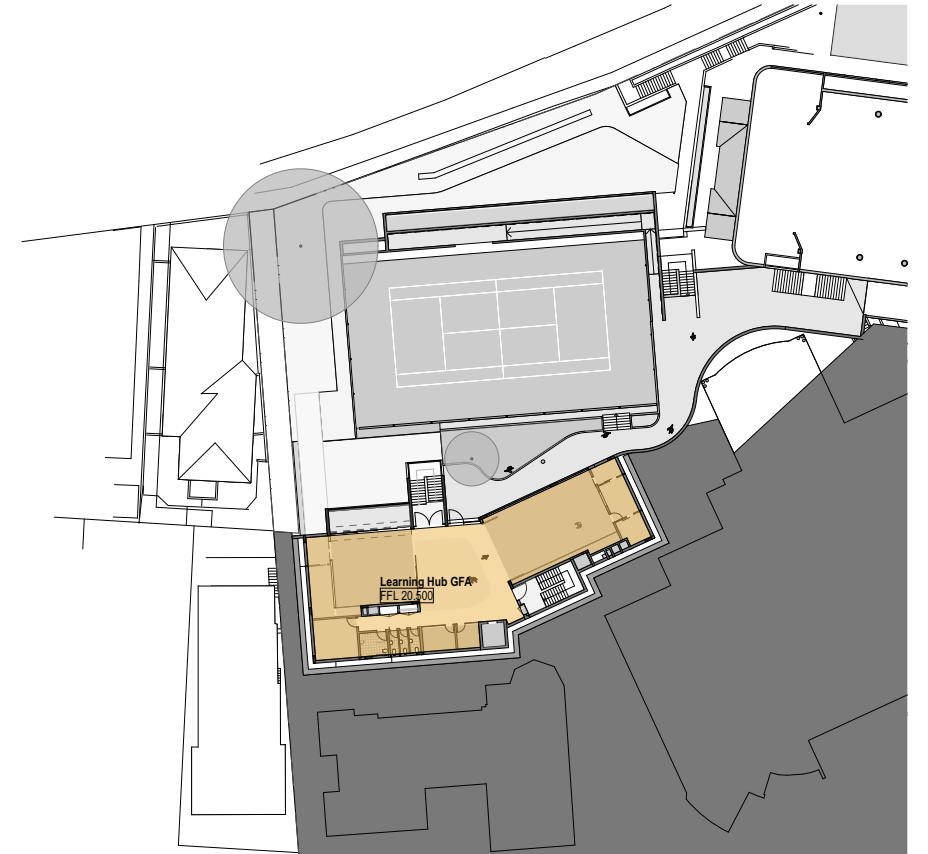
The calculation of the GFA did not include external balconies.



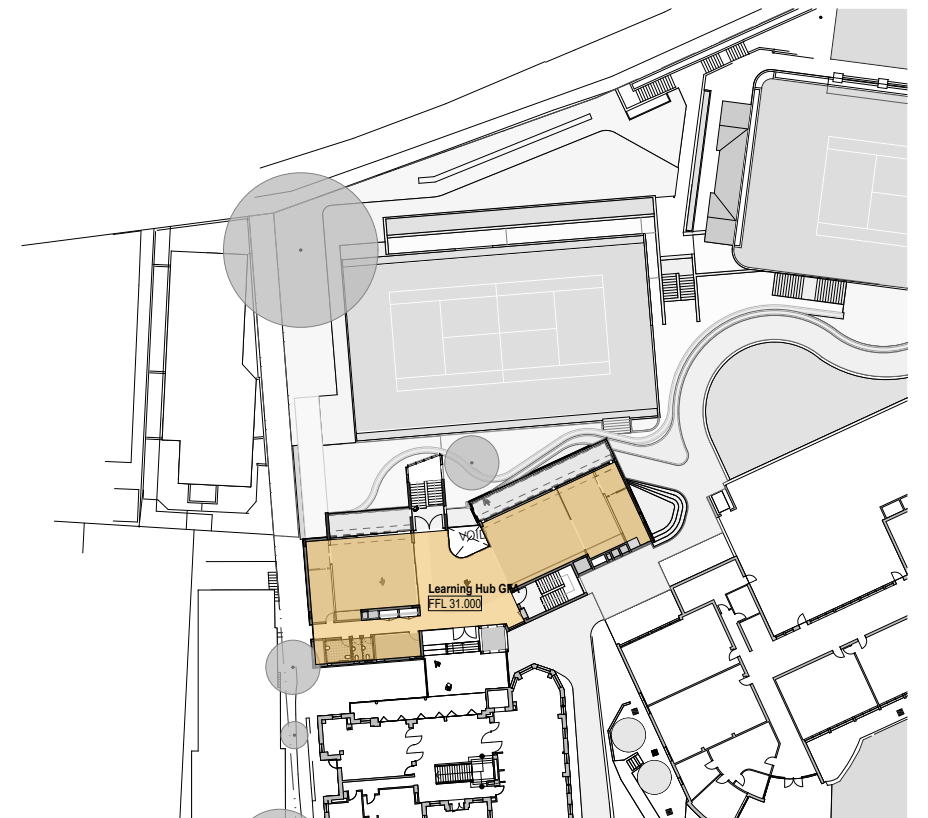
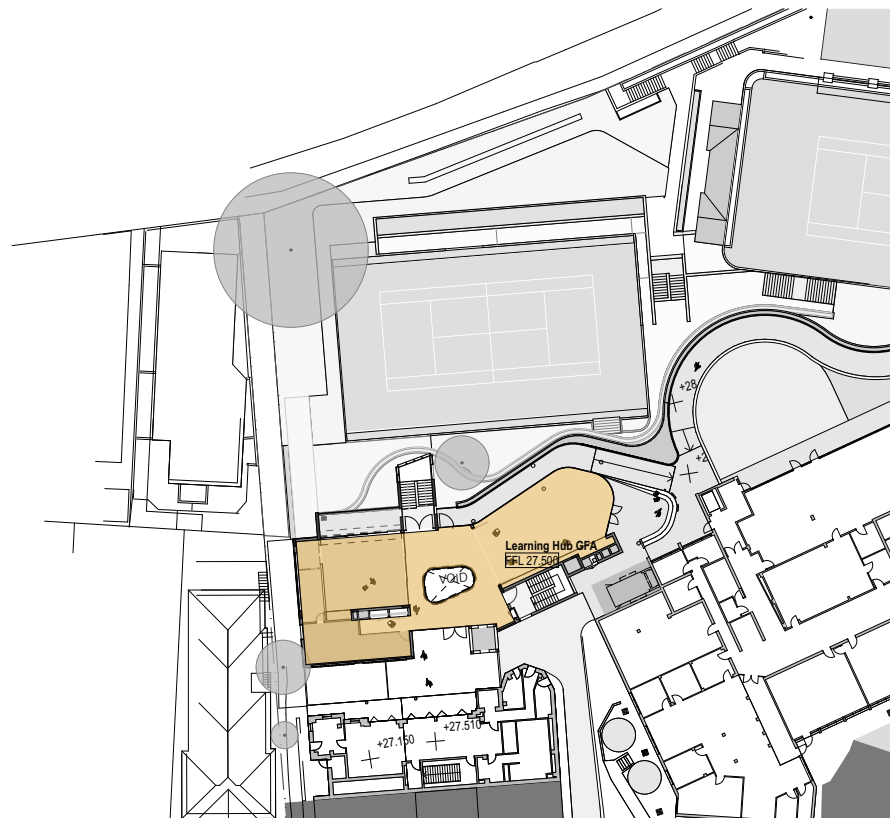
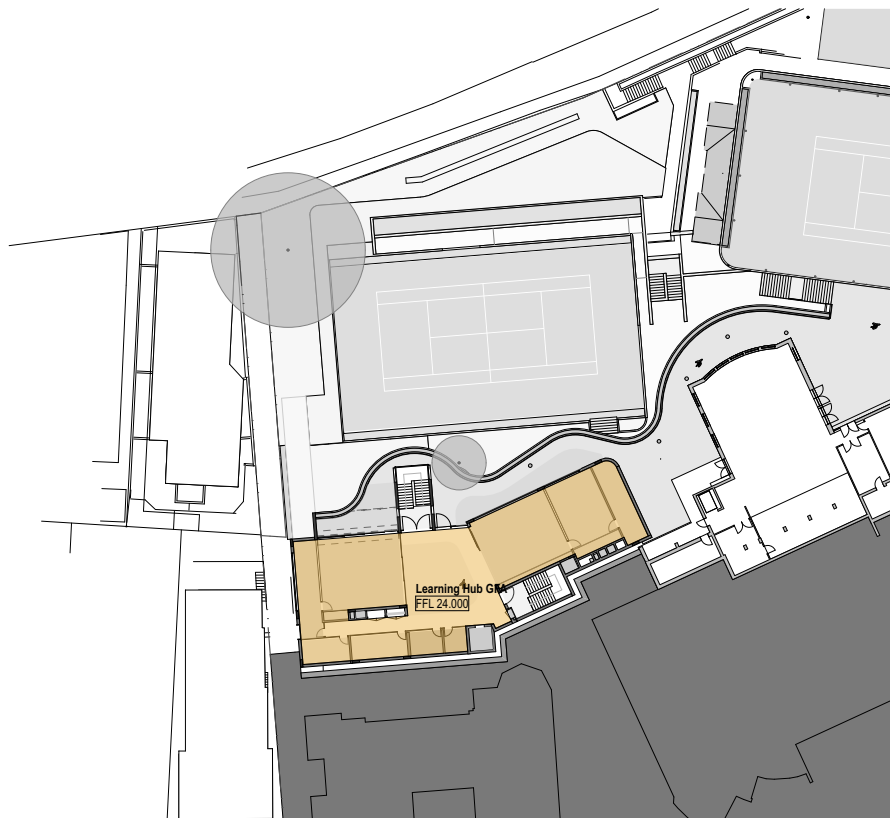
1 PLAN Level A
1:500



2 PLAN Level B
1:500



3 PLAN Level C
1:500

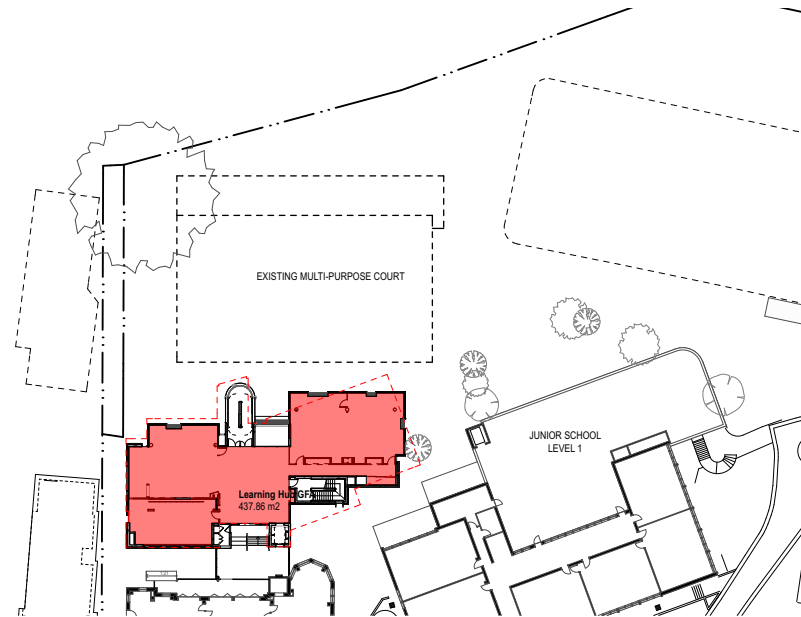


6.0

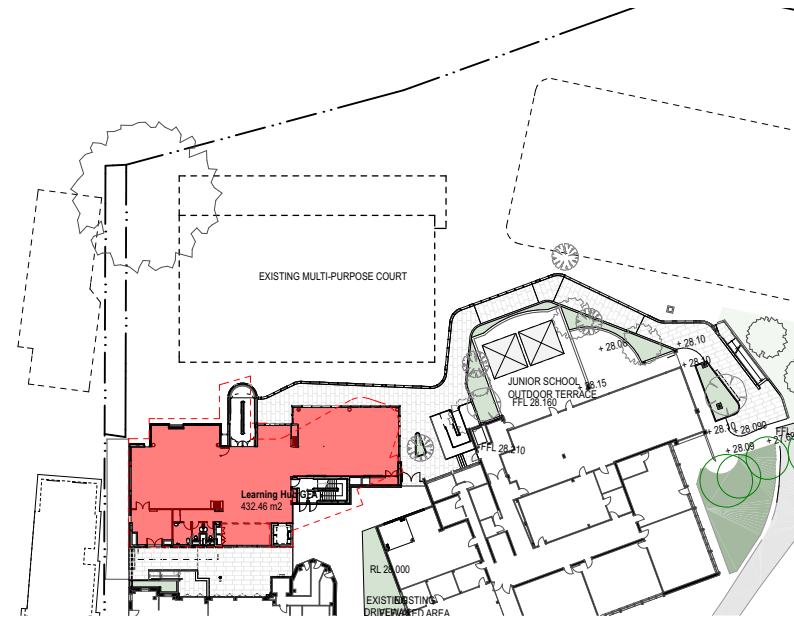
Area & Accommodation Schedule Summary - Modified

Room Name	Floor (Story)	Zone Category	Area
Refurb GFA			
	Level 1	Education	342.9
	Lower Ground 1	Education	166.6
	Lower Ground 3	Education	116.0
	Lower Ground 4	Education	286.9
			912.4 m²
Learning Hub GFA			
	Level 1	Education	437.9
	Ground	Education	432.5
	Lower Ground 1	Education	473.6
	Lower Ground 2	Education	428.3
	Lower Ground 3	Education	278.2
	Lower Ground 4	Education	363.5
			2,414.0 m²
Gym Extension GFA			
	Lower Ground 3	Education	118.2
	Lower Ground 4	Education	68.8
			187.0 m²
			3,513.4 m²

1 PLAN Level 1
1:500



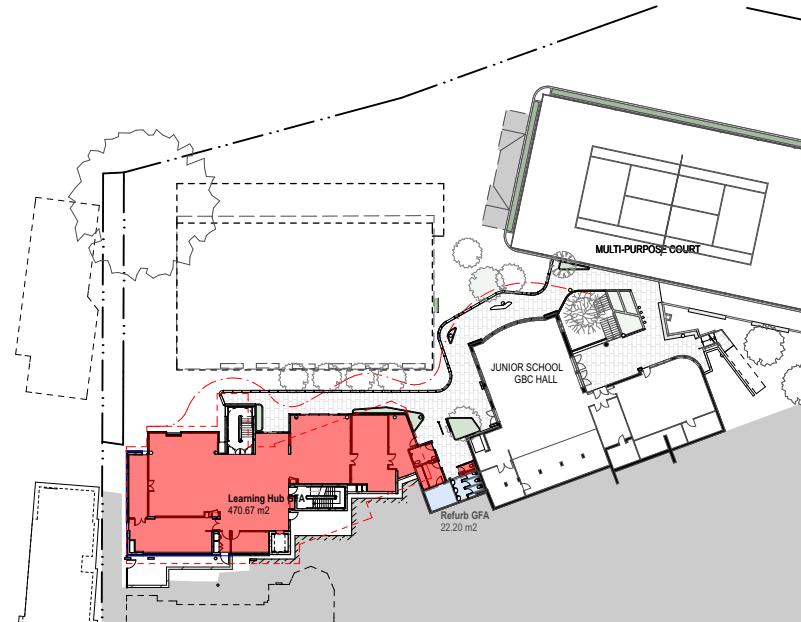
2 PLAN Ground
1:500



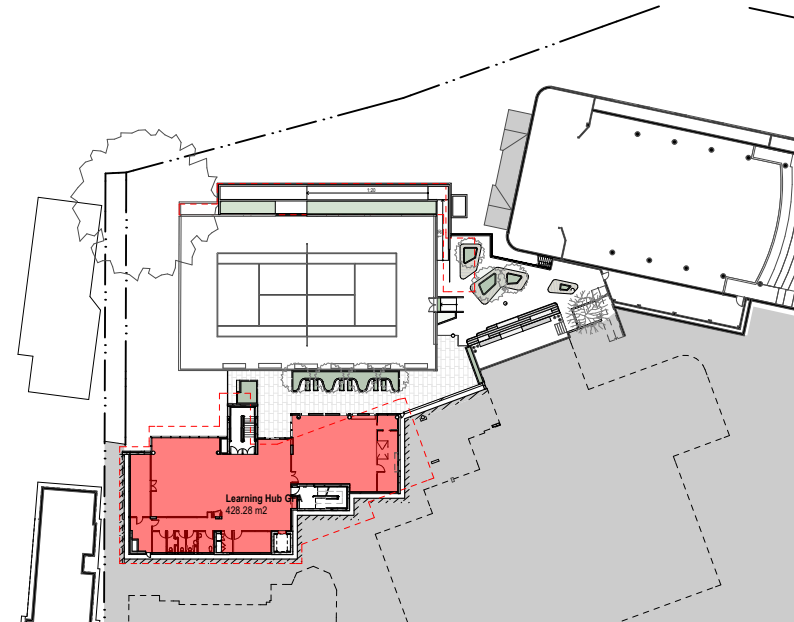
8 PLAN Level 1
1:500



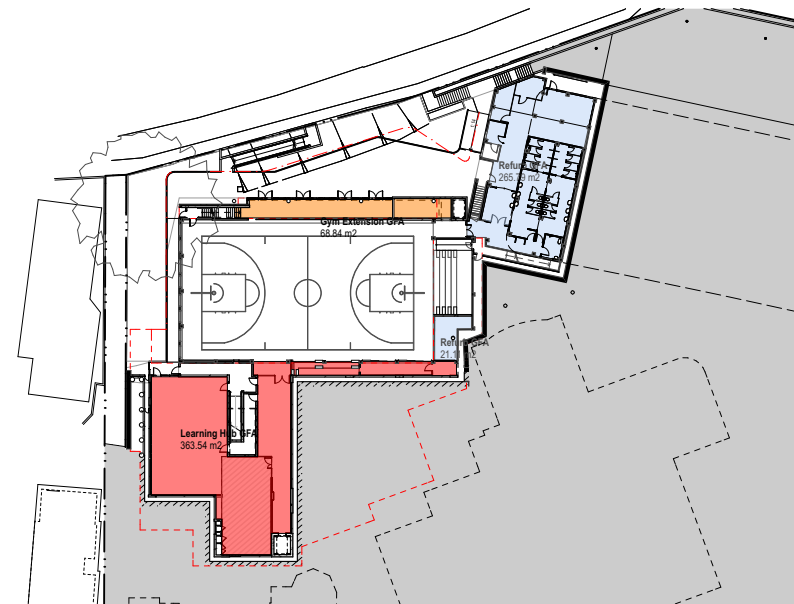
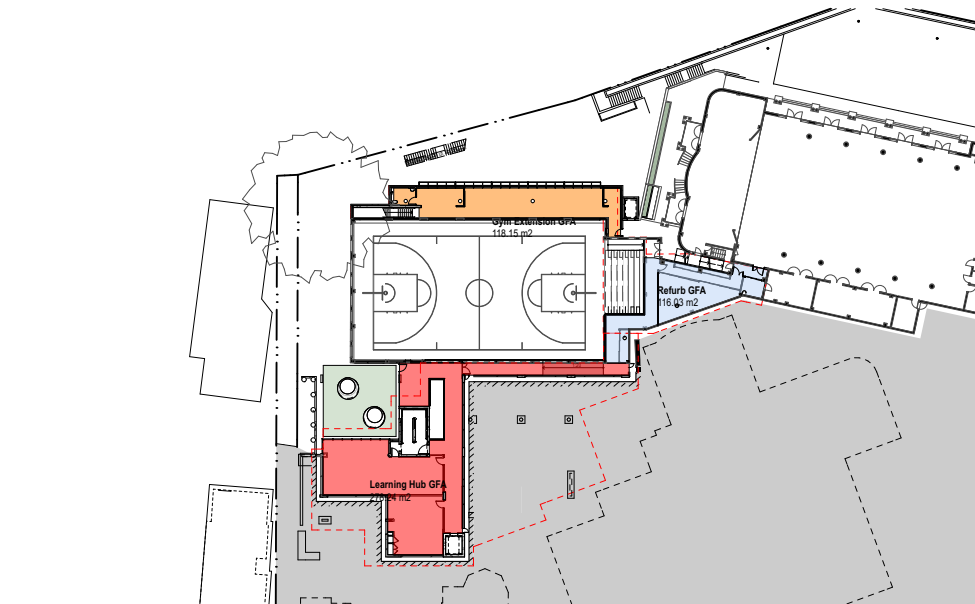
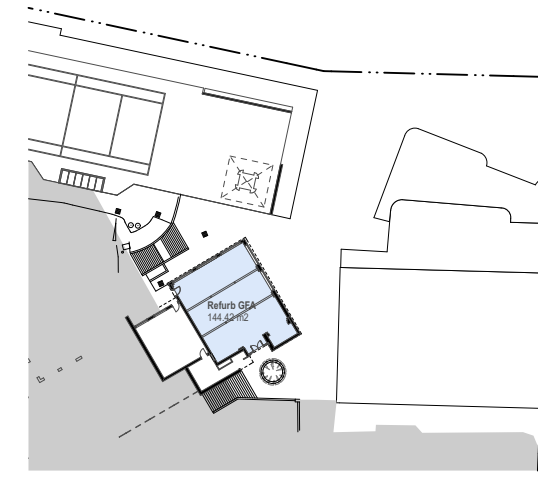
3 PLAN Lower Ground 1
1:500



4 PLAN Lower Ground 2
1:500



9 PLAN Lower Ground 1
1:500





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