

North eastern view from Chalmers Street towards Prince Alfred Park



North western view from Prince Alfred Park

1.0 Executive Summary

The proposed new Major Capital Works for the Department of Education provides a great opportunity to create a landmark project through communication, coordination, innovation, key stakeholder and local community engagement.

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.

Introduction

The NSW Department of Education (DoE) is preparing a State Significant Development Application (SSD 16_7610) for the development of a new 'Inner Sydney High School' (ISHS) located at the corner of Cleveland and Chalmers Street, Surry Hills (the 'site'), identified as 244 Cleveland Street, Surry Hills.

The new Inner Sydney High School is proposed to accommodate up to 1200 students to take enrolment pressure off surrounding high schools exceeding student capacity, and accommodate future population growth within City of Sydney Local Government Area (LGA). The high school will contain high quality learning, collaborative learning spaces and associated facilities.

Specifically, this proposal seeks development consent for the following works at the site:

- Internal reconfiguration and refurbishment of the existing heritage listed buildings on the site to create:
 - Collaborative learning hubs with a combination of enclosed and open spaces;
 - Amenities and support areas; and
 - Workplaces and lounge spaces for teachers and administrative staff.
- Construction of a 13 storey plus basement and roof level (approximately 56.5m from park level), multi-purpose school building, containing:
 - Collaborative learning hubs with a combination of enclosed and open spaces;
 - Library;
 - Staff workplaces;
 - Student canteen;
 - Indoor gymnasium and other indoor recreation and performance spaces;
 - Ancillary outdoor learning and recreational areas.
- Associated site landscaping and public domain improvements; and
- Augmentation and construction of ancillary infrastructure and utilities as required.

Background

The population of Sydney is forecast to grow by over one million people in the next 10 years and a significant number will reside in or close to the Sydney CBD in new residential developments in areas such as Green Square, Central to Eveleigh precinct, Barangaroo, Central Square, the Bays Precinct and Ultimo. This growth in inner Sydney suburbs is occurring rapidly, putting significant pressure on public infrastructure, including transport, health services and education.

The Department of Education has a legislative responsibility to provide teaching spaces to meet demand in all areas across NSW. A new Inner Sydney High School is to be built on Cleveland Street, Surry Hills to meet this demand.

Cleveland Street Intensive English High School currently occupies the site. A new facility is being constructed for Cleveland Street Intensive English High School on a site already owned by the Department of Education (DoE) at Alexandria.

The Cleveland Street site will be redeveloped to create a new future focused high-rise school with a mix of new and refurbished buildings. The heritage of the site is a major consideration for the design of the new campus. A design excellence competition has been completed with the winning architects, Francis-Jones Morehen Thorp (FJMT) continuing to progress the design for the school. The new Inner Sydney High School is expected to open in 2020.

- The new Inner Sydney High School will offer:
- Facilities that are readily accessible and flexible to meet the demands of an evolving curriculum in line with future-focused learning principles.
 - Flexible and well connected teaching and learning spaces that enable a variety of teaching and learning practices.
 - Spaces that are engaging and supportive for students and teachers.
 - Technology-rich settings with an emphasis on mobility and flexibility.
 - A healthy and environmentally sustainable environment.

- Innovative, connected outdoor spaces that enable play and collaborative learning.
- Connected open space, creating a welcoming and accessible school with indoor and outdoor teaching and learning opportunities.

No buildings of heritage significance are proposed to be demolished as part of the redevelopment.

- The new teaching spaces will incorporate principles of energy efficiency and ecologically sustainable development (ESD). This includes:
- Passive design principles
 - Thermal performance and comfort.
 - Natural lighting.
 - Water recycling management.

An initial Concept Report was prepared by Perumal Pedavoli Pty Ltd in February, 2016 as a reference design, in consultation with a Project Advisory Group (PAG) of key stakeholders in the Department.

This Concept Report formed the basis of the Secretary's Environmental Assessment Requirements (SEARS) Request to the Department of Planning in April, 2016.

Purpose of the Report

The purpose of this report is to provide a detailed Architectural Design Statement to support the State Significant Development Application submission. This report should be read in conjunction with the supporting consultants reports and the Environmental Impact Statement as prepared by Urbis.

- This design report reflects the work undertaken within a multidisciplinary design team including the following disciplines:
- Architecture
 - Education
 - Structure
 - Building services
 - Façades
 - Environmental
 - ESD
 - Fire engineering
 - Geotechnical
 - Civil engineering
 - Traffic engineering
 - Heritage, Archaeology and Aboriginal heritage
 - Landscape design
 - Geotechnical
 - Wind and reflectivity studies
 - Waste management

Schematic layout plans, elevations and sections, a detailed area schedule and conceptual 3 dimensional images have been developed in consultation with the relevant stakeholders including the Department of Education Project Reference Group, Technical Advisory Groups and the City of Sydney.

The plans have been developed to align with the Project Brief as issued by the Department of Education and the Return Brief as developed by FJMT, New Learning Environments and the wider consultant team during the Brief Refinement process.

Summary

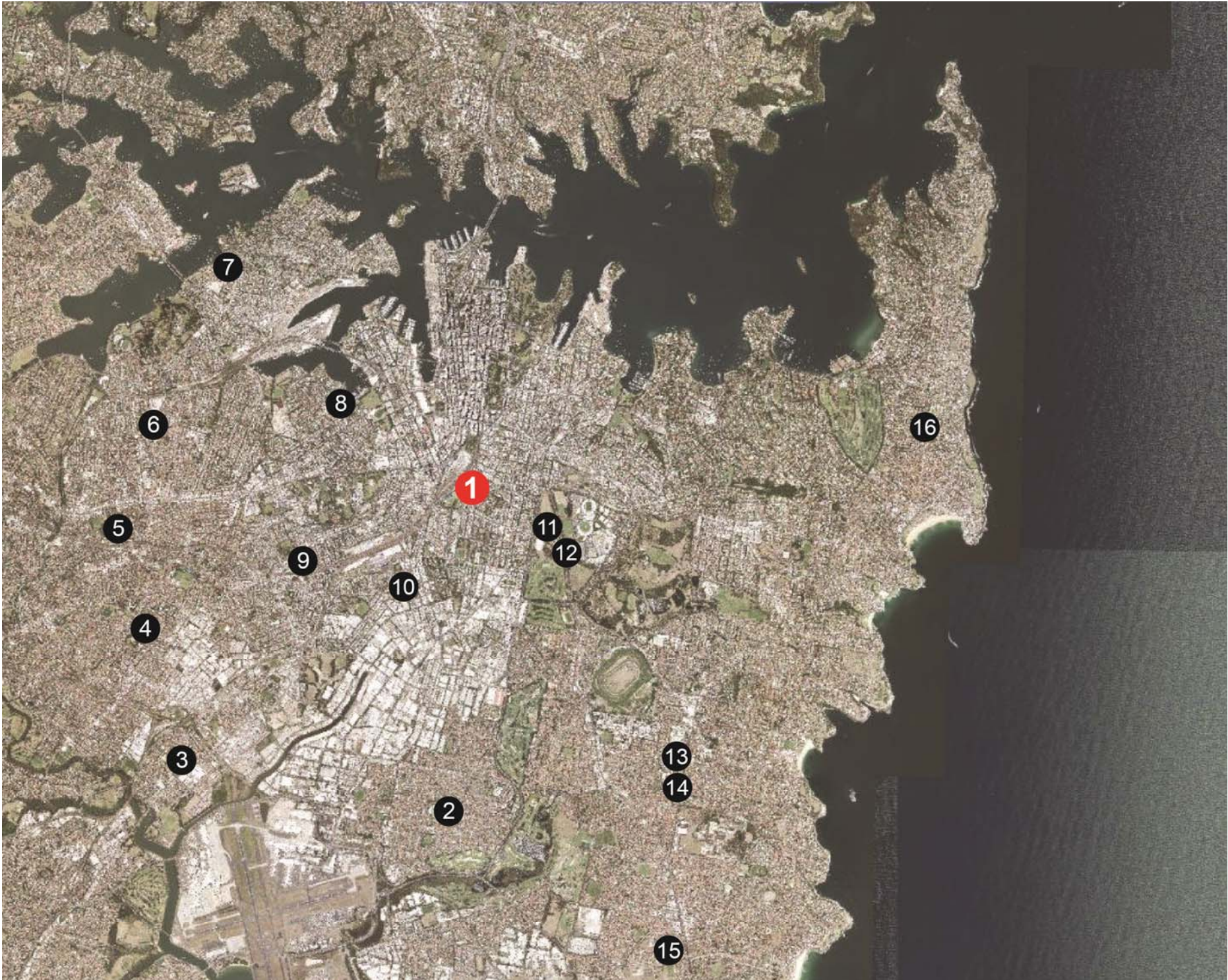
- Site analysis: A site analysis has been undertaken which describes in detail the context of this important site.
- Site Strategies: An approach to the design at a conceptual level has been developed.
- Built Form and Urban Design: The architectural response is analysed in accordance with the criteria as set out in the SEARS. This section includes supporting diagrams.
- Architectural Design Principles: The development of the architectural approach is guided by Design Principles which have been developed in conjunction with the Department of Education.
- Educational Design Principles: The development of the educational approach has been developed in conjunction with New Learning Environments and the Department of Education.
- Functional Description: A detailed functional description of the campus is provided which outlines the use of each area.
- Materiality: The proposed materiality of the campus is described.

2.0 Response to SEARS

SEARS Requirements (Architectural Design Statement)	Response location
3. Built Form and Urban Design	
— Address the height, density, bulk and scale, setbacks of the proposal in relation to the school campus and the surrounding development, topography, streetscape and public open spaces.	Section 4.0 Site Strategies
— Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and Crime Prevention Through Environmental Design Principles.	Section 6.0 Design Concepts, Section 9.0 Organisational Strategies and Section 12.0 Materiality and Facades
— The proposal should include a visual impact assessment from key view points within the adjoining public open space.	Section 7.0 Built Form and Urban Design
— Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.	Section 14.0 Services
4. Environmental Amenity	
— Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential land uses and open space areas must be demonstrated.	Section 7.0 Built Form and Urban Design
5. Public Domain, Public Open Space and Community Uses	
— information identifying alternative locations where students would participate in active sports, in the event the park is not able to accommodate all of the school's needs;	Section 8.0 Public Domain, Public Open Space and Community Uses
— the relationship between the proposed new building envelope and the park, particularly along the northern and western property boundary, including how the interface between the public and school uses will be managed;	Section 4.0 Site Strategies
— opportunities for the provision of community facilities within the new school that can be utilised by the general public	Section 8.0 Public Domain, Public Open Space and Community Uses
The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.	
— Architectural drawings (dimensioned and including RLs);	Refer seperate package: Architectural Drawings
— Site Analysis Plan	Section 3: Site Analysis Refer seperate package: Architectural Drawings
— Shadow Diagrams, including elevational diagrams where shadows impact residential properties	Section 7.0 Built Form and Urban Design
— View Analysis / Photomontages	Section 7.0 Built Form and Urban Design
— Schedule of materials and finishes	Section 12.0 Materiality and Facades

Inner City Public High Schools Map

Extract from Concept Report Part 1 Perumal Pedavoli 19 February, 2016



Legend

- 1 Inner Sydney High School
- 2 JJ Cahill High School
- 3 Tempe High School
- 4 Marrickville High School
- 5 Fort Street High School
- 6 Sydney Secondary College Leichhardt Campus
- 7 Sydney Secondary College Balmain Campus
- 8 Sydney Secondary College Blackwattle Campus
- 9 Newtown Performing Arts High School
- 10 Alexandria Park Community Centre
- 11 Sydney Boys High School
- 12 Sydney Girls High School
- 13 Randwick Girls High School
- 14 Randwick Boys High School
- 15 South Sydney High School
- 16 Rose Bay Secondary College