

DOC19/1076591

Jim Betts
Planning Secretary
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Attn: Kate More

10th December 2019

Dear Mr Betts

Wentworthville Public School (SSD 9273): Submission of Design Modifications in accordance with Condition B1 & B2

I refer to Wentworthville Public School approved on the 28th June 2019.

In accordance, with condition B1 and B2 (Design Modifications) of the Development Consent, the following documents have been submitted to the Planning Secretary for approval:

- WWPS – SSDA Condition B1 and B2 Design Response Revision C
- SSD9273 – B1 and B2 Condition Satisfaction Table

The documents have been reviewed internally by myself and Lincoln Lawler.

Department of Education therefore seeks the Planning Secretary's approval of the above document/s.

Yours sincerely



Michael Jarman
Project Director
Schools Infrastructure NSW



Wentworthville Public School (SSD 9273): Submission of Design Modifications of Block G at Intersection of Fullagar Road and Station Street.

Condition	Condition requirements	Document reference
B1	Prior to the commencement of construction (excluding earthworks), the Applicant must refine the façade treatment and roof design of Building G where it presents to the intersection of Fullagar Road and Station Street to:	SSDA Condition B1 and B2 – Design Response Revision C, Including Appendix A, Architectural Concept Drawings • Building G Corner Re Design – Level 1 Plan • Building G Corner Re Design – Level 2 Plan • Building G Corner Re Design – Level 3 Plan • Building G Corner Re Design – Roof Plan • Building G Corner Re Design – Elevation • Building G Corner Re Design – 3D View
	(a) better reflect the use of the site as a primary school and be less evocative of a commercial building;	SSDA Condition B1 and B2 – Design Response Revision C, p4
	(b) incorporate facade screening that is pedestrian in scale and is appropriate to the scale of the use of the site as a primary school; and	SSDA Condition B1 and B2 – Design Response Revision C, p4
	(c) adopt a roof treatment that is more in keeping with the roof treatment of the remainder of the building and sits more comfortably with the elevations of the building.	SSDA Condition B1 and B2 – Design Response Revision C, p4
B2	Amended plans and elevations, a detailed materials and color palette and an accompanying design statement which explains the design revisions must be submitted to the satisfaction of the planning secretary prior to the commencement of construction (excluding earthworks).	SSDA Condition B1 and B2 – Design Response Revision C, p5 referring to B1 satisfaction requirements as well as drawings.



Wentworthville Public School SSDA Condition B1 – Design Response

SSDA Condition B1

Prior to the commencement of construction (excluding earthworks), the Applicant must refine the façade treatment and roof design of Building G where it presents to the intersection of Fullagar Road and Station Street to:

- Better reflect the use of the site as a primary school and be less evocative of a commercial building;*
- Incorporate façade screening that is pedestrian in scale and is appropriate to the scale of the use of the site as a primary school; and*
- Adopt a roof treatment that is more in keeping with the roof treatment of the remainder of the building and sits more comfortably with the elevations of the building.*

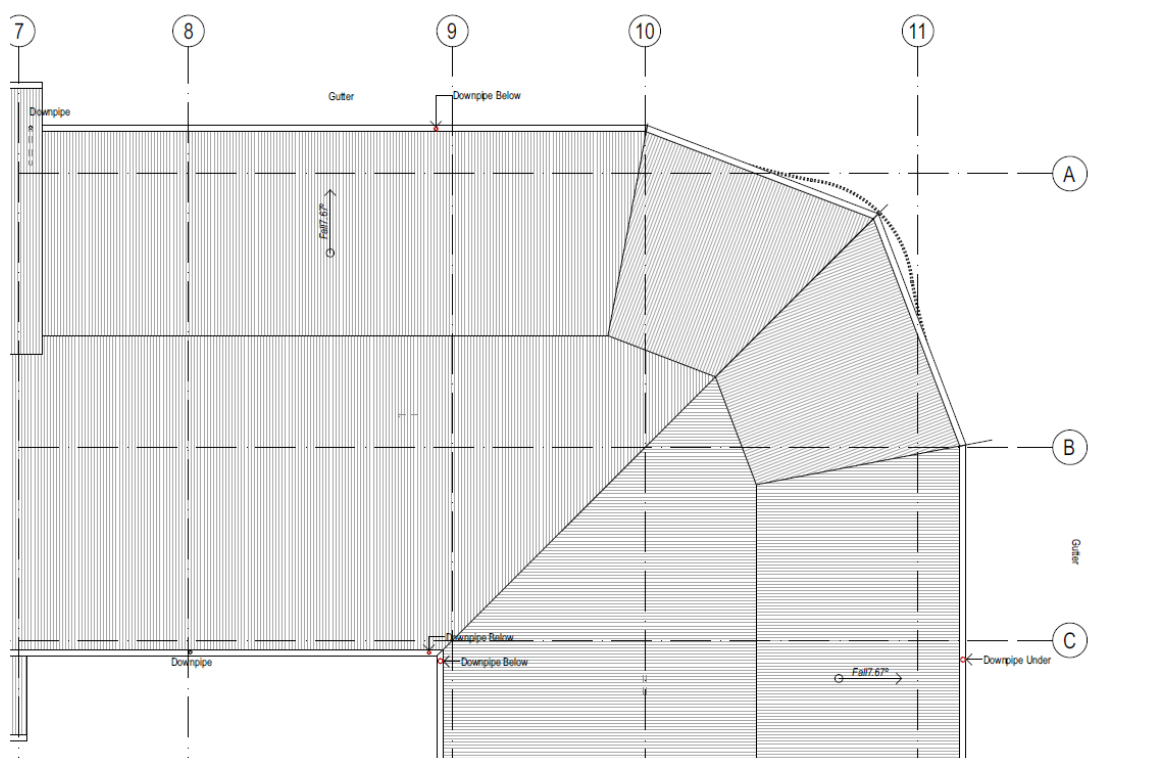
Proposed Design Response

The proposed response to this design condition is to modify the corner of Building G in the following ways –

- Roof Redesign –

It is proposed that the roof is to be redesigned to remove the large skillion roof and generous overhang to the corner of the site. Instead the roof is modified to be a continuation of the roofs over the Northern and South-Eastern wings of the building. The pitched roof steps around the corner and falls to gutters on both sides of the building – rather than just to the verandah side. This reduces the overall height and mass of the building as it addresses the corner.

A sketch of the proposed roof is shown below as well as in Appendix A –





- Screen Redesign

The original design included a 'feature screen' to the curved corner of the building. This screen featured a pattern and stood in contrast to the vertical aluminium batten screens that run over the Northern and Eastern faces of the building. It is proposed that this 'feature screen' will be deleted and replaced with a screen similar in design to the vertical aluminium batten screens to the remainder of the building.

An image of the preliminary re-design of this screen is shown below and in Appendix B –



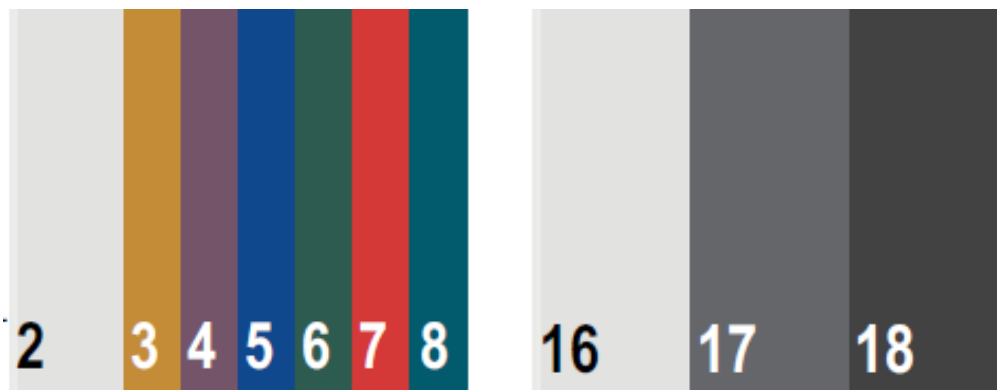
This new screen will tie into the existing screens to the other parts of the building, but will be modified in a number of ways to create a feature at the corner of the building and in order to layer over the building behind. This approach will mean that the corner screen will reflect the screening provided around the Covered Learning Areas to the South-Eastern corner of Building G – as shown below. This strategy will mean that the corner area is integrated into the overall design to a greater degree.





The details and layout of the screen will need to be refined further. In doing this it is intended to achieve the following –

- o The screen will curve and step out around the Withdrawal spaces located on the corner so that they sit behind the screen rather than stepping through the screen to create a glass box as they did in the original design.
- o The vertical height of the screen will extend higher and lower than the screens to the other parts of the building. This will allow the screen to extend in front of the eaves gutters of the roof as well as creating a feature for the building at the corner of Fullagar Road and Station Street – a prominent corner within Wentworthville.
- o The detailing of the screen will feature cut out areas (shown roughly in the image above). This will allow greater views from particular parts of the building (particularly the Withdrawal Spaces) as well breaking down the scale of the screening in this area of the building. This will also add to the 'feature' that the screen is intended to create at the corner.
- o The detailing of the screen will also use changes to the colours of the battens in order to further add to the 'feature' that the screen is intended to create at the corner. The colours of the battens will use the same colours palette as is used in the screens elsewhere in the building, but will also incorporate some of the brighter colours used in the 'pop-out' boxes elsewhere along the Building G Façade. This range of colours is shown below.



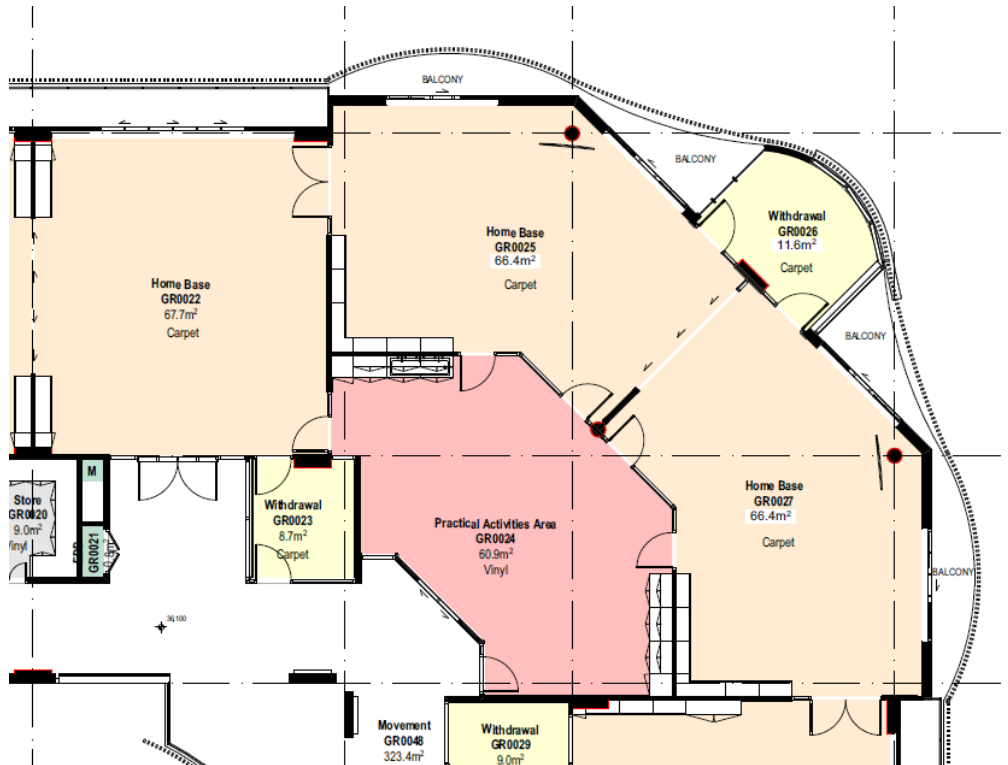
- Revised Planning -

The teaching spaces and withdrawal spaces to the corner of the building will be re-designed to remove the curved walls that previously existed to the corner. This means that the roof over these spaces can be simplified and removes the need for any curved gutters or fascias.

This revised planning will retain the exact areas of the internal, functional spaces. It is intended that the balcony spaces will also be managed to ensure they match the existing areas or are slightly reduced.



The proposed revised planning is shown below as well as in Appendix A.



Proposed Design Response

The following summarises how the proposed design response addresses the key requirements of the SSDA condition -

- *"(a) better reflect the use of the site as a primary school and be less evocative of a commercial building."*

The revised screening is in keeping with the simple screening provided elsewhere on the building, but it's curving, undulating form and articulation will add a playful element that is in keeping with the building being a primary school rather than a commercial building.

- *"(b) incorporate façade screening that is pedestrian in scale and appropriate to the scale of the use of the site as a primary school"*

The proposed vertical aluminium batten screening is of a smaller, more pedestrian, scale than the previous patterned mesh screen. This can be supported and accentuated by openings created in the battens and jointing and articulation of the battens. The overall impact will create a scale that is appropriate to a primary school.

- *"(c) adopt a roof treatment that is more in keeping with the roof treatment of the remainder of the building and sits more comfortably with the elevations of the building."*

The revised roof form reduces the overall height and scale of the roof and, therefore, it's visual impact on the streetscape. The proposed roof forms will be a continuation of the forms used on other portions of Building G making the overall design of the corner area of the building more cohesive and integrated into the remainder of the site.



SSDA Condition B2

Amended plans and elevations, a detailed materials and colour palette and an accompanying design statement which explains the design revisions must be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction (excluding earthworks).

Proposed Design Response

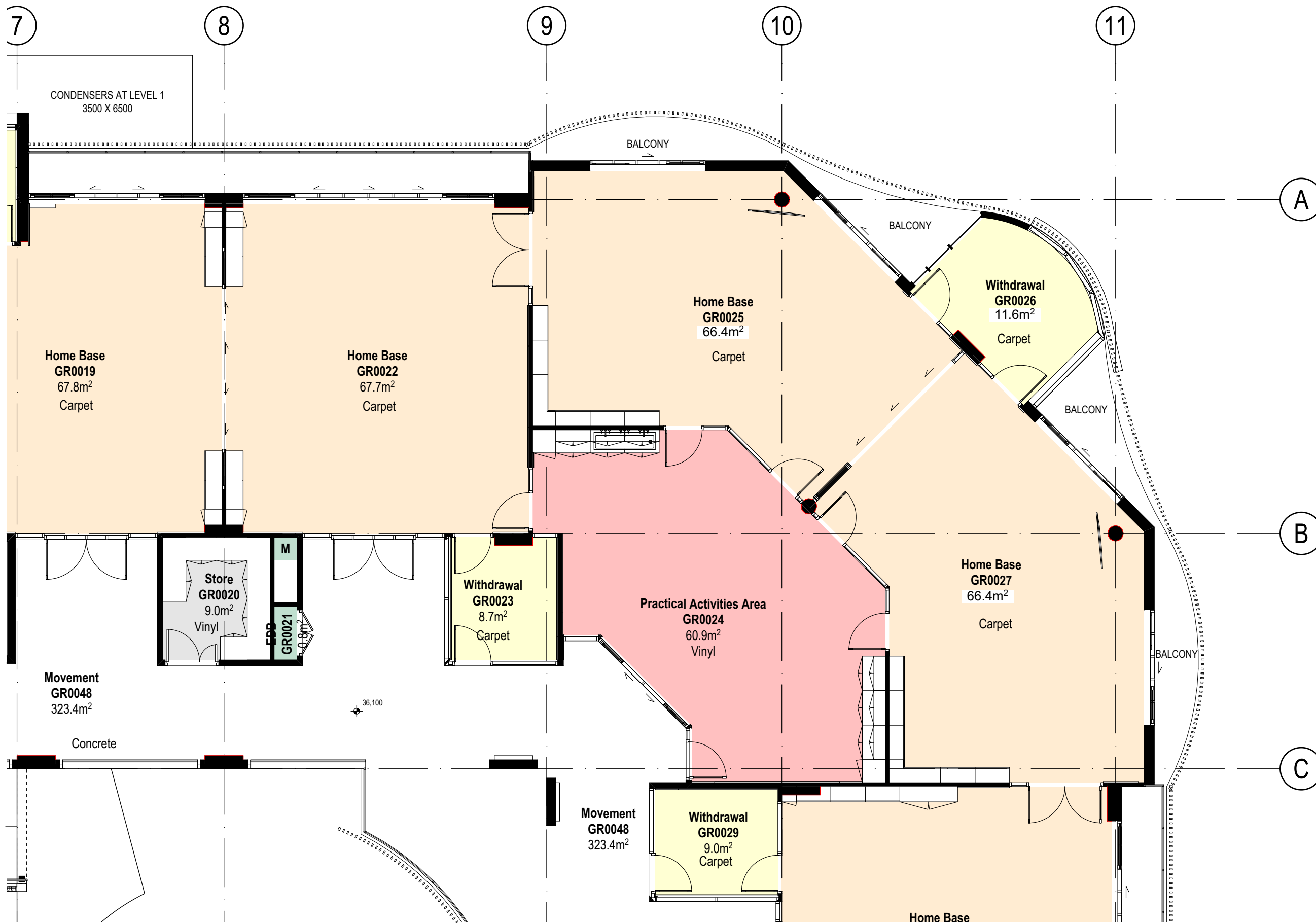
The response to this condition will be consistent with the response provided to condition B1 – as outlined above. This response addresses the planning materials and colour palette of the revised design.

Once approval has been received for the proposed revisions to the design a set of documents will be produced to fully detail the revised design. This will be accompanied by a revised version of this Design Statement to provide a narrative of the final proposed design response.



Appendix A – Architectural Concept Drawings









BUILDING G CORNER RE-DESIGN - ROOF PLAN

