

Site Appreciation



Aerial Photograph, 1943

Aerial Photograph, 1943

Aerial Photograph, 1961

Aerial Photograph, 1972

Aerial Photograph, 2010



Retaining walls were erected to form three playgrounds on the North-West of the site, known as The Lowers

In 1945 the school's status changed to a Central School. It remained so until 1959, when Chatswood High School was opened and it reverted to a Public School for primary-aged children.

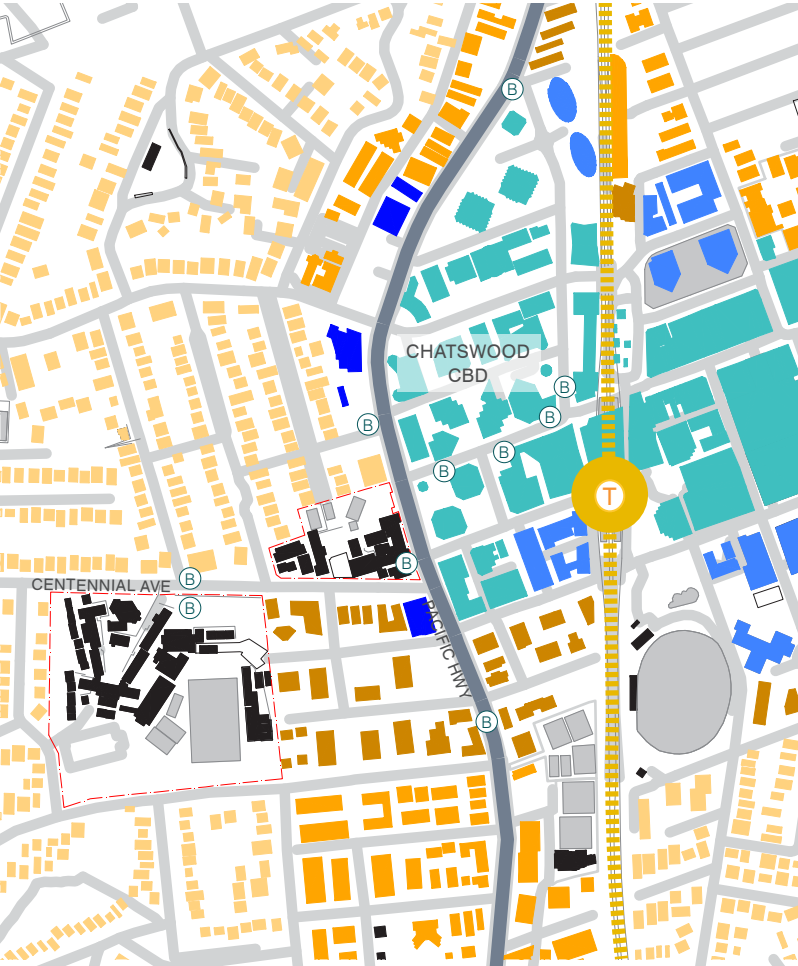
Site acquired by the Department of Education

Chatswood High School first opens

The quadrangle and playing fields were constructed from 1959-63.  
  
During the late-1970s, several demountable buildings were added to service the school's Intensive English Centre. These buildings are still in use today.

Chatswood High School establishes a selective stream. Entrance is based upon the NSW Selective High Schools Test.

Maps



Building Typologies

- Legend
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Mixed Use
  - Business
  - Commercial Core
  - Bus Stops
  - Chatswood Train Station



Building Heights

- Legend
- 8-10 m
  - 11-13 m
  - 14-21 m
  - 22-34 m
  - >35 m
  - >60 m
  - >80 m
  - >100 m



Zoned Green Spaces

- Legend
- Recreation
  - Sports Fields
  - National Parks, Nature Reserves & Environmental Conservation

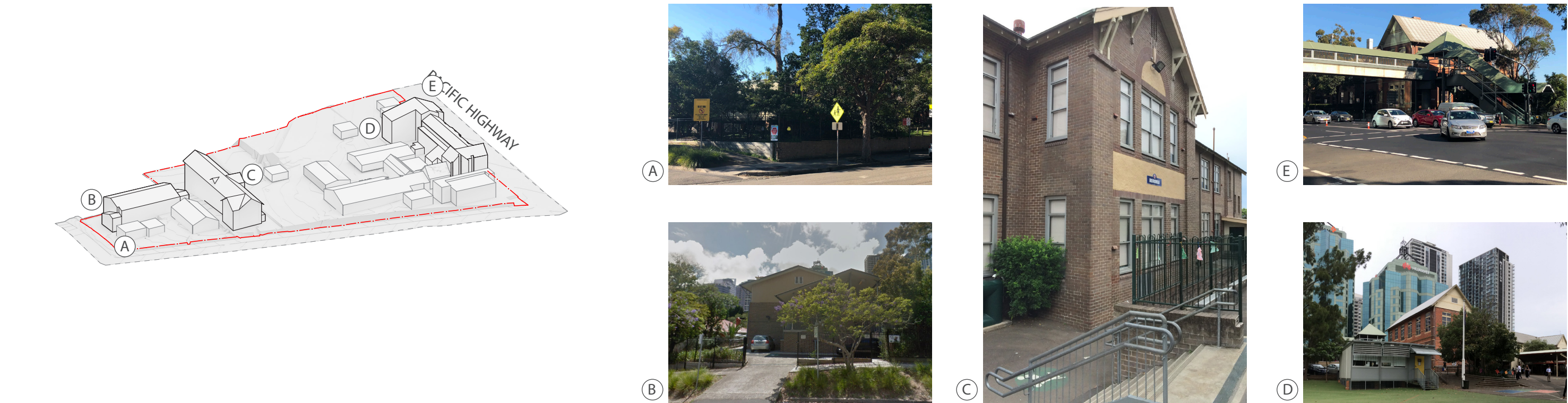


Site Appreciation

Chatswood High School - Centennial Avenue Existing Site



Chatswood Public School - Pacific Highway Existing Site





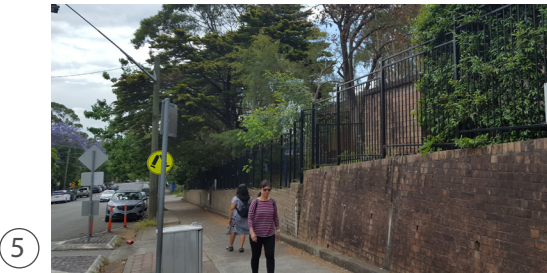
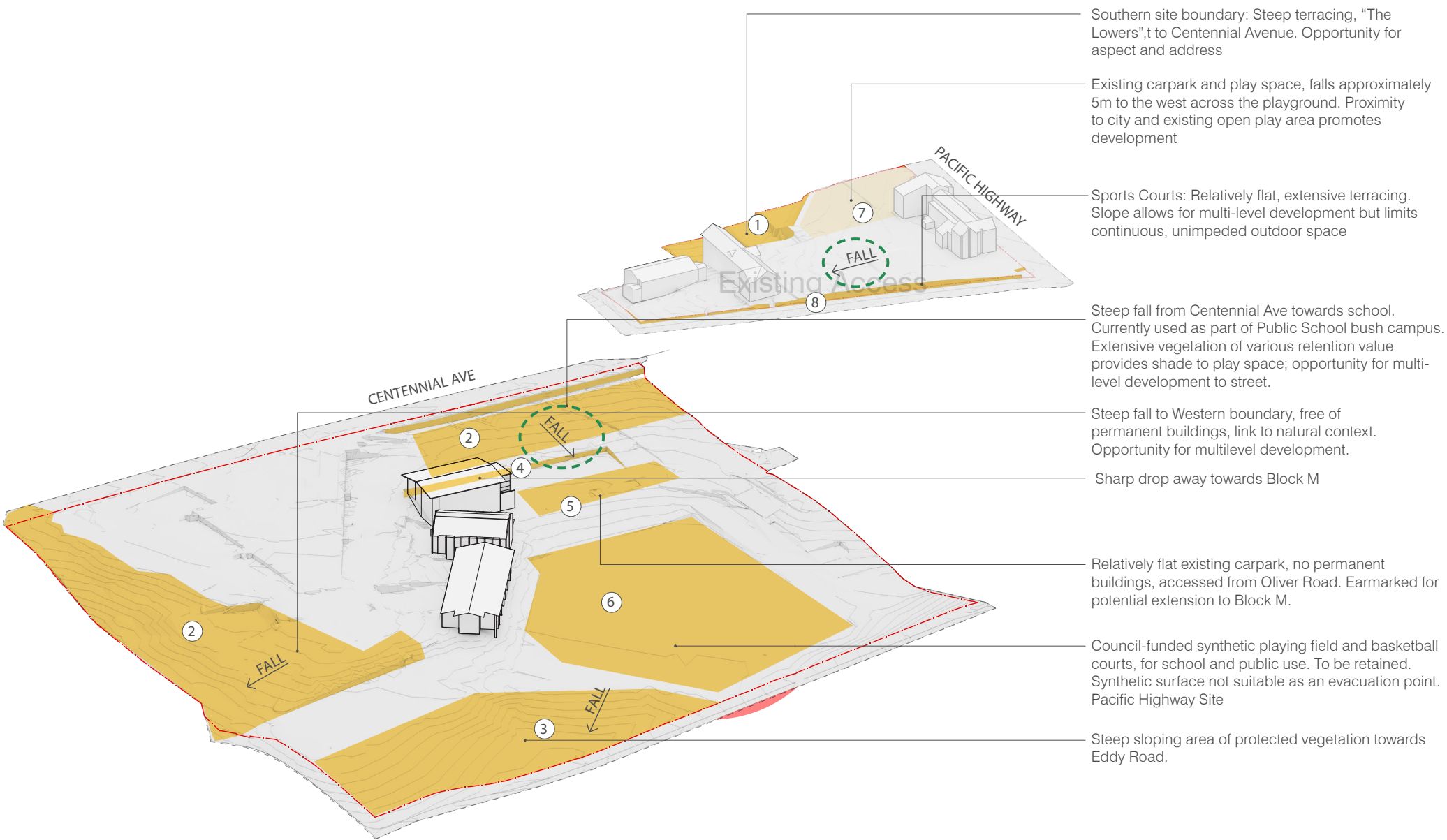
Contextual Analysis

Chatswood High School on Centennial Avenue and Chatswood Public School on Pacific Highway sit at the upper end of steeply sloping terrain.

The High School site gradient falls steeply from Centennial Avenue, before levelling out to a more gentle slope. The overall site slopes generally down to the south western edge of the site. The south eastern edge slopes to the north west.

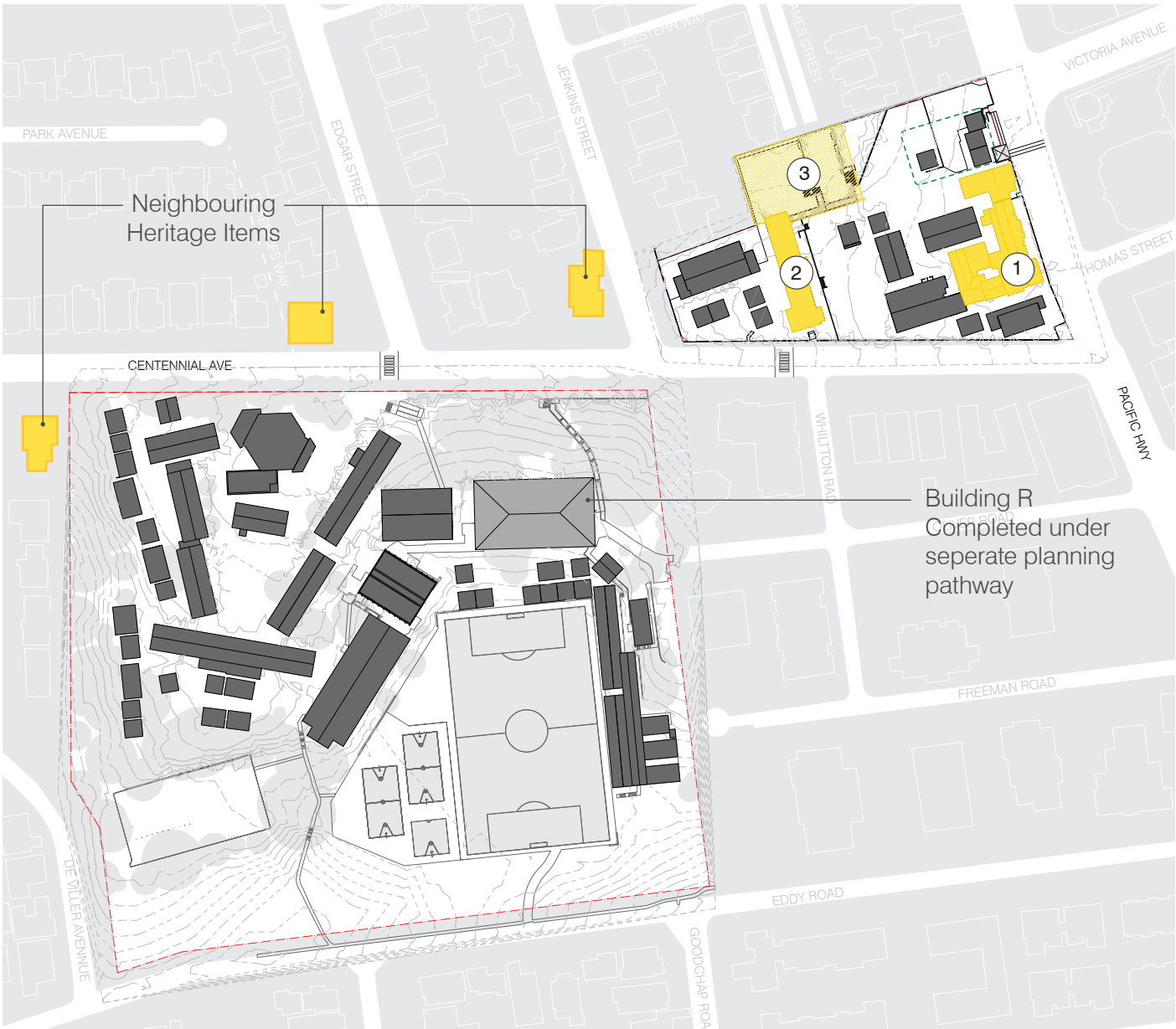
Chatswood Public School site slopes substantially over approximately 4 storeys to the western edge of the site. It is surrounded by retaining walls to Pacific Highway and Centennial Ave in the order of 1-3m high. The preliminary Site Investigation Report by Douglas Partners (April 2018) noted that observed topography indicates that some degree of cut and fill is likely to have occurred across both sites.

Surface runoff from both sites is expected to flow towards Swaines Creek which flows into Lane Cove River. Swaines Creek is located approximately 0.5 km south-west of Chatswood High School. Centennial Avenue Site





Existing Site Heritage

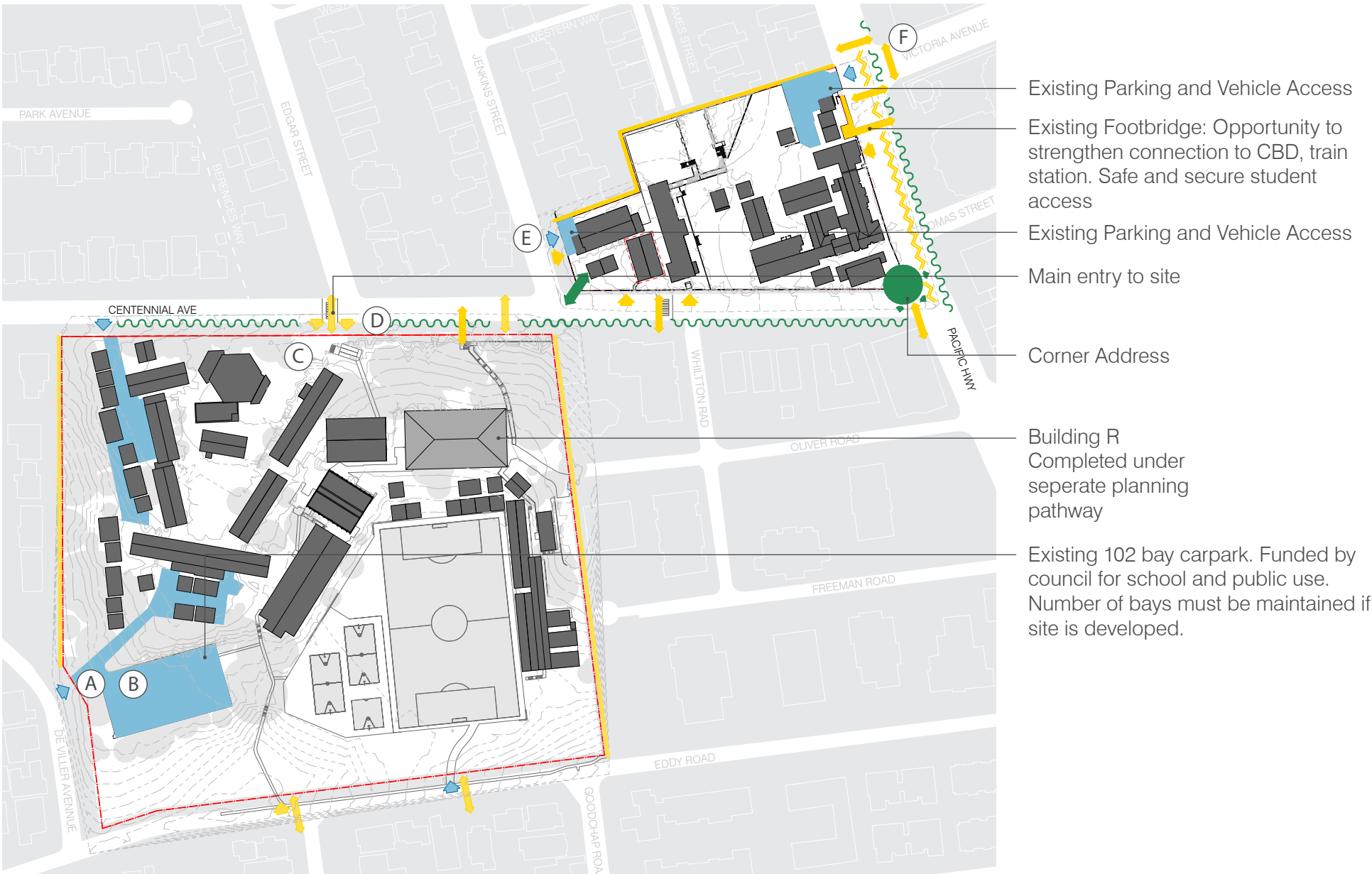


- ① Block A: Structurally sound, Heritage Listed
  - A Federation Arts and Crafts style building built in 1895, with additions visible from 1896-1898. A second storey was added in 1902/1903 to accommodate 400 female students and further extended in 1915 including two steeple-like towers at each end.
- ② Block B: Structurally sound, Heritage Listed
  - Constructed in 1927-29. A two storey 10 classroom structure which housed the new infants' department of the school.
  - The building is moderately intact, is in sound condition and exhibits a moderate to high degree of integrity. Where original windows have been replaced with aluminium window frames, the report notes that these should be removed and reinstated with timber windows.
  - The internal fabric carries a high degree of integrity with open spatial arrangements, staircases, sliding timber doors between classrooms on the lower ground floor, and original timber storage units.
- ③ North West Terraces know as “The Lowers”
  - Constructed in 1912 the Lowers are identified as having a strong character and sense of place among the community and school alumni.





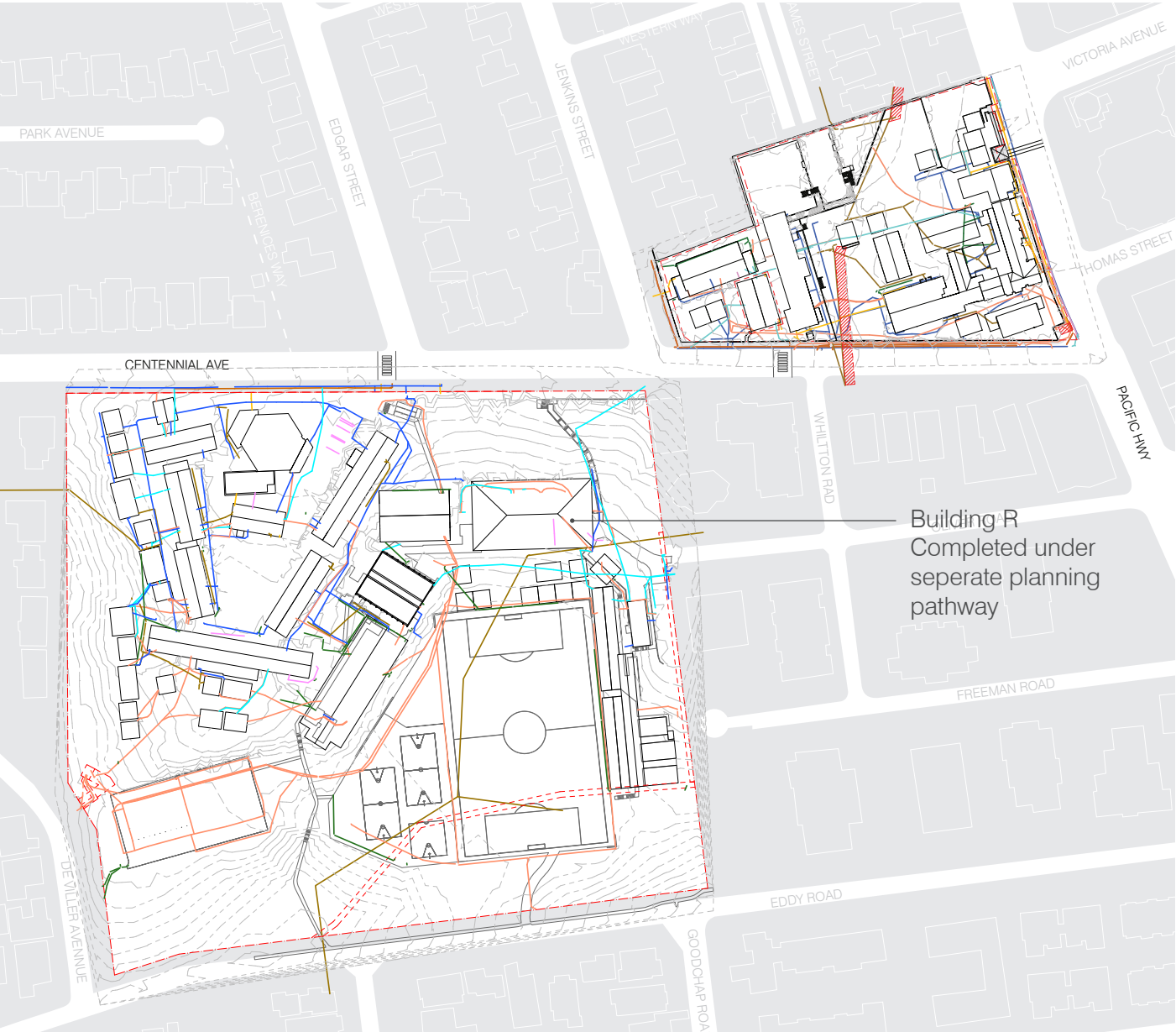
Existing Access





Site Appreciation

Existing Services and Easements



A full detail and contour survey has been undertaken by CMS Surveyors, covering the busy routes for services infrastructure across both sites.

Key infrastructure constraints include sewer on both sites. Upgrades of site infrastructure are being confirmed by the Engineering team.

- Legend
- Sewer Line
  - Electricity (Surface Level)
  - Stormwater (Surface Level)
  - Water (Surface Level)
  - Gas
  - Communications (Surface Level)
  - Telstra ( Surface Level)
  - Sewer (Underground)
  - Unknown (Surface Level)
  - Site Boundary

Existing Contamination

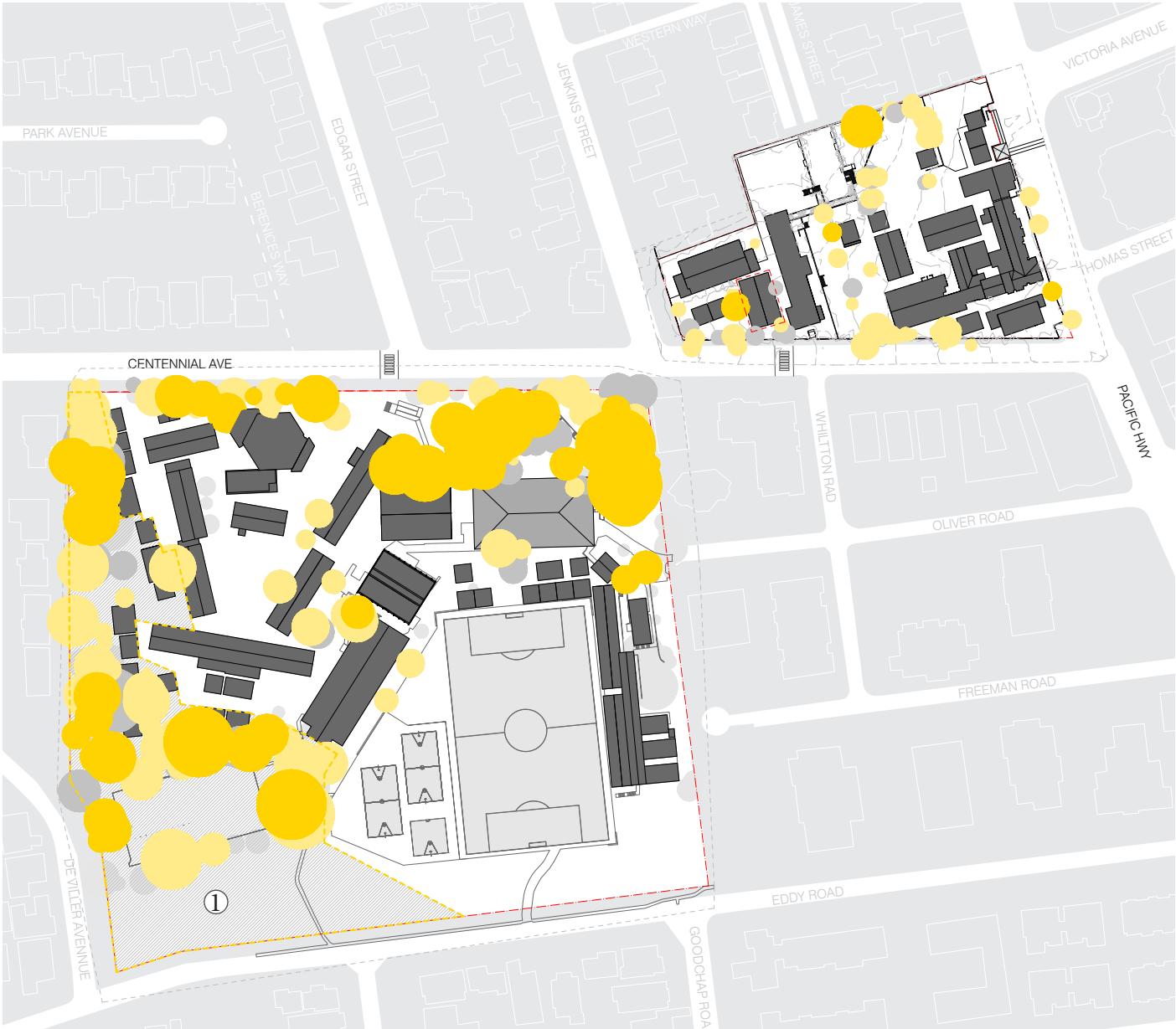


The soil makeup is considered to be of medium to high soil erosion hazard, localised impermeable highly plastic subsoil and moderately reactive. Investigations have also found that levels of non-friable asbestos, lead paint, synthetic mineral fibre

(SMF), lead dust, Polychlorinated Biphenyls (PCB) and friable asbestos were identified on almost every existing building and demountable units.

Site Appreciation

Existing Vegetation



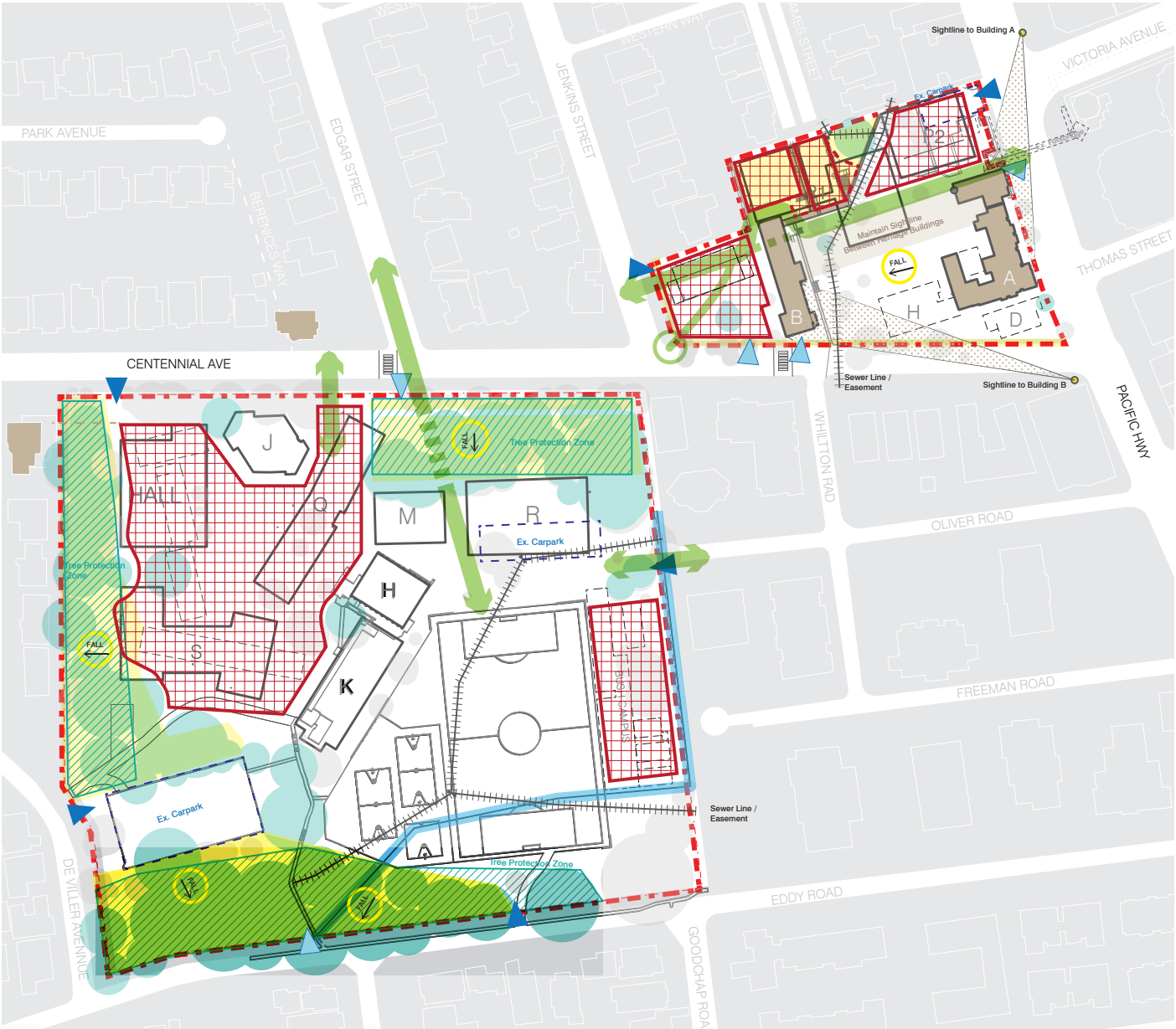
The Centennial Avenue site contains a number of high retention or significant trees as well as an Environmental Conservation Zone.

The Pacific Highway site contains a small number of high value trees.

**Legend**

- High Retention Value Tree
- Medium Retention Value Tree
- Low Retention Value Tree
- Arborist to Confirm Retention Value
- Site Boundary
- ① E2 Environmental Conservation Zoned land. Remnant vegetation must be protected and maintained.
- ⌚ 1 : 2000

Key Constraints



Both Sites have significant constraints which have influenced the design response, existing including in-ground services, steep terrain, existing structures including heritage listed buildings on the Pacific Highway site, neighbouring residential scale and context on Centennial Ave, mature trees and existing

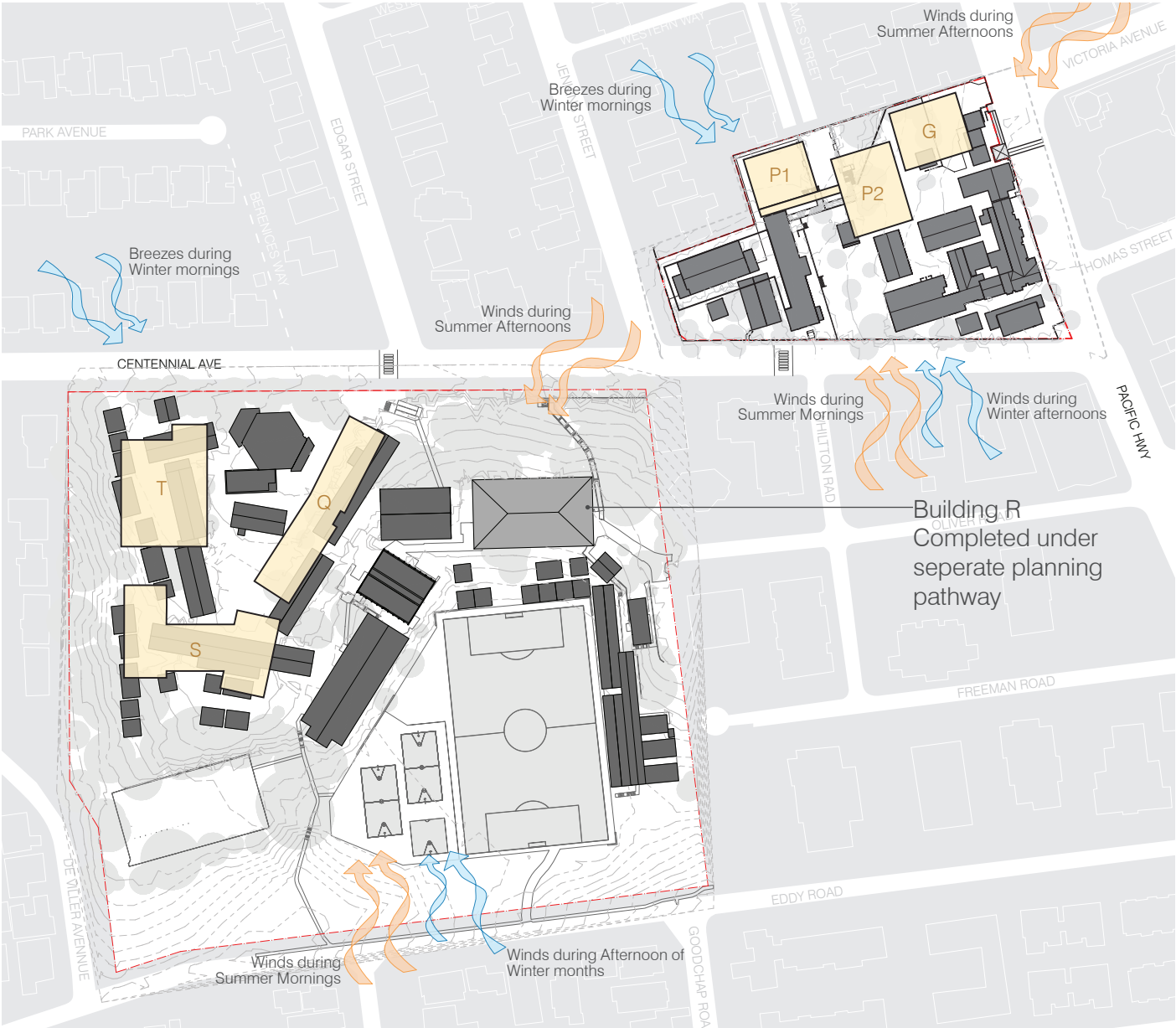
landscape character and biodiversity corridors associated with Centennial Ave site. All constraints are shown above.

**Legend**

- Vehicular Entry
- Pedestrian Entry
- Opportunities
- Existing Demountables
- Heritage Item
- Significant Tree
- Tree Protection Zone
- Development Areas
- Steep Topography



Climate Analysis



The new buildings locations take advantage of the northern aspect. Areas facing east & west have considered suitable sun protection. The building locations and forms aspire to protect outdoor spaces from prevailing winds in the cooler months. Open outdoor circulation is utilised to enable cross breezes through the buildings during the warmer months.

Temperature Range - Macquarie Park

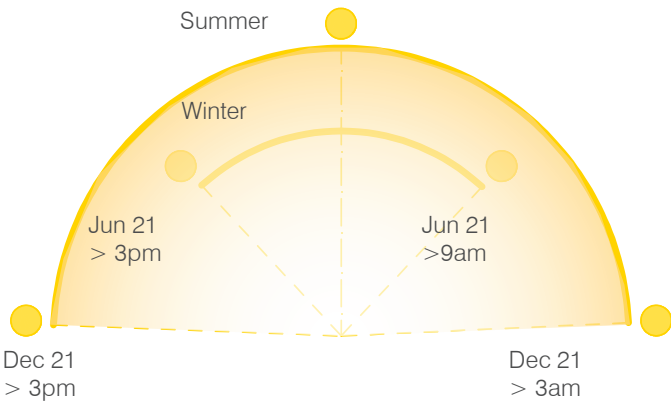


Mean Maximum Temperature Range: 17-28° C

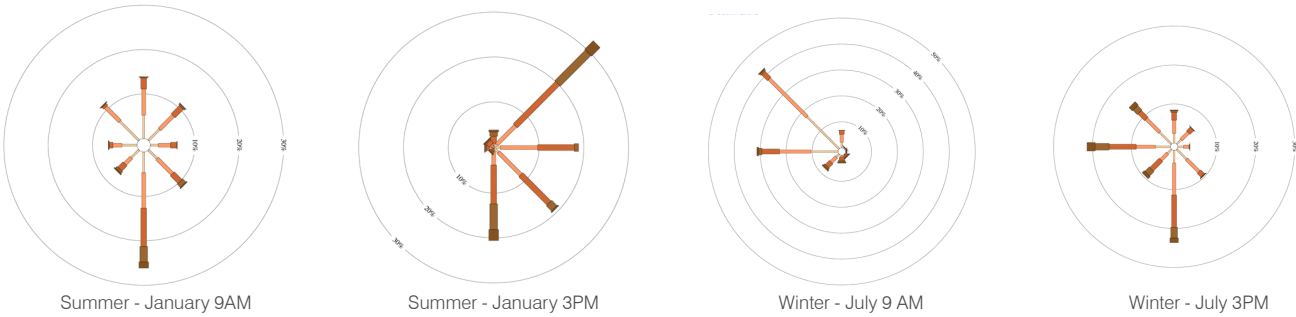


Mean Minimum Temperature Range: 5-17° C

Solar Path



Wind Roses



Proposed Heritage Integration



The above illustrates the key heritage interfaces & views which are required to be considered in the design. Ensuring views to heritage buildings and views out from key site locations are an important part of the design.

- Legend
- Internal Site View (Directional)
  - External Site View (Directional)
  - Internal Site View
  - External Site View
  - Visual Connection
  - Heritage Item
  - Item Specific View Extent





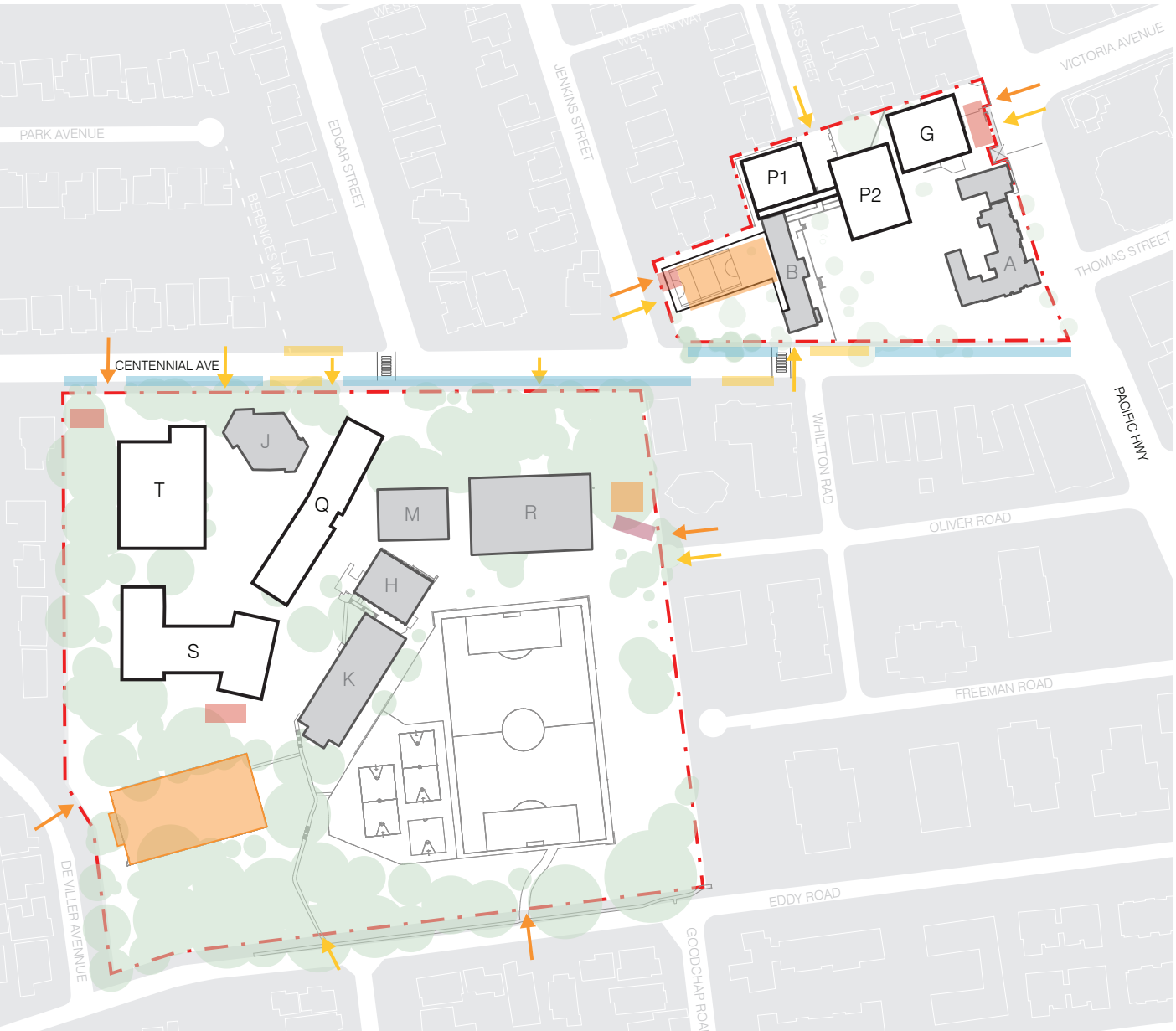
Proposed Security



The above diagram shows the early considerations around site security, through early discussions with the Schools and SINSW stakeholders. Existing fence lines will be utilised where appropriate, while use of the buildings as the secure line are to be integrated particularly at street frontages. Separation between school and broader community access areas is also important.

- Legend
- Vehicular Entry
  - Pedestrian Entry
  - Vehicular Gate
  - Pedestrian Gate
  - Existing 1.8 m Fence
  - New 1.8m Fence
  - Secure Line

Proposed Traffic and Loading

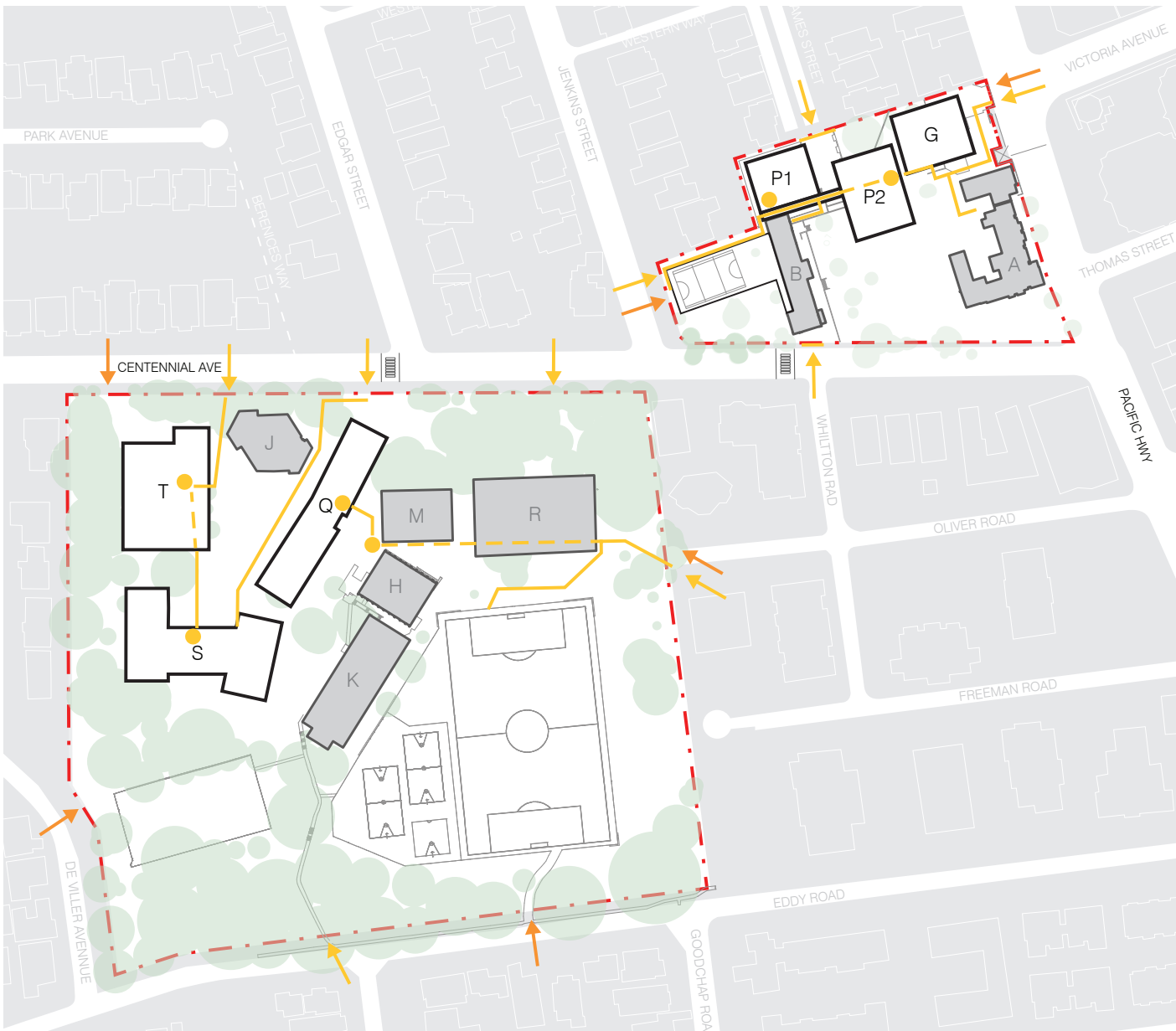


Opportunities to improve site access for pedestrians & vehicles have been incorporated into the site planning. Maintaining certain key access points to site and creating new equitable spaces is crucial in ensuring suitable access for servicing of the site and for those requiring assistance.

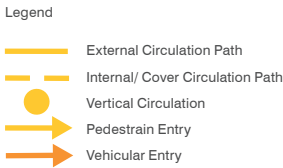
- Legend
- School Drop Off
  - Bus Zone
  - On Street Loading
  - Car Park
  - Vehicular Access
  - Pedestrian Access



Proposed Pedestrian Access & Movement



Due to the steeply sloping nature of both sites, existing equitable access was lacking. It is important for the proposed design to address this and accessible pathways & connections through the sites have been created through landscape & building form.



Proposed Community After Hours Access



In keeping with current conditions, community access will be provided after hours and primarily will relate to facilities such as outdoor playing fields, indoor gymnasiums and school hall for both sites. Access to these facilities will be gained via centennial Ave and Pacific Highway.

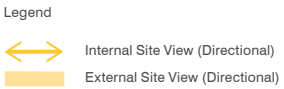






Image:  
View of the Heritage Significant Lowers on the Northern edge of Pacific  
Highway City Campus Site.





Image  
District Views from the Western edge of Centennial Avenue Eco-zone



# 05

## Consultation History - GANSW

Government Architect Feedback, 18.07.18

“We were impressed with the overall concept of integrating the primary and secondary streams across both sites and felt that the rationale made good use of site opportunities and existing infrastructure.”

SUMMARY OF RECOMMENDATIONS:

- For future presentations, provide more visual documentation to create a clearer narrative about both sites i.e. simulating a walkthrough.
- The project landscape architect should participate in future presentations, particularly in relation to siting and open space strategies.
- Prepare diagrams showing how the education precinct works holistically, including the management of boundaries and connections as well as community engagement with and access to both sites.
- Prepare a structure plan for the Centennial Ave site, considering circulation and arrival as well as the special character of the landscape and how this informs the relationship of open spaces and movement through those spaces.
- Consider the pedagogical inspiration for the school and how this will inform the arrangement of teaching spaces and built form.
- Explore opportunities for a broader range of open spaces within the Centennial Ave site.
- Review building setbacks and alignment along the Centennial Ave frontage with a view to retaining significant trees.
- Indigenous engagement & consideration of indigenous history and use of site.
- Procurement strategy – the agreed concept design should be developed into a reference design, supported by clearly articulated design principles and mandatory qualitative outcomes.”

Government Architect Feedback, 20.2.19

“The design team has changed since the first review and the panel acknowledges the significant efforts of the current team to develop the project in a short time. However, the project does not adequately address previous recommendations”

SUMMARY OF RECOMMENDATIONS

- Landscape plans: provide detailed landscape strategy and plans, including landscape interface with built form.
- Precinct Plan: demonstrate how the precinct is integrated, including logistics of shared facilities, boundary management, accessibility, wayfinding, supervision.
- Siting and tree retention: review setbacks along Centennial Avenue to retain existing trees. Demonstrate architectural response to site geography.
- Form: provide detailed floor plans, elevations and material information, explore the distinct identity of the schools.
- Environmental performance: detail ventilation, lighting and other strategies.
- Indigenous engagement: report on local community consultation”

Government Architect Feedback, 27.3.19

“The revised scheme is broadly supported and responds well to previous feedback.”

SUMMARY OF RECOMMENDATIONS:

- Transition spaces: consideration of interim spaces inside / outside, material junctions.
- Landscape plans: interfaces between built form, active, passive + outdoor learning.
- Precinct Plan: demonstrate how the precinct is integrated, including logistics of shared facilities, boundary management, accessibility, wayfinding, supervision
- Integrated Topography: Demonstrate architectural response to site topography
- Environmental performance: detail ventilation, lighting and other strategies.
- Indigenous engagement: report on local community consultation”



# Consultation History - GANSW

## Government Architect Feedback - Current 09.10.2019

“Despite the site complexity and various programmatic changes, the design team continues to produce thoughtful and well-resolved responses”

### SUMMARY OF RECOMMENDATIONS

- Material resolution: distinct material character for the two sites, potential for innovation around modular systems to demonstrate bet practice.
- Transition spaces: explore thresholds bewteen built / natural and between old / new.
- Landscape plans: develop as an organising feature for the site, potential concrete features.
- Precinct Plan: logistics for shared facilities, boundary, wayfinding, supervision.
- Integrated Topography: enhance spatial response to topography.
- Environmental performance: detail ventilation, lighting and other strategies.
- Indigenous engagement: report on local community consultation”

## Proposed Precinct Plan - November 2019

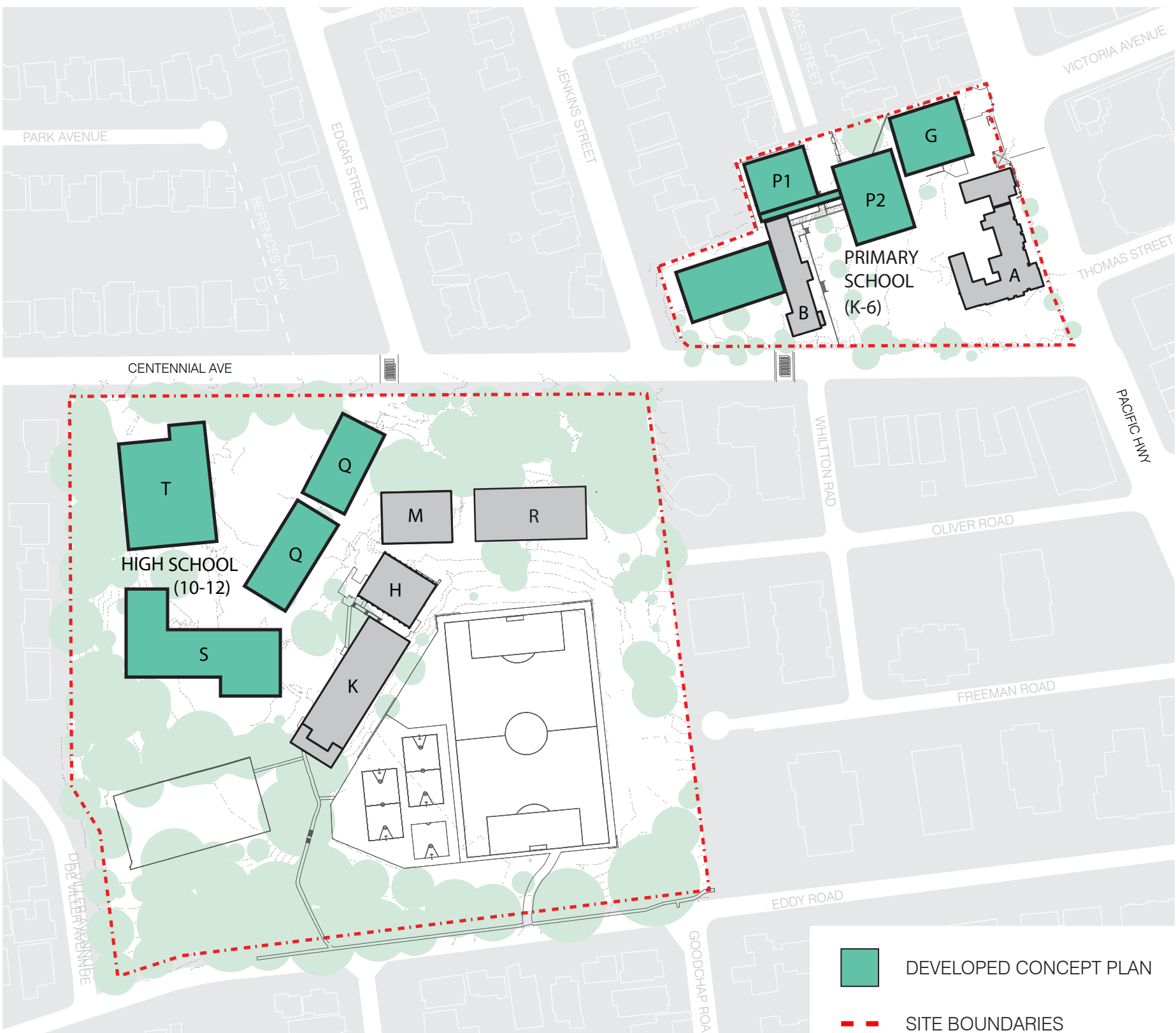






Image:  
View of Lane Cove District Views and Heritage Building B from the  
Pacific Highway Primary School Site.

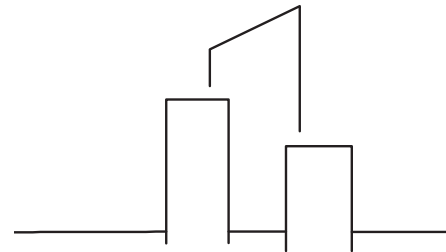


06  
Concept

## Two Distinct Campuses - City Campus

### Pacific Highway

Being adjacent to Chatswood CBD, this site has a very urban context to its outer facing perimeter. The scale and articulation of surrounding buildings on Pacific Highway itself is civic and commercial. Within the site boundary itself, the existing heritage buildings soften and punctuate this urban scale with the introduction of brick and sandstone where a finer grain and human scale is more legible. Heritage Building A holds the corner of Pacific Highway and Centennial Ave with measured presence and is echoed further down Centennial Ave with heritage Building B which anchors the south west end of the site. Internally, the site has a calmer environment with significant district tree top views towards the national park. This creates a softer inner centre to the site which balances its outer urban edge.



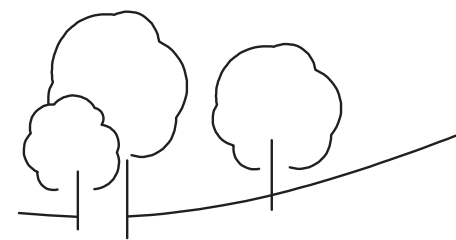


Concept

Two Distinct Campuses - Bush Campus

Centennial Ave

Nestled into the gradually lowering terrain along Centennial Ave, this site is protected by a large number of mature trees and biodiversity corridors, giving it a natural bush setting around the majority of its perimeter, which is flanked on all sides by residential development of various scales. This location is green in character and also enjoys framed district views through the tree tops with large open spaces within the centre of the site.

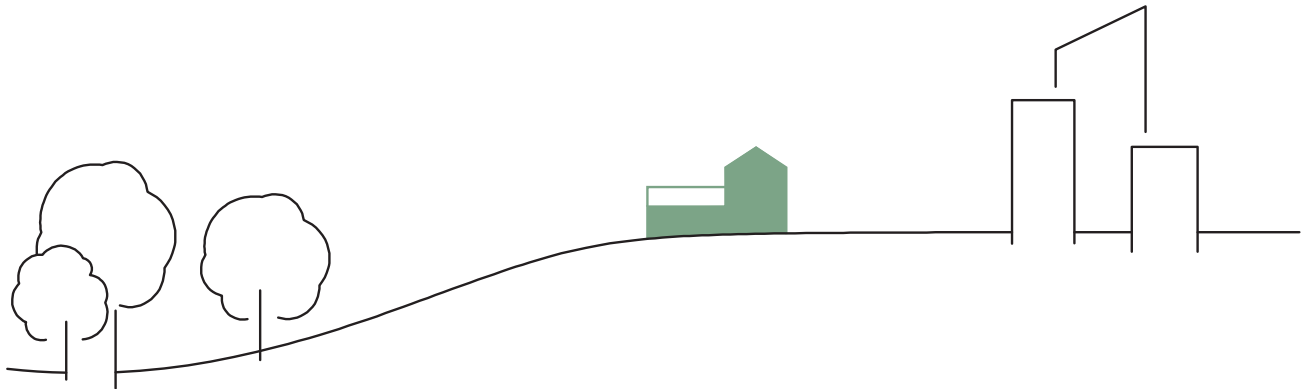




City Campus Design Concept: A School On A Hill

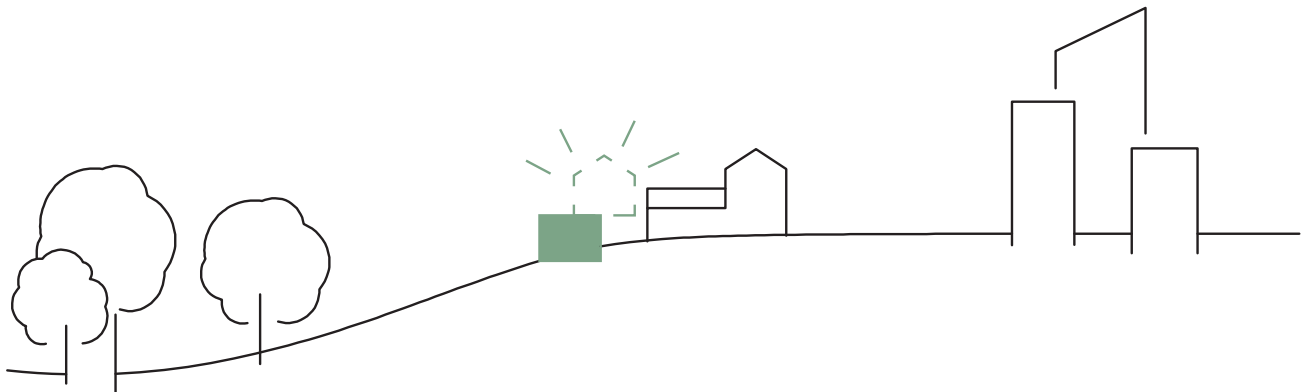
The development for the Upgrades to Chatwood Public School and Chatswood High School is based on the education rationale of neighbourhoods and collaborative learning. Both sites share common features including changing terrain, district views and green inner centres.

The Pacific Highway site is elevated high from the main road frontage with a far reaching outlook. The terrain following down Centennial Avenue. In this way, the Pacific Highway site has the character of “a school on a hill.”



1. Interpreting Heritage Context

Heritage built form is prominent on the Pacific Highway site and can be interpreted in form, material and articulation.



2. Contrasting Open & Focused Spaces Through Diversity

Creating learning spaces that are diverse is also a key design driver, where the more focused learning space can be balanced with more open and connected spaces in between that allow for social interactions and collaboration.



Bush Campus Design Concept: A School In the Trees

The landscape is a prominent influence on the Centennial Avenue site, where access to and views of green space create a natural learning environment for the students and teachers.

The architecture, interior design and outdoor spaces are designed and arranged in a variety of settings to encourage a range of social interactions and opportunities for learning that integrates with the context. In this way, the Centennial Avenue site has the character of “a school in the trees”.



1. Engaging Landscape & Terrain

Cascading terrain features highly and is an opportunity to engage architecture, interiors and landscape together in interesting ways.



2. Connecting through a Landscape

The surrounding landscape is a great asset which can be used for enhancing the learning experience. The intention to bring the landscape into the buildings themselves is also explored where appropriate, giving thought to the treatment of space that transitions from indoor to outdoor and enclosed to open.





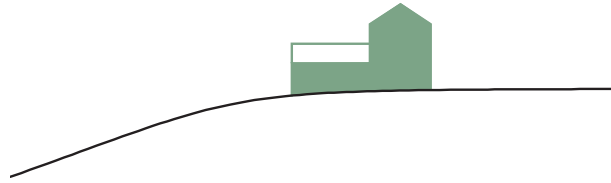
Image:  
View of new Building P1 + P2 overlooking the Lower.



07  
Built Form and  
Urban Design



## City Campus - Pacific Highway



Within the Pacific Highway campus, the existing heritage buildings that will be retained, re-purposed and given new life as part of this development.

The main urban character and built form elements which the proposed design benefits from includes:

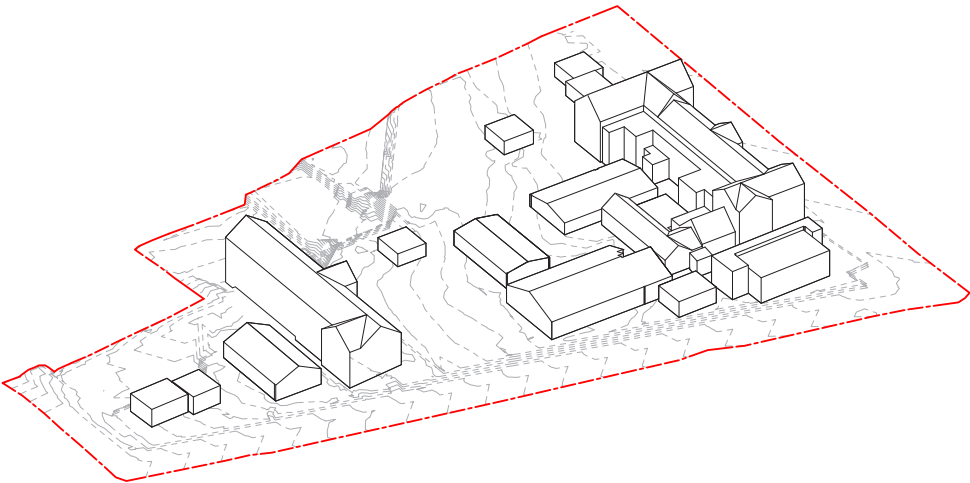
- Building A & B articulated brick forms.
- “The Lowers” terraced landscape along the northern boundary. This area has site heritage significance.
- The interior of the site between Buildings A & B is protected and away from the busy city. This space also offer prime outdoor space.
- District views from high on the site



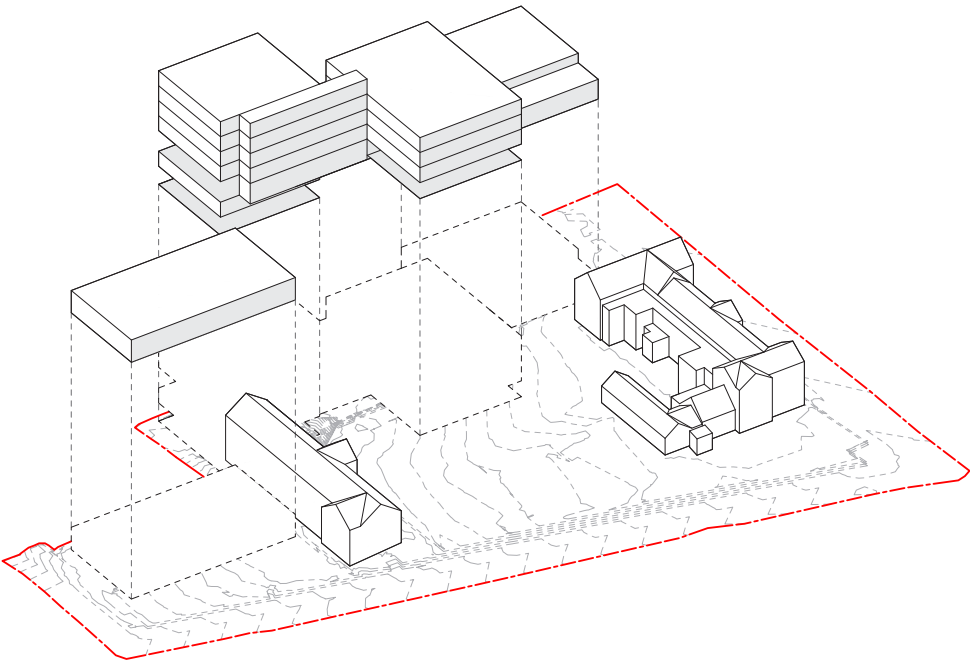




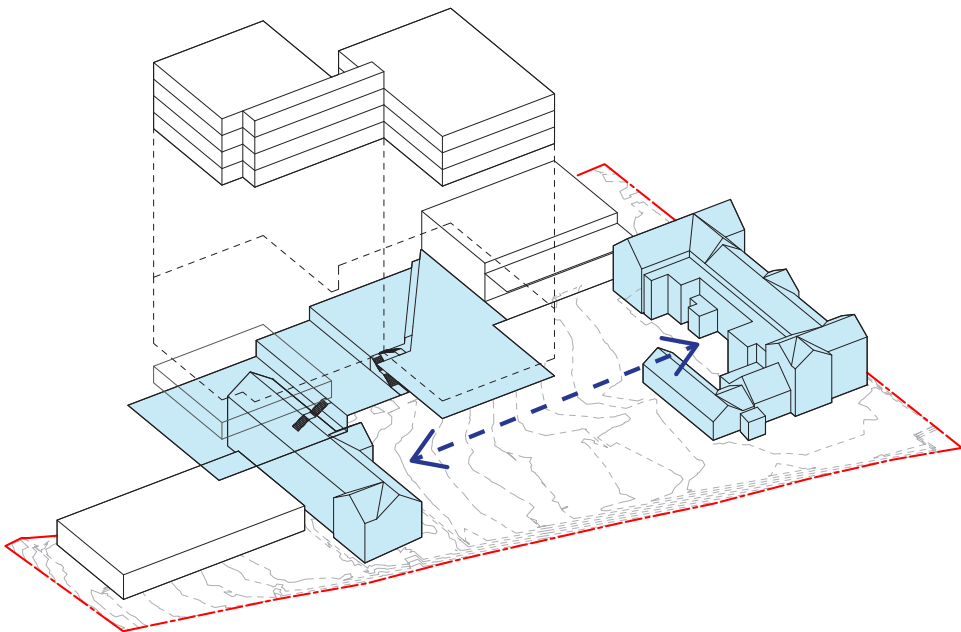
City Campus - Pacific Highway Massing Development



Existing Site

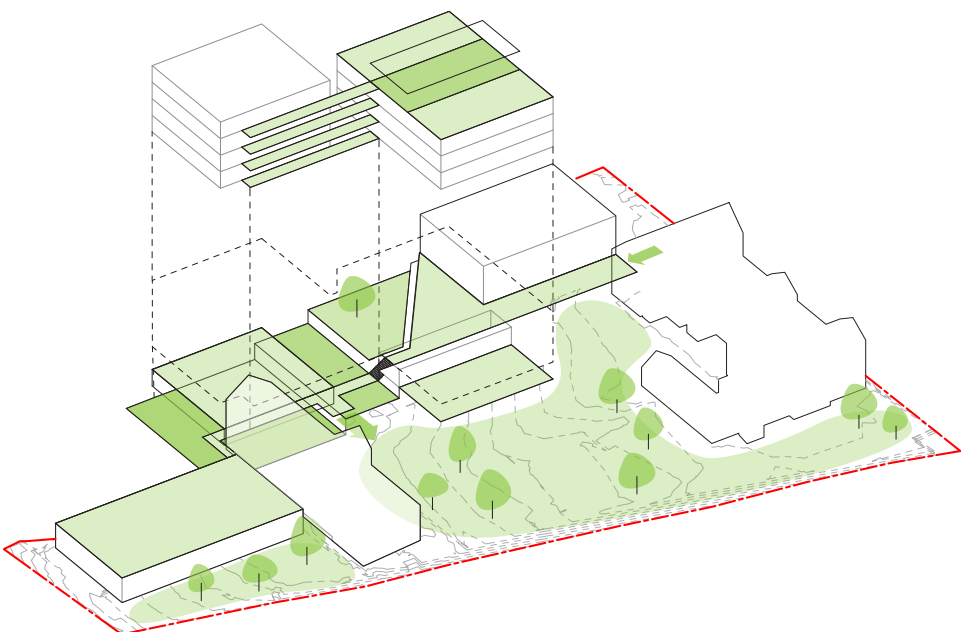


Endorsed Massing



1. Heritage

Celebrating heritage by maintaining visual connectivity between Building A & B. Siting new development on the :The Lowers” for better accessibility & use of the unique space.



2. Open and Closed Spaces

Maximising open space & landscape areas on the constrained site, through innovative design interventions. Utilising “The Lowers” for development to enable more use of the space.



Built Form and Urban Design

City Campus - Pacific Highway - Open Space

One of the key aims for the development on the constrained Pacific Highway site includes increasing & maximising open space and landscape areas, while creating better connection and access to existing “The Loweres”.

Through innovative design responses, the proposed new buildings allow better connection for use of “The Loweres” and provide new play areas within the levels of the buildings, including a new mid-level COLA and a roof top play space.

The proposed open space area on Pacific Highway will increase from existing 4.5sqm per student, to 9.0sqm per student for the Core 35 brief.



Play Space

