

Sutherland Public School Hall Upgrade

38-54 Eton Street, Sutherland, NSW 2232 [Lot 6, 7 and 8 DP 802]

SCHEMATIC DESIGN REPORT

REVISION	-	A
DATE	-	30.01.2025
ISSUE	-	For Schematic Design - Draft for Review

CLIENT



PREPARED BY

BKA
Architecture

KEY DESIGN PRINCIPLES

Education Principles and Requirements

Excerpt from the Education Facilities Standards and Guidelines (EFSG):

The NSW DoE General Education Principles for Facilities Design translate the NSW DoE vision for learning into a set of design considerations for both indoor and outdoor education facilities.

They make a strong and clear statement about valued learning and the school's place in the community. Drawing on Great Teaching, Inspired Learning, the General Education Principles for Facilities Design ensure that NSW students are 'inspired to learn by great teachers and great teaching' in learning environments that support the needs of learners, their communities and a learning-centred approach.

These principles serve as a reference point for facilities design, guaranteeing alignment with DoE's vision and the Australian Curriculum, while providing the flexibility required for users to develop ownership and a unique stamp.

The following EFSG objectives will guide planning and evaluation of the facility from an educational perspective:

- Be flexible and allow customisation to suit different contexts
- Respond to significant changes in student numbers
- Offer a flexible, safe and secure learning and working environment
- Invite community participation and engagement
- Offer an engaging and supportive student experience
- Support comprehensive curriculum delivery
- Be configured to maximise meaningful and functional relationships and links between people, disciplines and resources
- Create a healthy and environmentally sustainable environment that serves as a tool for learning.

Initial options have been developed using the above reference sources as a starting point, with BKA Architecture working through the design phases to further develop layouts responding to objectives outlined by stakeholders. Site meetings have been conducted to enable a thorough analysis of the current facilities and site conditions, including a photographic analysis and detailed survey of the preferred location and surrounding areas. Regular design meetings with SINSW and the stakeholders have been made to ensure school objectives are met and the deliverables are clearly communicated for a collaborative process in determining how the facility will meet its required functions for the benefit of the end users.

Architectural Design Principles

The key design approach is to provide a well-rounded architectural response to the site and brief that is functional, economic as well as dignified.

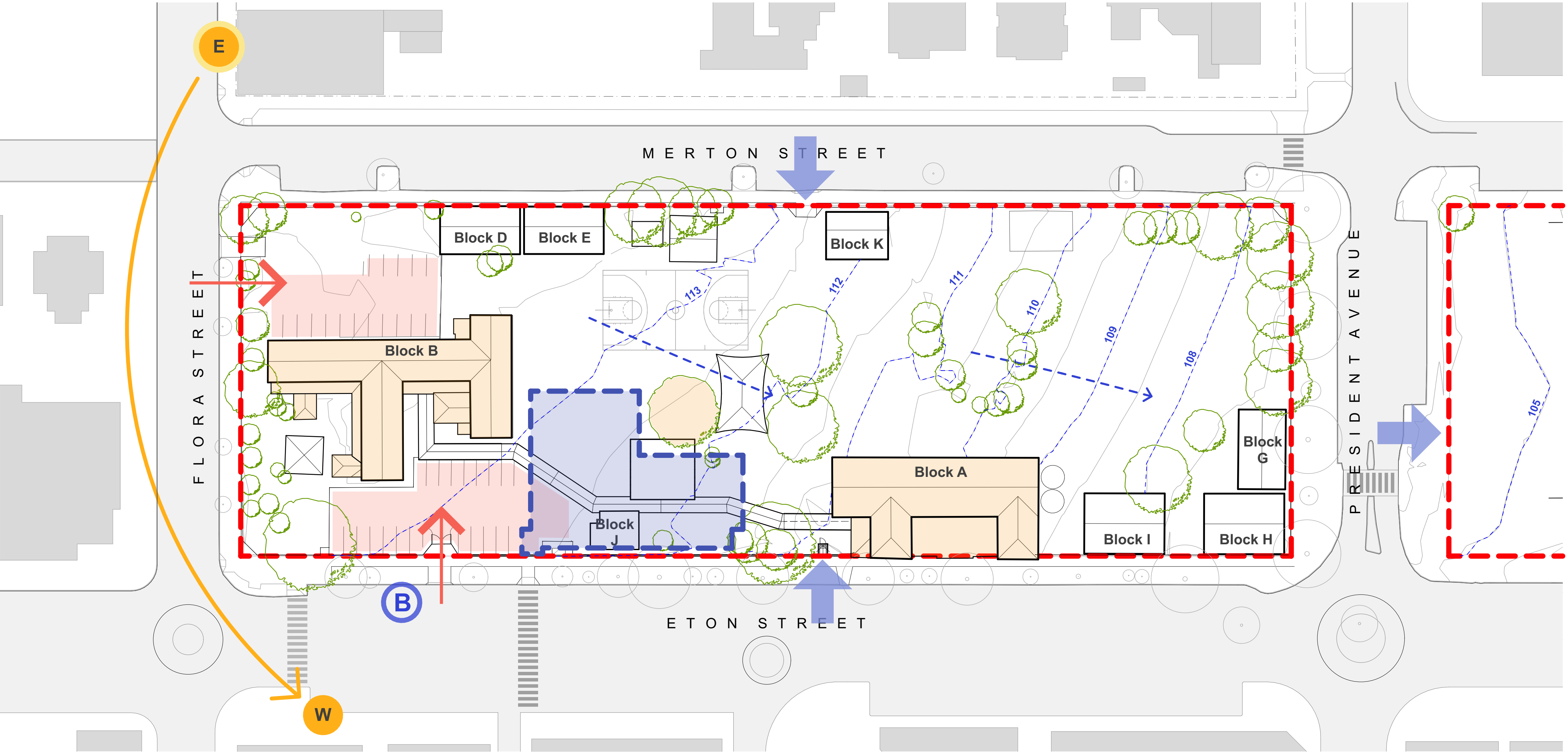
The design principles below will guide the architectural outcome:

- Meets the objectives of Sutherland Public School
- Responds well to functional requirements as well as site-specific constraints and opportunities
- Accommodate a number of modes and allow flexible usage for various functions / events
- Is aesthetically pleasing and a joy to use
- Operates on a school level and embraces the immediate community
- Activates external spaces
- Incorporates passive design and environmental measures to provide thermal comfort as well as sustainable outcomes

KEY CONSTRAINTS AND OPPORTUNITIES

As part of the initial site visits and site analysis, a number of constraints and opportunities have been identified to ensure they are appropriately addressed in the design process:

- There is an existing tree towards the south-east of the proposed hall which has local site heritage significance and amenity value. The retainment of this tree is preferred, hence the design and associated works must aim to reduce the amount of encroachment into the TPZ.
- Block B and Block A to the north and south respectively of the proposed hall are of heritage significance. The proposed hall is to provide appropriate setbacks from the heritage buildings as well as an architectural response which sits harmoniously within the school context without undermining the nearby heritage buildings.
- The position of the proposed hall along the street boundary provides acoustic constraints as well as advantages in regard to the street-facing facade and projection of noise into the playground. This siting also allows for opportunity to provide an alternate street entry that is fully accessible as opposed to the existing street entry near Block A.
- The siting of the proposed hall adjacent to the existing car park provides opportunities for ease of access / transportation to the hall via vehicular means as well as potential constraints in regards to acoustics, safety as well as security.
- There is a considerable fall of around 1.5 metres from the north-east corner to south-west corner of the proposed hall. Access to the hall from the surrounding playground, from the street entry as well as from the adjacent buildings Block A and B will need to be considered in establishing the RL of the hall. The associated civil works will also need to be considered.



LEGEND

- Site Boundary
- ➔ Vehicular Access
- Parking
- Items of Heritage Significance
- Proposed Hall
- Fall of Terrain
- ➔ Principle School Entry Points
- B Bus Stop

Local Planning Controls

Local Environmental Plans - Sutherland Shire Local Environmental Plan 2015

Local Government Area - Sutherland Shire Council

Local Aboriginal Land Council - La Perouse

Land Zoning - SP2 - Infrastructure

Height Of Building - 20m

Heritage
Following items have Local Significance:

- Former Sutherland Intermediate High School Building (now part of Sutherland Primary School)
- Sutherland Primary School, including original building and grounds

PROJECT SUMMARY AND SCOPE

A new multi purpose hall equivalent to a Medium / Core 21 hub is proposed to be constructed within the school grounds. It will feature a range of amenities including storage areas, accessible bathroom facilities, an OSHC canteen / kitchenette, OSHC office and store, covered walkways and a COLA. The new hall is to be used for performances, events, indoor sports with opportunity for use as a community resource.

The proposed construction works will include the demolition of existing Block J, garden beds, car parking spaces, associated structures and the construction of a new single-storey school hall and associated civil works. Summary of agreed scope as below -

Infrastructure Upgrade

The existing electrical infrastructure within the school has been assessed to be generally adequate. However, the incoming supply for the hall will require augmentation to accommodate the new load introduced by the new hall. This is currently undergoing the approval process with Ausgrid. Below is an exerpt from the Electrical, Security & ICT Schematic Design Report [Rev 01, Dated 20/12/2024]:

Network alterations are required to connect the development at Sutherland Public School. The accepted Ausgrid offer includes a direct distributor low-voltage supply from the proposed substation (S.32747) and low-voltage panel (circuit 3). This option incurs a Pioneer Scheme Cost of \$30,000, in addition to the upgrade works. The Pioneer Scheme is a mechanism designed to equitably share the financial burden of new utility infrastructure. Under this scheme, when a pioneer customer funds the installation of infrastructure—such as substations or power lines—that benefits future customers, those subsequent customers are required to contribute a portion of the initial costs. This ensures that the pioneer is reimbursed for their investment based on the usage by later connections, promoting an equitable cost distribution. The incoming supply will be provided from chamber substation S.32747, located across Eton Street. A Level 3 design for the incoming supply has been submitted to Ausgrid and is pending approval for certification.

Tree Removal

A number of trees have been determined to be removed due to the proposed services and associated works encroaching into the TPZ of the tree beyond the acceptable level. Refer to the demolition plan for trees identified as requiring removal as well as the Arborist's Report for a detailed assessment.

Relocation Works

Two items within the vicinity of the proposed building have been proposed to be relocated as part of the Principle Priced Options for tender -

- The existing rainwater tanks adjacent Block J
- The existing COLA near Block J

Refer to A-900 Principle Priced Option 1 & 2 - COLA and Rainwater Tank Relocation. The project team has carefully considered options for relocation of the above assets. A preferred location for these assets were agreed upon during coordination meetings and input from the school and stakeholders.

Building Works

Building works include bulk excavation for the construction of a single storey, steel framed building on a reinforced concrete stiffened raft slab on piles. The façade comprises of a masonry base terminating at a constant datum line with light weight steel cladding above the datum line. A modulated roof line is proposed with each section of the main roof comprising a metal deck roof pitched in opposite directions. The roof over the covered walkways and COLA is set at a lower datum to achieve a more appropriate scale.

External and Landscaping Works

The main entry to the hall is proposed further north of the existing school entry for a more direct and accessible path of travel to from the street. A series of 1:20 walkways and 1:14 ramps have been proposed to ensure accessibility is achieved from the proposed street entrance, throughout the hall, as well as from the southern end of the hall near Block A. A covered walkway connection between Block A and Block B is re-established for connectivity and amenity of the hall for its users.

Battering or retaining walls have been provided along edges of the building / pathways to address site constraints and topography. External areas which have been battered or modified to suit the levels around the proposed building are to be paved with bitumen to match the surrounding pavement of the quadrangle where the hall is sited. Landscaping has been determined to be not required as part of the scope considering existing site conditions.



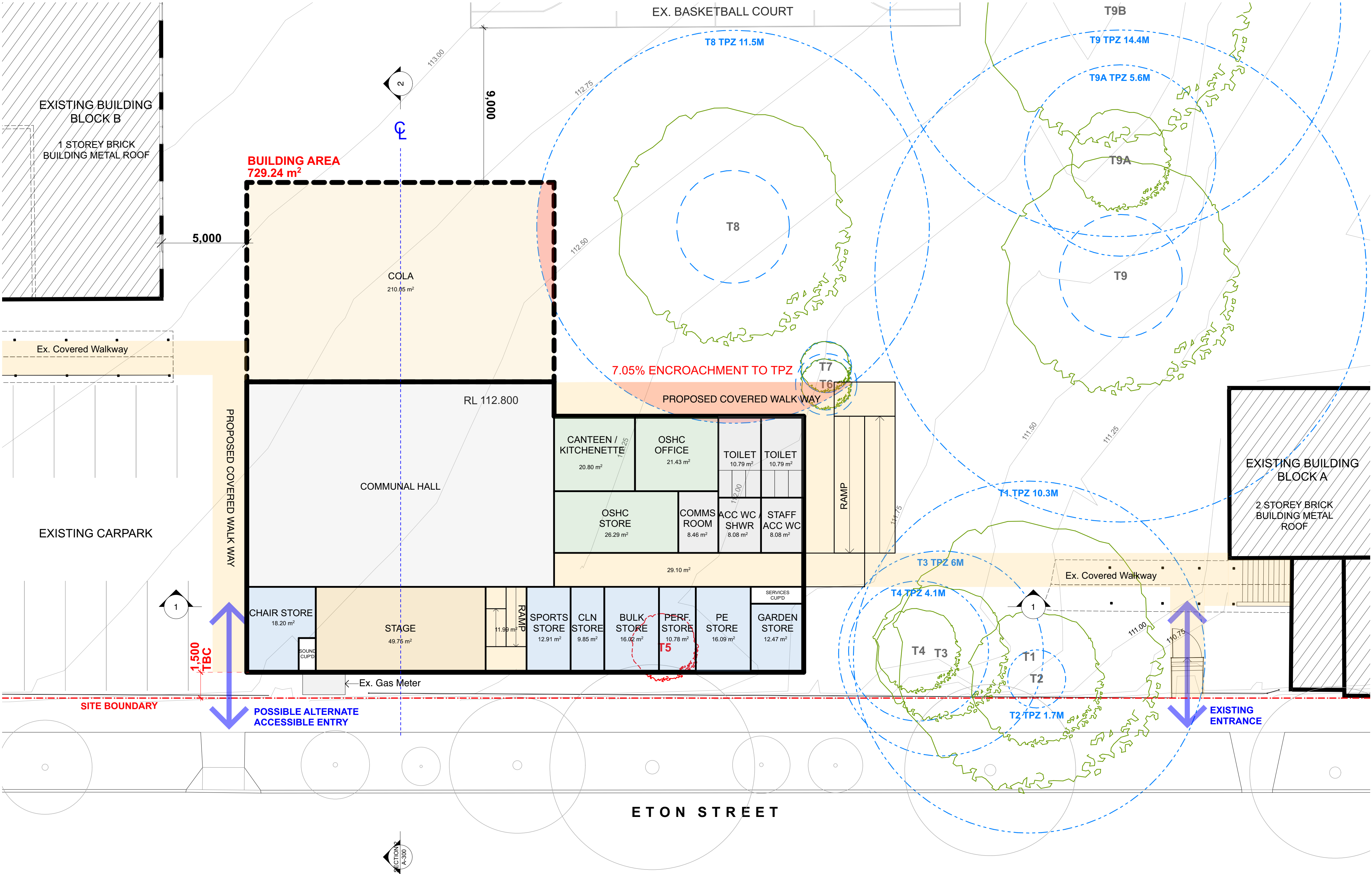
MASTERPLAN SUMMARY

As part of the Masterplanning Phase, a total of 8 Masterplan Options based on the selected Business Case Option 2 was put forward for a new multipurpose hall to meet Primary School Hall (Medium / Core 21) EFSG Standards.

A Covered Outdoor Learning Space (COLA) and Outside School Hours Care (OSHC) was to be included as an addition to the hub as well as a new covered walkway connecting the proposed hall between Block A and Block B.

Out of the numerous options, Masterplan Option 2A (plan depicted on the right) was selected based on various factors of merit as noted below:

- Tree 8 which has local site heritage significance and amenity value is able to be retained with minor encroachment to the TPZ.
- Setback of 5 metres provided from the existing heritage building Block B. Transparency of the structure of the COLA ensures the view of the heritage building is not heavily obstructed / dominated.
- OSHC Kitchenette could be used flexibly as a canteen / kitchen facility with connection to the gymnasium as well as to the external playground areas.
- Design enables sound to project into the playground minimising impact to town centre to the west.
- Toilets can be easily accessed from the existing playground / quadrangle, located at a highly visible location for safe access and supervision.

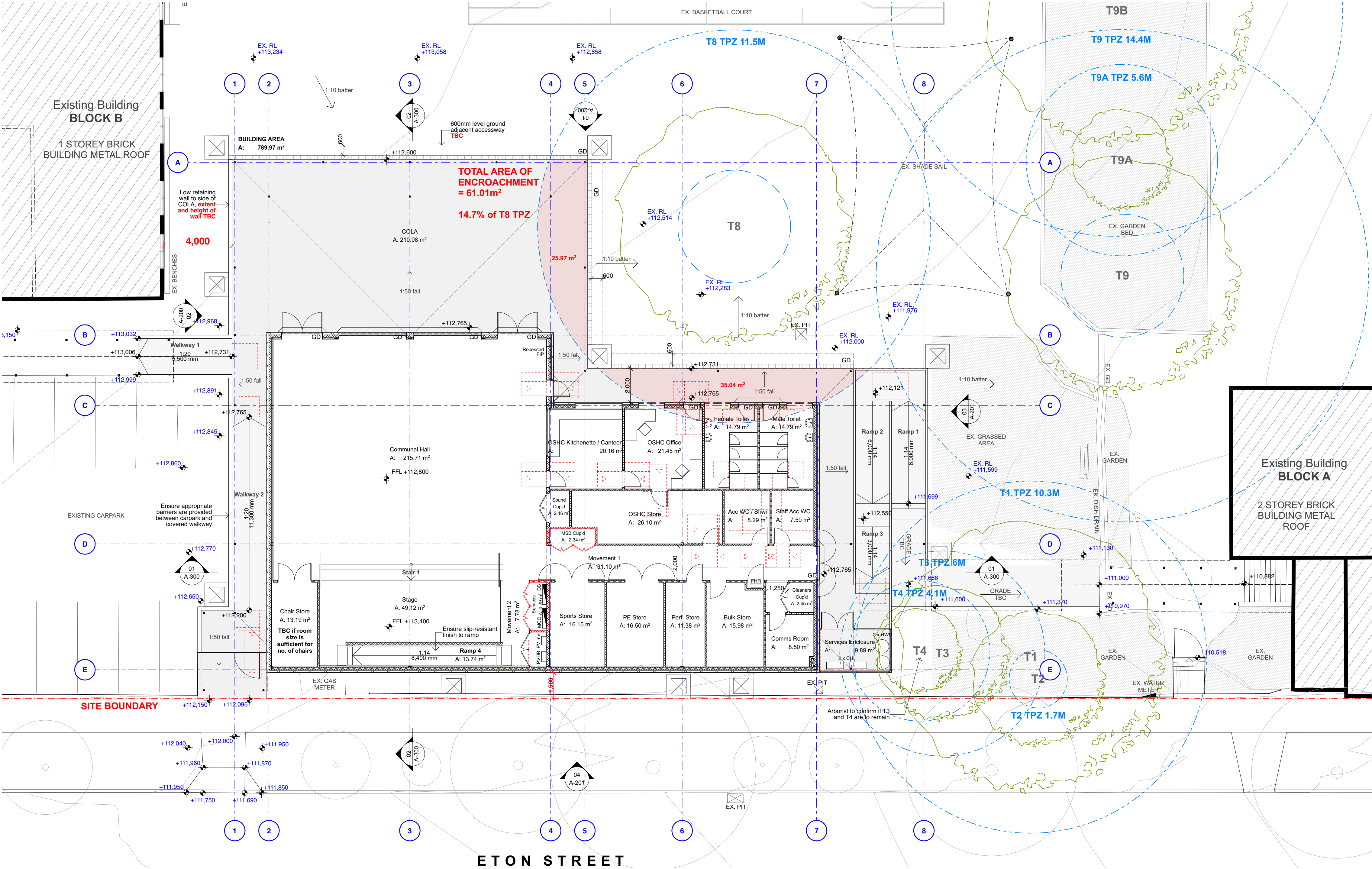


MASTERPLAN OPTION 2A
[NOT TO SCALE]

CONCEPT DESIGN SUMMARY

Through out the Concept Design Phase, the masterplan went through various adjustments as a result of the process of design development as well as consultant and stakeholder input. Below is a list of developments that the design had undergone since the Masterplan Phase:

- Overall building footprint was increased due to incorporation of indicative wall thicknesses.
- The Communal Hall became shorter in the north-south direction and longer in the east-west direction to provide adequate setback from the adjacent heritage building Block B as well as to reduce the encroachment into the TPZ of Tree 8 on the other side. The setback from the existing basketball court was also slightly reduced as a result of this adjustment.
- Additional requirement for a MSB cupboard was incorporated. An external services enclosure for mechanical / hydraulic equipment was also incorporated and indicated near the southern entrance.
- Internal and external ramps and walkways were further developed / re-arranged to comply with accessibility and EFSG standards where possible.
- Elements such as doors and windows were incorporated indicatively for egress as well as daylighting / ventilation requirements.
- Stakeholder input was incorporated into the design. To note a few - the Garden Store Room was removed, an additional WC to each female and male toilets were provided, and the Sound Cupboard was re-located adjacent the OSHC store to have clearer line of sight towards the stage.



GROUND FLOOR PLAN - CONCEPT DESIGN
[NOT TO SCALE]

CONCEPT DESIGN SUMMARY

The Concept Design Phase also saw the development and resolution of building form / mass through the consideration of internal height requirements, relationship to the street as well as to the surrounding heritage-significant built forms.

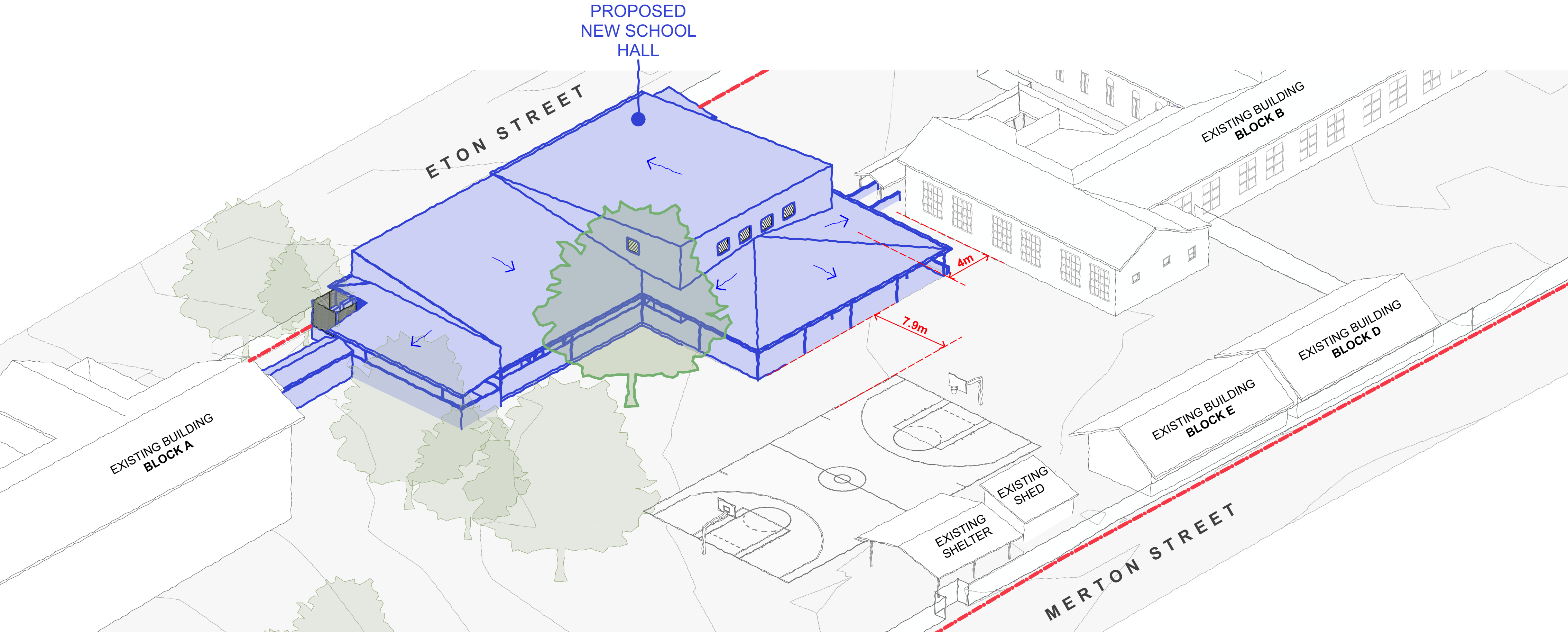
The varying volumes of the overall building was developed to be reflective of the different functions within the hall:

- The main roof over the communal hall forms the bulk of the volume due to the hall requiring a minimum internal height of 5.6 metres as per the EFSG.
- The ancillary spaces with reduced ceiling heights is expressed as a lower height volume to the south of the hall.
- The COLA and covered walkway along the northern, eastern and southern facades have a springing point of 2.7 metres to allow for a more relatable scale and entry experience for the users.

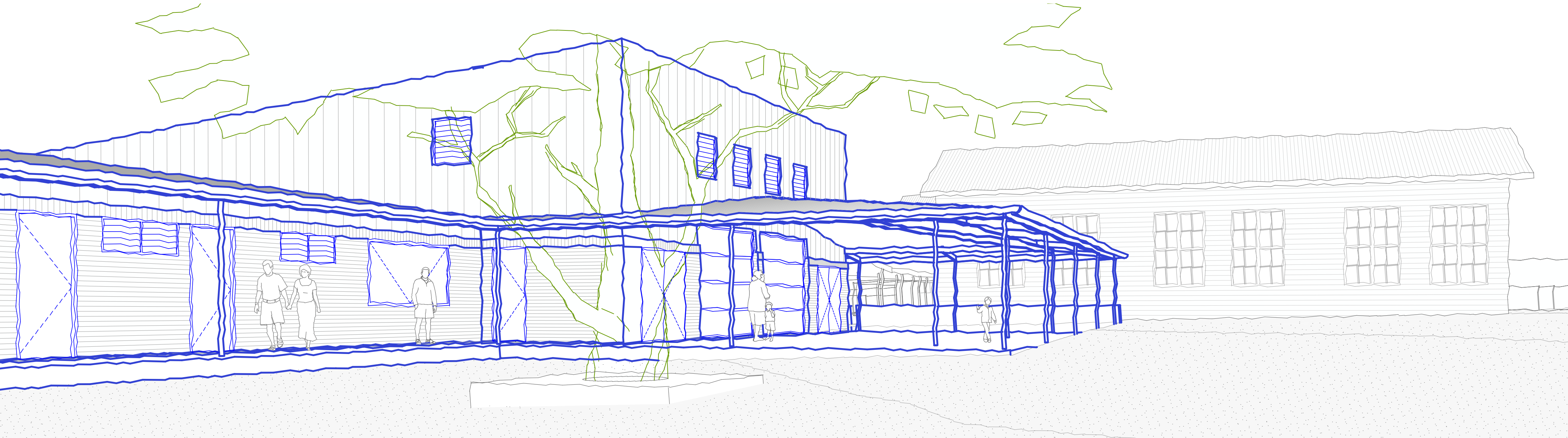
The roof form was also developed to have a slightly steeper pitch over the course of the Concept Design stage in order to better emulate the steeper pitched roof forms of the surrounding heritage buildings.

Further exploration of the facade and materiality was undertaken to develop an architectural expression / building that would sit harmoniously within the surrounding school context:

- Brick was chosen as the primary material for the base of the hall in order to be sympathetic to the existing heritage buildings without detracting from them and their prominence.
- A soldier course is proposed to the top of the brickwork order to create interest and establish a visual datum to the building.
- The upper level cladding is an interpretation of the other materials on site, specifically the newer additions / demountables which feature weatherboard cladding and are quite distinct from the heritage buildings.



CONCEPT DESIGN AXONOMETRIC



CONCEPT DESIGN SKETCH PERSPECTIVE

SCHEMATIC DESIGN SUMMARY

The Schematic Design Phase saw the development of the Concept Design at a level of more detail and resolution in regards to the structural, civil, building services, acoustic and environmental design of the proposed hall. Below is a summary of developments since the Concept Design Stage:

- The overall building form and room layouts have remained the same with minor amendments to the plan in allowing more efficient layouts for services as well as amendments as per the request of the school and stakeholders.
- Glazing to the east has been increased via the upper level windows as well as to the top panel of the sectional overhead doors into the communal hall in order to meet the required daylighting / ventilation requirements.
- Access to the building as well as fencing and gates have been further considered and detailed for DDA compliance as well as for security purposes.
- Some additional trees have been removed as a result of the proposed works impacting the viabilities of the trees. This includes Tree 8 to the south-east of the hall which was deemed to be of local site heritage significance.
- The relocation of the existing COLA towards Block K as well as the relocation of the existing rainwater tanks adjacent Block J to Block K has been proposed as Principle Priced Options for tender. Skylights to the COLA to increase natural lighting and reduce the amount of artificial lighting to the covered space has also been proposed as a Principle Priced option [Refer to Principle Priced Options drawings A-900 & A-901].

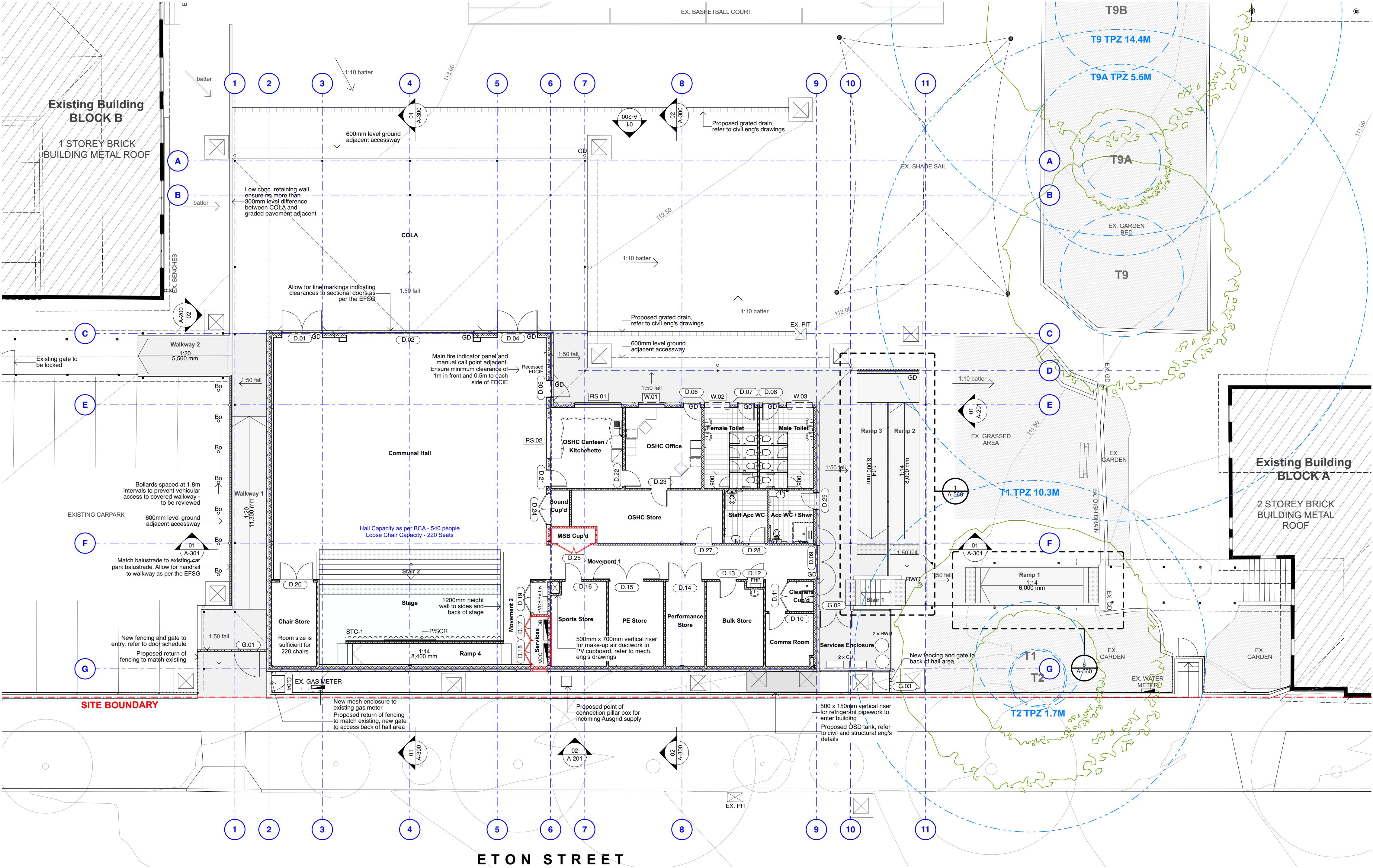
Refer to the table to departures from Concept Design at the end of the report which outlines all departures in more specific detail.

Summary of Key Metrics:

Total School Campus Site Area - approx. 1.35 ha

Building Site Area - 956.5m²

Proposed Building Floor Area - 575.5m²



GROUND FLOOR PLAN - SCHEMATIC DESIGN
[NOT TO SCALE]

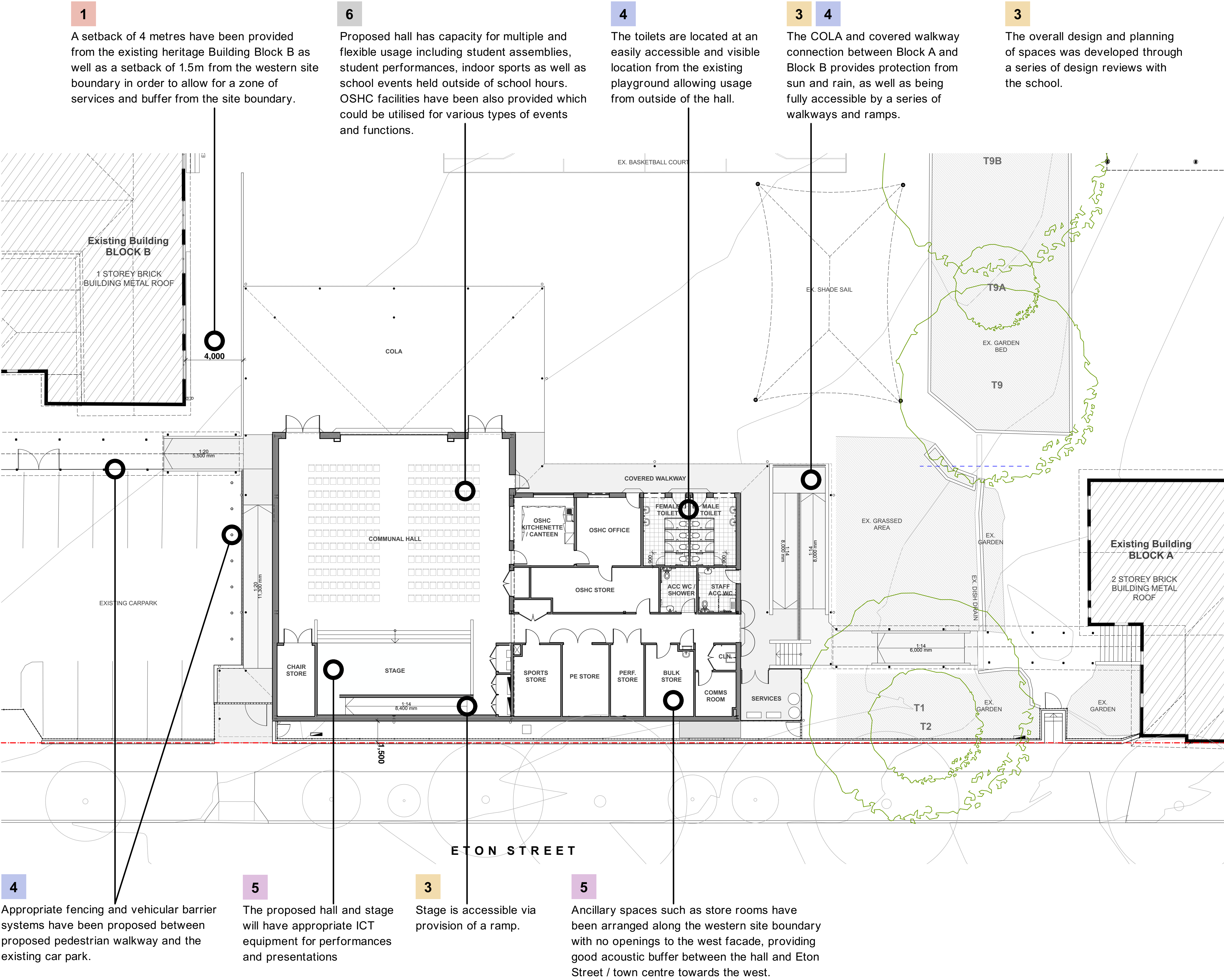
DESIGN QUALITY PRINCIPLES

The proposed development has been evaluated in accordance with:

- Design quality principles in schools set out in Schedule 8 of the *Transport and Infrastructure SEPP*
- Design quality principles set out in the *Design Guide for Schools* by the Government Architect NSW

These design quality principles are listed below:

- 1
- CONTEXT, BUILT FORM AND LANSCAPE
- 2
- SUSTAINABLE, EFFICIENT AND DURABLE
- 3
- ACCESSIBLE AND INCLUSIVE
- 4
- HEALTH AND SAFETY
- 5
- AMENITY
- 6
- WHOLE OF LIFE, FLEXIBLE AND ADAPTIVE
- 7
- AESTHETICS



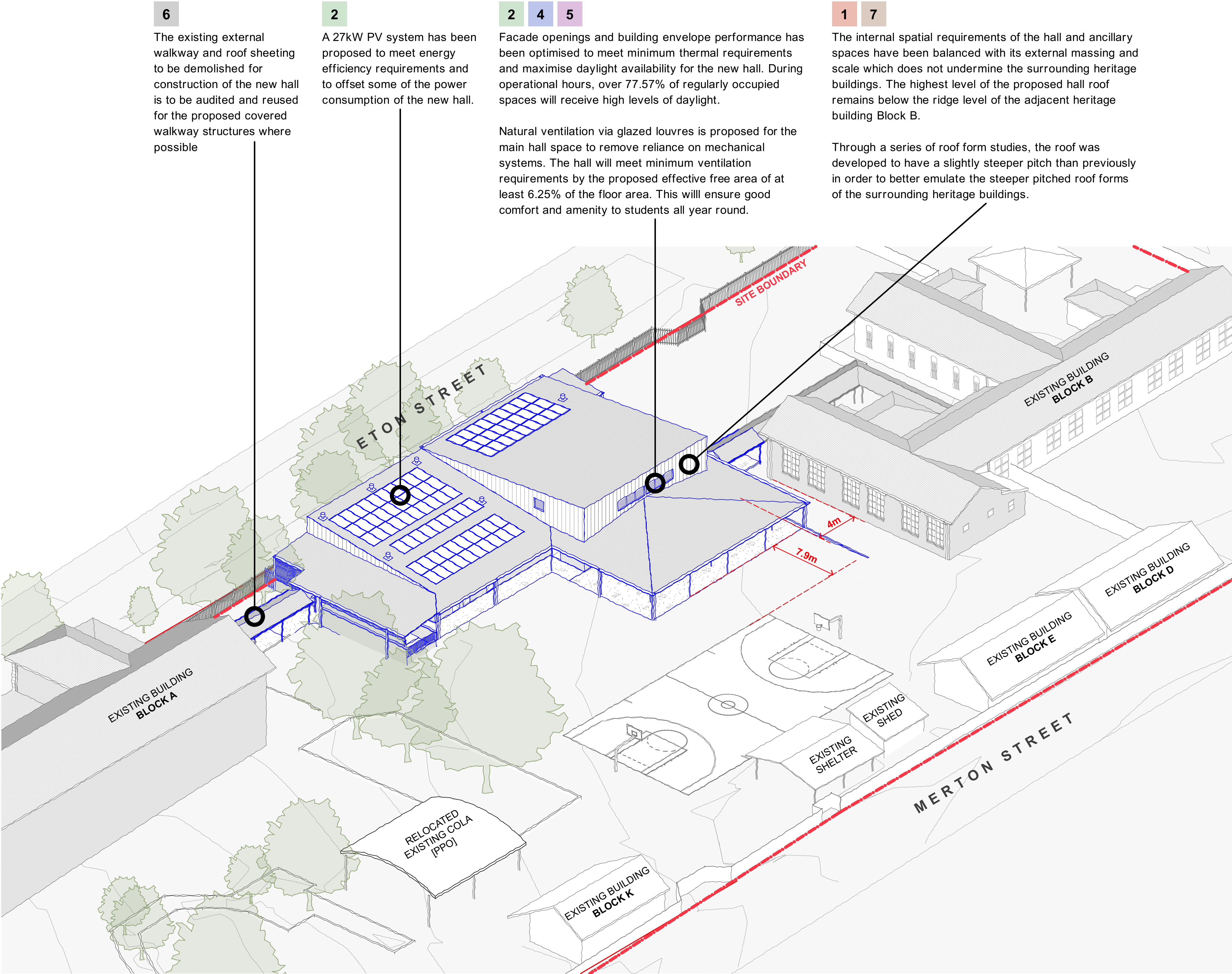
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- AESTHETICS

- 1
- 2
- 7

Brick has been chosen as the primary material for the base of the hall in order to be sympathetic to the existing heritage buildings without detracting from them and their prominence.

The upper level cladding is an interpretation of the other materials on site, specifically the newer additions / demountables which feature weatherboard cladding and are quite distinct from the heritage buildings.

Both brick and metal cladding are robust and durable, yet simple and attractive finishes which pay respect to its surrounding context.

- 5

The communal hall is able to open up in the direction of the paved quadrangle allowing for good connectivity with the external playground for a variety of indoor-outdoor activities. Acoustically, this also allows for sound to project inwards towards school grounds.

- 7

A purposeful and aesthetically pleasing composition of materials and elements have been created through a rigorous design process. A clear, legible base has been created with brickwork in order to create a sense of grounding and heaviness to the base. A soldier course is proposed to the top of the brickwork order to create interest and establish a visual datum to the building. The upper portion of the building is proposed to be of a lighter grey cladding to create a sense of visual lightness to the building mass as opposed to the more prominent brick base.

- 3

Highly visible and accessible new entry proposed for hall, allowing for convenient access by the community for occasional school events as well as access to the OSHC directly off the street.



DEPARTURES FROM CONCEPT DESIGN

ITEM NO.	DEPARTURE ITEM	CONCEPT PHASE	SCHEMATIC DESIGN PHASE	REASON
1	Plan Configuration – PVDB / Inverter Cupboard and Services Cupboard	Services Cupboard located closer to Communal Hall with PVDB / Inverter Cupboard towards back of the stage.	PVDB / Inverter Cupboard located closer to Communal Hall with Services Cupboard towards back of the stage.	To draw for the make-up air for the PVDB / Inverter from the main corridor due to acoustic requirement for no openings / grilles allowed to the cupboard.
2	Plan Configuration – Staff Accessible WC and Accessible WC/Shower	Staff Accessible WC located closest to southern entry with Accessible WC / Shower adjacent. Both rooms are accessed via the internal corridor.	Accessible WC / Shower located closest to southern entry with Staff Accessible WC adjacent. Layout of Accessible WC / Shower reconfigured to allow for external entry only.	As advised by the school as this will enable external access to the Accessible WC / Shower during recess, lunch and other times when the hall may not be open.
3	Number of Sectional Doors	Two sectional doors on east façade.	Single sectional door on east façade.	As advised by SINSW.
4	Height of Soldier Course	Bottom of soldier course to align with top of openings on façade.	Top of soldier course to align with top of openings on façade.	Height of brickwork lowered to allow for horizontal beam above openings.
5	Southern Ramp Design	Barriers along ramp for fall protection indicated in solid material (ie. brick or blockwork).	Barriers along ramp for fall protection proposed as a combination of brickwork and steel balustrading.	To address comment from SINSW for mass of ramp to be alleviated via use of more visually permeable materials / design.
6	External Stairs and Ramps	Three lengths of ramps provided with proposed grading down to meet RL near existing school entrance.	Two lengths of ramps provided with the inclusion of a set of stairs to building level. Additional length of ramp in north-south direction to meet RL near existing school entrance.	Stairs provided for easier access to hall from Block A. Reconfiguration of area required for an additional ramp to meet accessibility requirements.
7	Openings	Four 1,200mm x 1,200mm square windows indicated on east façade, evenly spaced.	Two 3,600 x 1,200 rectangular windows indicated on east façade.	To meet daylighting and ventilation requirements as per EFSG v2.0.
8	Trees	Trees 3, 4 and 8 to be retained.	Trees 3, 4 and 8 to be removed.	The proposed works deemed to likely affect the viability of the trees 3, 4 and 8 – refer to Arborist's report for detailed assessment.
9	Roof Design	Roof provides cover to half of the services enclosure at south-west corner of building.	Roof provides cover to full extent of the services enclosure at south-west corner of building.	To prevent potential flooding within services enclosure.
10	Roof Pitch	Pitch of covered walkways and COLA roof is 8 degrees with a 2,700mm springing point.	Pitch of covered walkways and COLA roof is 7.25 degrees with a 3,000mm springing point.	To allow for sufficient ceiling height within ancillary spaces along the east without amending the maximum RL of the roofs.
11	Retaining Walls	Low concrete retaining wall to northern edge of COLA.	Low concrete retaining wall to northern edge of COLA with further extension towards the east.	To accommodate batter towards proposed hall.
12	Fencing and Gates – Back of Building	Not indicated.	Fencing and gates proposed to back of hall area.	To secure area from student entry / prohibited personnel.
13	Fencing and Gates, Protection from Vehicles – Existing Car Park	Not Indicated.	Fencing and gates proposed to existing car park with existing gate to be locked for alternate route of entry to school grounds. Bollards indicated along Walkway 1 as additional safety measure.	To provide appropriate barriers to car park and protection from vehicles as well as safe route of entry to school grounds without removing further car parking spaces.

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28 March 2025

School Infrastructure NSW
Level 8, 259 George Street, Sydney, NSW 2000

**Sutherland Public School Upgrade –
Better Schools Design Verification Statement**

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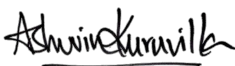
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Nominated Architect (NSW)
John Baker 3552

Project Name: Sutherland Public School Upgrade
Project Address: 38 – 54 Eton Street, Sutherland NSW 2232
Architect's Name: Ashwin Kuruvilla
Registration No.: 12305

I confirm responsibility for the architectural design and have applied the Transport and Infrastructure SEPP Design Quality Principles. Please refer to the following pages for further detail regarding the project as well as a summary of how the Transport and Infrastructure SEPP Design Quality Principles have been applied to the proposed development.

Kind regards,



Ashwin Kuruvilla
Director

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Description of the Project:

A new multi-purpose hall equivalent to a Medium / Core 21 hub is proposed to be constructed within the school grounds. It will feature a range of amenities including storage areas, accessible bathroom facilities, an OSHC canteen / kitchenette, OSHC office and store, covered walkways and a COLA. The new hall is to be used for performances, events, indoor sports with opportunity for use as a community resource.

Design process undertaken:

The design was developed through consultation with the school, parent representatives along with other relevant stakeholders. Community information sessions were held for engagement with the community as well as the proposal reviewed with Sutherland Shire Council to ensure design quality.

Key design considerations:

The building mass, form and materiality has been developed with regards to the existing heritage buildings on site to formulate an architectural response that is sympathetic and harmonious with the surrounding heritage context. Accessibility was also a key consideration in ensuring the proposal is inclusive internally as well as externally via an accessible new entry to the hall from the street.

Response to Transport and Infrastructure SEPP Design Quality Principles [refer to pages 9-11 of the architectural Schematic Design Report, Rev A, dated 30.01.2025]

1 Context, built form and landscape

The overall built form has been a result of the balance of internal spatial requirements and its external massing which is respectful in scale to the surrounding heritage buildings. The hall is appropriately set back from the existing heritage building to the north as well as the site boundary to the west. The communal hall is opens up to the east to have good connectivity with the existing quadrangle and ancillary / store rooms arranged along the western site boundary to provide good acoustic buffer between the hall and the street.

2 Sustainable, efficient and durable

A 27kW PV system has been proposed to meet energy efficiency requirements and to offset some of the power consumption of the new hall. Facade openings and building envelope performance has been optimised to meet minimum thermal requirements as well as maximise daylight availability for the new hall. Both brick and metal cladding as external materials have been chosen for their robustness and durability along with aesthetic and heritage factors.

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3 Accessible and inclusive

The proposed hall will be fully accessible internally and externally by a series of walkways and ramps. An accessible new entry to the hall from Eton Street has also been proposed, allowing for convenient access to the hall by the community. The design was also developed through consultation with the school, parent representatives along with other relevant stakeholders for an inclusive design process. Community information sessions were also held for engagement with the community.

4 Health and safety

The health and safety of users has been considered and addressed by a series of design decisions. The toilets have been located at an easily accessible and visible location from the existing playground to allow for passive surveillance. Appropriate fencing and vehicular barrier systems have been proposed where necessary to ensure protection of staff and students from vehicles and other hazards. The covered walkway connection between Block A and Block B has been retained providing protection from sun and rain for staff and students traveling between the two blocks as well as utilising the hall.

5 Amenity

The proposed hall allows for good connectivity with the external playground for a variety of indoor-outdoor activities and will be equipped with the appropriate ICT equipment for performances and presentations. The toilets provided in the hall can be easily accessed by students from the external playground despite whether the hall is in use or not. In terms of environmental quality, the hall will provide good comfort and amenity to students all year round with natural ventilation, thermal and daylighting requirements being met.

6 Whole of life, flexible and adaptive

The proposed hall has capacity for multiple and flexible usage including student assemblies, student performances, indoor sports as well as school events held outside of school hours. OSHC facilities have been also provided along with a kitchenette / canteen which could be utilised for various types of events and functions.

7 Aesthetics

A purposeful and aesthetically pleasing composition of materials and elements have been created through a rigorous design process. A clear, legible base of brickwork has been created with a soldier course on top to establish a visual datum to the building, while the upper portion of the building is composed of a different material to create contrast and further interest to the building mass. The aesthetic outcome of the hall has been well balanced with the heritage factors on site as well as cost and durability considerations.