

22/03/2017

Dear Ben Grant,

**Re: Byron Bay PS - Heritage Response – External Colours and Finishes**

We are writing in response to the Draft Conditions of Consent for Crown Development Application No. 10.2017.509.1 for the redevelopment of Byron Bay PS – Condition 2.

We note that this condition is proposed to include prescriptive provisions regarding the colours and finishes to be used on the external building including:

- a) *The sunshades shall be changed to a more muted tone, such as a darker more subdued green, in keeping with the setting of the heritage items on the site and the Kingsley Street Heritage Conservation Area.*
- b) *The use of bold primary colours (i.e. yellow), white, black or highly reflective finishes for any coloured highlight areas on the façade is not permitted.*
- c) *External body and roof colours must be earth tone colours and the use of bold primary colours, white, black or highly reflective finishes are not permitted.*

We understand that this condition has been included within the draft conditions “To ensure colours and finishes are compatible with the heritage items on the site and the Kingsley Street Heritage Conservation Area” as per schedule 4 – Reasons.

The purpose of this letter is propose that the prescriptive aspect of these conditions and separate council approval are removed from the draft conditions in consideration of the substantial design and consultation process that has occurred since the submission of the application. We also propose that the revised colour scheme is sympathetic to the existing colours of the other heritage buildings on the site and school environment.

**Proposed External Finishes**

The new building is composed of several key materials of a predominantly neutral palate, including cream, white and grey tones with coloured external screening. This colours of this screen matches the aqua and green tones already used extensively throughout the school. As per figure 1 and 2, the originally proposed green screen has been replaced with a multi-coloured textured screen and the original bright colours on the pop-out boxes have been replaces with neutral tones. Please see table below for proposed colour elements of external finishes.







Figure 1 – View from Kingsley St.



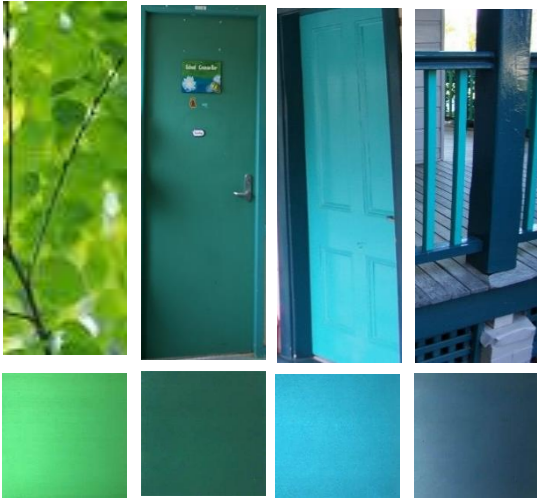
Figure 2. View from school oval.

**External Finishes Palette**

Building Component	Finish
External Walls	<p>Half Height Coloured Blockwork – Product example Austral Masonry Porcelain Honed and Smooth Blockwork (Light Cream with and without visible Aggregate)</p> 

<p>Classroom window boxes</p>	<p>Aluminium Cassette Metal Cladding</p> 
<p>Soffit</p>	<p>Prefinished CFC – Product Example Cemintel Surround – Whiteish Base.</p> 
	<p>Light Grey – Product example colourbond Shale Grey</p> 



<p>External Screening</p>	<p>Coloured aluminium screening in 4 colours to match existing paint colours used throughout the school with hints of green.</p> 
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The revised external colour scheme has been developed as a result of feedback gathered from consultation at the monthly school Project Reference Group (PRG) meetings, parent and student school consultations and community consultations held at the Byron Bay Woolworths. As a result the school community has investment in the proposed external colours and finishes this has been endorsed (as per Appendix B) by the PRG which includes parents, school staff and representatives from the Department of Education.

Throughout the existing school buildings, a variety of styles and textures have been incorporated, however we note there is a consistent language in using the blue green and aqua painted tones throughout, as well as light coloured roofs as per the photos of the existing school in Appendix 2.

We note that the new building will be predominantly viewed in conjunction with the original school buildings along Kingsley street which heavily incorporates cream tones, light roofs and the green and blue colour tones. As per the comparison between figures 3 and 4 below, the new building utilizes similar colouring to the existing adjacent heritage building (Building A) but re-interprets the form and colour scheme in a contemporary response.



*Figure 3 – View of adjacent heritage building (Building A) from Kingsley St entrance*



*Figure 4 – View of new classroom building from near Kingsley St entrance.*

**Heritage Response**

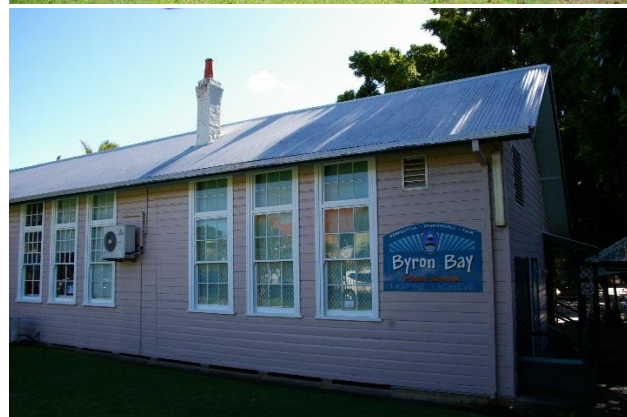
As per the Statement of Heritage Impact, the new building aims to be distinguished as a new and contemporary building. This satisfies good conservation/design practice that the new building is distinguished from the old heritage buildings. The new building is set back from the existing buildings and uses traditional elements, columns, verandahs etc. in a modern way which is sympathetic to Building A by the use of detailing and elements of form. The existing buildings, including the heritage buildings, at Byron Bay PS are more colourful than some viewers might think at first glance and this playfulness is reflected in the proposal for the new building. The mix of colours and muted tones on the proposed building achieves a well modulated effect, sympathetic to the heritage buildings within the school and appropriate to this conservation area.

Regards,

Rhianna Allison  
Associate  
Conrad Gargett



**Appendix A. – Variety of Building Styles Throughout the School Campus**









EXTERNAL PERSPECTIVES

CONRAD  
GARGETT | ANCHER  
MORTLOCK  
WOOLLEY



BYRON BAY PUBLIC SCHOOL



# EXTERNAL MATERIALS PALETTE



LIGHT GREEN + OCEAN TUNES  
REFERENCING SCHOOL COLOURS

- Ocean tones to reflect the marine environment
- References the teal colour from the existing buildings on site to keep a consistent colour palette throughout the school.

