

Project: **Proposed Australian Clay Target Association Function Centre**
Address: **72 Tasman Road, Wagga Wagga**
Property Title: **Lot 10 DP1163676**

DA17/0244 - REQUEST FOR INFORMATION

Response to Amanda Gray's request for more information (via email).

3. *'The northern elevation of the building has very little articulation or fenestration and will be the front of the building that faces visitors to the site. Please can this elevation be amended to include some openings and subsequently provide natural light into the building enhancing both the appearance and energy efficiency.'*

Design Intent

The building has been designed for several purposes. The main function is as the national club house for the Australian Clay Target Association members, as a function centre for association events and as a conference/function centre for Wagga Wagga. The shooting traps are located to the south of the building therefore we have opened up the building with extensive glazing to the south for viewing these traps during competitions. The main entrance is required to be on the north side and has been located on the western end as this is the approach side to the building from the new access road off Copland St. The consequence of having the main views of the building to the south is that the northern façade becomes the 'back-of-house' fronting car park. The northern side of the building consists of the kitchen area (dry store and freezer) and the large conference hall. The conference centre is a specific use space and does not benefit from natural light or a small amount of solar heat gain for such a large space. The conference space to the north will only be used for larger conferences (possibly less than 10 days per year) and this space is zoned so it will not be airconditioned while not in use. The space is used for presentations and is not used to by anyone seeking to lounge in natural light therefore it is detrimental to the use of the space. The conference space will have less heat loss without windows and benefits more from having well insulated walls. All artificial lighting will be low energy use LED and will be controlled and only used during functions. The inclusion of glazing will not be a requirement of Section J and the building will be more efficient without windows on the northern façade.

In summary, were we to add windows to the conference space, it would add some natural light, add a minor amount of solar heat gain during the day and heat loss at night for the 355 days a year it is not used. Then when the space is used, the blinds to the windows will be closed to control the light – to us, this makes no sense.

Based on the discussion above, we consider that the addition of windows along the northern façade of the proposed building will be of insignificant benefit.

Articulation

We believe the northern elevation is articulated if you take into account not just the building wall but the surrounding structures and landscaping too. The northern façade articulation is predominately at the main entrance, as this is the focal point of the building and provides visitors a clear sense of direction to this entrance from the car parking area. The remainder of the northern façade is secondary to the main entrance and is therefore not as articulated along the building facade. Refer to attached proposed building perspective.

We have applied subtle articulation along the 43m façade in question through;

- 1.) Wall Cladding – the Bondor panel cladding has expressed joints and a combination of a soft rippled texture and smooth panels.
- 2.) Screen wall - 1.8m(h) x 33m(w) masonry screen wall
- 3.) Planted landscaping. The trees (when mature) will provide screening and softening of the northern façade and add positively to the aesthetic of the overall development.
- 4.) Cantilevered main roof section that steps midway.

In saying all of the above, we are intending to 'break up' the façade with some change in colour and texture and some minor articulation with the cladding, ensuring that the wall is not one continuous colour or plane.

4. 'Is the outdoor area proposed to be a seated area? It is not clear from the drawings how is this area will be used – please can this be confirmed.'

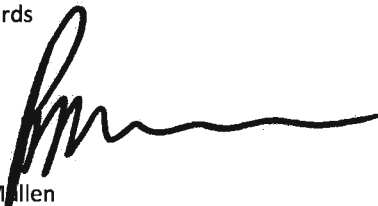
The outdoor area is a covered outdoor area for viewing the traps (either seating or standing) during competitions. Spectators bring their own chairs to the shooting events as they follow competitors to different traps during the competition. The finals are held at the traps directly in front of the new building so crown converges to the space at the front of the building which the covered outdoor area caters for.

4. 'Is it possible to have the location plan and site analysis plan on separate plan sheets with increased scale. They both contain a lot of detail and this is quite difficult to review at such a scale.'

Yes, the site / site analysis plan (A00SP) have been separated from the location plan and the scale has been increased to 1:250.

Should you wish to discuss these issues, please contact us immediately to arrange a meeting a time.

Kind regards



Rod McMullen