RESPONSE TO RANDWICK DESIGN EXCELLENCE PANEL RECOMMENDATIONS REPORT DATED JULY 2020 DA/249/2020

PROPOSAL AT

CHAMPAGNAT CATHOLIC COLLEGE – PROPOSED REPLACEMENT BUILDING (BLOCK B)

ON BEHALF OF

Sydney Catholic Schools

03/SEPTEMBER/2020
1912-W1-05

Revision B

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REVISION	DATE	APPROVED BY
DRAFT ISSUE	08/09/20	TB
FINAL ISSUE	10/09/20	TB

Council letter dated July 2020.- Design Excellence panel report DA/249/2020.
QOH Architects response:

1.0 INTRODUCTION:

Response: The requirement to reference SEPP65 and the Planning NSW apartment design guide is irrelevant as the proposal is not a residential flat building.

2.0 PANEL COMMENTS:

There was no masterplan submitted with the proposal:
Response: A concept masterplan for the site will be tabled for information only.

Proposed CDC Development
Response: The approved CDC development adjacent has been highlighted on figure 1. Council has been sent a copy of the CDC documents as required under the CDC approval process.

Please identify uses on site included and excluded from the calculation:
Response: Figure 1 describes the area of the site which contributes to the 8100 sq.m of site area. The lot contains high school, parish facilities and a primary school. Areas excluded from site area comprise Our Lady of Annunciation Catholic Primary School & the non-impacted portion of the High school. The area described as site denotes the high school site impacted upon by the proposal.

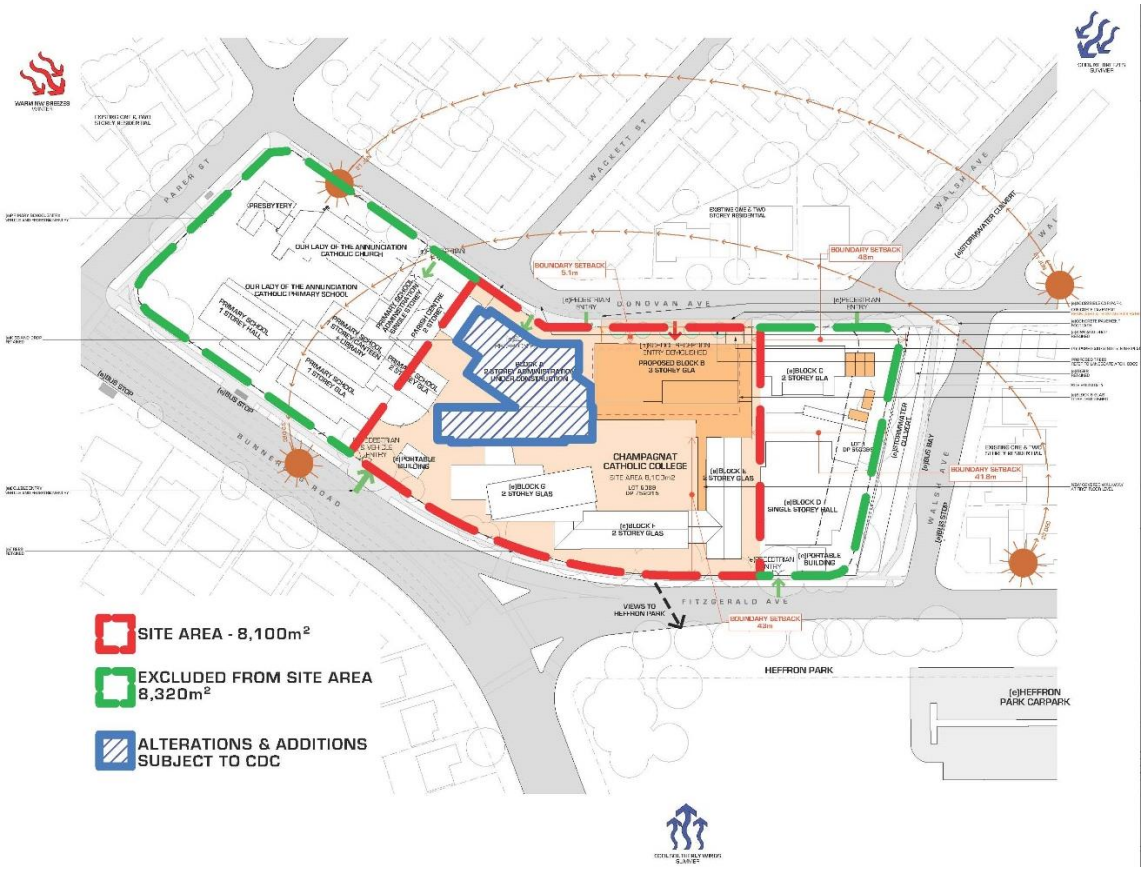


Figure 1 Drawing DA1101

Location of proposed building:
Response: Refer preceding comment regarding masterplan. Locating the new building on the southern side of the site would require demolition of block F and E. These buildings contain the following: 8 existing, highly utilised General purpose learning areas (GLA's) at first floor and 4 GLA's and two science labs at ground floor. Decommissioning this number of facilities concurrently in a school with an existing deficit of over 2000 sq.m of teaching space and no available surplus outdoor space for provision of this quantity of demountables is not viable. The school would not be able to operate under such circumstances. Maintaining the school as operational during the construction of the project is a primary requirement of the project.

Overshadowing:

Response: The form of the proposed building has been specifically designed to mitigate increased shadow impact on the existing quadrangle. The shadow diagrams submitted indicate that there is some increased overshadowing of the quadrangle as a result of the new proposal. The increased shadow area impact of the proposed building form on the quadrangle is described in figure 2 below. The percentage of additional area of overshadowing is not significant as indicated by the percentage increase.

Date	Time	Area in direct sun sq.m	Area in shadow sq.m	Area of quadrangle sq.m	% increase in overshadowing
21 June	8	0	0	850	0%
21 June	9	151	699	850	33.17%
21 June	10	270	580	850	20%
21 June	11	373	477	850	28%
21 June	12	393	457	850	31%
21 June	13	390	460	850	28%
21 June	14	267	583	850	37.5%
21 June	15	52	798	850	32%
21 June	16	0	0	850	0%

Figure 2 Quadrangle shadow impact incorporating proposal

The south facing covered way provides a covered passive / recreation and circulation zone between the active quadrangle space and the southern ground floor wall of the proposed building. A covered external circulation loop to the perimeter of a quadrangle space providing external connections between buildings is a standard functional requirement for schools and that is what is provided in this proposal. The proposed design should not only consider the outcome at the winter solstice. This space will provide a valuable shaded outdoor area which will be highly valued from October to March. (6 months of the year)

Location of canteen:

Response: The existing canteen is located within the Block C building to be demolished under this proposal. The provision of a permanent canteen is part of the function brief for this proposal. The brief required the new canteen to be double sided to service the internal ground floor space of the resource centre and to be accessible from the existing quadrangle area. The proposed location of the canteen meets these requirements.

The resource centre has an entry point located on the west elevation, break out space located to the north elevation and, circulation located to the east elevation. Locating the canteen on the southern elevation, adjacent the quadrangle where the majority of students congregate outside of class is the most viable location to permit functions on the other elevations to occur concurrently.

Functioning of seminar rooms

Response: The design of the building and particularly the configuration of the GLAs, learning commons and seminar spaces is the result of approximately 1000 hours of consultation between Architect, Sydney Catholic Schools and school staff. The design has progressed through a 3 tier review process and as a result the client has made an informed decision to accept this design.

The seminar spaces are embedded in the GLAs with a third wall opening onto the learning common so that they are directly accessible to all of these spaces. Direct access and visibility to the adjacent GLA is required for supervision. Refer figure 3 describing the 3D view of the GLA and Seminar space.

Lack of flat, solid wall surfaces in GLAs

Response: The primary teaching wall is provided as a flat solid wall. Refer figure 4 View of teaching wall. The requirement for a smaller, secondary work space is facilitated by the recessed wall located on the northern elevation. The LCD screen proposed to be mounted on the northern elevation would be fixed to an extendable elbow so that they can be moved to be viewed from different parts of the room. The wall profile behind the screen does not affect the mounting of the screen. In any event, there are no urban design or amenity issues arising from this client preference.

GLA SLIDING DOOR - VIEW TO GLA FROM LEARNING COMMON

SEMINAR SPACE - VIEW FROM LEARNING COMMON THROUGH TO ADJACENT GLA'S

Figure 3 Drawing DA2956

GLA VIEW OF NORTHERN ELEVATION SHOWING SECONDARY TEACHING SPACE

GLA VIEW OF PRIMARY TEACHING WALL. SECONDARY TEACHING SPACE ON LEFT

Figure 4 Drawing DA2952

Stair drawing is confusing:
Response: Figure 5 shows 3D view of all stairs for clarity.

Stair B1 circulation:
Response: Stair B1 is a required exit under the National Construction Code. Principal circulation stairs are stair B2 and the stairs within the tiered learning areas. These stairs provide ample provision for circulation within the building interior.

STAIR B1 - VIEW FROM FIRST FLOOR

STAIR B2 - VIEW FROM GROUND FLOOR

Figure 5 Drawing DA2955

TIERED LEARNING
VIEW FROM GROUND FLOOR

TIERED LEARNING
VIEW FROM FIRST FLOOR

Figure 5 (Continued) Drawing DA2955

Sliding glass doors and windows:
Response: The sliding glass doors are proposed as telescoping construction (except cavity sliders). These doors have a fixed leaf. A 3D view of the proposed sliding doors is described in figure 3.

Cross section through voids:
Response: An east-west cross section through the stair voids is provided in figure 6.
Figure 6 describes the passive ventilation effect of the thermal chimney when in operation.

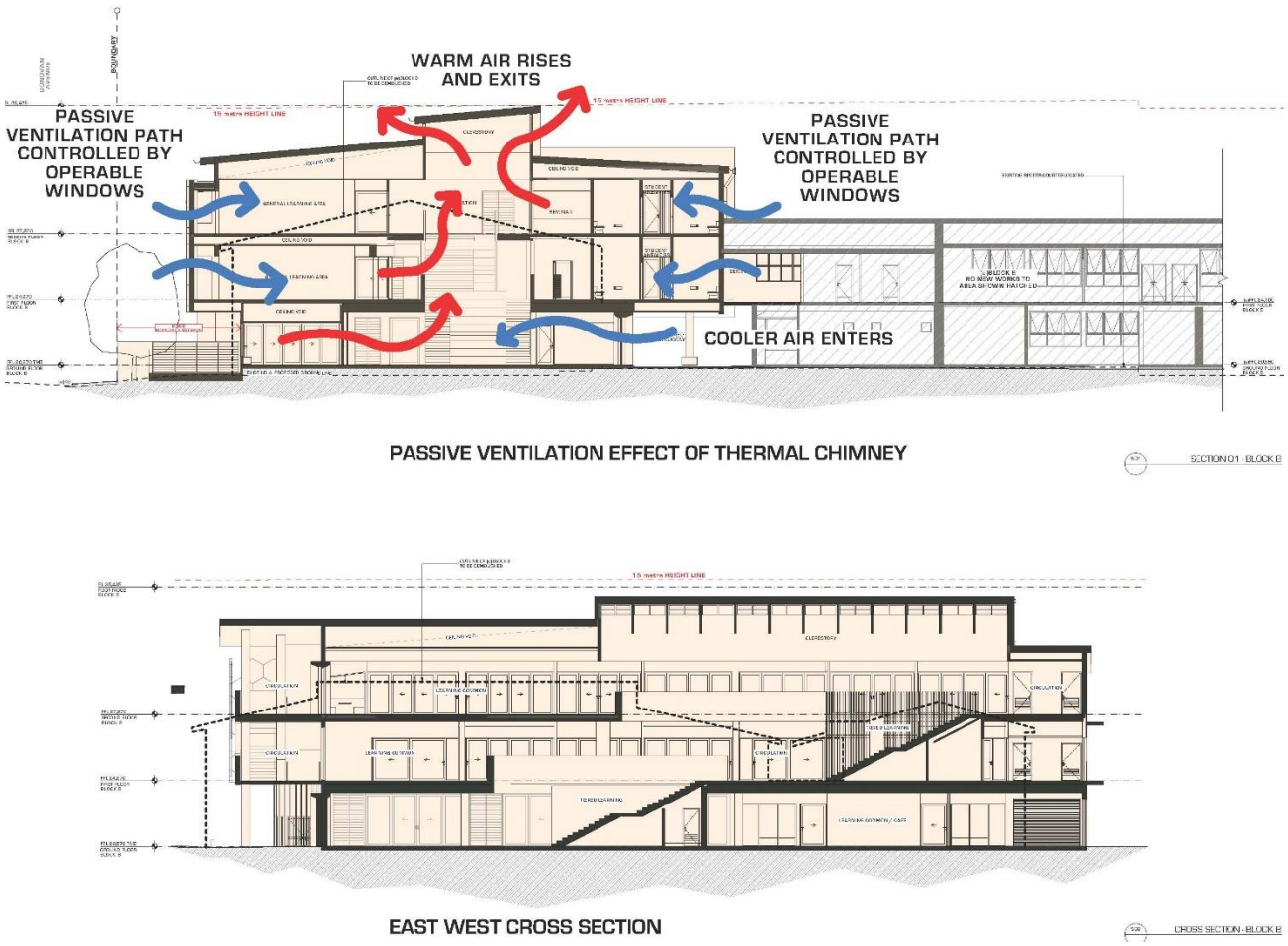


Figure 6 Drawing DA2350

Sustainability:

Student amenities:

Response: The eastern wall of the student amenities bounds a proposed balcony and provides a source of natural light and ventilation.

The balcony provides the following:

An alternative to an enclosed dead end passageway.

Articulated the eastern elevation of the building.

Access to the electrical cupboard and cleaner's store

A second access to the amenities. This second access provides escape opportunity in the event of bullying and opportunity for the provision of natural light and ventilation.

Method of door and window operation:

Response: Figure 7,8 & 9 describes the following: North (shading screens not shown), South, East and West elevation louvred windows are highlighted blue to indicate extent of opening windows. Figure 10 shows internal views of the northern elevation as seen from within a typical GLA space.

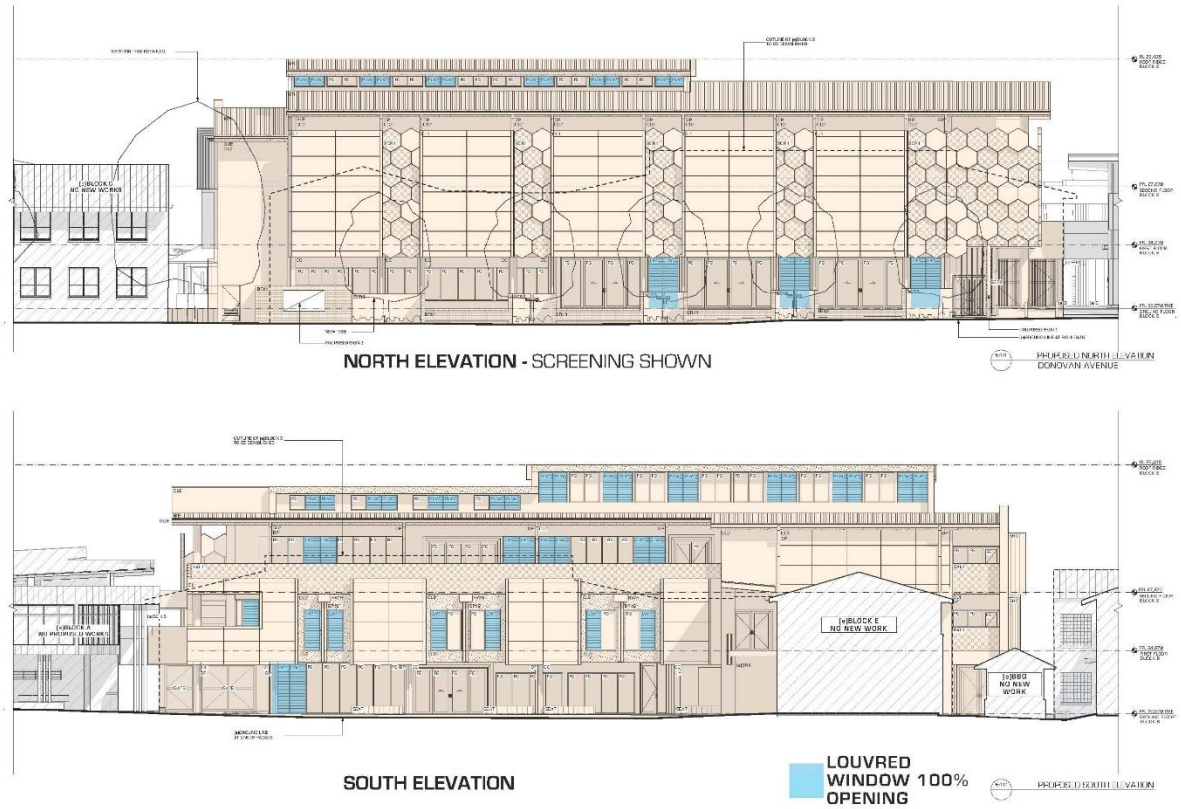


Figure 7 Drawing DA2300

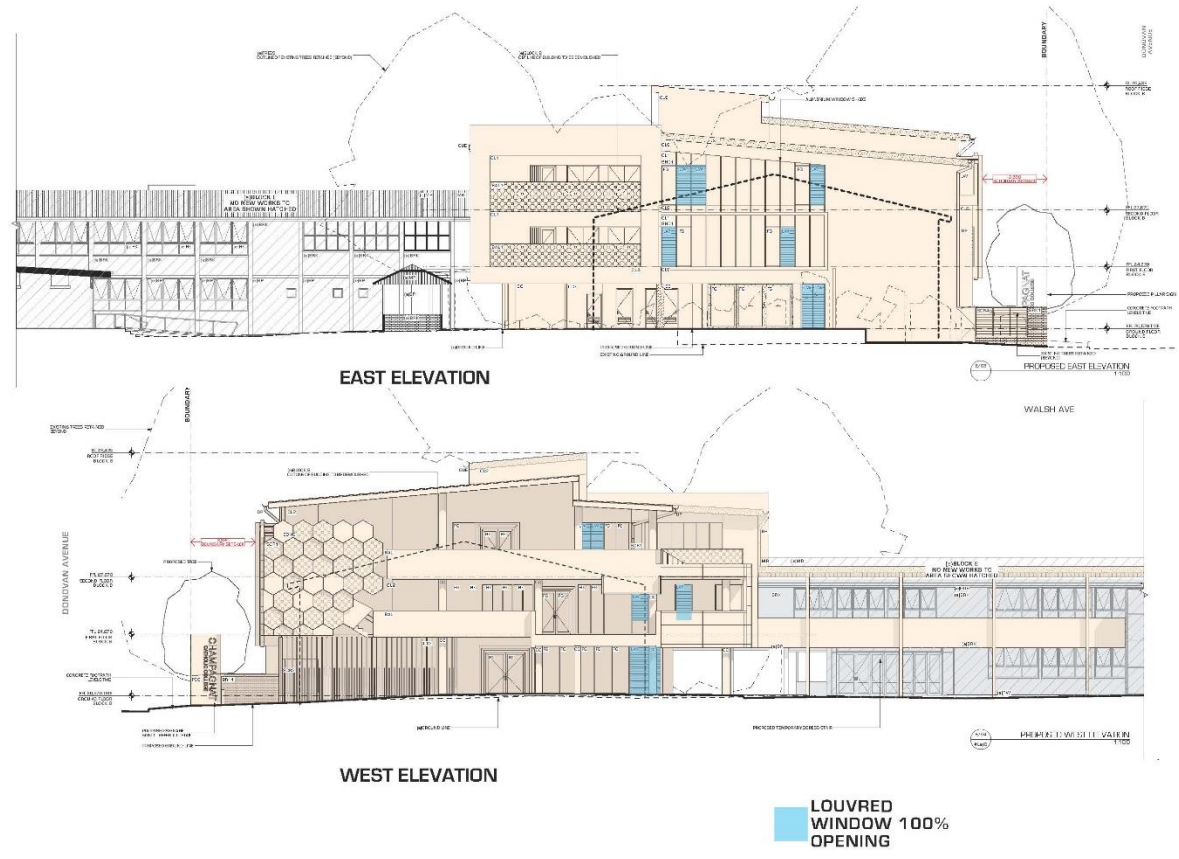


Figure 8 Drawing DA2301

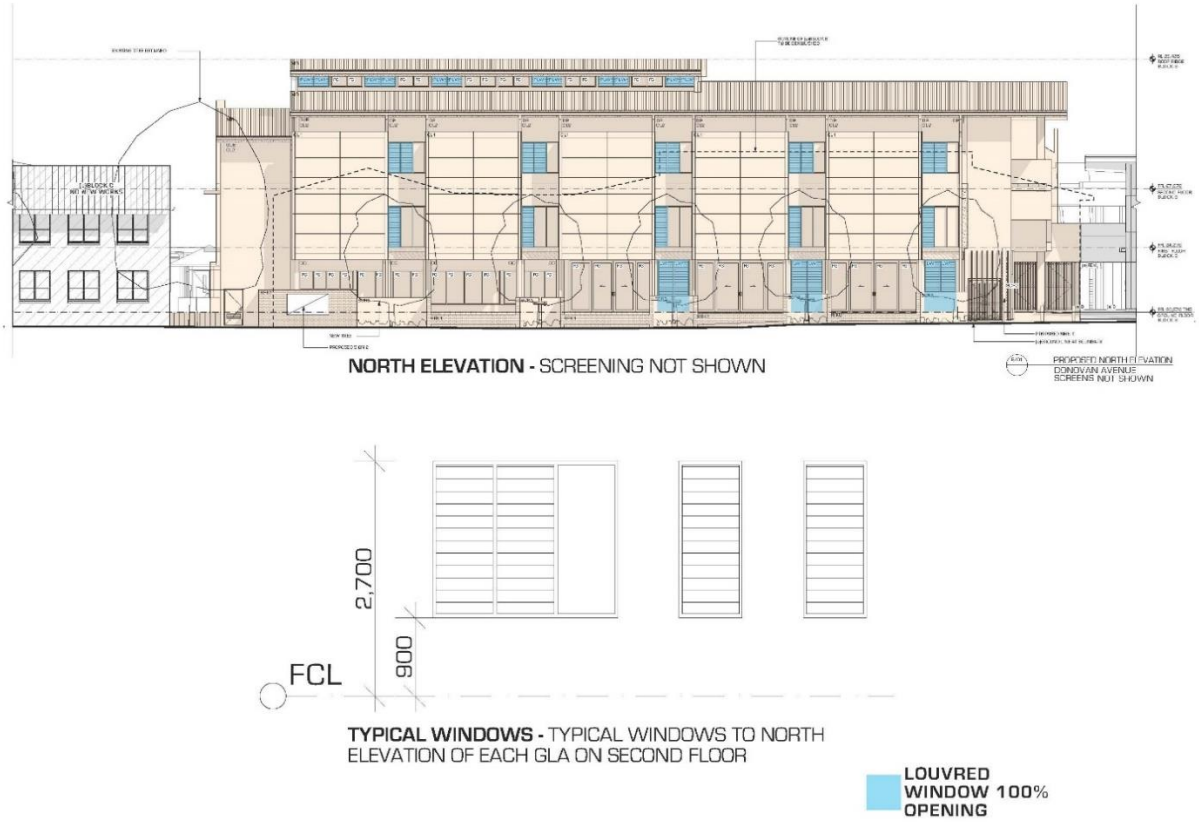


Figure 9 Drawing DA2302

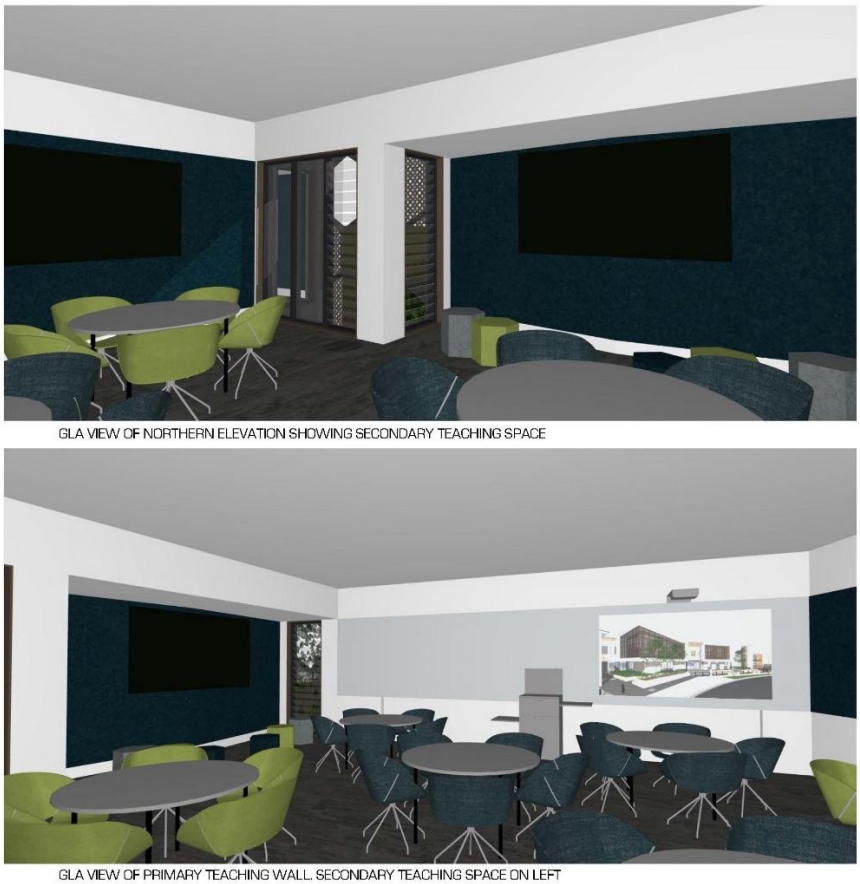


Figure 10 Drawing DA2952

Sun shading and weather protection:
Response: Figure 11, 12, 13 describe sun shading and weather protection proposed. The building is adequately shaded and weather protected.

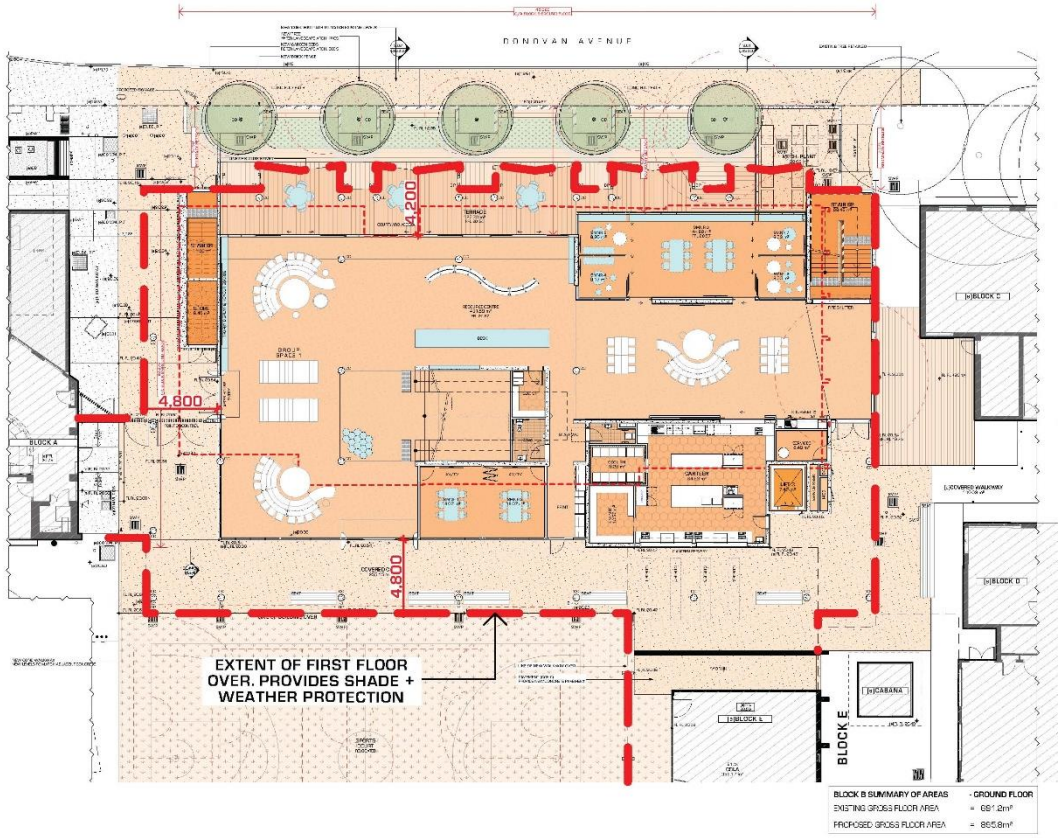


Figure 11 Drawing DA2220
Shading of Ground floor provided by First floor

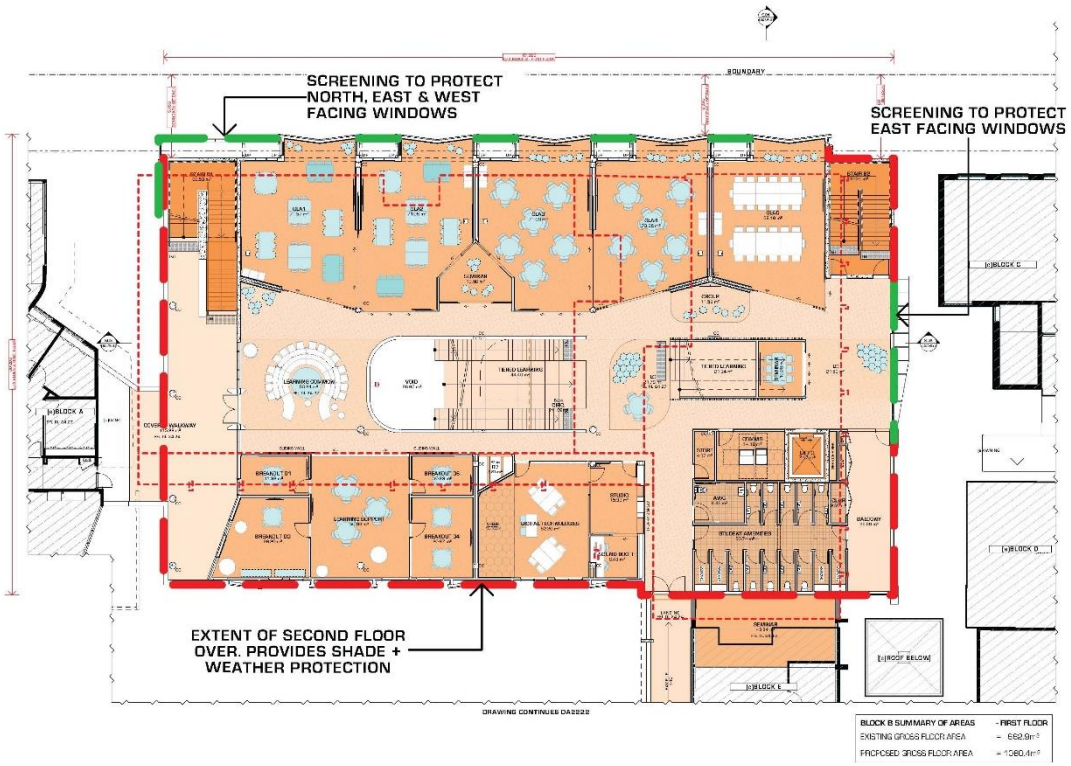


Figure 12 Drawing DA2221
Shading of First Floor provided by Second floor

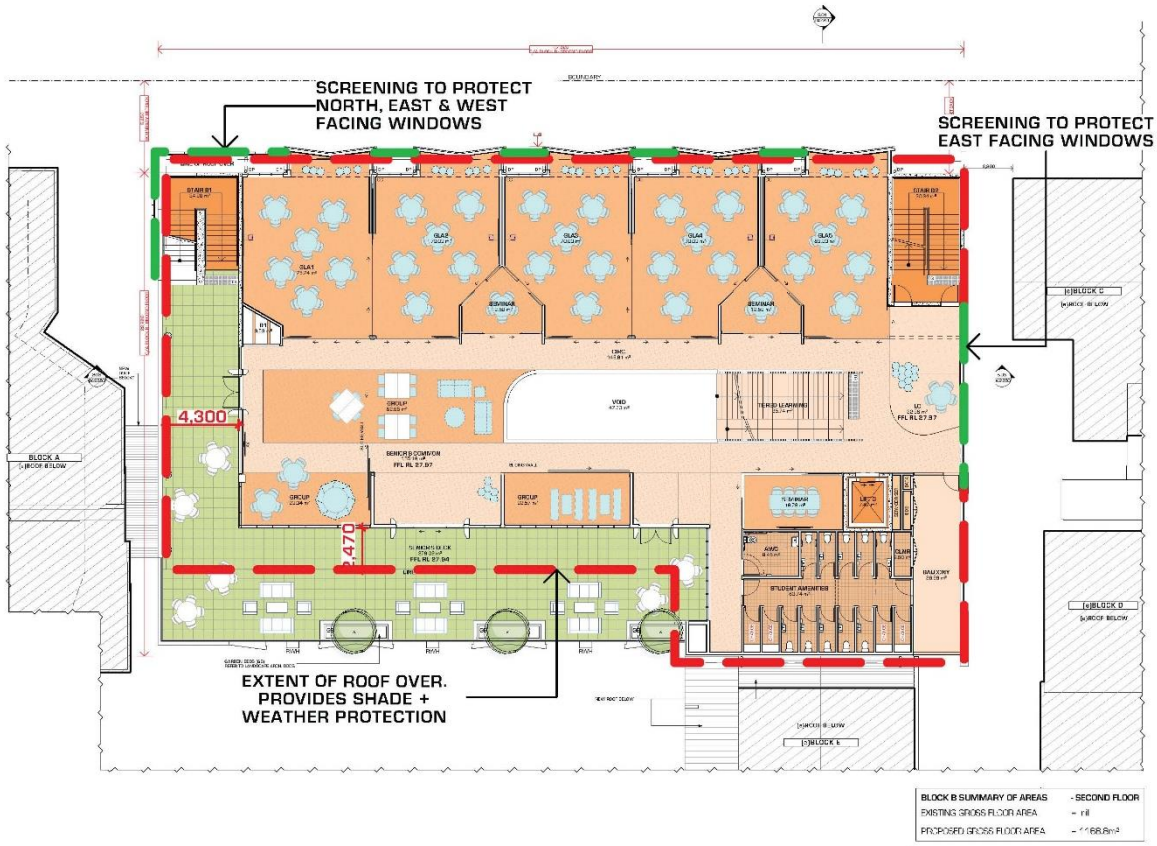


Figure 13 Drawing DA2223
Shading of Second floor provided by roof and screens

Solar hot water:
Response: The school has a solar hot water development program in place. A report describing the proposed solar program is appended to this document (refer Appendix 01). The solar hot water panels on the roof of the existing building which is to be demolished will be relocated to the roof of the new Administration building adjacent.

Rainwater harvesting:
Response: The site is so constrained that there is nowhere to locate large rainwater harvesting tanks without diminishing valuable ground plane or floor area for teaching space.

Landscape:
Response: Nine existing trees are proposed to be removed. Only one of these is a category B ranked tree (refer figure 14). The remainder are category C trees. The arborist report submitted with the DA identifies Category C trees as low retention value.
Five new trees are proposed. The new trees more than compensate for the removal of the single category B tree.

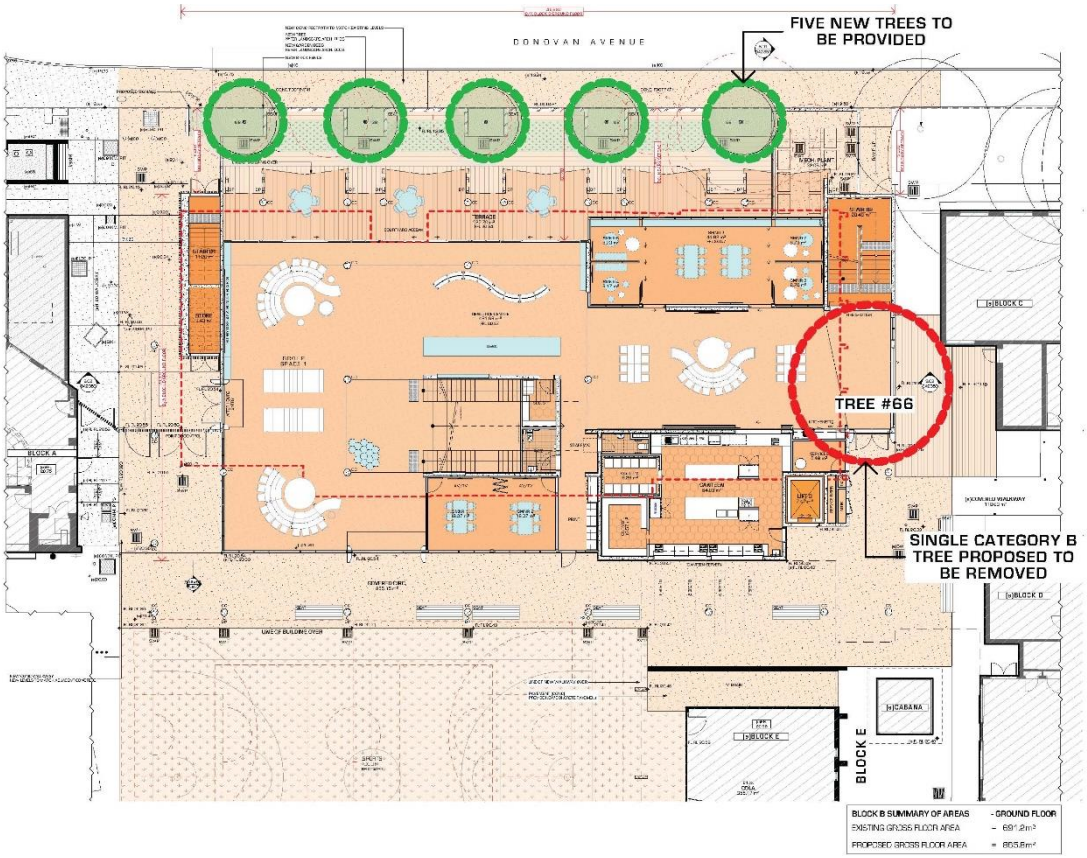


Figure 14 Drawing DA2220

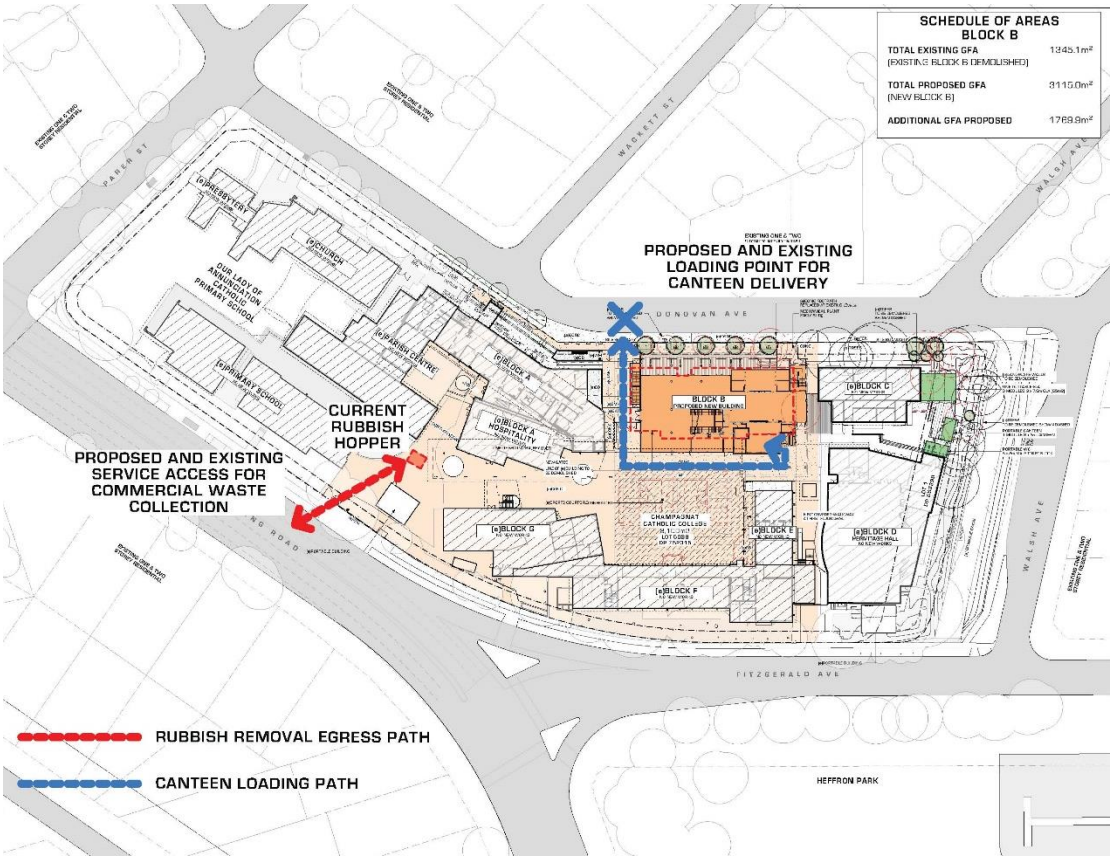
Amenity:
Response: Canteen queuing is located so as not to impact on the active space in the quadrangle. The majority of students utilize the main quadrangle. Locating the canteen queuing area adjacent this space is logical. Students will not be accessing Block C during lunch and recess which is when canteen queuing will occur.

Existing rubbish removal and canteen deliveries are unaltered by this proposal. Figure 15 describes location of current rubbish collection and canteen delivery.

Function of Balcony to east of student amenities.
Response: The balcony provides access to the electrical cupboard and cleaners store and a second access to the amenities. This second access provides escape opportunity in the event of bullying and opportunity for the provision of natural light and ventilation.
QOH can provide indicative information regarding management of Internal acoustics if required.

Amenity of seminar room 7:
Response: This space is provided with fixed glazing and is mechanically ventilated and passively ventilated borrowing passively circulating air from the adjacent resource centre as is permitted under the National Construction Code.
The Panel raised concerns about management of reverberation throughout the building. The detailed development of acoustic treatments including mitigation of noise impact on seminar room 07 will be will be addressed as part of the detailed design development. Refer section 07 of acoustic impact report submitted as part of the Development Application.

Location of proposed column:
Response: The proposed column location and diameter is based upon a structural grid developed as part of the preliminary structural design. The clear distance between the column and the adjacent balustrade is 1000mm. This is wider than a standard doorway and provides adequate space to circulate around the column if required. QOH do not want to relocate the column nor do we want to further enlarge the void and reduce floor area of the learning common.



RUBBISH REMOVAL AND CANTEEN SERVICING

Figure 15 Drawing DA1100

Safety:

Response: Stair B1 ground floor gates are required by the National Construction Code to open in the direction of egress. The western gate can be designed to swing 180 degrees and fold back against the adjacent screen. These gates do not open into a travel or circulation path.

The type of fire shutter proposed is commercially available and certified under Australian Standards. It is fitted with a controlled closing speed, motion sensor, strobe light and hold open button. The shutter is certified for the use proposed and will form part of a fire engineered solution for the project.

Aesthetics:

Response: The ground floor of the building is open to the quadrangle to the south and courtyard to the north. The Panel's description of the northern elevation as closed and defensive is not correct. The Northern elevation is:

- Articulated to reduce building mass and facilitate functions occurring in the adjacent spaces.
- Screened to provide shade protection to north facing windows while restricting overviewing of dwellings opposite.

The north elevation of each class room is provided with windows along 34% of its plan length. Figure 16 describes the plan extent of windows located on the northern elevation These windows are 2100mm high and 70% opening. Figure 17 describes a view of the extent of glazing to the north wall of a typical classroom on first and second floors.

The provision of a significant amount of glazing to the southern side of the building is a deliberate strategy to :

- Provide even south light to adjacent spaces, learning commons and voids.
- Provide a strong visual connection to the quadrangle space.

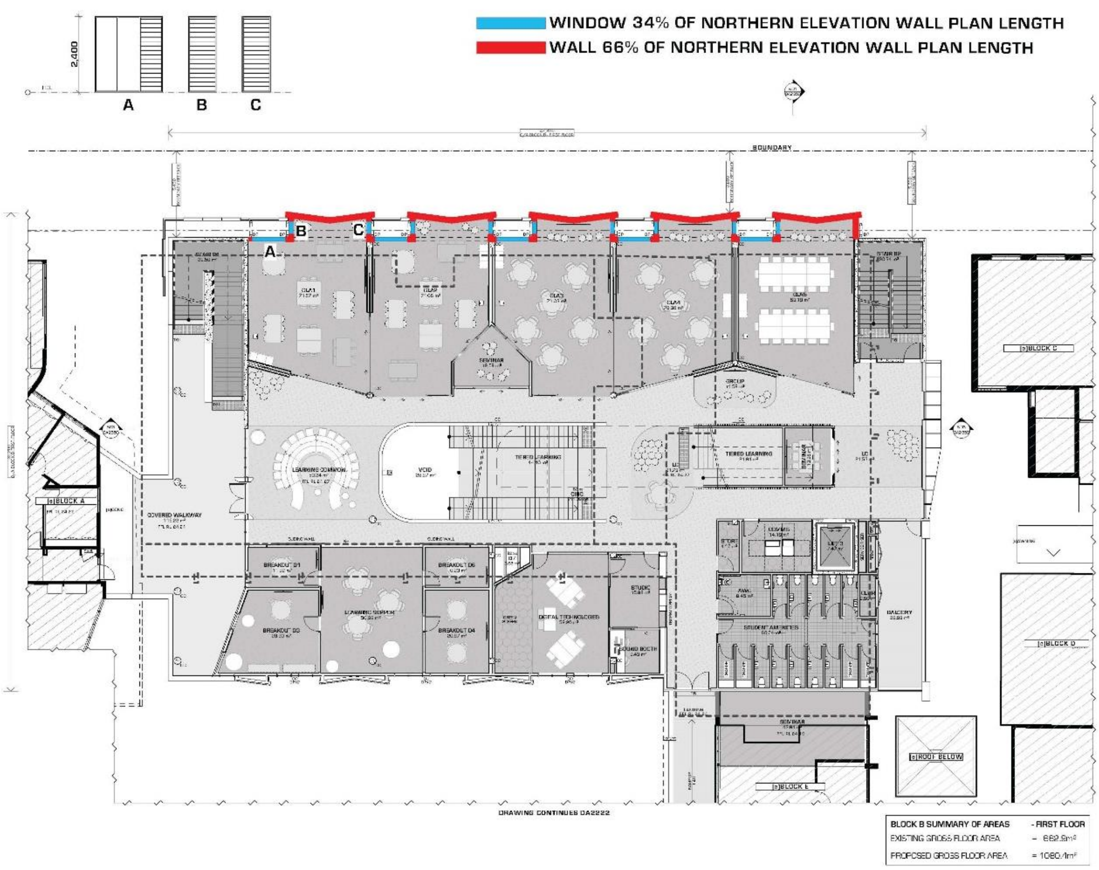


Figure 16 Drawing DA2221

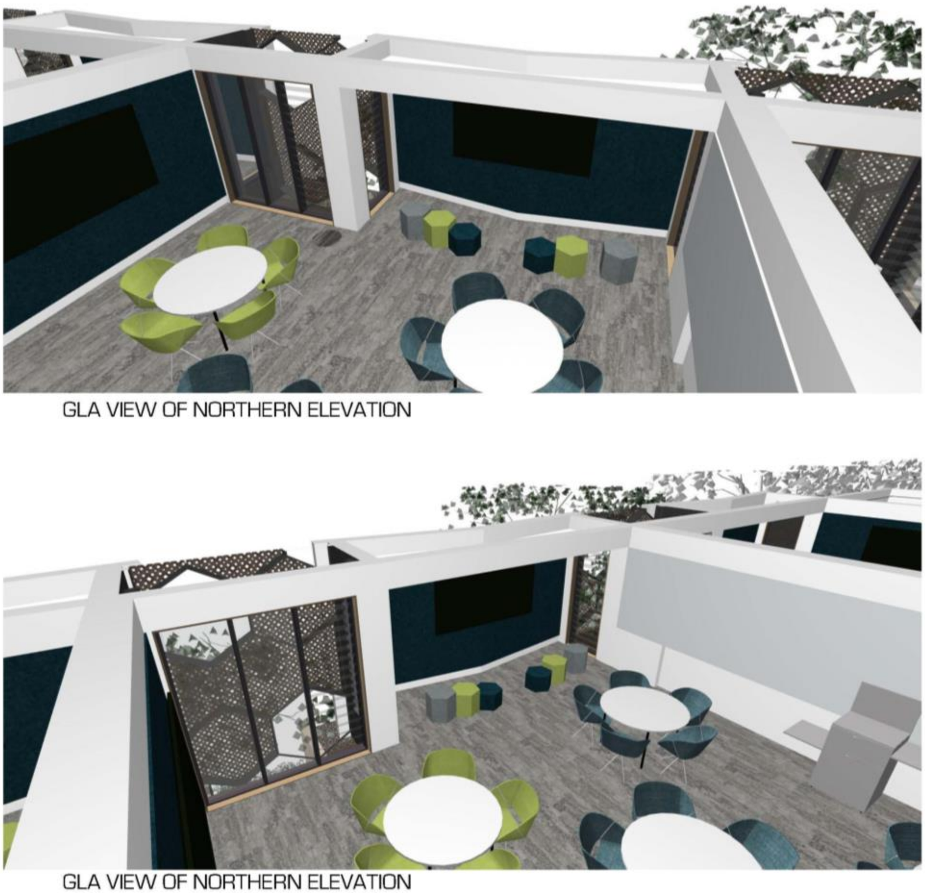


Figure 17 Drawing DA2257

Folded Architectural plane elements:
Response: The proposal provides adequate scaling to the northern elevation. Transition in scale from the proposal to the 1 and 2 storey residential buildings located on Donovan Avenue opposite the site is achieved by the following:

- Solar shading proposed to the northern elevation in the form of articulated screens
- Articulated plan form of the northern wall
- Articulated building base, middle and roof elements
- Proposed fencing and new street trees

Further, the sections of solid wall proposed on the northern elevation are a functional response to the use of the adjacent internal spaces. Refer to figure 17. The design response has been to integrate the function requirement of the façade with an appropriately scaled and integrated series of façade elements.
The building has not been considered as 4 separate elevations because the intersection of elevations at North east, North west and south west corners can be observed from the ground plan. Consequently, the building has been designed as a 3 dimensional form containing integrated elevations. Figure 18 & 19 describes these elevations.

DONOVAN AVE (VIEW OF PROPOSED WORKS FROM NORTH-EAST)

DONOVAN AVE (VIEW OF PROPOSED WORKS FROM NORTH-WEST)

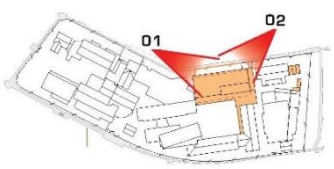


Figure 18 Drawing DA2952

VIEW OF PROPOSED WORKS FROM CENTRAL COURTYARD

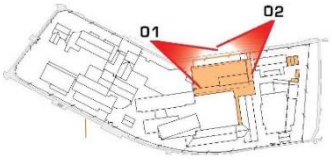


Figure 19 Drawing DA2952

Summary and Recommendations:

QOH will provide a concept masterplan as requested. Demolition of existing GLA blocks E+ F to re locate the proposed building is not viable.

The Panel's concern regarding acoustic and thermal amenity of the learning commons is noted. Detailed design development will utilise the services of acoustic and mechanical engineers to assist with provision of a quality indoor environment. The internal stairs 2 have been designed to form part of the internal circulation path. Because it is a required exit it incorporates a fire screen as a fire engineered solution to facilitate this function.

The design of learning areas has been developed in close consultation with the Educators within the Sydney Catholic Schools Office and the school Principal. This design development process specifically targeted adaptability and future proofing of the proposed design. The applicant is satisfied the proposed design meets their educational objectives and has approved the proposed design for Development Application submission. The panel's comments that advocate a different educational model (rather than planning principles) should be given little weight.