

**Report and Recommendations of the
Design Review Panel, Sutherland Shire Council
Thursday, 22 August 2024**

Panel Members: Peter Hill (Chairperson), Kathy Bryla, Jared Phillips (Landscape)

Council Staff: Evan Phillips (ROFF), Slavco Bujaroski (TL)

Applicant Team: Giorgia Howard (Sydney Catholic Schools), Mikaela Heidrich (Currie & Brown), Andrew Pigott (Willowtree Planning), Greg Issac (Fulton Trotter Architects)

DA No: DA24/0346

Project Address: 35A Waratah Road, Engadine

Proposal: New building, alterations and additions to existing school, increase student capacity, and temporary relocation of demountable classrooms

PREAMBLE

The site was visited by the Panel members prior to the meeting.

The proposal has been considered in relation to the design quality principles in schools of the SEPP (Transport and Infrastructure).

Issues considered relevant to the proposal are noted below.

COMMENTS

The Panel supports well-considered design and acknowledges that care has been taken in the preparation of the development proposal. The Panel supports the proposal. There are only minor aspects of the proposed design that the Panel recommends for further consideration, as outlined below, which could be included in the development of the documentation for the construction certificate.

Context, built form and landscape

1. The development application is for a new building on an established school campus, St John Bosco. A masterplan development application from 2014 set out locations for a number of new buildings for the campus; some of the buildings have since been built, but most have not. The new building is sited well in relation to existing buildings on campus, but it is not in a location set out in the 2014 masterplan. The development consents will be consolidated as part of this application.
2. The new building is to create more capacity of students from 920, to a total number of 1260.
3. In response to the neighbouring context of 1 and 2 storeys detached single family houses, the new building is a separate volume from the existing buildings, allowing it to be read from the street as a distinct volume, rather than a part of a large institutional mass.

Sustainable, efficient and durable

4. Most of the sustainable strategies discussed at the meeting were well-considered; it is understood that it may be possible to increase the provision of PV cells. Batteries may be considered at a future date, but are not included in the current plans.

Accessible and inclusive

5. The new building is well-connected to the main circulation routes of the school, both on ground and first levels.

6. The panel discussed investigating shifting the entry of the external accessible ramp into the site line of the proposed circulation spine for better way finding and inclusion.

Health and safety

7. The Design incorporates a clear pedestrian link from existing campus buildings to the proposed building, this link is covered and protects from sun and rain.
8. There is no conflict as an outcome of the design between pedestrian and vehicular movement on the campus.
9. The design maximises the ability to have daylight and fresh air intake to learning spaces and circulation areas.
10. The toilet facility doors are located on the outer facade of the building for after hours access.
11. The central circulation core to the building has clear site lines across the building and into classrooms to aid security surveillance.

Amenity

12. All class rooms are provided with good natural ventilation and good levels of natural light. The windows of the northern class rooms are shaded with screens.
13. The path on the northern side of the new building, could be a little narrow for groups of people; in the construction certificate package it would benefit from an increased width.
14. The row of trees along the northern path could be planted closer together to create a continuous canopy. Ensure the species selected will provide an established canopy over time.

Whole of life, flexible and adaptive

15. The design of some of the teaching spaces – indoors and outdoors – allow for flexibility to adapt to potential future changes to schooling philosophy.

Aesthetics

16. Material selection is robust and attractive, with sensitive layering of screen elements to soften the facades.

RECOMMENDATIONS

The Panel supports the proposal in its current form.