

12 November 2013

Mr Sam Haddad
Director General
NSW Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Peter McManus, Metropolitan and Regional Projects North

Dear Mr Haddad

Re: S75W – (MP07_0166 – MOD 5) Modification to Building Footprints and Road Alignment at Precinct B: Central Church under the Wahroonga Estate Concept Plan

Further to written advice from the Director of Metropolitan and Regional Projects North, this modification request (MOD 5) seeks to amend the Wahroonga Estate 'major project' concept plan approval (MP07_0166) under S75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The modification specifically relates to the layout of Precinct B: Central Church approved under the Wahroonga Estate Concept Plan (MP07_0166) to allow for building footprints and road alignment of the educational facilities that meet the needs of the proposed use as a K-12 school.

The purpose of this modification is to replace figures and drawings to remove any confusion regarding compliance with previous building footprints and configurations for intended educational facilities located on land at Fox Valley Road, drafted at the very early conceptual stages of the Wahroonga Estate planning process.

Specifically this modification seeks to:

- Change the building footprints of the proposed educational facilities in Precinct B: Central Church on the Wahroonga Estate Site in response to a detailed and well considered design process.
- Change the current road alignment of the proposed access road to better serve the needs of the school and future residential uses.

This submission seeks to replace and augment several figures and other illustrations included with the *Wahroonga Estate Redevelopment – Final Preferred Project Report and Concept Plan, January 2010* (the Final PPR), which forms the basis of the Concept Plan approval issued for MP07_0166.

As well as seeking to amend and supplement the relevant concept plans, this submission also provides sufficient detail to inform the subsequent SSD assessment of the proposed Wahroonga Adventist School, which will follow this request.

This submission includes amendments to the Final Preferred Project Report and Concept Plan:

- A new set of reference diagrams, including:

- Amended Concept Plan, to replace Figure 19, with revised internal roads and building footprints for the aforementioned educational facilities and surrounding future residential development envelopes (Drawing No. S75W-01/2);
- Revised Precinct B: Central Church Plan to replace Figures 45 and 46, with detailed annotations that clearly identify the current and future footprints, envelopes, setbacks, alignment and access provisions (Drawing No. S75W-02/2 and S75W-03/2);
- Site section drawings to replace Figures 68 and 69 to demonstrate the proposed building footprints, playing fields and their relationship with setbacks, the access road and adjoining current and future uses (Drawing No. S75W-04/2);
- Vehicular Movement drawings to replace Figure 78 to demonstrate the realignment of the road to accommodate the school (Drawing No. S75W-05/1);
- An Architectural Design Statement, prepared by Stanton Dahl Architects, detailing the design process and rationale behind the resultant preferred design of the precinct which underpins the need for this amendment to the Concept Plan. The statement includes design considerations for the proposed K-12 school and playing fields, the proposed access road and future residential development.

Concept Plan

In 2010, at the initial Concept Plan stage, it was envisaged that all building footprints were an indicative suggestion of future development proposals. After this concept plan was approved, the design process of the education buildings has inevitably resulted in a rationalised more appropriate design for use as a K-12 school on the site located in Precinct B of the Wahroonga Estate.

A number of key concepts and design principles in the original indicative layout include setbacks from Fox Valley Road, Asset Protection Zones and the importance of internal connections and open space to ensure a high standard of amenity for current and future uses in this precinct, relative to the wider Wahroonga Estate.

In addition, the concept plan assigns maximum floor space allowances; 9000sqm for Educational uses, specifically. These principles and allowances are still maintained in the proposed design and layout, which specifically changes the shape and footprint of the detailed school design and aligns the internal road to better serve the needs of the school site and future users.

The proposed change in building footprints maintains a generous amount of connected open space areas, and setbacks from site boundaries, to ensure future pedestrian networks will remain connected and legible and the buildings ensure no impact on the amenity of surrounding uses or public/private open space and streets.

The Wahroonga Adventist School will provide modern, well equipped facilities to accommodate growth of the existing K-Y6 School (200 pupils) to a student population of 800 from Prep/Kindergarten to Year 12.

The proposed co-educational campus comprises an integrated facility designed to incorporate a Junior, Middle and Senior School with basement car parking/kiss and drop facilities and associated sporting facilities on the other side of the proposed new internal road.

The layout of the campus has been designed to maximise open outdoor space, ensure appropriate integration into the surrounding streetscape and public domain, and good connectivity to and within the campus.

The highest parts of the school design, which incorporates the double height assembly hall have been intentionally located at the lowest natural ground level, to minimise the bulk and scale of these essential facilities from all public places.

Good solar access has also been considered whilst ensuring Commonwealth *Educational and Care Services National Law Act (2010)* 'Sun Smart' principles are maintained for pupil safety.

All parking is located in the basement as required under the concept plan. Landscape and vegetation planting will also remain incorporated in the concept plan drawings, as provided.

In summary, the overall intent for the central church precinct as stated on Page 61 of the Final PPR shall be maintained and the following text will remain unchanged:

Central Church Precinct

A cluster of residential apartments will take advantage of close links with the hospital, church, surrounding natural landscape and good access to Fox Valley Road.

This precinct has been laid out to achieve high levels of solar access and minimal overshadowing by buildings. A central square gives an address to all the buildings and provides a focal point for the community.

Strong pedestrian linkages to surrounding streets, open space, the church and hospital precinct will help to create an active public realm whilst encourage walking within the campus.

Vehicle parking will primarily be provided beneath buildings. Some additional at-grade visitor parking and drop off space will be provided.

The character and treatment of the street edge along Fox Valley Road is important as it contributes to the approach to the Hospital. Additionally the relationship between the proposed residential flat buildings and the heritage ACA building is also important.

The building envelopes of the buildings along Fox Valley Road have been designed to create spaces between building mass to enable plantings and to break up the built form so to not be as dominating along Fox Valley Road.

Consideration of Proposed Concept Plan Amendments**Gross Floor Area (GFA)**

The proposed modification of building footprints will not affect the original approved GFA of 9,000m², as shown in Figure 45(A) Precinct B: Central Church Revised Drawing S75W-02/2.

Building Footprint

For the School to be functional and well connected, the original building footprints outlined in the concept plan have been modified. The main considerations for the modification to building footprints include the following:

- The Senior School's position is closely linked to the existing Church, to ensure there is nearby easy access from Church to the school hall (located in the Senior School), as the Church will utilise this space during the week.

- The Senior School is the largest building, and to accommodate this footprint, the southwestern end provides the largest buildable area due to the tapered shape of the site. The tapering of the site responds to the 100m Asset Protection Zone (APZ).
- The Middle School is logically located between the Junior and Senior Schools, with an internal 'street' facilitating pedestrian access and movement through the School campus.
- The location of the Middle School building footprint ensures there is adequate outdoor play space to the northwest, which is located away from the road and traffic, and further provides separation and amenity to the future residential development sites. The location of this open space will also allow for good solar access to the school buildings.
- The Junior School is located at the northeast end to allow the most direct access to the Playing Fields for the younger, smaller students.
- Locating the Junior School building footprint toward the Fox Valley Road edge of the site also helps to create open space in the centre of the site, allowing for solar access and required outdoor play space.
- The inclusion of a building footprint for the Sports pavilion associated with the School playing fields, which were omitted from the original concept plan. The sports pavilion is crucial to the function of these facilities.

In summary, the building footprints have been modified to ensure there is provision of adequate and functional open space and relationship between the buildings on the campus and within the precinct. The footprints also demonstrate appropriate setback from the proposed future residential development envelopes. The residential development footprints have been modified due to fit with the revised site configuration. These footprints have been realigned as close to the existing concept plan footprints as possible, as this modification only relates to the Wahroonga Adventist School.

Setbacks

The building footprints demonstrate appropriate setbacks from Fox Valley Road, the proposed access road and existing church as required under the concept plan.

Playing Fields

The modification of the size and shape of the playing fields allows for access to and from the School, and accommodation of the required field and PE courts. It is envisaged these fields will also provide valuable open space within the future residential community. The proposed playing fields alignment addresses the need to safeguard the adjoining bushland and integrates with the preferred future road and residential layout. The inclusion of a sports pavilion footprint ensures that this building can be developed as it is vital to the function of the facility.

Road Realignment

To provide adequate traffic access arrangements, the proposed new access road is to be realigned to service the access driveway to the school basement car parking and the adjoining residential land. The previous concept plan road alignment does not provide this essential access. This will not impact on access to any existing uses and will improve access to the school.

Building Height

The Ku-ring-gai Planning Scheme Ordinance Schedule III and Draft Ku-ring-gai LEP 2013 sets a maximum height limit for the site at 14.5 metres. The building height for Stage 1 (Middle School) is predominantly within the 14.5 metre height plane, except a minor protrusion where there is the need for awnings to provide shading from the sun over walkways to ensure safety of pupils using the education facility, and required building services.

The building height for Stage 2 (Junior School) is approximately one storey below the 14.5 m height plane. Stage 3, sport pavilion facilities will be less than the maximum high of building development controls. The Stage 4 (senior school) building partly exceeds the height limit of 14.5 metres at the north western side of the building. This is a result of the site sloping away from Fox Valley Road in this direction, and the need to provide double height ceilings for the student multi-purpose hall across a single level close to the Church.

The section of the building above the height plane is not visible from Fox Valley Road due to the site topography, and the design results in a stepping back of the higher part of the building from the road frontage. Roof plant on Stage 4 (Senior School) is integrated within the school hall building.

The following photomontage images demonstrate how the proposed school buildings will sit within the streetscape and surrounding buildings when viewed from Fox Valley Road.



Photomontage of view to the School from south along Fox Valley Road



Photomontage of view to the School from north along Fox Valley Road

Car Parking Requirements

The Wahroonga Adventist School incorporates a common basement level of parking and 'kiss and drop' facilities. This comprises 124 parking spaces and 7 kiss and drop spaces. All parking is located in the basement and meets the requirements of the concept plan.

Summary of Concept Plan Amendments

The enclosed drawings are intended to replace Figures 19, 45, 46, 68, 69 and 78 in the Final PPR. Please note, the section of text on page 61 in the Final PPR is not required to be amended as the proposed drawings and figures maintain the overall intent of the Central Church Precinct.

Should further explanation of this request be required please do not hesitate to contact our office. We are available to attend your offices to explain any part of the modification should you require further clarification.

We look forward to the Department's prompt response.

Yours sincerely,



Wayne Gersbach
General Manager – NSW