

14 November 2022

# JINDABYNE EDUCATION CAMPUS

## SSDA MODIFICATION -ARCHITECTURAL STATEMENT

### INTRODUCTION

Pedavoli Architects (PA) has been appointed as delivery phase architect for the Jindabyne Education Campus. Several design changes have been required both operationally and technically. This SSDA modification describes those changes. The key principle is to maintain the design concept, overall layouts and scale.

### SUMMARY OF ARCHITECTURAL CHANGES

Below is a list of key changes made with regards to the architecture. The changes need to be read in conjunction with the architectural drawings as well as the consultant drawings and reports.

- Additional four High School General Learning Spaces to the project due to demand. The four spaces are added in building G2. The Wood and Metal learnings spaces have moved south into a single storey building G3.
- The floor levels of buildings have been modified slightly to better align with the revised internal road levels. The 4 central buildings A, D, E & F now have the same RL to improve accessibility across the site. This results in the southern building floor levels rising by 350mm and the northern buildings are lowered by 350mm. The associated ground levels have been modified to suit
- Design development of roof structure to simplify the roof form to improve structural and drainage outcomes. Buildings G1, G2 & G3 have a single pitch falling towards the internal portion of the site. All downpipes are located on the internal face providing a neat presentation towards Barry Way and school frontage. The central courtyard roofs have been redesigned to add fall to allow drainage. The north-south link is repositioned to the east to allow the roof pitch of these roofs to be resolved.
- The roof pitch of buildings A, D, E & F have been increased slightly to improve drainage outcomes.
- The floor-to-floor height has been lowered in High School Block G1 and G2
- The overall maximum buildings height for the site has remained similar. Building D has risen slightly and buildings A, B, C, E, F, G1 and G2 have lowered slightly
- The materials and finishes have been rationalised. The design intent has been maintained with the actual materials substituted to provide products that are readily available and suit the application.

- Design development of Agriculture Unit resulting in a reconfiguration of the site and modification of levels
- Internal room layouts adjusted to comply with NCC, DDA and operational requirements.
- The main entry canopy as well as the screens and sunshades have been rationalised to ensure buildability has been considered
- Overall site landscaping, civil, services and stormwater amendments to suit the changes noted above (refer to separated consultant drawings and reports)

The above changes address buildability, compliance and operational issues while maintaining the original approved design intent.