

30 November 2018

TSA Management
Level 15
207 Kent Street
Sydney 2000
Australia

Attention: Ms R Majer

Dear Rosie,

RE: Waitara Public School SSD 8574 PART B (B.1) DESIGN MODIFICATION

In response to Condition B1, please see below for NBR S response as to how the revised design seeks to articulate and refine building facades to reduce bulk and scale, improve amenity and streetscape, and respond to the heritage values of the site and character of the neighbourhood.

In response to each of the specific requirements raised:

- a) Enhancing the overall design vision for the façade which is responsive to the existing school and its neighbourhood context:
 - Façade colour, pattern & texture breakup has been proposed to reduce bulk / scale of the building & also proposes to echo the existing colour palette of the surrounding neighbourhood.
 - The north elevation of the proposed building will be set back from the boundary with Edgeworth David Avenue, and its north elevation aligning with the existing setback of Building M. The setback of the building and the retention of landscaping will assist in reducing the scale of the building in views from Edgeworth David Avenue. The current proposal is designed to maintain a large open area to the south and to meet the client's requirements for internal spaces.
 - Mature trees located between the building and Edgeworth David Avenue will be retained and new hard and soft landscaping constructed to maintain the established character of the school in views to the school.
 - The setback and planting are intended to reduce the impact of the scale of the building within the immediate area.
 - The proposed building will be located at the northwest corner of the site to minimize visual impacts on residential development in the immediate area. The area to the south of the new school building will be retained as open landscaped areas and playing fields.
 - The works will not alter the existing subdivision pattern of the Wahroonga North Conservation Area.
- b) Selecting materials and colours that are sympathetic to the heritage and environmental values of the site and the character of the neighbourhood:
 - External colours, patterns & materials proposed draw on the existing palette exhibited in the surrounding residential development, primarily brick and terra cotta.
 - Elevations incorporate three shades of blue, which represent the school colours & provide the schools identity.

- c) Varying the type and texture of the materials used:
- Coloured CFC sheets have been selected as the main external finish for the new building to balance durability and visual appeal. Façade textures also include various metal cladding profiles, perforated aluminium & concrete blockwork.
- d) Addressing the western wall of the stairwell on the corner of Edgeworth David Avenue and Myra Street with consideration given to its visual dominance and need to present an improved street address:
- The western elevation to the stairwell will be a solid wall finished with a proposed staggering of various coloured panels that will provide an appealing façade & also allow the control of heat into the stairwell. The walls proposed pattern & colour breakup reduces its scale & ties back into the existing patterns so prominent in the buildings surrounding the proposal.
 - The north wall of the stairwell will be glazed providing a visual link from within the school building to the adjacent landscaping and surrounding area. The wall was designed to identify the school at a prominent corner and will include the school name and colours.

The amended plans reflect the comments made above and are provided to TSA for issue to satisfy condition B1 prior to Building Works commencing.

Yours faithfully,

NBRSARCHITECTURE