



SANTA SOPHIA
CATHOLIC COLLEGE

Santa Sophia Catholic College
Catholic Education Diocese of Parramatta
IPC Briefing 25/3/2020



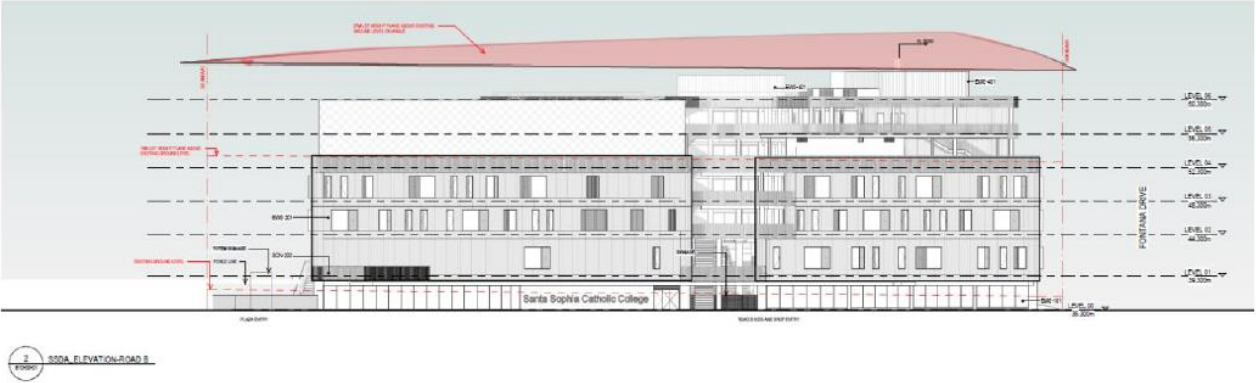
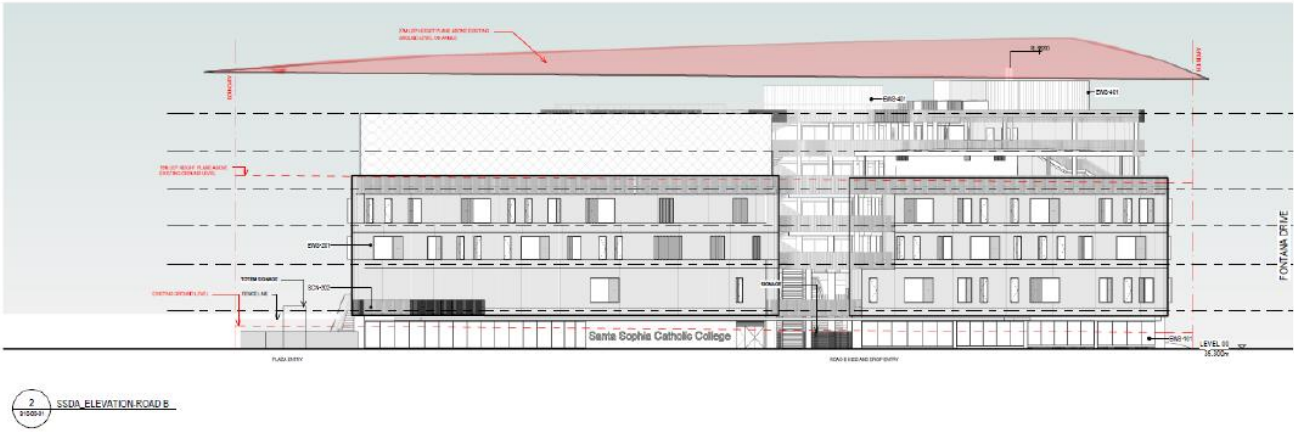
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CATHOLIC
COLLEGE

THE GABLES PLANNING PROPOSAL



Figure 5
Box Hill North Town Centre Development Concept

BUILDING HEIGHT AND FSR



CONDITION NOT AGREED TO

PART B PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

Design Amendments B1.

Prior to the issue of any relevant construction certificate, design plans including the following design amendments must be submitted to the satisfaction of the Planning Secretary:

- (a) removal of the roof or provision of retractable / openable roof over the walkway decks on Level 5 of the Building Central, Building South and surrounding Knowledge Centre, to create more open spaces at this level;
- (b) removal of the roof or provision of retractable / openable roof over the Level 4 open space adjoining the Fitness Centre, on top of Building North; and
- (c) provision of 1 -2m wide covered walkways to provide a weatherproof connection between the buildings (where needed) on Level 4 and / or Level 5.

URBAN TREE CANOPY



SUBMISSIONS

- Site Suitability
- Open space provisions
- Student safety
- Car parking
- Traffic
- Drop off and pick up





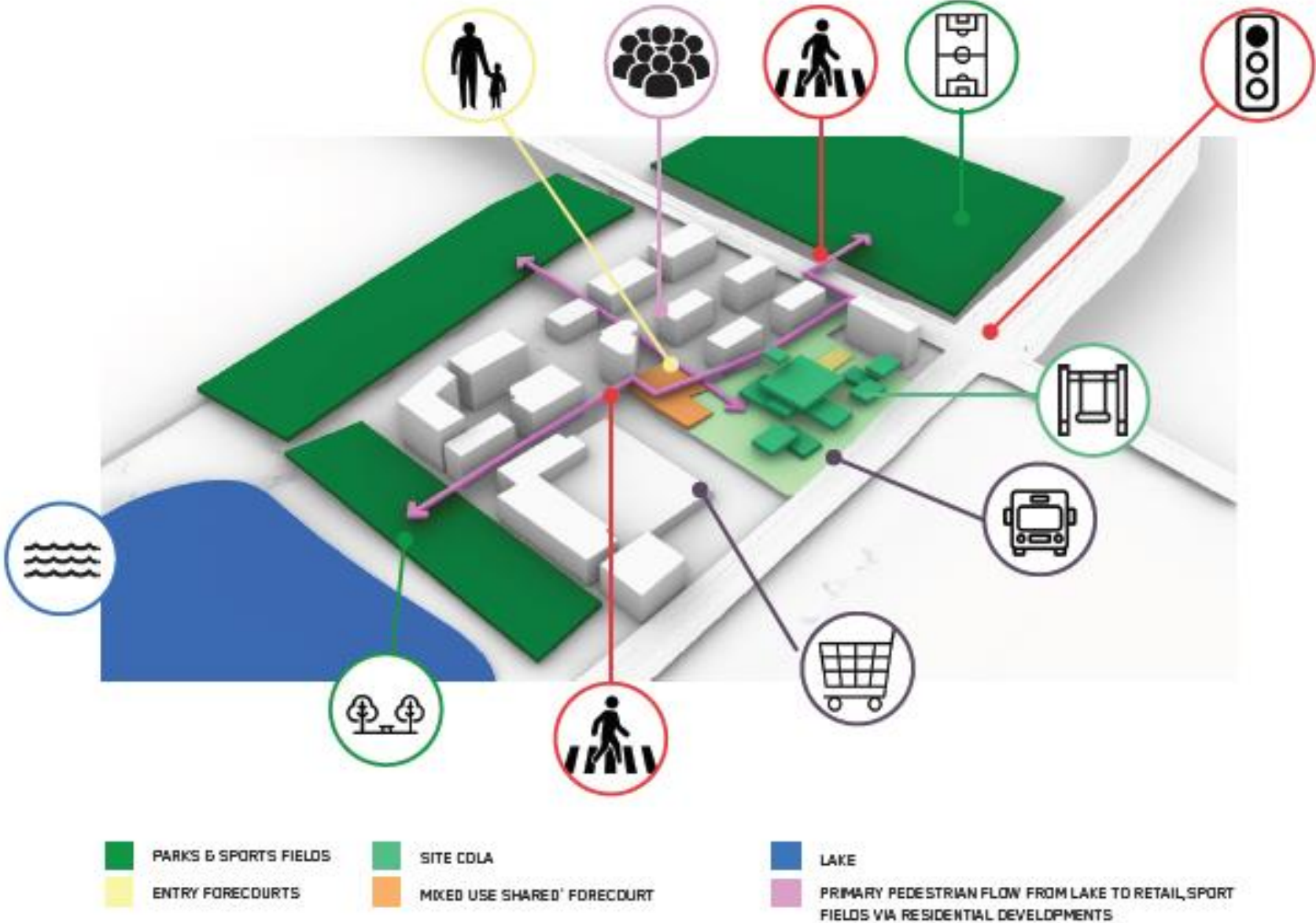
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THE GABLES MASTERPLAN

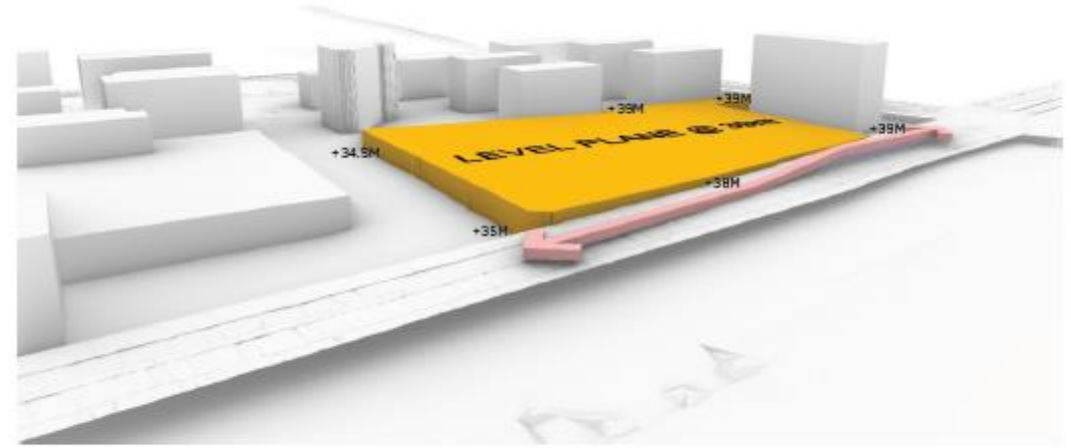
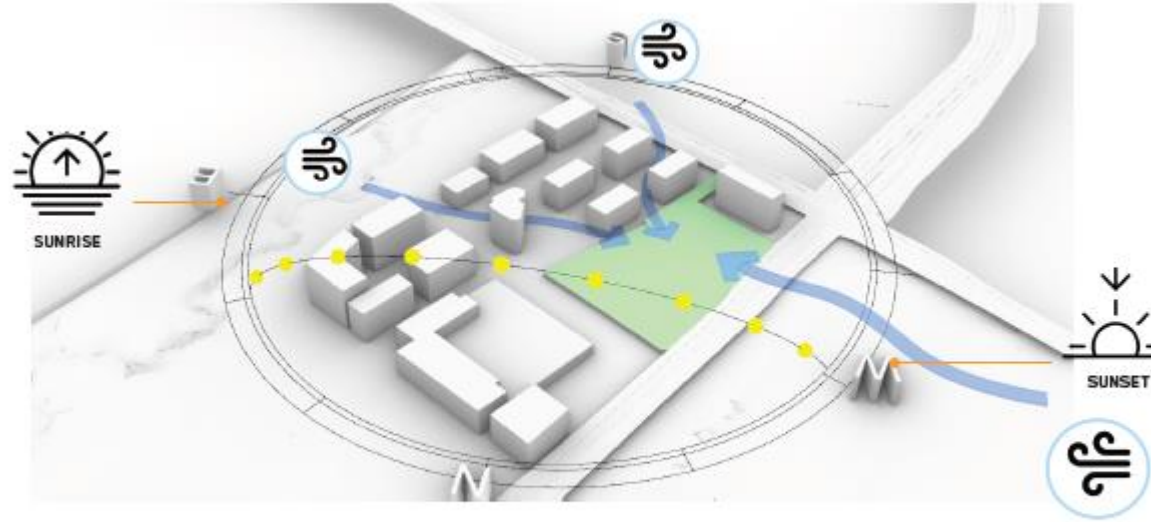
- TOWN CENTRE BOUNDARY
- RETAIL
- FUTURE DOE PUBLIC SCHOOL
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOCAL PARK
- SPORTS FIELD
- RIPARIAN CORRIDOR/DRAINAGE
- LAKE
- SITE



SURROUNDING SITE



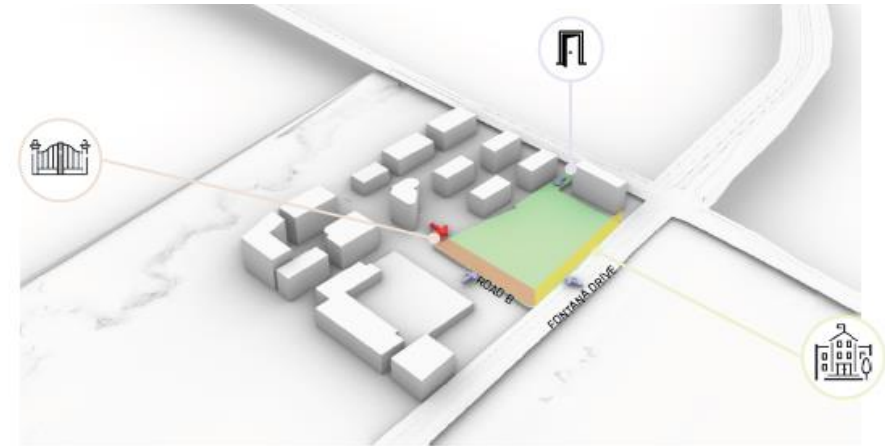
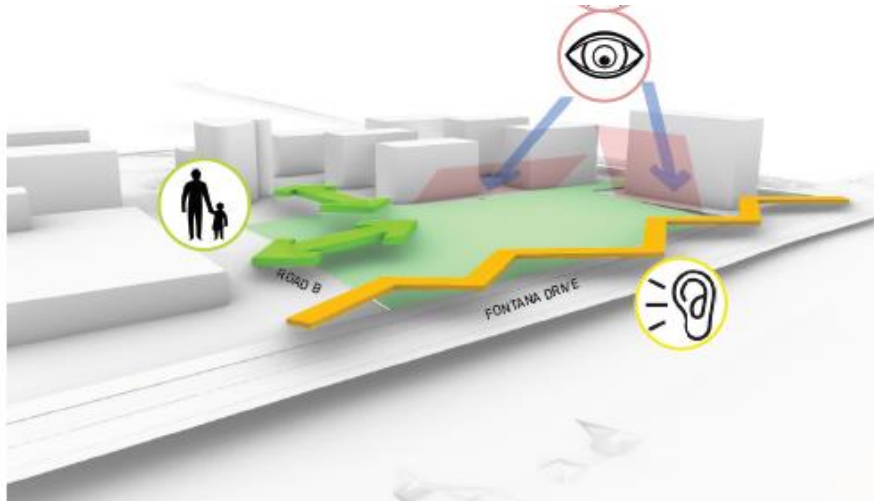
SITE CONSTRAINTS



SUN PATH

PREVAILING WINDS FROM WEST, WINTER WIND FROM SOUTH, EASTERN WIND DURING SUMMER

A 2-4 M HEIGHT DIFFERENCE TO PROPOSED GROUND LEVELS FROM NORTH TO SOUTH.



HIGH AIR AND NOISE DISTURBANCE FROM FONTANA DRIVE

GOOD LEVEL ACCESS INTO SITE

BUILDING FORM TO SET BACK FROM RESIDENTIAL PROPERTIES TO ALLOW VISUAL AND SOLAR ACCESS AND MINIMISING OVERLOOKING

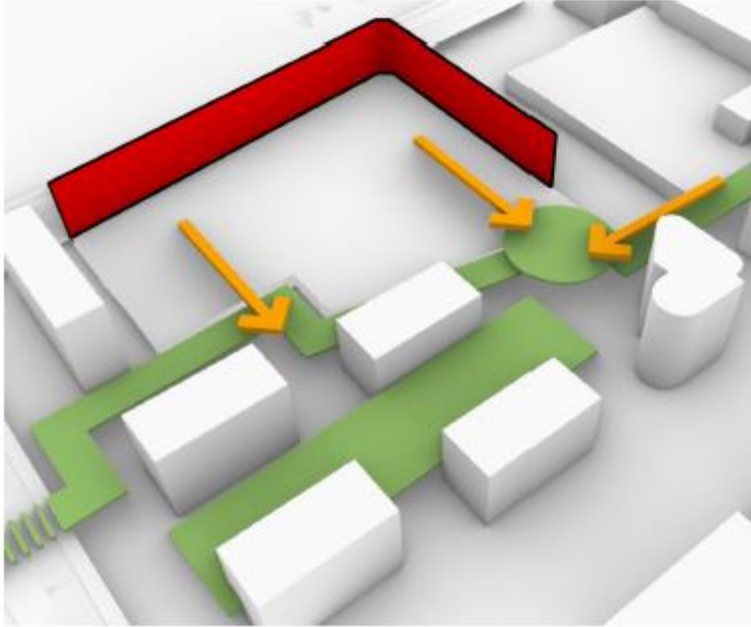
MAIN FORMAL ENTRANCE

SECONDARY ENTRANCES (CELL)

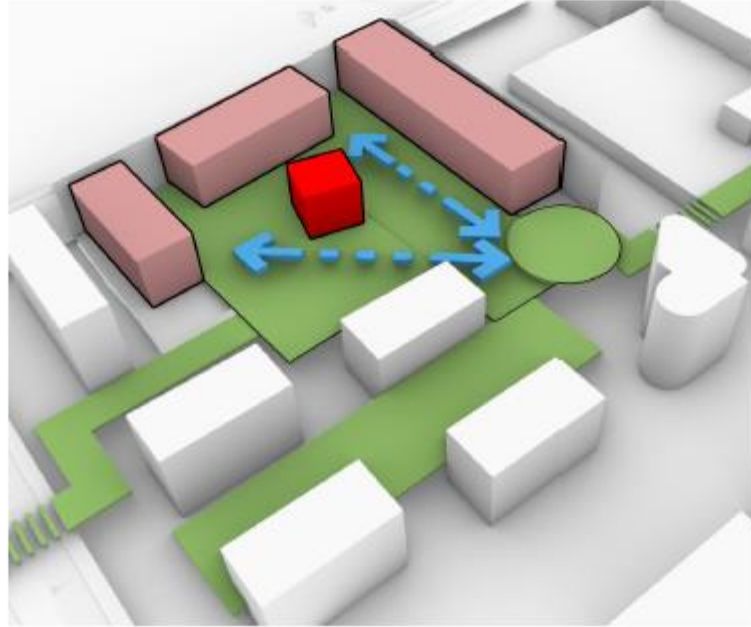
FONTANA DRIVE STREET FRONTAGE: LARGE SCALE STREET PRESENCE

ROAD B STREET FRONTAGE: PEDESTRIAN SCALE ADDRESS.

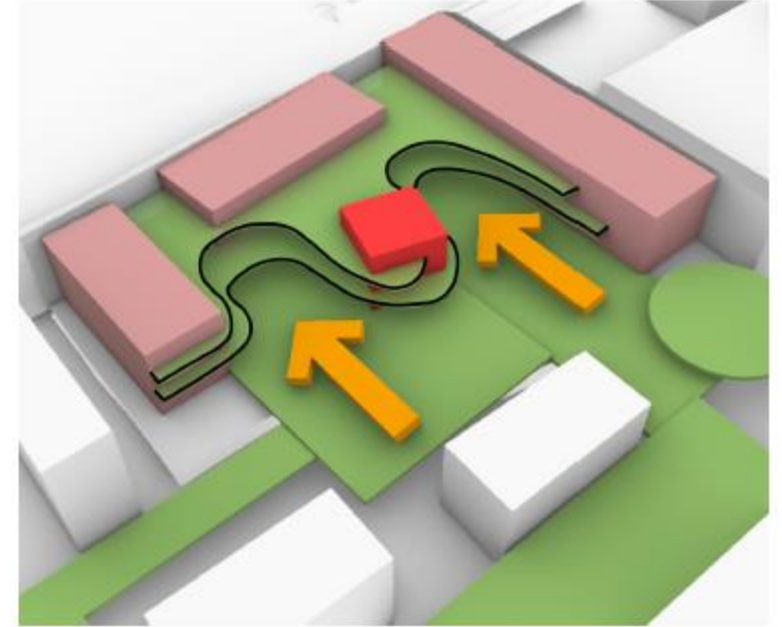
KEY MOVES



Buildings are orientated towards the pedestrian axial spine and plaza. The form then shelters internal spaces from the road.



Clear linear forms create internal courtyard spaces connected over a number of levels with the Knowledge Centre as the heart.



Outdoor spaces terrace up the building creating islands of outdoor learning and play opportunities

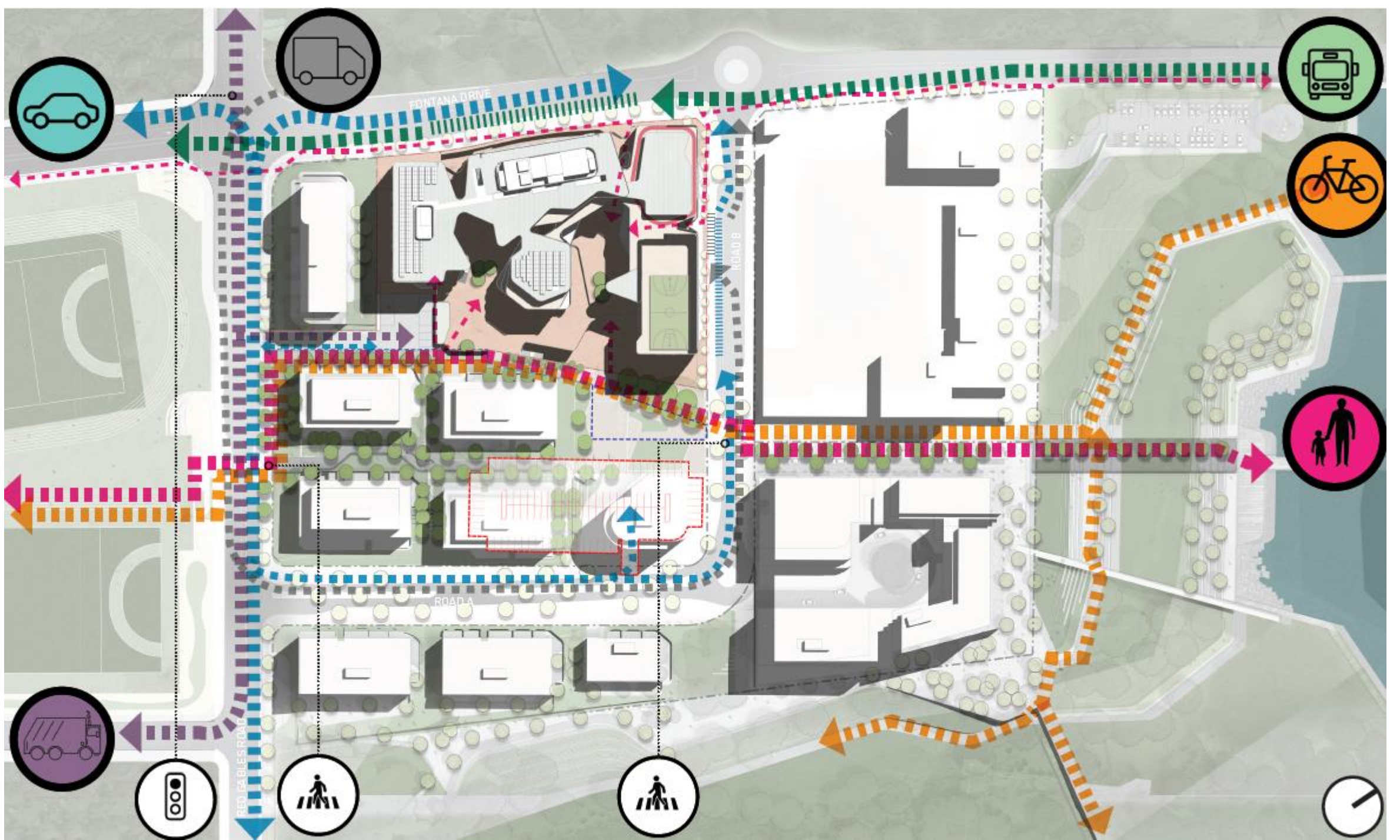
MASTERPLAN

- ① 10 BAY DELC DROP OFF
 - ② 12 BAY KISS AND DROP
 - ③ 5 BAY BUS PICK UP / DROP OFF (ON ROAD)
 - ④ MAIN ENTRY FORECOURT (SHARED PLAZA)
 - ⑤ LAY DOWN LOADING AREA AT STREET LEVEL
 - ⑥ CONCERGE CONTROL LINE AT STREET LEVEL
 - ⑦ PUBLIC ACCESS
 - ⑧ ADDITIONAL 12 BAY KISS AND DROP
 - ⑨ CHAMBER SUBSTATION AT STREET LEVEL
 - ⑩ SHARED WALL/SCREEN TO CELC GROUND AREA TO SOUTH BOUNDARY
 - ⑪ SHARED ROADWAY + PEDESTRIAN ACCESS TO HOCKEY FIELDS
 - ⑫ PEDESTRIAN CROSSING
 - ⑬ CYCLE RACK AREAS
 - ⑭ TEMPORARY CAR PARK (SUBJECT TO FUTURE DAI)
- SITE BOUNDARY EXTENT
 - SITE EASEMENT
 - SITE EASEMENT K

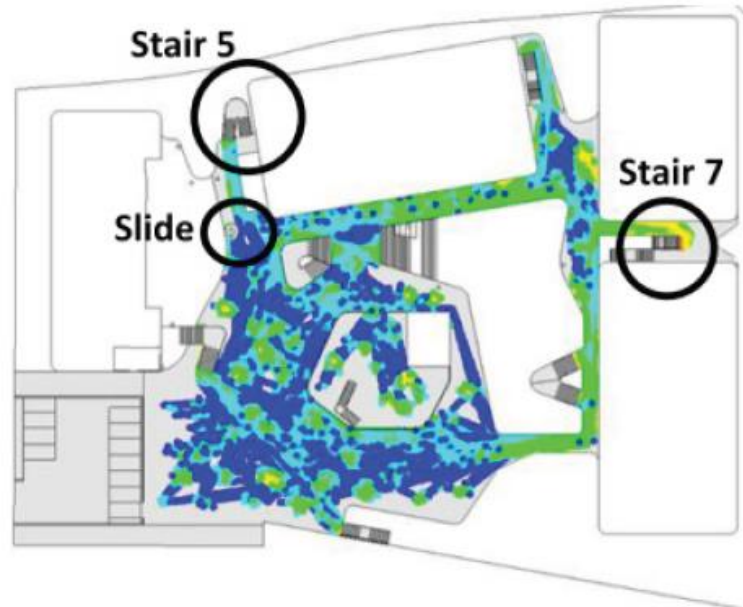


BIRDS EYE VIEW

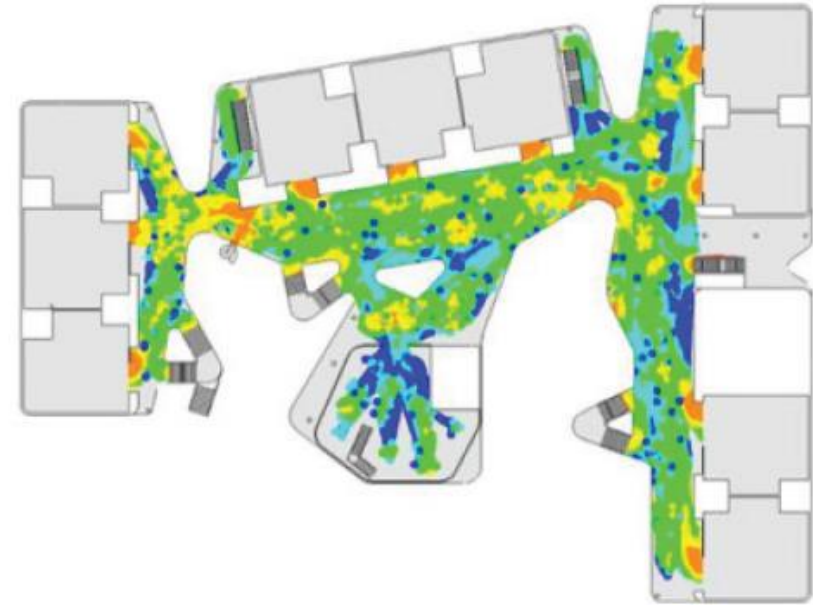




MOVEMENT



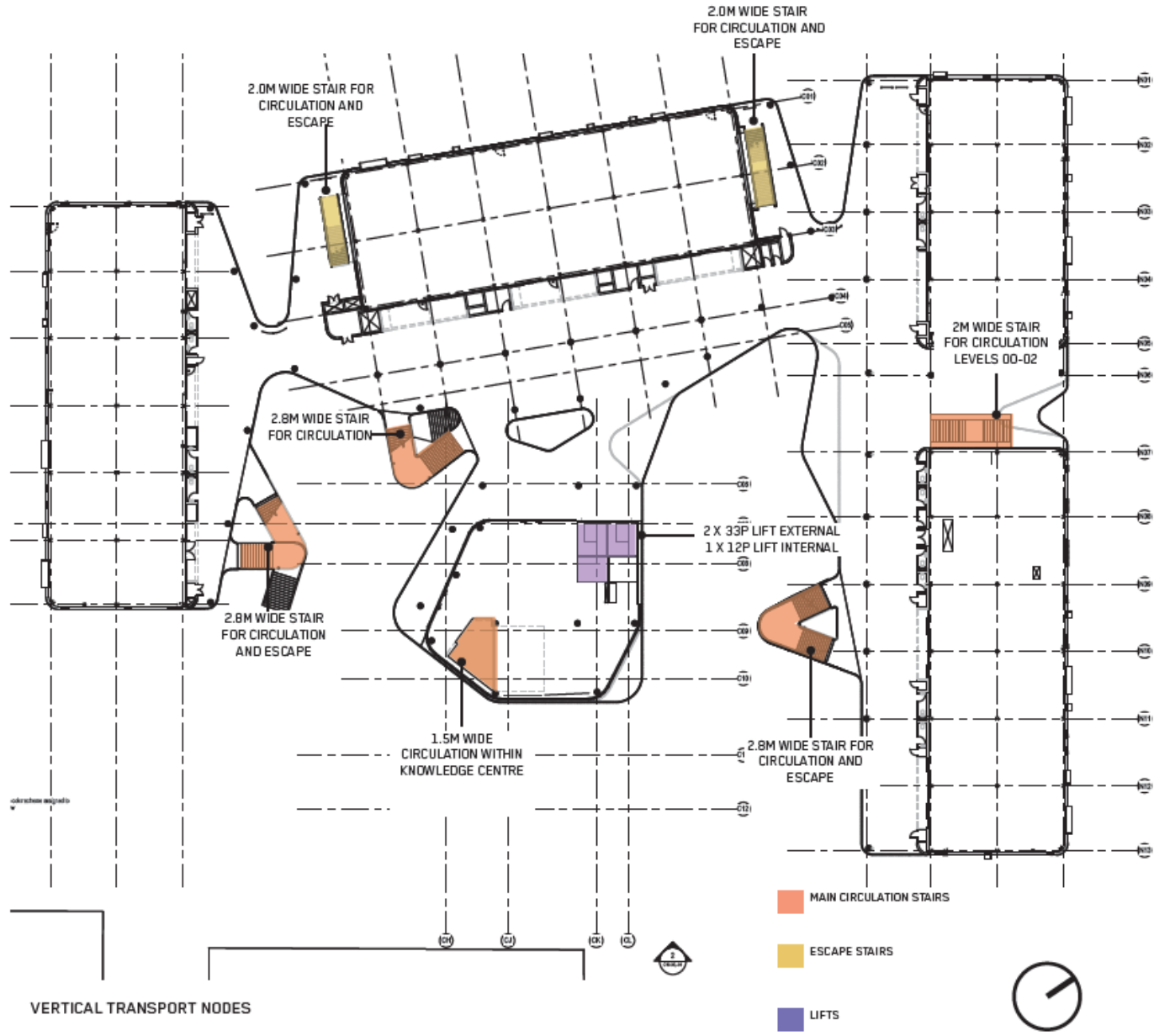
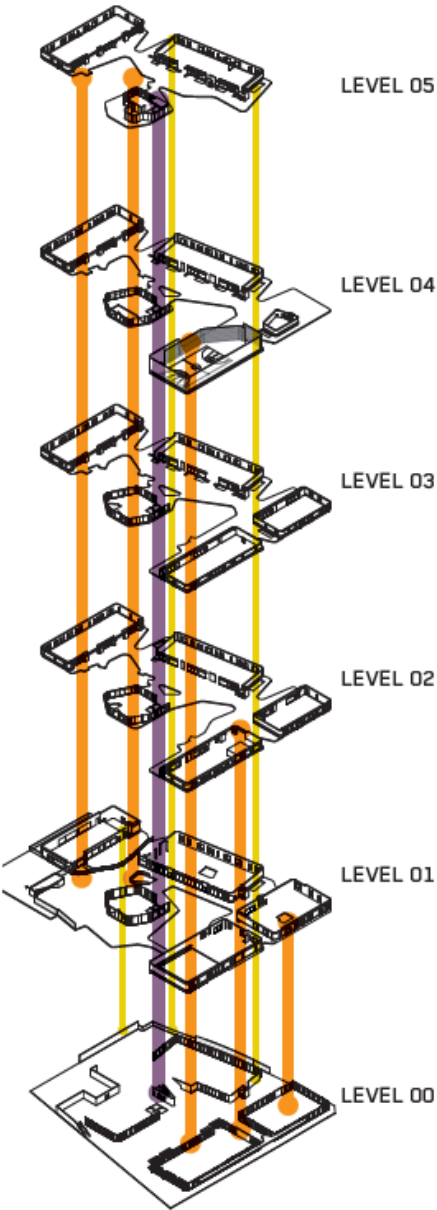
LEVEL 1 HEAT MAP OF PEOPLE FLOW



LEVEL 2 HEAT MAP OF PEOPLE FLOW

A	Free circulation
B	Uni-directional flows and free circulation. Reverse and cross-flows with only minor conflicts.
C	Slightly restricted circulation due to difficulty in passing others. Reverse and cross-flows with difficulty.
D	Restricted circulation for most pedestrians. Significant difficulty for reverse and cross-flows.
E	Restricted circulation for all pedestrians. Intermittent stoppages and serious difficulties for reverse and cross-flows.
F	Complete breakdown in traffic flow with many stoppages.

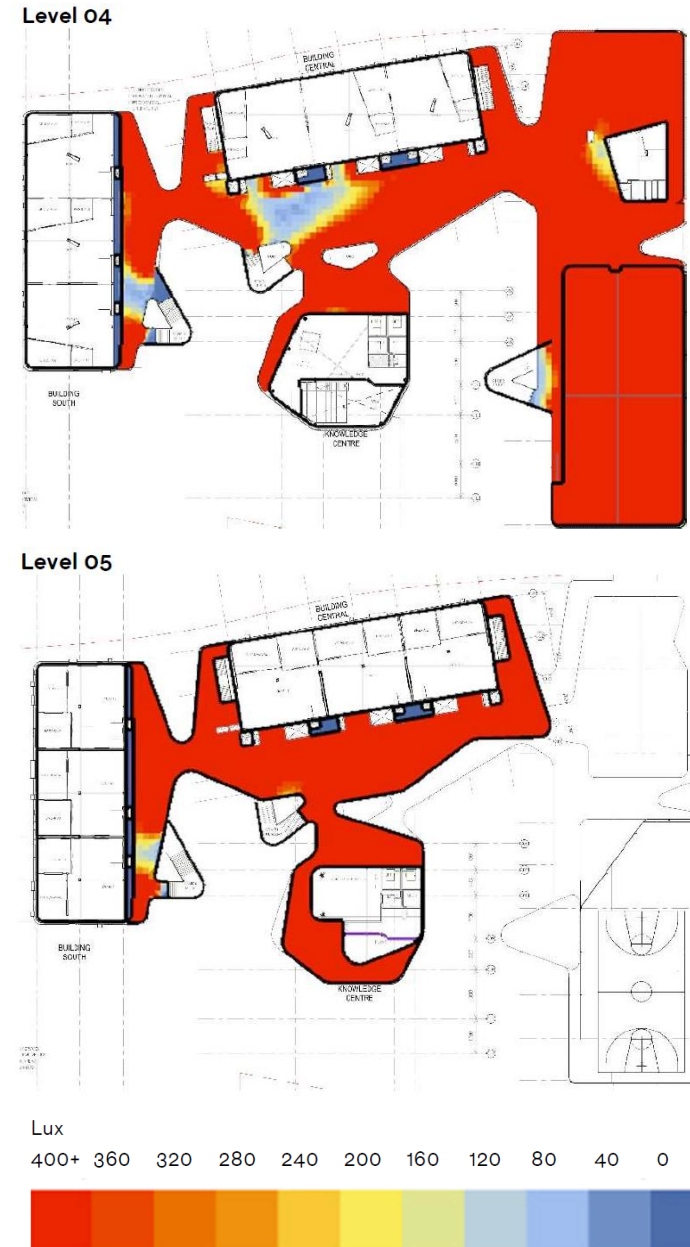
PEOPLE FLOW



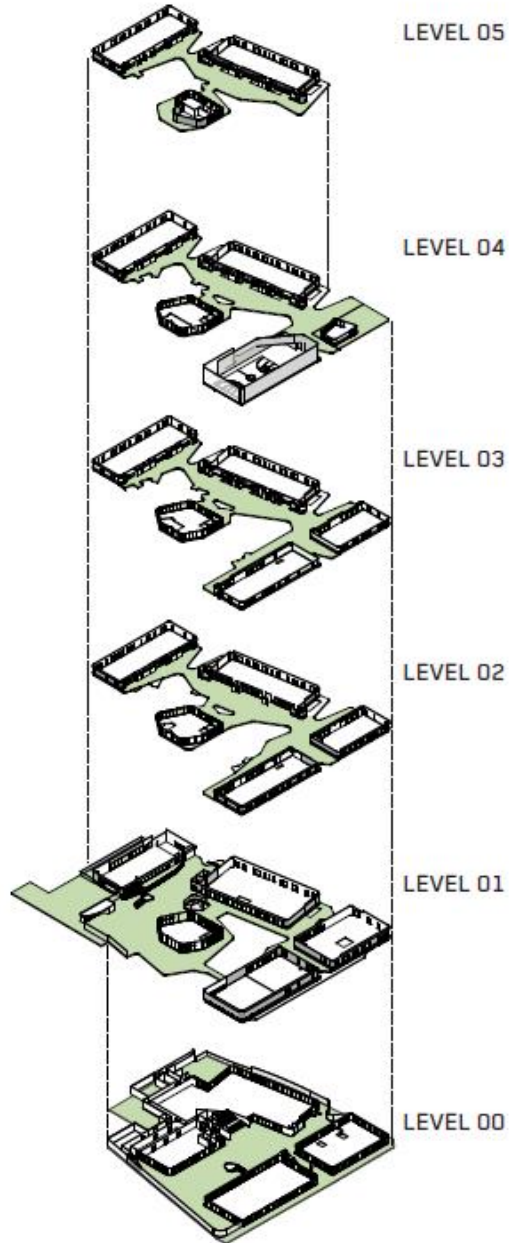
Daylight Study Results*:

- The overall results indicate the outdoor areas achieve approximately 80% spatial daylight autonomy (sDA), which demonstrates exemplar performance;
- The outdoor spaces are transient, and occupants can freely move to favourable areas suitable to their comfort levels and preference for daylight;
- For the areas raised as a concern by the DPIE on Levels 4 and 5, sDA levels of 85% plus are recorded for each season;
- Design changes as requested through the draft conditions is unlikely to provide meaningful daylighting benefits, but rather increase exposure to rain, wind and direct solar.

Daylight levels on June 2nd at 2pm for an overcast sky condition:



OUTDOOR AREAS AMENITY



OUTDOOR AREA DISTRIBUTION

AGE CLUSTER	LEVEL 0 AREA	LEVEL 1 AREA	LEVEL 02 AREA	LEVEL 03 AREA	LEVEL 4 AREA	LEVEL 5 AREA	TOTAL	RATIO
CELC 60 STUDENTS		420 SQM					420 SQM	7 SQM/STUDENT
K-4 600 STUDENTS		2765 SQM	2087 SQM				4852 SQM	8.1 SQM/STUDENT
YR 5-8 600 STUDENTS	1936 SQM			1970 SQM			3906 SQM	6.5 SQM/STUDENT
YR 9-12 360 STUDENTS					3129 SQM	1134 SQM	4263 SQM	7.1 SQM/STUDENT
TOTAL SCHOOL 1960							13 441 SQM	6.9 SQM/STUDENT



SECURE LINES



- Legend**
- - - Site Boundary
 - - - 1800mm High School Fence
 - - - Building provides Secure line
 - ^ Entry
 - █ Screen planting
 - Proposed Tree planting

GROUND PLANE

Legend

- Site boundary
 - 1800mm High Secure line fencing
 - Concrete
 - Synthetic Turf
 - Decking Area
- 1 Proposed Seating for Breakout and Amenity
 - 2 Peace Garden for Prayer and Respite
 - 3 Vegetable Gardens
 - 4 Proposed Exercise Course
 - 5 CELC Play Area
 - 6 Proposed Handball Courts with Shade Amenities
 - 7 Proposed Slide Connecting Level above with Playground
 - 8 Key Entry Points
 - 9 Sink and Workshop Benches for Constructive Learning
 - 10 Proposed Educational Markings for Learning and Play Opportunities
 - 11 Outdoor Seating for Staff and Student interface
 - 12 Chicken Coop
 - 13 Adventure play zone with Climbing structures for challenge and agility



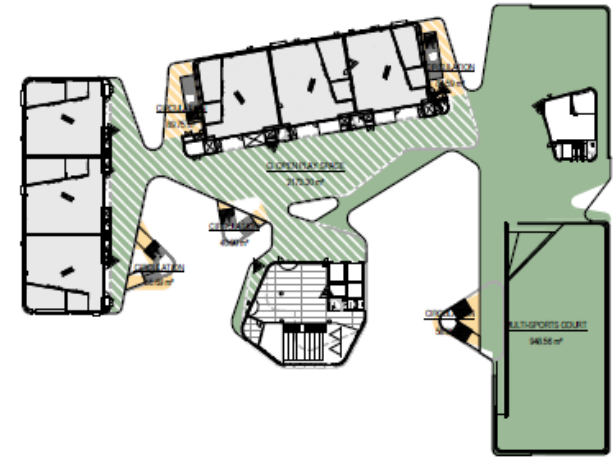




LEVEL 00



LEVEL 02



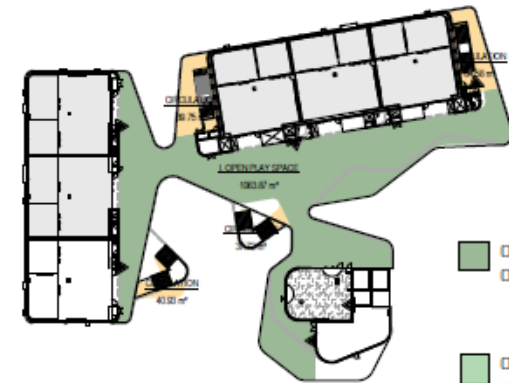
LEVEL 04



LEVEL 01



LEVEL 03



LEVEL 05

- OUTDOOR AREA WITH NO FLOOR DIRECTLY OVER
- OUTDOOR AREA WITH FLOOR DIRECTLY OVER
- MAIN CIRCULATION AREA EXCLUDED FROM OUTDOOR AREA CALCULATIONS
- UNOCCUPIED PERIMETER GROUND LANDSCAPE ZONE EXCLUDED FROM OUTDOOR AREA CALCULATION

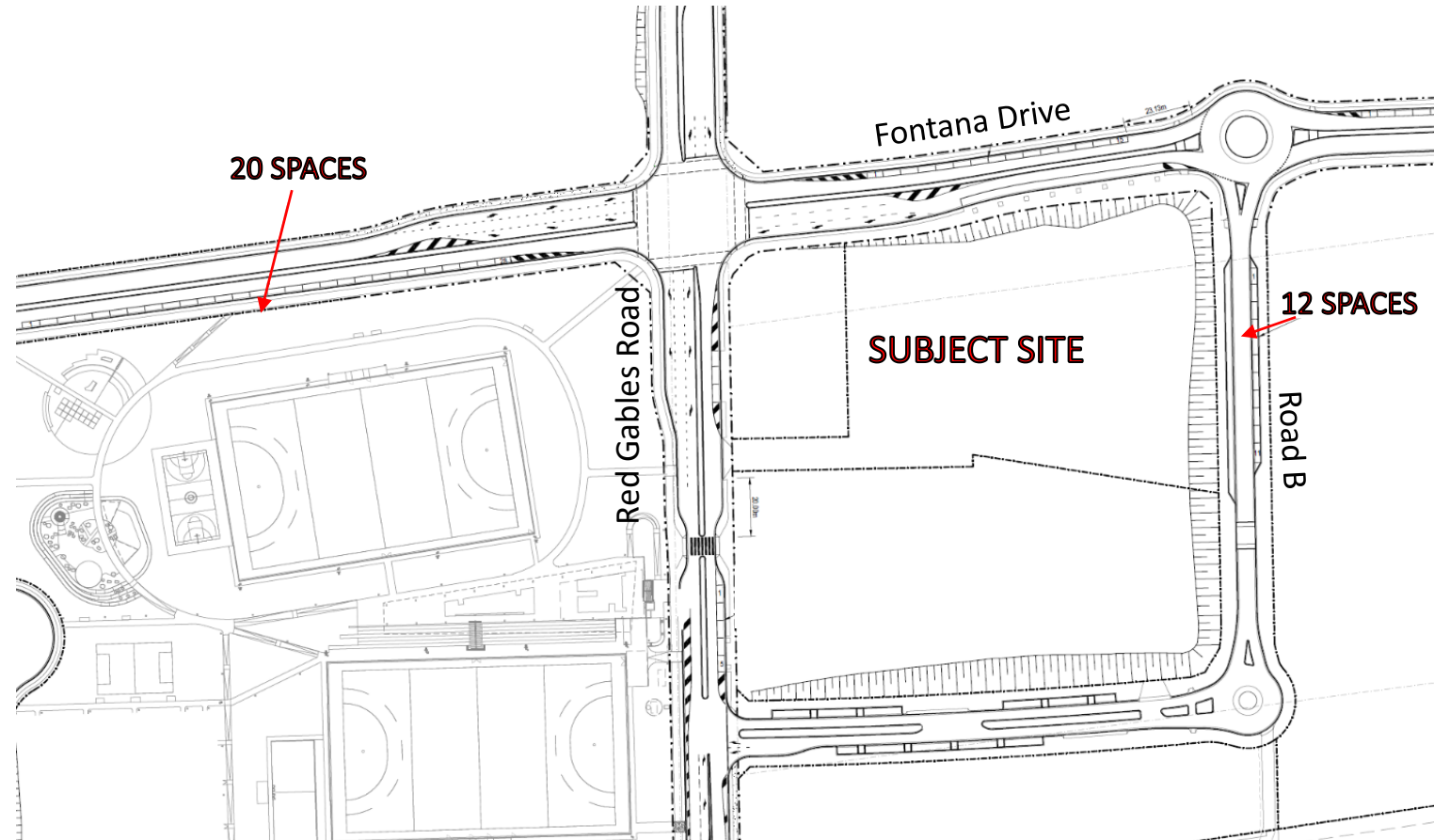


Santa Sophia Catholic College

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Drop-Off and Pick-Up Strategy

- Two separate drop-off / pick-up areas for primary and secondary schools at full capacity.
- Initially, the 12 spaces adjacent to the school will be sufficient.
- Drop-off / pick-up operation to be managed by School Staff.



Parking Strategy

- 110 staff parking spaces within the town centre as outlined in the deed between Celestino and CEDP.
- No student parking has been provided in accordance with CEDP policies.
- Visitor parking demand of 25 vehicles, accommodated within a 400m radius of the site and accounts for 4% of the total parking available



Green Travel Strategy

- A Green Travel Plan is to be provided detailing strategies to encourage alternative modes of transport.
- The Green Travel Plan would be reviewed annually to assess the effectiveness of the implemented strategies;
 - Bus bays on Fontana Drive, which can accommodate a total of 5 buses;
 - 252 bicycle spaces to encourage alternative modes of transport.

