



Document Control Sheet

Project: Queenwood Ingleside Campus
Master Plan

Report Title: Ingleside Campus Master Plan
2019

Client: Queenwood School for Girls

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Date: October 2019

Rev	Date	Description
A	09.10.19	Draft for Review

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01 Concept

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Introduction

The proposal has identified five key influences;

1. The Client Brief requiring a number of large, defining, ostensibly flat playing surfaces
2. The topography of the land
3. Bushfire overlays indicating portions of the site at risk
4. The possibility of future land acquisitions
5. The need to stage the works, in particular the gym and pool

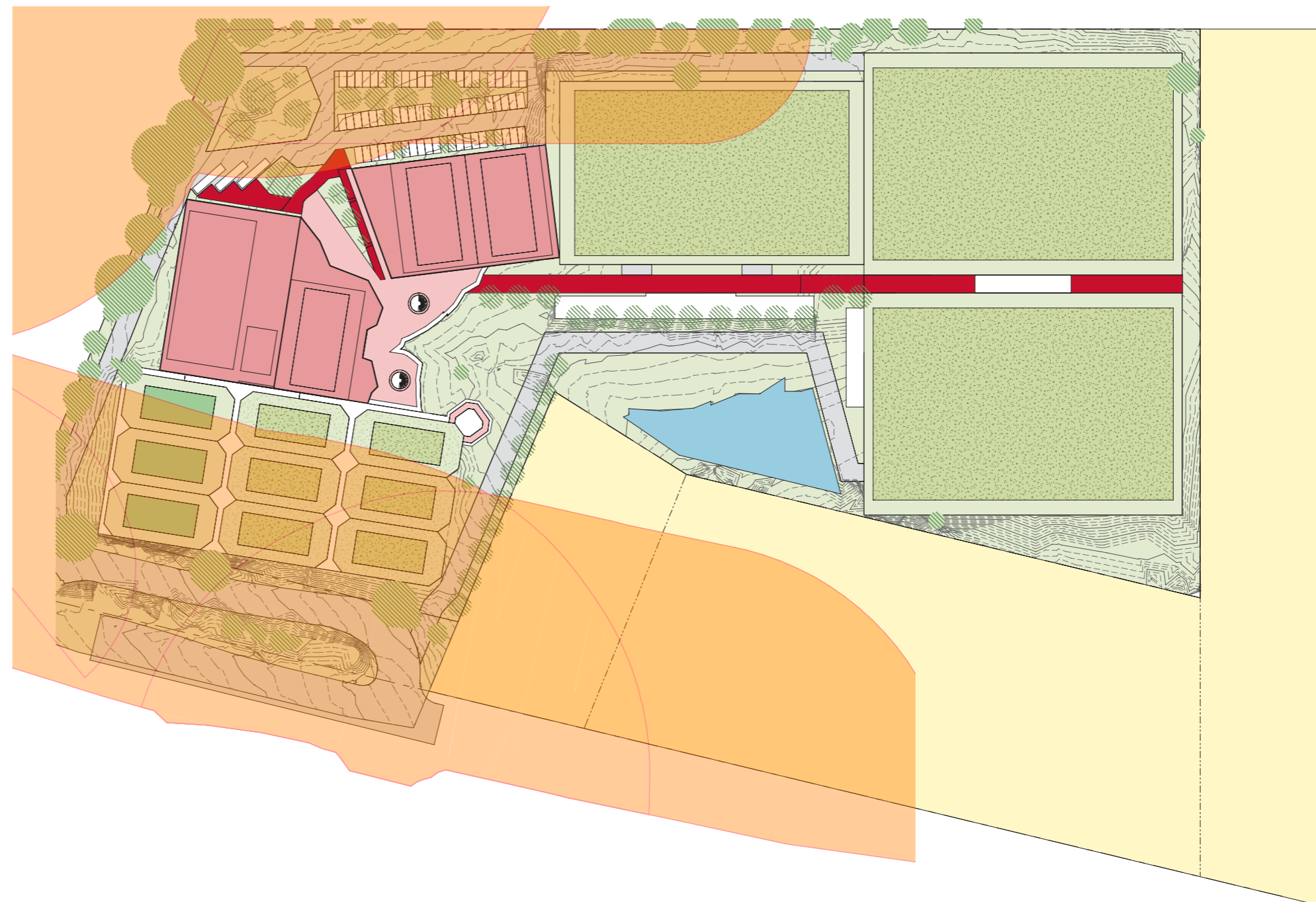
These influences have been drawn together, pre-empting a range of user experiences.

Key to this is the conception of the Sports Centre, pivotal in choreographing movement and capturing social energy and community spirit.



Whilst sport itself is the essential and defining character of the place, what happens off-field is often as (or more) important. This is true for players as well the culture of the sports played.

It can also be true of the planning and architecture. The fields, courts and pool are defined by standards and regulations, much like the sport they facilitate. They are dominant in relation to land form and landscape.

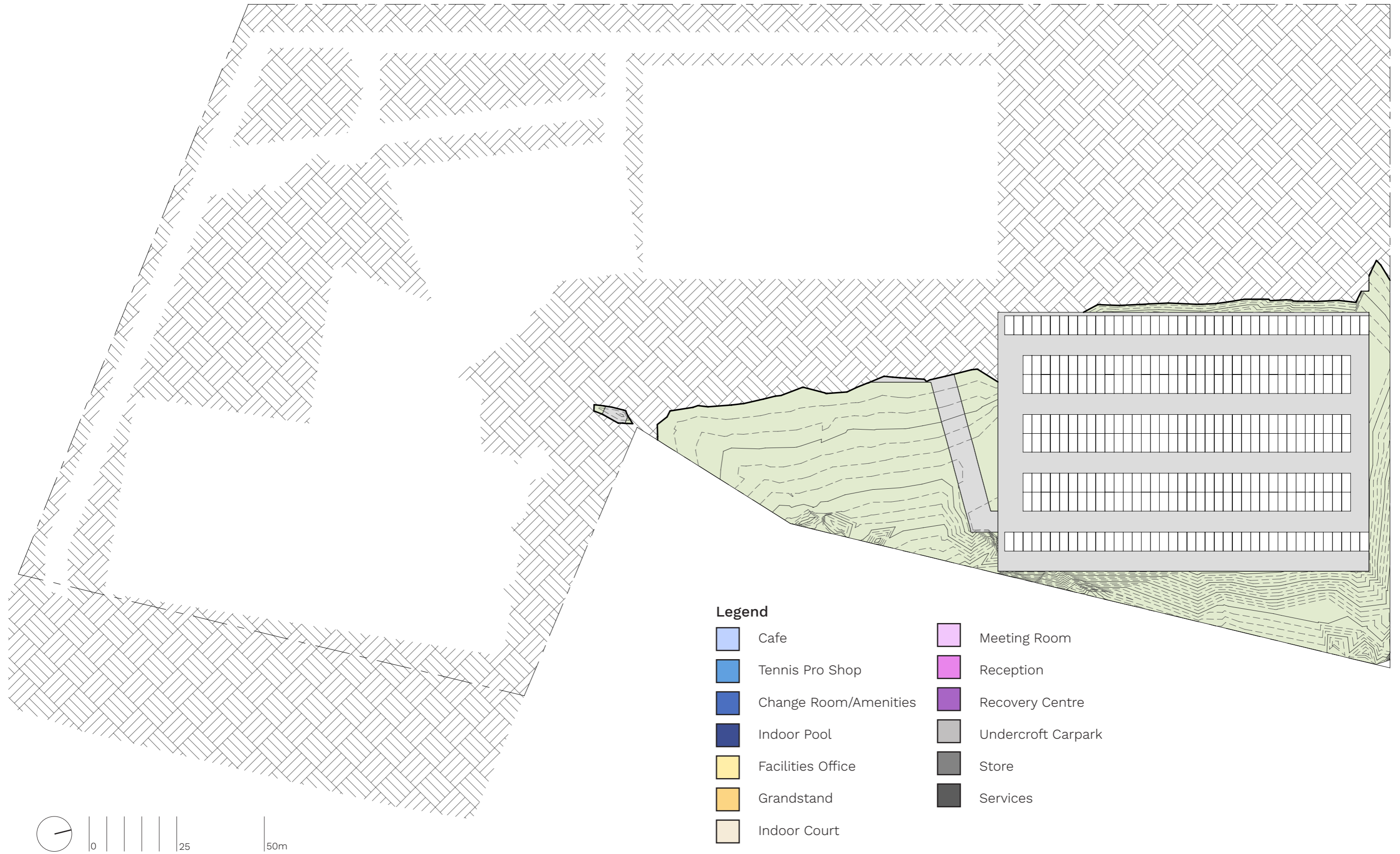
Conversely, social spaces are able to be responsive to the natural environment, providing a healthy, stimulating and balanced relationship between life on and off the field.

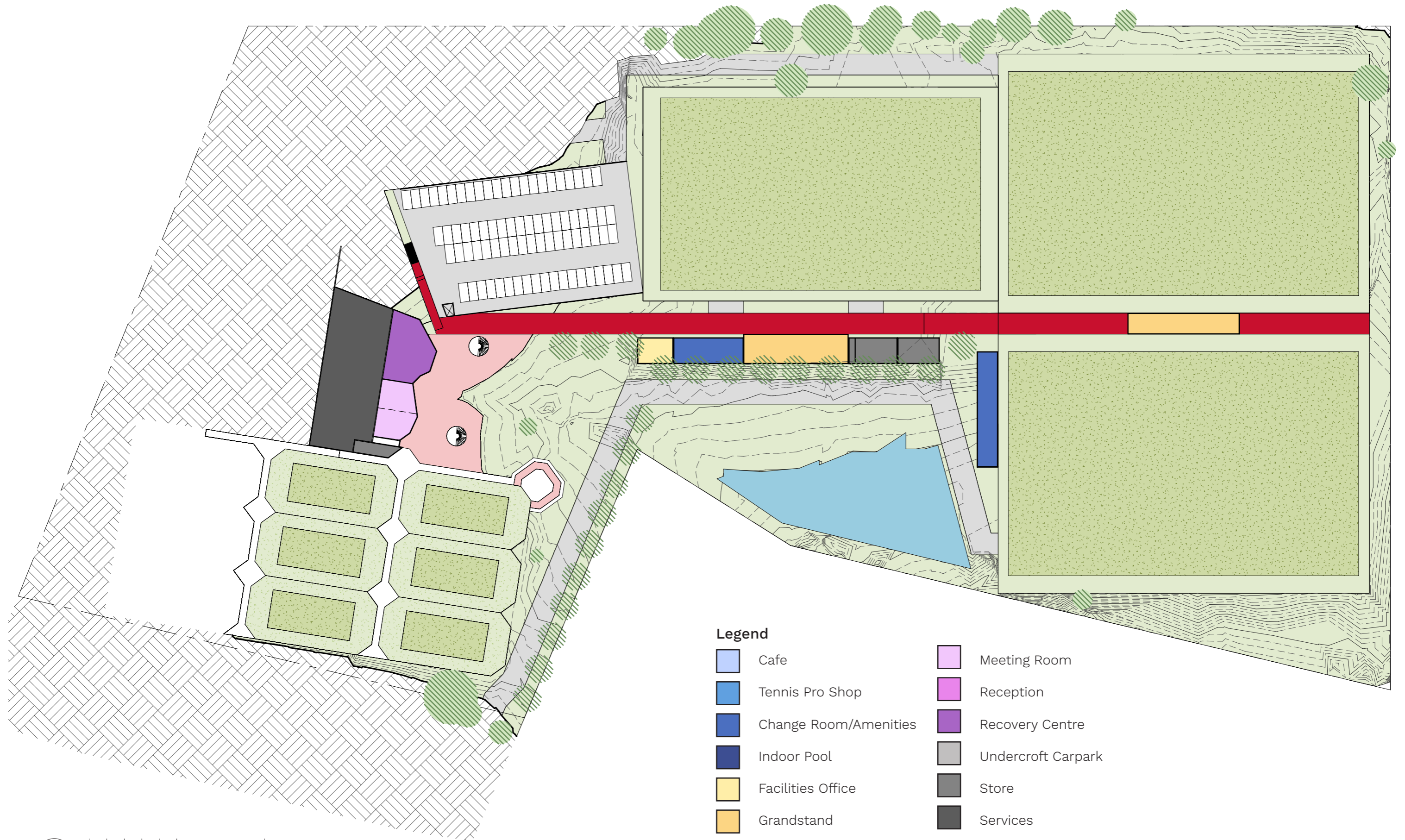


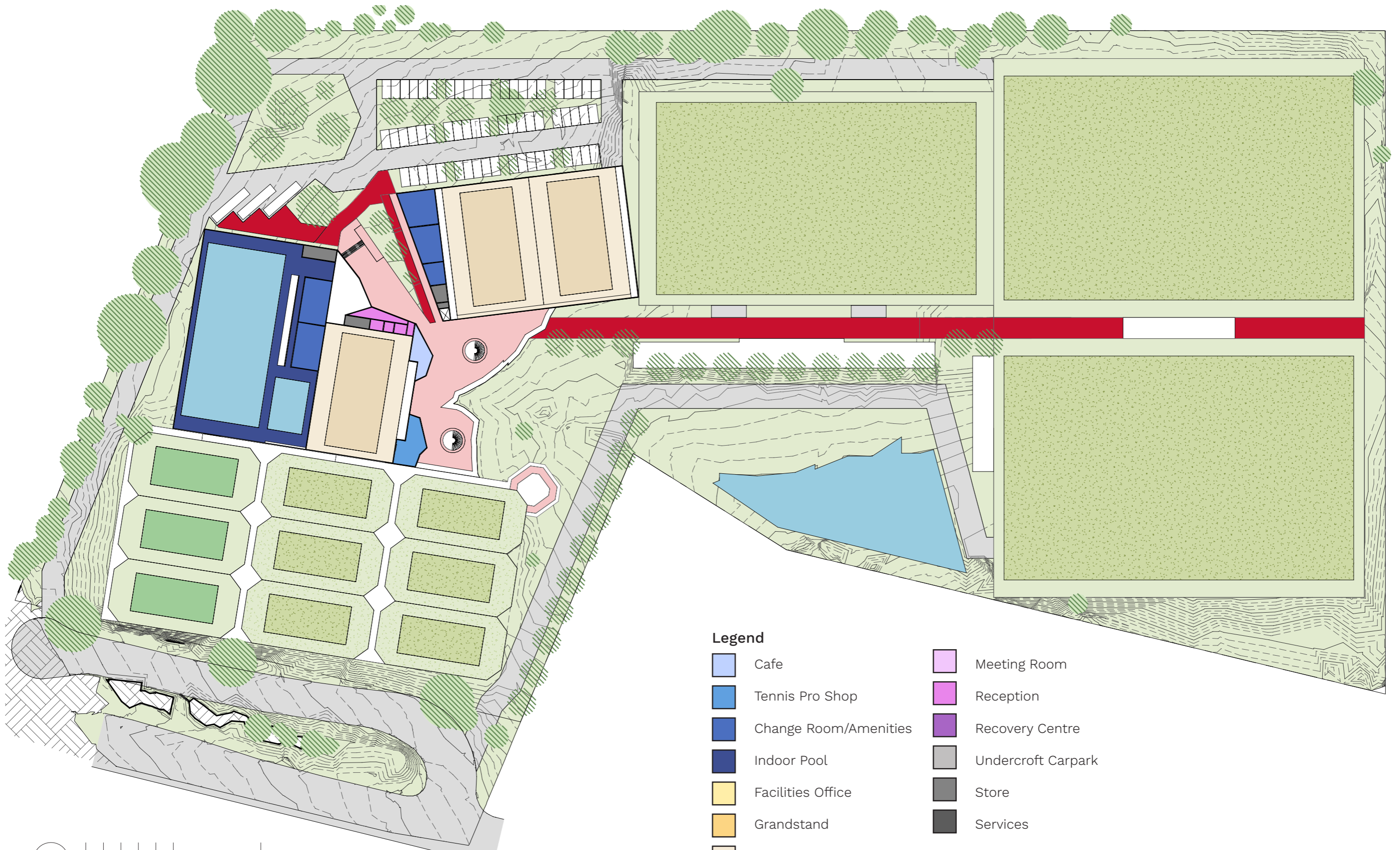
Legend

-  Bush Fire Asset Protection Zone
-  Adjacent Land

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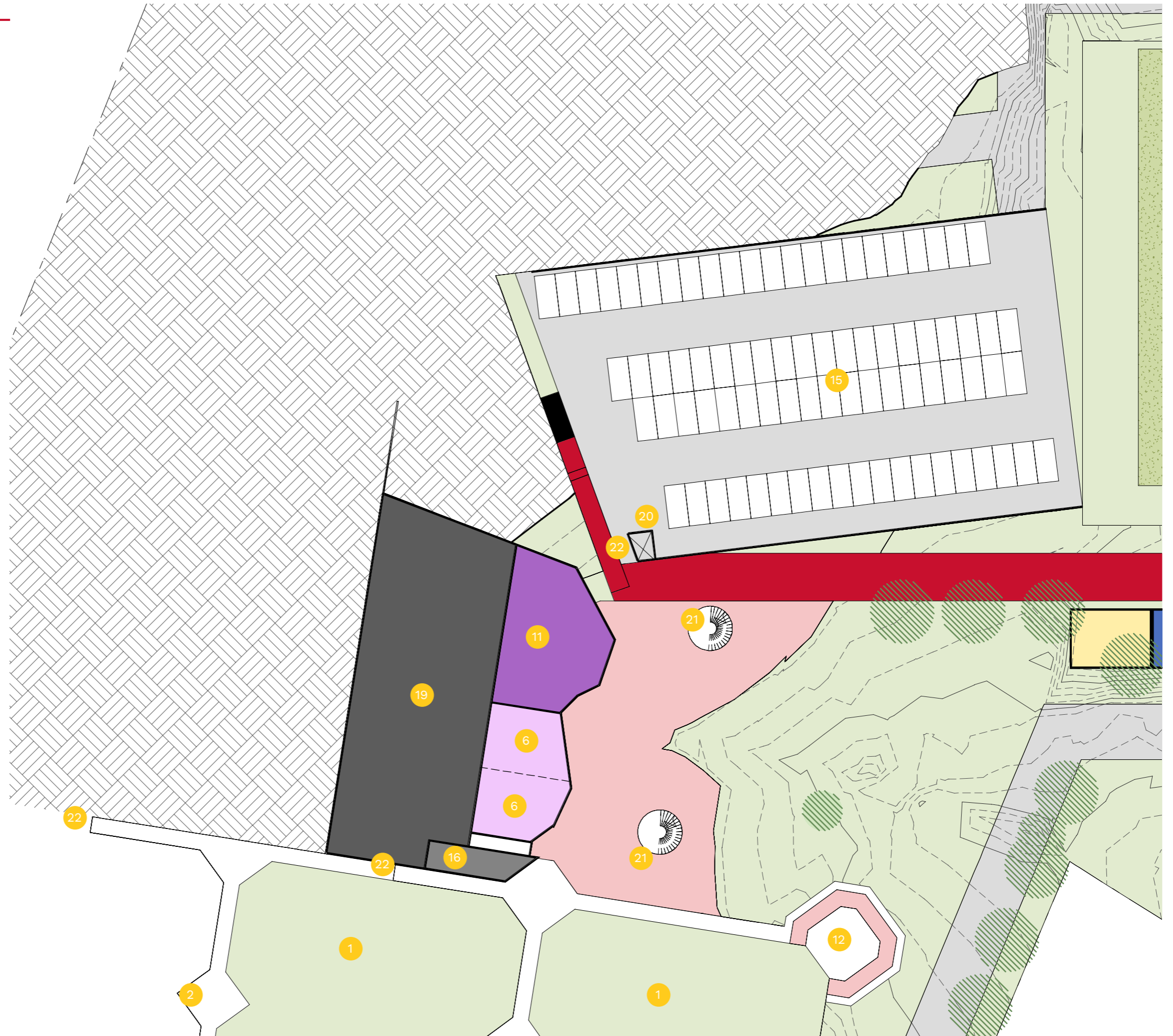




Indoor Centre L00

Legend

- 1 Court
- 2 Spectator seating
- 3 Queenwood Storage
- 4 Community Storage
- 5 Foyer and Reception
- 6 Meeting Room
- 7 Change Room
- 8 Amenities
- 9 Cafe
- 10 Function Space
- 11 Recovery Centre
- 12 Playground
- 13 50m Pool
- 14 Training Pool
- 15 Carpark
- 16 Tennis Equipment Store
- 17 Tennis Reception and Pro Shop
- 18 Hitting Wall
- 19 Services and Tanks
- 20 Lift
- 21 Stair
- 22 Ramp



Indoor Centre L01

Legend

- 1 Court
- 2 Spectator seating
- 3 Queenwood Storage
- 4 Community Storage
- 5 Foyer and Reception
- 6 Meeting Room
- 7 Change Room
- 8 Amenities
- 9 Cafe
- 10 Function Space
- 11 Recovery Centre
- 12 Playground
- 13 50m Pool
- 14 Training Pool
- 15 Carpark
- 16 Tennis Equipment Store
- 17 Tennis Reception and Pro Shop
- 18 Hitting Wall (off page south end of central court)
- 19 Services and Tanks
- 20 Lift
- 21 Stair
- 22 Ramp



02 Staging

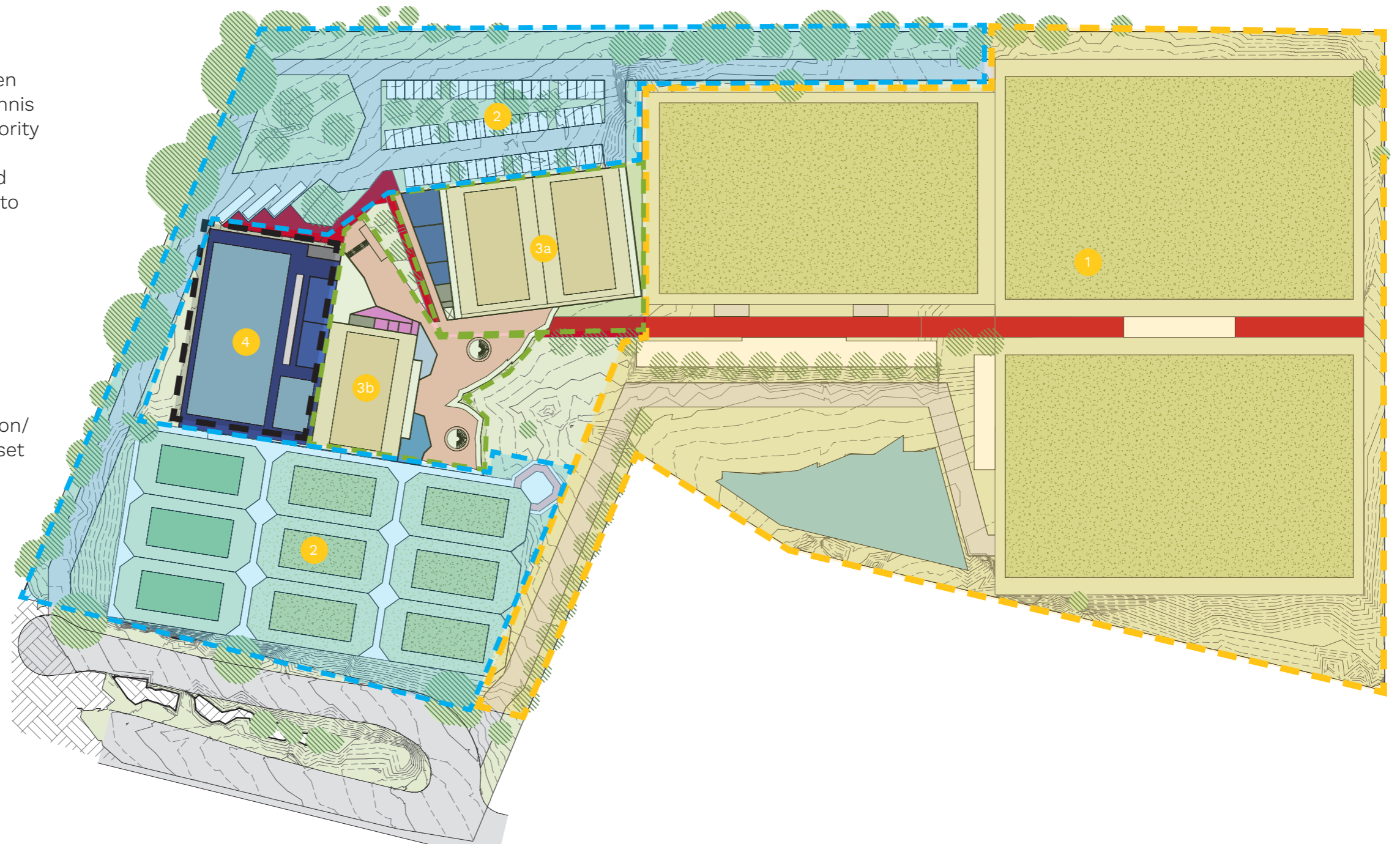
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Staging

The staging of the Master Plan is guided by the priorities of Queenwood School with the following functions listed in order of priority:

1. Fields (hockey and football)
2. Tennis Courts (although must be completed by 2024)
3. Indoor Centre (may be two stage)
4. Aquatic Centre

In the event that the fields have not been completed in time to enable Stage 2 tennis courts to be delivered by 2024, then priority 1 and 2 will be swapped. Parking and other associated servicing (i.e. tanks and detention) are to be staged as required to maintain functionality for the site.



- 1 Stage 1
Fields, undercroft parking, bleachers, change rooms, amenities block, maintenance block
- 2 Stage 2
Tennis Courts, temporary tennis reception/pro shop and outdoor parking and bus set down
- 3a Stage 3a
Two indoor courts, change rooms, undercroft parking, storage
- 3b Stage 3b
Indoor court, centre reception, meeting rooms, tennis reception/pro shop, recovery centre, cafe
- 4 Stage 4
50m pool, training pool, change rooms, store

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Area Schedule

Area Schedule

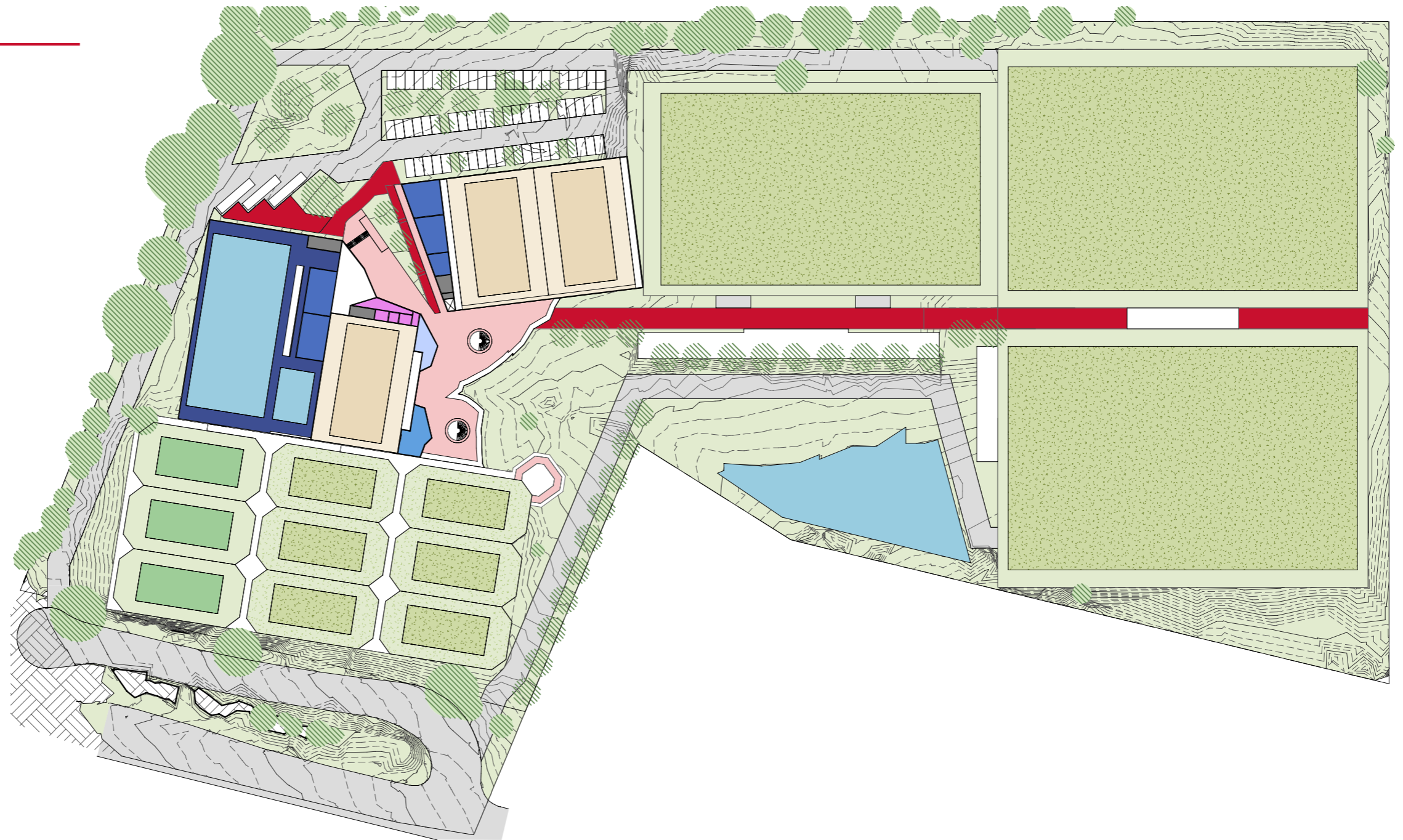
Function	m ²
Cafe	54
Tennis Pro Shop	80
Change Room/Amenities	750
Indoor Pool	1950
Circulation Indoor	153
Circulation Outdoor Undercover	2005
Facilities Office	70
Grandstand	415
Indoor Court	3000
Meeting Room	165
Reception	68
Recovery Centre	215
Under Croft Car Park	10200
Store	280
Services	740

nb: areas above exclude wall thickness

Legend

- Cafe
- Tennis Pro Shop
- Change Room/Amenities
- Indoor Pool
- Facilities Office
- Grandstand
- Indoor Court
- Meeting Room
- Reception
- Recovery Centre
- Undercroft Carpark
- Store
- Services

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Stage 1 - Fields

Function	m ²
Change Room/Amenities	345
Facilities Office	70
Grandstand	415
Under Croft Car Park (~300 spaces)	7844
Store	177

Stage 2 - Tennis

Function	m ²
Temporary provision for pro shop and amenities	200
Outdoor Car Park (60 spaces)	~4500

Stage 3 - Indoor Centre

Function	m ²
Cafe	54
Tennis Pro Shop	80
Change Room/Amenities	203
Circulation Indoor	153
Circulation Outdoor Undercover	2005
Indoor Court	3000
Meeting Room	165
Reception	68
Recovery Centre	215
Under Croft Car Park (80 spaces)	2357
Store	74
Services	740

Stage 4 - Aquatic Centre

Function	m ²
Change Room/Amenities	198
Indoor Pool	1950
Store	31

03 Analysis

Cars	17
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Cars

Cars are located in two locations as follows;

- 1 Indoor Centre
- 2 Under Field

Based on available data, total parking numbers of approx 300 can be split into the two groups indicated

Indoor Centre

The indoor centre requires approximately 150 spaces. 140 have been provided in order to include more landscaping but there is the potential to increase the number if detailed modelling requires it.

- 1A outdoor parking (60)
- 1B undercroft parking (80)

Under Field

The three fields require approximately 150 spaces. Under field parking allows for approx 300.

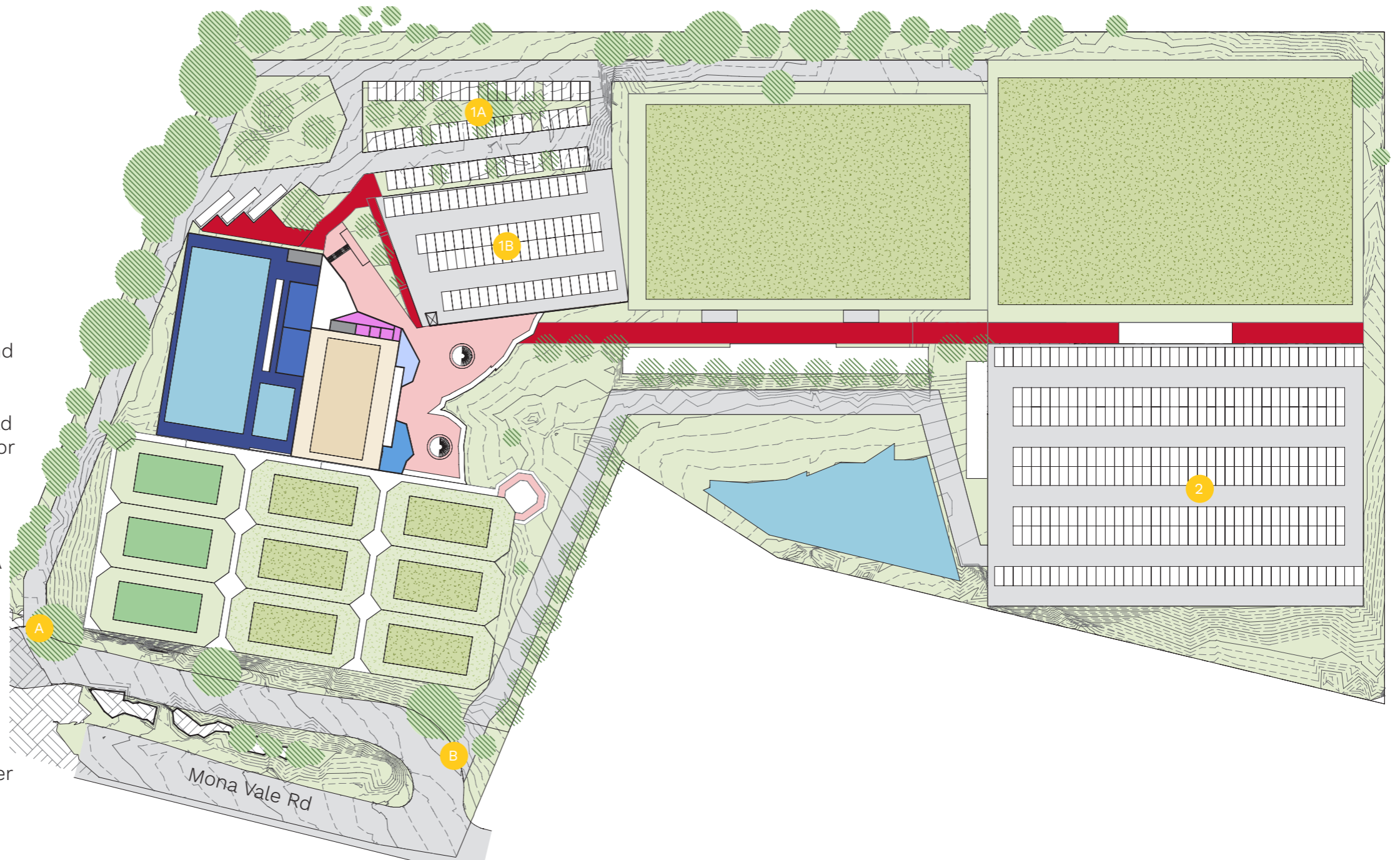
The indoor centre parking anticipates weekly use of the pool, courts, and tennis facilities.

The under field parking anticipates weekend peak use of the fields including potential overflow/maximum use i.e. carnivals or large events. The location of the under field parking is well located and sized to cater for future expansion to adjacent sites.

Vehicle access to the site is via two entrances;

- A Accessing the indoor centre and parking 1A and 1B
- B Accessing the north portion of the site including parking 2

Finite traffic engineering is yet to be undertaken, this may affect things such as final parking numbers, turning circles and site access configurations (entry B may require turn around at the cul-de-sac rather than right turn access off Mona Vale Rd).

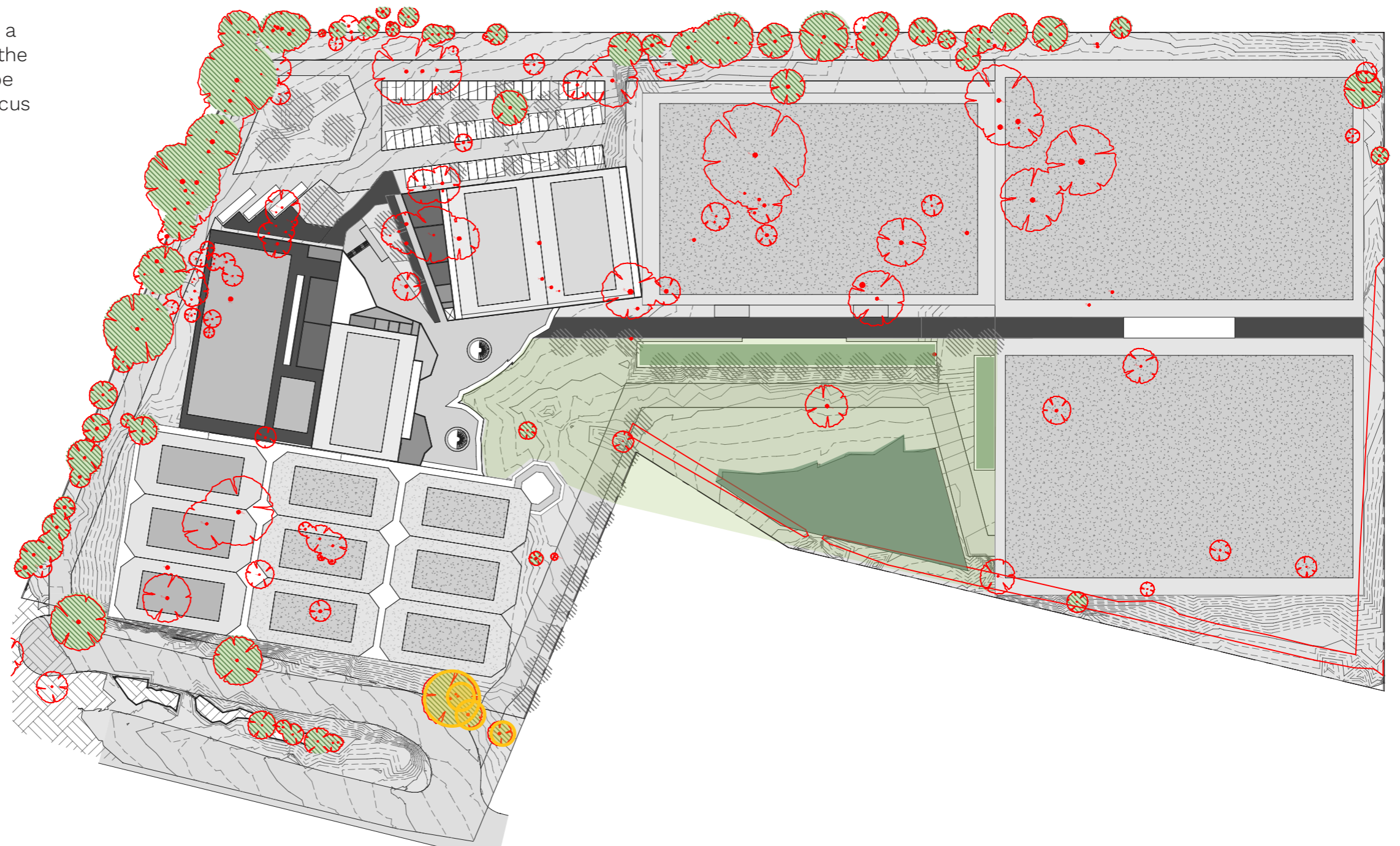


Trees & Landscape

Trees requiring removal are shown in red. Existing trees to be retained shown in green. Number of trees that require approval to be removed is awaiting finalised survey and tree report.

Heritage listed trees are shown in yellow. The tennis courts are not parallel to that boundary to avoid the tree zones. Final tree clearances are yet to be determined. Once known, the east edge of the tennis courts will be able to be finitely located.

The detention basin may be considered a landscape feature. It is an extension of the social heart of the complex and could be planted with endemic species with a focus on flora and fauna diversity.



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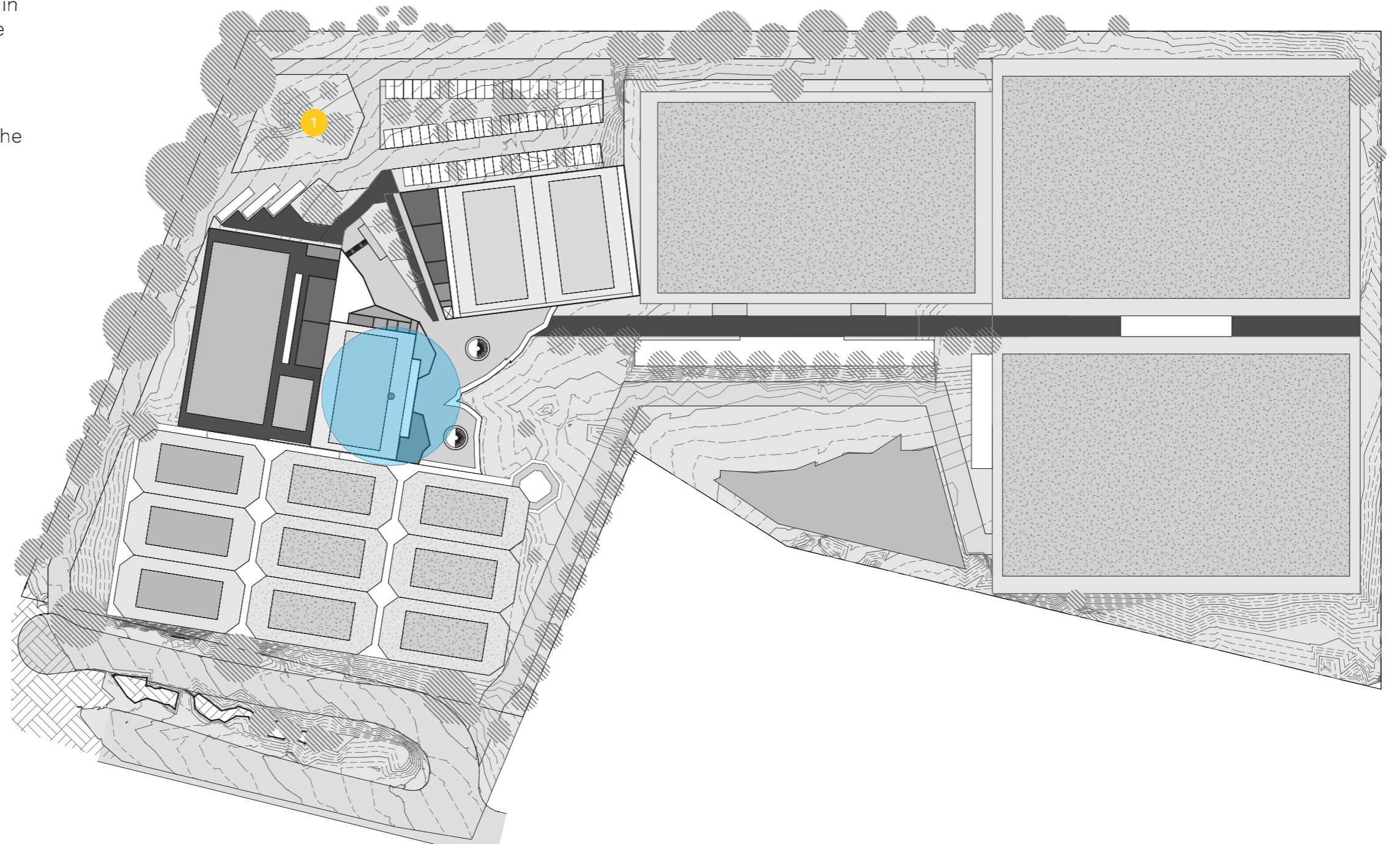
Well

The well location is shown with a 20m radius indicating the zone for allowable relocation without approval.

Both the well and the 20m zone fall within the currently proposed building footprint therefore requiring approval to relocate if desired.

A minor amendment to the terrace edge would allow the well to be relocated within 20m but its potential location is not desirable due to servicing requirements in close proximity to the social heart of the centre.

If retention is desired or necessary, a 'feature' could be made of the well by locating it in the centre of the green at the entry to the indoor centre ①.

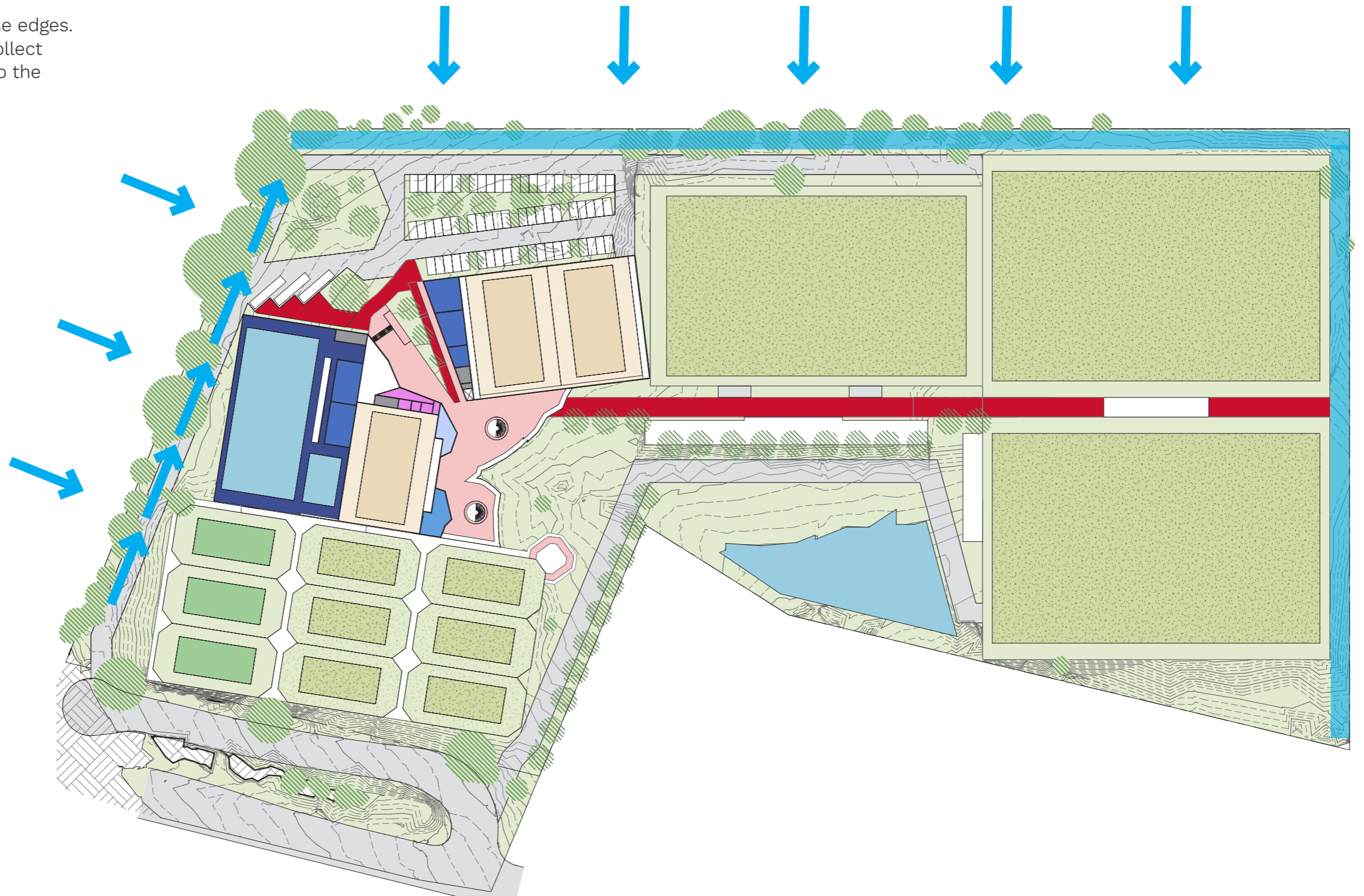


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Storm Water

Consultant advice has indicated a preference for redirecting neighbouring storm water run off around the site rather than collecting it with on site storm water.

This has resulted in swale set backs to the north and west boundaries. Spatial constraints to the south and east boundaries prevent swales on these edges. Therefore the southern road will collect neighbouring run off and direct it to the western boundary swale.

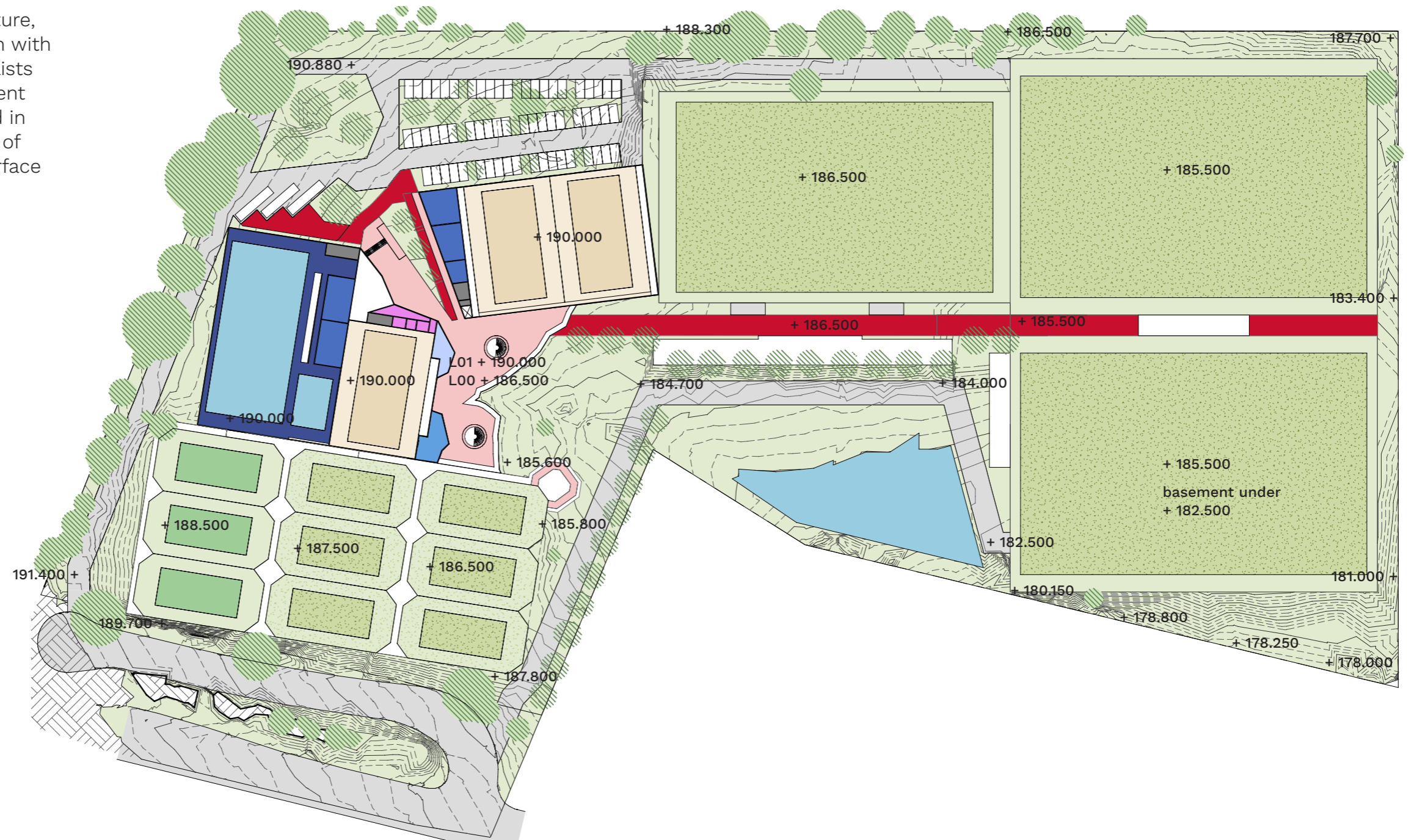


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Levels

Levelling of a large part of the site is inevitable due to the nature of fields being both large and ostensibly flat. Consideration has been given to minimising the extent of earthworks from both a cost and sustainability perspective. Consideration has also been given to reducing the size and extent of retaining, and where possible, there is space dedicated to batter the ground in place of hard retaining walls.

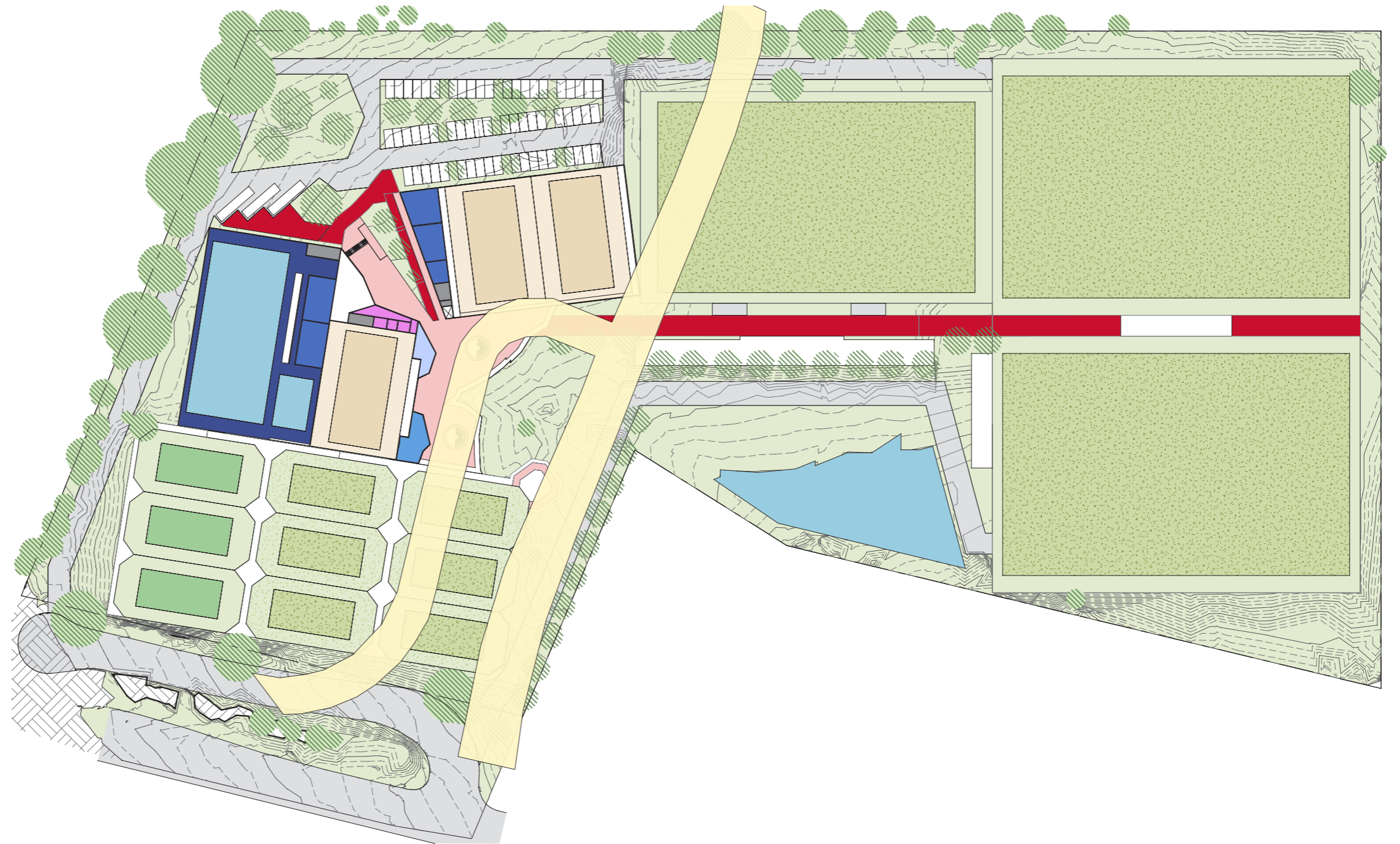
Levels indicated are preliminary in nature, further consideration and consultation with civil engineers and sports field specialists is required to understand and document the specific optimal falls on each field in the locations shown, and the amount of sub-grade required below finished surface levels.



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Proposed Road Extension

This drawing overlays the previously proposed roadway through the site, over the proposed layout. It indicates the incursion of the road, the impact on the site and the loss of facilities if the road needed to be considered as an integral part of the development.



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