

Saint Ignatius' College - s4.55 Modification to SSD 7140

JULY 2020

P M D L 



Saint Ignatius' College
RIVERVIEW

INTRODUCTION

Preface

St Ignatius' College submitted a SSD application in 2015 for the Concept approval of their masterplan for the Senior campus and detailed approval for Stage 1 works. Consent was received in 2016 and the College has completed Stage 1 works in line with the approved design. Since completion of the Stage 1 works last year the College has been focusing on Stage 2 of the plan, which was approved under the Concept Design Consent as the Wallace precinct. Since that time the College has invested considerable time in assessing the viability of the works for the Learning Precinct, specifically the Stage 2 Wallace proposals, from both an economical and operational perspective as well as its ability to cater for evolution of its curriculum offer. That assessment determined that what was proposed as a new building termed the 'Wallace Learning Precinct' would need to be implemented in two stages in order for the College to stay within an acceptable level of debt and to enable continued operation of the College during and after completion of Stage 2 works. Hence the works have been separated into two smaller stages the first known as the Wallace Building and second being the Link Building. These are now shown as two separate stages in the revised proposals.

The assessment also highlighted a need for increased floor area within this precinct of the campus to provide diversification of the College's curriculum offer including a greater range of learning settings to support this, better provision for Student support and services and Staff social and professional development and enable absorption of the Food and Beverage offer, previous shown as a separate new building in the Concept proposals. With proposed subsequent stages in the learning precinct limited to fit out within existing building fabric the College is seeking to capitalise on the one area of new development to future proof their facilities for the reasons mentioned above as opposed to any intended growth in school population.

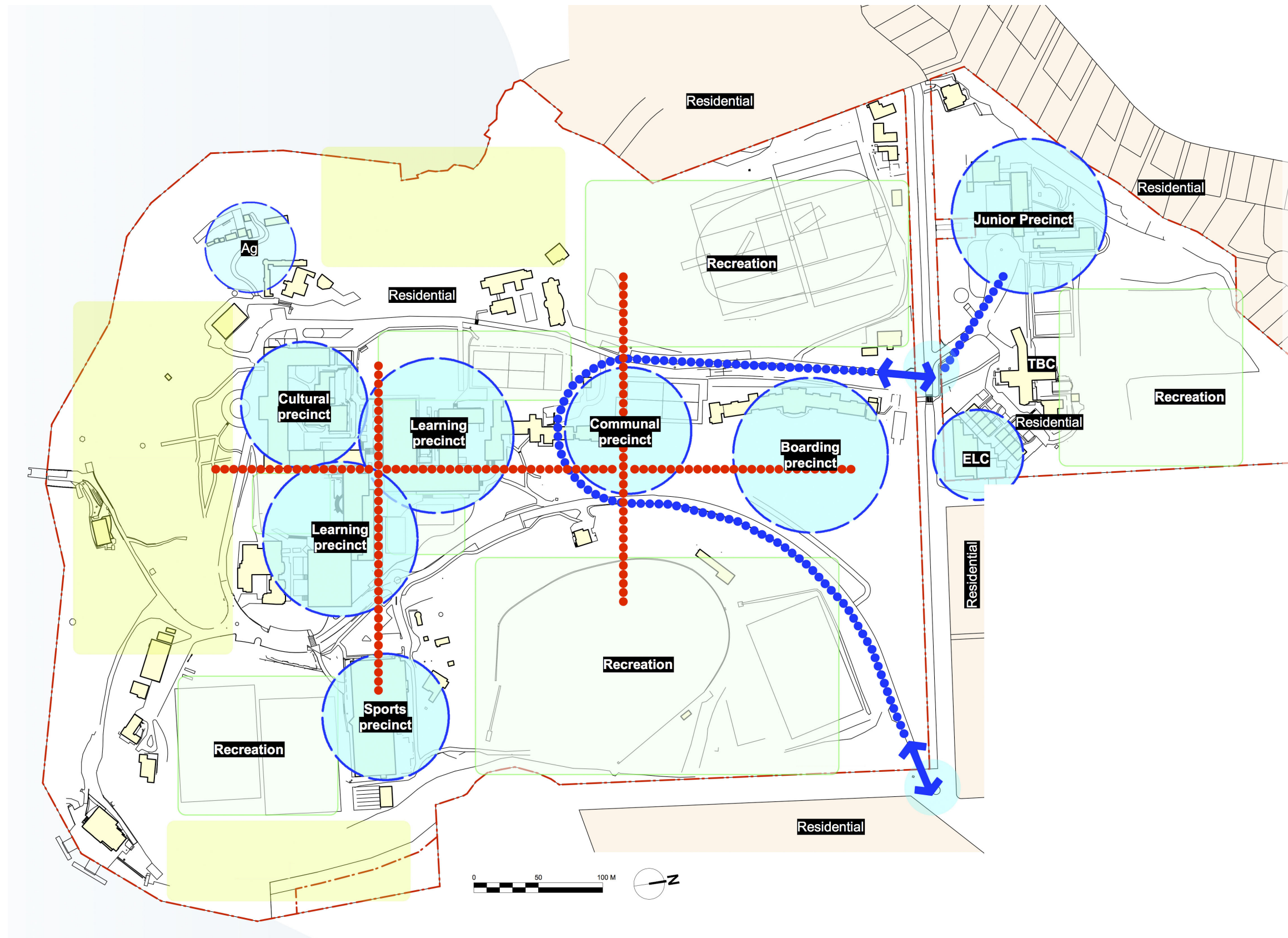
Proposed Modifications

The modification to the Concept approval include changes to the proposed Wallace Precinct building as two separate buildings, being the Wallace and Link buildings, with the Wallace component moved 30 metres to the north and the Link building remaining where it was previously shown.

Logistically the separation of the two stages has generated additional floor space to meet the operational requirements of a staged implementation. This, combined with the additional floor space required to meet the College's future proofing needs, equates to an increased floor area, additional to the previously approved concept scheme, of 2,515m². This includes an additional level to the Wallace portion of the building, which is now defined as Stage 2 scope.

The following package includes the previously approved Concept scheme and, in an identical format, the revised scheme so that a direct comparison of the two schemes can be made. Whilst the initial scheme shows Wallace precinct as one building, to enable a like for like assessment of the original and revised proposals, we have highlighted on the original scheme what portion of that was intended as the Wallace Building and what intended to be the Link Building.

APPROVED MASTERPLAN CONCEPT



The concept approach is to develop identifiable activity precincts linked by clear and simple circulation, forming strong pedestrian “streets”, whilst supporting managed site service.

The reduction of the main vehicular loop road to the northern end of the campus provides opportunities for the learning spaces to connect to the extended campus areas, significantly improving safety and amenity.

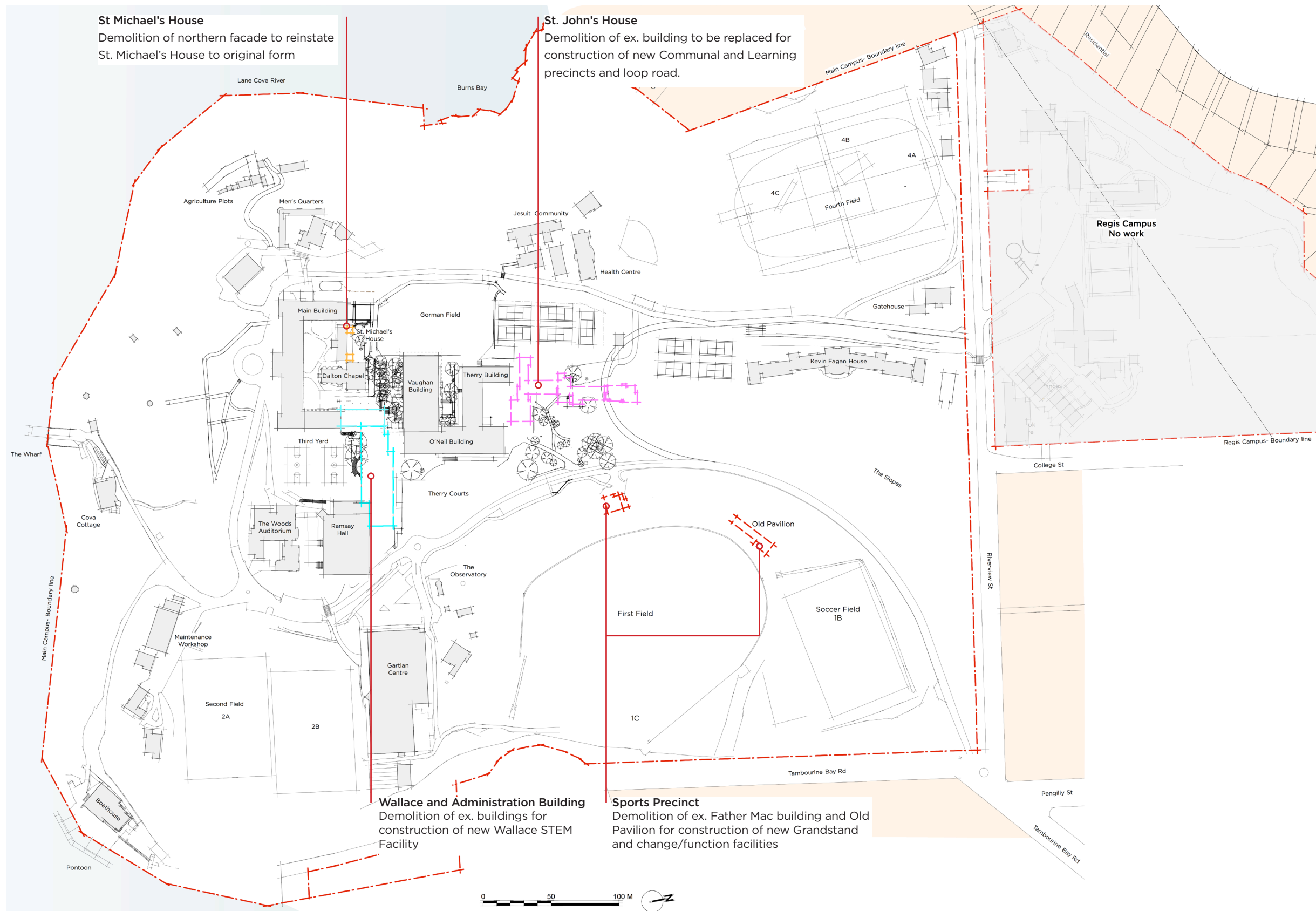
The creation of the “communal hub” provides the opportunity to rationalise site service, catering, functions, maintenance, set down and pick up, parking and associated activities.

The creation of the boarding precinct enhances the home and school division whilst reflecting the residential character of the area.

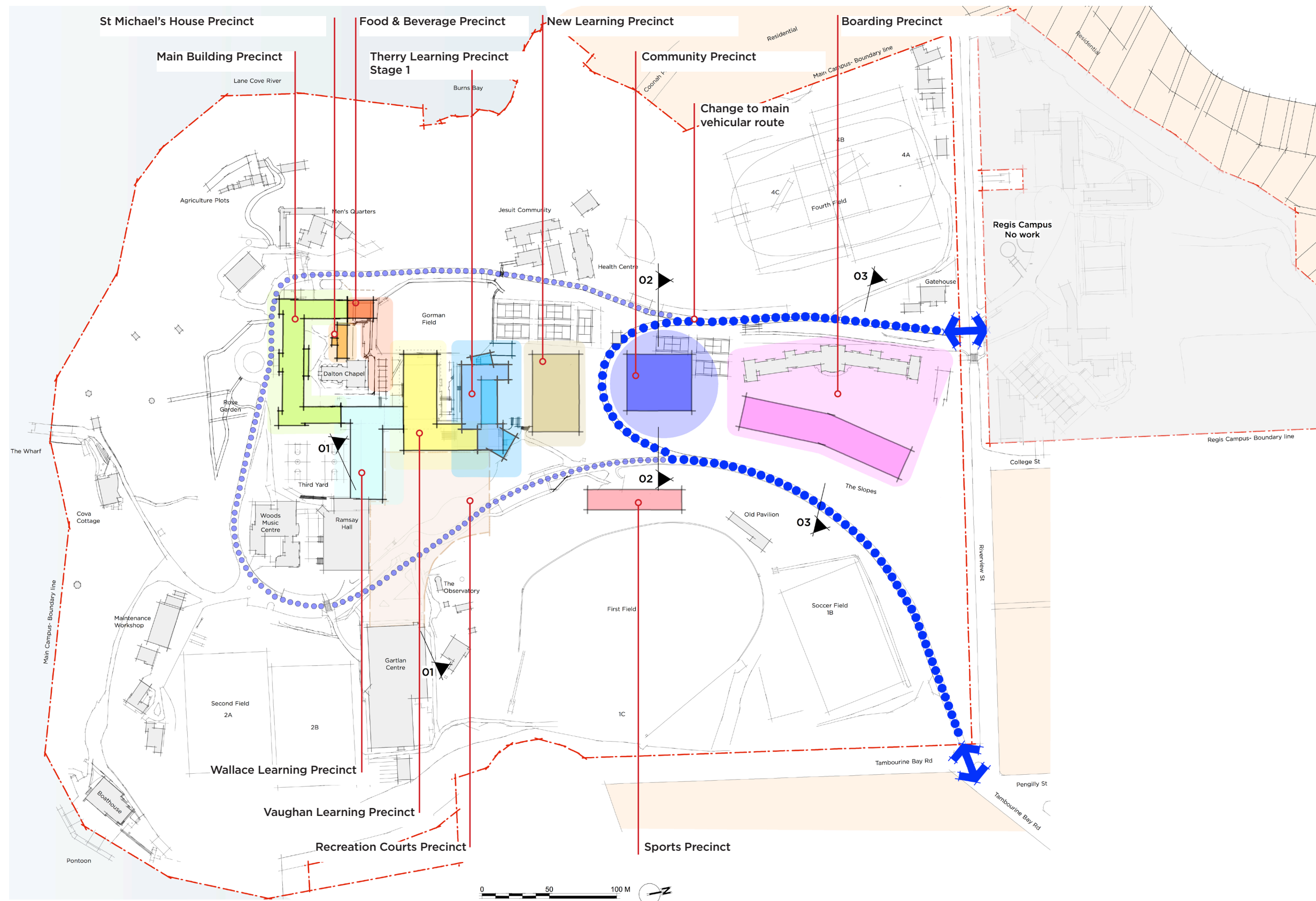
Along the pedestrian “streets” the creation of activity nodes and identities provides the opportunity to develop social foci around the house and faculty organisation of the College.

Rather than corridors, the ambition is to develop broad links that are active and celebrate the learning, pastoral, spiritual and social philosophy of the College. Instead of hiding the learning, users and uses, providing opportunities for exhibition, display and celebration.

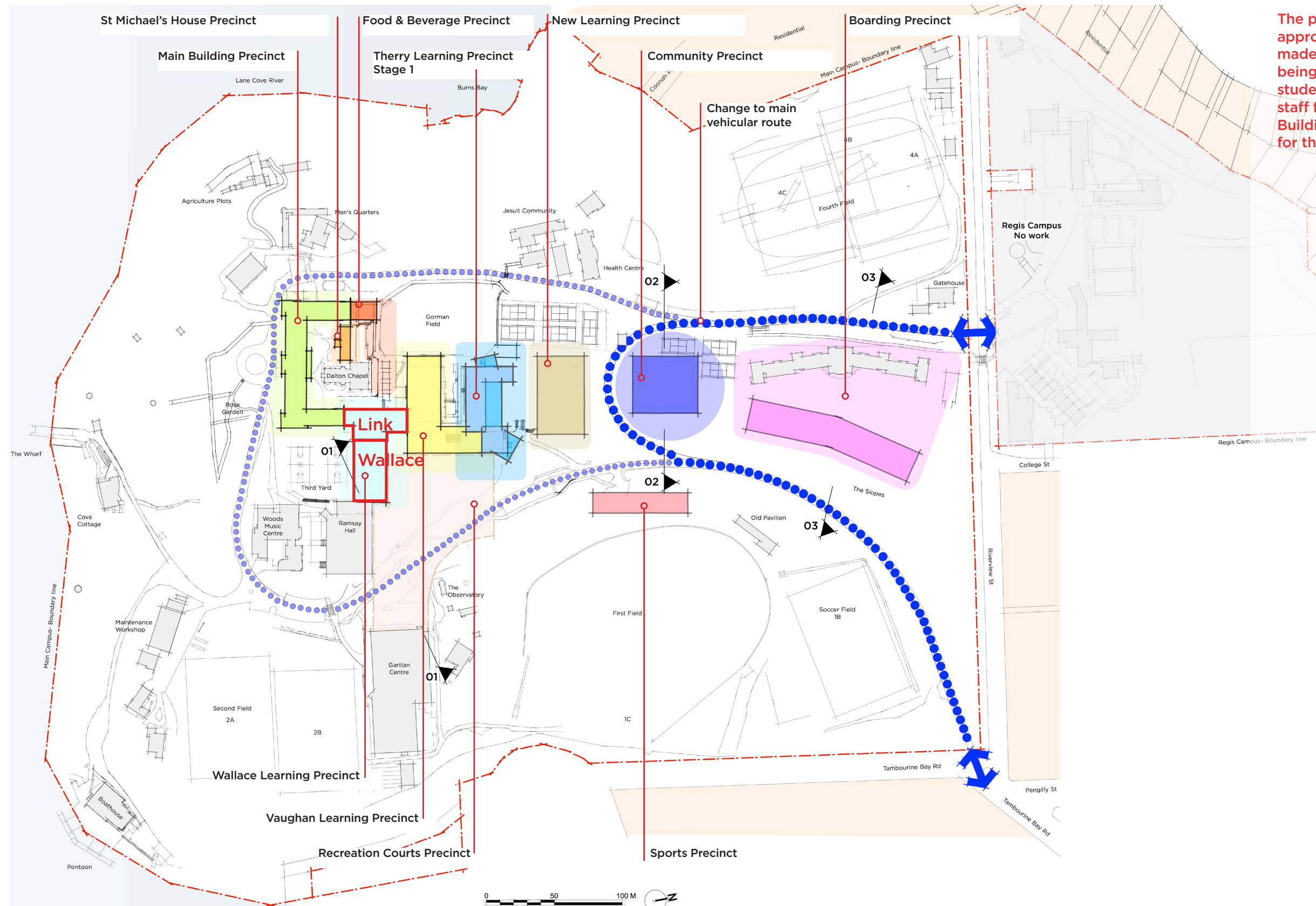
APPROVED MASTERPLAN EXISTING BUILDING DEMOLITION



APPROVED MASTERPLAN PRECINCT DEVELOPMENTS

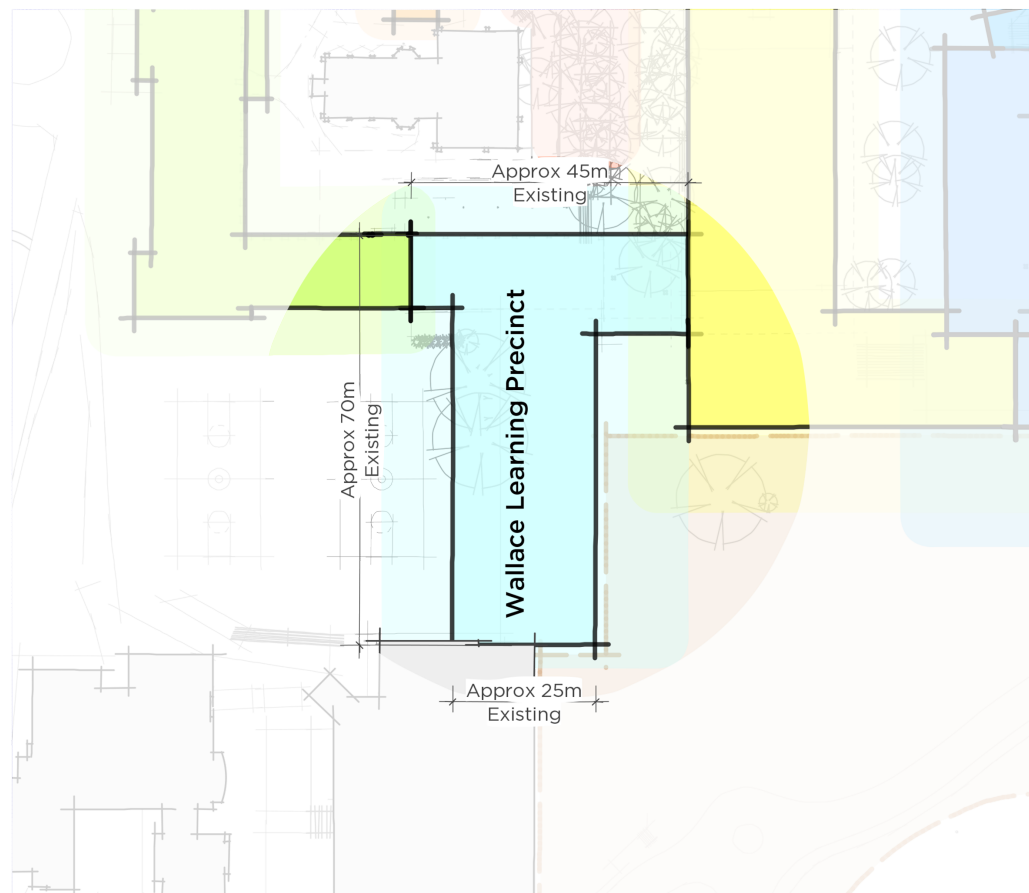


APPROVED MASTERPLAN PRECINCT DEVELOPMENTS

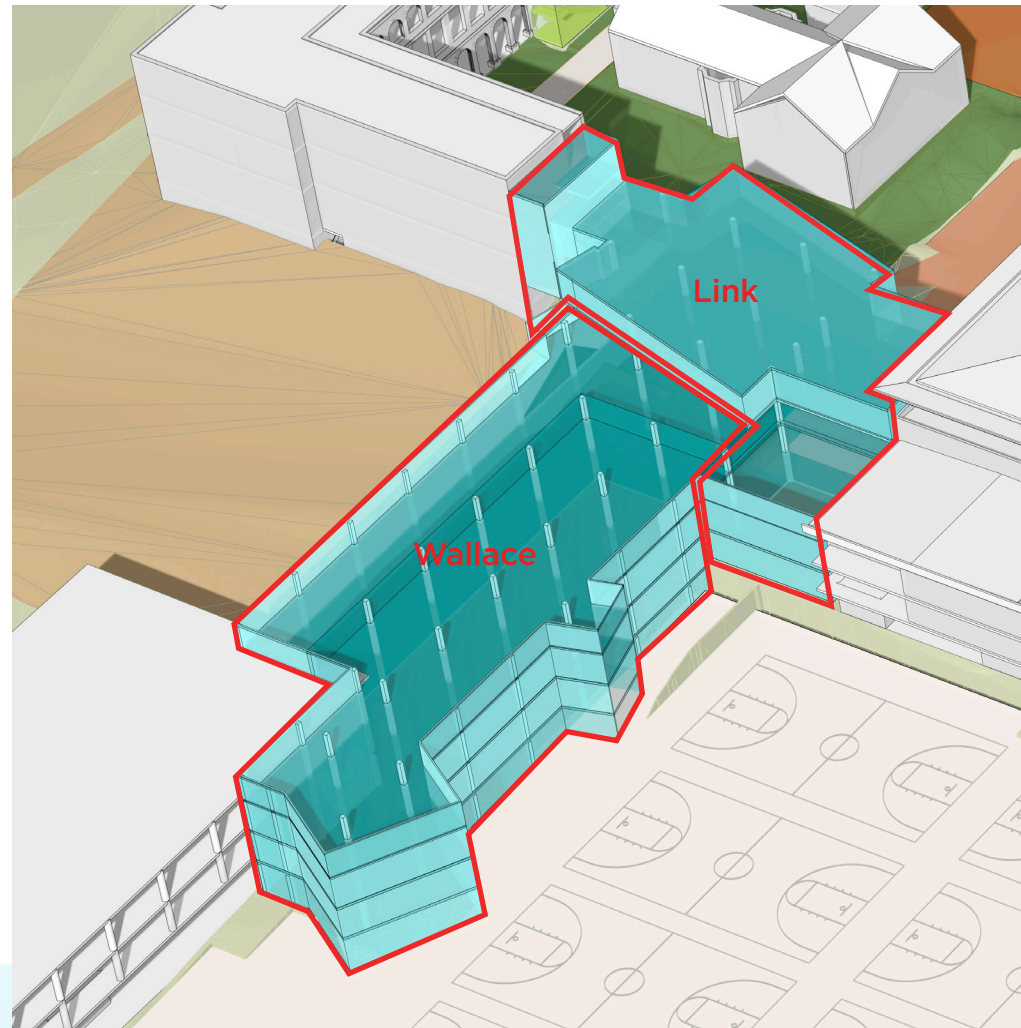


The previous Wallace Precinct approved building essentially made up of two components being the Link Building having student services and support with staff facilities and the Wallace Building being a STEMP facility for the College.

APPROVED MASTERPLAN STAGES | WALLACE LEARNING PRECINCT



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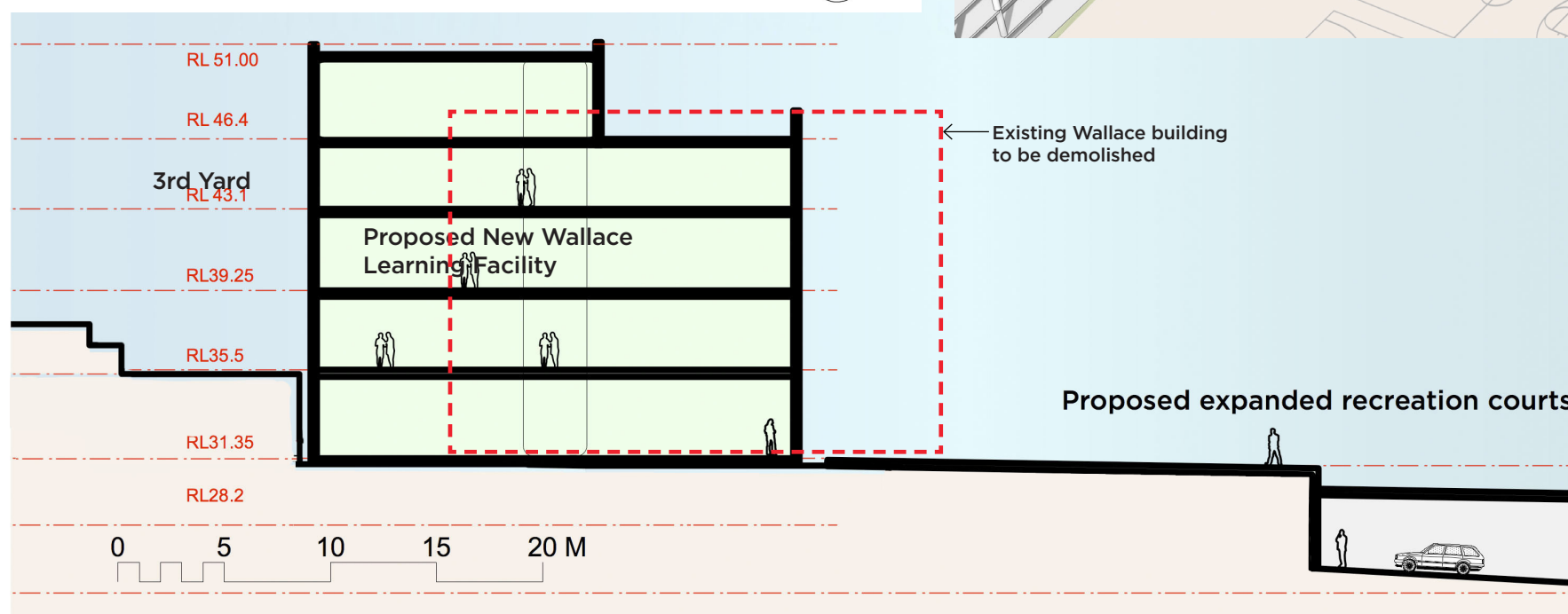


Wallace Learning Precinct

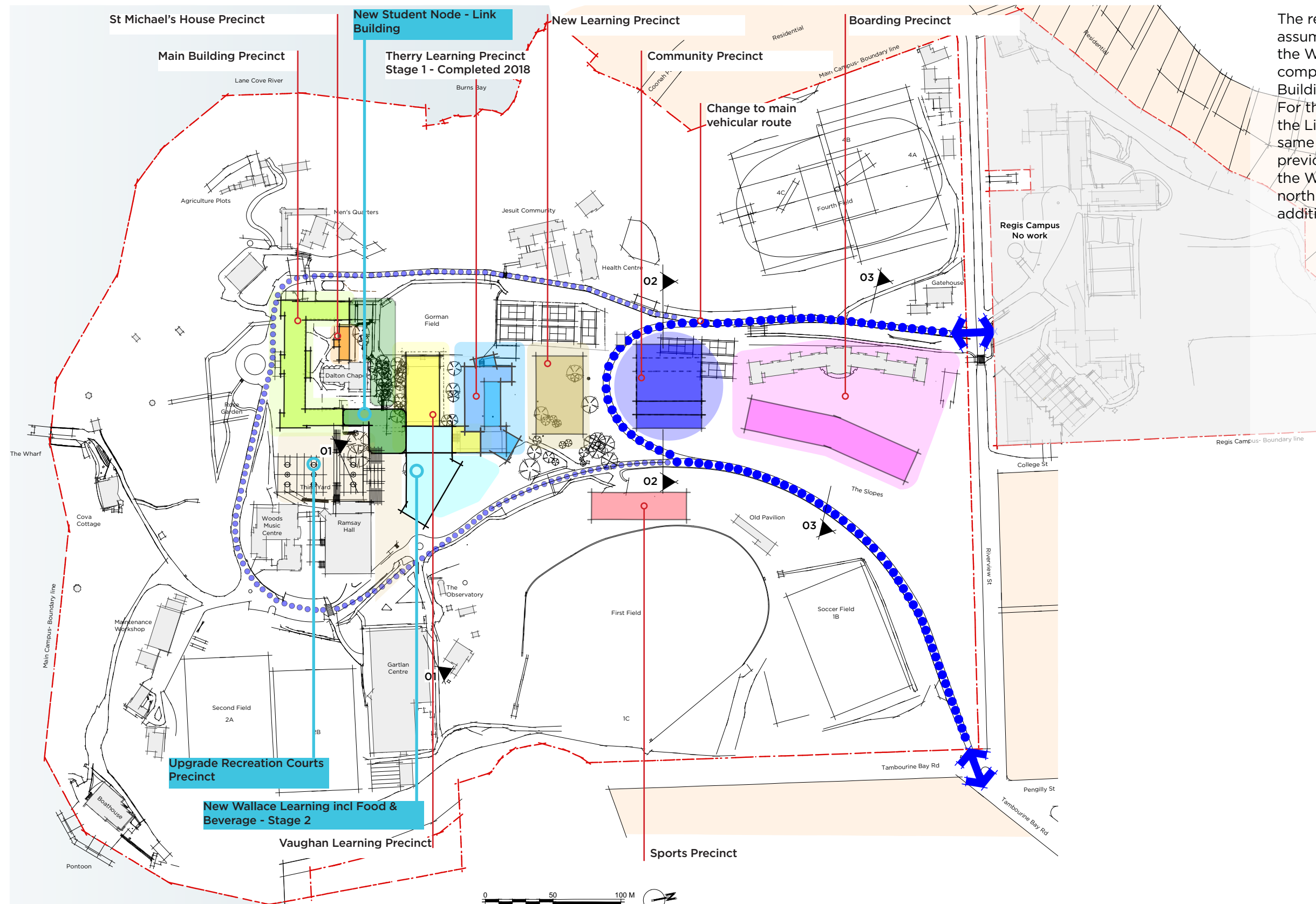
- GFA = 8,000m² (Additional 2,365m² to existing Wallace area)
- Number of Levels = 5
- Top of Building = RL 51.00

Demolish the existing Wallace and Administration buildings and replace with new facility of greater footprint in a similar location. Height of new building at 5 levels will be 1 level higher than the existing facility which will equate to the existing top floor level of the existing Doyle and Vaughan Buildings. The new building will provide improved learning opportunities for Science, Technology, Engineering and Mathematics as a STEM facility.

The previous Wallace Precinct approved building essentially made up of two components being the Link Building having student services and support with staff facilities and the Wallace Building being a STEM facility for the College.

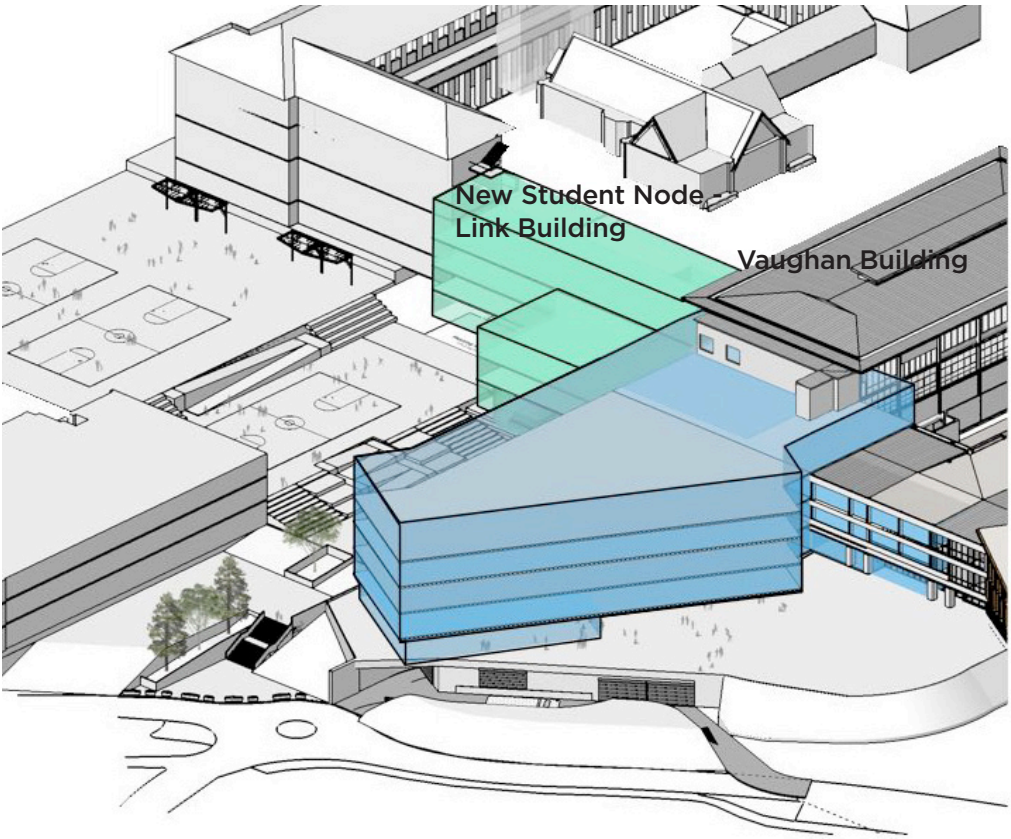
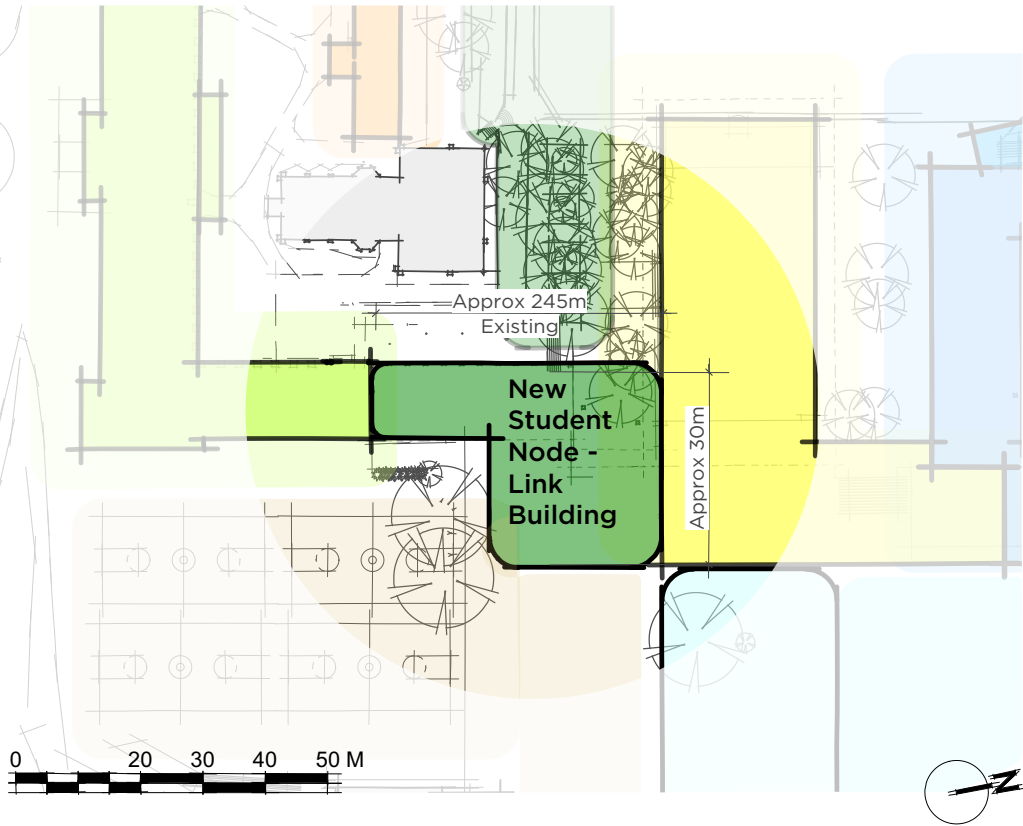


REVISED MASTERPLAN PRECINCT DEVELOPMENTS



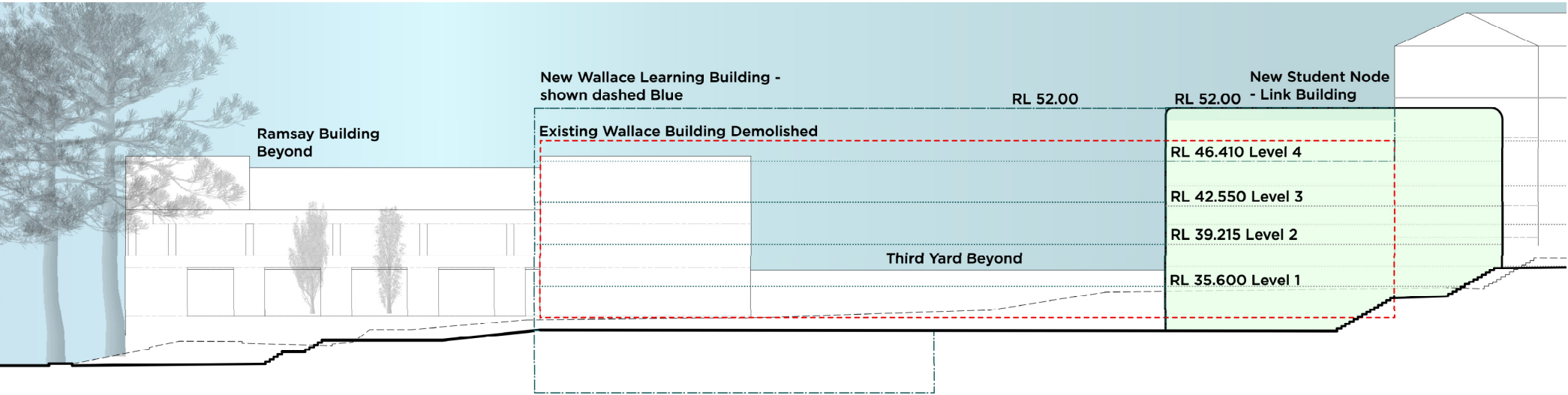
The revised precinct proposals assume the same break up of the Wallace Precinct into two components being the Link Building and the Wallace Building. For the modification it assumes the Link Building remains the same in height and areas as previously shown and that the Wallace Building is shifted north with greater footprint and additional area.

REVISED STAGES | NEW STUDENT NODE - LINK BUILDING

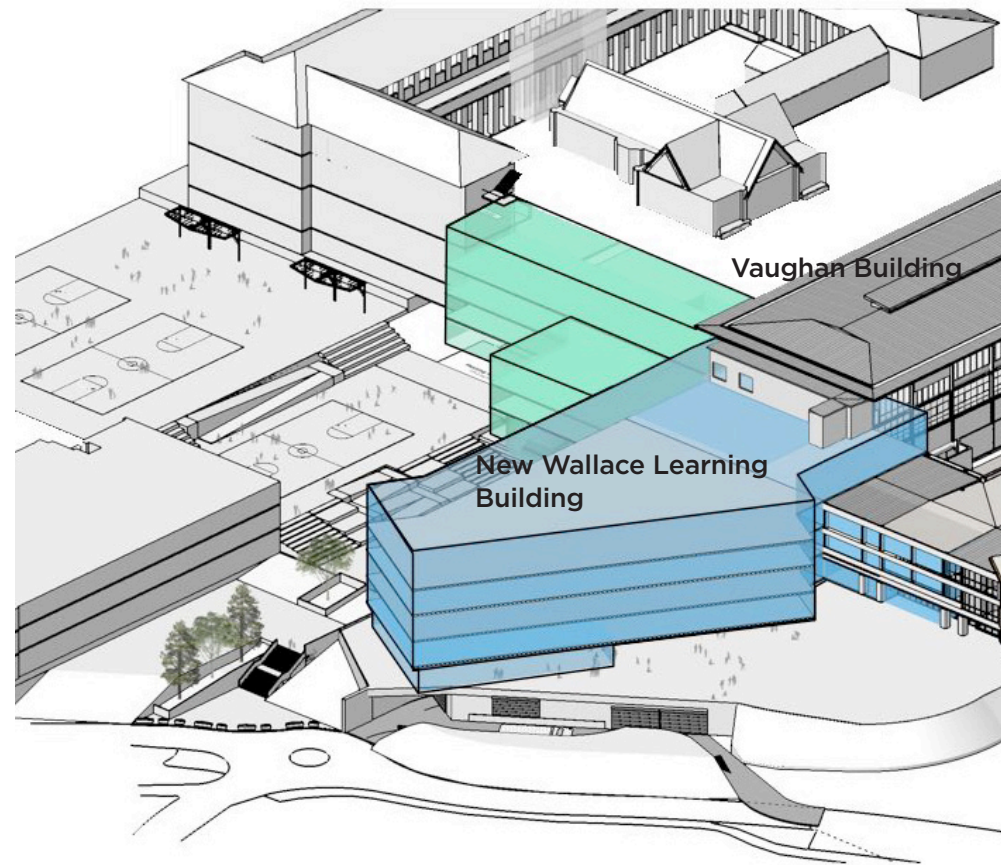
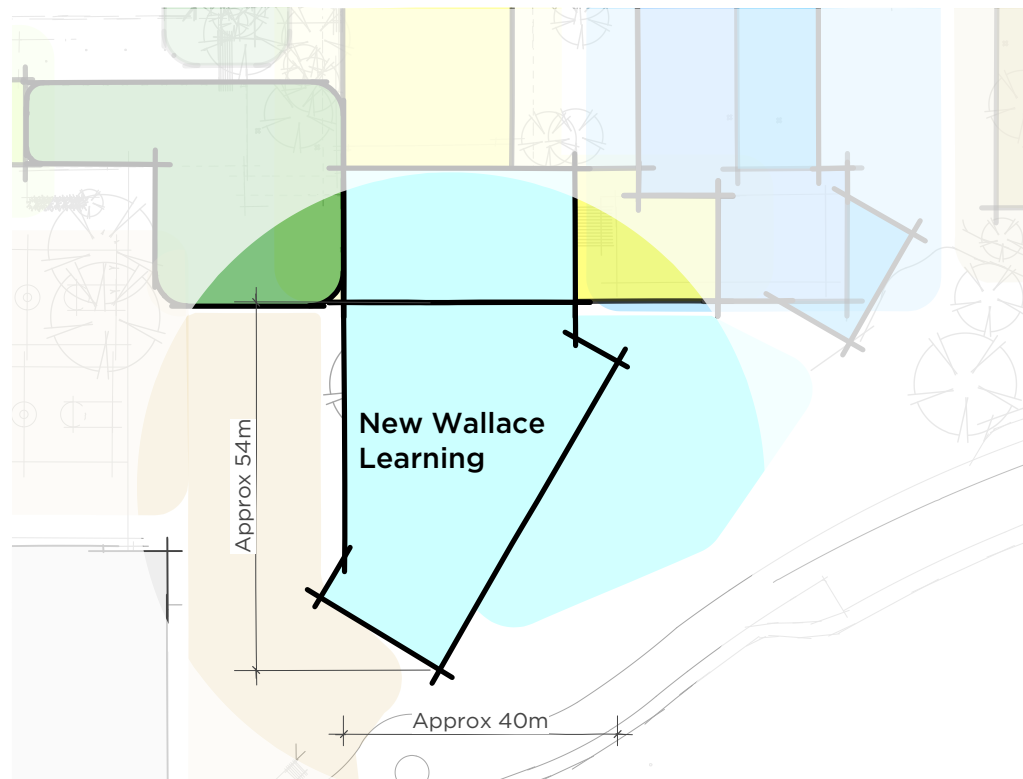


- New Student Node - Link building**
- GFA = 3,800m² (same area previously approved)
 - Number of Levels = 5
 - Building height = RL 52.00 ((1.0m higher than previously approved)

Demolish the existing Administration building and replace with new facility of greater footprint in same location between existing Main & Vaughan buildings. Height of new building at 5 levels the same as approved scheme. The new building provides a centralised location for student and staff support services and an arrival point to the Learning Precinct.



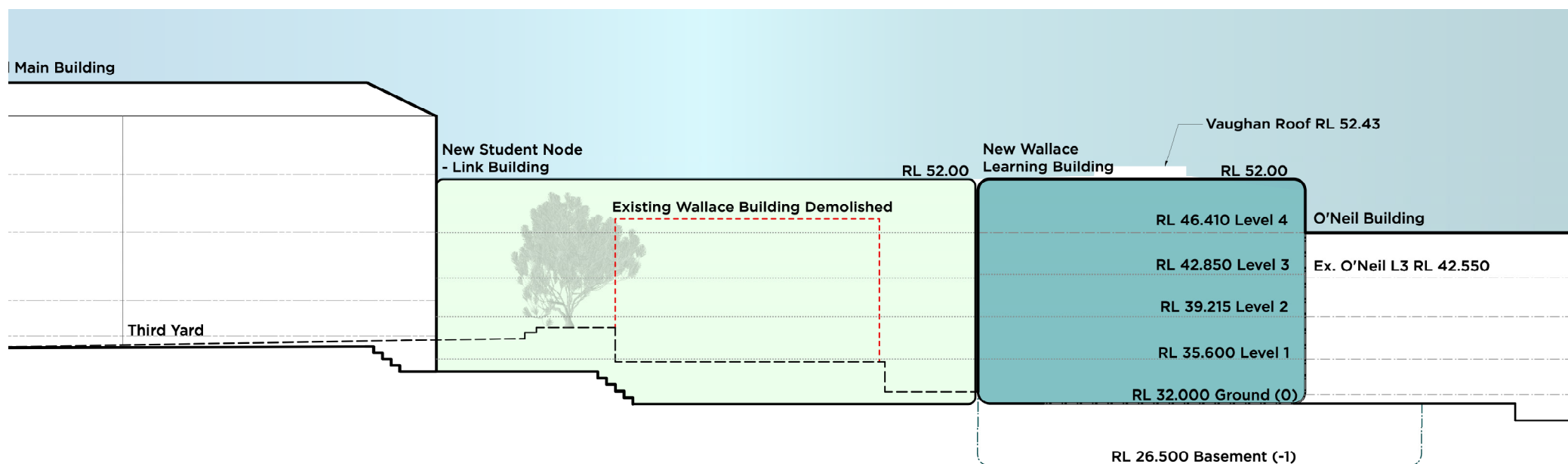
REVISED STAGES | NEW WALLACE LEARNING BUILDING



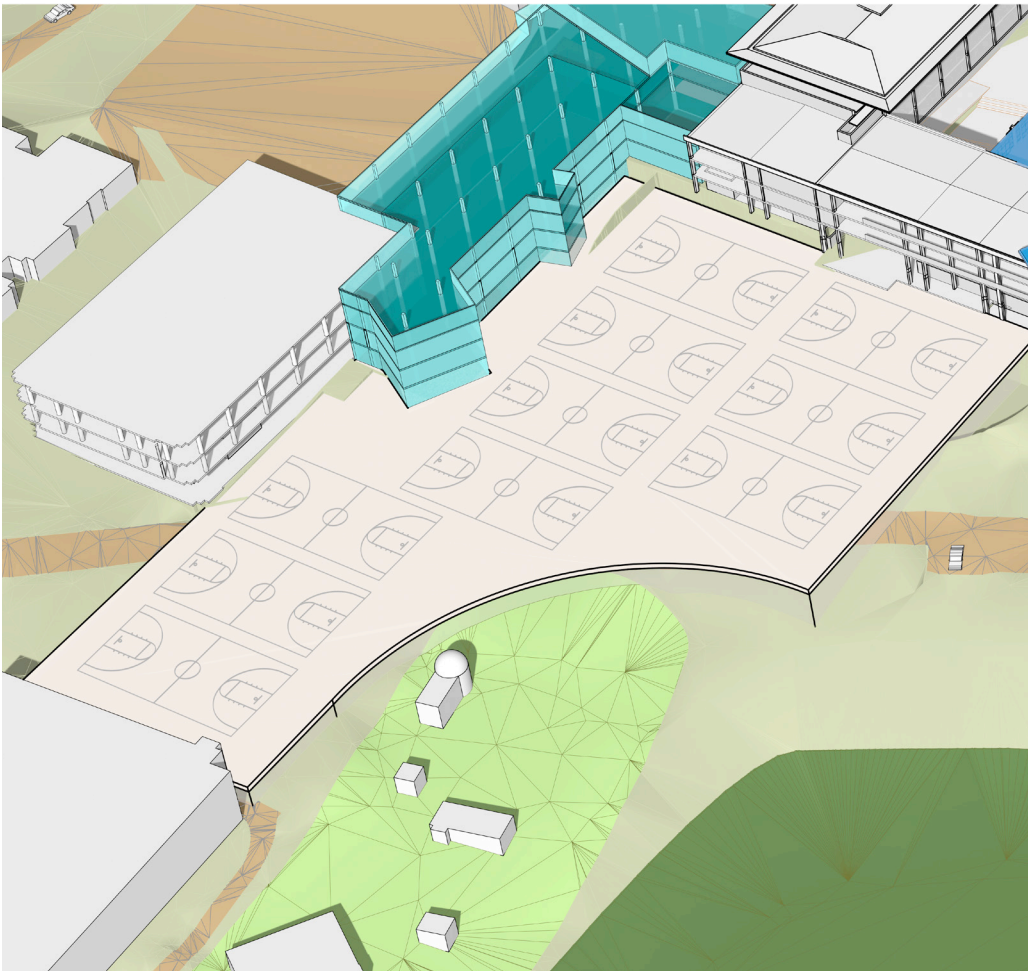
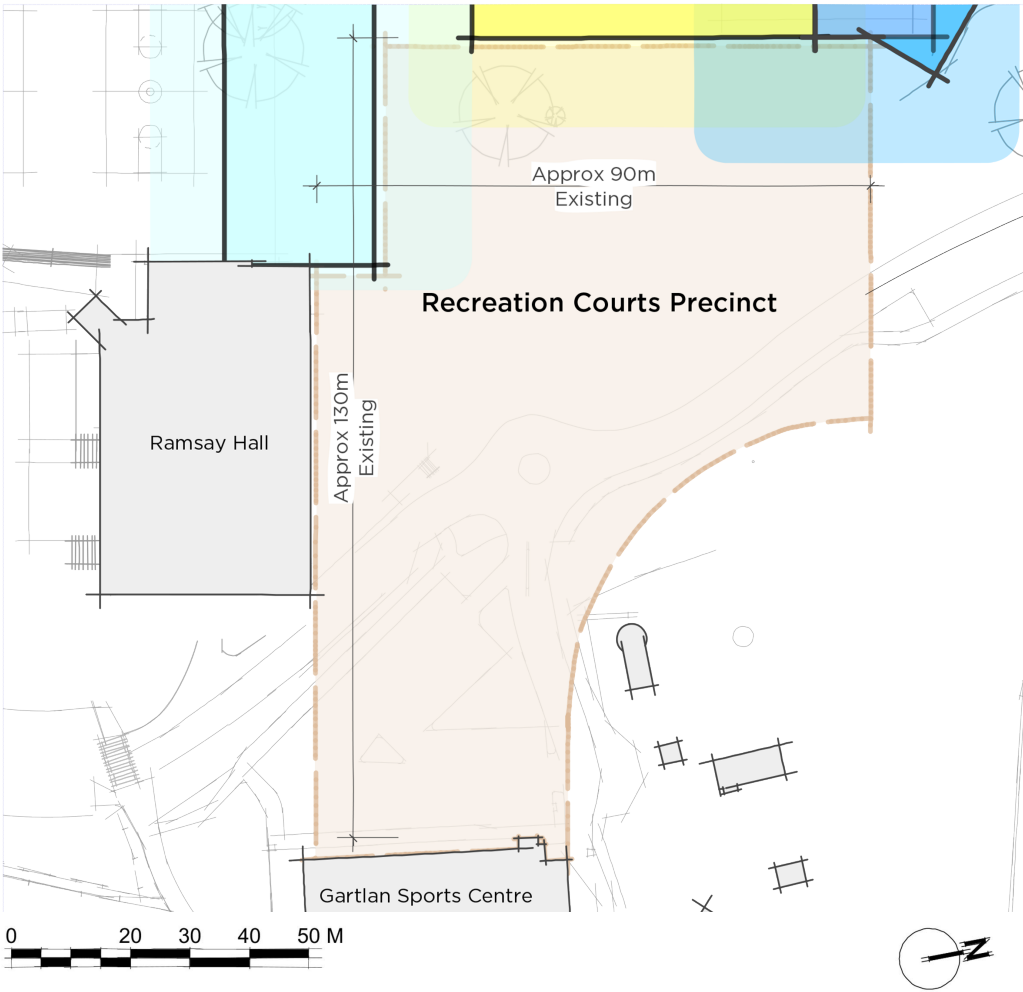
New Wallace Learning Building

- GFA = 6,175m² (Additional 2,515m² than previously approved)
- Basement of 1,000m² not included in GFA
- Number of Levels = 5
- Top of Building = RL 52.00 (1.0m higher than previously approved)

Demolish the existing Wallace and replace with new facility of greater footprint located 30m north attached to existing Vaughan building. Height of new building at 5 levels will be 1 level higher than the approved scheme which will equate to the existing top floor level of the existing Vaughan Building. The new building will provide improved and diverse learning opportunities for Science, Technology, Engineering, Mathematics and PDHPE as a STEMP facility. Ground level will accommodate a C.O.L.A and Canteen (Food & Beverage) with servicing by loading area on basement level.

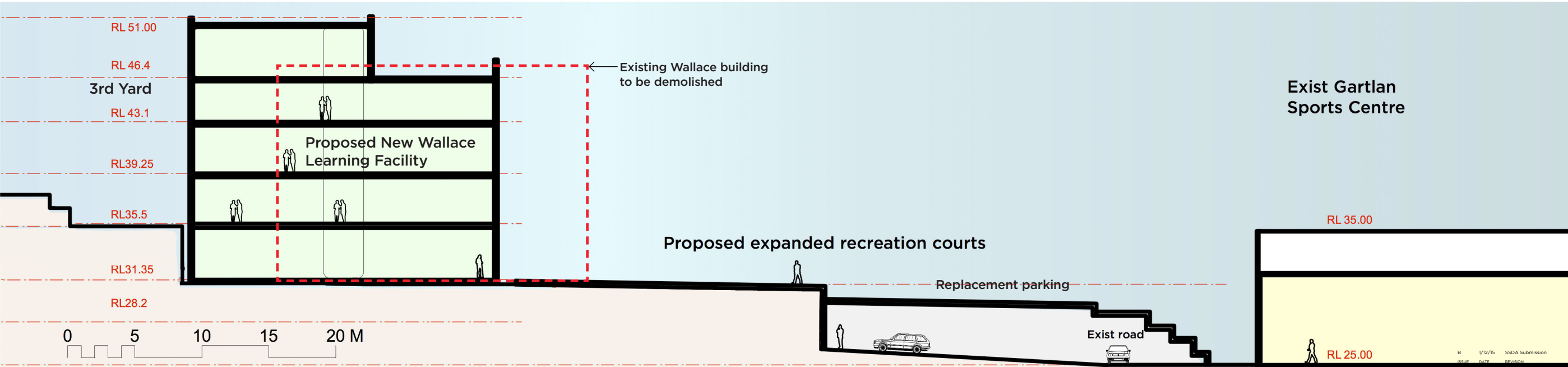


APPROVED MASTERPLAN STAGES | RECREATION COURTS PRECINCT

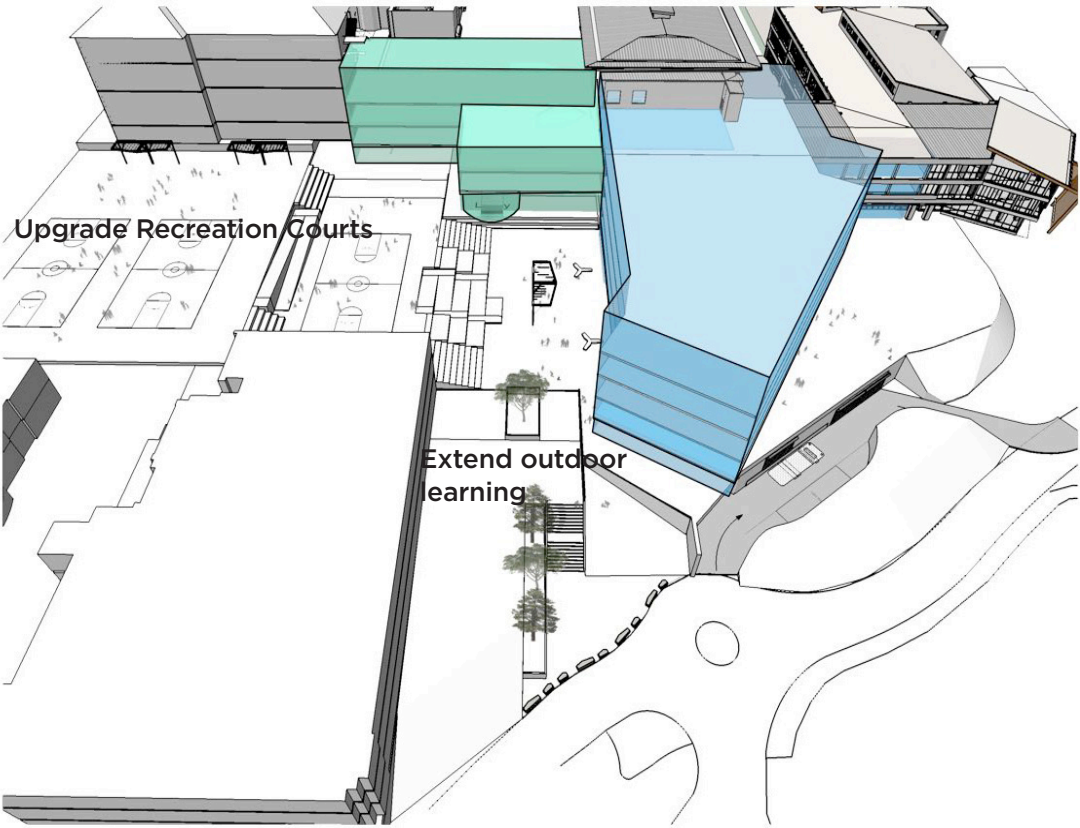
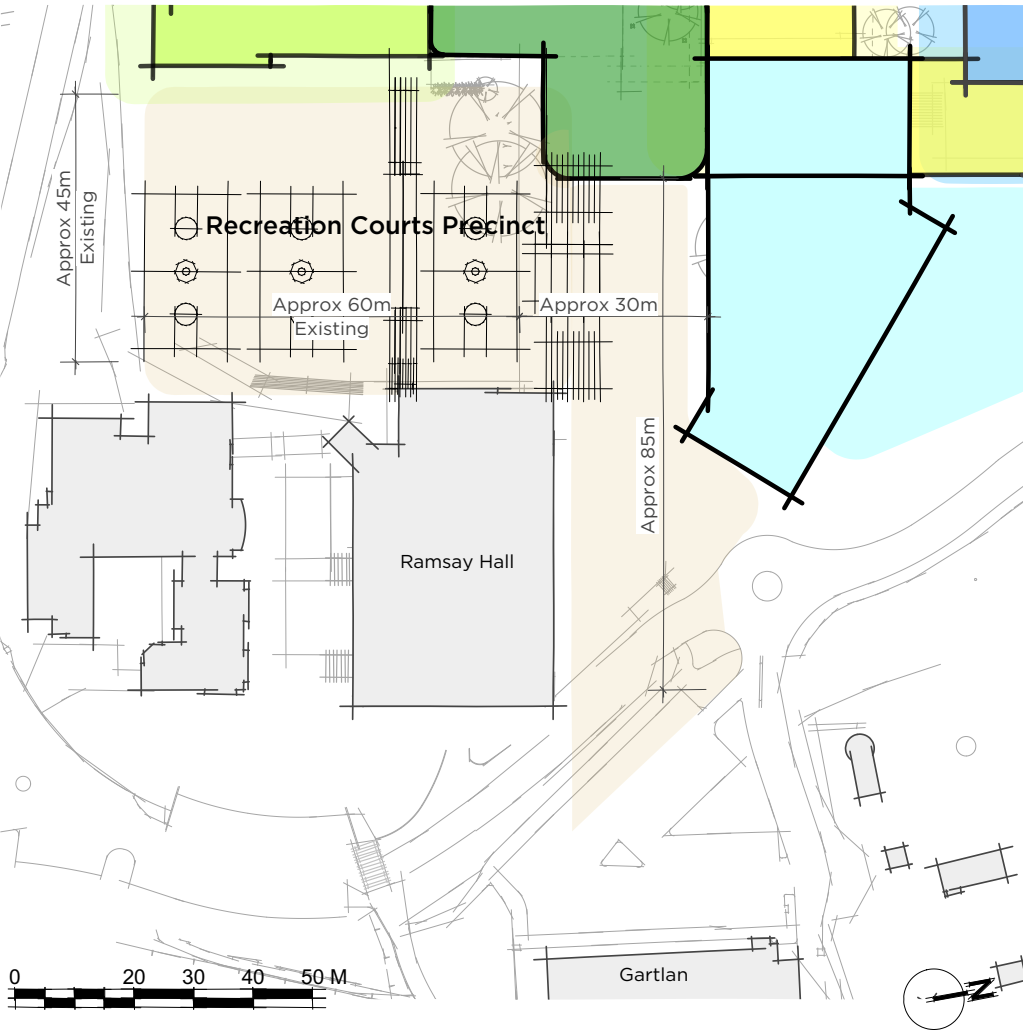


- Recreation Courts Precinct**
- Additional GFA = Nil (Basement of 2,000m² not incl. in GFA)
 - Number of Levels = 1
 - Top of Building = RL 31.50

Expand quality recreation space for the learning precinct as a series of terraces spanning the existing road and connecting to the sports and recreation precincts to accommodate new basketball courts. Development will result in loss of existing outdoor permanent parking spaces which will be reinstated under podium. This will improve connection and create safer access.



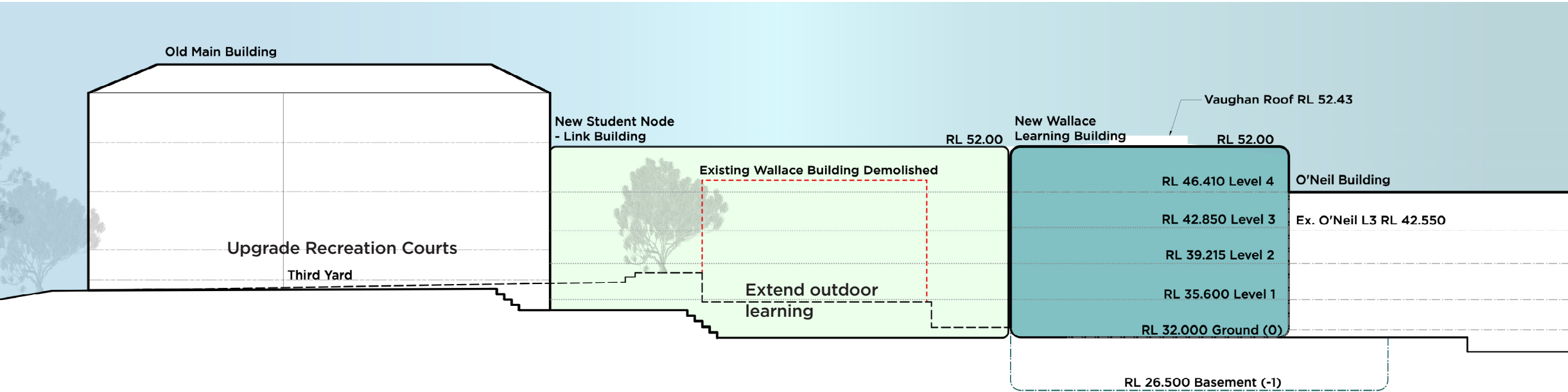
REVISED FUTURE STAGES | UPGRADE RECREATION COURTS PRECINCT



Upgrade Recreation Courts Precinct

- Additional GFA = Nil
- Number of Levels = 1

Remove approved podium design and replace with reduced proposal that focus on reinvention of existing outdoor and area left from the removal of Wallace to create purposeful and quality outdoor & recreational space. Solution is for creation of outdoor areas as extension of learning space, gathering opportunities and retaining the need for recreation areas for basketball and handball. No existing parking will be lost in this solution.



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