

MLC SCHOOL BURWOOD - SENIOR SCHOOL CENTRE



Development Application
March 2014



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PERSPECTIVE OF SCHOOL COURTYARD

1.0 MLC School Development Proposal - Senior School Centre

1.1 MLC SCHOOL

Established in 1886, MLC School began with a founding ethos of 'breaking the traditions for girls' and 'making provision' for those who wish to prepare for university honours. It was pioneering to think of educating girls and even more radical to prepare girls for university. Almost immediately, MLC School students distinguished themselves as university entrants and graduates, beginning our enviable tradition of academic excellence.

Faced with the challenges of a rapidly changing world, MLC school believes the notion of school itself must be re-invented. Schools must reflect the same qualities we look for in our students: adaptable, entrepreneurial, outward-facing, collaborative and constantly re-inventing ourselves.

All too often, schools start by asking what buildings they need. We chose a different path. We started by asking what kind of learning experiences we wanted, what our learning philosophy should be and what spaces we will need to conduct the learning. We appreciate that our physical environment is also a teacher. The spaces we create will ensure that our students are prepared for learning and re-learning, as an essential component to bringing learning to life.

Denice Scala
Principal

1.2 MLC VISION

MLC has over 1200 students in Pre-Kindergarten - Year 12, and around 200 staff. Since its radical beginnings it has remained one of the foremost schools for girls in Australia, with a continuing tradition of academic excellence increasingly partnered with a strong creative and performing arts presence. Whilst the School has undertaken a number of building projects over the last few years, much of its building stock is now in poor repair or outdated. It is generally recognised that in order for the school to retain its leading position amongst peer schools it must establish a framework for future development. Alongside these developments, and in keeping with its radical tradition, the school is seeking to transform the way in which teaching and learning takes place.

A master plan for the school was developed in 2010. This master plan identified the following guiding principles and strategies:

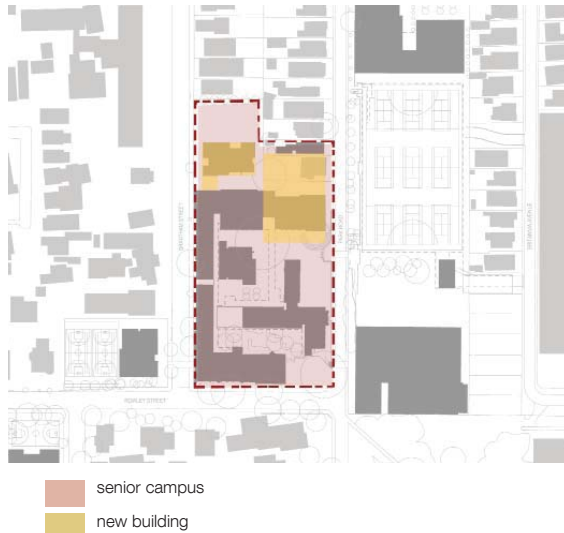
- Establish new teaching and learning facilities that incorporate diversity, Community, Agility, Comfort and Sustainable Design.
- Transformation of existing classroom areas as multi-use Learning Clusters and shared staff/student work spaces.
- Improved entry, wayfinding and circulation across the main campus, including external areas with better light and landscaping.
- "The Centre": the new heart of the school - glazed atrium connecting all sections of the main campus, and providing informal learning spaces, tutorial rooms, year 11 and 12 common rooms and a shared staff and student café

1.3 MLC SENIOR SCHOOL CENTRE - DEVELOPMENT PROPOSAL

This proposal looks at removing existing teaching buildings on the MLC senior school campus; and replacing them with new learning facilities.

Objectives of the proposed scheme include:

- BCA and DDA compliance
- De-cluttering of the site to increase usable open space
- Improved ESD performance
- Update current learning space to the new model of teaching
- Improved staff space
- No increase to student
- No increase to staff numbers
- No increase or change to traffic / drop off



EXISTING

 Existing MLC buildings to be demolished



PROPOSED

 Proposed new MLC buildings



PARK ROAD VIEW



GRANTHAM STREET VIEW

1.4 PROPOSED NEW BUILDINGS

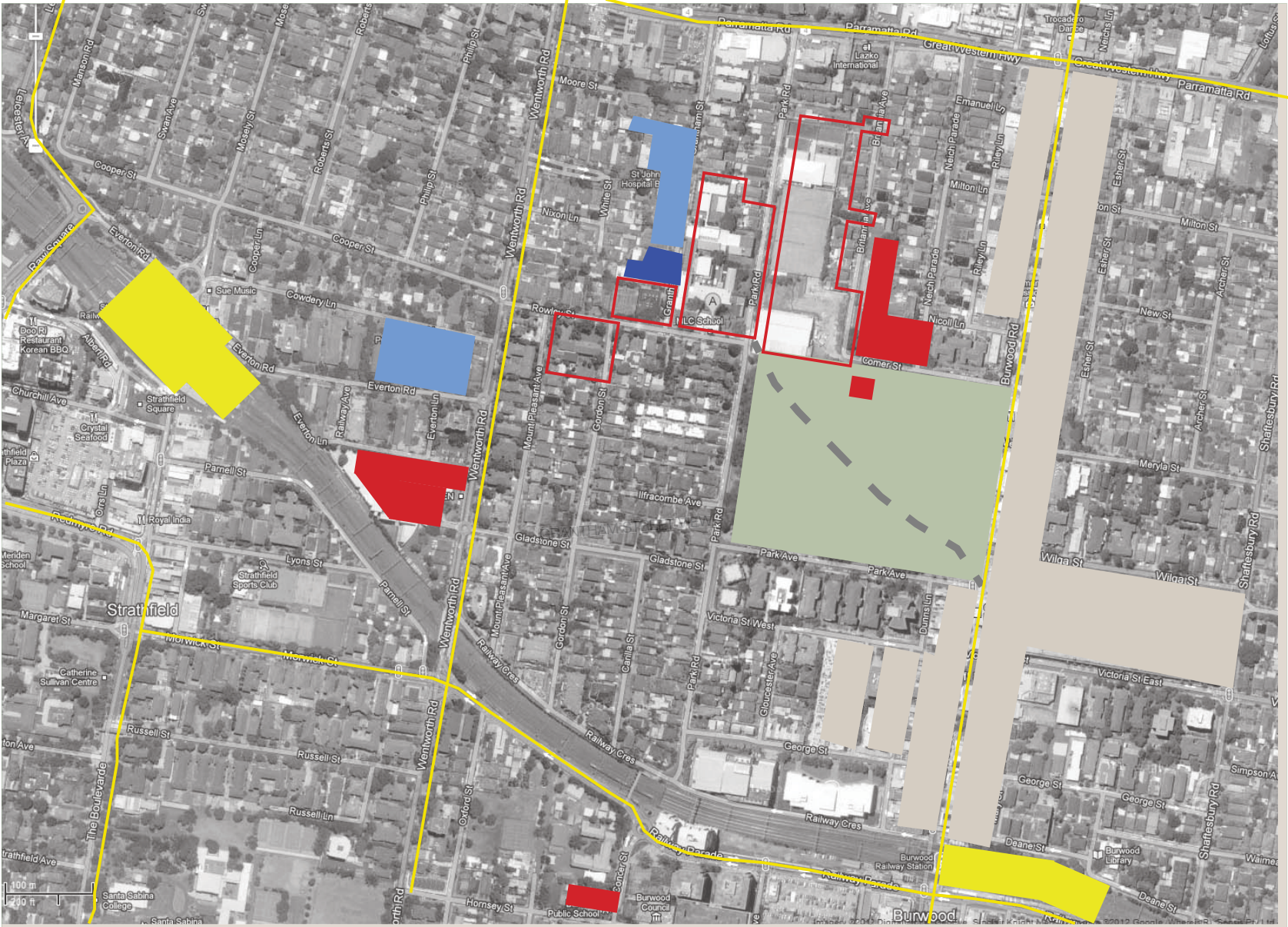
The proposed Scheme includes:

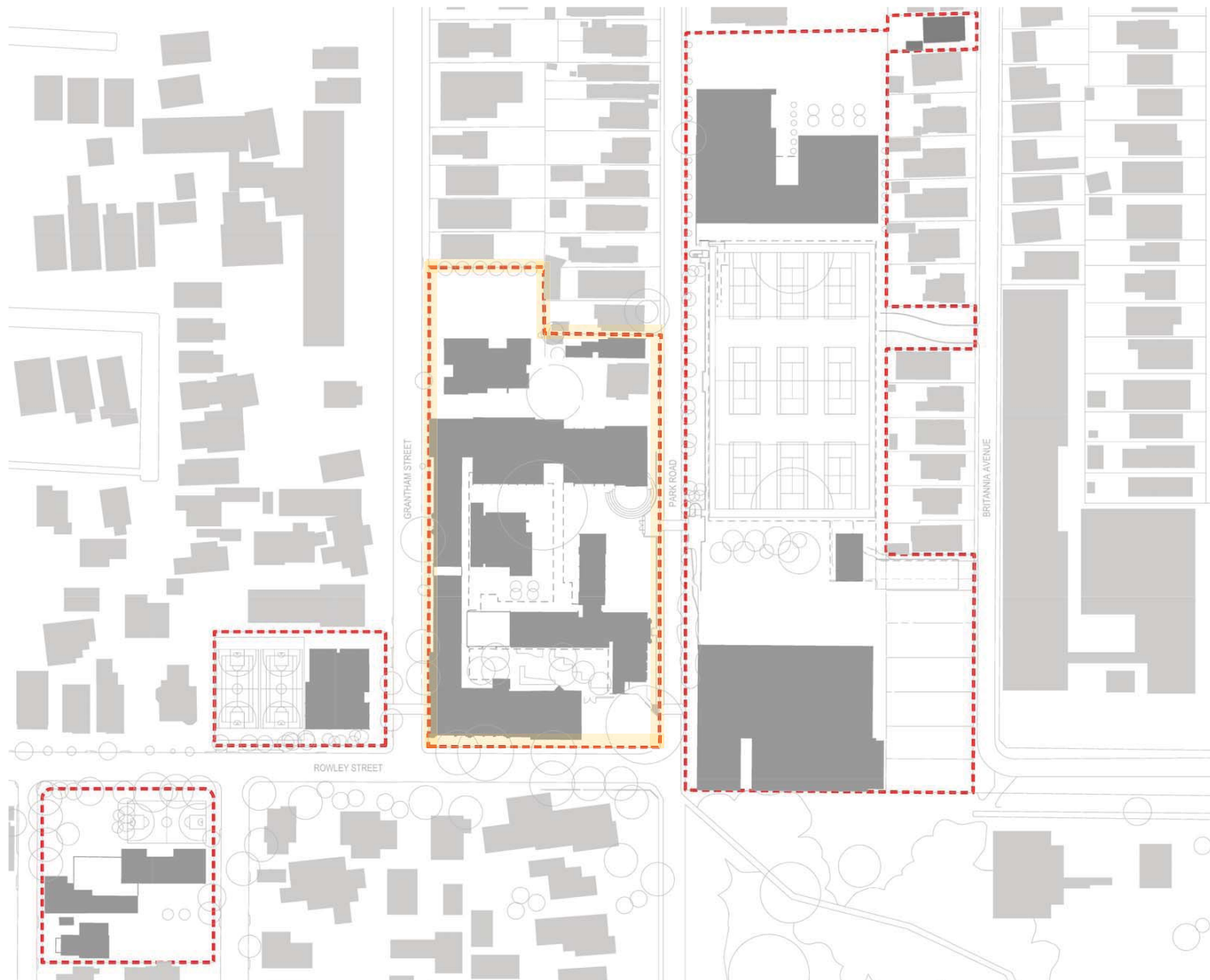
1.
Teaching and learning building: Maths, History, Science, HSIE and English + library
2.
Art Building
3.
Additional level to existing grade 6: Middle years and speech and drama
4. **Courtyard / green space**

2.0 Site Information

2.1 SURROUNDING PROPERTIES

The school is within easy walking distance of the commercial strip of Burwood Rd, and has a direct address to Burwood Park. The school's immediate neighbours include a mixture of freestanding residential dwellings, aged care facilities, a hospital as well as other educational institutions, including a Montessori preschool and a secondary college.





2.2 PROPERTY BOUNDARY

The existing property holdings of MLC School are indicated by the dotted red line. All of these holdings except for 5 Britannia Ave are used for educational purposes. The site area of these properties total 4.2 hectares.

This proposal is within the boundary of the Senior Campus.

- SCHOOL PROPERTY BOUNDARIES
- SITE BOUNDARY FOR SENIOR CAMPUS



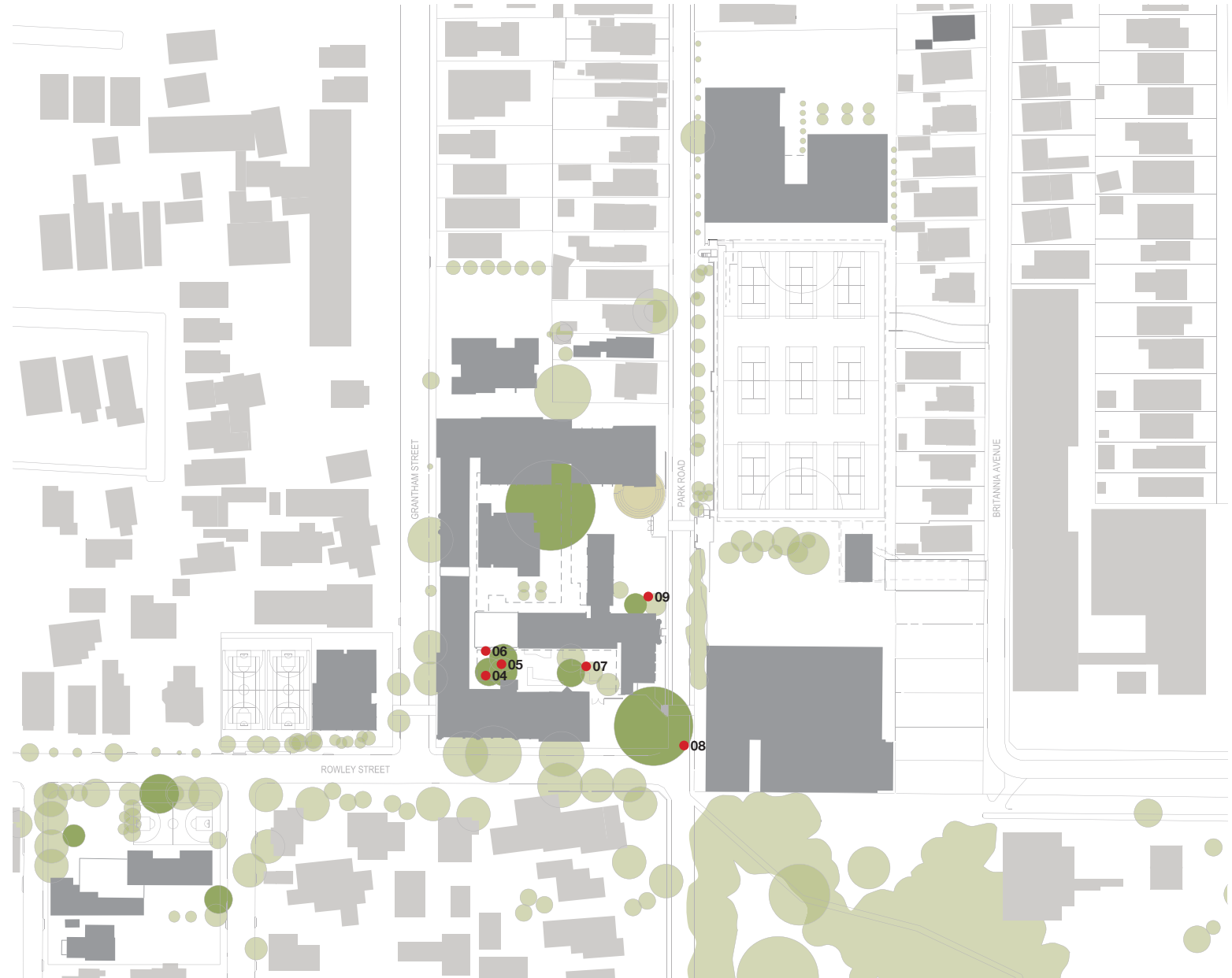
2.3 EXISTING SIGNIFICANT TREES

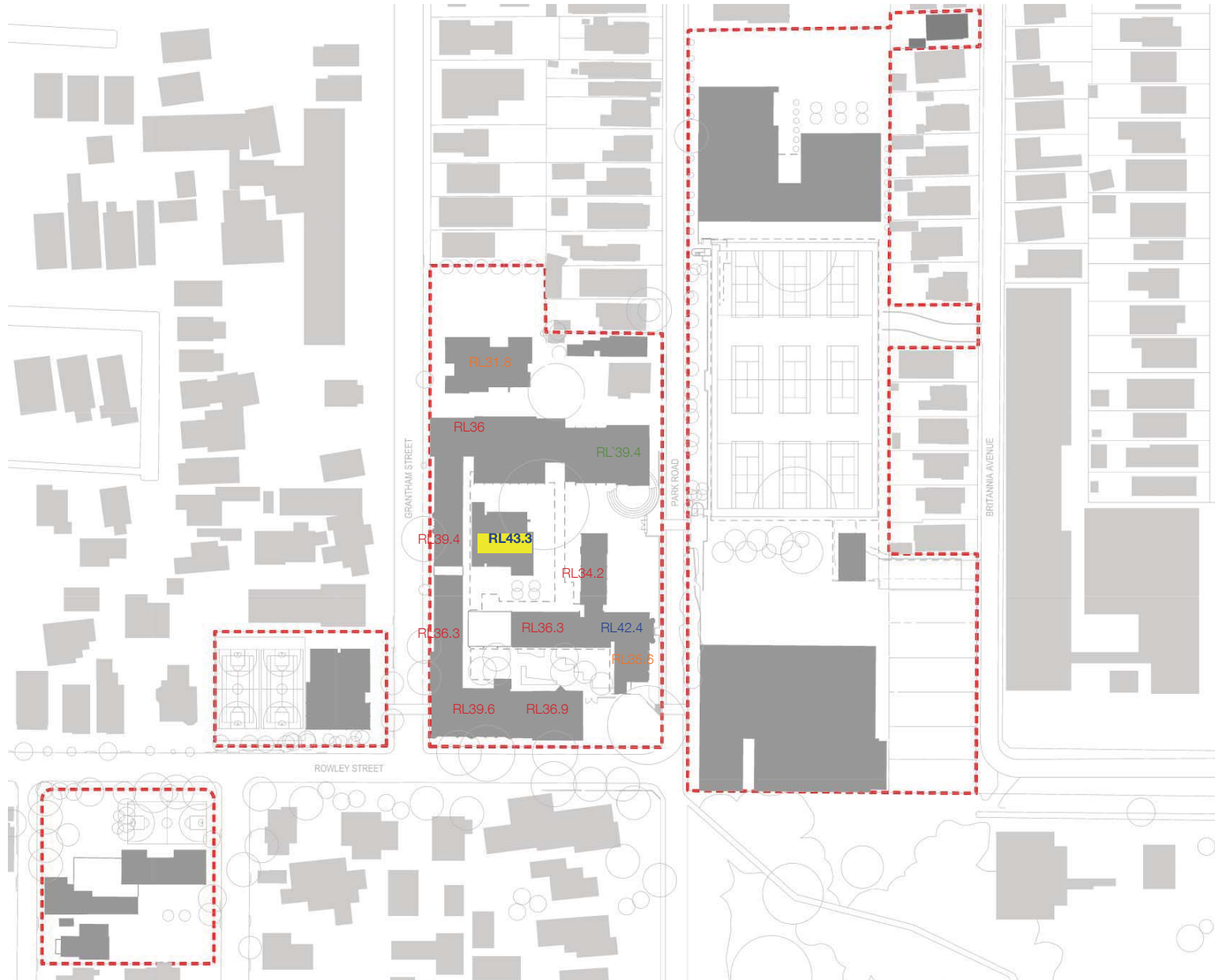
The Arborist has identified a number of trees on campus as 'significant'. The determination of 'significance' was based on a number of considerations which included size, age, form and general condition, visual prominence and amenity function.

Trees classified as significant are indicated in the diagram, and listed as follows:

- 01. Paperbark, >20 years old
- 02-03. Camphor Laurel, >50 years old
- 04-07. Evergreen Alder, >10 years old
- 08. Chinese Weeping Elm, >50 years old
- 09. Camellia, >20 years old

These trees are not positioned within or near the proposed development site and thus will remain on the completion of the Senior School Centre.





2.4 EXISTING HEIGHTS + STOREYS

This diagram shows the height and storeys of each building on the school site. This is represented by noting the RL of the highest point of the building.

MAX. HEIGHT
1 STOREY
2 STOREYS
3 STOREYS
4 STOREYS

2.5 SITE HERITAGE

The senior campus has historic significance as it contains building pertinent to the history of the school. The heritage significant buildings include:

- The Capel and Scholfield tower
- Potts Hall
- The Principles Lawn
- Sutton Building

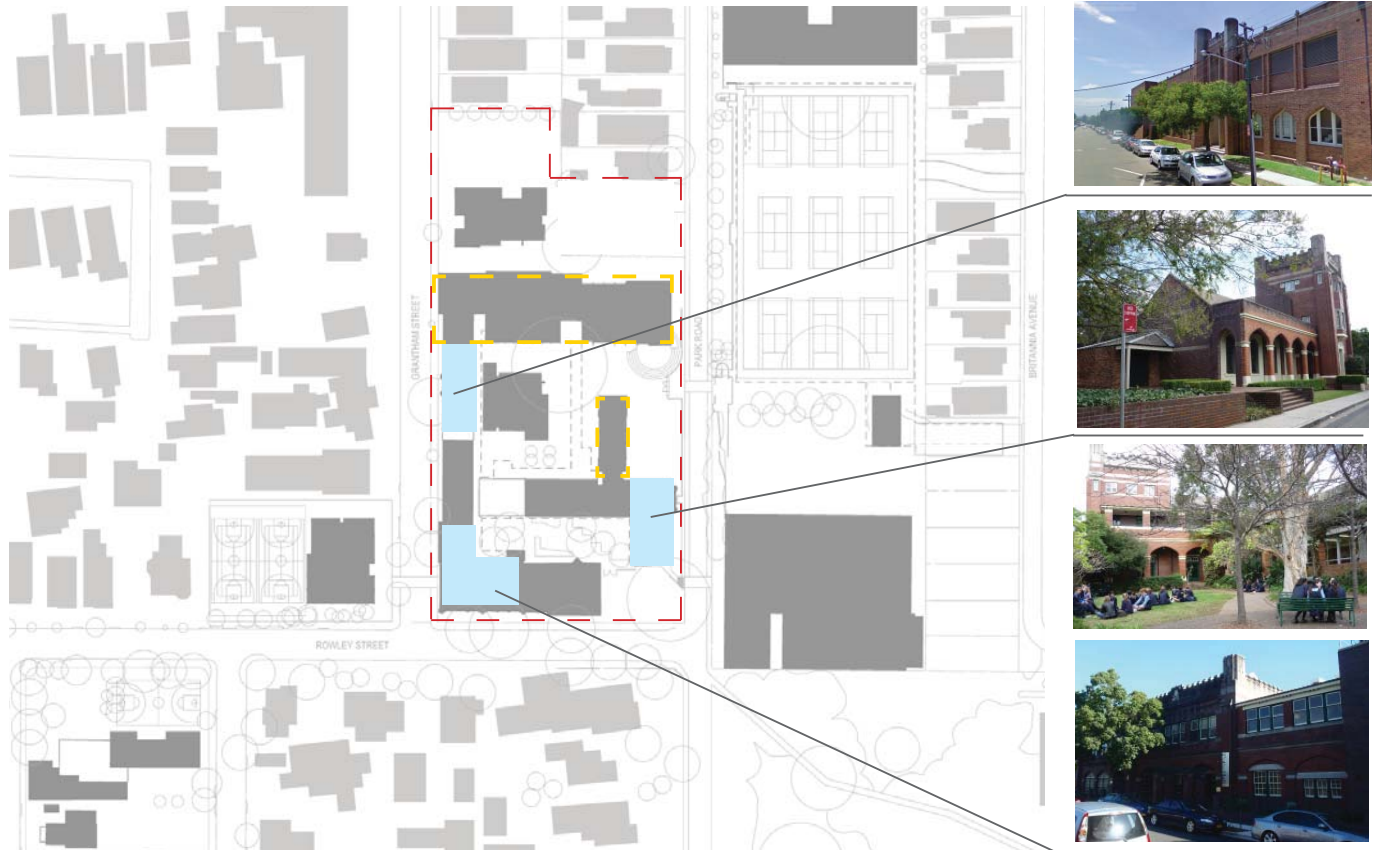
No buildings of heritage significance are affected by this proposal.

The new proposal respects the heritage significant buildings by:

- The landscape courtyard will provide an improved setting for the heritage Sutherland Building.
- Proposed buildings on Grantham Street align with height of existing heritage buildings, providing a consistent street frontage.

Site Heritage information can be found in the heritage architects report.

-  existing buildings to be demolished
-  heritage significant buildings



EXISTING SITE
HERITAGE SIGNIFICANT BUILDINGS



EXISTING SITE
HERITAGE BUILDINGS AND BUILDINGS TO BE DEMOLISHED



PROPOSED SITE

3.0 Design Principles

3.1 EXISTING PARAMETERS

Topography

There is a minimal fall of 3.6m across the senior campus diagonally from the south western corner of the Grantham Street to the north eastern corner of Park Road. This has meant that each building within the site has a different FFL ranging from RL 28 to RL 26.

Existing Trees

An audit of the existing trees has been undertaken an aborist from and by the landscape architects. There are no signifcnat trees positioned within or near the proposed development site and thus will remain on the completion of the Senior School Centre.

Some trees are proposed to be removed, but will be replaced by alternative landscaping.

Existing Buildings

There are a range of existing buildings on the current site. These building vary in age from 1886 brick buildings to more recent glass and steel buildings. The predominate character of the buildings located on the senior school campus are red brick, two storey buildings with connecting verandah styled walkways.



3.2 OPEN SPACE - GREEN HEART

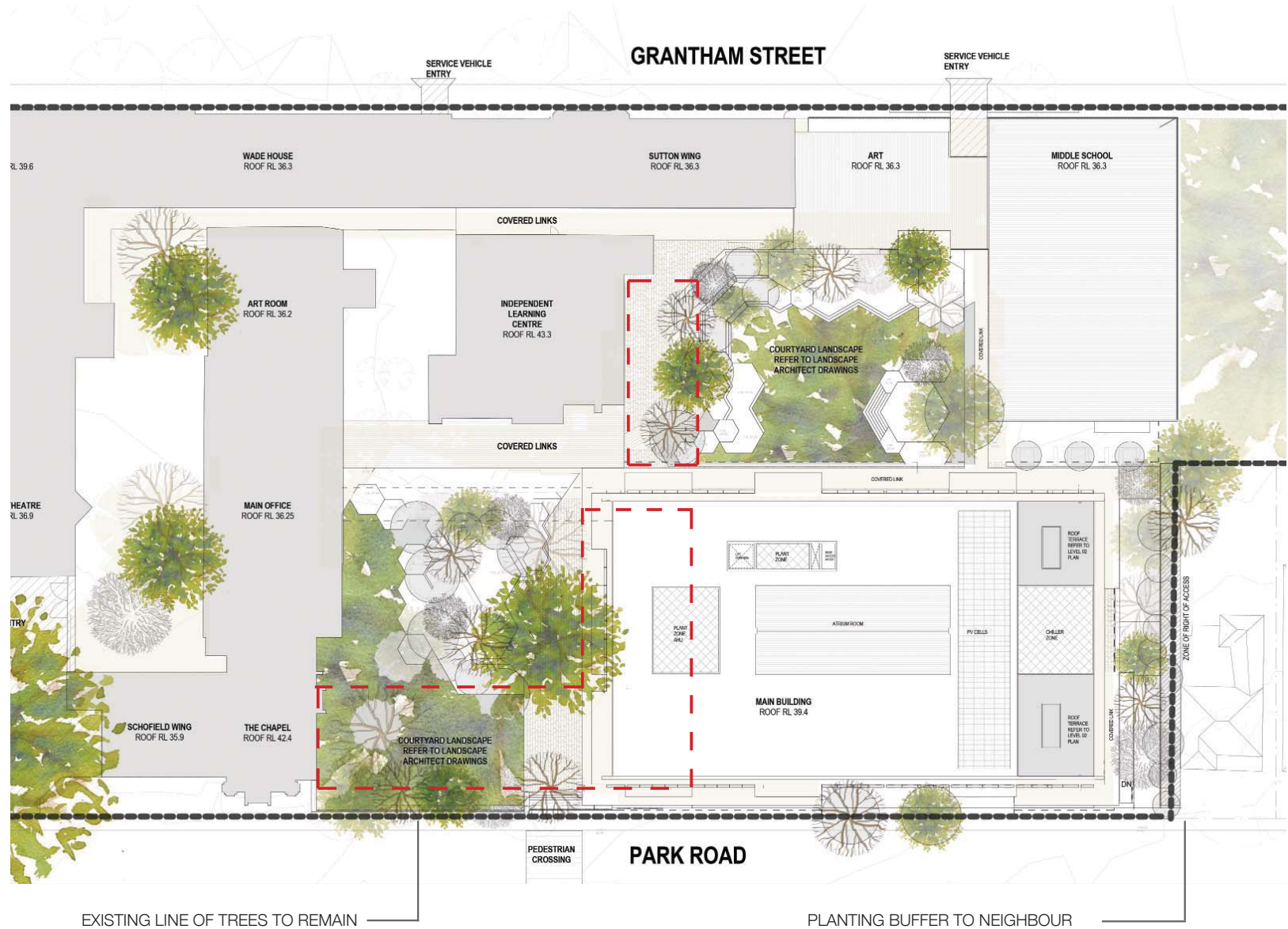
A core design principle for this development is to develop a new learning and social centre for the school community at the heart of the school. To do this, we have focused on providing increased green space and courtyard areas within the centre of the campus. These courtyards will provide support to the school community, promote visibility of academic functions and create a vibrant campus hub. A series of shifting levels, benches, lawns and garden beds will provide multiple learning and teaching settings including an amphitheatre and sculpture terrace. These spaces will complement the adjacent internal learning environments. These spaces can be occupied informally by students, utilised during formal teaching sessions or used as event spaces.

This proposal:

- removes the existing building from the centre of the site
- reduces the extent of building footprint on the site (increase open space)
- creates two large landscaped courtyards in the centre of the campus
- provides breakout space for the students
- creates outdoor learning space
- increases light into the campus
- improves usability through size and amenity
- **provides an additional 1210m² of open space across the campus**

 proposed open space - landscaped courtyards
2570m²

 line of existing open space
1360m²





CURRENT



PROPOSED



PERSPECTIVE OF SCHOOL COURTYARD SHOWING 'POP OUTS'

3.3 DESIGN PHILOSOPHIES

Create a new heart of school 'the centre'

The new buildings have been positioned to create two new courtyards. These courtyards become the focus of the teaching and learning spaces. This will encourage a visible and active student experience whilst considering impacts to surrounding residential areas.

Covered walkways are provided to the edges of these courtyards. This is the primary circulation connecting the existing and new buildings.

Showing the learning

'Pop outs' such as seminar rooms and balconies protrude through the main facade of the building and engage with the courtyard. This encourages the idea of 'showing the learning'. From within the courtyard you will see activity occurring within the 'pop outs'. This also allows the opportunity for students working within the 'pop outs' to better engage with and activate the edges of the courtyard.

Internal connectivity

The inside of the main building will contain an atrium. This atrium cuts a central void through the building and acts as an internal courtyard. Within the atrium space, further 'pop out' spaces such as interview rooms, media pods, display walls, meeting spaces and link bridges etc will activate the interior of the building. This will enable the learning to be seen between levels and provide an exciting and engaging learning environment.

3.4 BUILT FORM

Building Form

The buildings shape and position has been determined by the inbetween space, available during a complex system of demolition, staging and decanting. Since the school needs to remain operational during the construction period, buildings have been sized and positioned to allow for classes and pedestrian flow to continue throughout the school.

This has left us with 3 new components:

1. Main Building - senior teaching and learning
2. Middle School extension - level on top of the existing grade 6 building
3. Art building - art teaching and learning space

Where the building is adjacent to residential areas, the building mass has been pulled back by 9 metres on level 2 to provide a larger set back.

Building Footprints

The building width ranges from 16 - 32 meters. This footprint provides flexibility to support multiple functions (for example, workplace, student areas, library collections, teaching spaces and laboratories) and allows for future adaptation as the campus evolves.

A central atrium with Skylights and venting windows are proposed bring natural light and air movement into the central areas of the foot print. This will ensure minimal reliance on artificial lighting. Where possible, windows are operable, and servicing strategies support mixed mode ventilation to teaching spaces.

3.5 BUILDING HEIGHTS AND LEVELS

Building Heights and Levels

The levels of the building have been determined by the level of the topography in this location of the site and the ease of connections with adjoining and immediately adjacent buildings. One of the key principles of this project has been to minimise the number of different floor levels throughout the school allowing improved accessibility throughout the site. The new buildings have been placed at RL 26.

Ramps will replace the existing stairs within the landscape proposal to further improve access around the site.

Where the new buildings connect with Level one of the existing school, the FFL has been match to provide continuity of movement from old to new.

Floor to floor heights are typically 4 metres. This allows flexibility for a range of teaching and learning spaces, science laboratories and associated servicing. The building is 3 stories to provide three new learning clusters. Three learning clusters are required to reproduce the same number of learning space that is currently available in the North/Whitely wing. These clusters represent the new model of teaching include classrooms, collaborative spaces, meeting / interview rooms, staff spaces and library areas.

The maximum height from the ground to the top of parapet is 13.7 metres. This is in contrast with the existing building's maximum parapet height which is 14.6 metres.

3. 6 FORM AND MATERIALITY

Main building

The main building has been designed as a simple rectangular box. As mentioned above, this simple form and structural solution has provided the school with a flexible building that allows for future changes in the model of teaching. The internal spaces within this building can be easily reconfigured as required.

To continue the theme of simplicity and future flexibility, the facade system is a glass and mullion system with operable sections to facilitate natural ventilation. To provide adequate shading and to provide a visual buffer from the street into the building, a concertina, aluminium, perforated screen will be hung over the building. The concertina of the screen provides an interesting effect for the building, while also providing adequate;

- sun shading - small perforations in the top of the fold
- views out - large perforations in the bottom of the fold

The large perforations in the lower fold also enables sufficient air movement through the screen and into the building.

This screen will be used to provide a visual and acoustic buffer for the roof terrace, providing the neighbouring residential property with privacy. This roof terrace will generate limited noise, as it will only be used during lesson times as as supervised learning space.

Where possible, vines will be grown up this screen to incorporate greenery into the building facade.

Punching through this screen are the 'pop outs'. These concrete boxes create elements of interest along the facade. These boxes will be internally clad in timber to soften these spaces and give a warmth to the facade. Timber will also be used to clad the soffits of the covered walkways.

These 'pop out' allow the learning to be shown both within the senior school campus and to the community along Park Road.

To match with the existing materiality of the site, this building has been placed on a brick base. This brick base not only forms the edge condition to Park Road, but will also be continued into the site as paving and elements within the landscape design.

Middle School / Art Building

The MLC school campus has evolved over time. It is a collection of many different architectural themes. Therefore, this scheme proposes to treat the main building and the middle school building as different and individual buildings.

The work being undertaken on the Middle School building is an addition to the existing grade 6 building. The existing grade 6 building does not fit with the context of Grantham street; its position or materiality. The current 6 metre setback of this building disrupts the follow of built form along Grantham Street and is contextually out of place. A comment by council at an initial project meeting was in support of a new building which better addresses the existing architecture of Grantham Street.

Therefore, the Middle school / art building has been designed to enhance the streetscape along Grantham street. To do this an additional floor and frontage has been added to the existing grade 6 building to create a facade that aligns with the existing height and setback of the Sutton wing.

The form of this building is also a simple rectangle to provide the school with a flexible building that allows for future changes.

The classroom spaces facing Grantham Street are used for art. Natural light to these spaces is very important to their function. The location of a hospital across the road has meant that the facade treatment also needs to screen from people looking in. Therefore, the main material for this facade is a translucent material.

To support this material, steel structure will form the bones of the facade. The steel will be finished in a colour that responds to the 'redish' brickwork of the existing school. The verticle elements in the design of this steel structure aims to tie the building back to the language of the verticle openings and ornamentation of the existing school buildings.

Despite these differences, there are some common themes between the two schemes. This enables them have connections to each other and the overall school context. The same bricks used for the main building have been used for fencing and entry walls and paving. A 'pop out' has also been incorporated into the Grantham street facade and on the facade facing the internal courtyard.



PERSPECTIVE OF ART BUILDING ON GRANTHAM STREET



PERSPECTIVE OF MIDDLE SCHOOL / ART ON GRANTHAM STREET

3. 7 CONNECTION TO THE STREET SCAPE

Grantham Street

The Middle school / Arts buildings have been designed to integrate with the existing school architecture and complete the street scape of the school on Grantham Street.

To do this the following considerations have been made:

- new building height to align with existing school buildings
- new building to align with existing building's facade to create continuous street frontage
- use of brick responds to the existing materiality of school buildings
- verticle elements, such as steel responds to the verticality of the openings and ornament of the existitng school building
- colour of the steel responds to the 'redish' brickwork of the existing school



PROPOSED GRANTHAM STREET STREETSCAPE

Park Road

The Main building has been designed to respond with the existing school architecture in the following ways.

- new building height to align with existing school buildings
- new building to align with existing chapel frontage
- use of brick responds to the existing materiality of school buildings
- school entry maintained and enhanced to align with existing carpark entry and pedestrian crossing
- existing frangipanni trees positioned along Park Road to be retained

Immediately adjacent the school on Park Road is the Junior school and playing fields of MLC School. Therefore, the scale of the school buildings on Park Road do not affect any residential properties.



PERSPECTIVE OF MAIN BUILDING ON PARK ROAD



PROPOSED PARK ROAD STREETSCAPE

3.8 DROP OFF AND CARPARKING

Drop off

The proposed development to the senior campus will not change the current traffic or drop off arrangements.

In addition to drop off in the lower level car park (adjacent to the Junior School), there is formalized 'kiss and ride' facilitated by 'No Parking' signage for 45m along the northern side of Rowley St between Park Road and Grantham Street, for 15m along the western side of Grantham St to the north of Rowley Street and for 20m along the eastern side of Grantham Street to the north of Rowley Street. This area is supervised by two school appointed traffic wardens.

Parents have also been observed using a section of Rowley Street between Gordon Street and Mount Pleasant Avenue (in front of Kent House), the western side of Park Road to the north of Rowley Street and the eastern side of Park Road to the south of Rowley Street for drop off. For further detail please refer to the Traffic Consultant's report in the appendices.

Campus parking

Campus Parking: In addition to the lower level car park accessed off Britannia Avenue, there are three other informal car parking areas reserved for staff. These include a car parking area adjoining Kent House, basement car parking under the Centenary Music Centre and on the sports courts adjacent to.

As there is no increase to student and staff numbers or no new infrastructure being proposed as part of this development, there should be no requirement to increase the current carparking numbers.

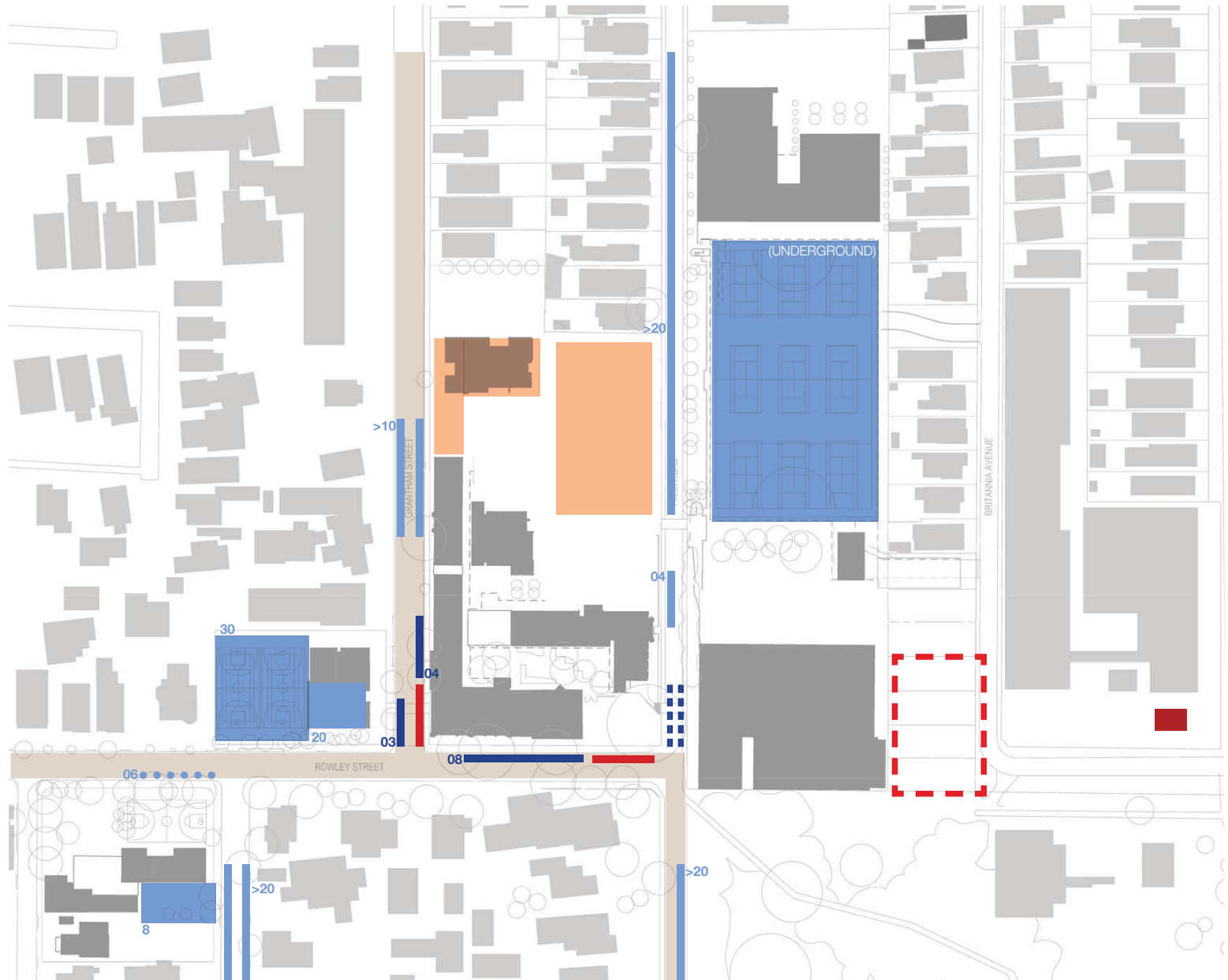
Please refer to adjacent diagram and Traffic Consultant's report.

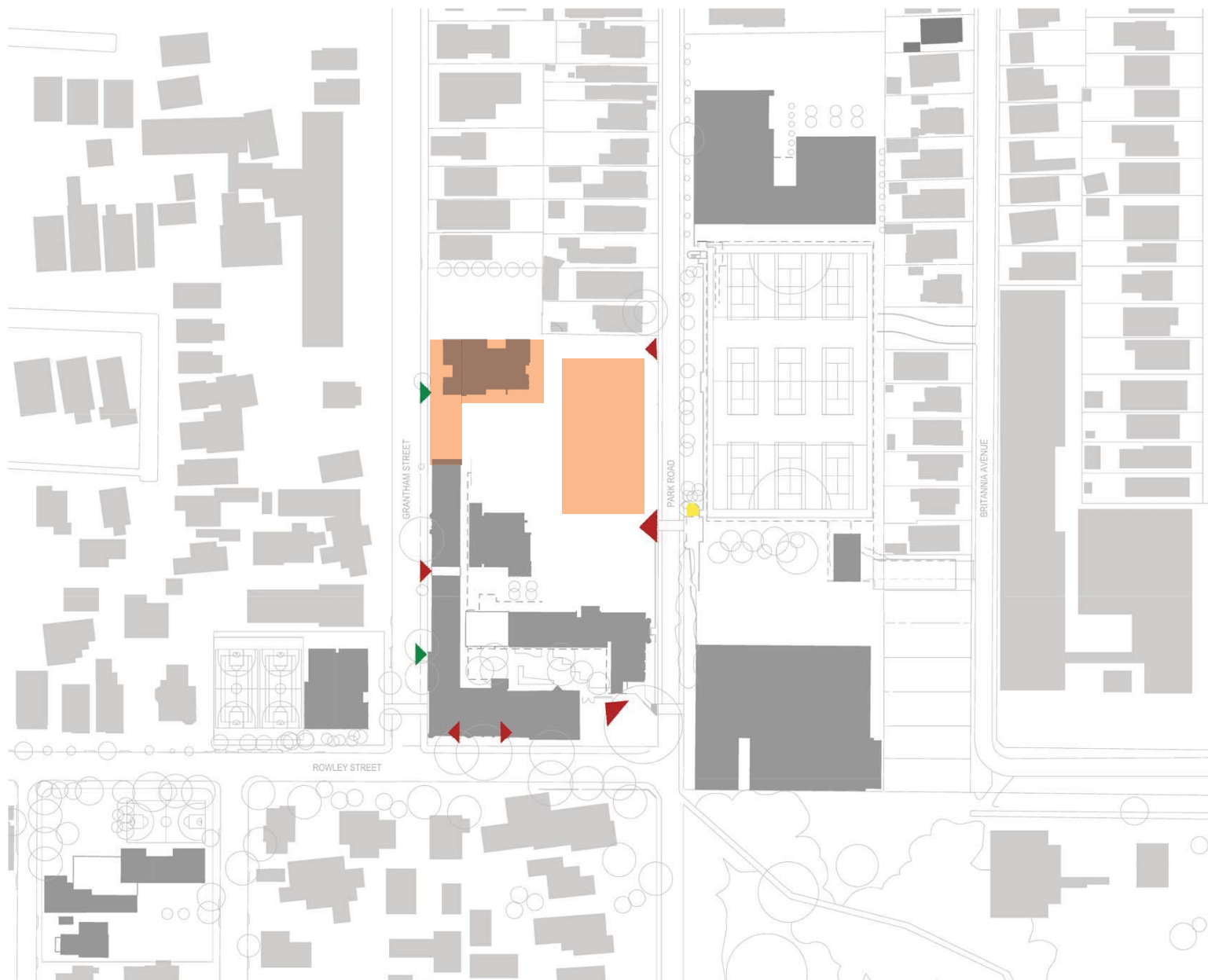
Current student no. = 1201

Required carparking spaces based on current student no. = 62

Current carparking in undercover car park = 148

- **BUS PARKING**
- **BUS ZONE**
- **DROP OFF ZONE (WITH VEHICLE NUMBERS)**
- **DROP OFF IN NON-DESIGNATED ZONE**
- **1-2H PARKING (WITH VEHICLE NUMBERS)**
- **1/4H PARKING (WITH VEHICLE NUMBERS)**
- **MAJOR ROADS**
- **PROPOSED SENIOR SCHOOL CENTRE**





3.9 ENTRY AND ACCESS

Currently, there are multiple entries to the campus. The main entrance to the school is at the corner of Rowley St and Park Rd, which is viewed on axis from the main pathway through Burwood Park. This will remain with main entry to the school.

In addition to this entry, a secondary pedestrian entry is located off Park Road. The new development proposes to maintain this entry. This entry aligns with the existing pedestrian crossing and carpark entry, thus providing the new building with easy access to MLC carparking.

All existing service entries to Grantham Street will remain. No new vehicle / service entries are proposed for Park Road.

PEDESTRIAN ENTRANCE

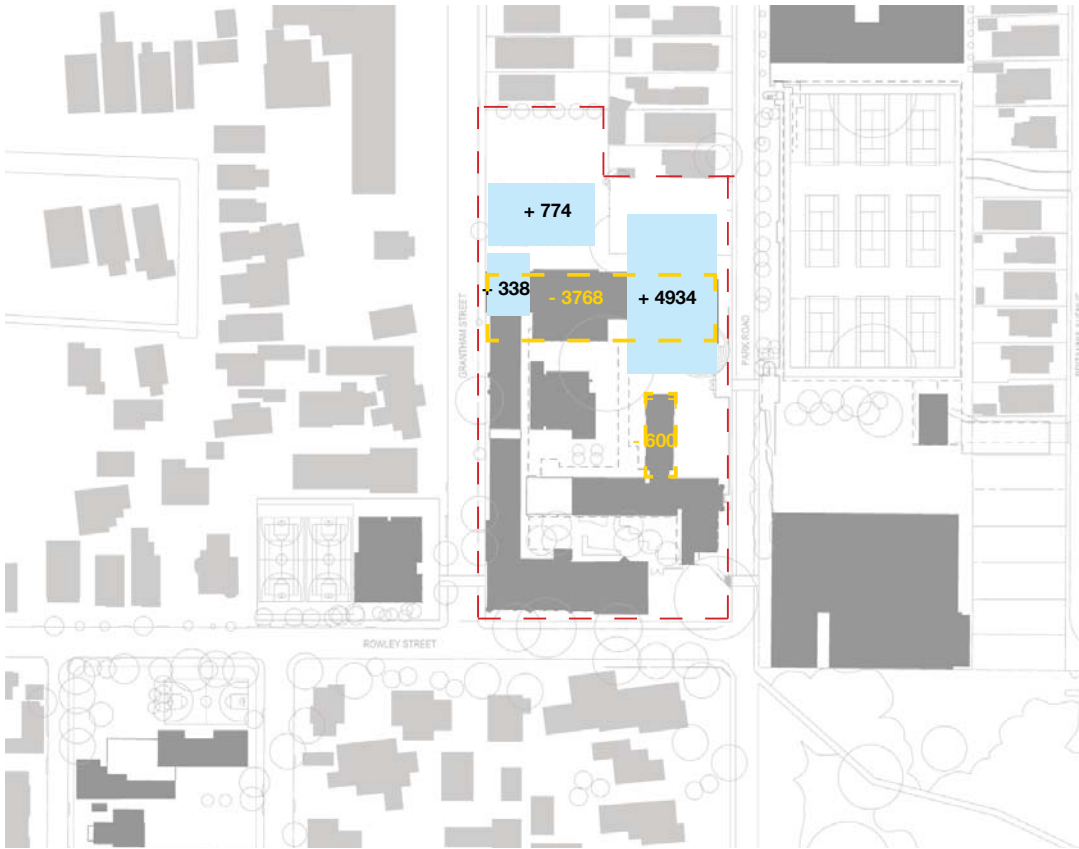
PROPOSED SENIOR SCHOOL CENTRE

4.0 FSR

4.1 FSR / GFA Analysis

	Site Area (meters ²)	GFA (meters ²)	FSR
Existing	12487	9784	0.80:1
Proposed	13105	11462	0.87:1
Increase	618	1678	0.07
Control			0.55:1

The increase in building area is to support the a new learning pedagogy.
Student numbers will not be increased.



-  existing buildings to be demolished
-  proposed new buildings



EXISTING SITE



EXISTING SITE - BUILDINGS TO BE DEMOLISHED

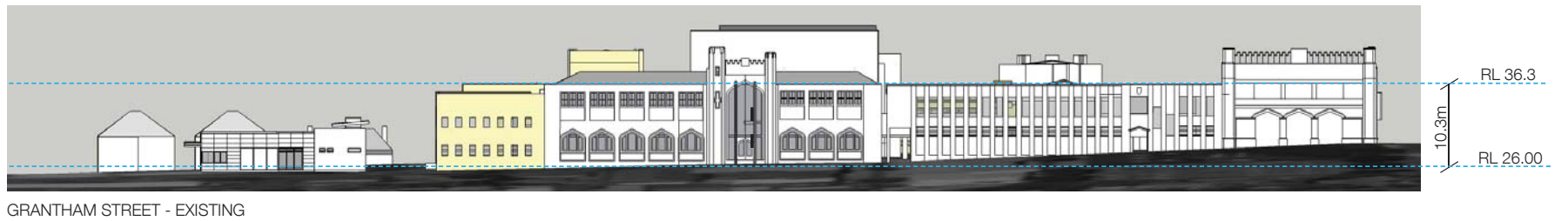
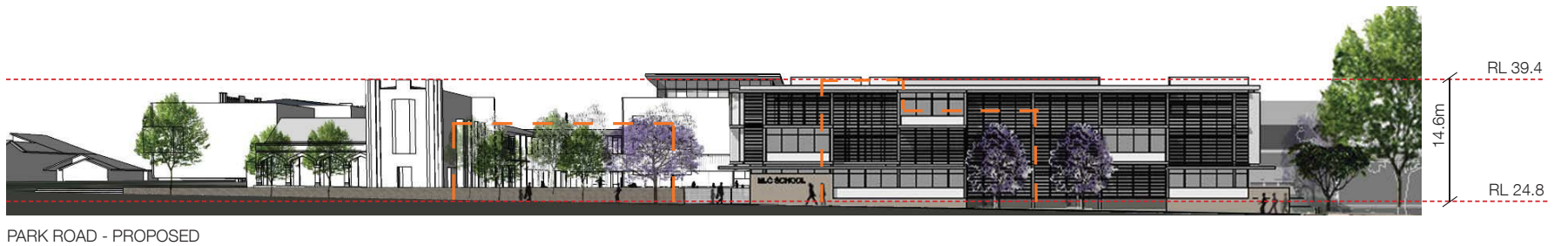
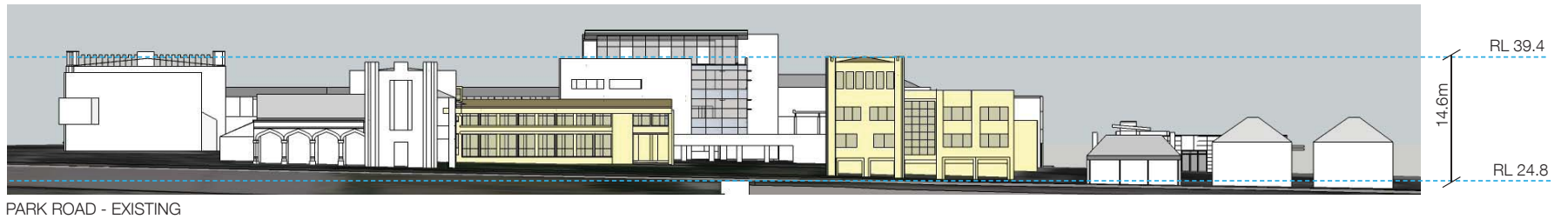


PROPOSED

5.0 Elevations and Heights

MLC Building heights - Senior Campus	
<i>ILC - Park Road</i>	RL 43.3
<i>The chapel - Park Road</i>	42.44
<i>Sutton wing - Grantham street</i>	39.4
<i>Wade house - Grantham street</i>	36.3
<i>Drama theatre - Rowley street</i>	36.9
<i>Potts hall - Rowley street</i>	39.6

	Existing	Proposed
	Maximum height (meters)	Maximum height (meters)
Park Road	14.6	14.6
Grantham Street	10.3	10.3
Control	8.2	8.2



- existing buildings to be demolished
- existing RL
- proposed RL of new build
- line of existing buildings

