

Saint Ignatius' College Riverview - SSDA Submission Design Concept Package

JUNE 2016

ISSUE C

P M D L 



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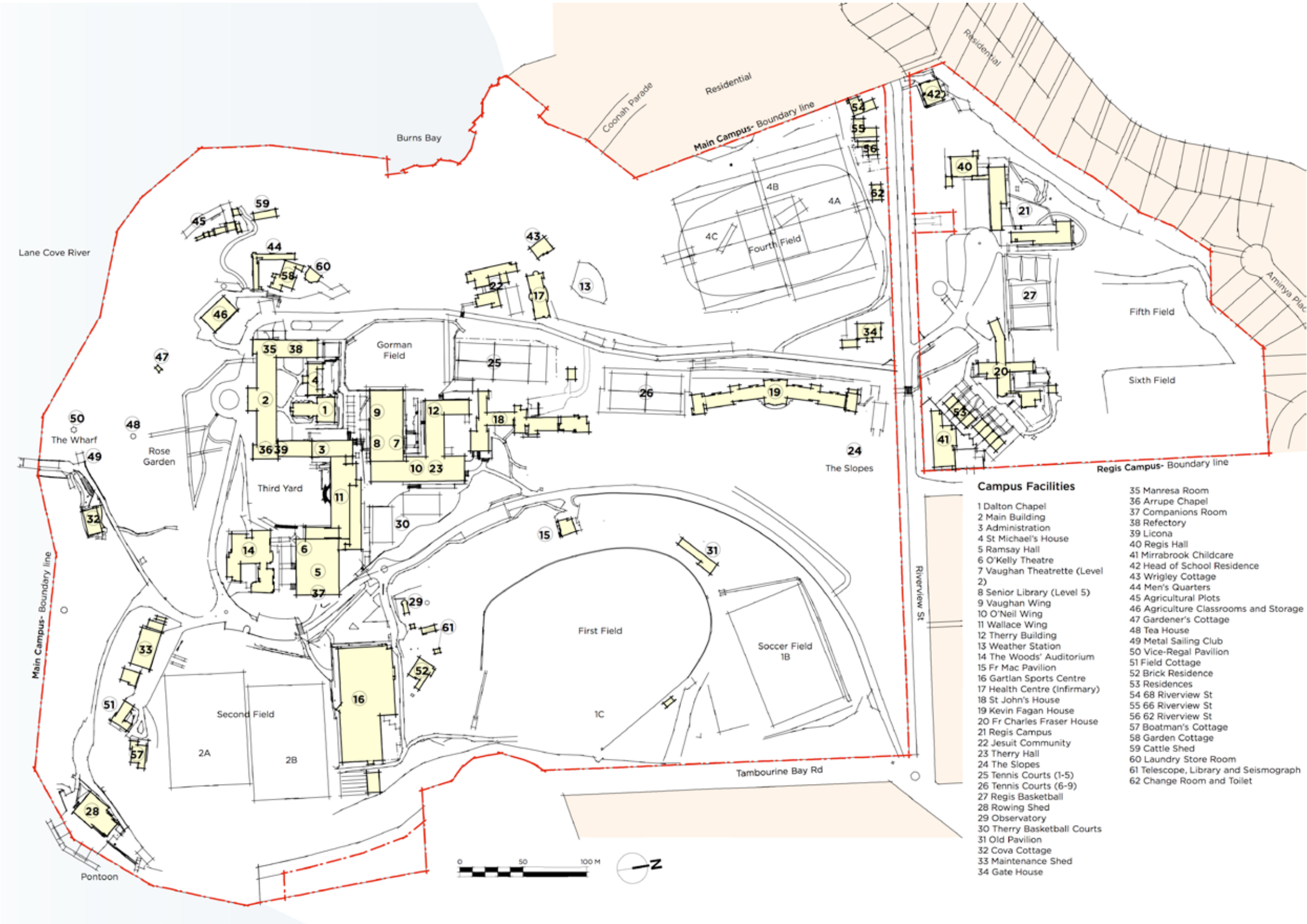
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1.0 EXISTING SITE



The College site comprises some 40 ha, including the Regis Campus, and occupies a prime waterfront position on the Lane Cove River.

The existing campus, like many school campus developments, is characterised by a collection of buildings and facilities which have been developed in isolation, without maximising opportunities for collaboration or connection.

The Masterplan Study's aim is to develop a clear Road Map for the College's future development, maintaining flexibility and forming the basis for decision making at a number of levels.

1.1 EXISTING SITE ANALYSIS



Although the campus is a large land area there is a significant portion that is restricted or unsuitable for development due to topography, environmental or heritage considerations as indicated. Site falls vary across the campus but can be in excess of 30 metres and this has impacted previous developments and circulation.

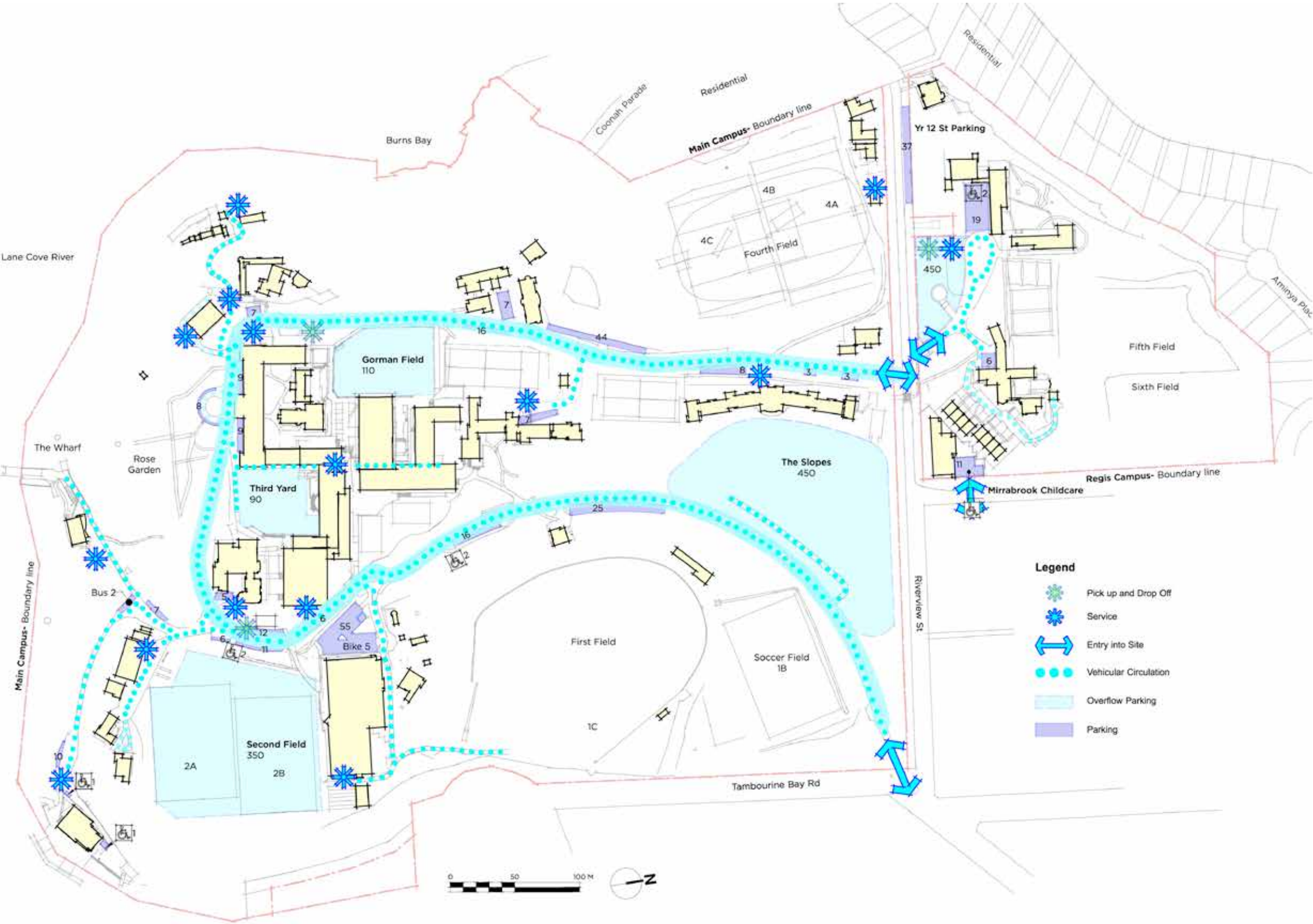
The College is situated in a predominantly residential area and is a significant heritage site in the Lane Cove area.

Buildings that are situated on the ridge line benefit from the cooling north east breezes but similarly are impacted by southerly storms.

The site features an “open” feel rather than a “gated community” which is a key part of the Ignatian ethos.

Refer to Landscape Report.

1.2 EXISTING VEHICULAR CIRCULATION



The College's primary access was originally from the water but the main address is now by road from the north.

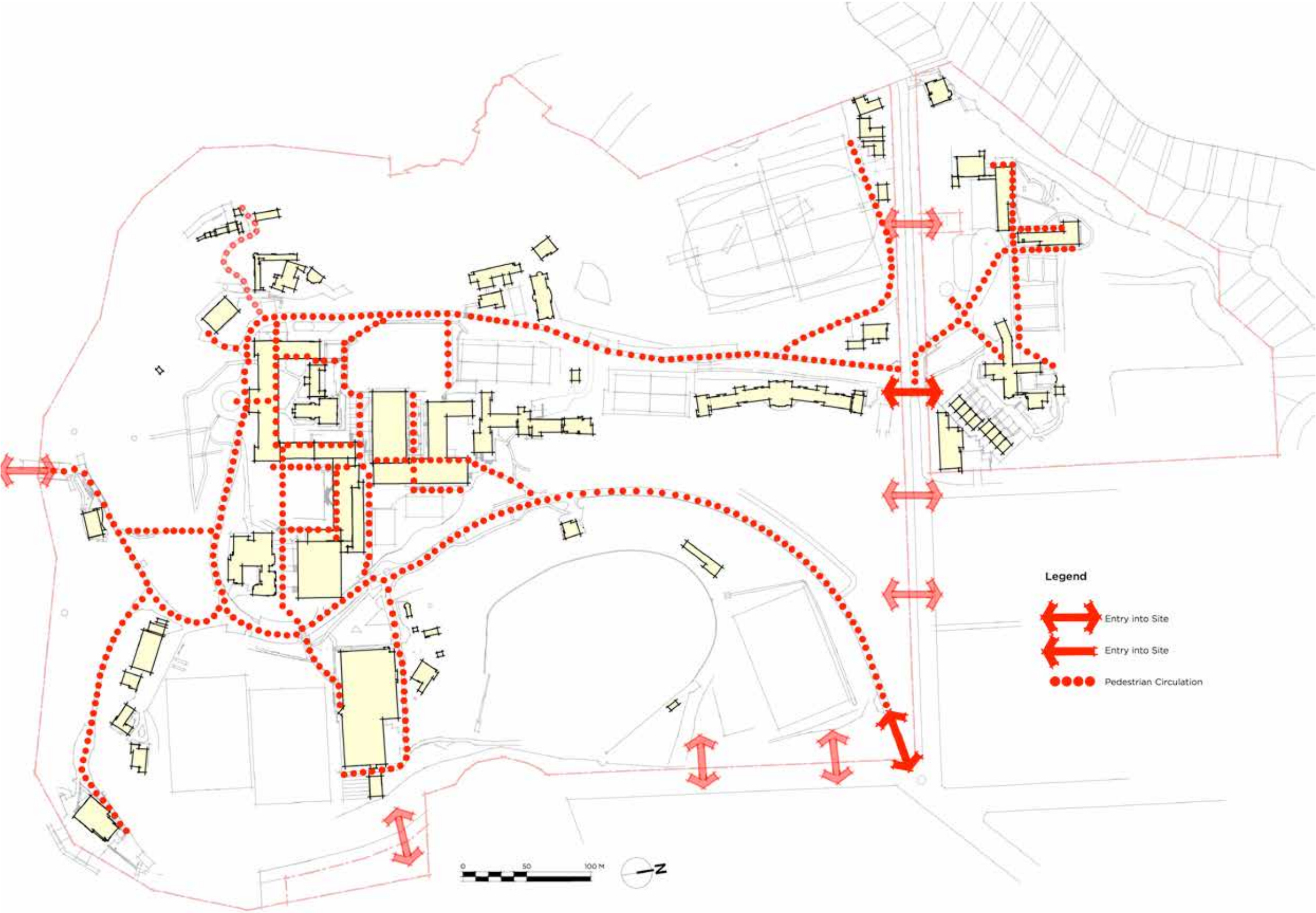
The site is divided by a main vehicle circulation loop road which restricts movement and the full utilisation of the campus. This also creates a major safety issue especially related to service and pedestrian movement.

There is a variety of parking distributed around the site in both formal and informal arrangement. Key College community events and sporting matches attract a significant number of vehicles which are well managed and accommodated on site, but have detrimental affects, on fields and open spaces.

Service points are also distributed around the campus providing a lack of clarity and control on deliveries and waste removal.

Refer to Traffic Report.

1.3 EXISTING PEDESTRIAN CIRCULATION



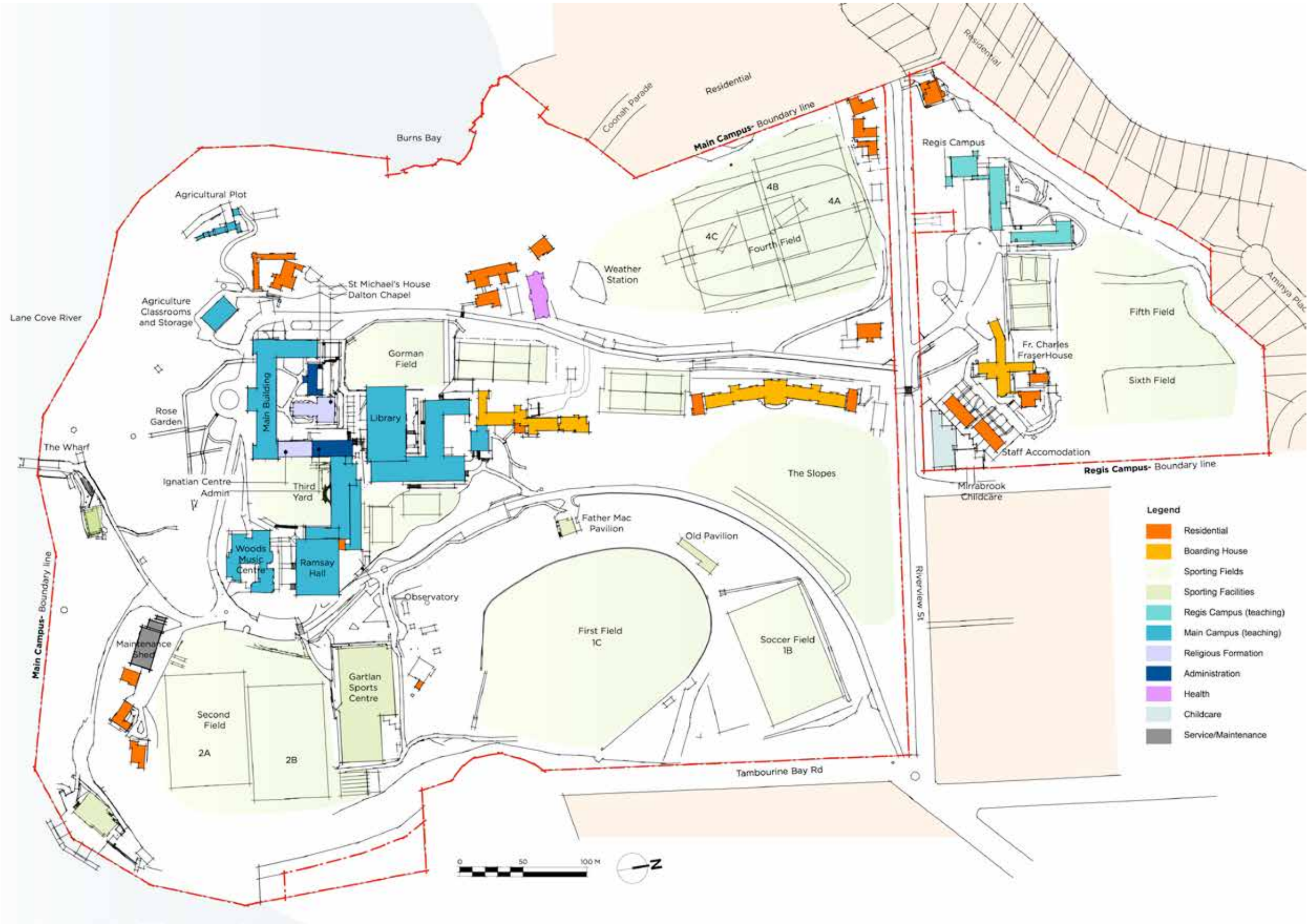
Pedestrian circulation largely follows the vehicular circulation in many areas of the campus. Access is restricted by level changes and the main loop road.

Given the history of development on the campus there are a number of key pinch points that severely impact student and staff circulation.

Similarly, site service conflicts with some of the pedestrian circulation given the location of some facilities.

The site features a “porous” boundary to Riverview Street, inviting a wide diversity of pedestrian access points. The Regis campus is open to surrounding neighbors which creates some conflict in duty of care for the junior students.

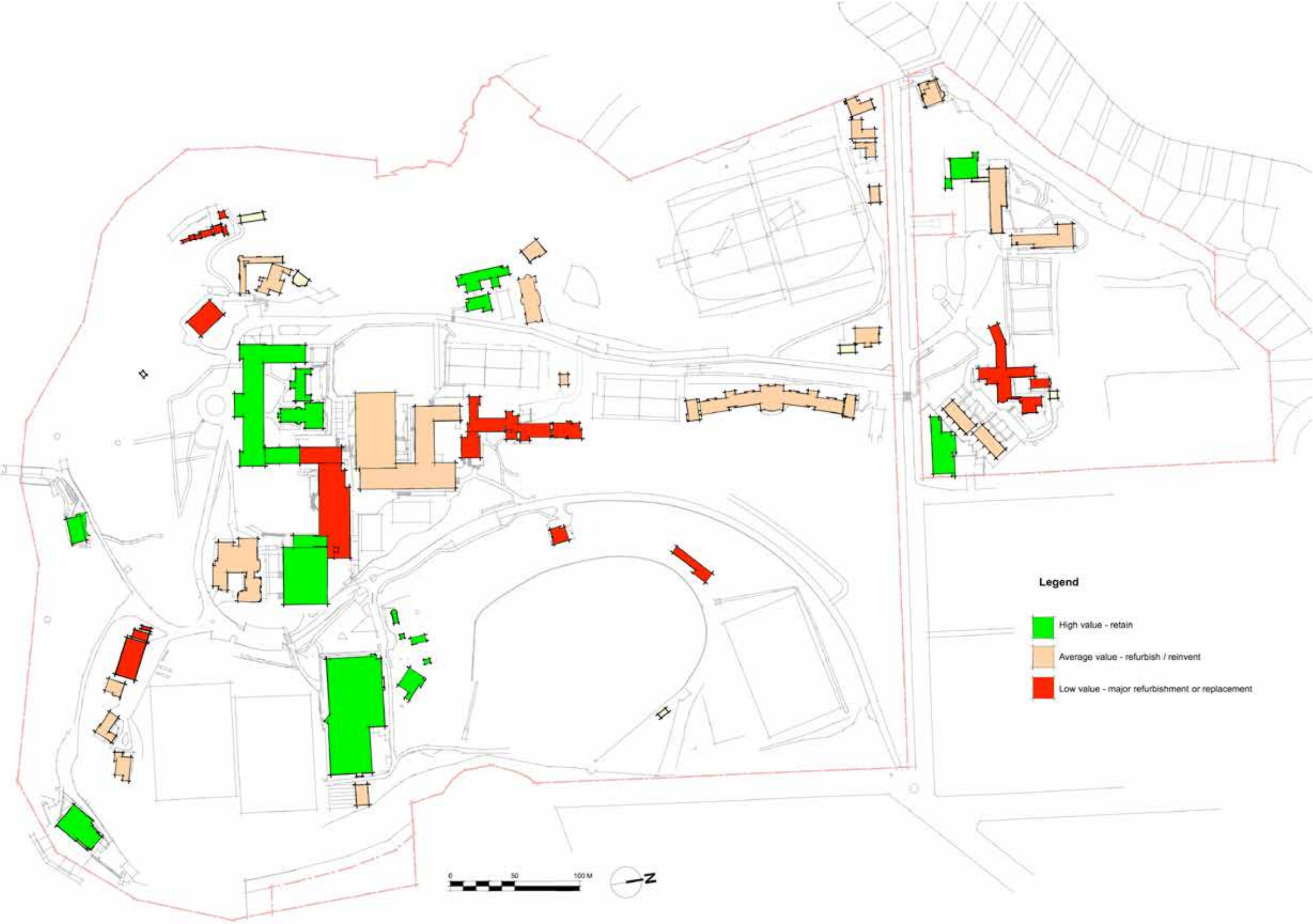
1.4 EXISTING USES



Usage of the existing facilities lacks a defined structure, with the development of the campus and ongoing changes of use responding to demands and changes in the learning and pastoral environments and making the best of what there is.

There are core areas or precincts of learning, boarding, administration and recreation although these are not clear and are poorly connected.

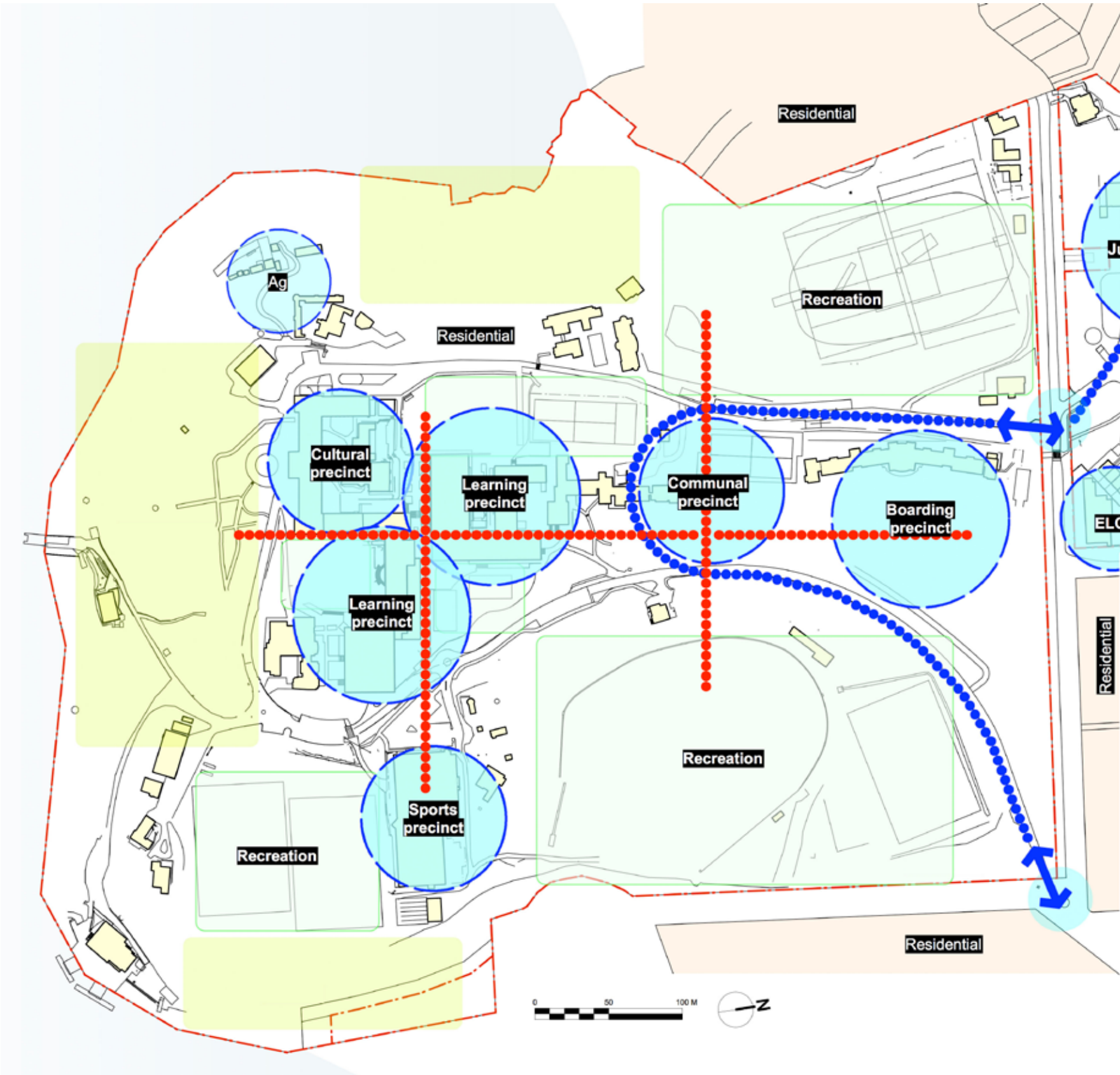
1.5 EXISTING FACILITY EVALUATION



Based on the evaluation of the existing facilities, looking towards the future, and aiming for the best facilities to support the teaching and learning, the campus features a mix of simple ratings.

- The heritage buildings are obviously of high value but optimising their appropriate uses is critical to the overall future of the campus.
- Some maintenance facilities are not best positioned operationally or for safety.
- Specialist facilities are key investments which need to be respected and enhanced where possible.
- Most facilities have the ability for refurbishment, reinvention and reuse for the future.
- The College has some “good bones” that can be built upon.

2.0 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.

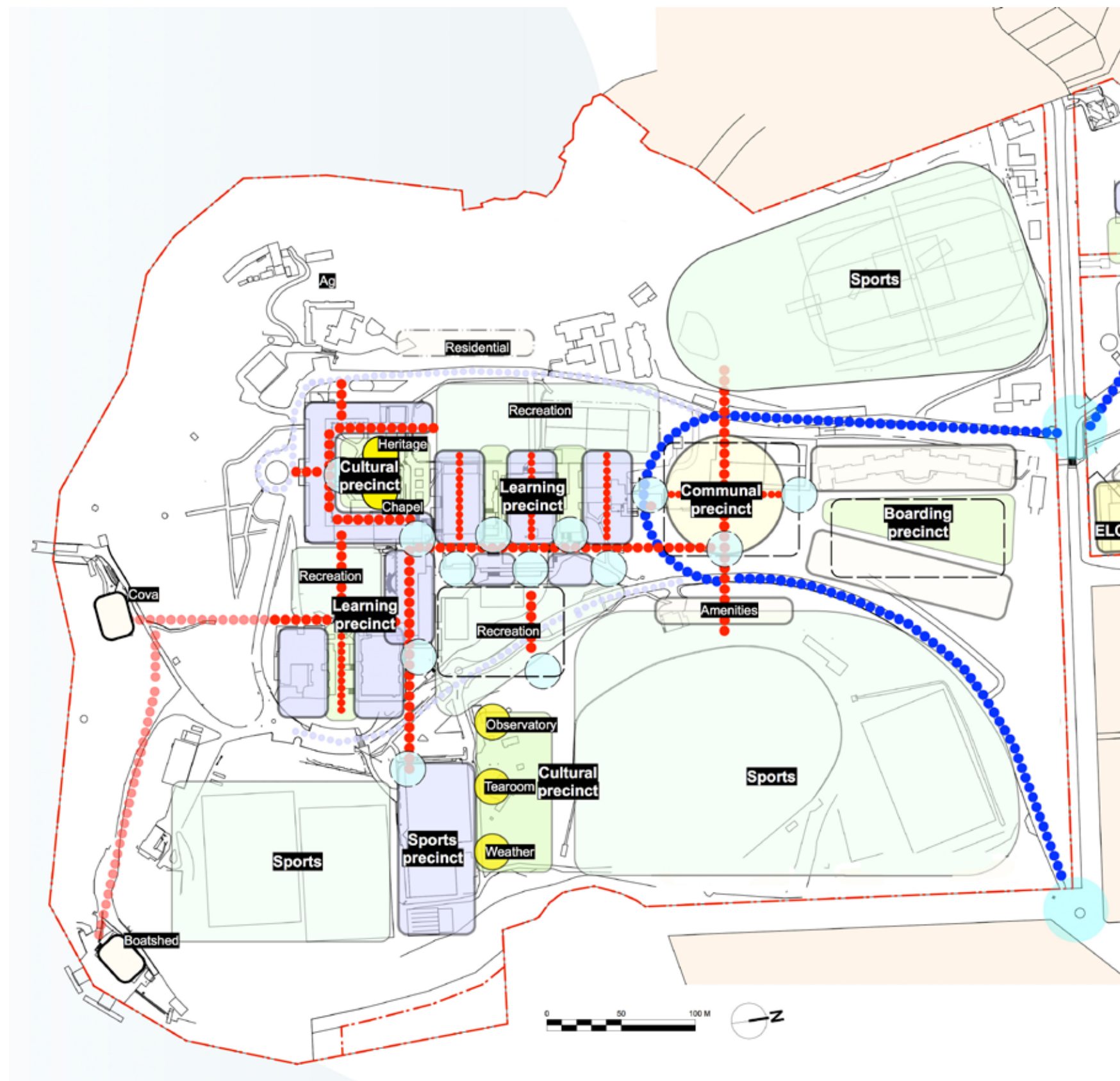
The creation of the “communal hub” provides the opportunity to rationalise site service, catering, functions, maintenance, set down and pick up, parking and associated activities.

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.

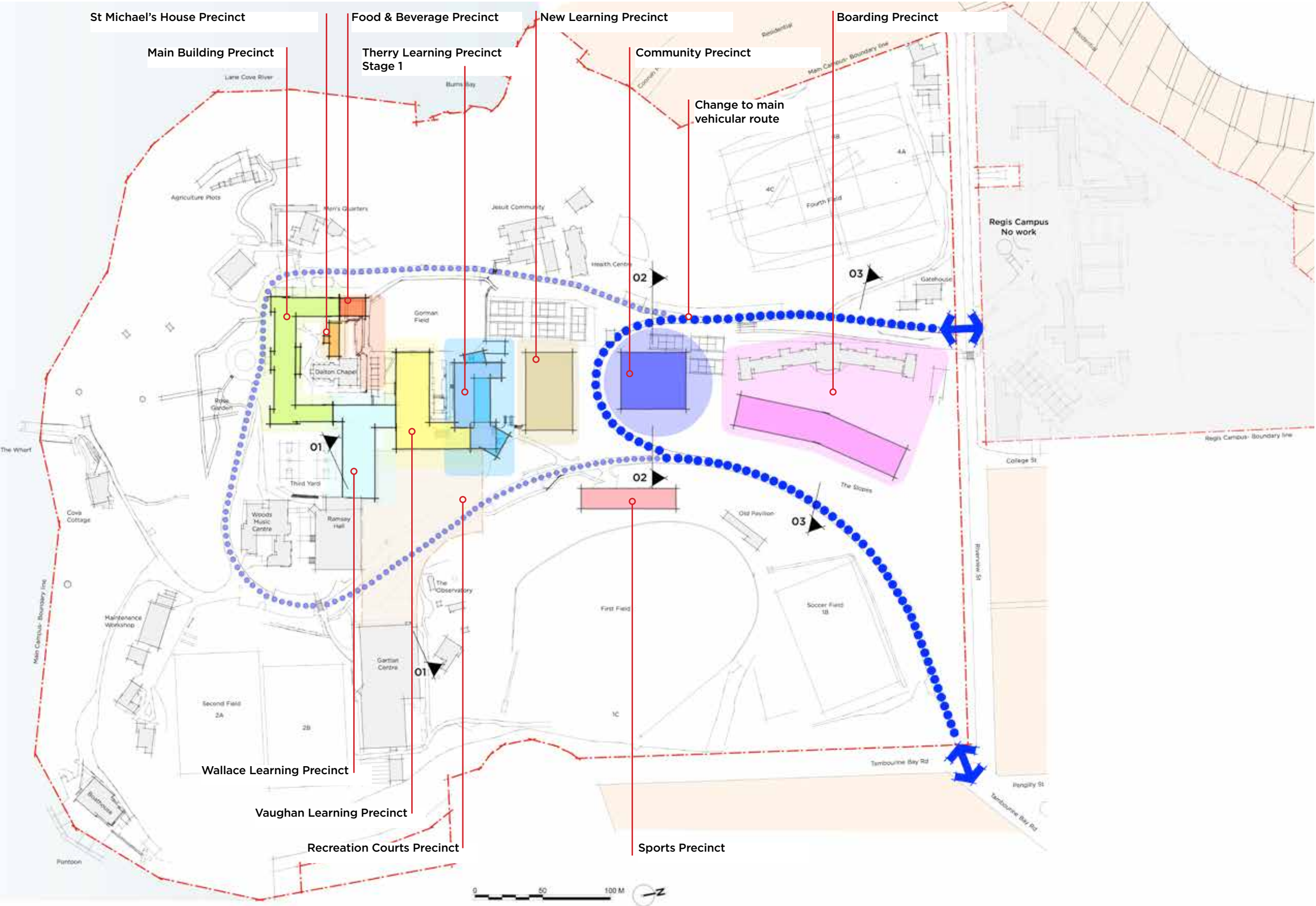
Rather than corridors, the ambition is to develop broad links that are active and celebrate the learning, pastoral, spiritual and social philosophy of the College. Instead of hiding the learning, users and uses, providing opportunities for exhibition, display and celebration.

2.1 MASTERPLAN SITE CONCEPT



- Stage 1 - Reinvent, expand and upgrade existing Therry Learning Precinct.
- Consolidate administration and staff in Main Building.
- Repurpose St. Michael's House as Heritage Centre together with expanded retail / F&B offer on west.
- Replace existing Wallace with new STEM facility with similar footprint and additional level.
- Reinvent, expand and upgrade existing Vaughan and O'Neil Learning Precinct.
- Develop strong circulation "streets" with identifiable nodes for faculties and houses as part of the circulation system.
- Engage the space between and adjacent buildings to reinforce connections and expand learning opportunities.
- Rationalise carparking, service and maintenance activities. Reduce pedestrian and vehicle conflict.
- Consolidate boarding to a defined "home" precinct.
- Develop central communal hub with catering, function and sports amenities as well as centralised service, stores and parking.
- Consolidate main playing field and support facilities including spectator, amenities and community accommodation.
- Build on the existing circulation pattern to provide multi level access paths around the campus, reducing pinch points and providing options.
- Expand the existing food and retail offer on the western side of the main quad.
- Expand the learning connections across the road to the east by expansion of recreation courts retaining parking under.
- Exploit opportunities to create new recreation space and links between indoors and outdoors.

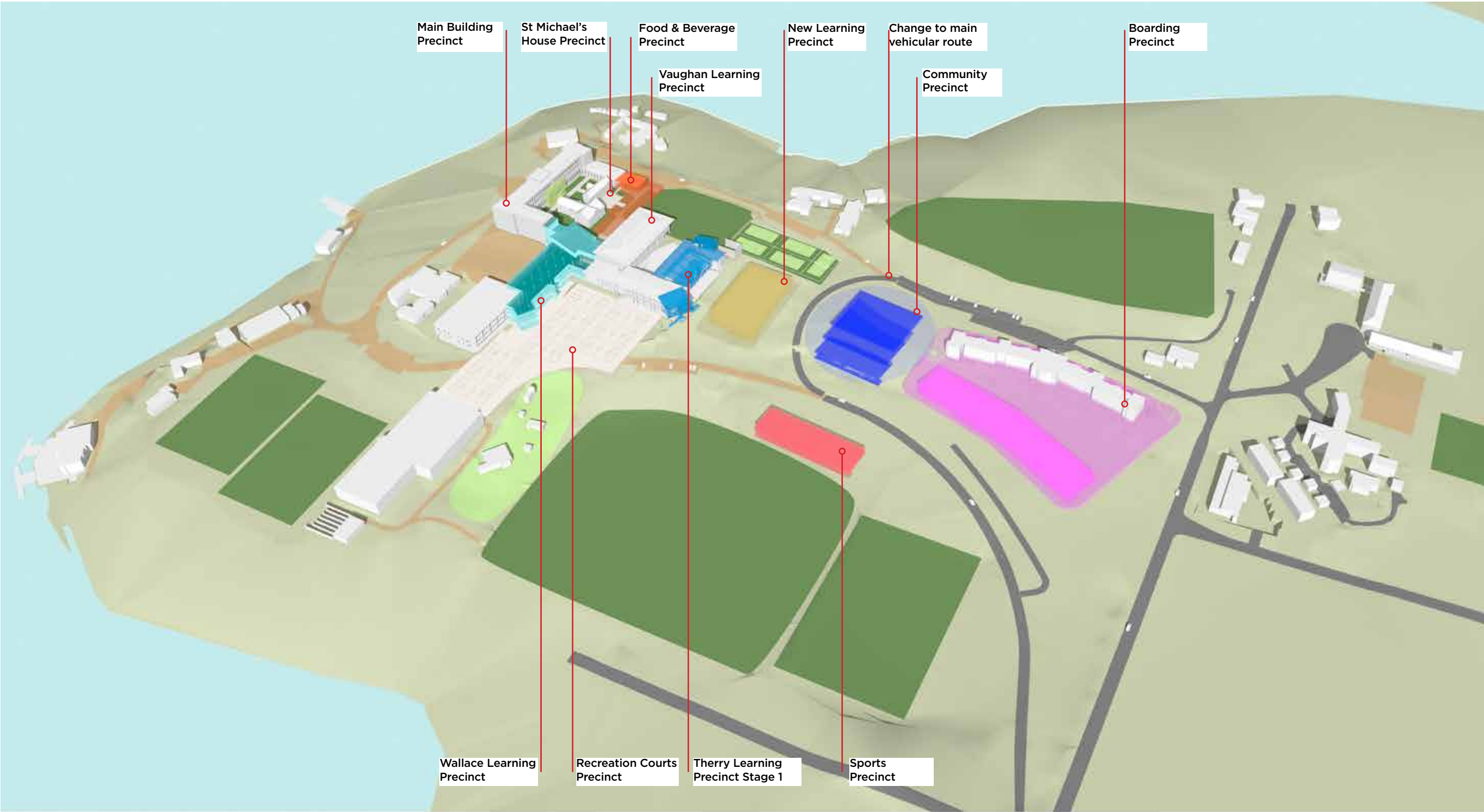
2.3 MASTERPLAN PRECINCT DEVELOPMENTS



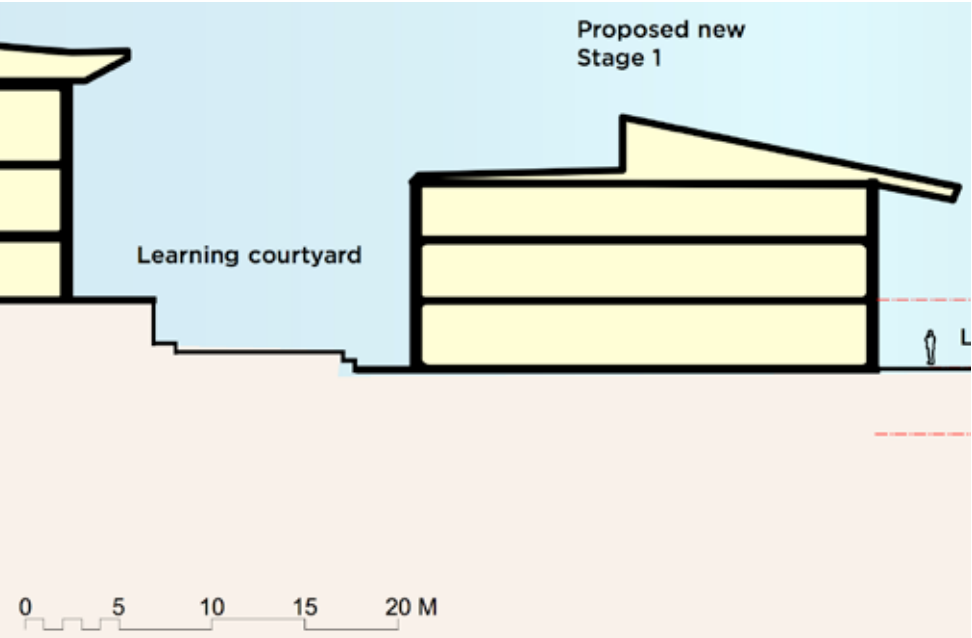
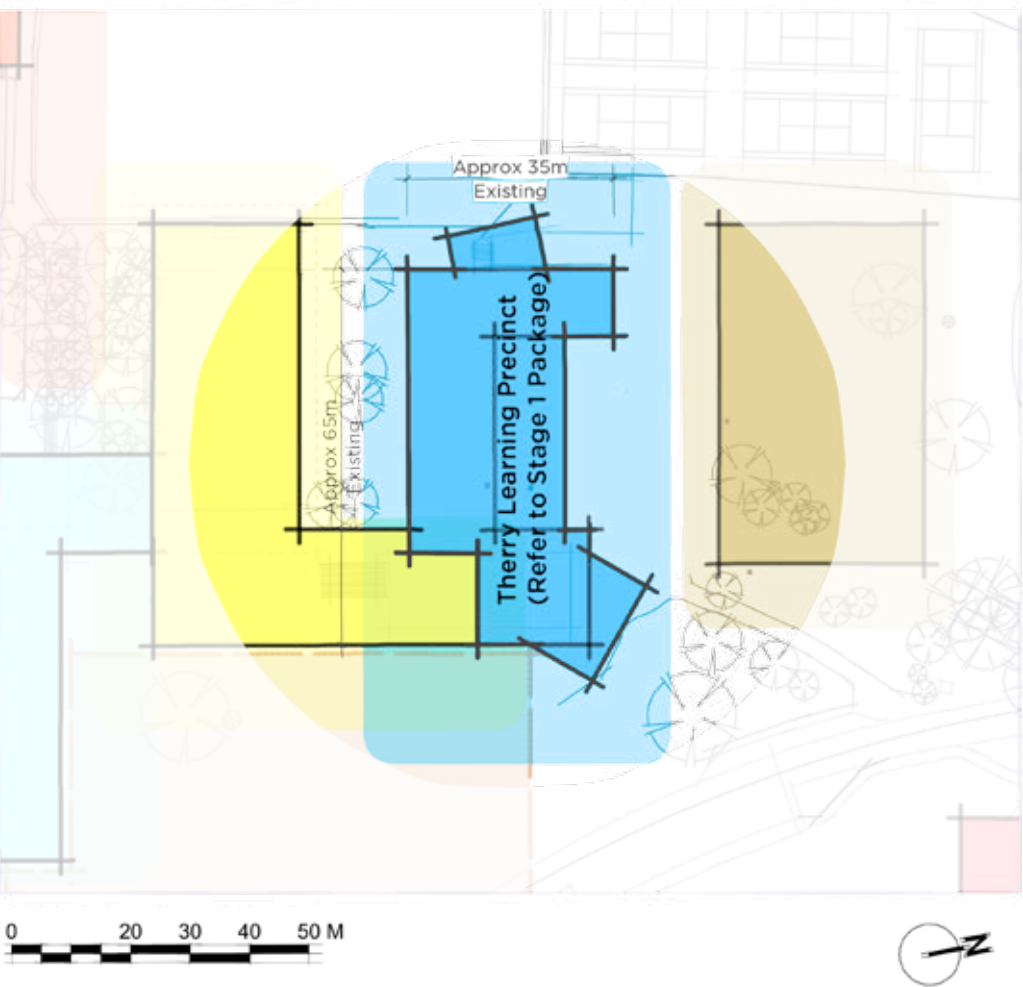
2.4 EXISTING SITE MASSING MODEL



2.5 PROPOSED SITE MASSING MODEL



3.0 STAGE 1 | THERRY LEARNING PRECINCT



Stage 1 Therry Learning Precinct

- Additional GFA = 1,850 m²
- Number of Levels = As existing
- Top of Building = RL 49.50

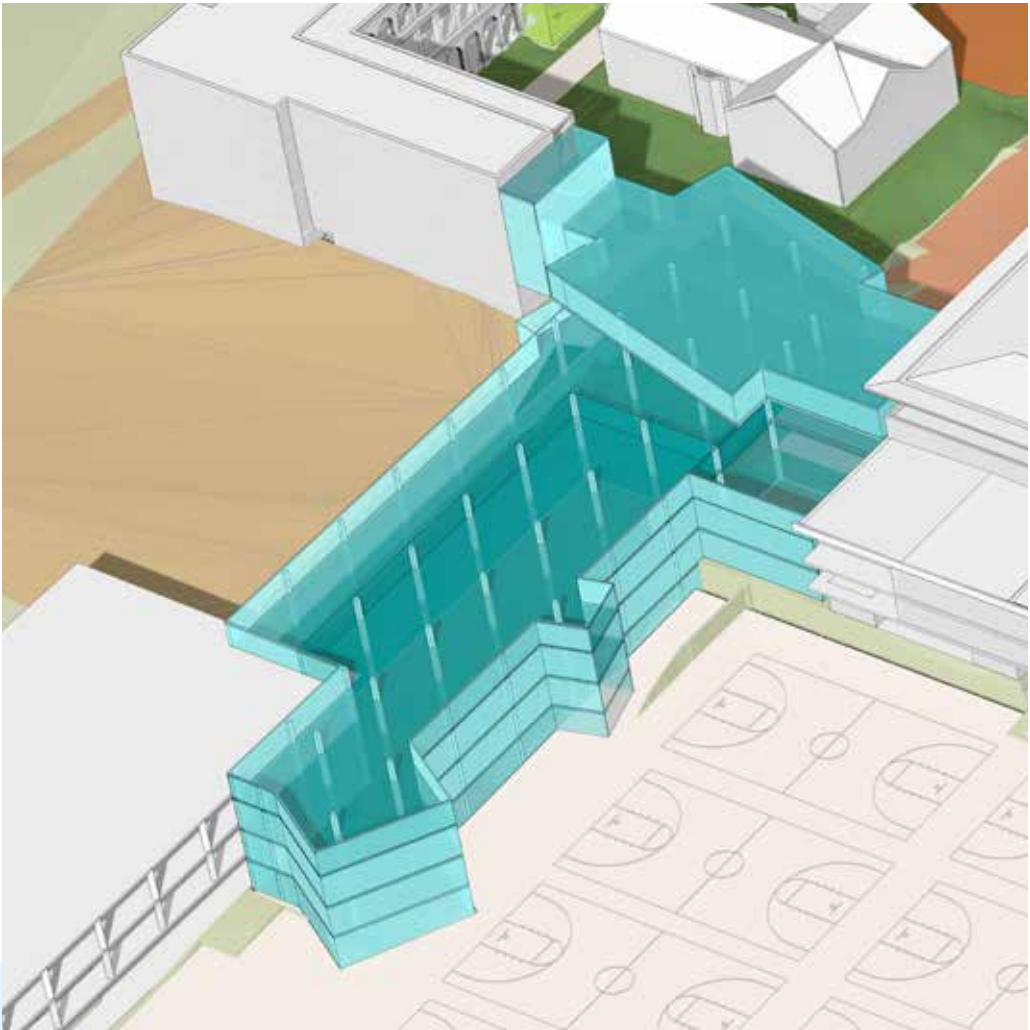
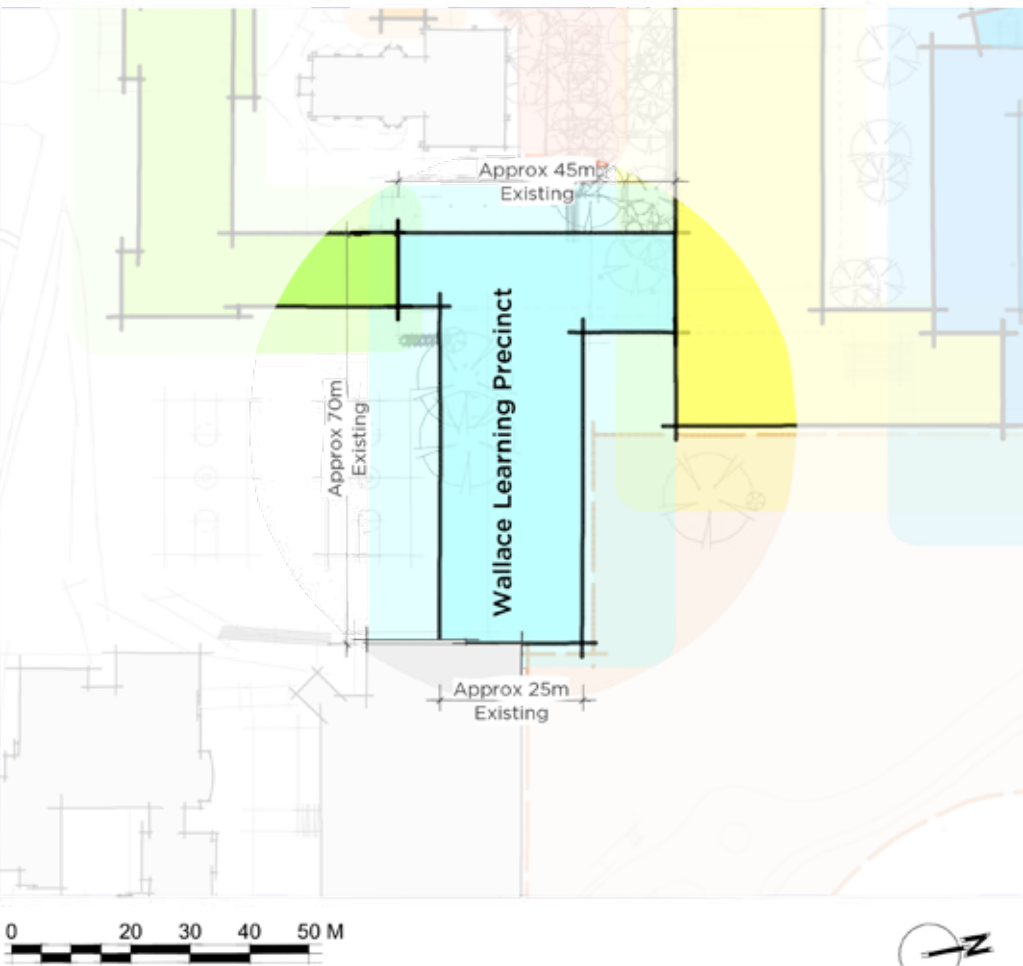
Expansion and refurbishment of the existing Therry and O’Neil buildings to improve and increase opportunities for learning, accommodate the House group in home bases, create more generous areas for staff and improve connection and circulation within and through the levels. Works are summarised as follows.

- Expansion of the existing Therry building footprint to the north to provide collaborative, connected, contemporary learning spaces.
- Expansion of the existing Therry building footprint to the west and O’Neil building footprint to the north east to create nodes that connect the three levels and provide opportunities for locating and celebrating the House and Staff Faculty areas.
- Refurbishment of the existing Therry and O’Neil Wings to provide collaborative, connected, contemporary learning spaces.
- Upgrade of the existing courtyard between Therry and Vaughan to better integrate with the learning and create a sense of place.
- Upgrade of the existing courtyard to the north of Therry as an extension of the learning at ground level.
- Upgrade of the landscape at the NE corner of the Therry courtyard to create a better transition over the significant level change, further opportunities for outdoor learning and an improved sense of arrival to Stage 1.

- Additional GFA = 1,850 m²
- Number of Levels = As existing
- Revised Building height = RL 49.50 (additional roof profile)

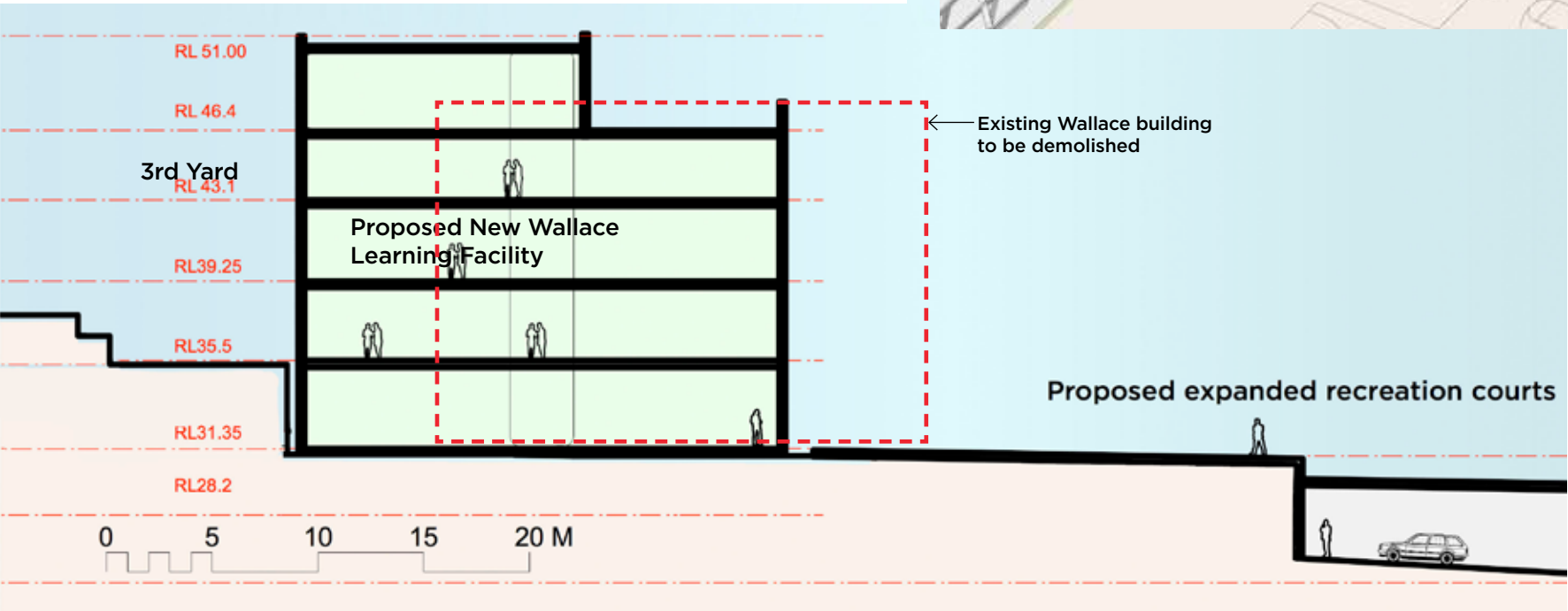
Refer to Stage 1 Submission for details

3.1 FUTURE STAGES | WALLACE LEARNING PRECINCT

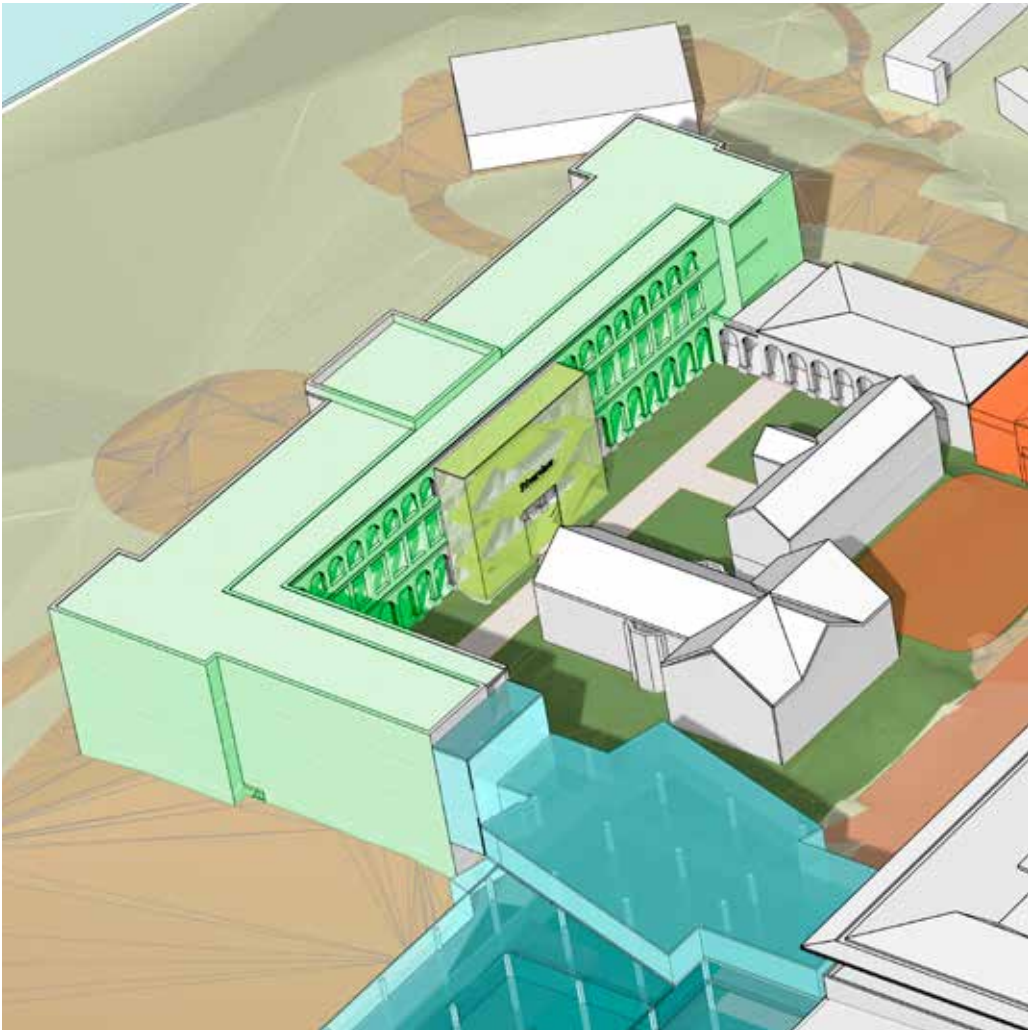
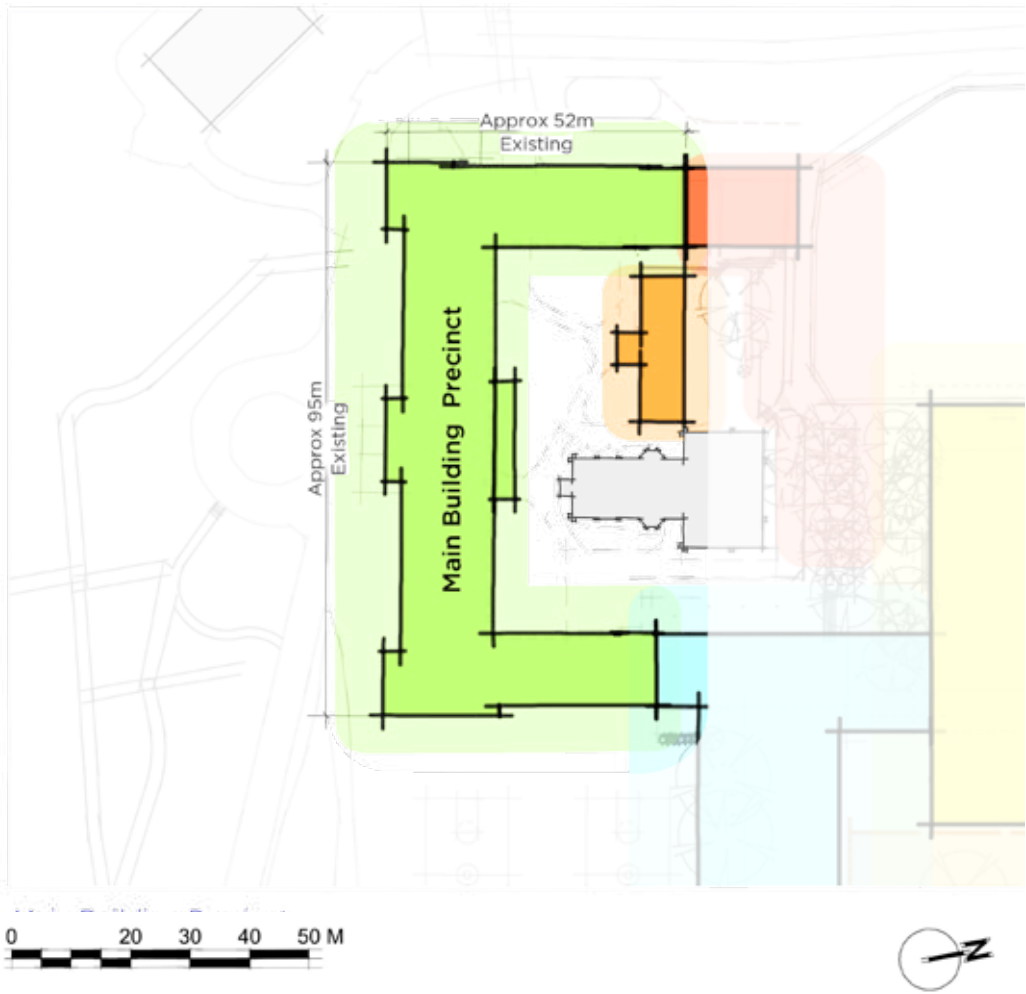


- Wallace Learning Precinct**
- GFA = 8,000m² (Additional 2,365m² to existing Wallace area)
 - Number of Levels = 5
 - Top of Building = RL 51.00

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.



3.2 FUTURE STAGES | MAIN BUILDING PRECINCT



Main Building Precinct

- Additional GFA = nil (Stairs not incl.)
- Number of Levels = As existing
- Top of Building = As existing.

Consolidate Administration and staff into the existing Main Building and reinstate a sense of 'Front' door with new reception at ground floor. Locate staff on top two levels and connect these to ground level with new enclosed stair attached to northern facade as a light framed glass element.

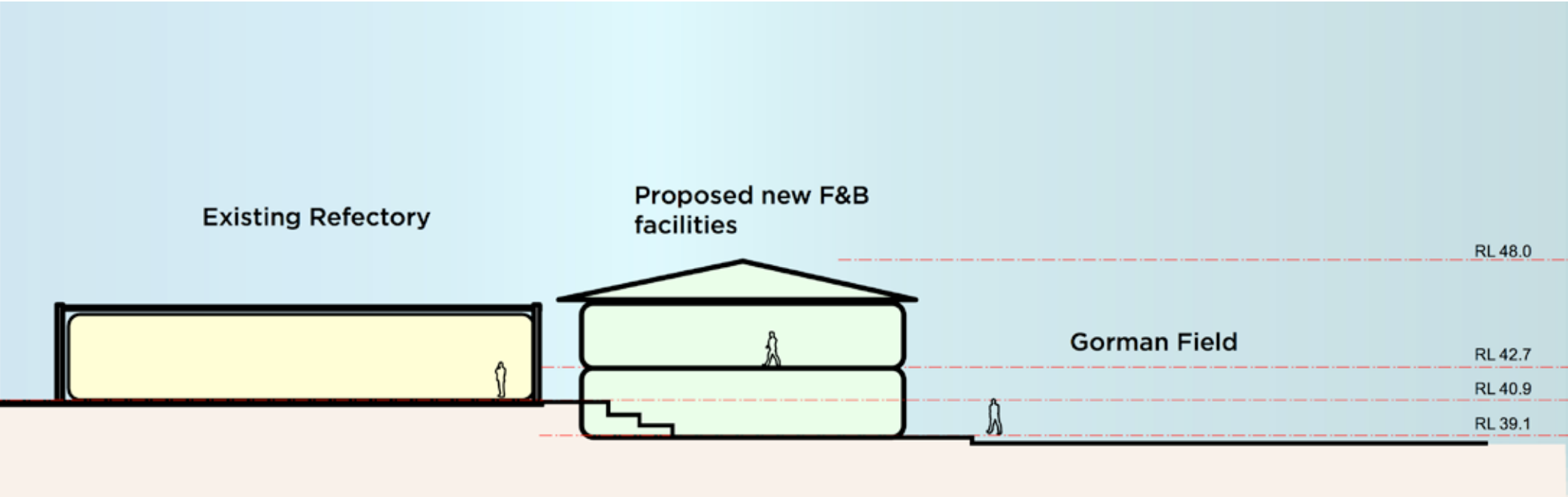
3.3 FUTURE STAGES | FOOD & BEVERAGE PRECINCT



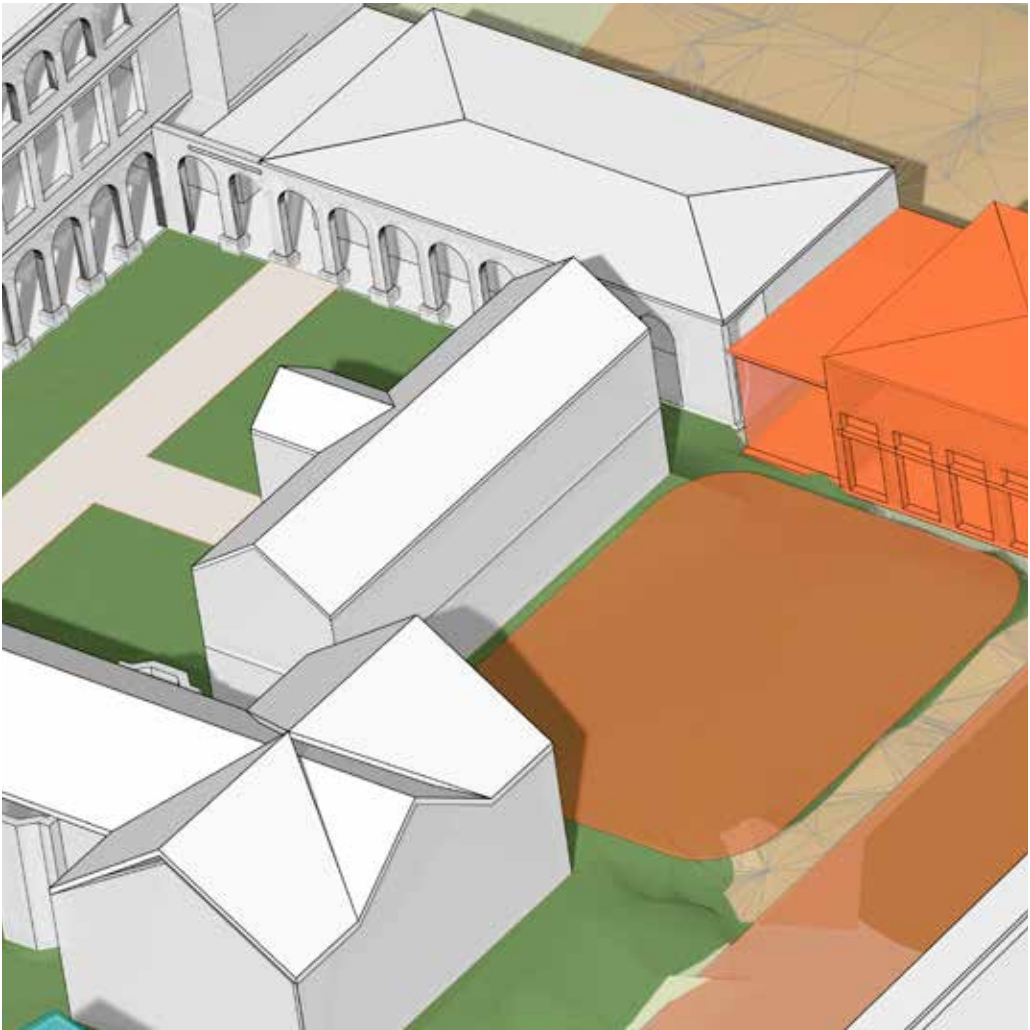
Food & Beverage Precinct

- Additional GFA = 500m²
- Number of Levels = 2
- Top of Building = RL 47.20

Provide a new and expanded Food and Beverage offer as a two storey building, north of the existing refectory building and west of St Michael's House, to replace the existing canteen that, from a service perspective, is poorly located centrally within the campus.



3.4 FUTURE STAGES | ST MICHAEL'S HOUSE PRECINCT

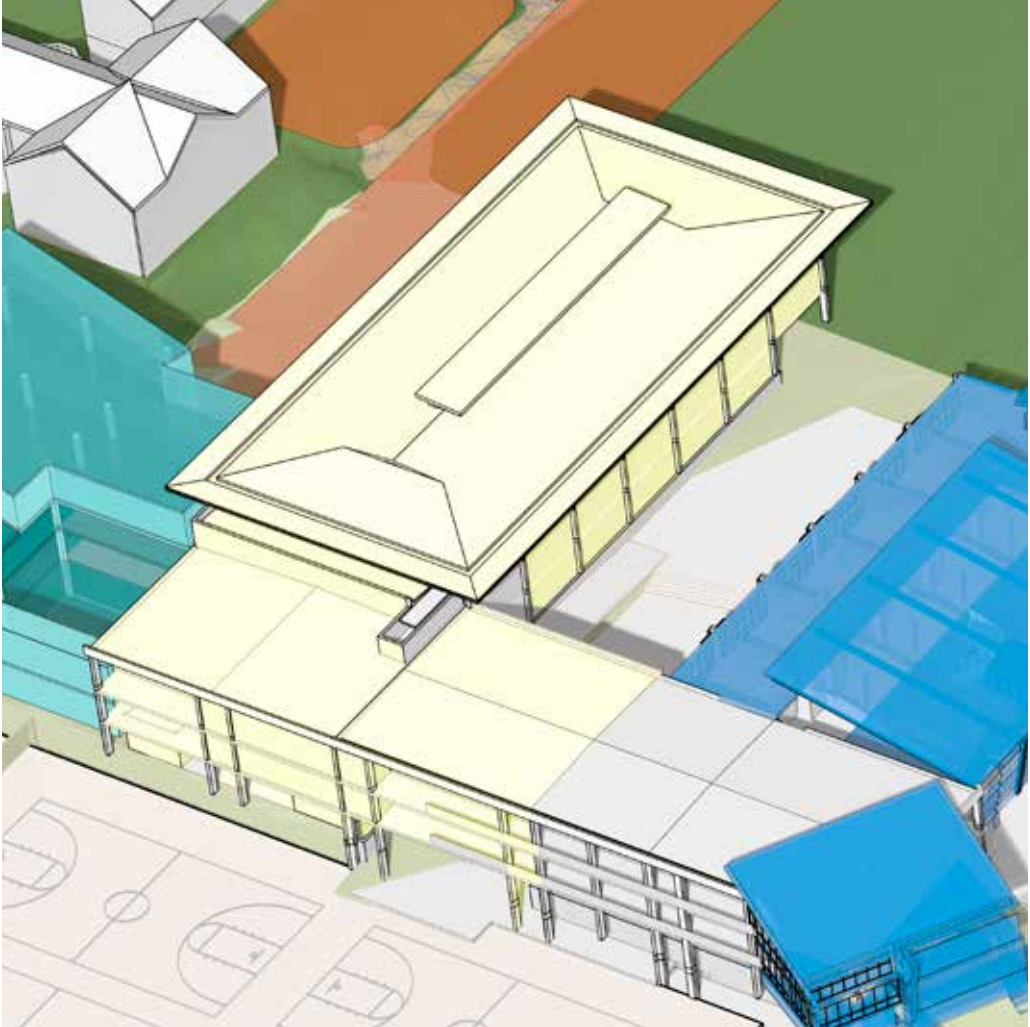
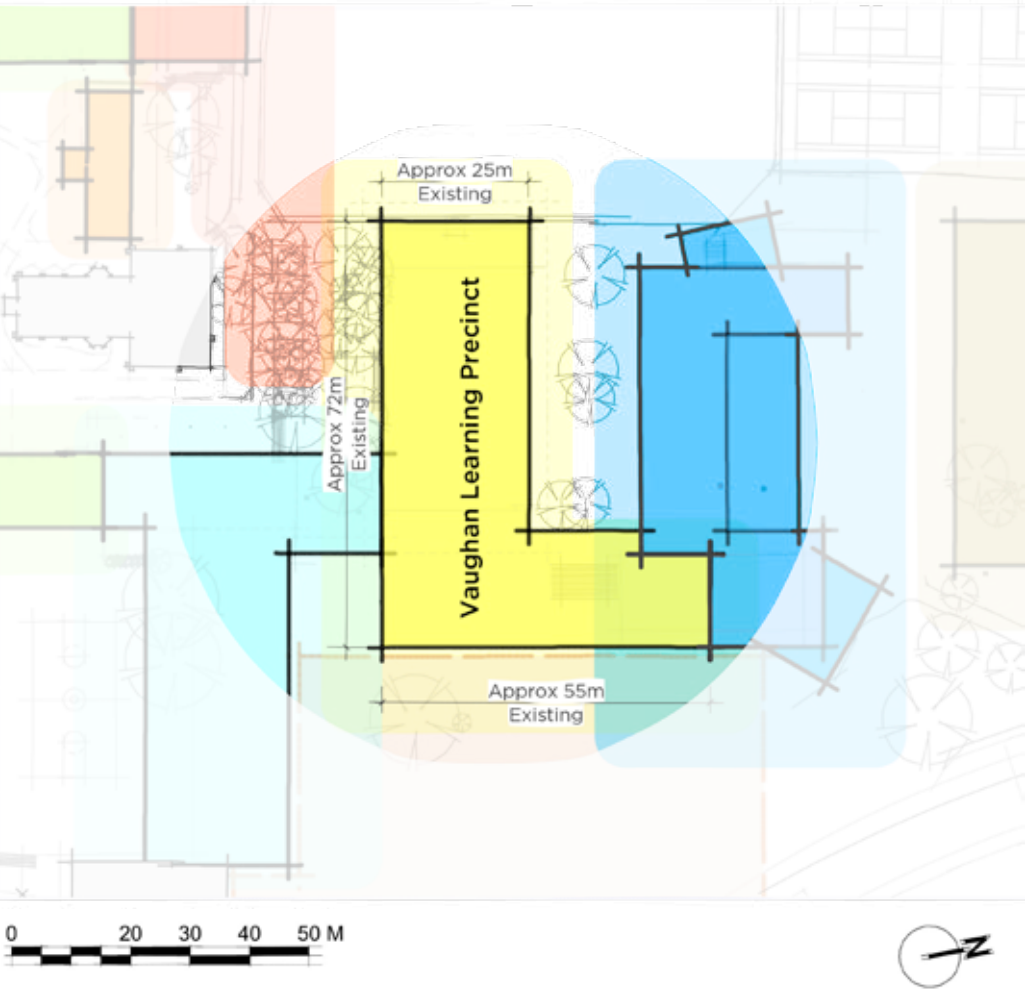


St Michael's House Precinct

Reduced GFA = 142m²

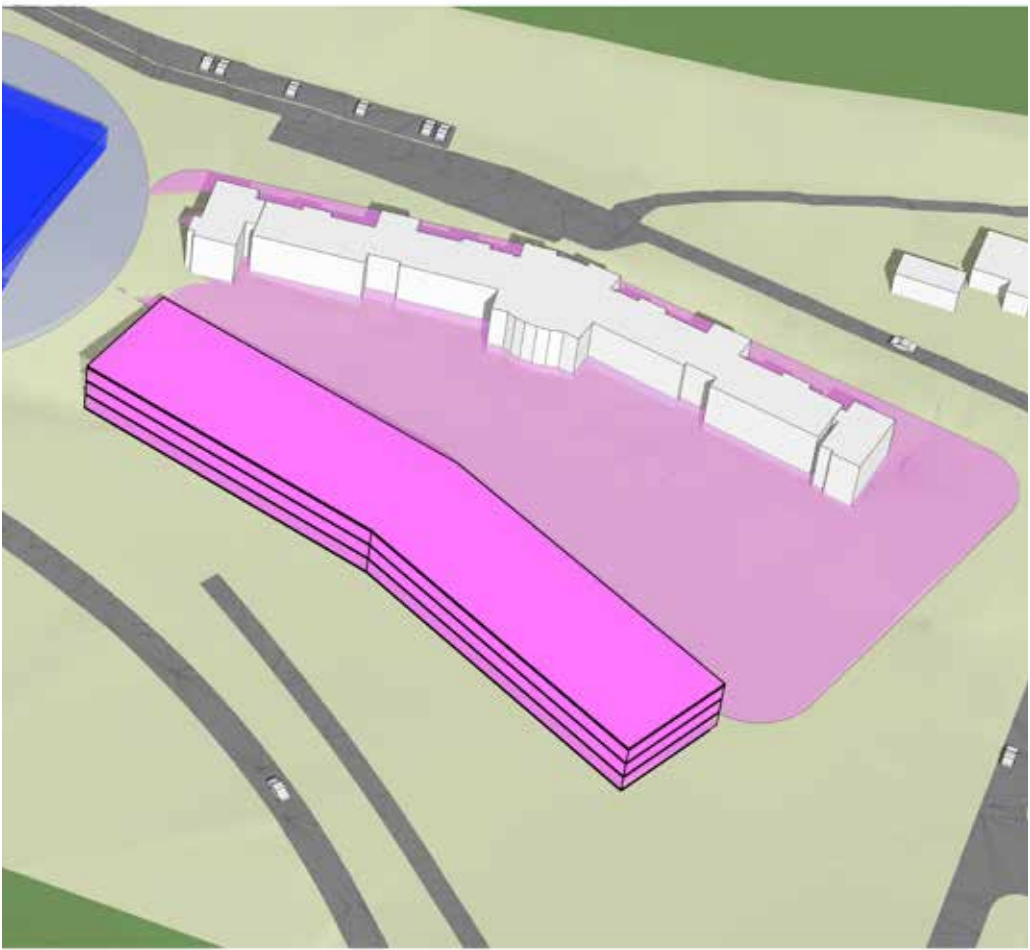
Develop St Michael's House as Heritage Centre providing forum for display and celebration of College's provenance, currently stored in archives at basement of Main Building. Remove most recent northern additions to building to reinstate to original form. Landscape northern area to provide generous areas for School community to gather and eat.

3.5 FUTURE STAGES | VAUGHAN LEARNING PRECINCT



- Vaughan Learning Precinct**
- Additional GFA = nil (included in new Wallace building)
 - Number of Levels = As existing
 - Top of Building = As existing
- Refurbish lower 2 levels of existing Vaughan Building to create improved contemporary learning environments, House bases, staff areas and better connection between levels. Refurbish the existing library upper level to better locate administration facilities to the west end and open up the learning areas to connect with lower levels of Vaughan and the new Wallace building.

3.6 FUTURE STAGES | BOARDING PRECINCT

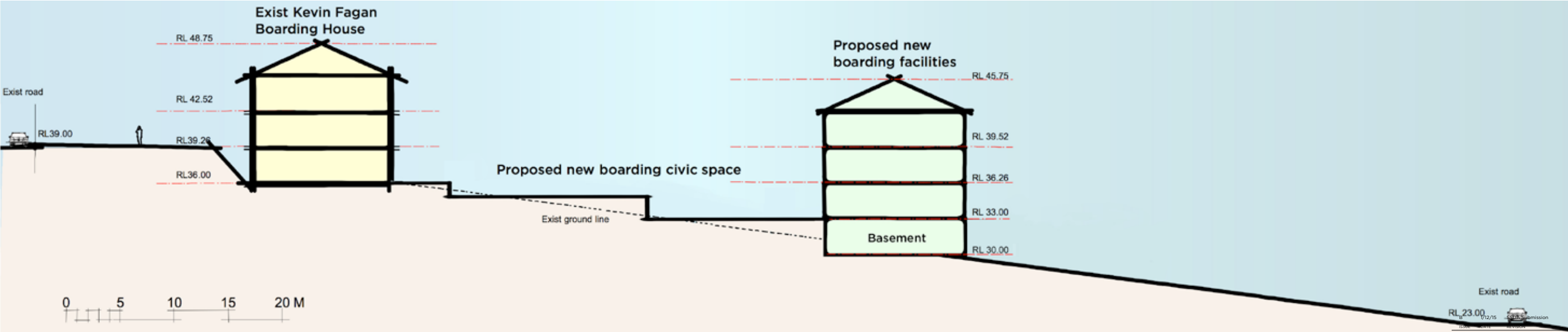


Boarding Precinct

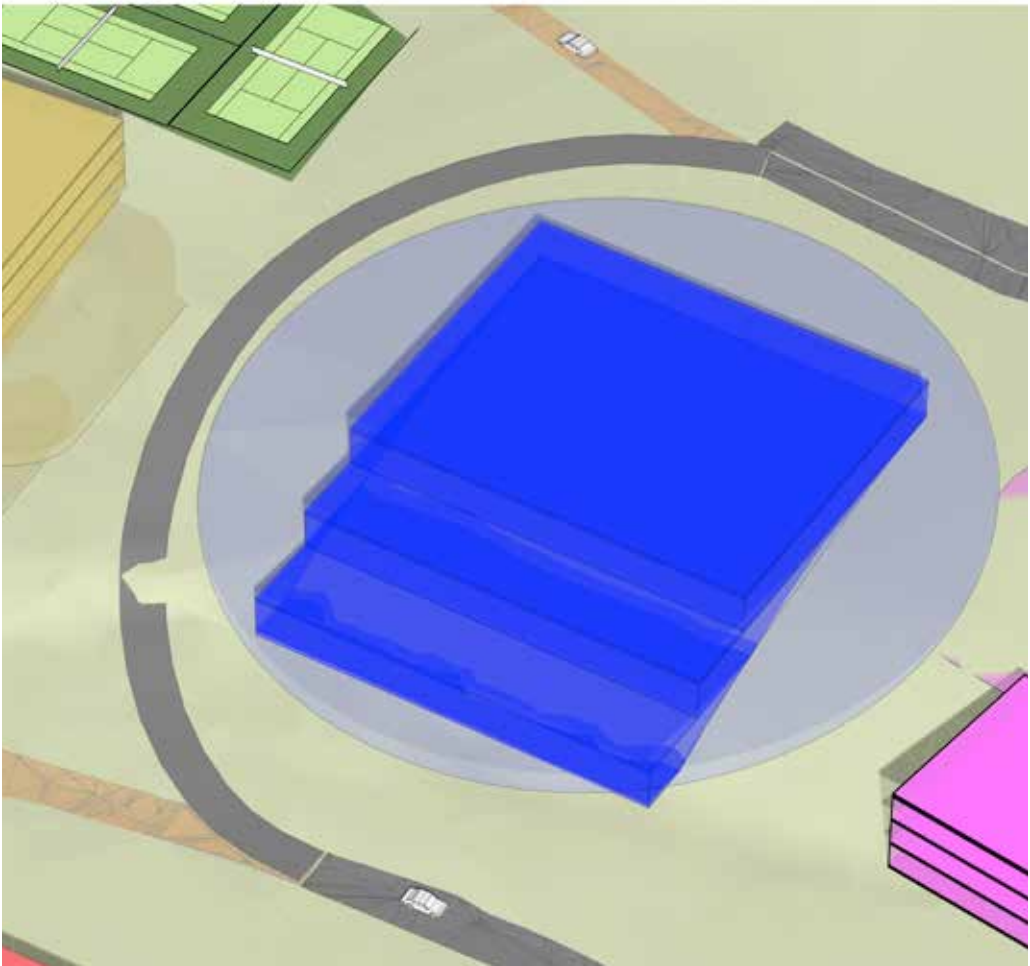
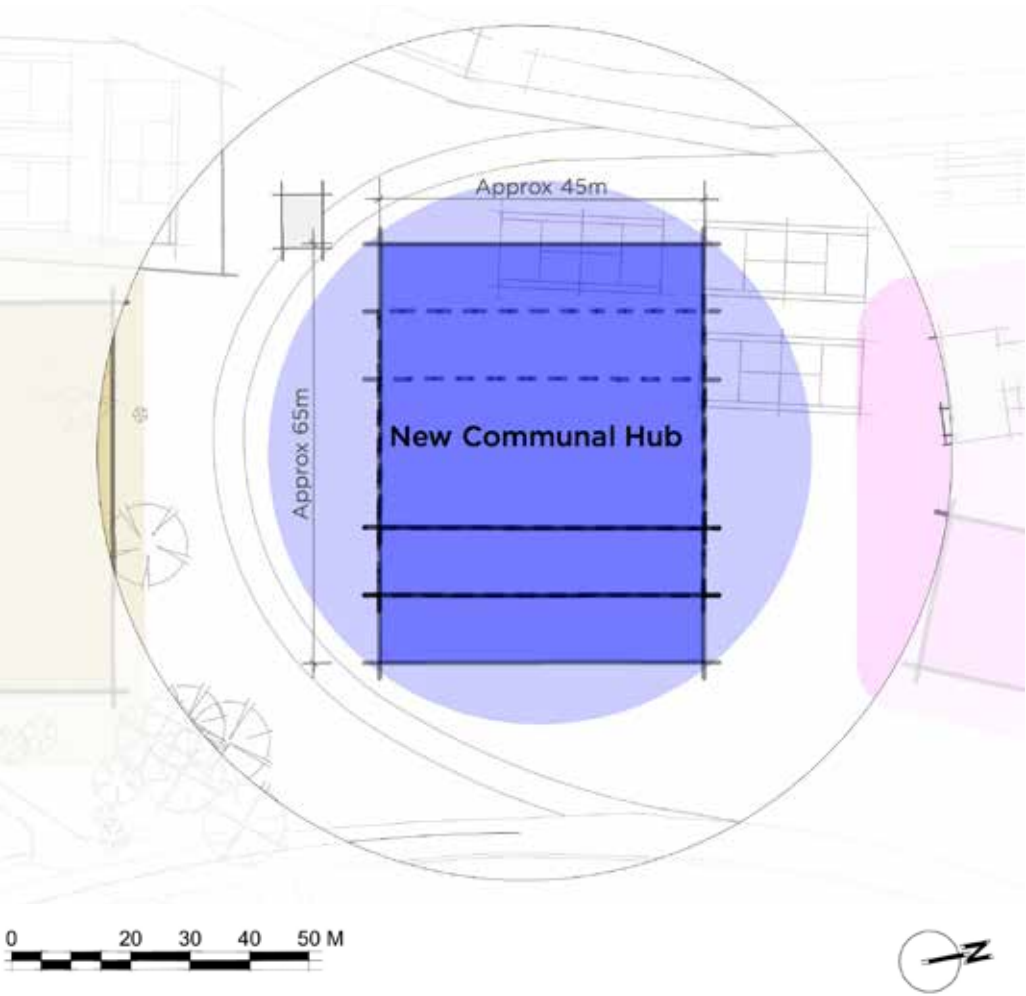
- Additional GFA = 5,000m² (Basement of 1,600m², not incl. in GFA)
- Number of Levels = 3 with basement under
- Top of Building = RL 45.75

Boarding will be consolidated into a defined ‘home’ precinct with a new building of similar footprint and scale to the existing Kevin Fagan Boarding house, accommodating existing boarders from St. John and Father Charles Fraser Boarding houses.

Located on the slopes to the east and downslope of the existing boarding house the new facility will be elevated on a podium.



3.7 FUTURE STAGES | COMMUNITY PRECINCT

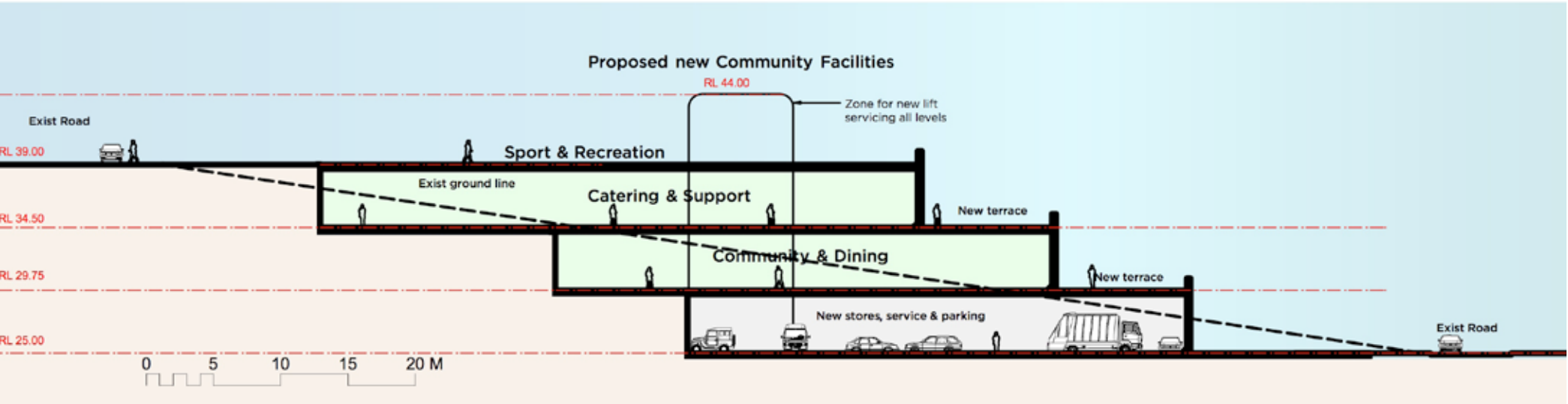


Community Precinct

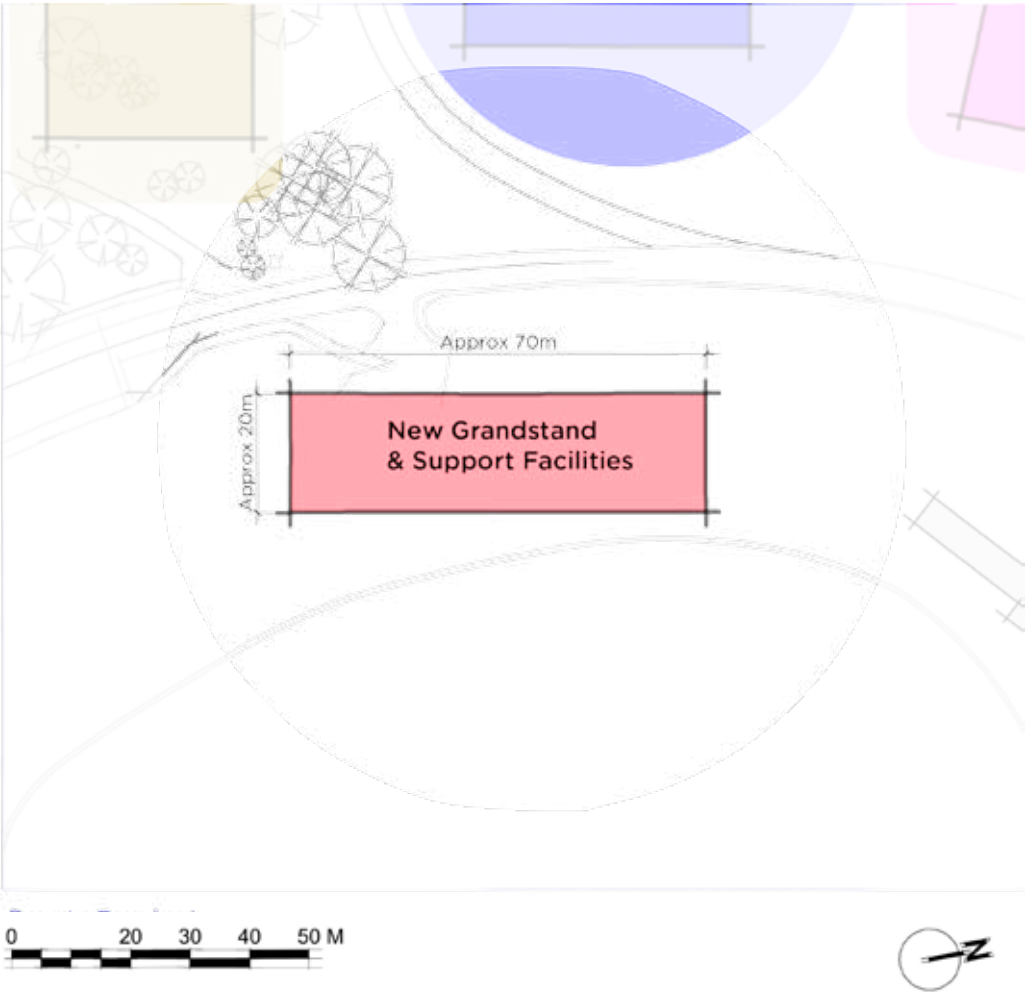
- Additional GFA = 4,000m² (Basement of 2,000m² not incl. in parking)
- Number of Levels = 3
- Top of Building = RL 39.00

Develop central communal hub with catering, function, maintenance and sports facilities over a series of levels in a building wholly accommodated into the existing sloping site.

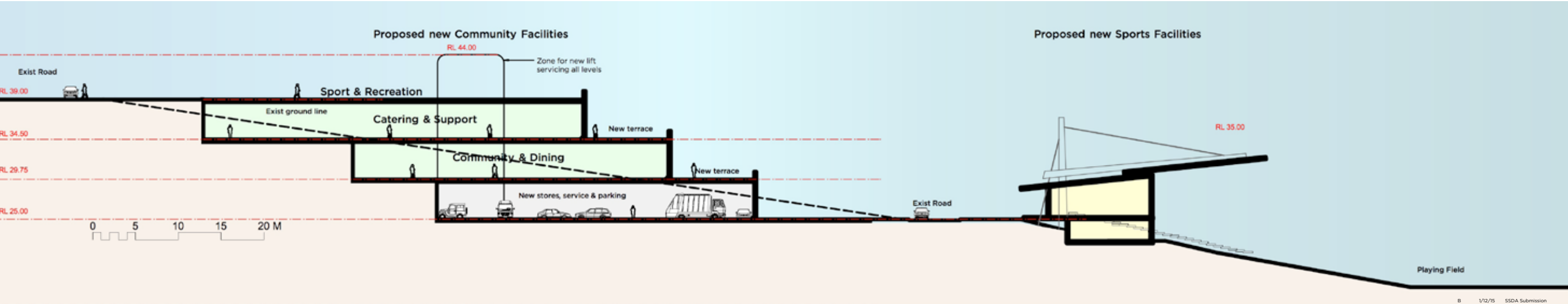
As part of this stage the main vehicular loop road will be reduced to northern end of campus to create shorter thoroughfare for buses, service vehicles and student pick up/drop off. The southern end of loop road will be transformed into a pedestrian zone enabling vehicular access as required.



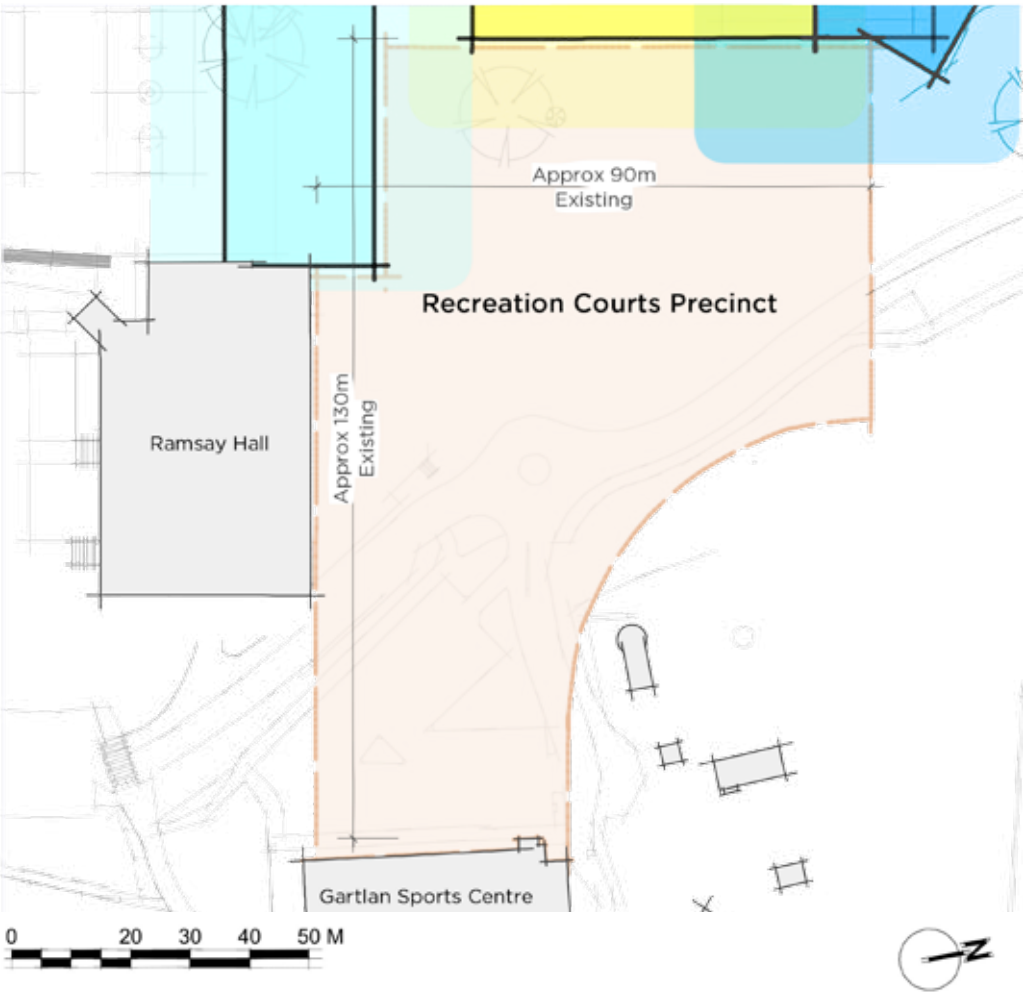
3.8 FUTURE STAGES | SPORTS PRECINCT



- Sports Precinct**
- Additional GFA = 2,000
 - Number of Levels = 2
 - Top of Building = RL 35.00
- Consolidate main playing fields and support facilities, which will include the replacement of the Father Mac Grandstand.



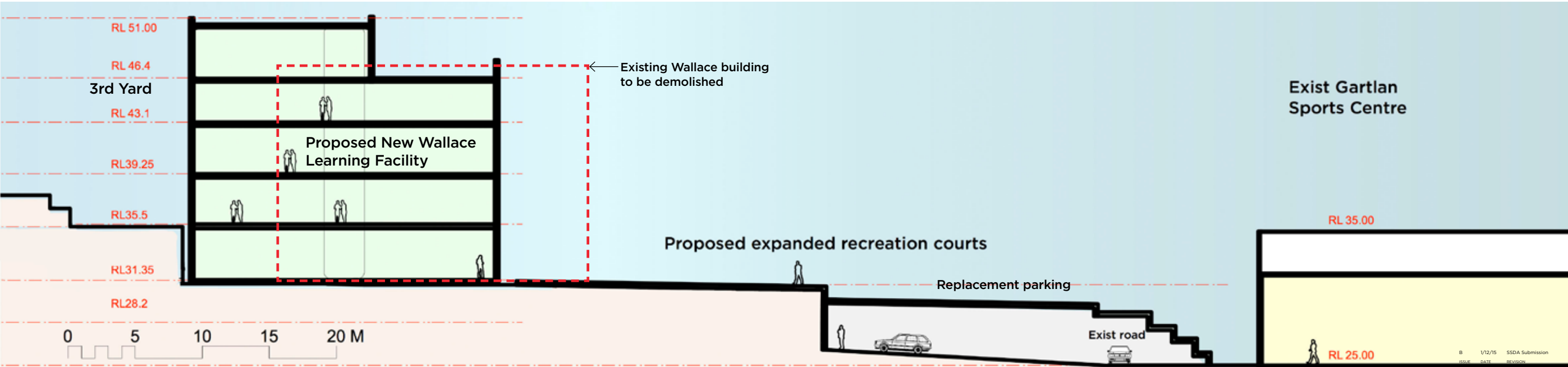
3.9 FUTURE STAGES | RECREATION COURTS PRECINCT



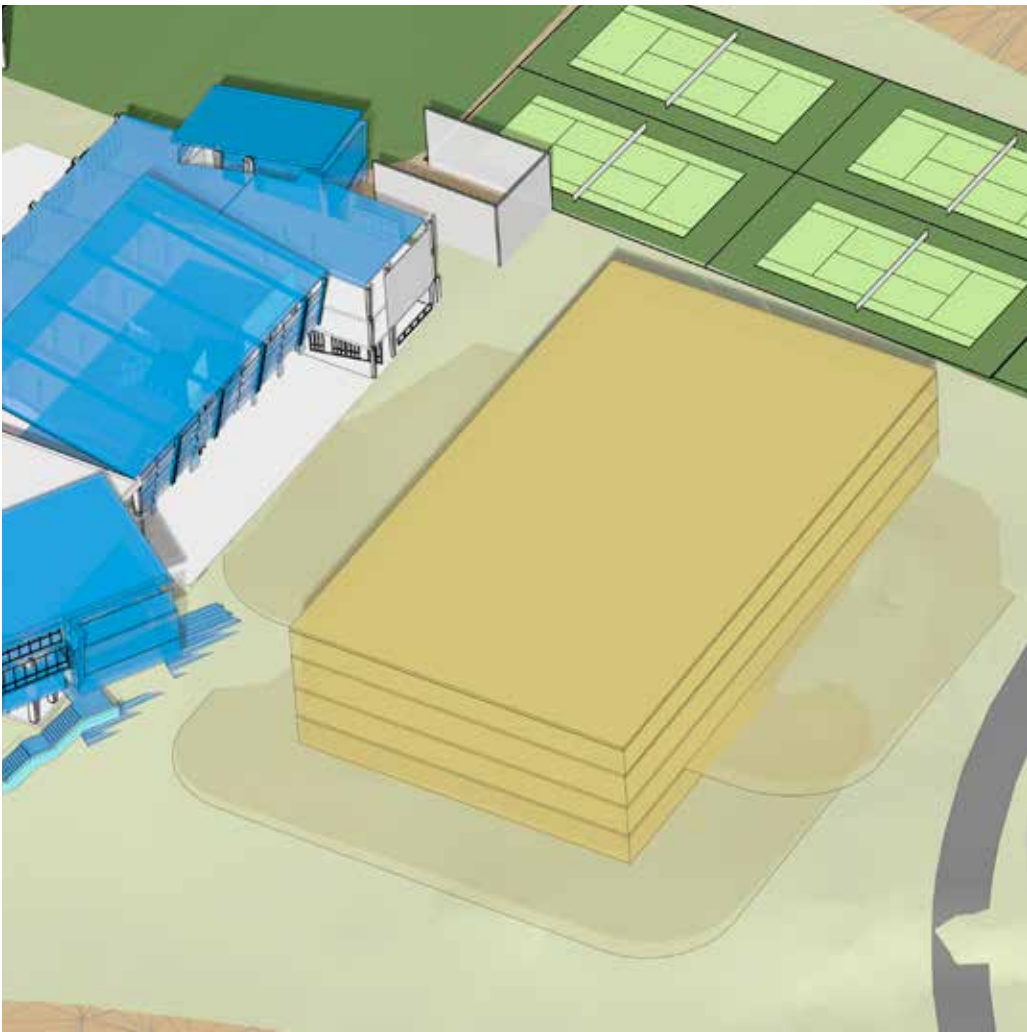
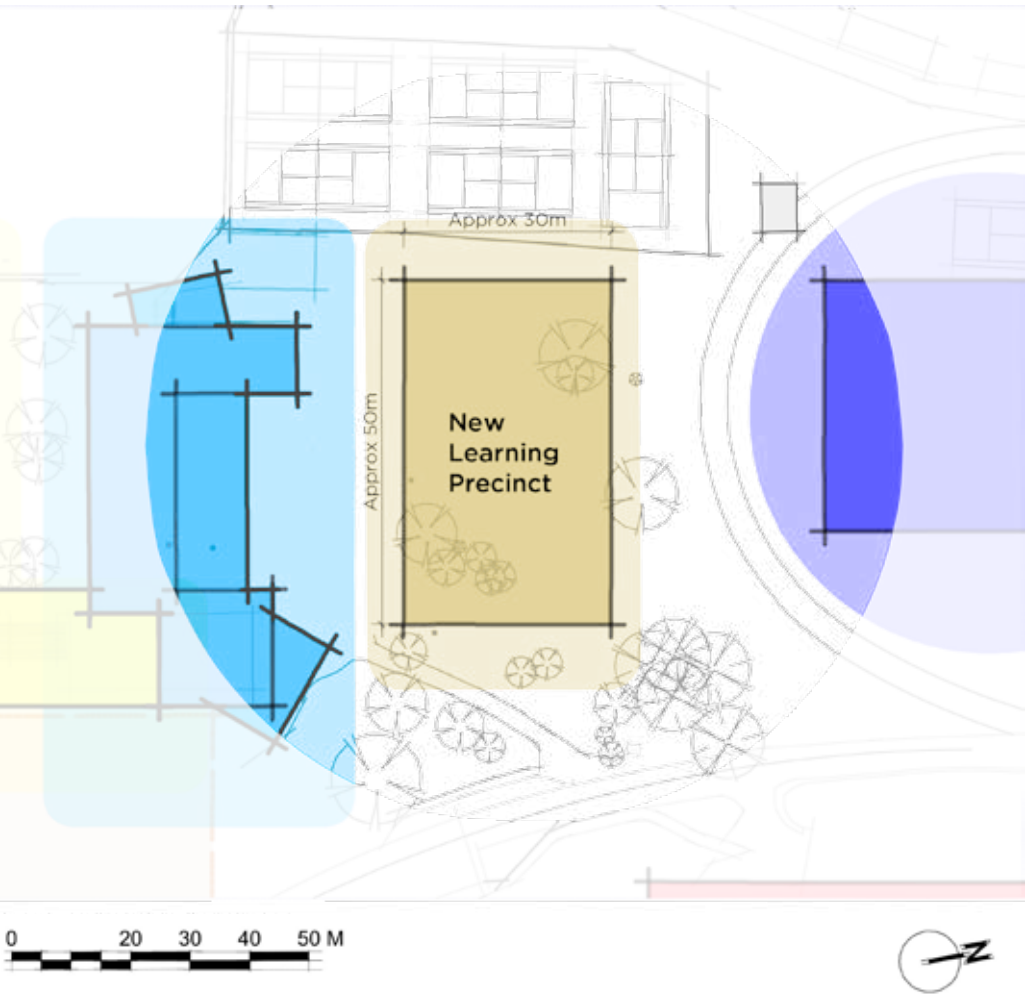
Recreation Courts Precinct

- 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.

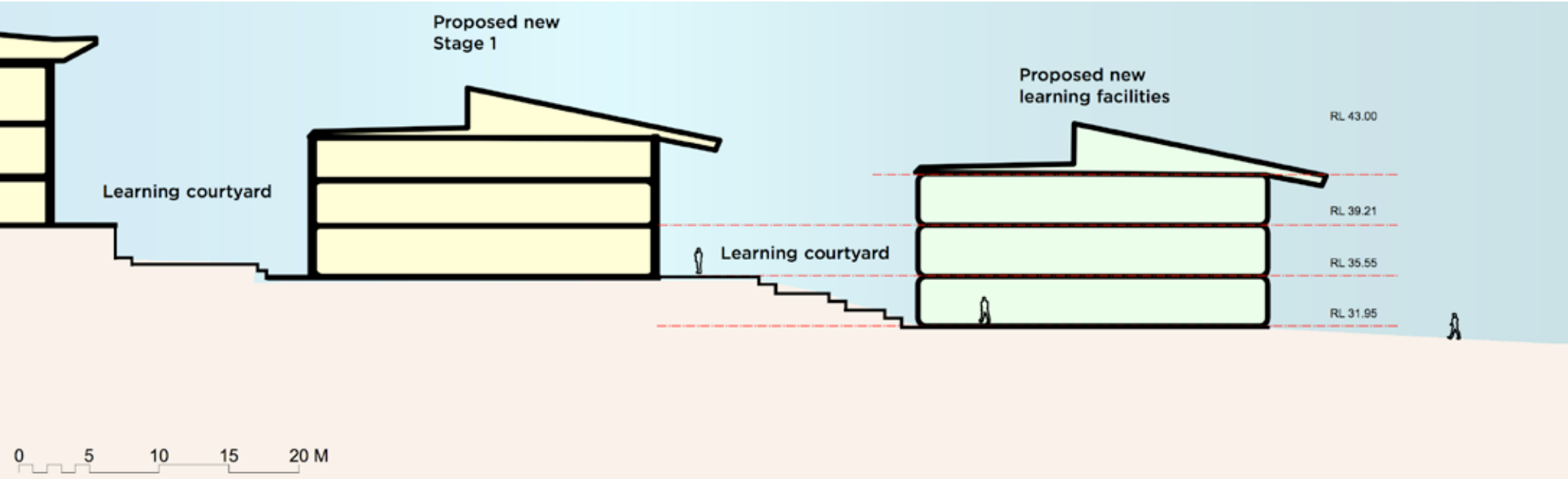


3.10 FUTURE STAGES | NEW LEARNING PRECINCT



- New Learning Precinct**
- Additional GFA = 6,000m²
 - Number of Levels = 3-4
 - Building height = RL 43.0

Create potential for additional learning facilities to cater for the specialised and flexible needs of contemporary learning and the College's diverse co-curriculum opportunities.



4.0 SHADOW DIAGRAMS | EXISTING SITE - JUNE 22 9.00AM



B		1/12/15	SSDA Submission
ISSUE	DATE	REVISION	
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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.			
PROJECT	Design Concept Package		PROJECT # 2496
CLIENT	Saint Ignatius' College		DWG #
DWG	Shadows - Existing 9 am		DA4.0
CLIENT REF & CONTACT	DATE Dec 2015	DRAWN: CP	REVISION
Riverview	SCALE 1:100	CHD: VVD	B

4.1 SHADOW DIAGRAMS | PROPOSED SITE - JUNE 22 9.00AM



B		1/12/15	SSDA Submission
ISSUE	DATE	REVISION	
0mm		50mm	100mm
DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.			
PROJECT	Design Concept Package		PROJECT # 2496
CLIENT	Saint Ignatius' College		DWG #
DWG	Shadows - Proposed 9 am		DA4.1
CLIENT REF & CONTACT	DATE	SCALE	REVISION
Riverview	Dec 2015	1:100	CHD VVD
			B

4.2 SHADOW DIAGRAMS | EXISTING SITE - JUNE 22 12.00PM



4.4 SHADOW DIAGRAMS | EXISTING SITE - JUNE 22 3.00PM



B		1/12/15	SSDA Submission
ISSUE	DATE	REVISION	
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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.			
PROJECT	Design Concept Package		PROJECT # 2496
CLIENT	Saint Ignatius' College		DWG #
DWG	Shadows - Existing 3 pm		DA4.4
CLIENT REF & CONTACT	DATE Dec 2015	DRAWN: CD	REVISION
Riverview	SCALE 1:100	CHD: VVD	B

4.5 SHADOW DIAGRAMS | PROPOSED SITE - JUNE 22 3.00PM



B		1/12/15	SSDA Submission
ISSUE	DATE	REVISION	
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DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE MANUFACTURE OR CONSTRUCTION.			
PROJECT	Design Concept Package		PROJECT # 2496
CLIENT	Saint Ignatius' College		DWG #
DWG	Shadows - Proposed 3 pm		DA4.5
CLIENT REF & CONTACT	DATE Dec 2015	DRAWN: CP	REVISION
Riverview	SCALE 1:100	CHD: VVD	B

SYDNEY

Suite 801, 28 Clarke St
(PO Box 1465)
Crows Nest NSW 2065,
Australia
P: +61 2 8458 5500
E: sydney@pmdl.com.au
pmdl.com.au

MELBOURNE

Level 3, 479 St Kilda Rd
Melbourne
Victoria 3004,
Australia
P: +61 3 9427 8885
E: melbourne@pmdl.com.au
pmdl.com.au

HONG KONG

20/F Hollywood Centre
233 Hollywood Road
Sheung Wan,
Hong Kong
P: +85 2 2836 6992
E: hongkong@pmdl.com.au
pmdl.com.au