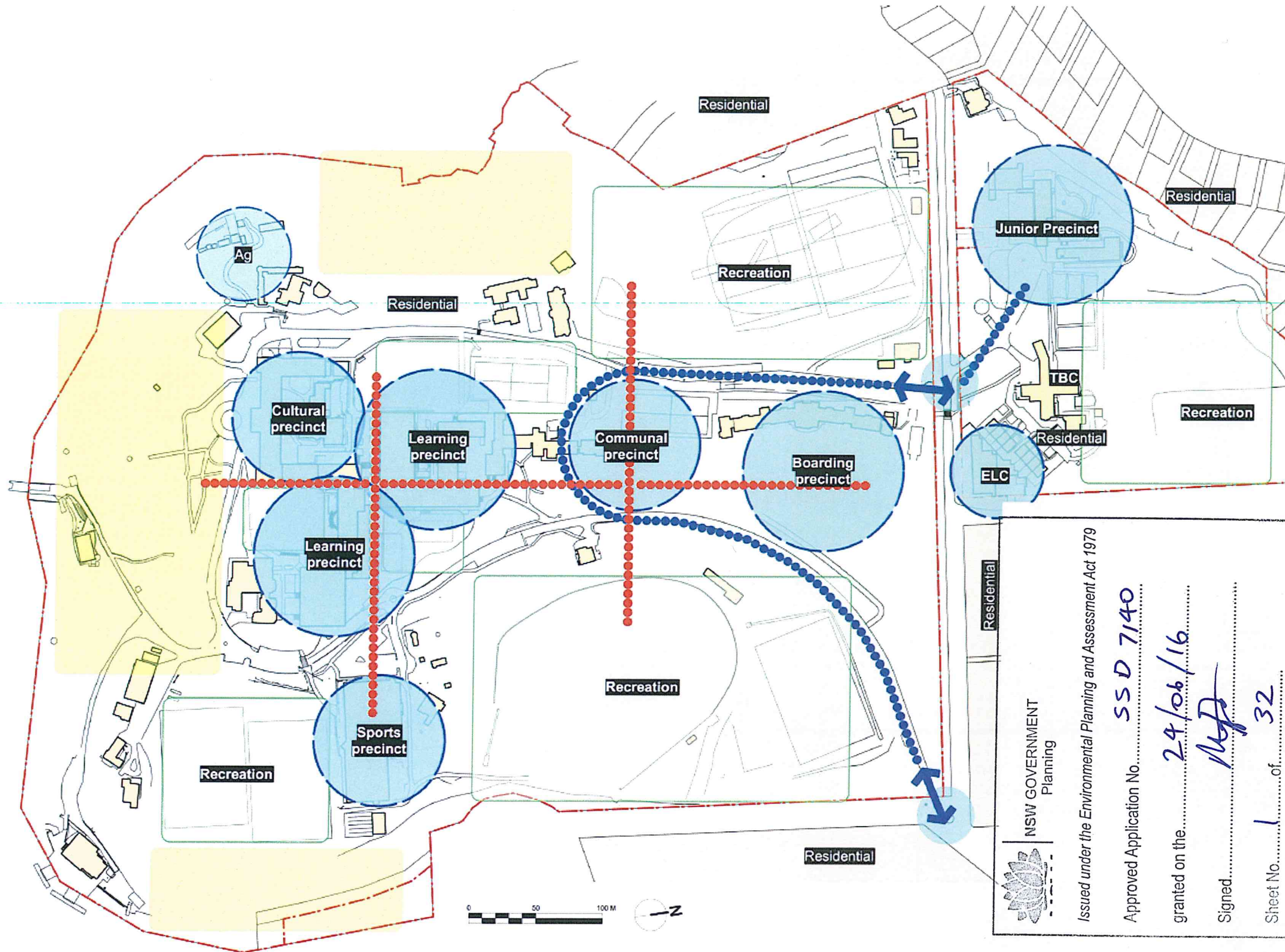


2.0 MASTERPLAN CONCEPT



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.

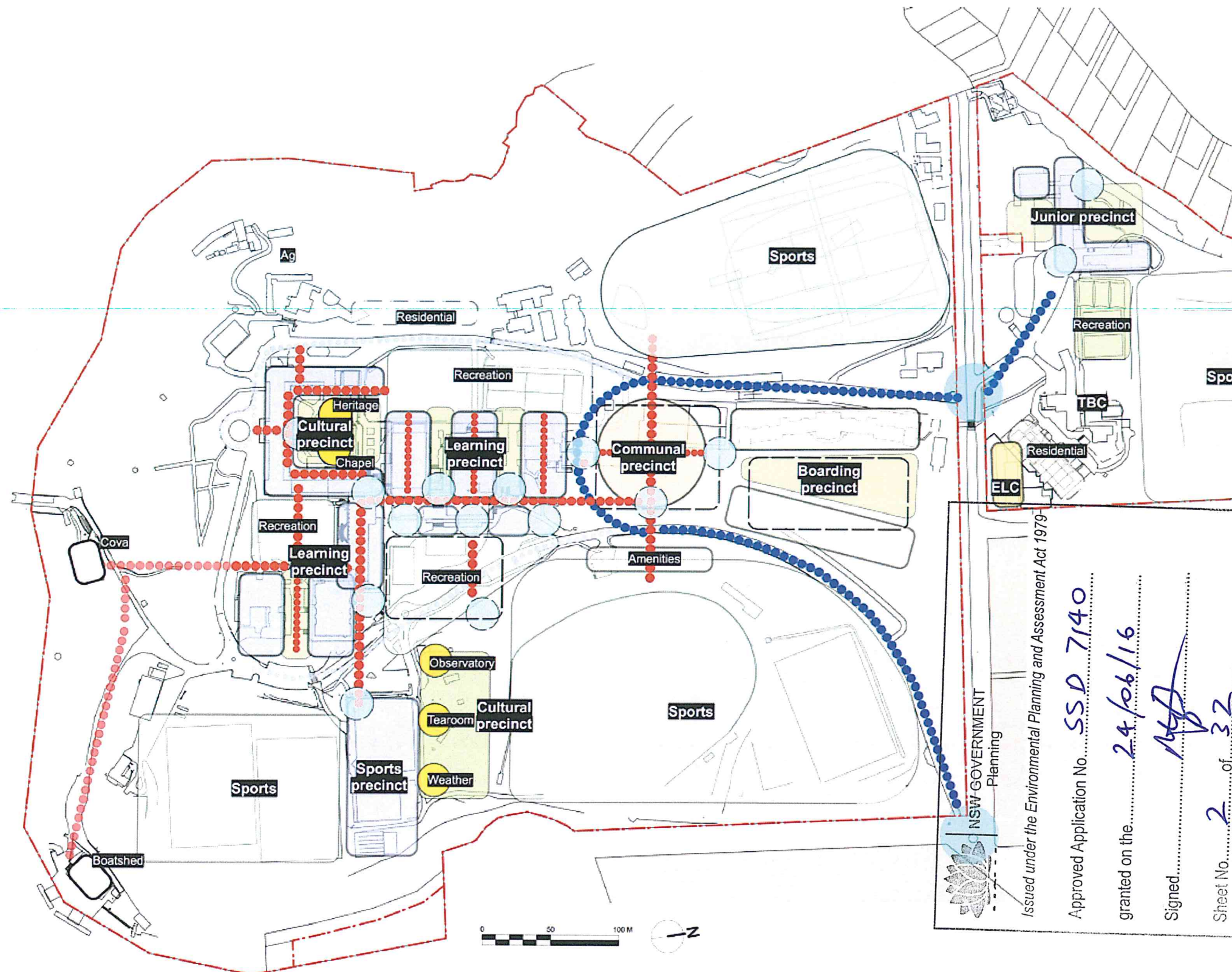
The creation of the "communal hub" provides the opportunity to rationalise site service, catering, functions, maintenance, set down and pick up, parking and associated activities.

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.

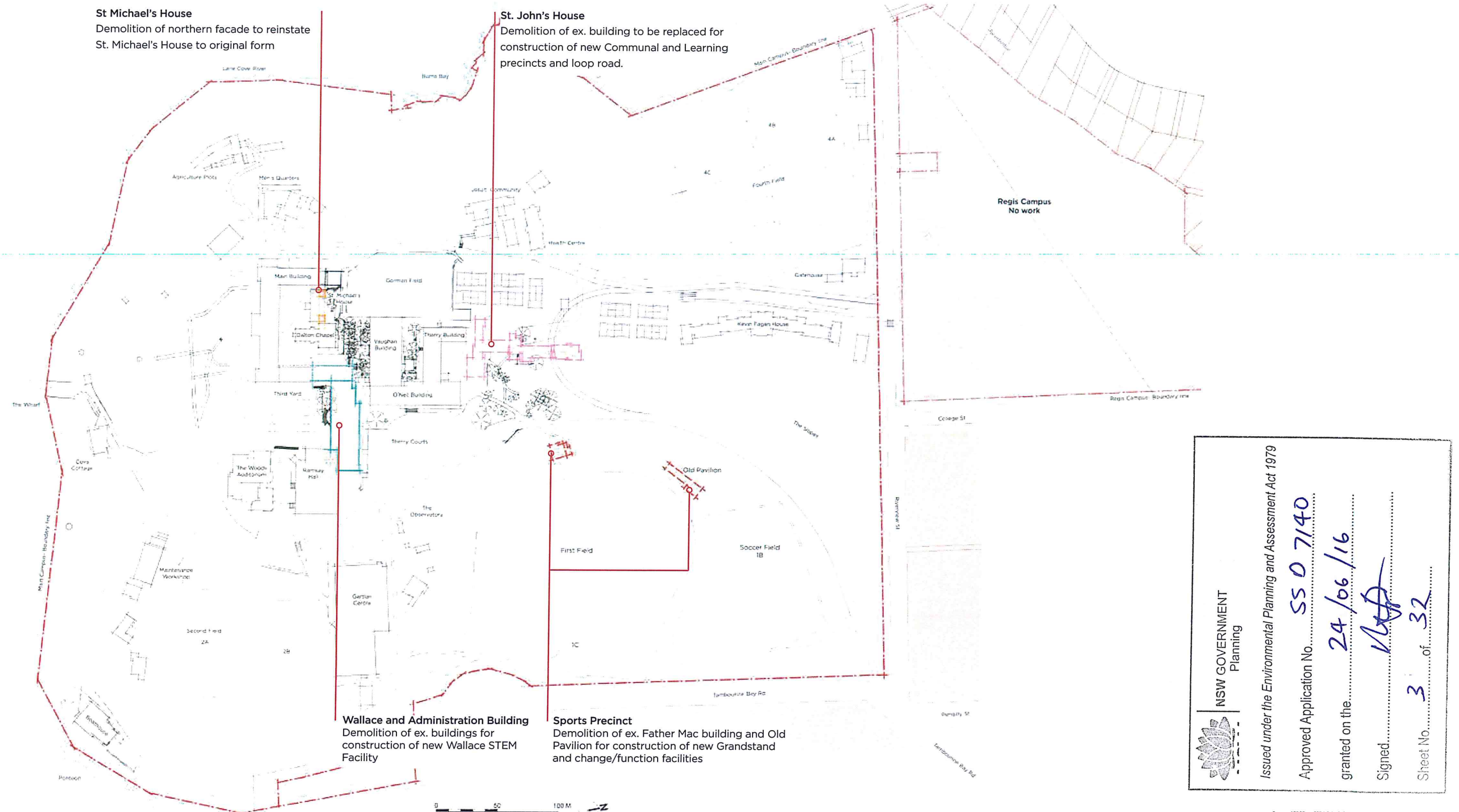
Rather than corridors, the ambition is to develop broad links that are active and celebrate the learning, pastoral, spiritual and social philosophy of the College. Instead of hiding the learning, users and uses, providing opportunities for exhibition, display and celebration.

2.1 MASTERPLAN SITE CONCEPT

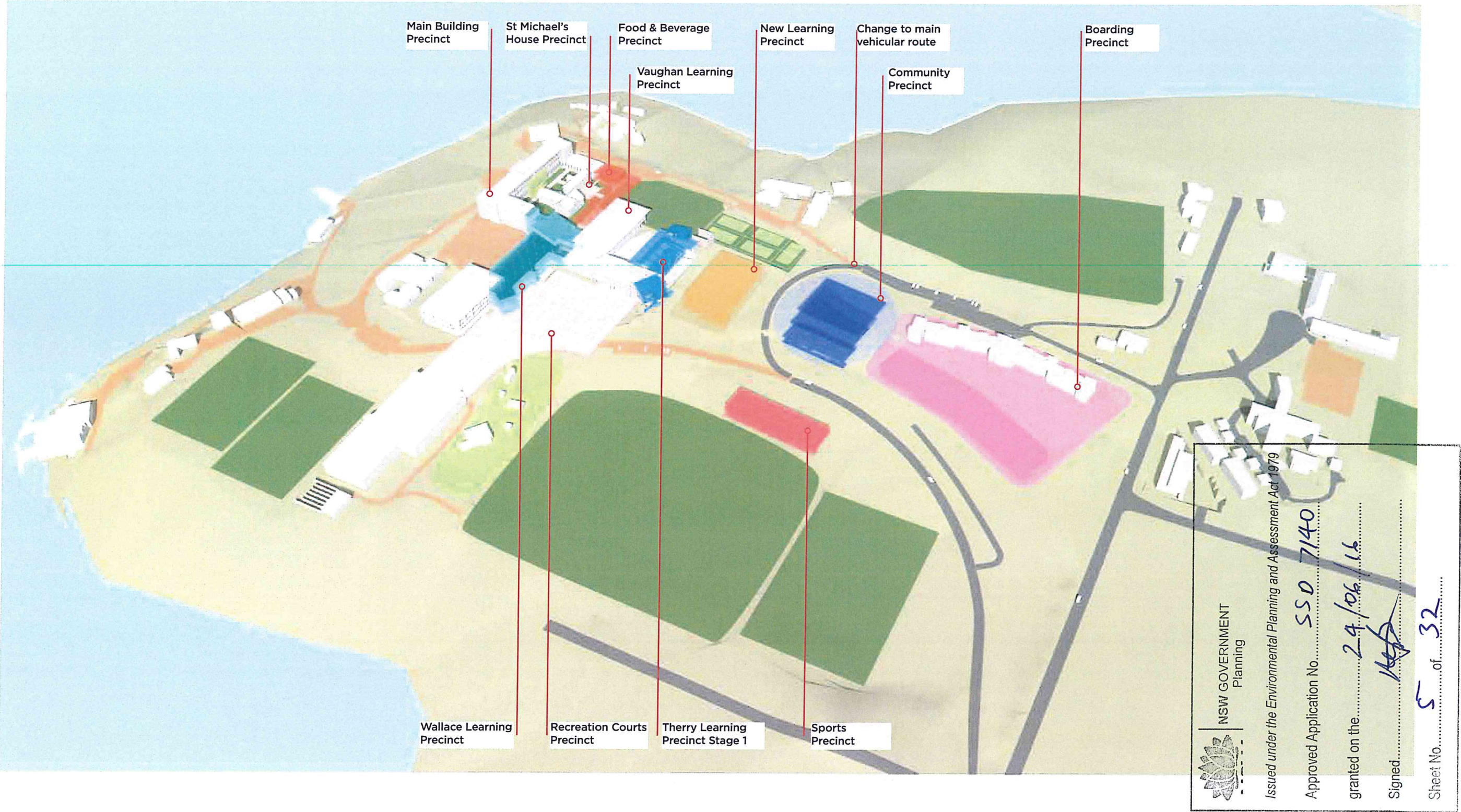


- Stage 1 - Reinvent, expand and upgrade existing Therry Learning Precinct.
- Consolidate administration and staff in Main Building.
- Repurpose St. Michael's House as Heritage Centre together with expanded retail / F&B offer on west.
- Replace existing Wallace with new STEM facility with similar footprint 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.

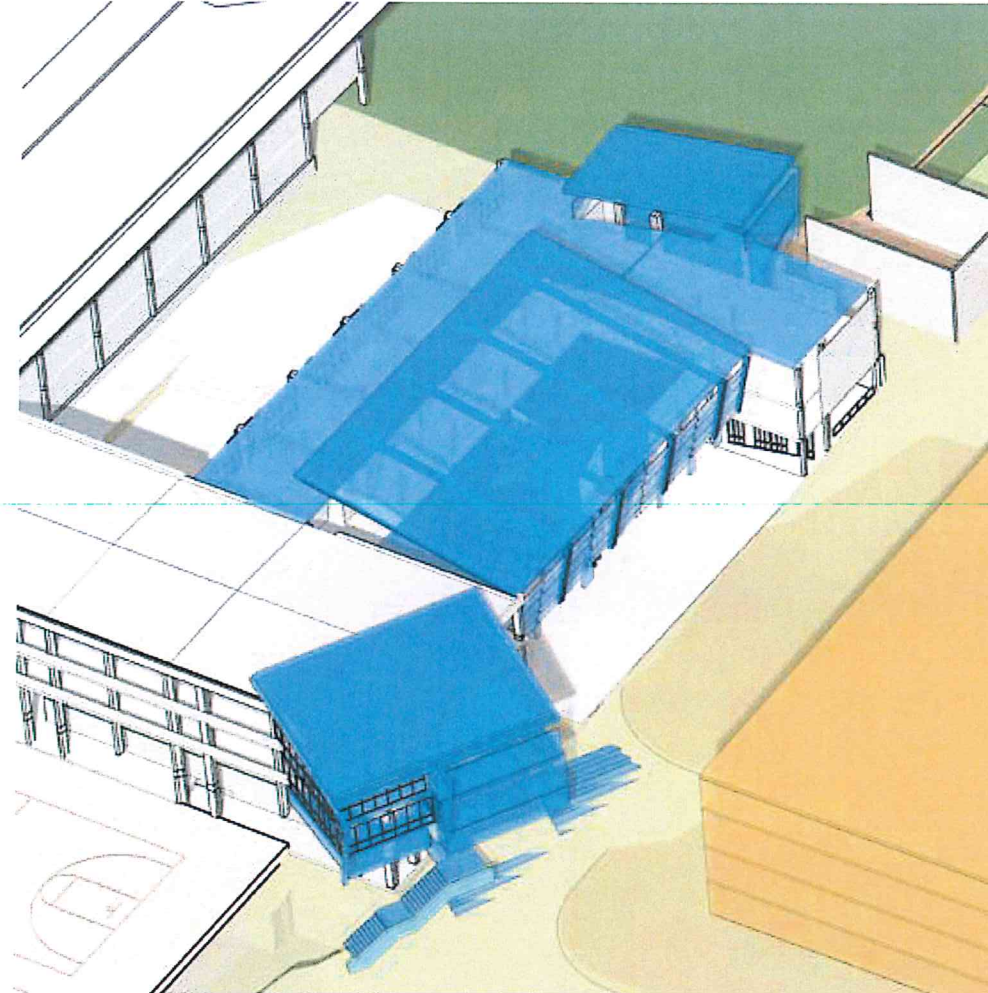
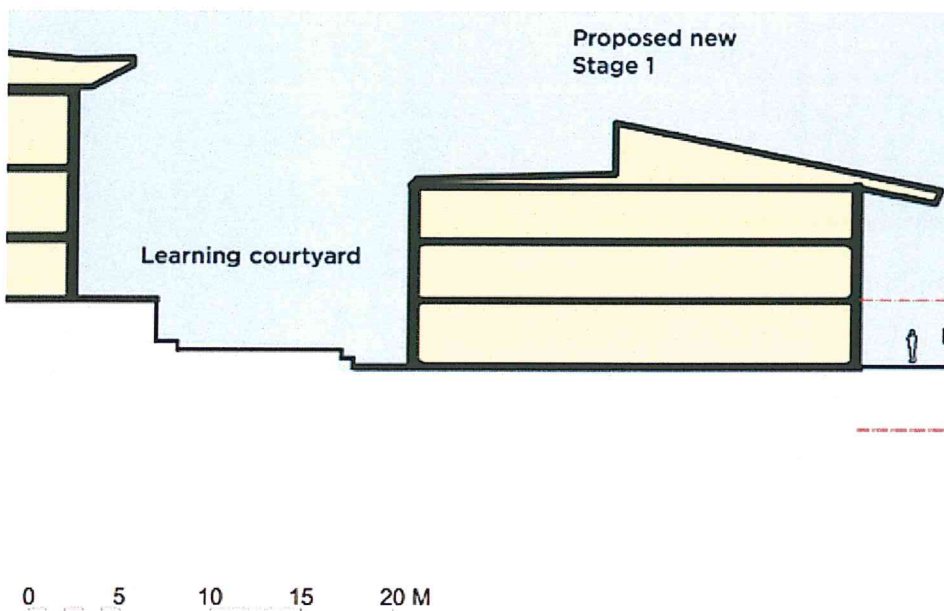
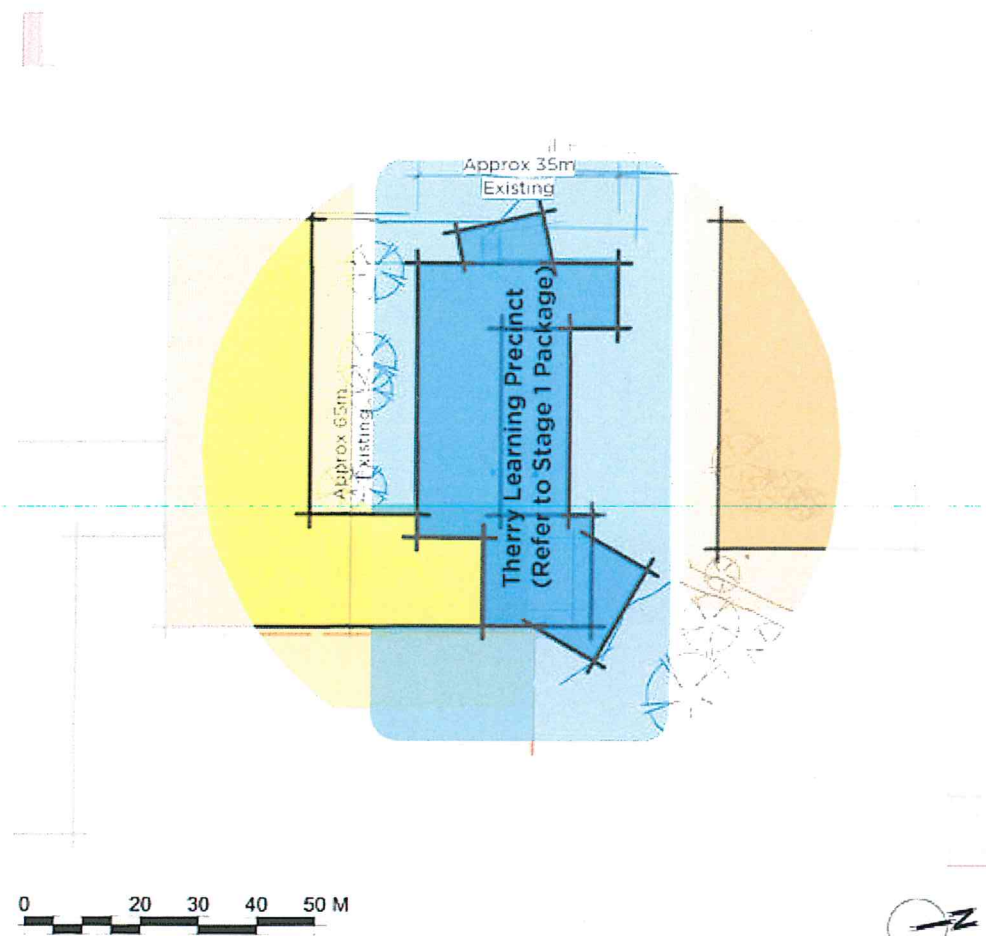
2.2 MASTERPLAN EXISTING BUILDING DEMOLITION



2.5 PROPOSED SITE MASSING MODEL



3.0 STAGE 1 | TERRY LEARNING PRECINCT



Stage 1 Terry 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

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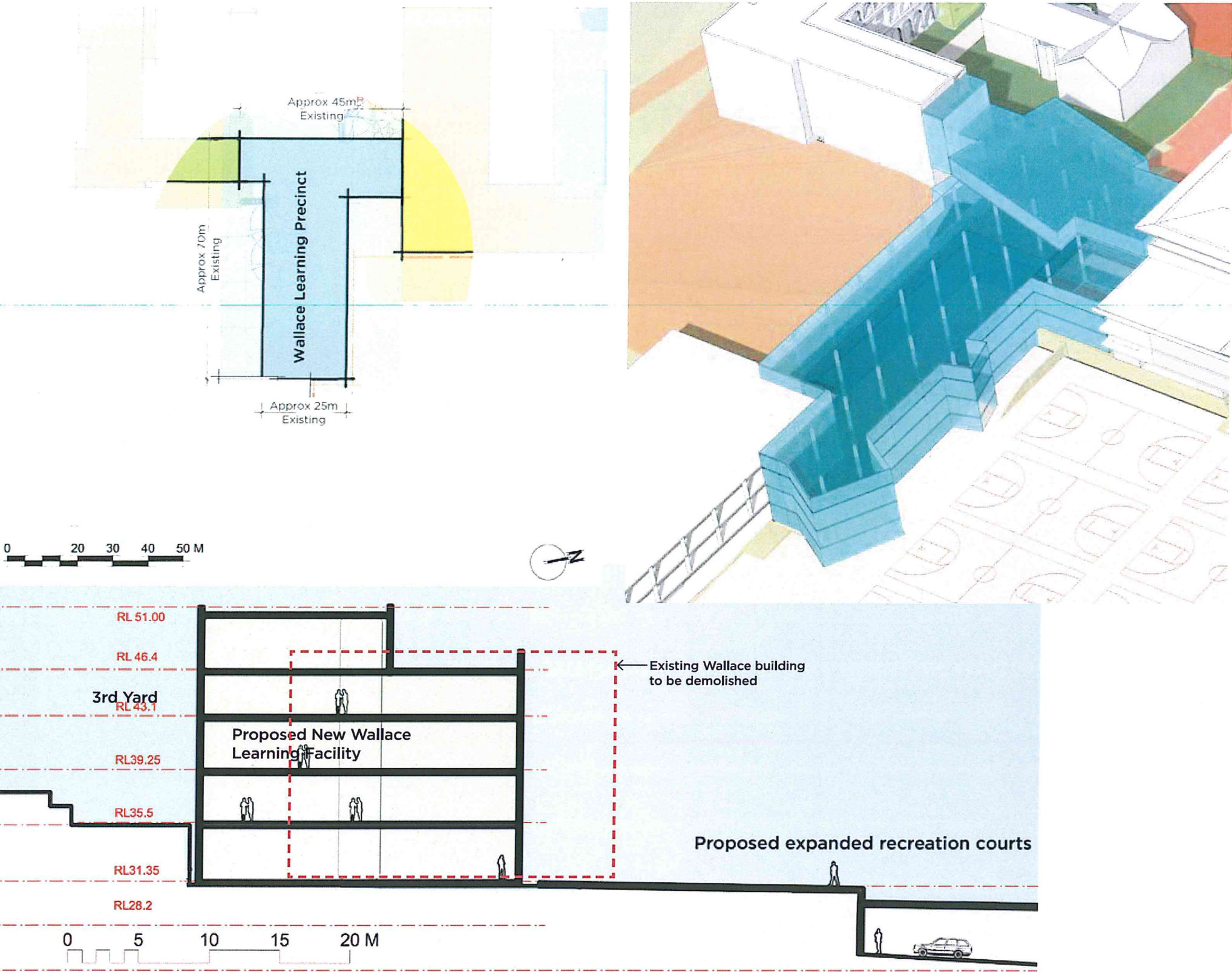
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3.1 FUTURE STAGES | WALLACE LEARNING PRECINCT



- 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.

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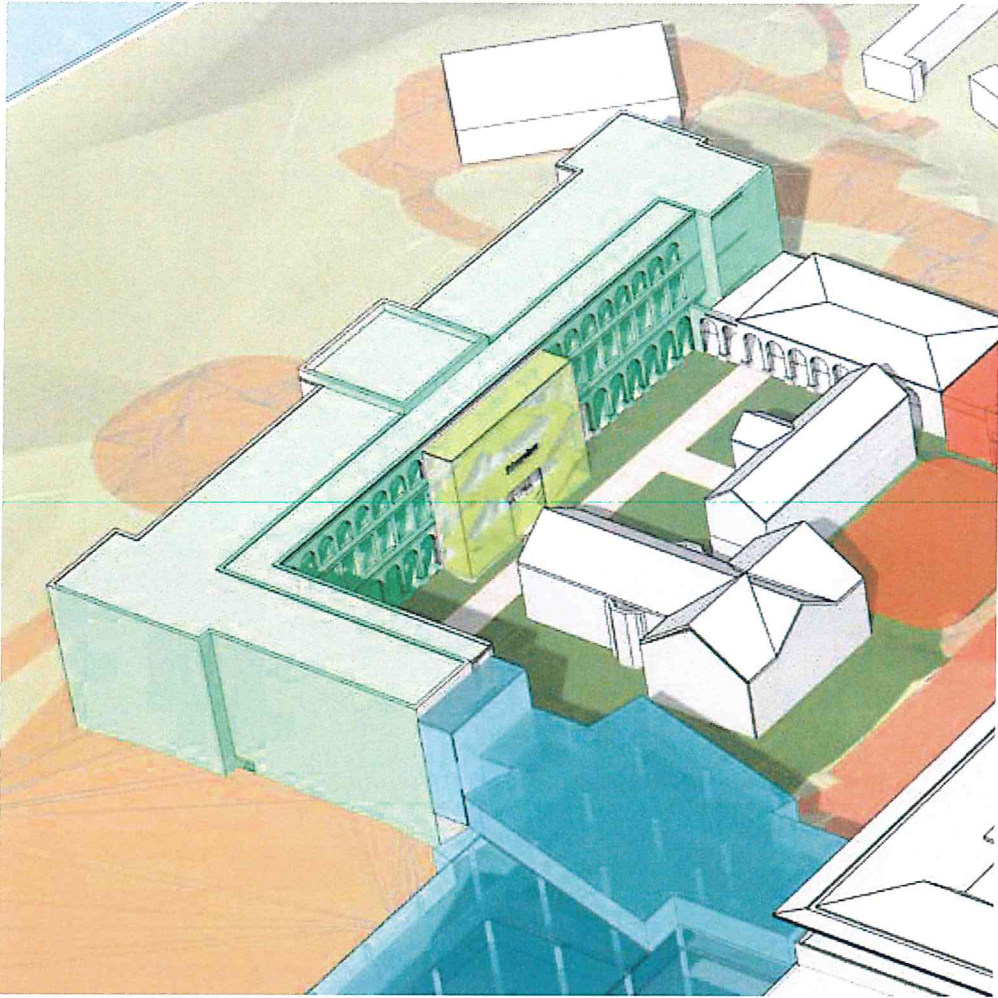
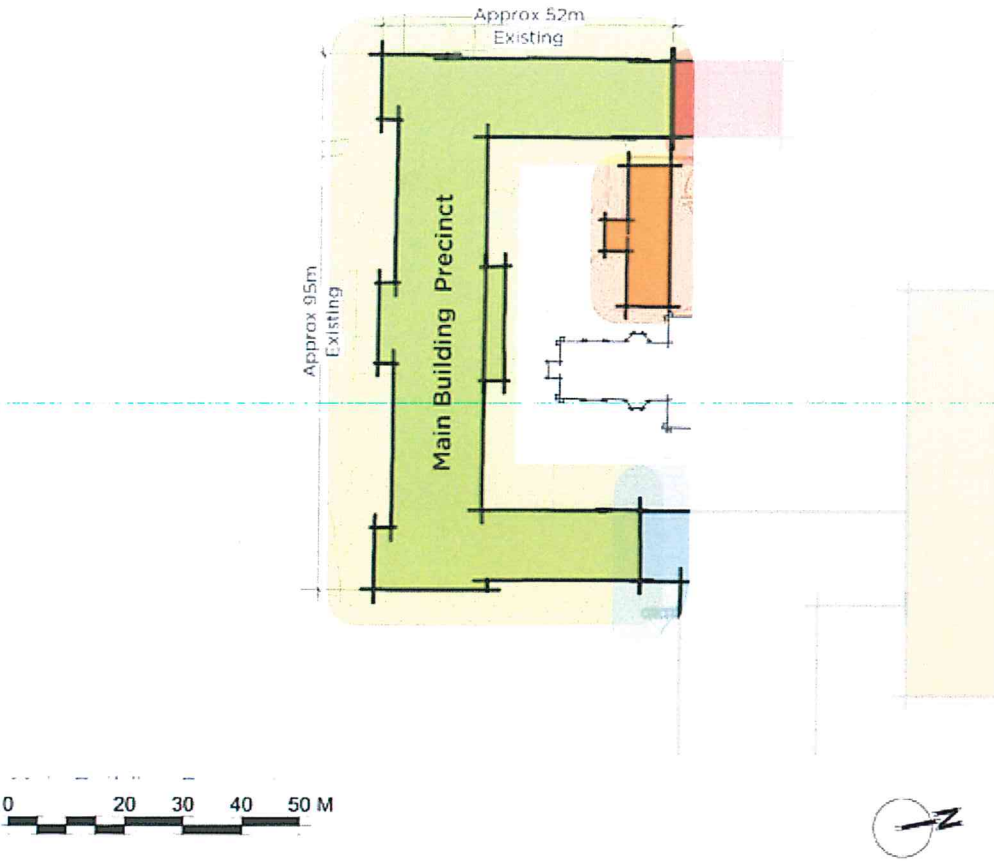
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3.2 FUTURE STAGES | MAIN BUILDING PRECINCT



- 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.

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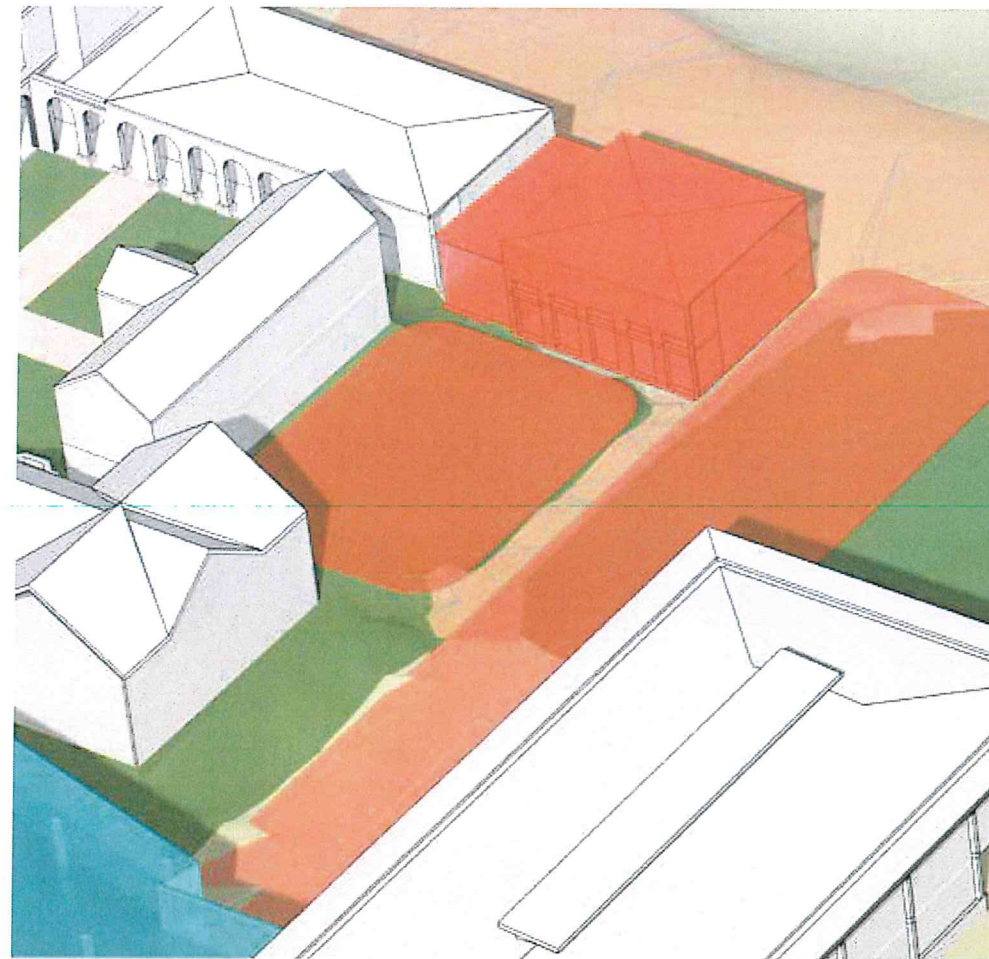
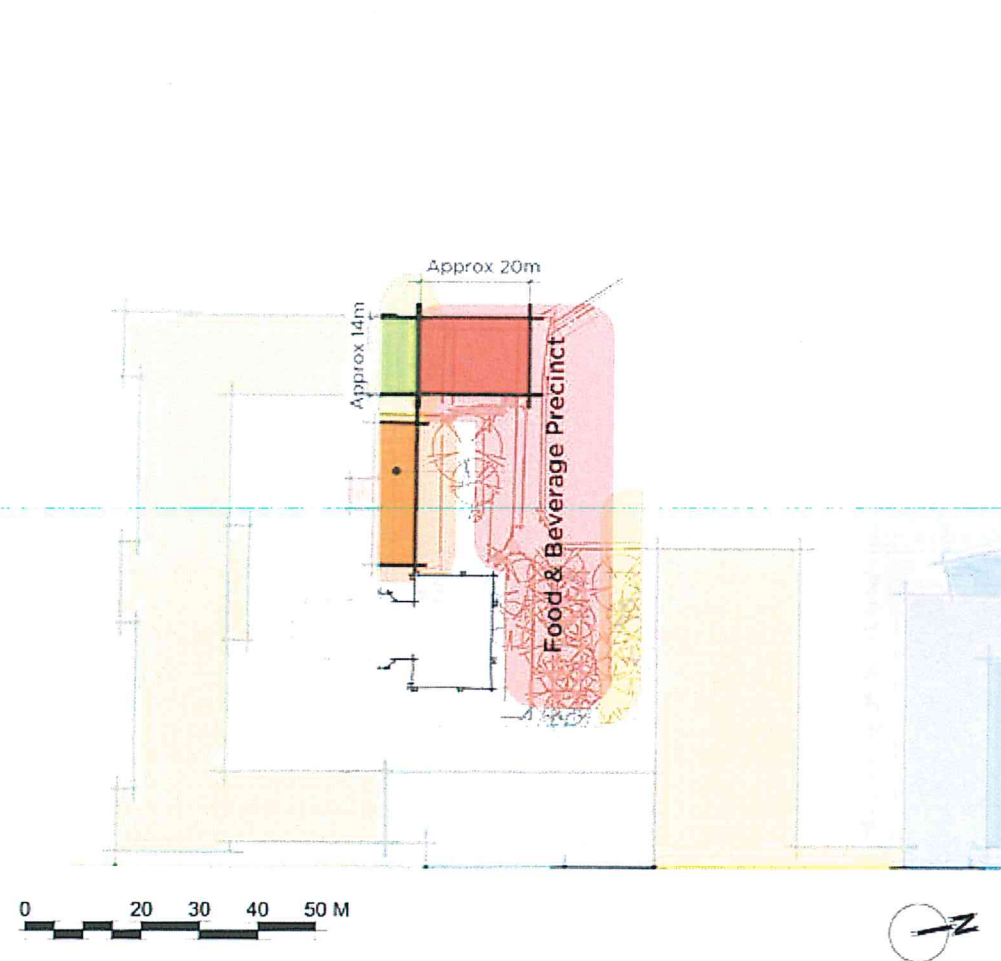
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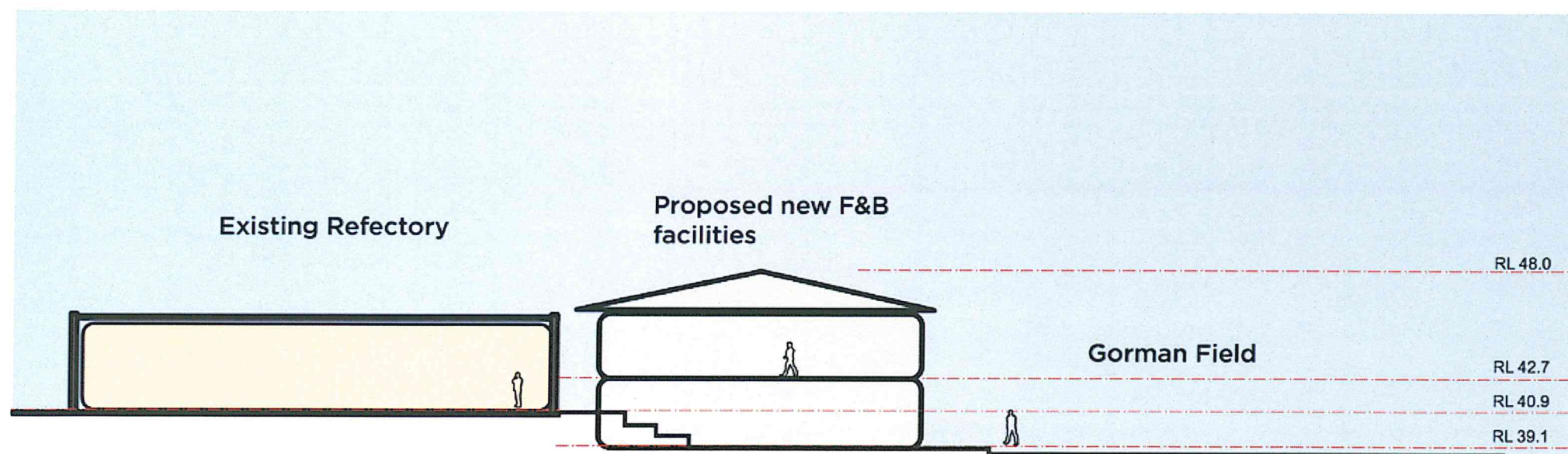
3.3 FUTURE STAGES | FOOD & BEVERAGE PRECINCT



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.



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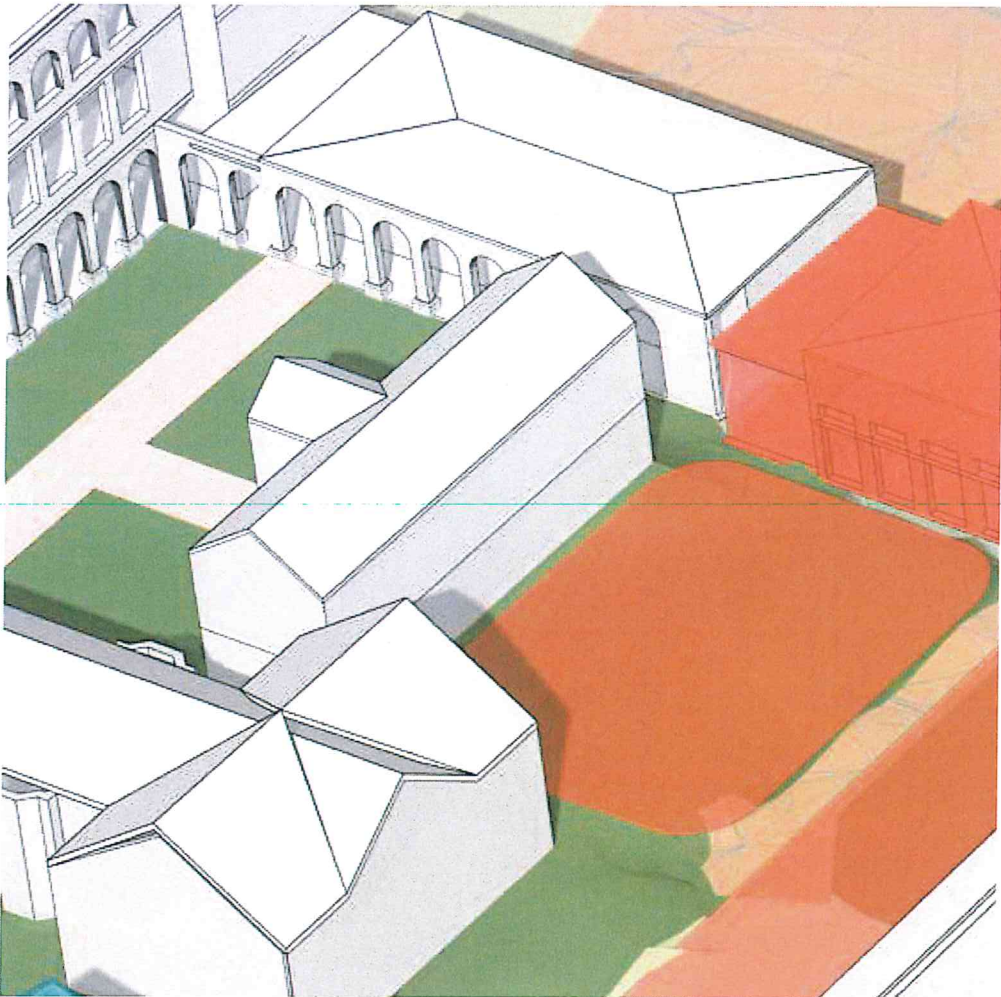
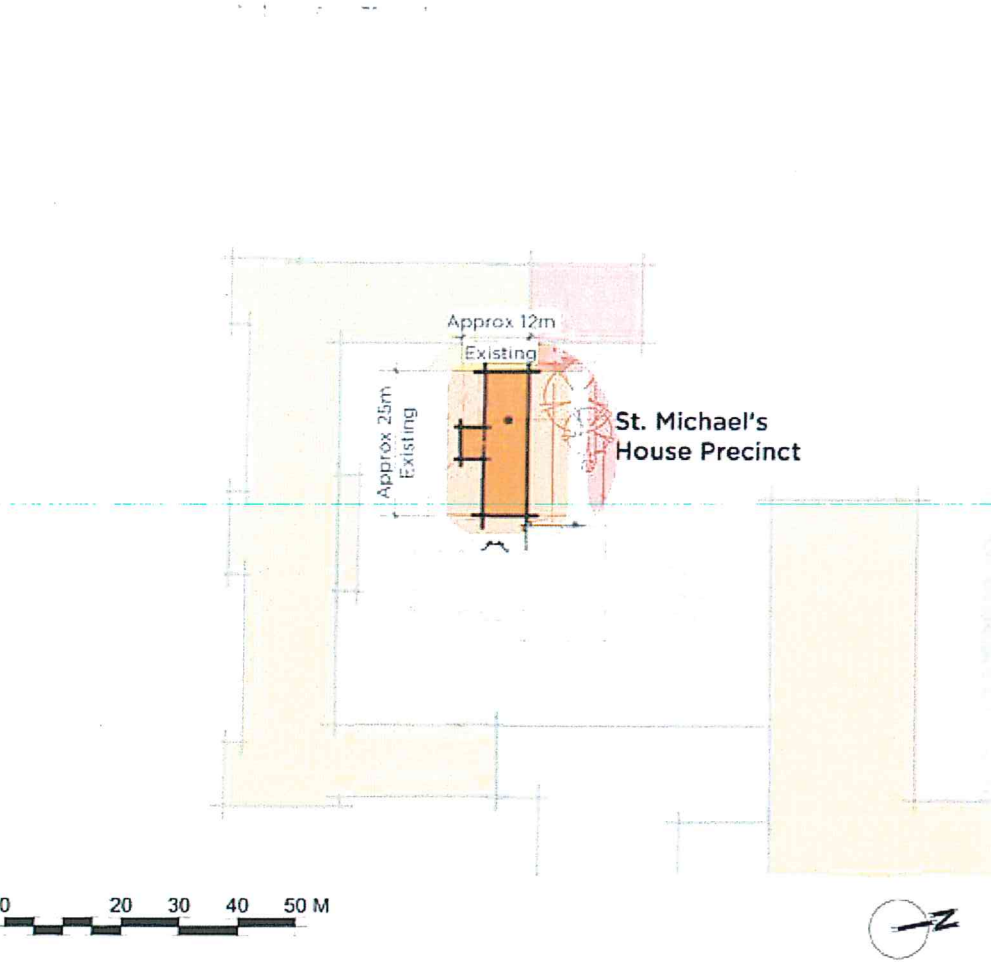
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3.4 FUTURE STAGES | ST MICHAEL'S HOUSE PRECINCT



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.

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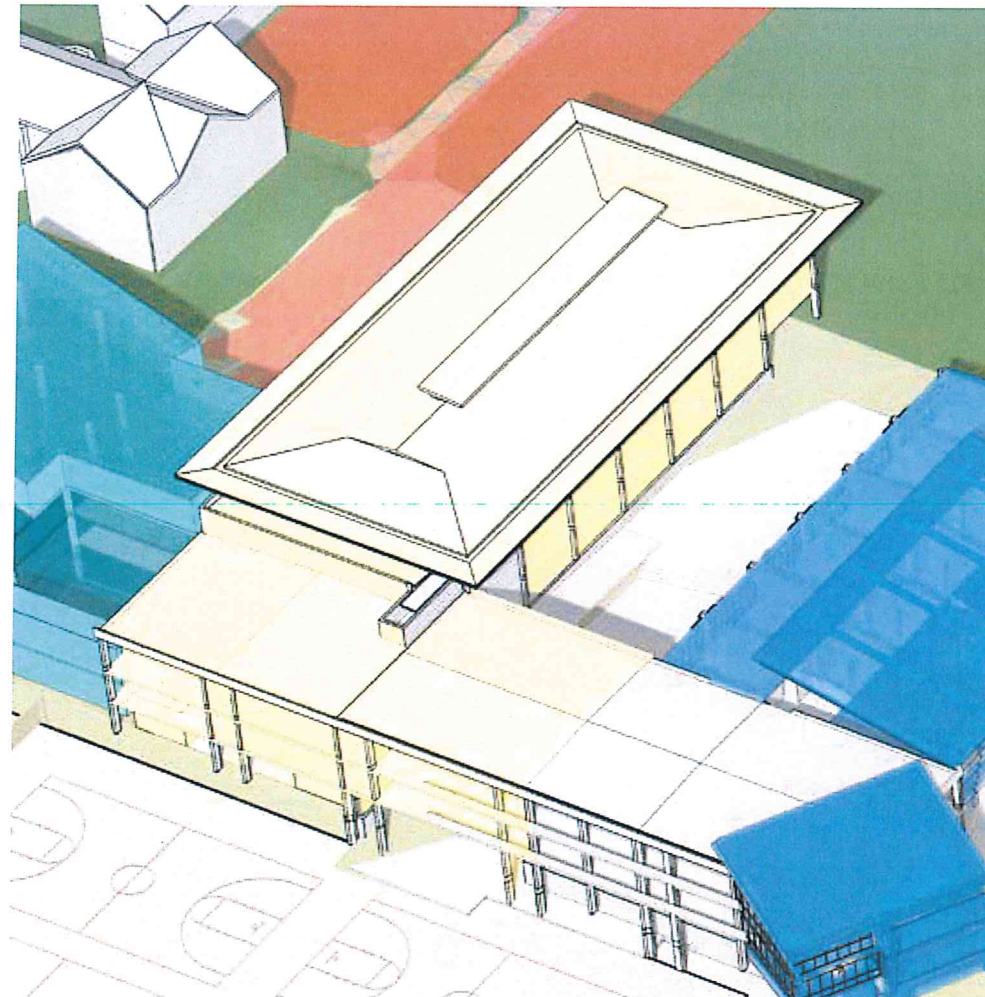
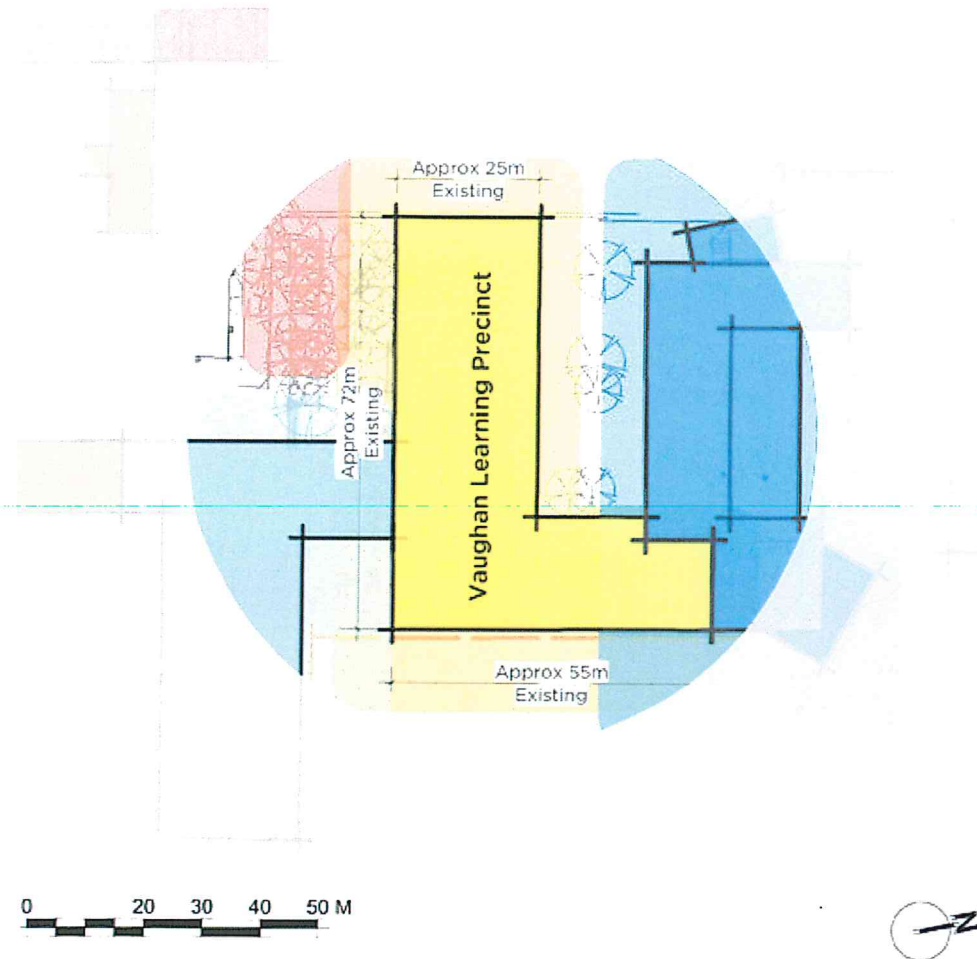
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3.5 FUTURE STAGES | VAUGHAN LEARNING PRECINCT



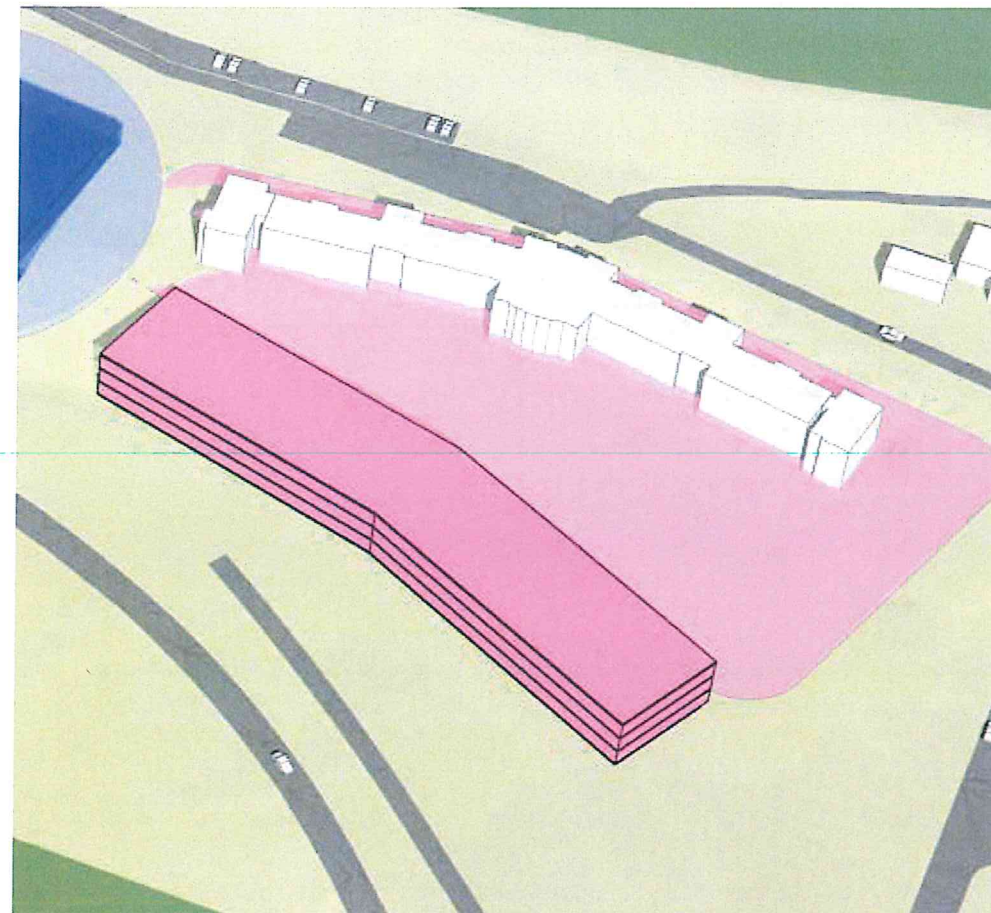
Vaughan Learning Precinct

- 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.

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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.

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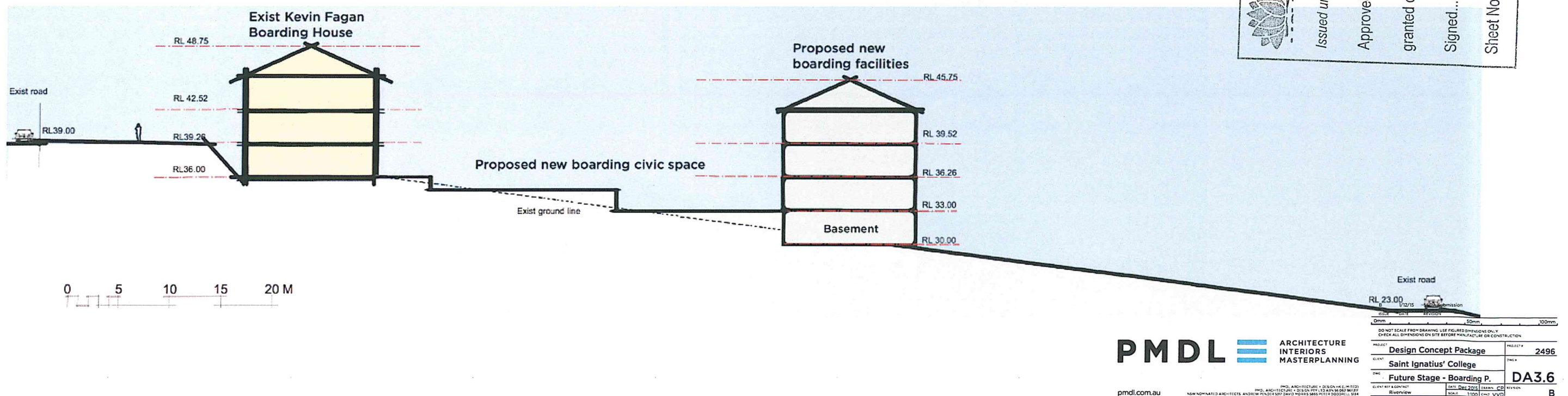
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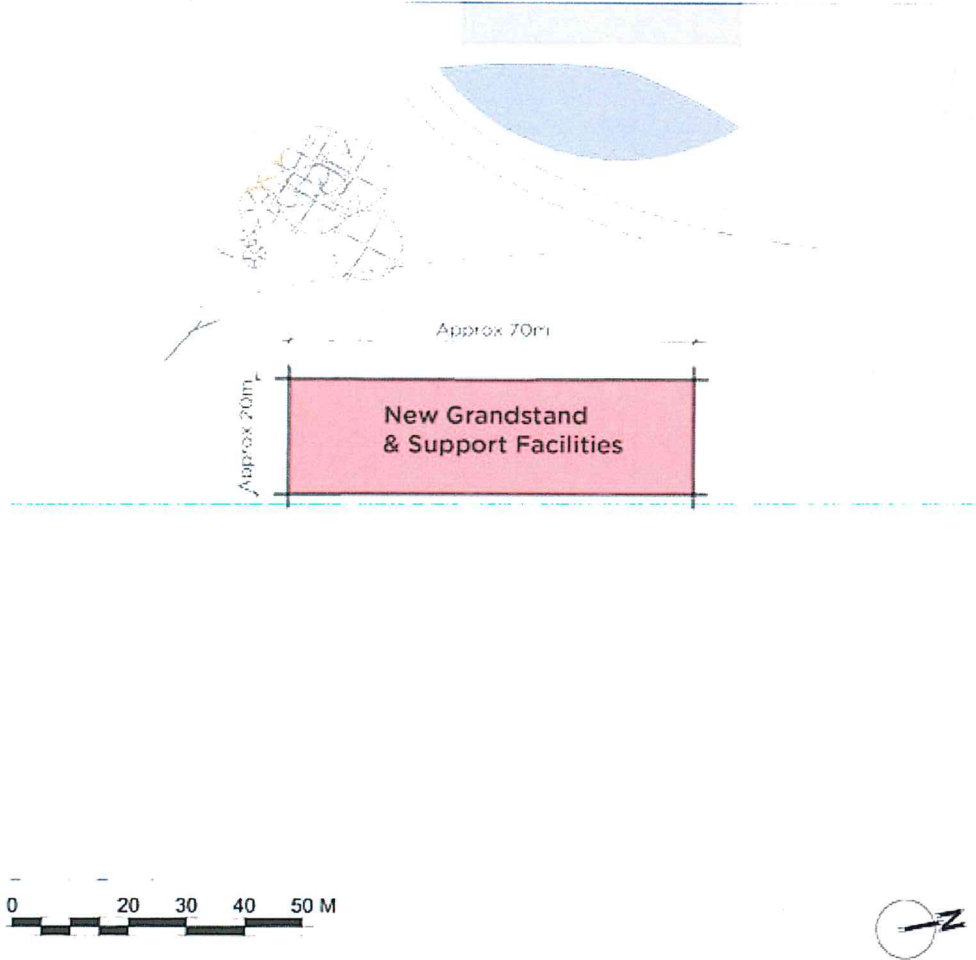
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3.8 FUTURE STAGES | SPORTS PRECINCT



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.

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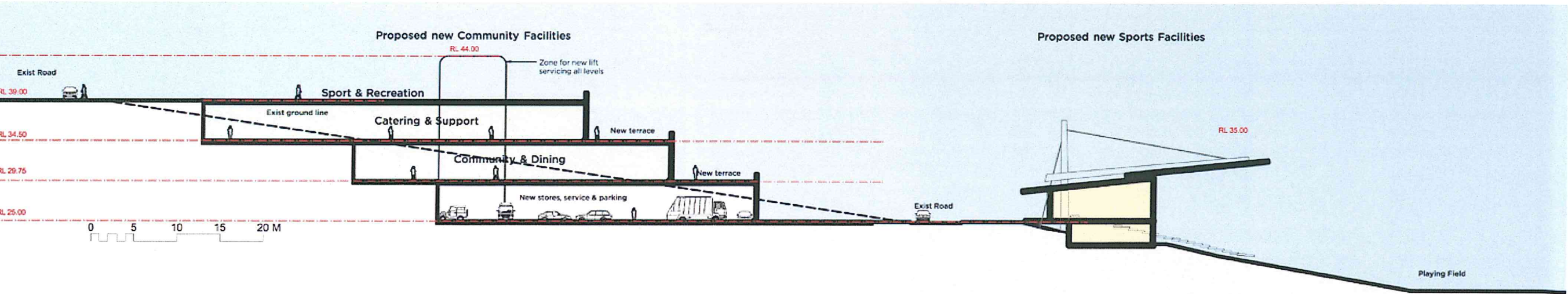
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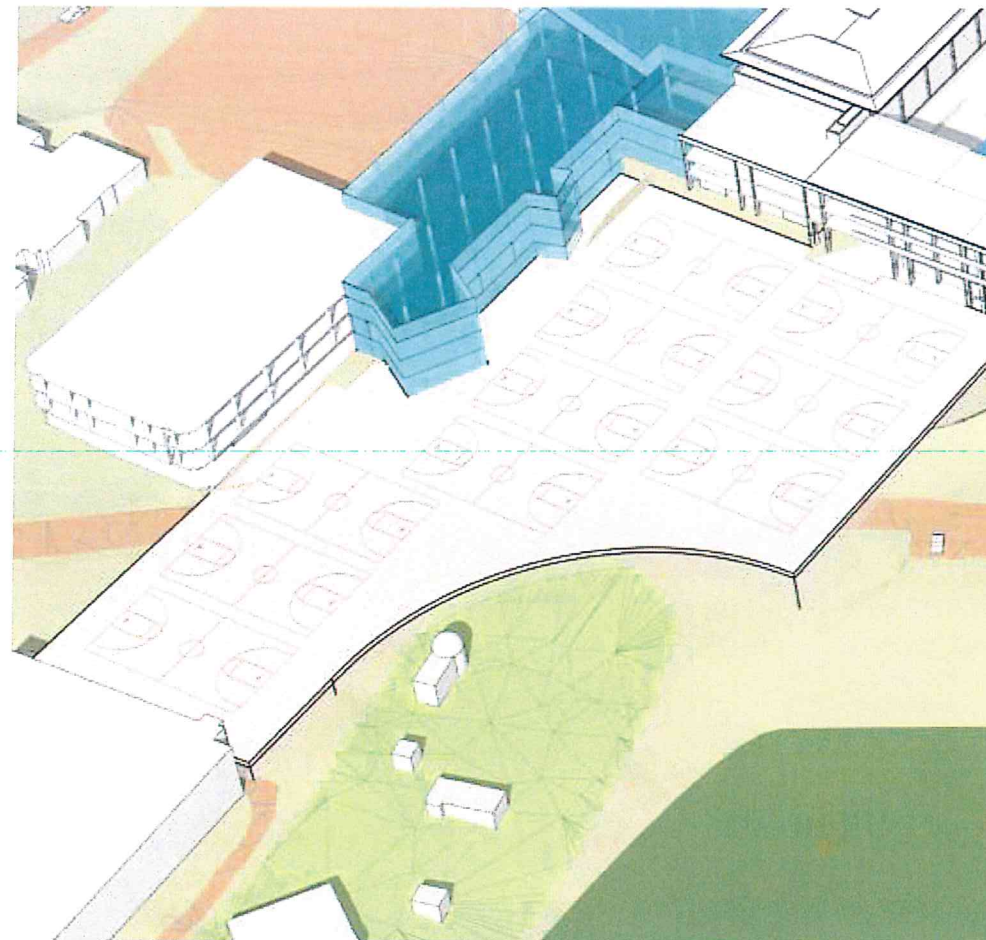
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- Additional GFA = Nil (Basement of 2,000m² not incl. in GFA)
- Number of Levels = 1
- Top of Building = RL 31.50

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.

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