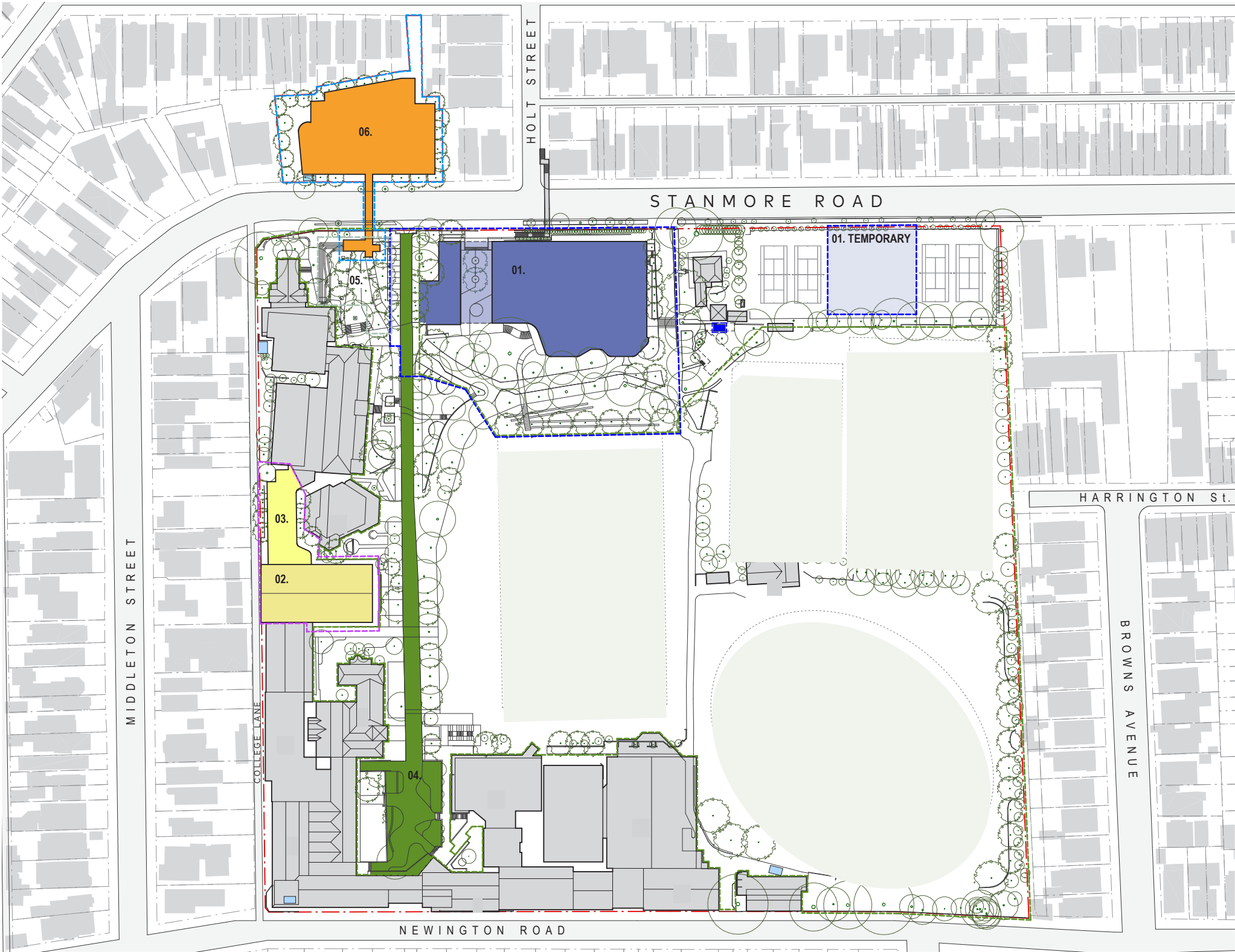


5.1 Concept Masterplan

Concept Design

The Concept Proposal comprises

- Stage 1 as the new development of the multi-purpose indoor and rooftop courts, gymnasium and multi-purpose teaching spaces, with basement carparking. Stage 1 includes the temporary carpark on the existing tennis courts (access from Stanmore Road)
- The building envelope alterations and additions to Centenary Hall shown as Stage 2
- The new development of an adjoining 4 storey teaching and learning building (College Lane Building) shown as Stage 3, and;
- The redevelopment of the Concordia building to accommodate a performance theatre, multi-purpose hall (serving as a gallery space and exam space), classrooms and basement car parking shown as Stage 6. The Concordia redevelopment also includes a new pedestrian bridge



5.2 Key Concept Envelopes

01. Sevington Courts Redevelopment (and Pavilion Building)

Multi Purpose Sports Hall

- Basement Parking (100 Spaces)
- Gym and Fitness Centre
- MPSH (x2 Netball x1 Basketball + Assembly Space)
- Gathering / Event Space
- Amenities and change rooms
- Retractable Seating to hall
- x14 GLAs
- Informal Auditorium
- Large Function Space at Forecourt Level
- Staff Rooms and spaces
- Temporary Carpark on sports court

02. Centenary Hall Redevelopment

School Heart

- Canteen + Kitchen
- Lecture Space
- x3 Levels
- Up to x6 GLAs

03. College Lane Building

- x4 Levels
- Up to x16 GLAs

04. Campus Landscaping

05. Removal of Demountables

06. Concordia Redevelopment

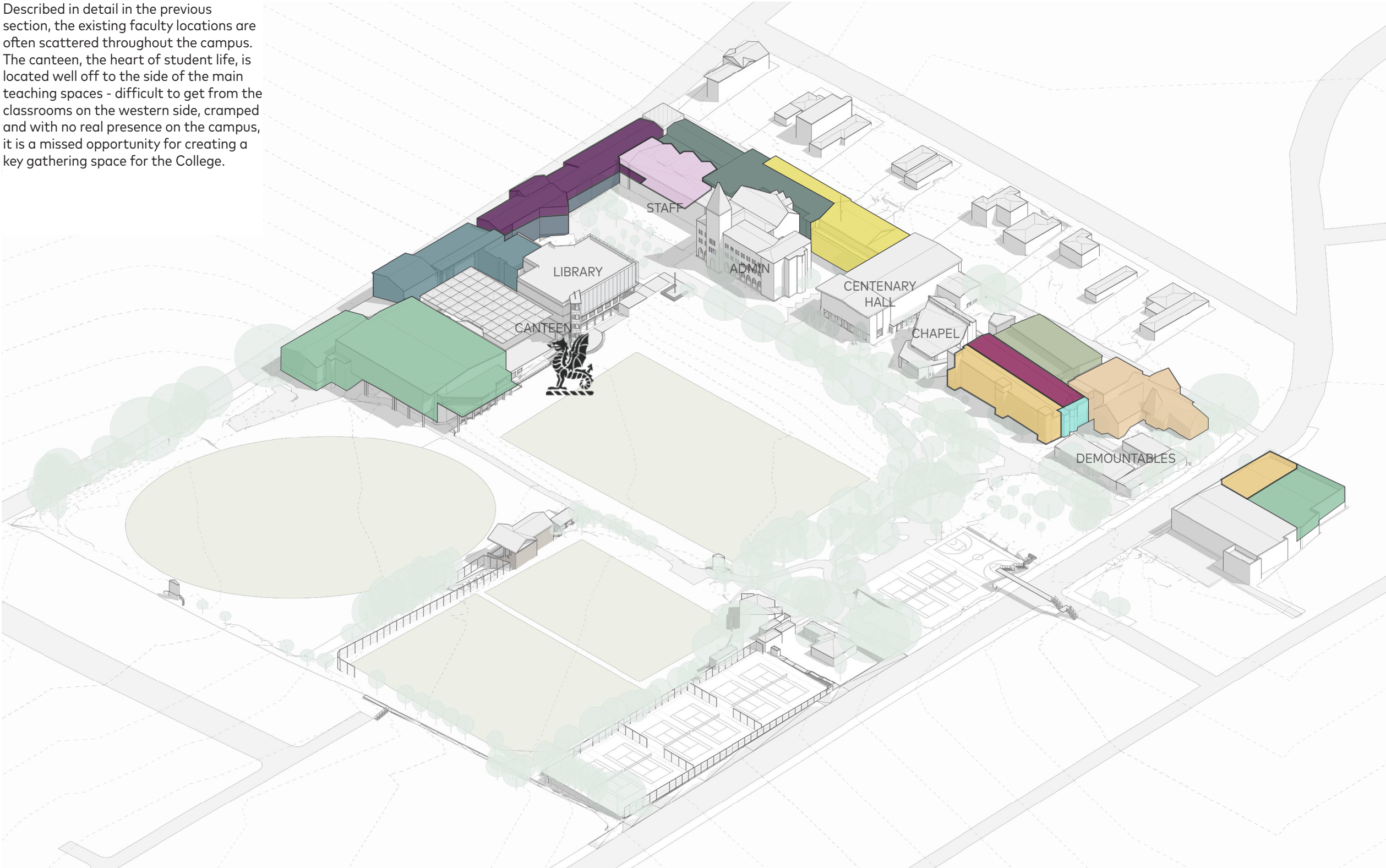
Visual Arts, Performing Arts and Music Faculties

- Basement Parking (60 Spaces)
- Art Gallery and Studio
- Musical Rehearsal Spaces
- Performing Arts Venue - 650 Seats
- Exam Space/ Art Venue
- Up to x21 GLAs
- Pedestrian Bridge across Stanmore Road.



5.3 Existing Teaching Precincts

Described in detail in the previous section, the existing faculty locations are often scattered throughout the campus. The canteen, the heart of student life, is located well off to the side of the main teaching spaces - difficult to get from the classrooms on the western side, cramped and with no real presence on the campus, it is a missed opportunity for creating a key gathering space for the College.



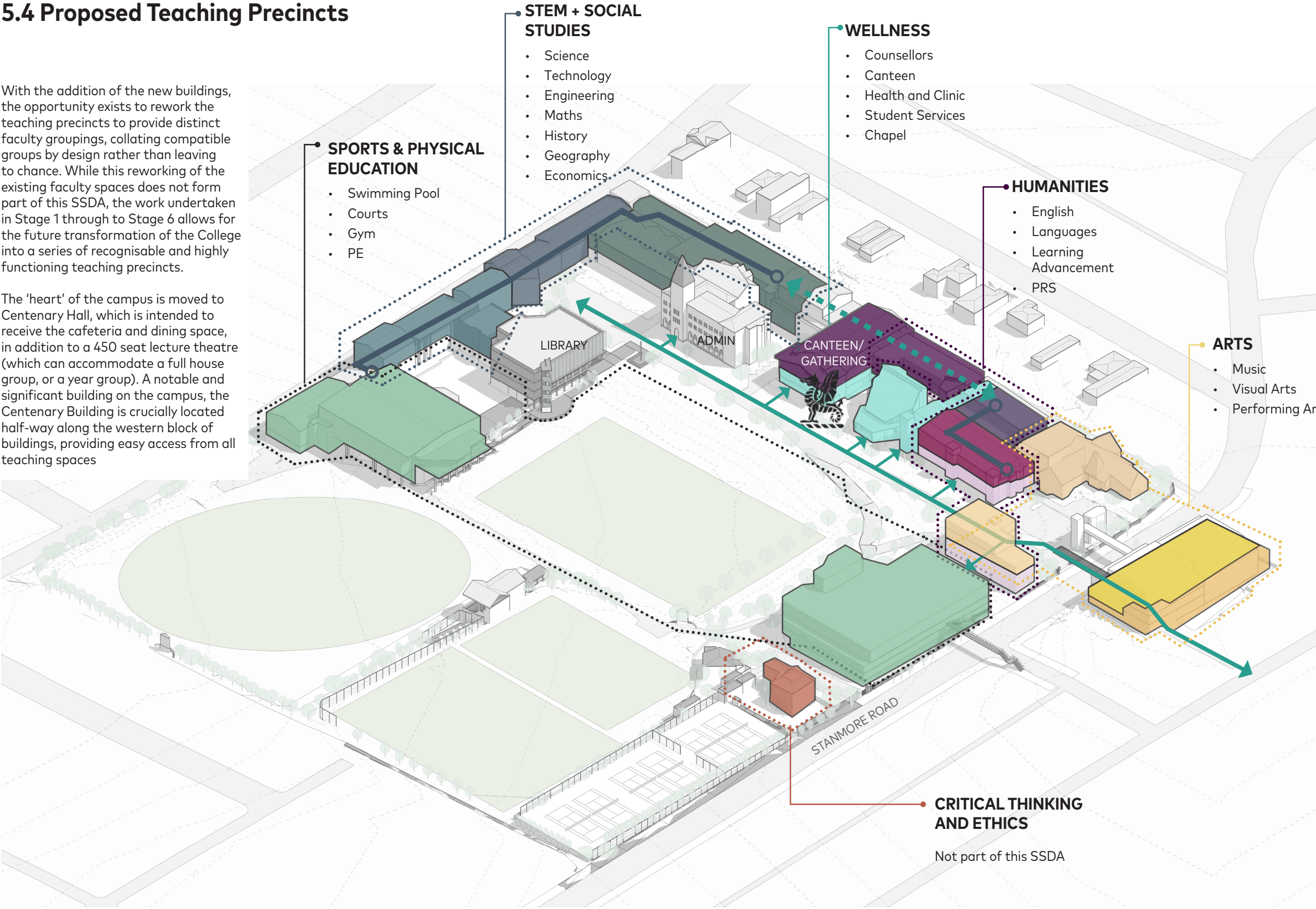
- PE/ SPORTS
- SCIENCE
- MATHS
- TECHNOLOGY
- CT&E
- ENGLISH
- HSIE + ECO
- LANGUAGES
- GEOGRAPHY + LE
- MUSIC
- VIS ARTS
- PERFORMING ARTS
- COUNSELLORS



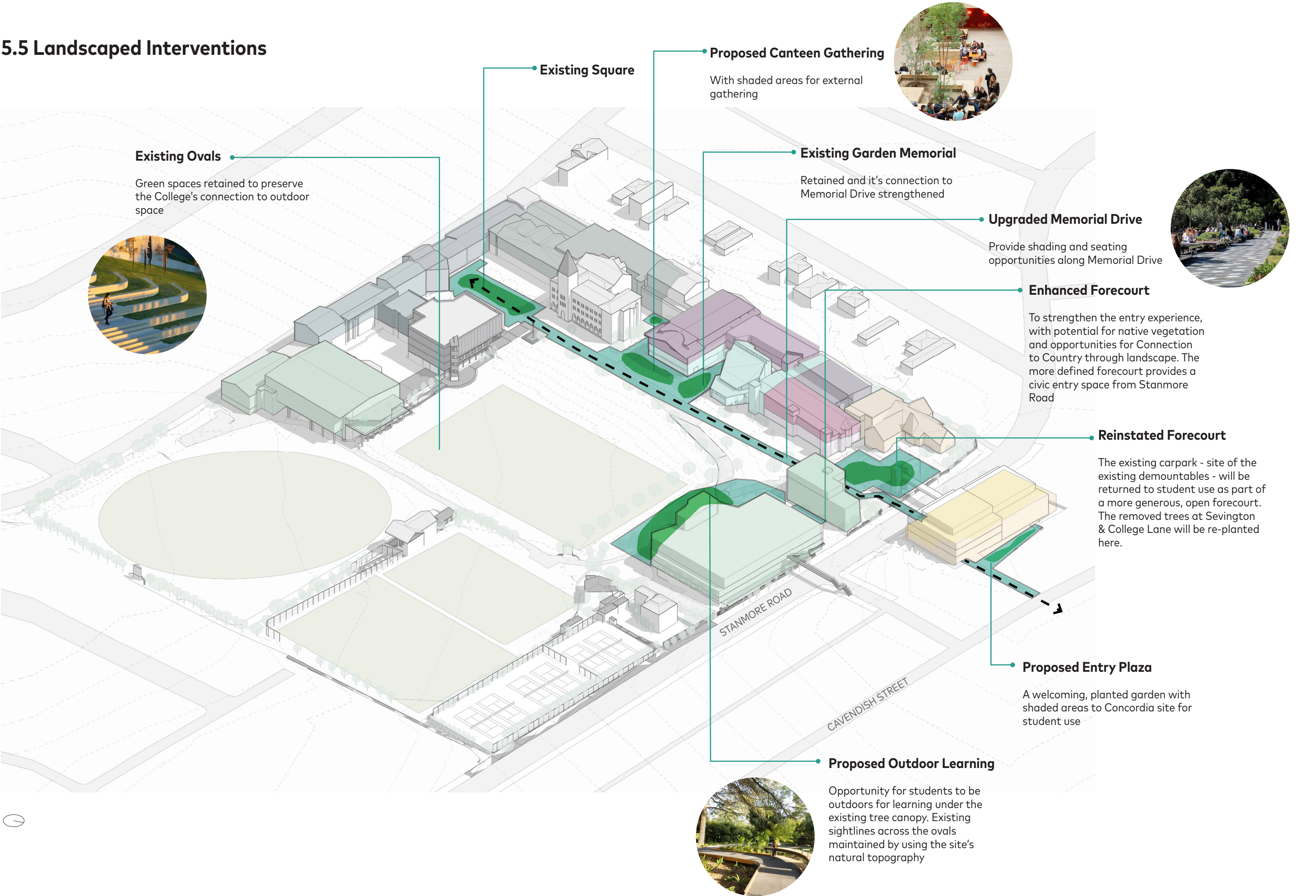
5.4 Proposed Teaching Precincts

With the addition of the new buildings, the opportunity exists to rework the teaching precincts to provide distinct faculty groupings, collating compatible groups by design rather than leaving to chance. While this reworking of the existing faculty spaces does not form part of this SSDA, the work undertaken in Stage 1 through to Stage 6 allows for the future transformation of the College into a series of recognisable and highly functioning teaching precincts.

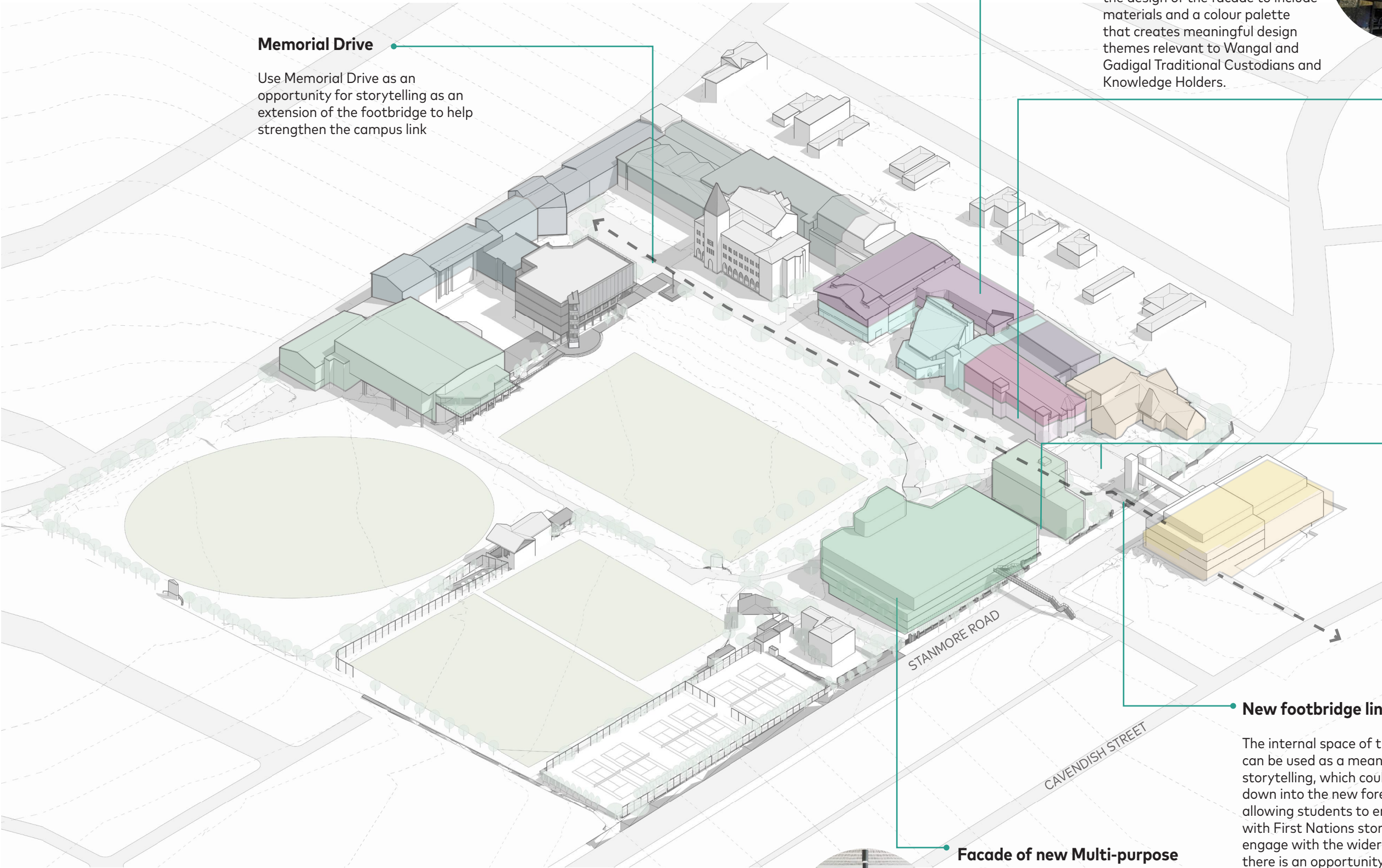
The 'heart' of the campus is moved to Centenary Hall, which is intended to receive the cafeteria and dining space, in addition to a 450 seat lecture theatre (which can accommodate a full house group, or a year group). A notable and significant building on the campus, the Centenary Building is crucially located half-way along the western block of buildings, providing easy access from all teaching spaces



5.5 Landscaped Interventions



5.6 Connecting with Country: Architectural Design



Memorial Drive

Use Memorial Drive as an opportunity for storytelling as an extension of the footbridge to help strengthen the campus link

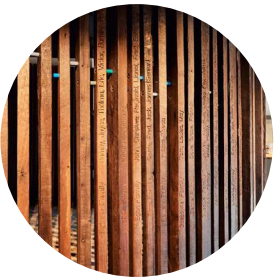
College Lane Building

Design guidelines to for detailed design to prioritise opportunities in the design of the facade to include materials and a colour palette that creates meaningful design themes relevant to Wangal and Gadigal Traditional Custodians and Knowledge Holders.



First Nations Learning

Create a designated First Nations cultural space within the proposed "wellness" heart of the campus - Le Couter - which would serve as a safe space for learning, as well as a space to display student-made artefacts and honour past First Nations students



Forecourts

As the main campus entries, there is the potential to include references to songlines to create connections between the College's four campuses across the state .

New footbridge link

The internal space of the footbridge can be used as a means for storytelling, which could connect down into the new forecourt allowing students to engage daily with First Nations stories. To engage with the wider community, there is an opportunity for the architectural expression along the bridge's facade to reflect back to local materials and colours.



Facade of new Multi-purpose Hall

The design incorporates a patterning into the walls, with the robust materials, colour and pattern of the architectural facades drawing reference from the endemic species of flora of the area.



5.7 Sustainability: Site-wide Opportunities

Sustainability Action Plan

At the beginning of 2025, AJC launched it's Sustainability Action Plan (SAP), applicable to all new projects. Fortunately, AJC's SAP aligned with the College's long-term sustainability goals. Following the recent successful project at Eungai Creek - Newington's off-site campus, designed by AJC - we are able to implement a number of initiatives to target sustainability and climate change within the masterplan for the Stanmore Campus.

Structural Solutions

Measure embodied carbon for proposed structural systems and target a reduction of embodied carbon from a selected benchmark project. DPE Net Zero Plan - Priority 2

EV Charging Provisions

Allow for e-charging stations in the new parking facilities at Sevington and Concordia. DPE Net Zero Plan - Priority 1

Embodied Carbon

At each stage of the masterplan, from design to documentation, undertake carbon reduction workshops.

Building Fabric

During the design of the building facade, select materiality which exceeds the minimum requirements for NCC DtS Section J by 20%.

Fossil Fuel Free

Utilise electric systems for building systems and appliances.

On-Site Energy

Integrate a PV system into the masterplan by utilising existing rooftops, as well as the new Pavilion Building, College Lane building and Concordia. DPE Net Zero Plan - Priority 1

Building Fabric

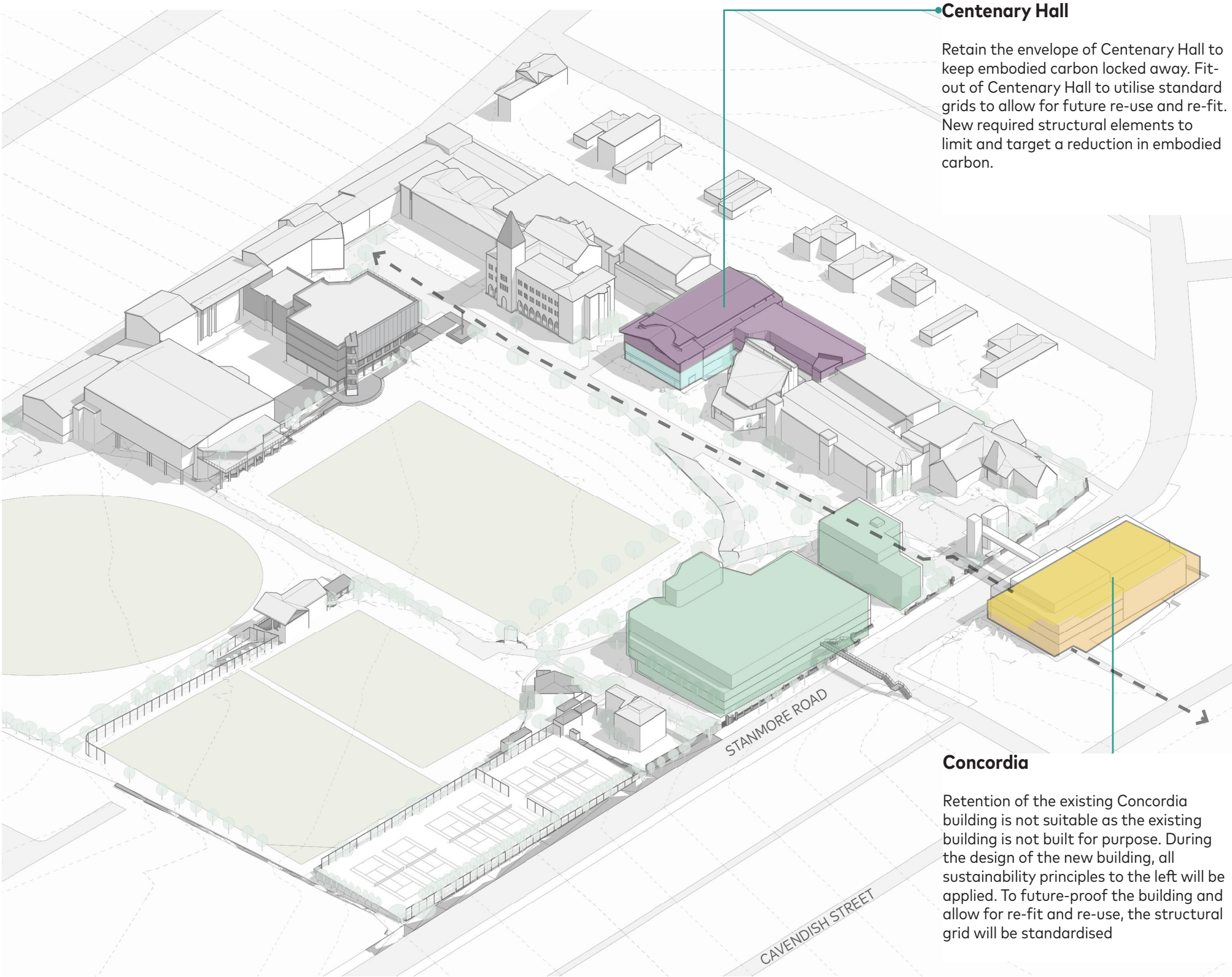
Building fabric performance to exceed minimum NCC DtS requirements with 20% improvement.

Limit Carbon

Only use high-carbon materials where the structure, durability and longevity it provides justifies the embodied carbon.

Thermal Comfort

Design to allow for mixed-mode strategies (noting the acoustic requirements surrounding aircraft noise) and use adaptive thermal comfort for the design of HVAC systems. Selection of a HVAC system which has a longer lifespan and is readily serviceable than other available systems. DPE Net Zero Plan - Priority 1



Centenary Hall

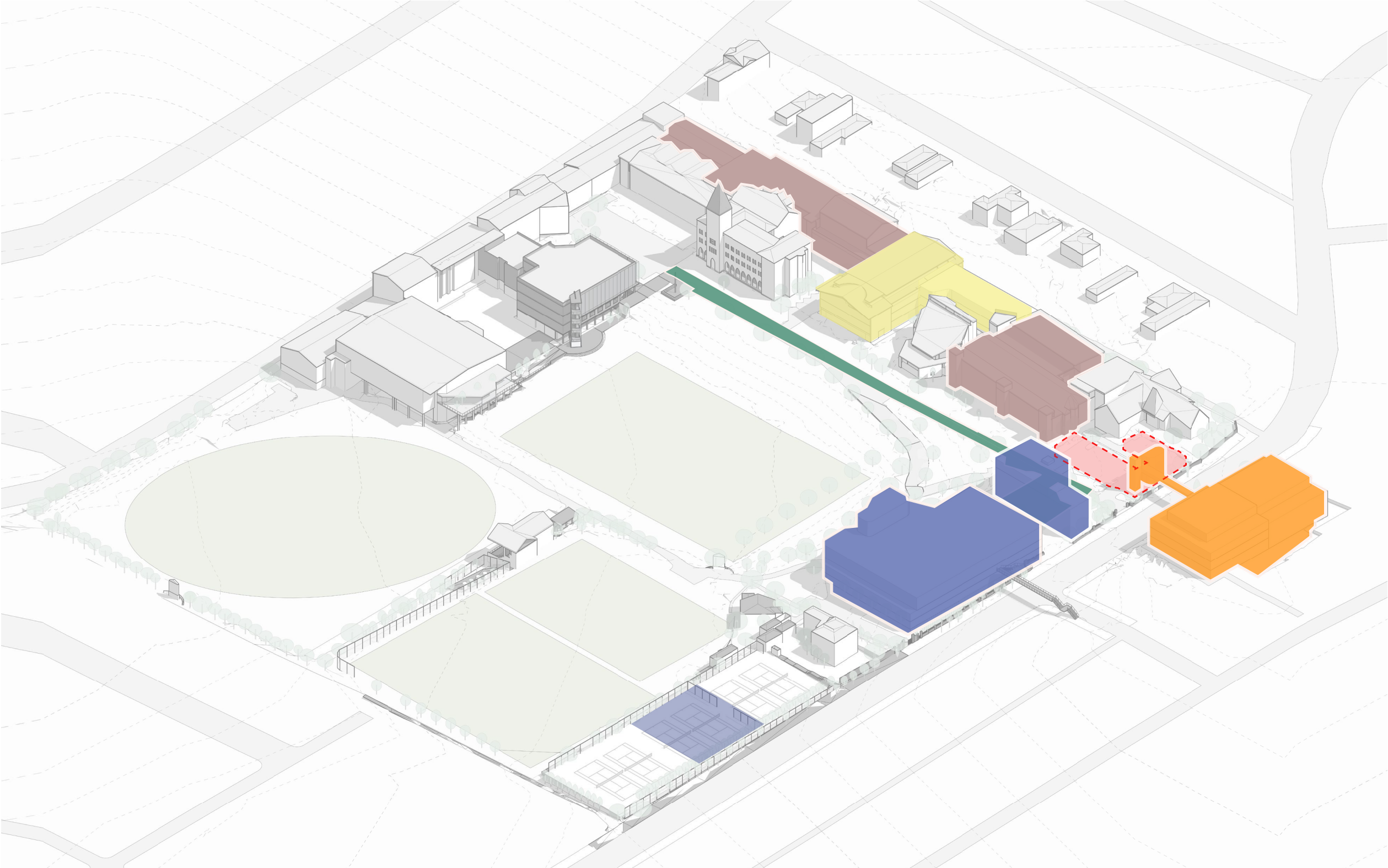
Retain the envelope of Centenary Hall to keep embodied carbon locked away. Fit-out of Centenary Hall to utilise standard grids to allow for future re-use and re-fit. New required structural elements to limit and target a reduction in embodied carbon.

Concordia

Retention of the existing Concordia building is not suitable as the existing building is not built for purpose. During the design of the new building, all sustainability principles to the left will be applied. To future-proof the building and allow for re-fit and re-use, the structural grid will be standardised

5.8 Staging

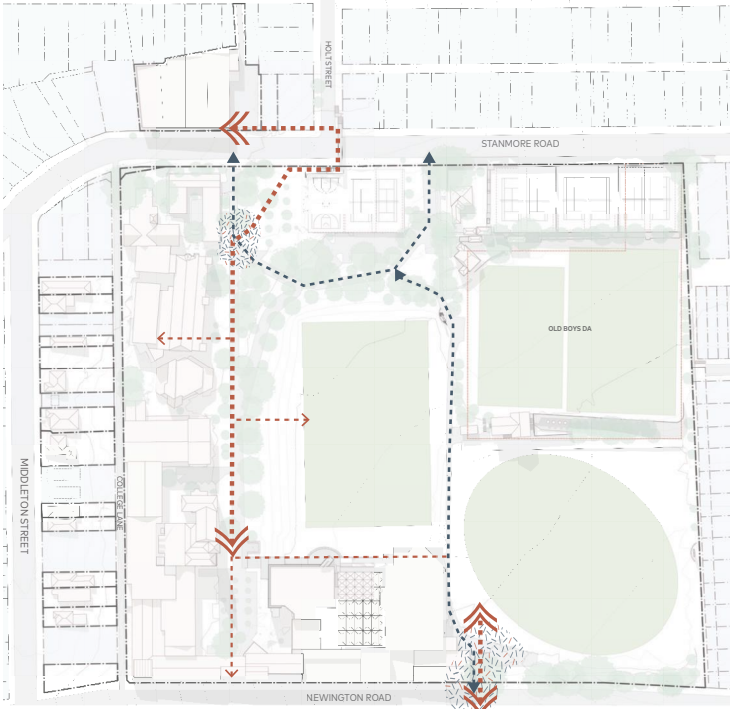
- STAGE 01** ● Sevington Courts Redevelopment (including temporary carparking)
- STAGE 02** ● Centenary Hall Redevelopment
- STAGE 03** ● College Lane Building
- STAGE 04** ● Site Works: Memorial Drive Landscaping
- STAGE 05** ● Site Works: Demountables demolished
- STAGE 06** ● Concordia Redevelopment
- STAGE 07** ● Faculty Transitions (not part of this SSDA)



5.9 Revised Circulation

Following the implementation of Stage 6 (Concordia and the new pedestrian bridge), the previous cross over between pedestrians coming to Newington from the north and vehicles using the driveway (particularly at pick up and drop off times) has been significantly addressed.

Pedestrians, particularly students, now have the opportunity to access the campus via the new pedestrian bridge, avoiding any cross-over with vehicles to access the buildings along the west and south of the site. Only minimal pedestrian movement would be required across the driveway and the component of Memorial Drive that is designated for regular vehicular use.



Current condition



Masterplan improvement

-  Vehicular Circulation
-  Pedestrian Circulation

5.10 Masterplan: Site Plan

Overall Concept Plan

LEGEND

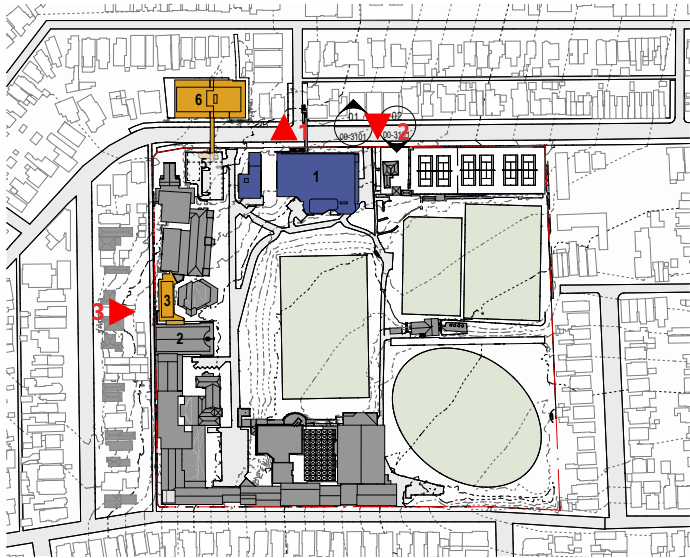
- 1. OLD GYMNASIUM
- 2. TAYLOR SPORTS CENTRE
- 3. RAE CENTRE
- 4. PYKE CENTRE
- 5. P BLOCK AND WAR MEMORIAL BUILDING
- 6. NESBITT WING
- 7. TECHNOLOGY CENTRE
- 8. FOUNDERS BUILDING
- 9. MUSIC
- 10. CENTENARY HALL
- 11. COLLEGE LANE BUILDING
- 12. CHAPEL
- 13. TUPOU
- 14. LE COUTEUR
- 15. DUCKMANTON DRAMA
- 16. OLD CHAPEL
- 17. PRIVATE CONCORDIA FOOTBRIDGE
- 18. CONCORDIA
- 19. SEVINGTON FORECOURT AND ENTRY
- 20. SEVINGTON SPORTS FACILITY
- 21. PARSONAGE
- 22. CHAPLAIN'S RESIDENCE
(REMOVED UNDER PREVIOUS DA2014/00370)
- 23. GLASSON PAVILLION
- 24. JOHNSON OVAL
- 25. OLD BOY'S OVAL
- 26. BUCHANNAN OVAL
- 27. SEVINGTON PAVILION

KEY

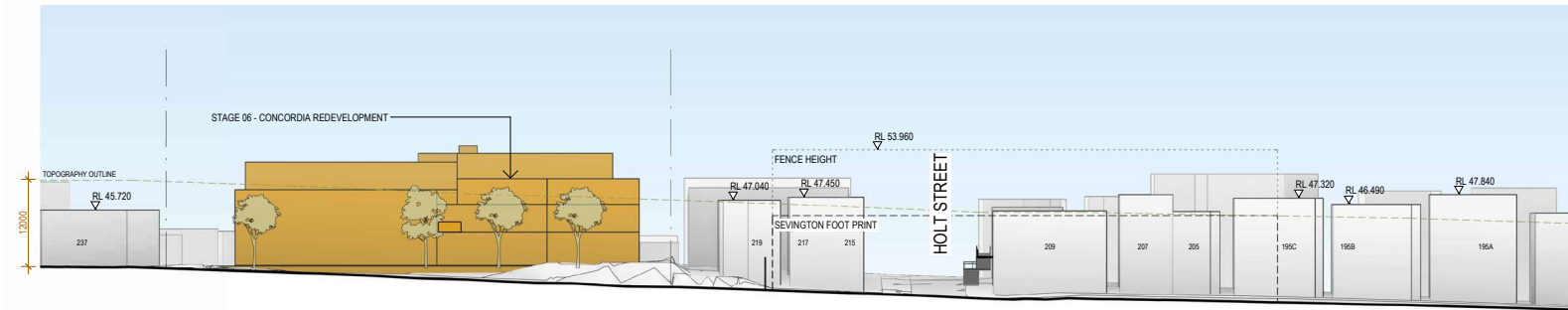
- SITE BOUNDARY
- STAGE PROJECT BOUNDARY
- EXISTING CAMPUS BUILDINGS
- SURROUNDING BUILDINGS
- EXISTING TREES
- PROPOSED TREES
REFER LANDSCAPE ARCHITECT AND ARBORIST
DOCUMENTS FOR FULL DETAIL INCLUDING STAGING
- EXISTING SUBSTATION (INDICATIVE)
- PROPOSED SUBSTATION (INDICATIVE)



5.11 Masterplan: Site Elevations



Key Plan



1. Stanmore Road (North)

NEW BUILD

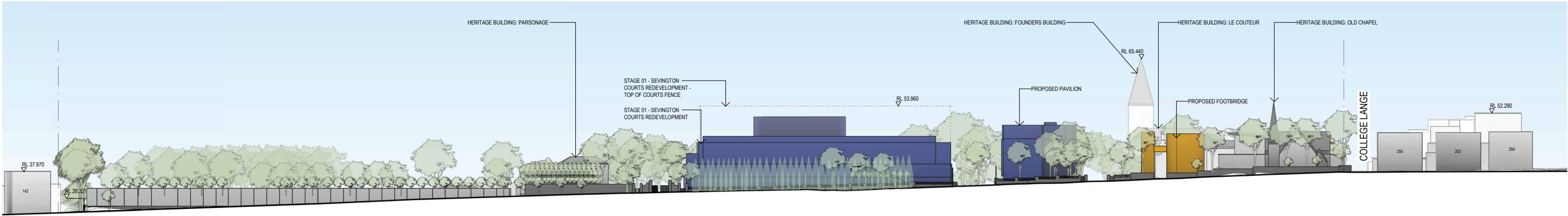
ADDITION / REFURB

STAGE 1 WORKS

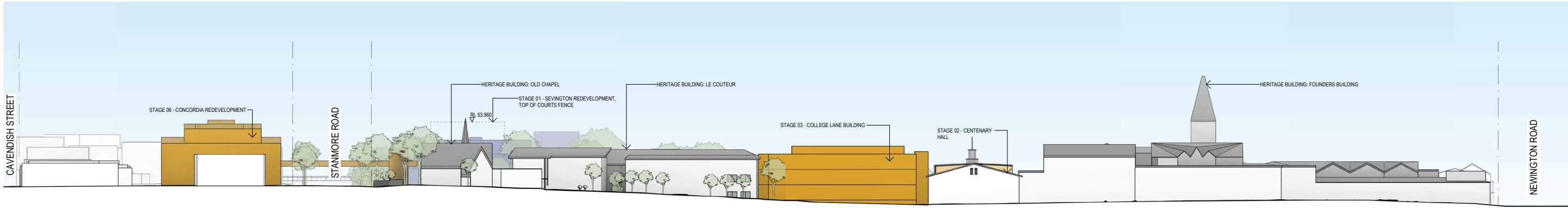
EXISTING

NEW BUILDINGS AND ADDITIONS TO EXISTING BUILDINGS

NOTE: FINAL EXTENTS OF WORKS MAY NOMINALLY CHANGE

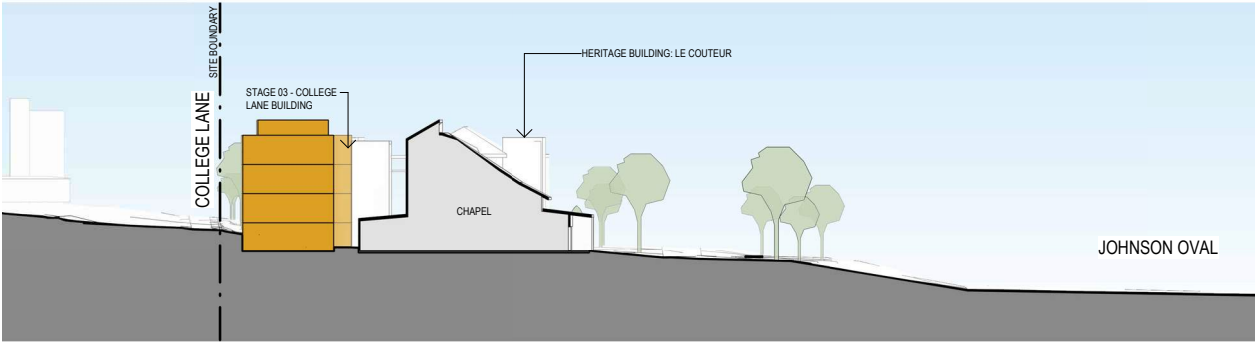


2. Stanmore Road (South)



3. College Lane

5.12 Masterplan: Site Sections



5. North-South Section (looking West)

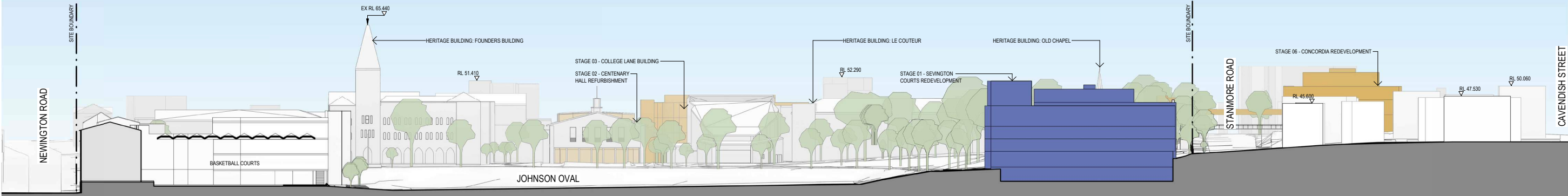
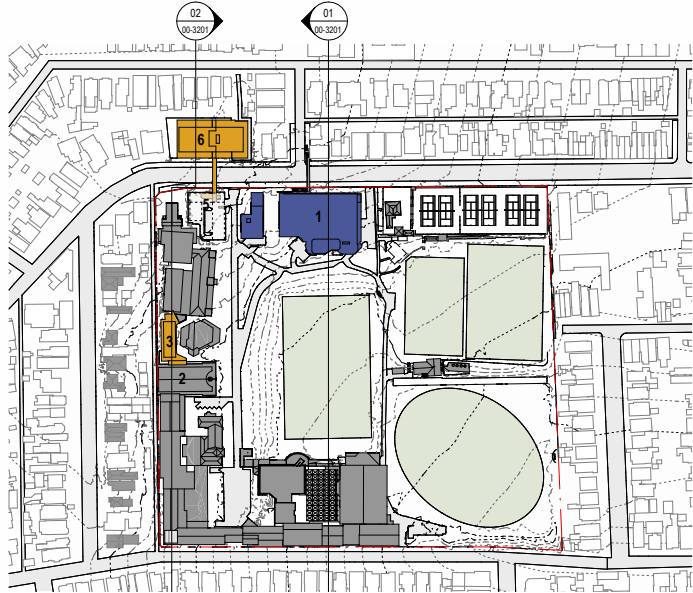
NEW BUILD

ADDITION / REFURB

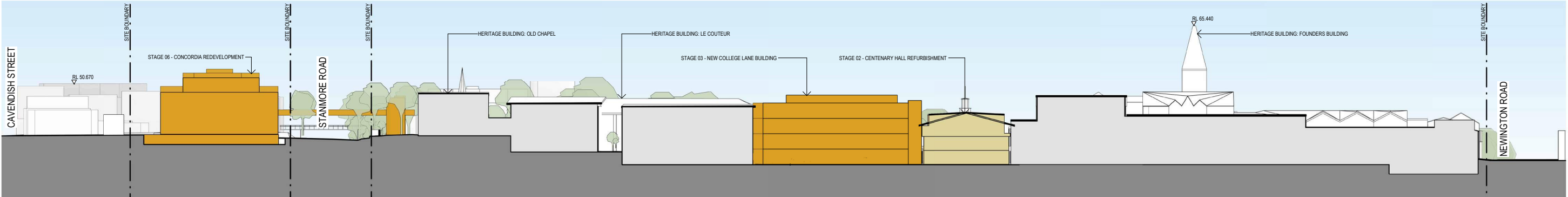
NEW BUILDINGS AND ADDITIONS TO EXISTING BUILDINGS

STAGE 1 WORKS

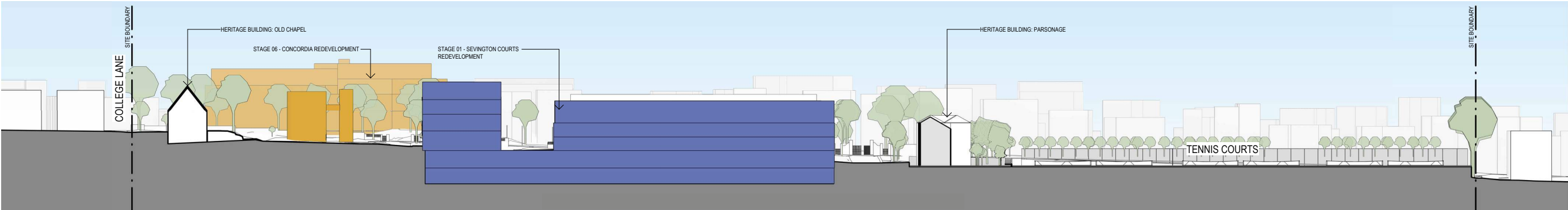
NOTE: FINAL EXTENTS OF WORKS MAY NOMINALLY CHANGE



1. North-South Section (looking West)



2. North-South Section (looking East)

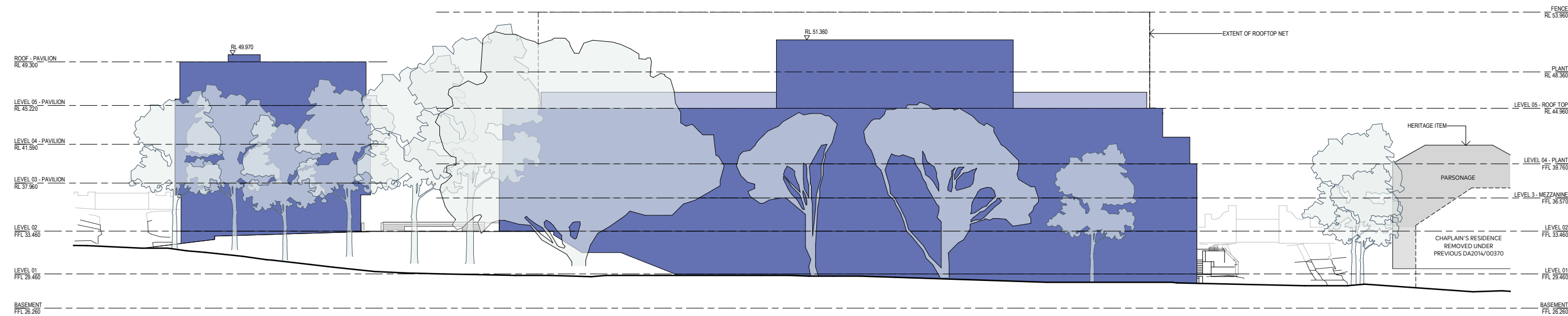
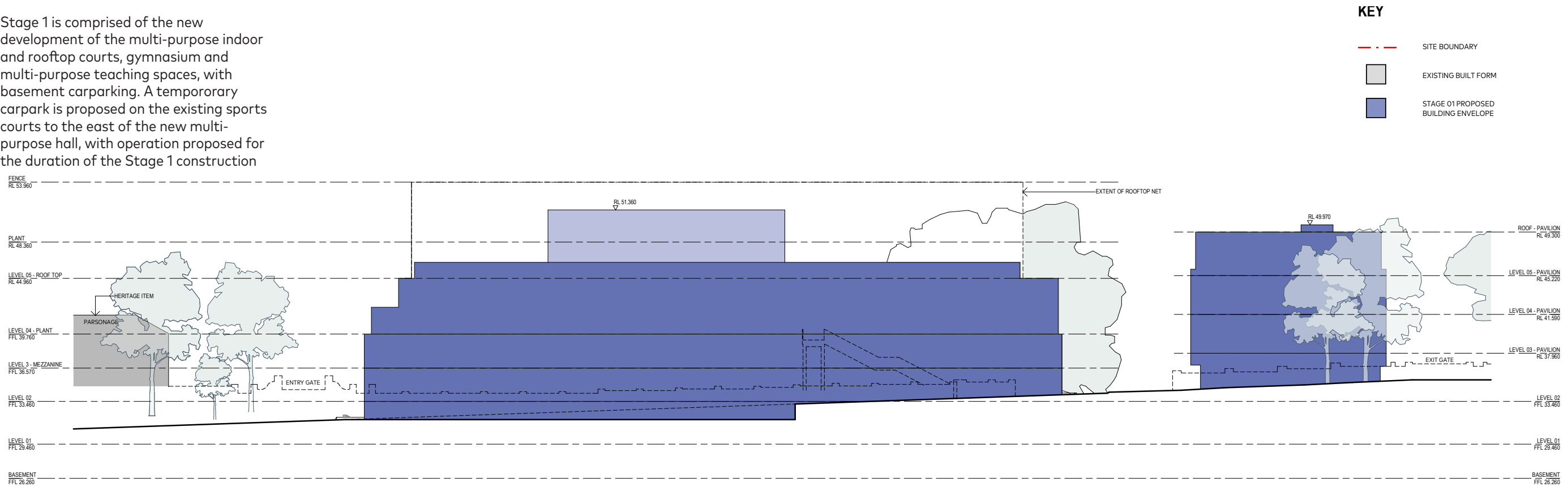


3. East-West Section (looking North)

5.13 Stage 1 - Drawings

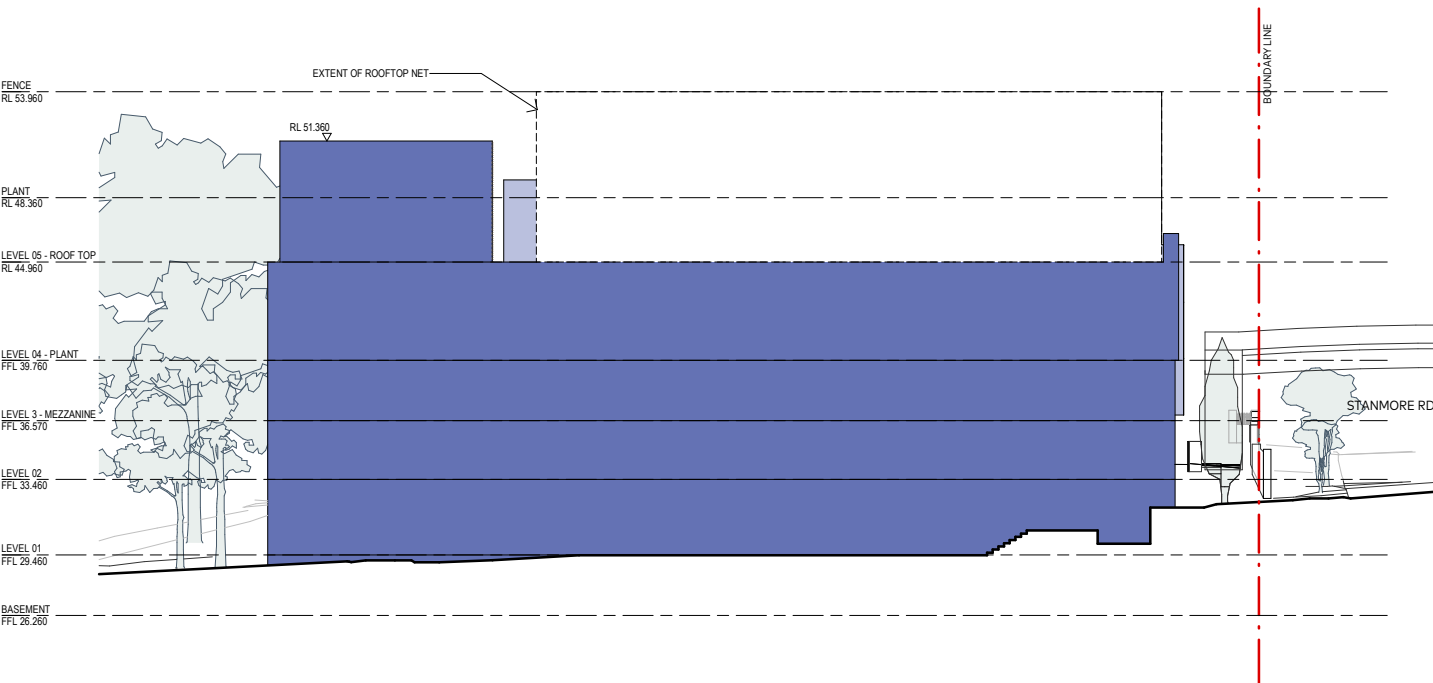
Sevington Courts Redevelopment

Stage 1 is comprised of the new development of the multi-purpose indoor and rooftop courts, gymnasium and multi-purpose teaching spaces, with basement carparking. A temporary carpark is proposed on the existing sports courts to the east of the new multi-purpose hall, with operation proposed for the duration of the Stage 1 construction

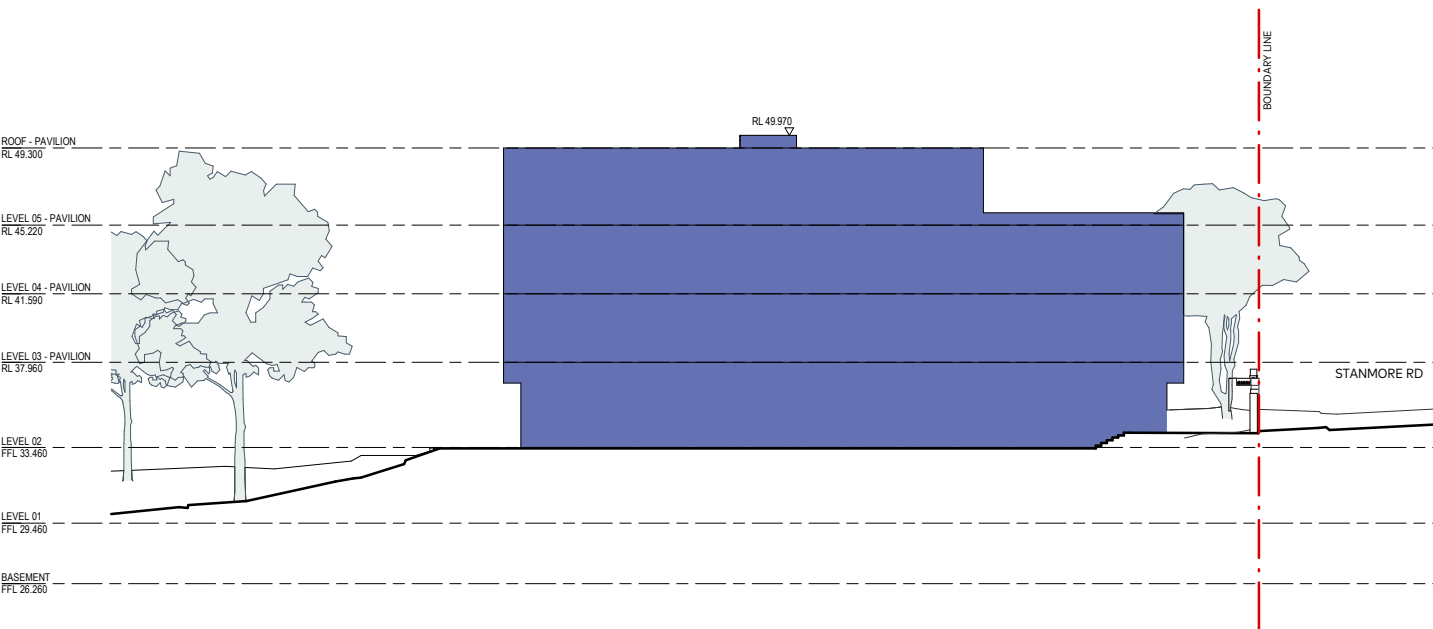


5.13 Stage 1 - Drawings

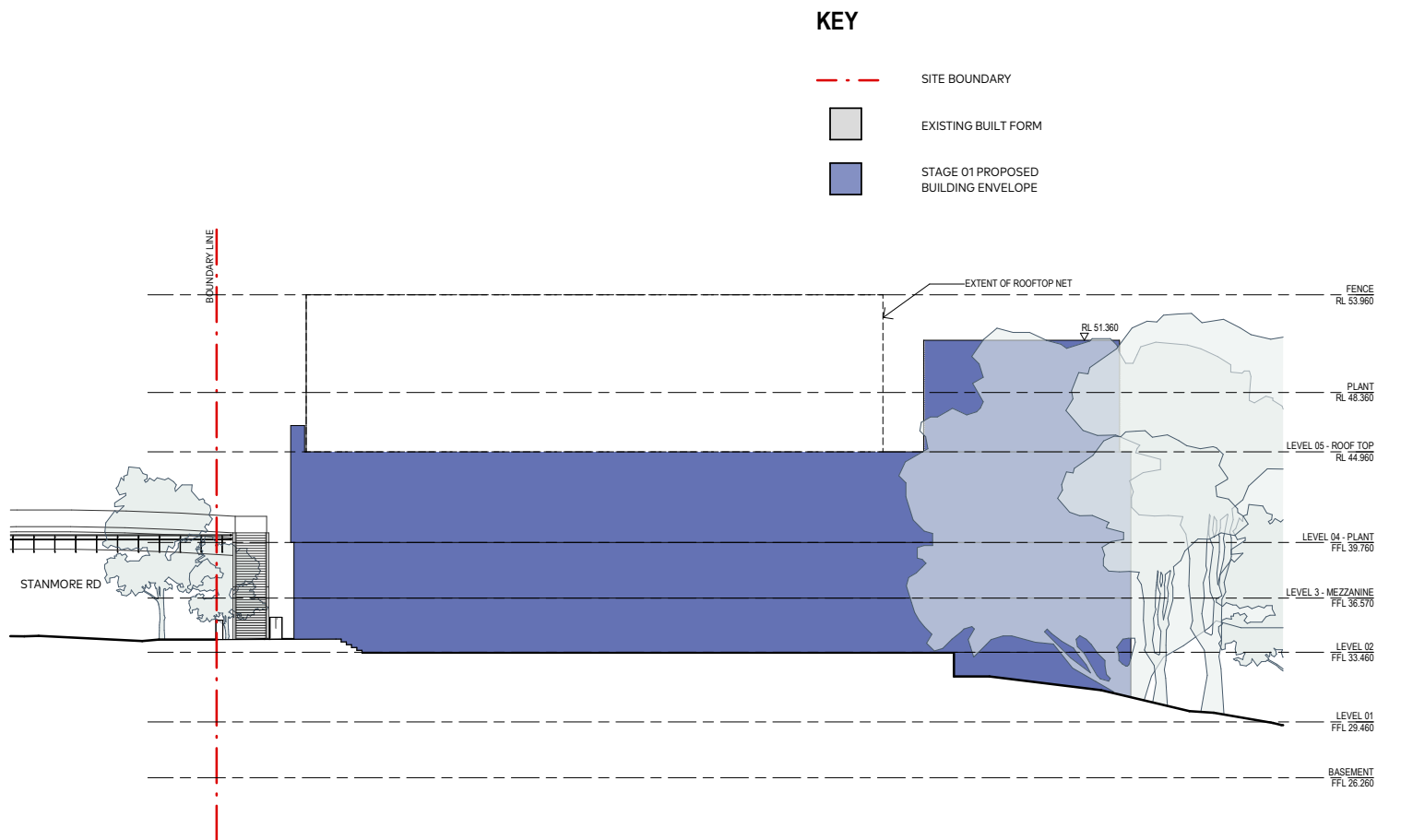
Sevington Courts Redevelopment



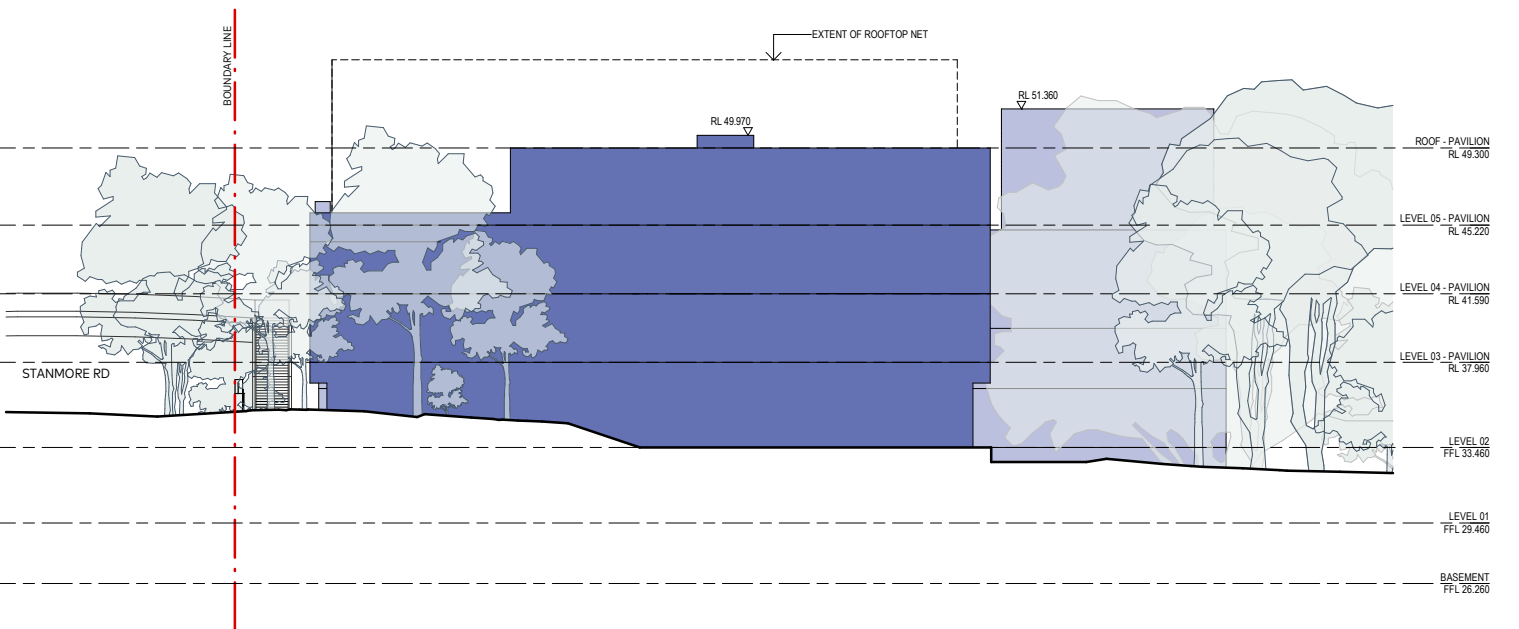
01 ELEVATION - HALL EAST 1:200



03 ELEVATION - PAVILION EAST 1:200



02 ELEVATION - HALL WEST 1:200

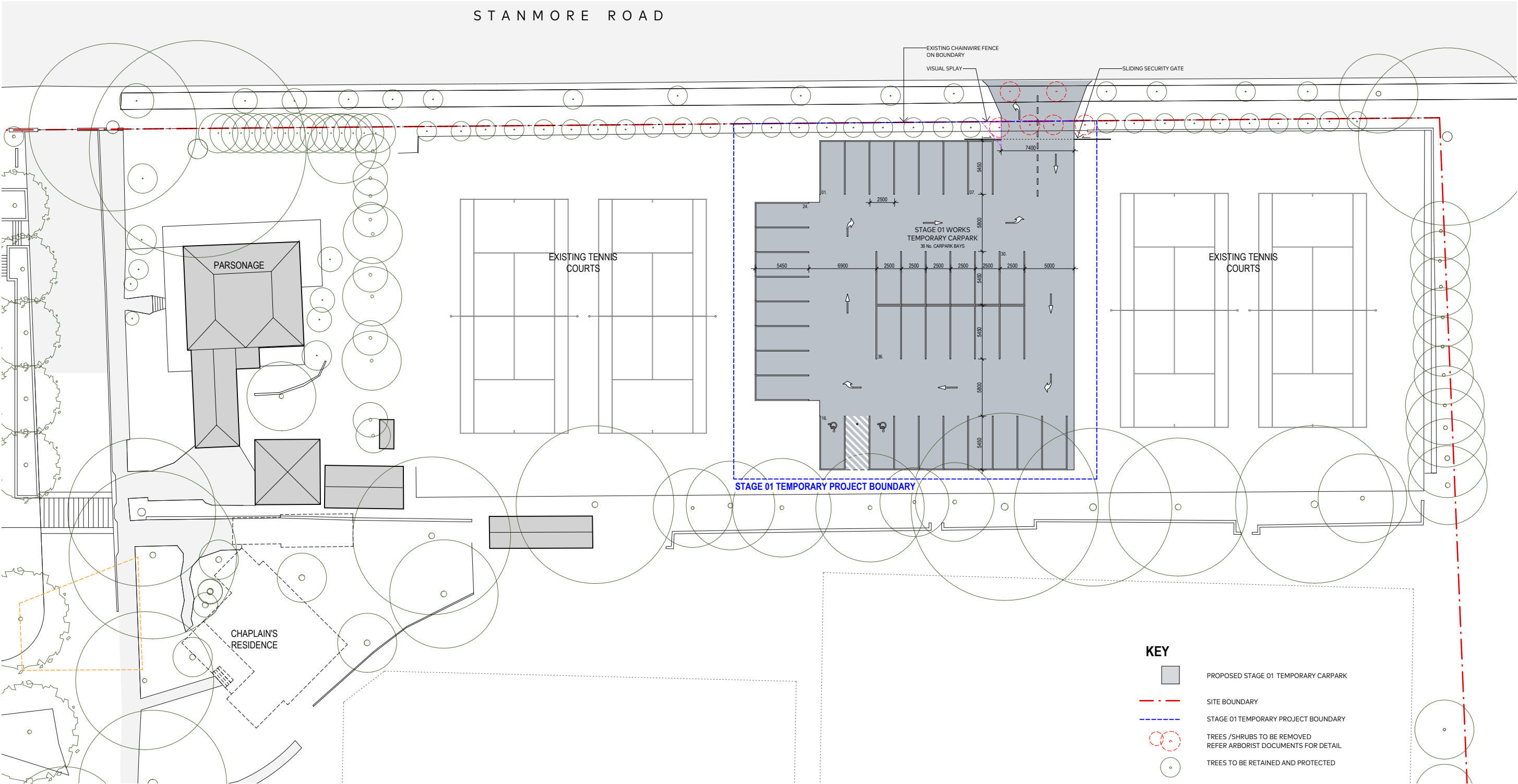


04 ELEVATION - PAVILION
WEST 1:200

5.13 Stage 1 - Drawings

Temporary Carpark

A temporary carpark is proposed on the existing sports courts to the east of the new multi-purpose hall, with operation proposed for the duration of the Stage 1 construction. Following construction, the carpark will be removed and the tennis courts and surrounding fencing both reinstated to their original configuration, while trees will be replanted to replace those removed previously..

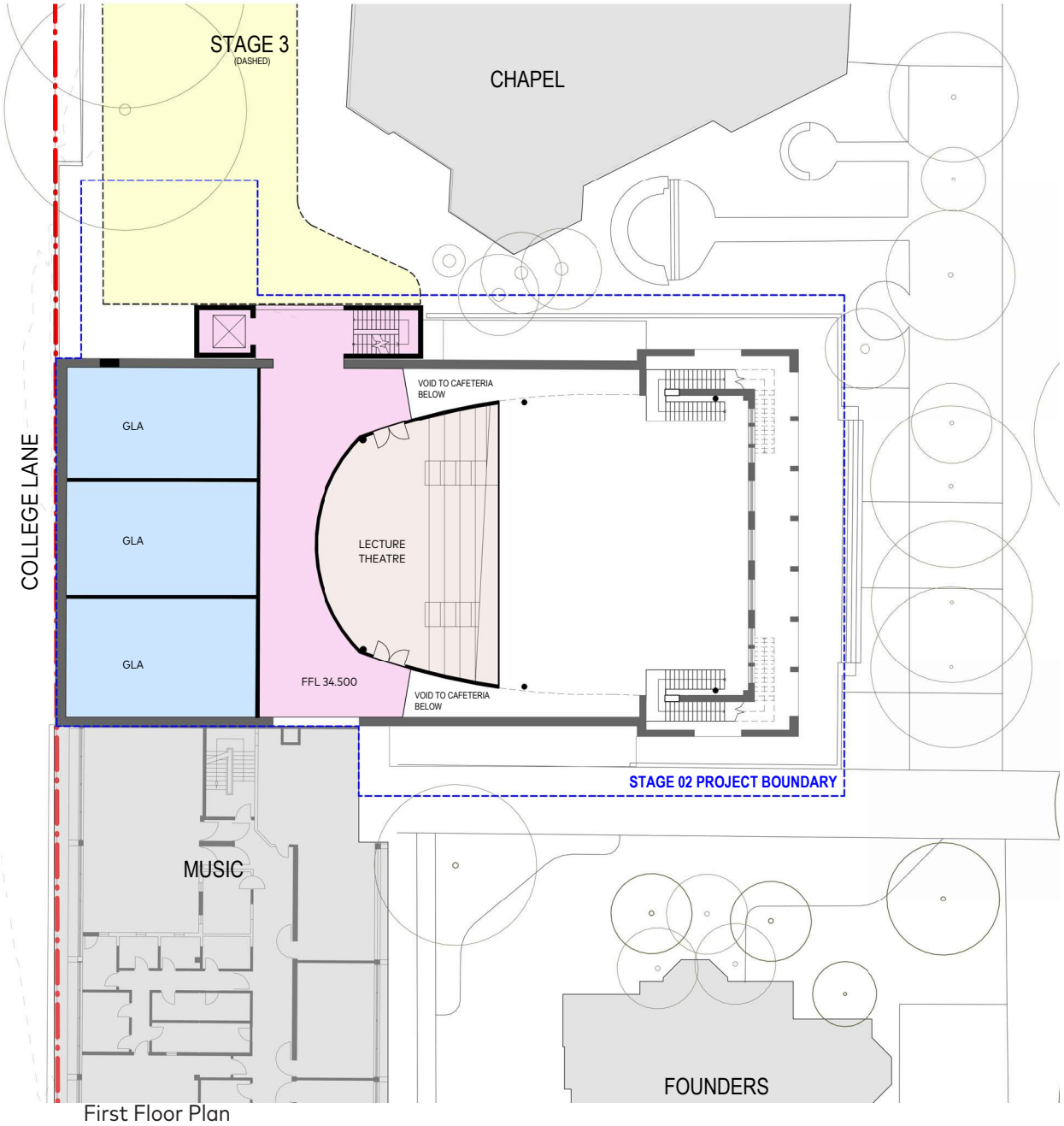
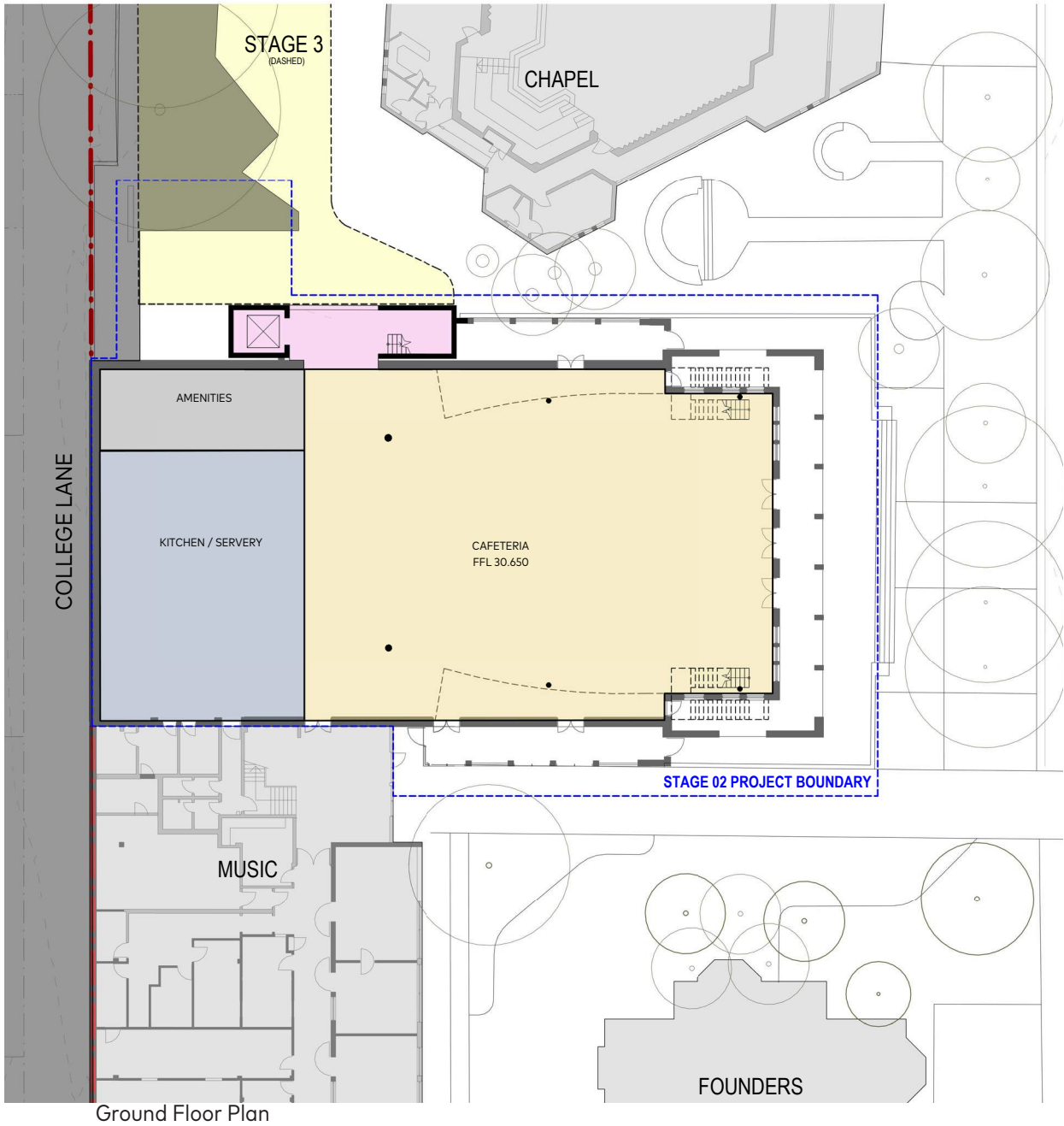


5.14 Stage 2 - Drawings

Centenary Hall - Ground and First Floor Reference Plans

The ground floor of Centenary Hall is envisaged as the cafeteria and dining space, with associated kitchen, storage and amenities. Access is provided through the the building that currently houses the Music department.

The first floor is anticipated to contain a 450 seat lecture theatre and teaching spaces, with circulation links to the adjacent building on the south, and the provision of a lift and stair to the north that will also serve the future stage 3.

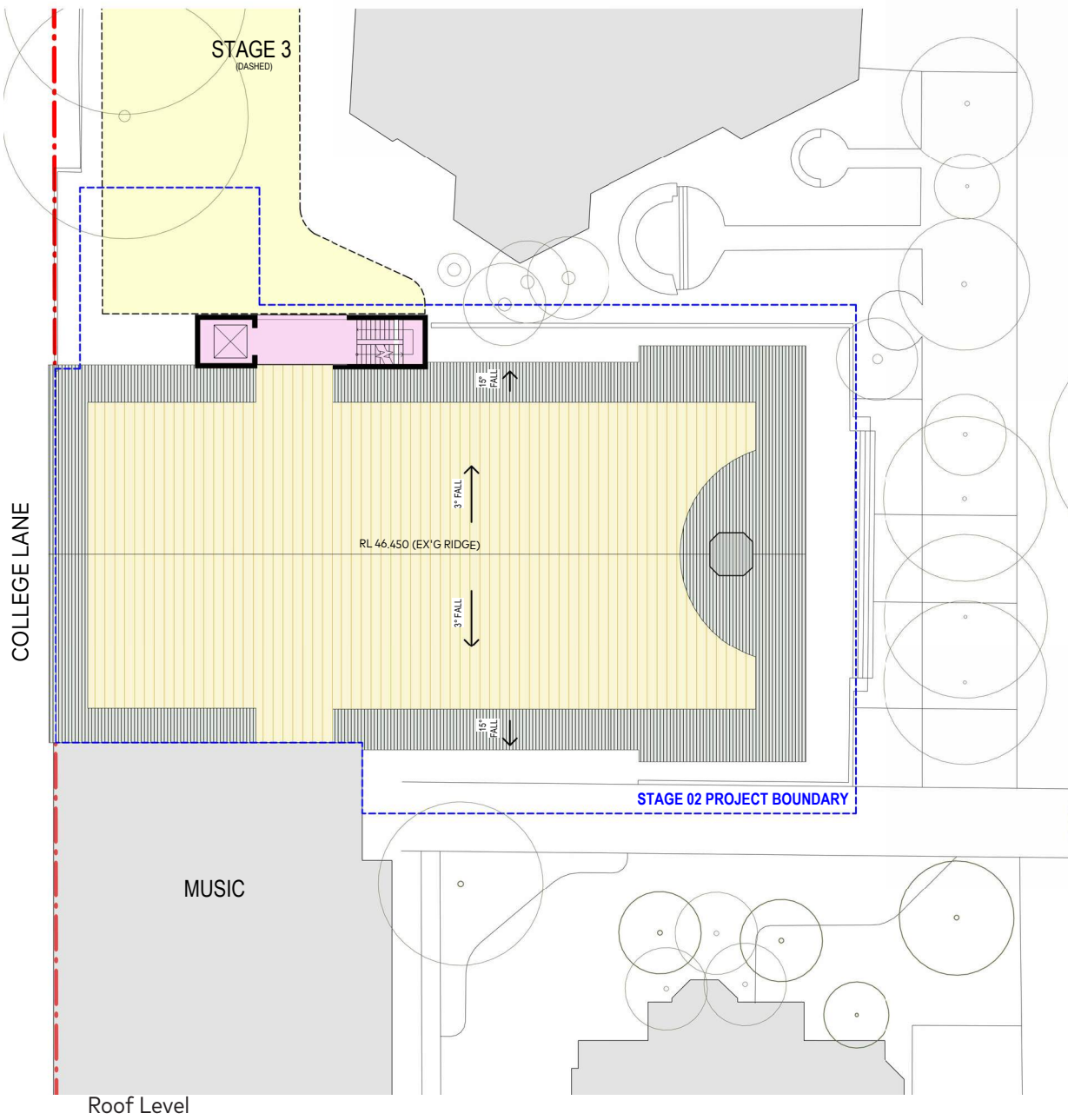
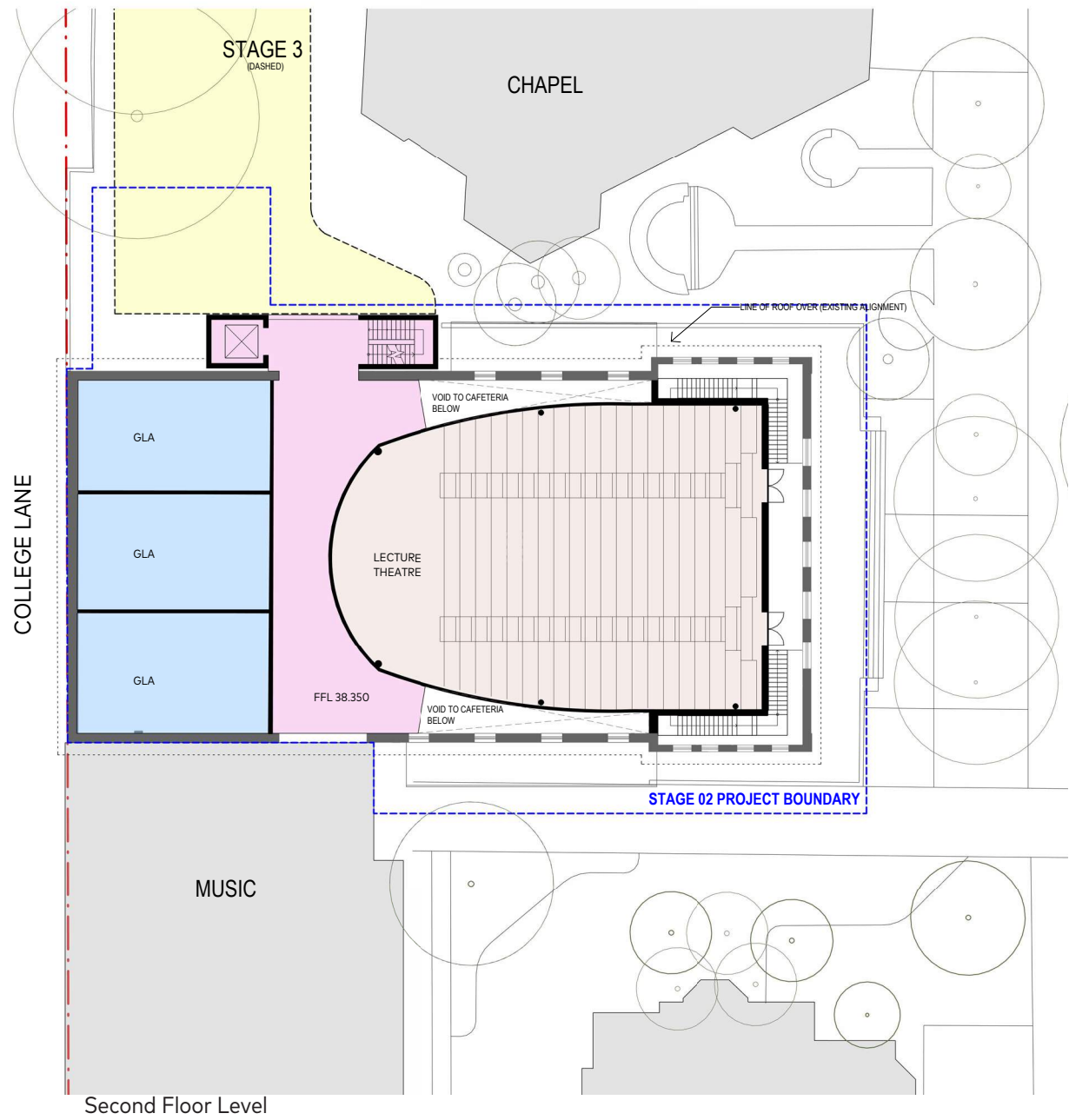


5.14 Stage 2 - Drawings

Centenary Hall - Second Floor and Roof Level Reference Plans

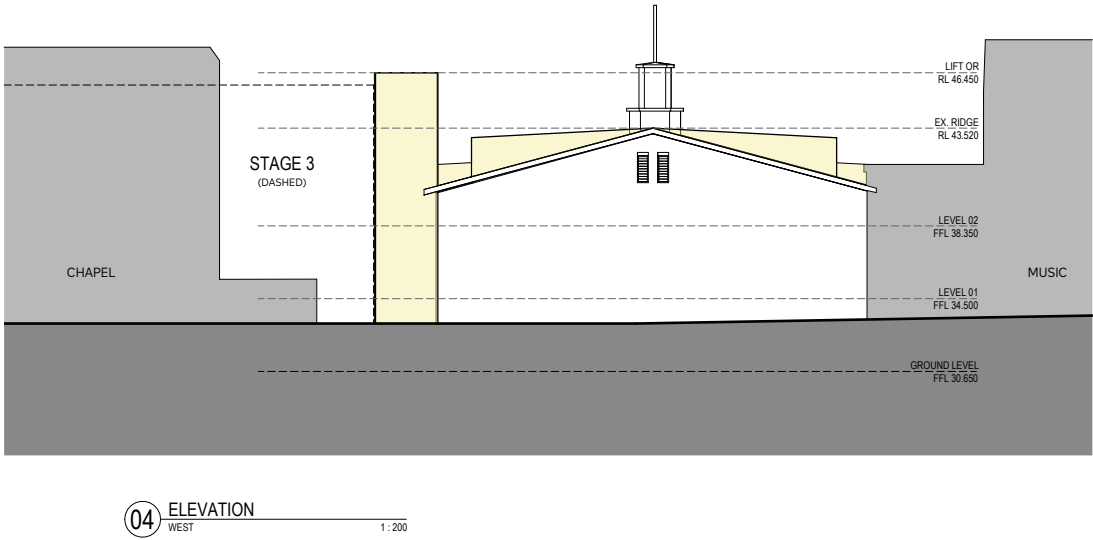
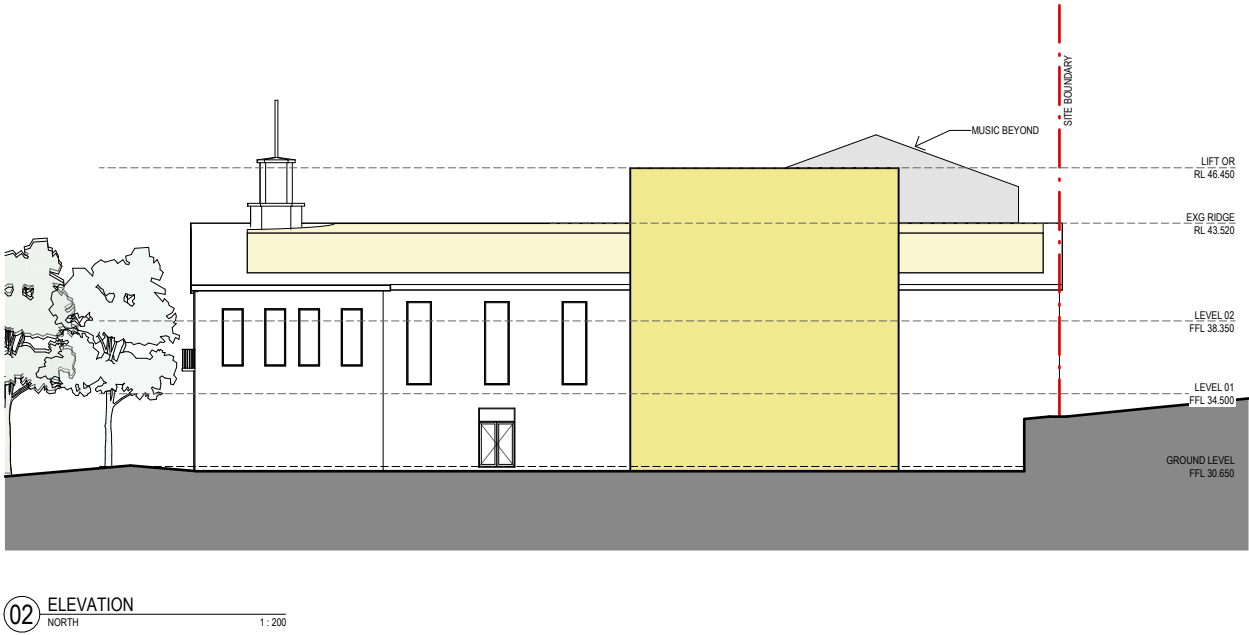
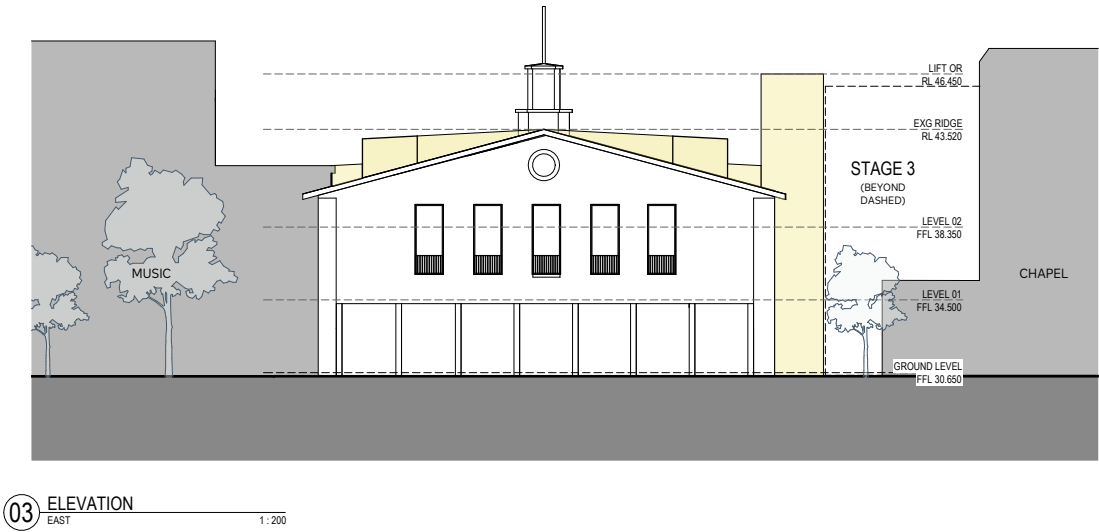
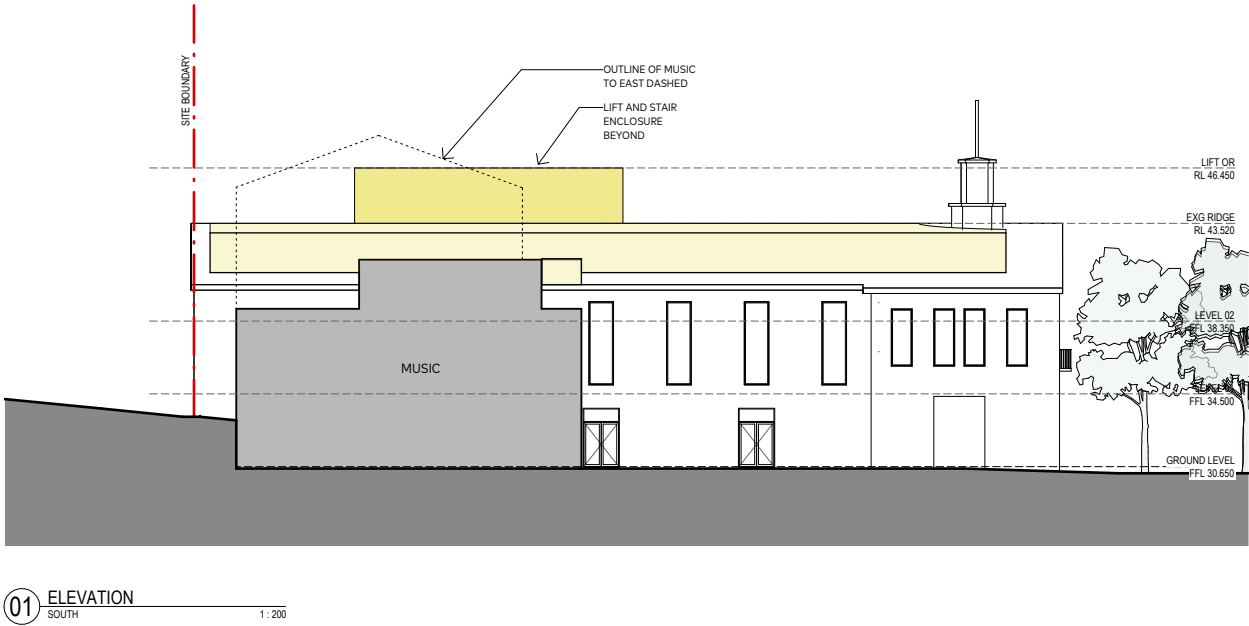
The second floor is anticipated to contain the upper component of the double height 450 seat lecture theatre, and teaching spaces, with circulation links to the adjacent building on the south, and the provision of a lift and stair to the north that will also serve the future Stage 3.

The roof level shows the existing roof-line altered, retaining the fletcher which exists currently. Access will be provided to the building on the south for level 2, requiring modification to the roof level of this building. To provide the top level of Stage 3 with access, the lift and stair to the north continues up to the roof level. The eaves line of the existing roof is maintained throughout with the exception of the localised links to the lift and stair on the north, and the building on the south.



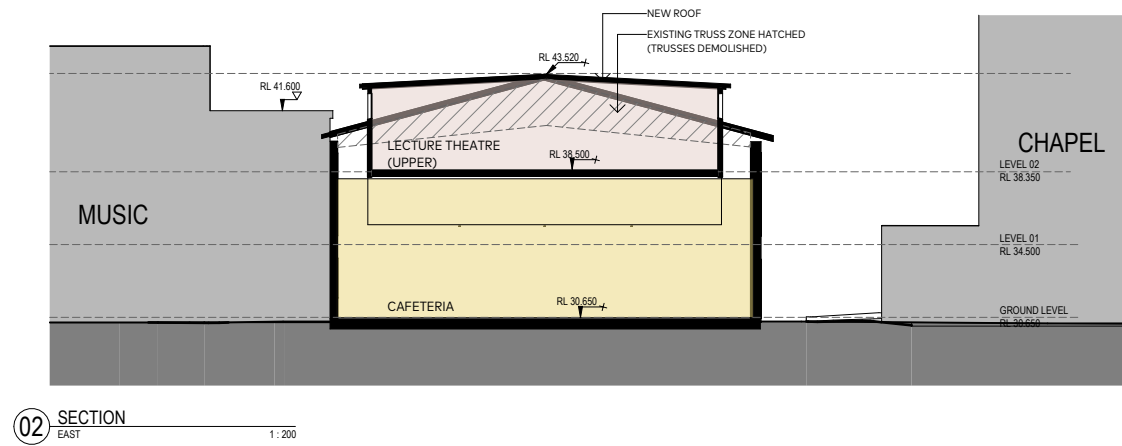
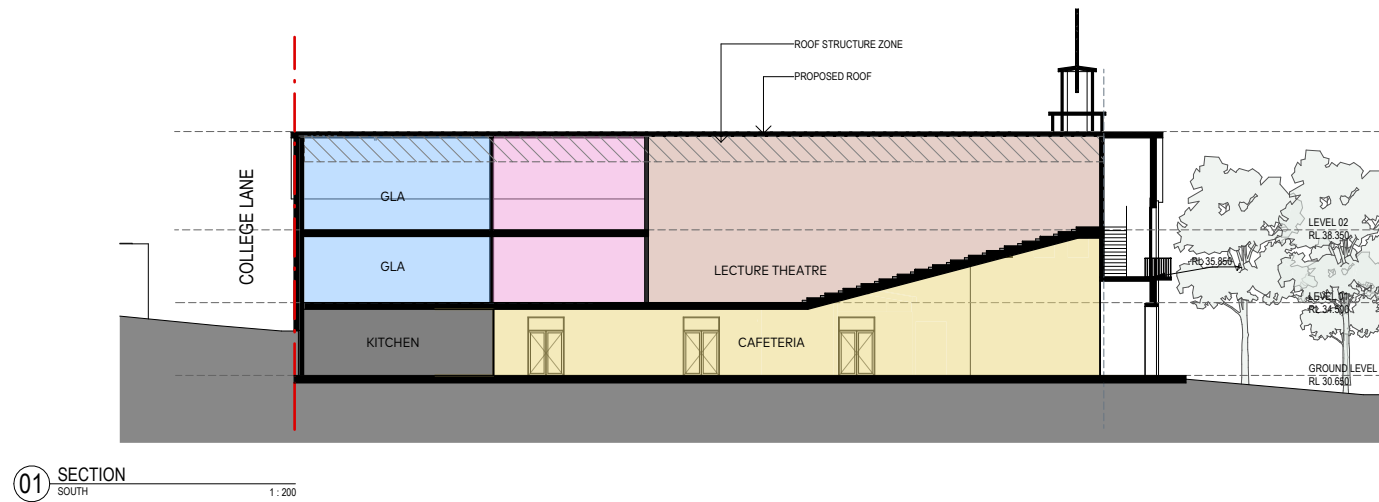
5.14 Stage 2 - Drawings

Centenary Hall - Outline Envelope Elevations



5.14 Stage 2 - Drawings

Centenary Hall - Refence Sections



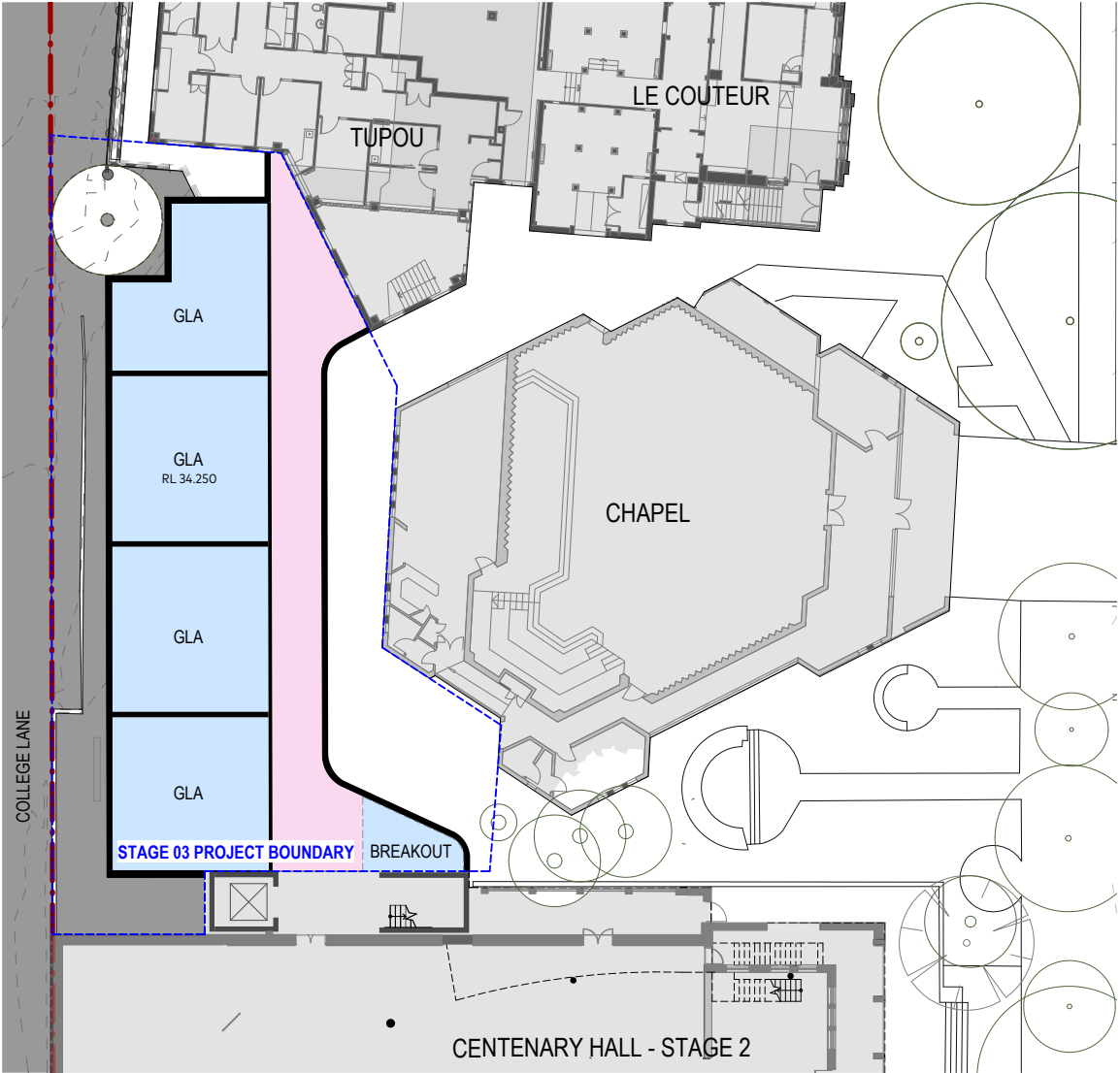
5.15 Stage 3 Drawings

College Lane - Ground and First Floor Reference Plans

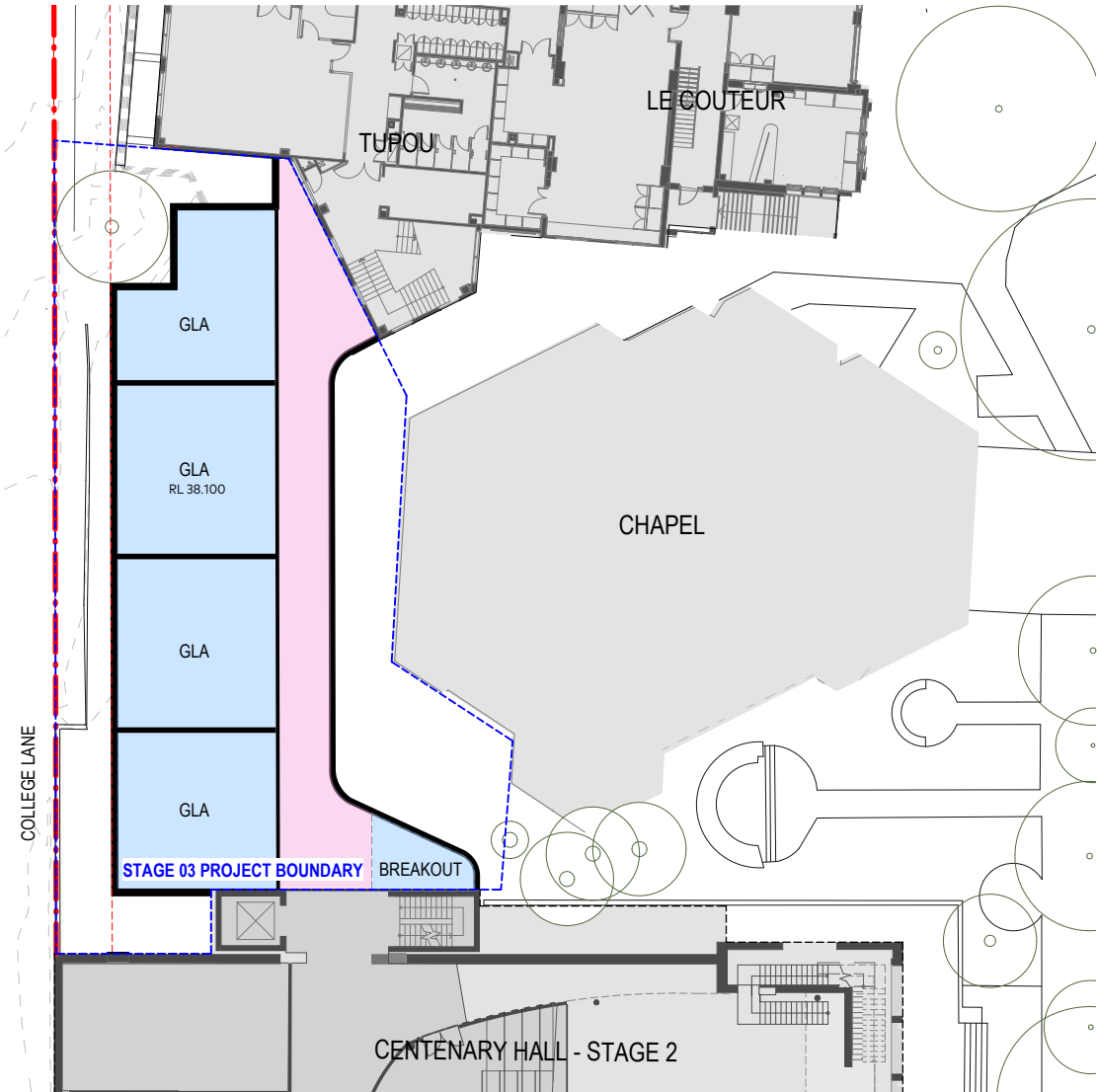
The ground floor of College Lane sits at the same level as Centenary Hall and Tupou, slightly above the floor level of the Chapel. The intention is to provide amenity space (storage, sanitary facilities), teaching space and staff space at this level, noting the limited access to daylight on the western side due to the western edge of the building requiring excavation into the embankment (high level windows may be possible). The ground floor level will link Centenary and Tupou.

The first floor is anticipated to contain flexible space for teaching and learning spaces and staff space. This level links the upper level of Centenary and the Tupou building. Good daylight access is available on the west and east sides of the building. The lift and stair provided as part of Stage 2 and the existing stair of Tupou are expected to address the vertical circulation requirements for this building.

The upper levels (1-3) of the proposed building envelope are set back from the College Lane boundary to the approximate mid-point between Topou and Centenary, and the envelope is adjusted to allow for the retention of Tree T326 in the north-western corner.



Ground Floor Plan



First Floor Plan

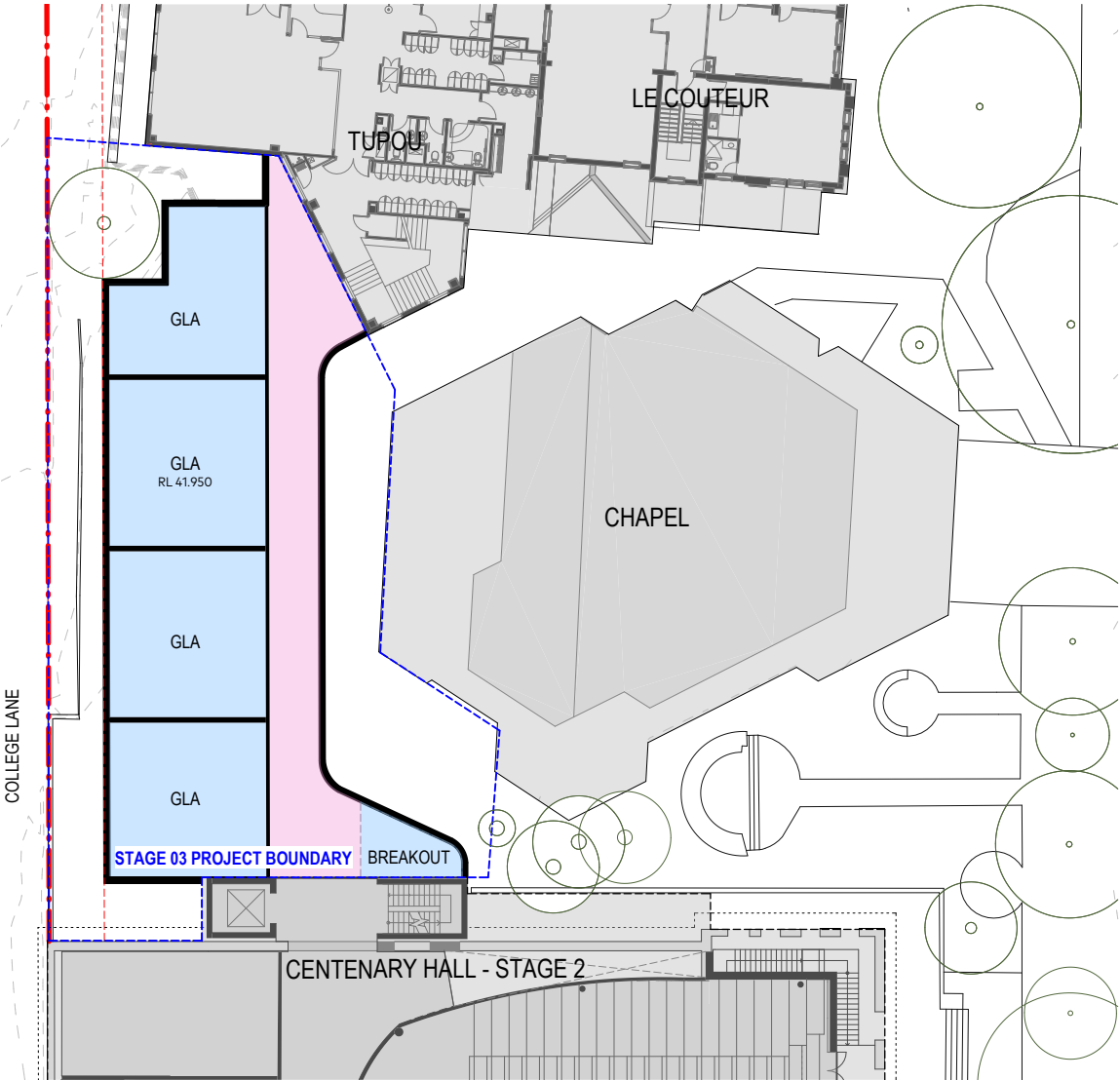
5.15 Stage 3 Drawings

College Lane - Second Floor and Third Level Reference Plans

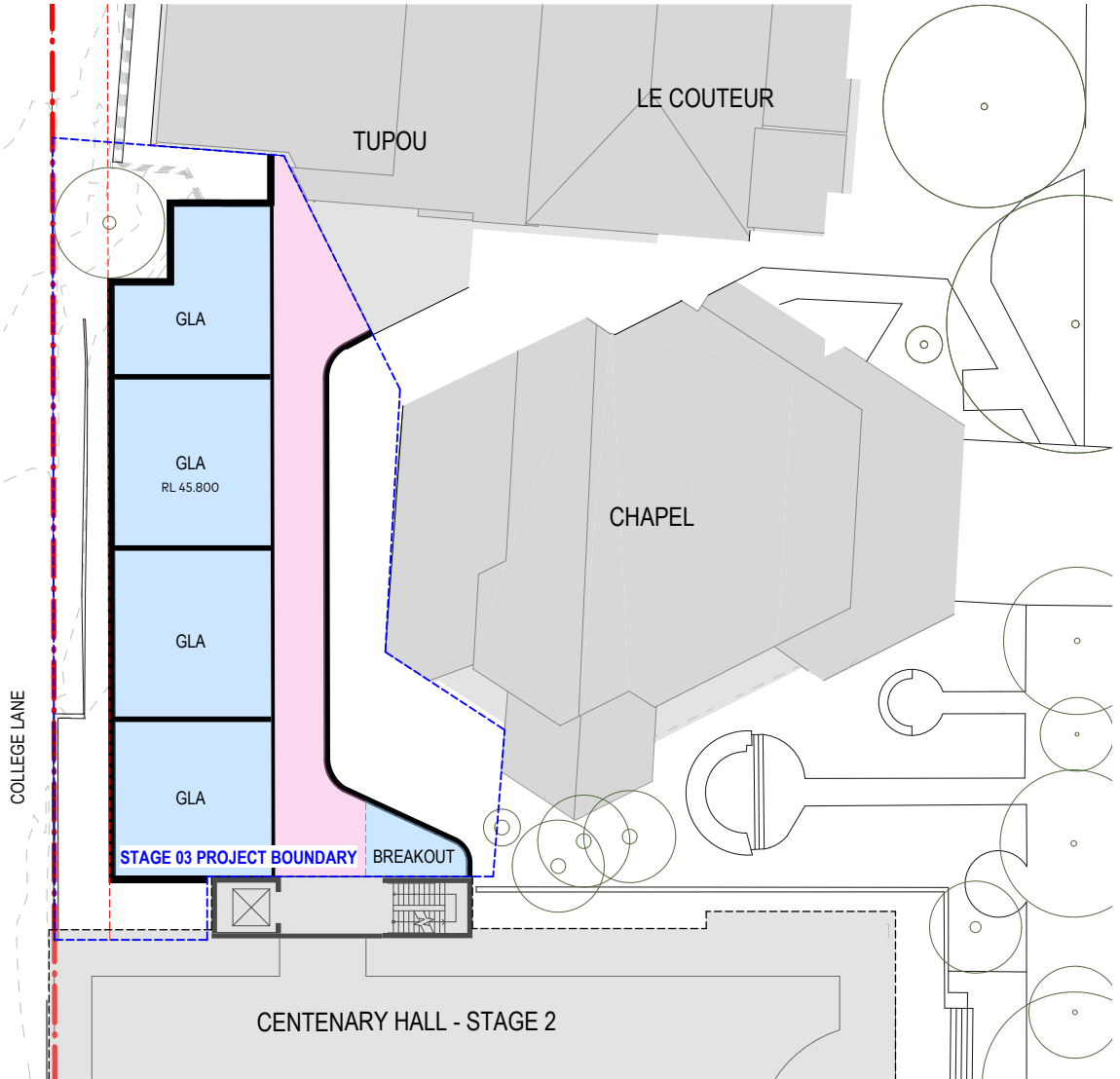
The second floor is anticipated to contain flexible space for teaching and learning spaces and staff space. This level links the top level of Centenary and the Tupou building. Good daylight access is available on the west and east sides of the building. The lift and stair provided as part of Stage 2 and the existing stair of Tupou are expected to address the vertical circulation requirements for this building.

The third floor is anticipated to contain flexible space for teaching and learning spaces and staff space. Good daylight access is available on the west and east sides of the building. The lift and stair provided as part of Stage 2 and the existing stair of Tupou (which extends to the plantroom at this level) are expected to address the vertical circulation requirements for this building.

The upper levels (1-3) of the proposed building envelope are set back from the College Lane boundary to the approximate mid-point between Topou and Centenary, and the envelope is adjusted to allow for the retention of Tree T326 in the north-western corner.



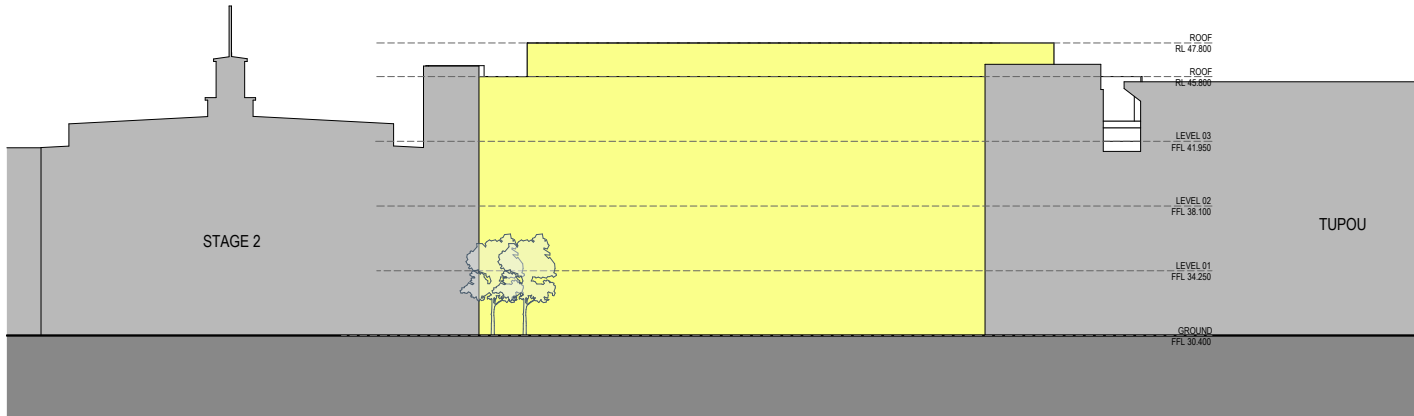
Second Floor Plan



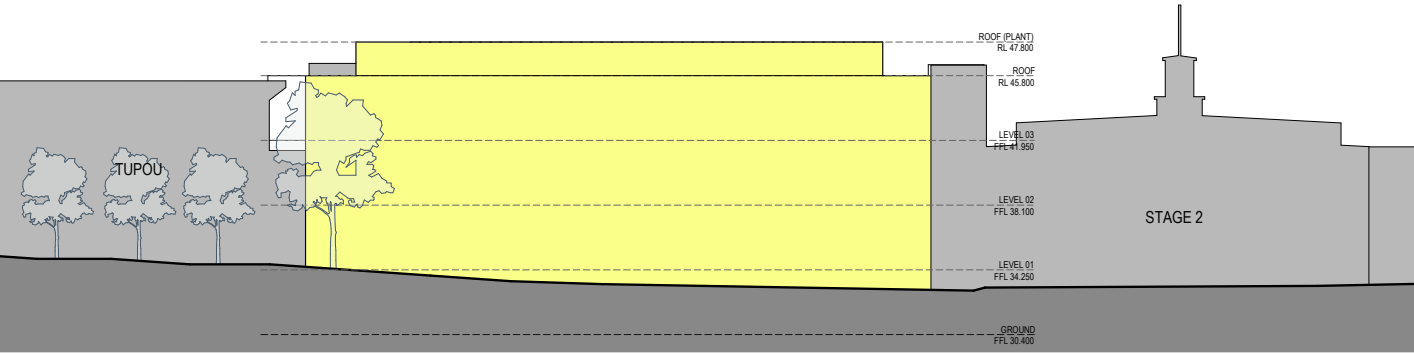
Third Floor Plan

5.15 Stage 3 Drawings

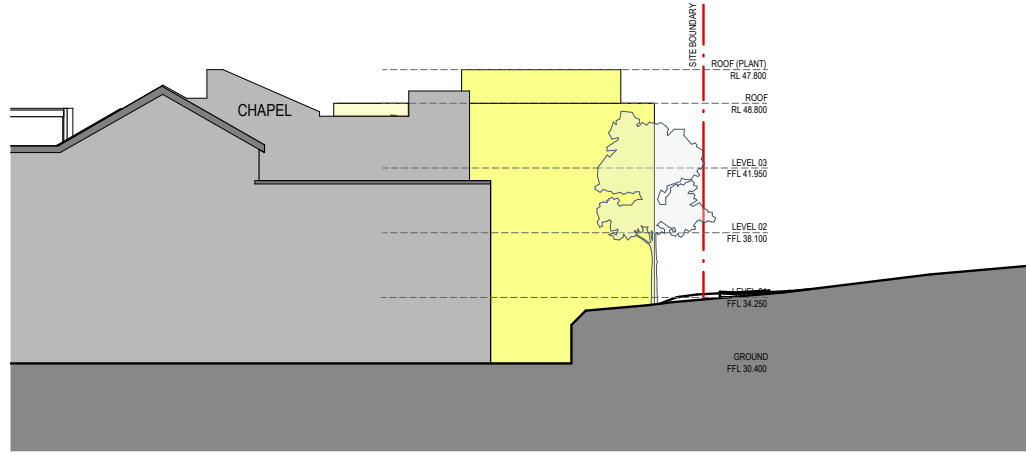
College Lane - Outline Envelope Elevations



01 ELEVATION EAST 1:200



02 ELEVATION WEST 1:200



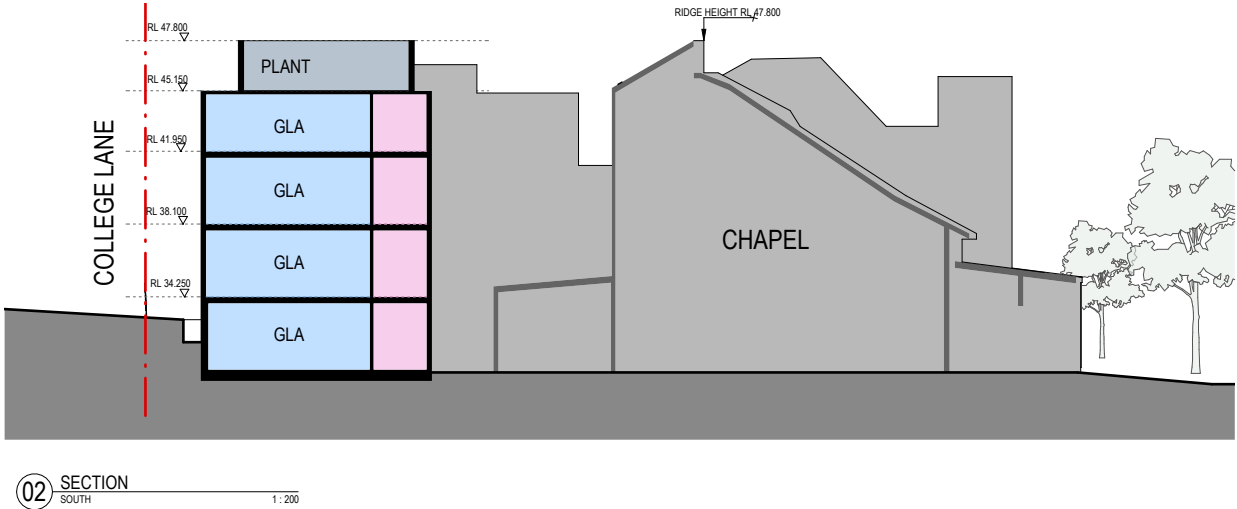
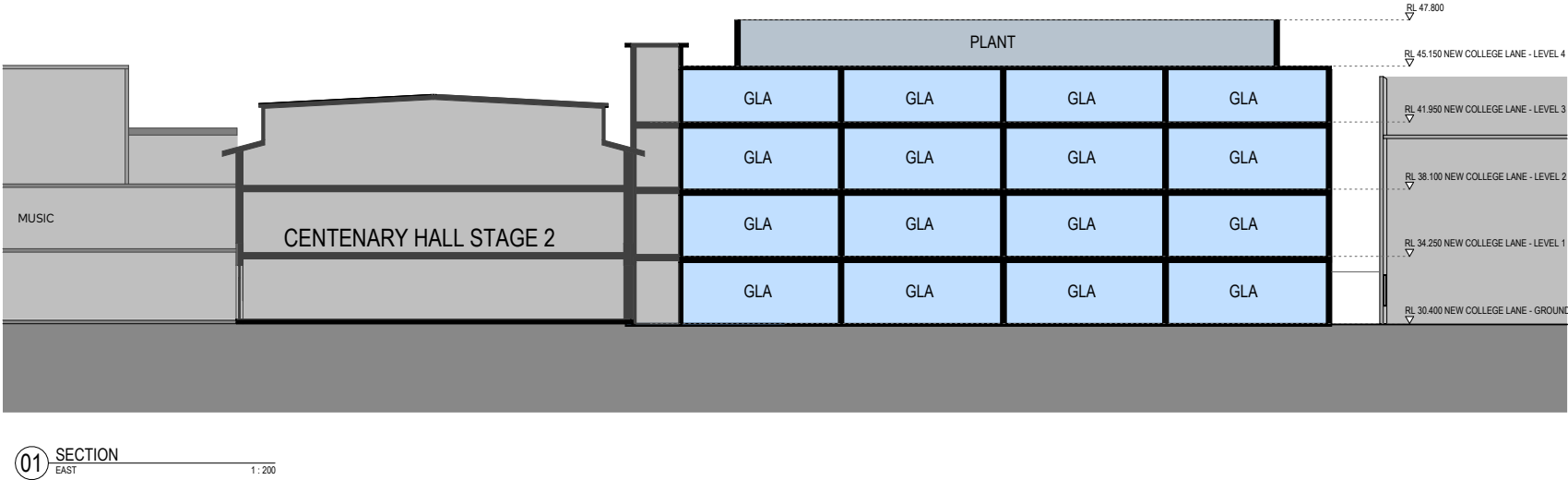
03 ELEVATION NORTH 1:200

KEY

- SITE BOUNDARY
- EXISTING BUILT FORM
- STAGE 03 PROPOSED BUILDING ENVELOPE

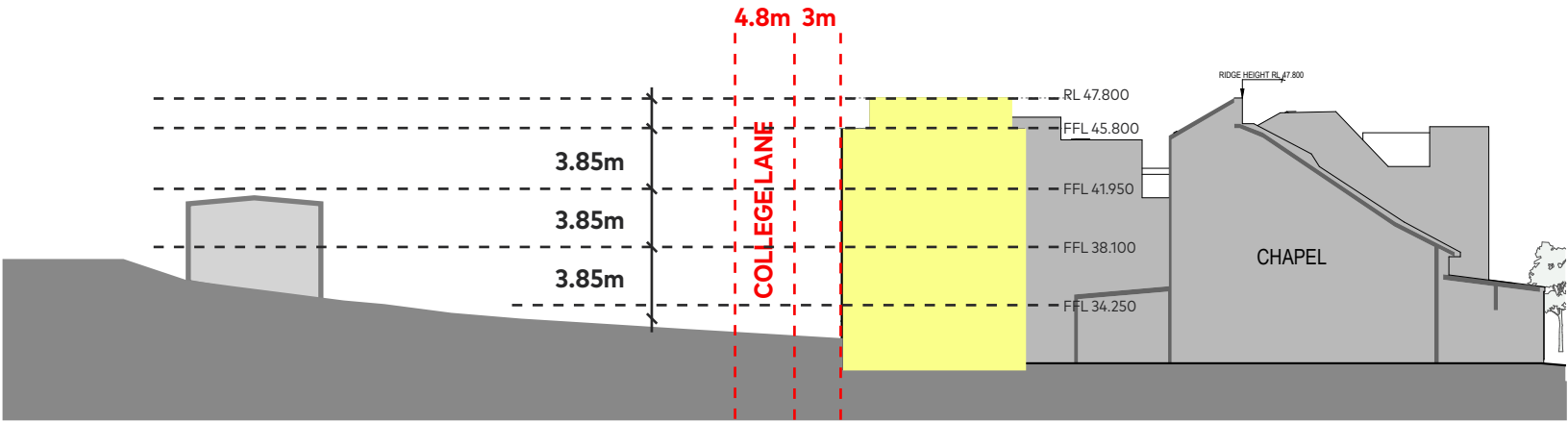
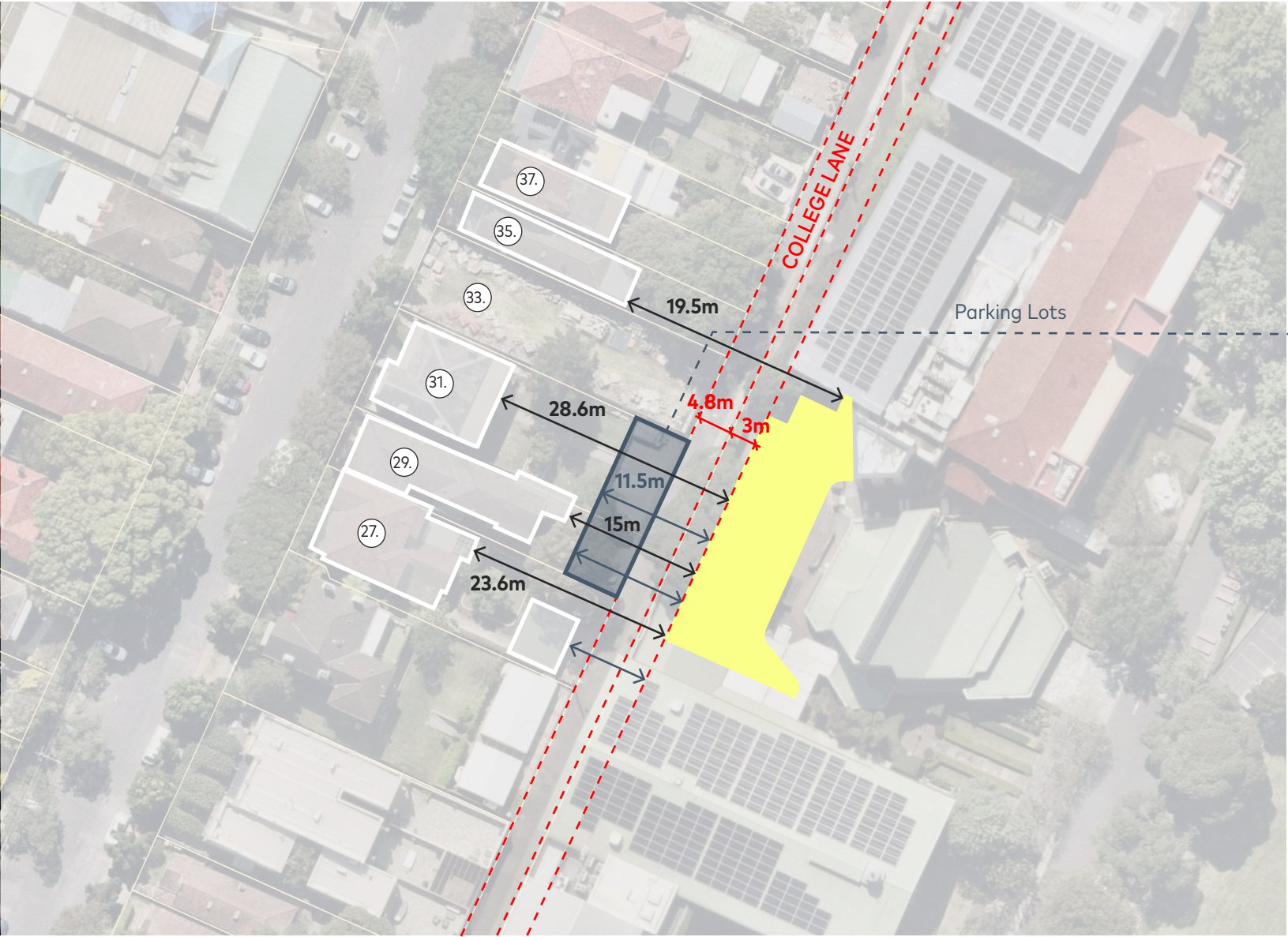
5.15 Stage 3 Drawings

College Lane - Refence Sections



5.16 Stage 3 - Overlooking Analysis

Overlooking Analysis Plan and Section



- New College Lane
- Site Boundary
- Neighbouring Buildings
- Parking Lots



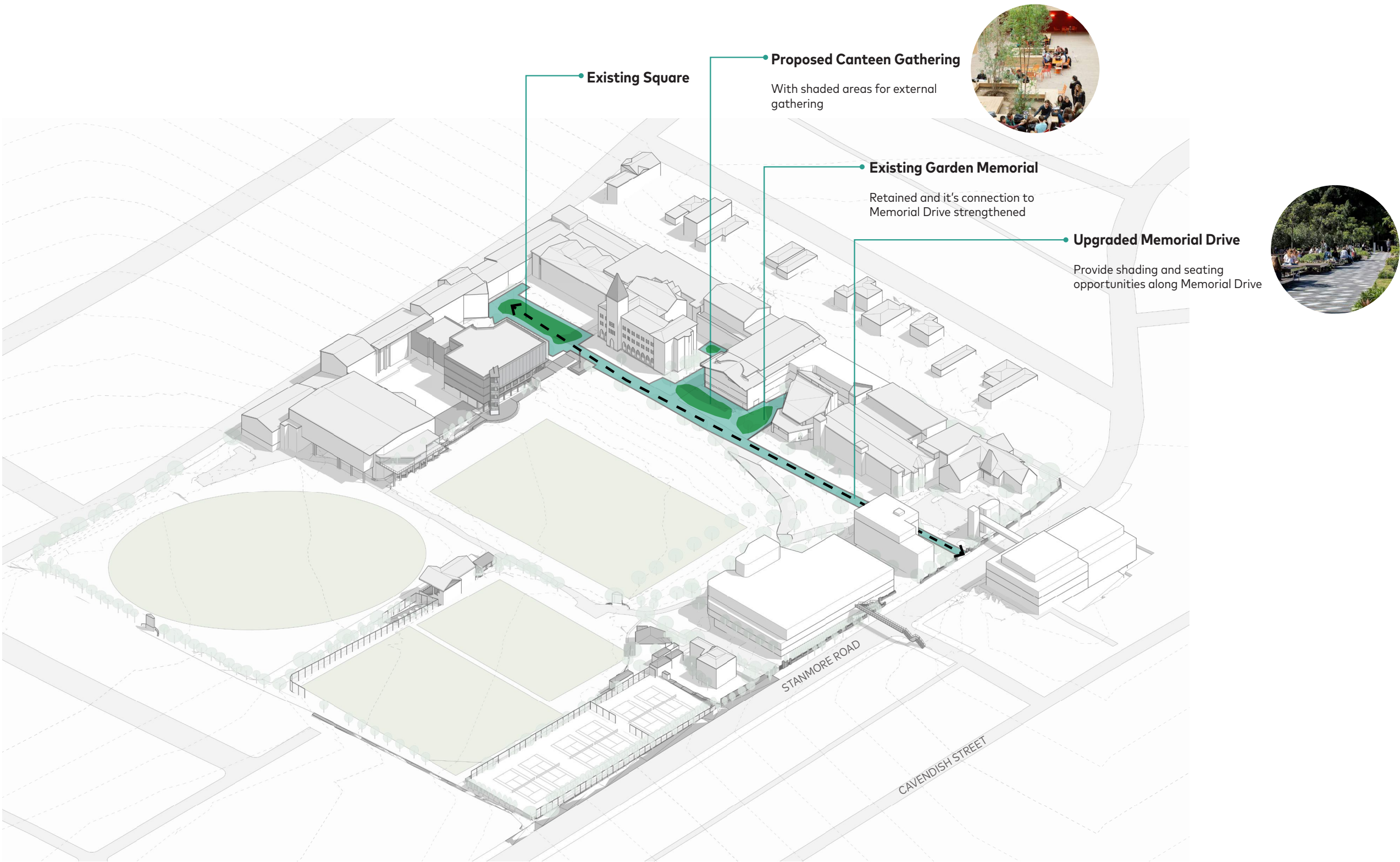
5.17 Stage 4

Memorial Drive and Surrounds - Landscaping Works

Stage 4 involves the upgrade of Memorial Drive and its surround, to become a better connected 'street' within the school. The aim is to create a pedestrianised thoroughfare between Concordia and W Block.

Shading and seating opportunities to be provided, with surrounding areas landscaped to strengthen its relationship with Memorial Drive.

No building envelope, refer to Landscape plans.



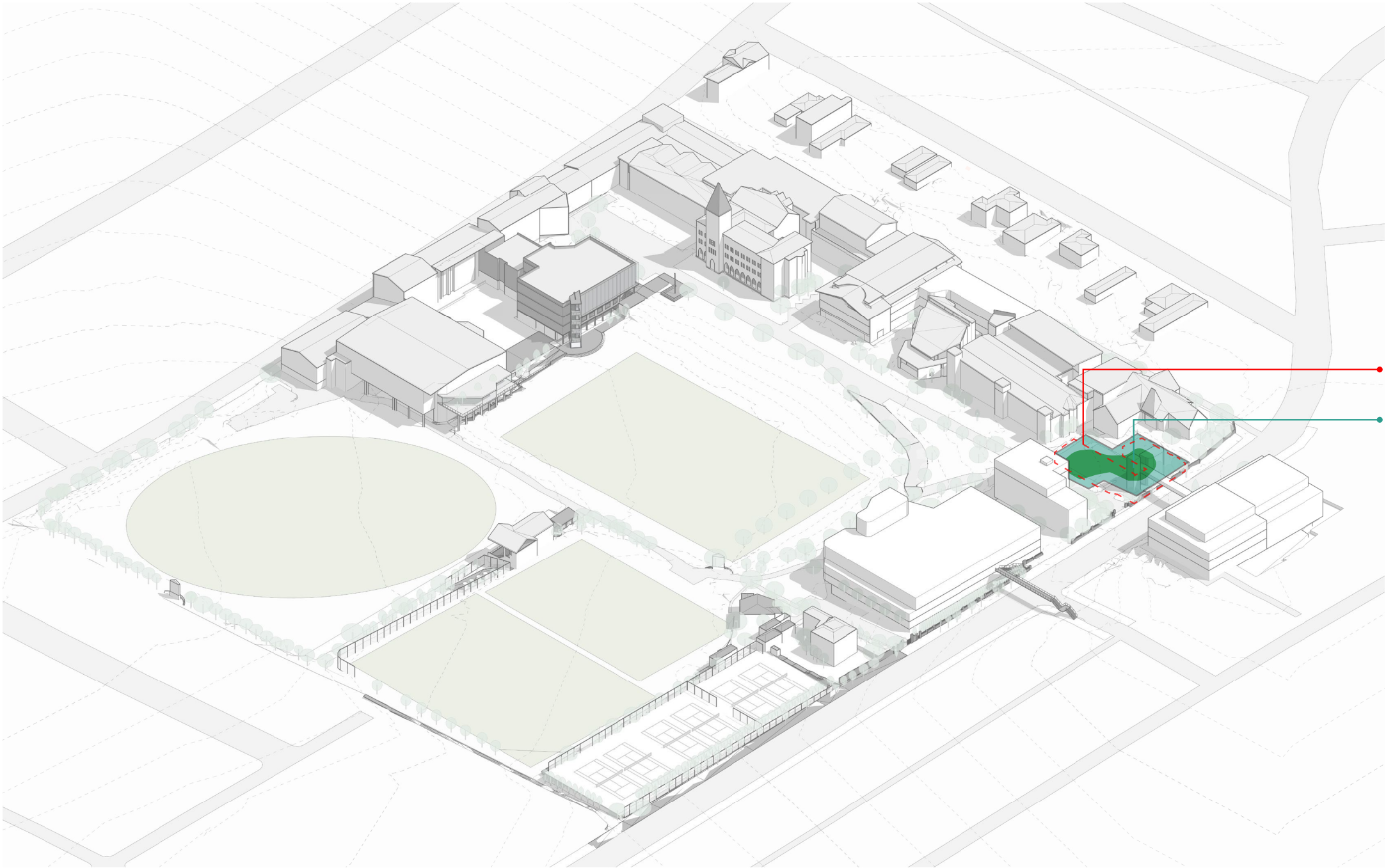
5.18 Stage 5

Removal of Demountables - Landscaping Works

The existing carpark - site of the existing demountables - will be returned to student use as part of a more generous, open forecourt.

Following the removal of the demountables, this area is to receive new landscaping. The removed trees at Sevington & College Lane will be re-planted here.

No building envelope, refer to Demolition and Landscape plans.



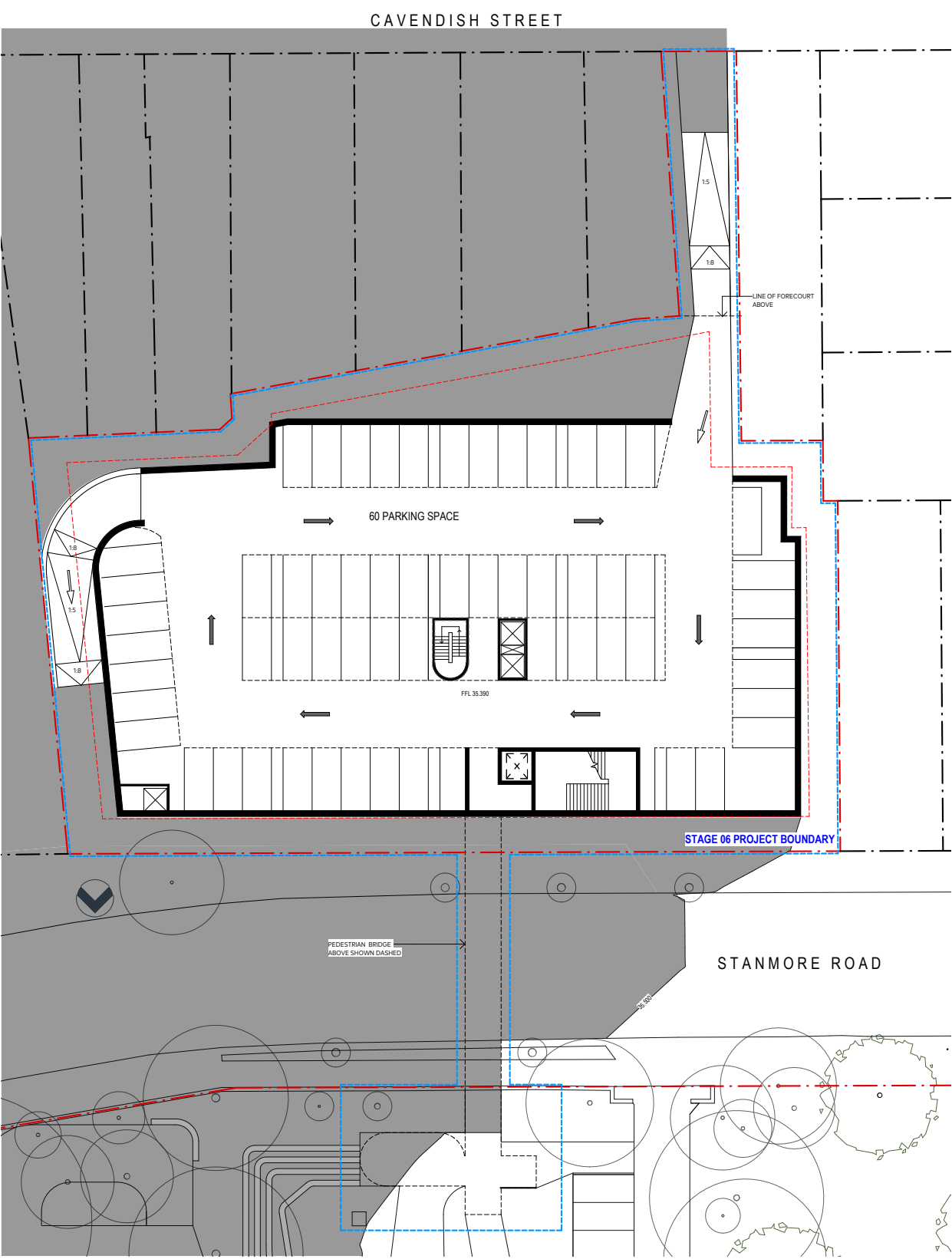
5.19 Stage 6 Drawings

Concordia - Basement and Ground Floor Reference Plans

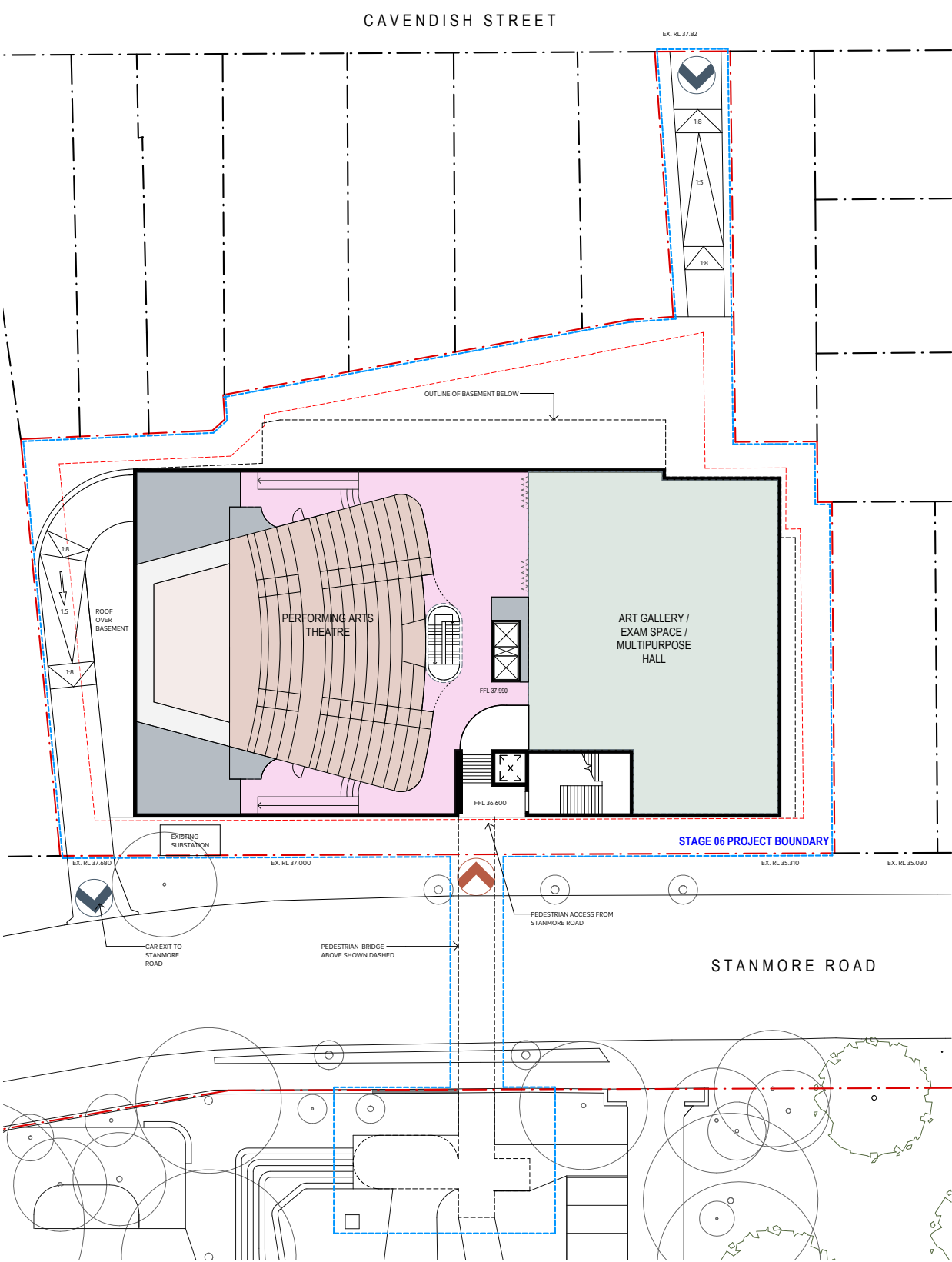
The basement level of Concordia provides for 60 car spaces (2 of which will be accessible). A ramp down from Stanmore Road provides the vehicular egress from the carpark, while the Ramp down from Cavendish Street provides vehicular access.

The Ground Floor of Concordia provides pedestrian access from the street level (slightly raised from Stanmore Road), and is expected to house the exam/gallery hall and the 650 seat performing arts theatre.

The lift and stair for the bridge is incorporated into the southern side of the building envelope, providing public access to the bridge, and will likely form part of the Concordia egress strategy.



Basement Floor Plan

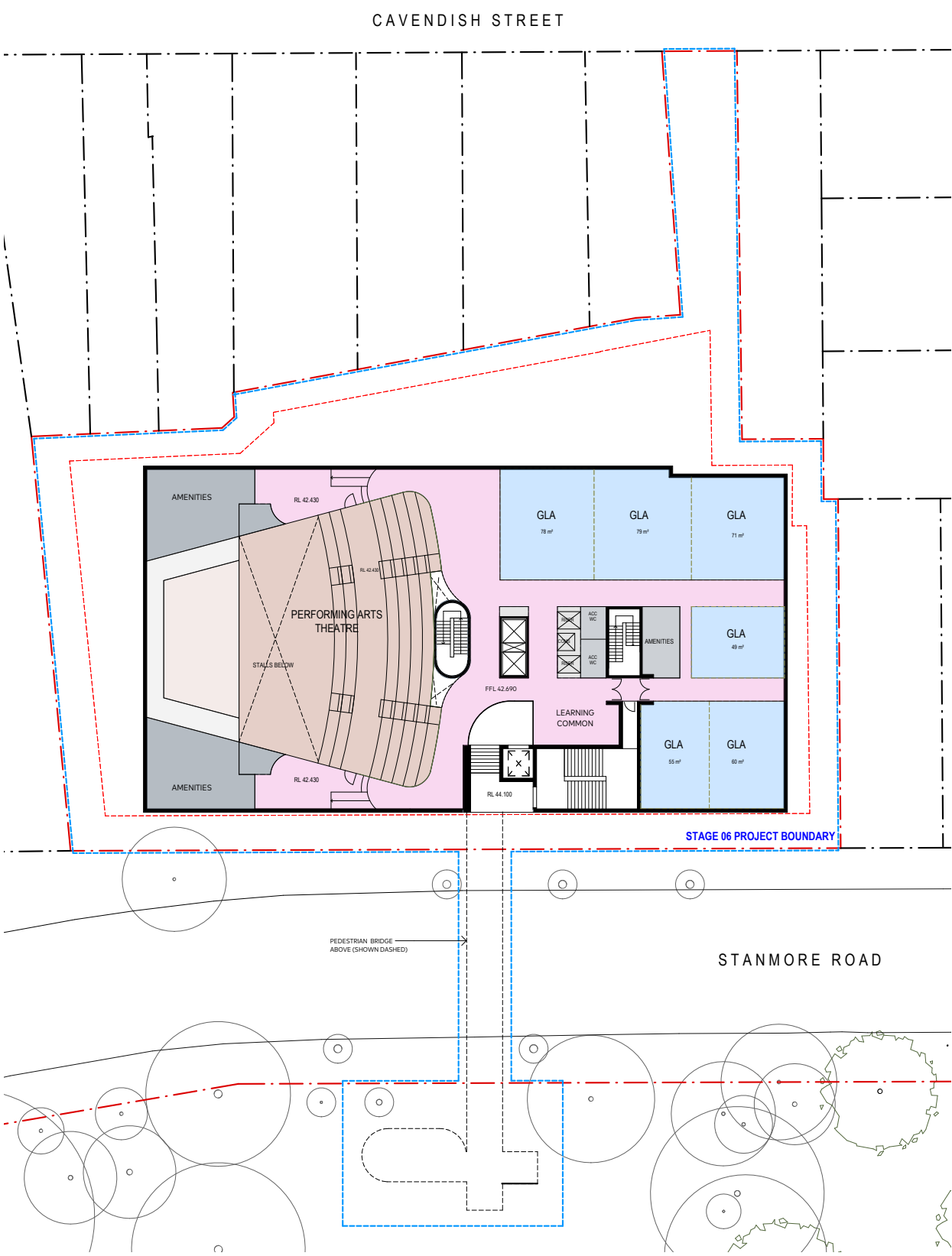


Ground Floor Plan

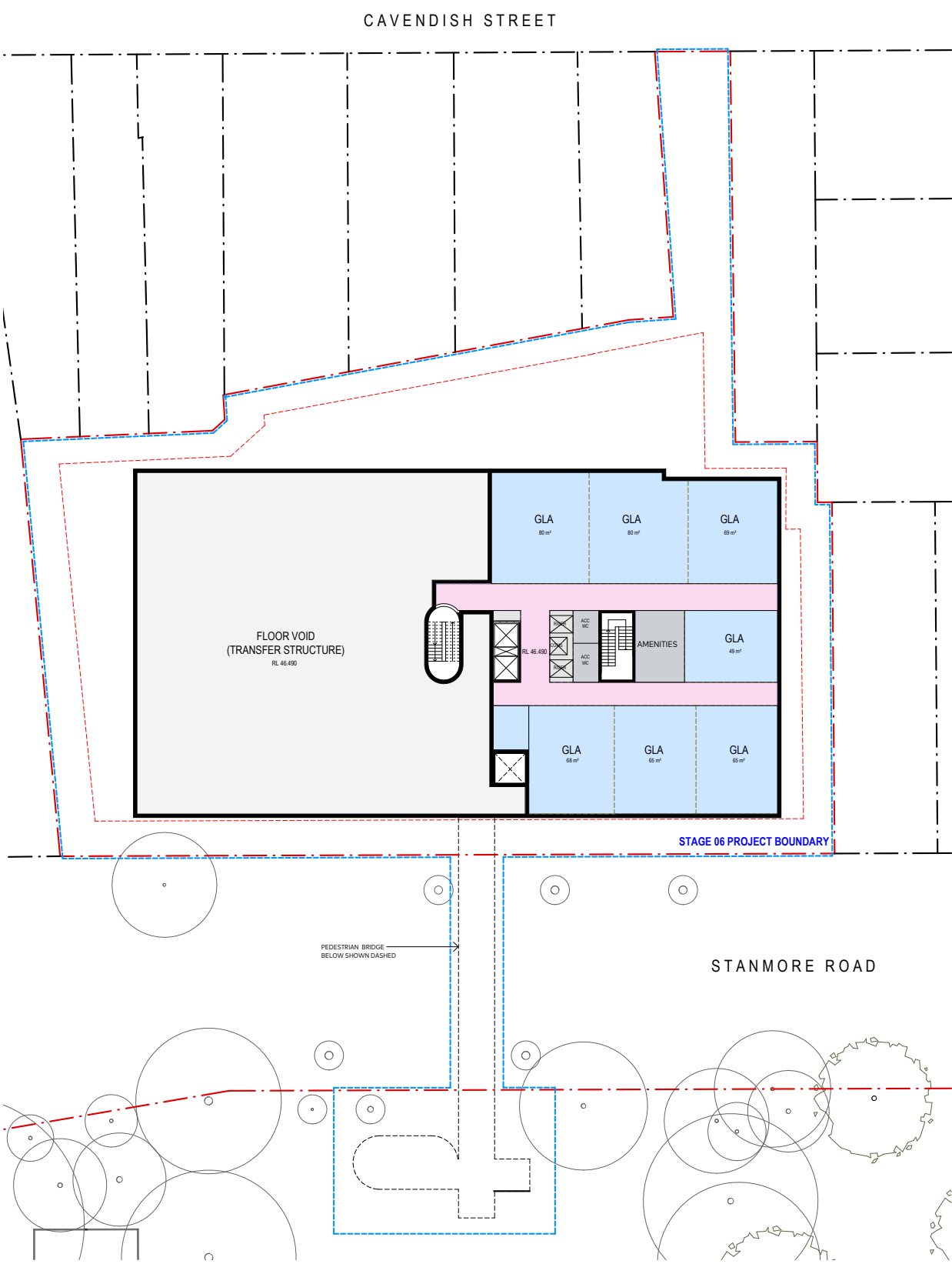
5.19 Stage 6 Drawings

Concordia - First and Second Floor Reference Plans

The first floor of Concordia is expected to house the upper component of the 650 seat performing arts theatre, staff space and GLAs, while the second floor of Concordia is expected to accommodate staff space and GLAs.



First Floor Plan

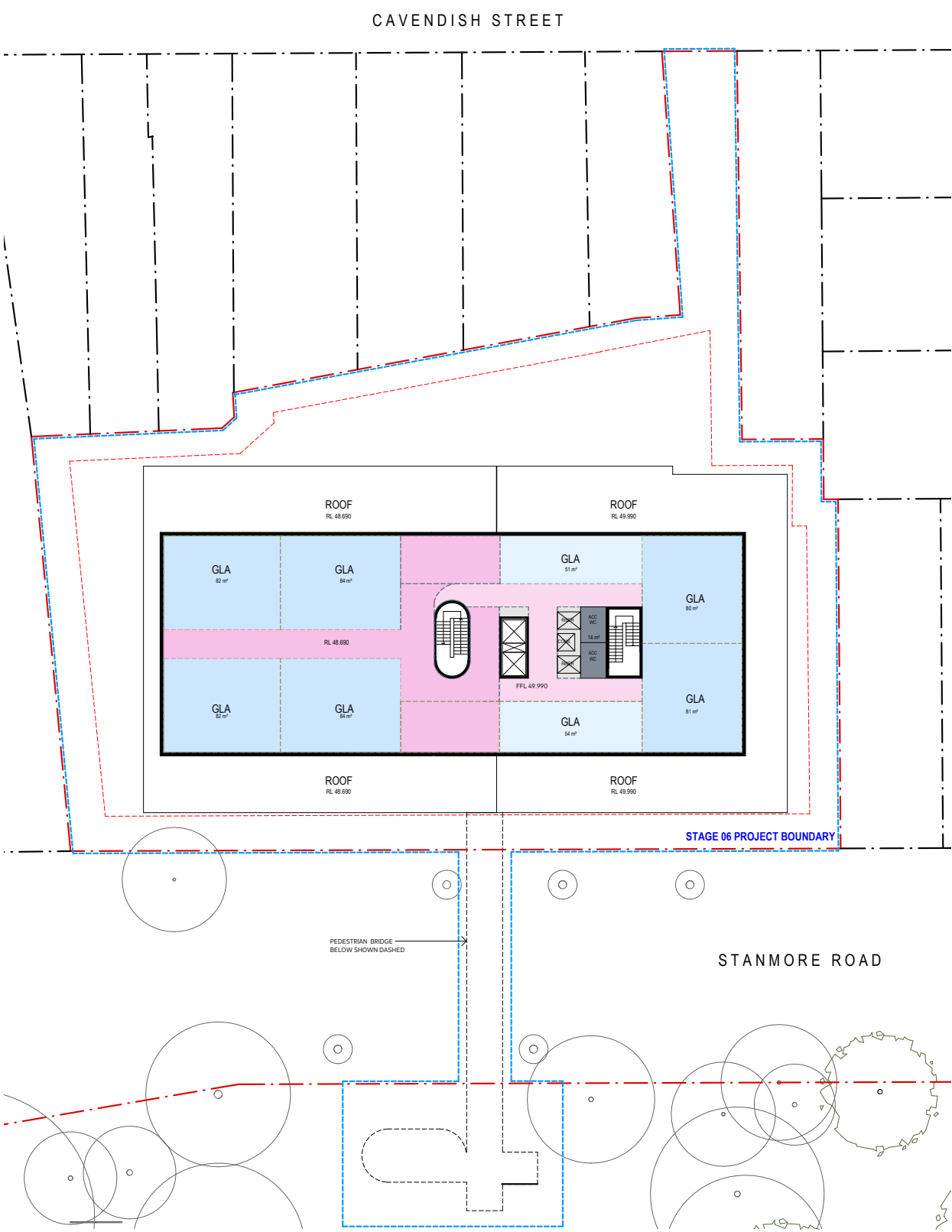


Second Floor Plan

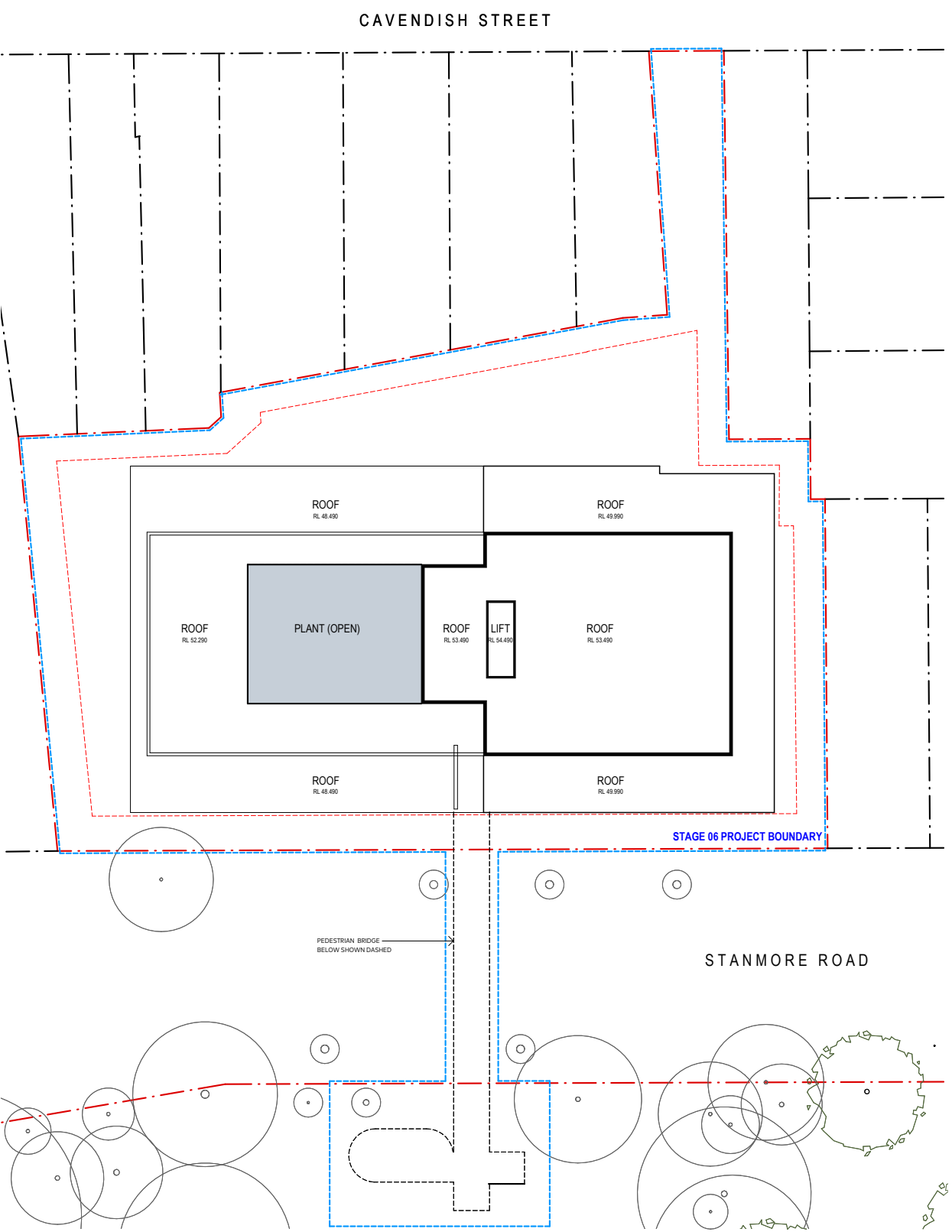
5.19 Stage 6 Drawings

Concordia - Third and Roof Plan Reference Plans

The third floor of Concordia is expected to accommodate staff space and GLAs, the top floor is anticipated to be required for roof-top plant and the lift overrun.



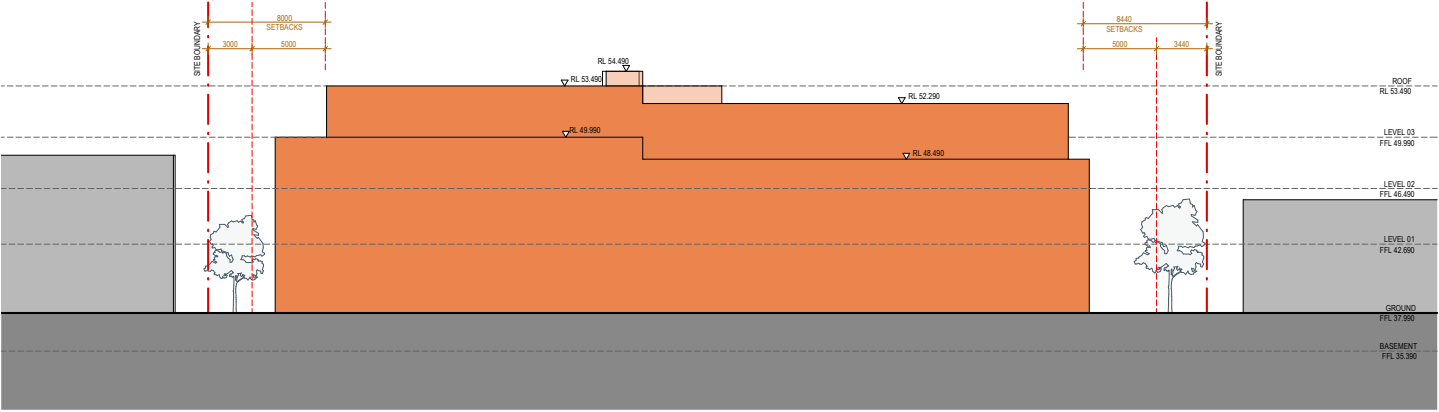
Third Floor Plan



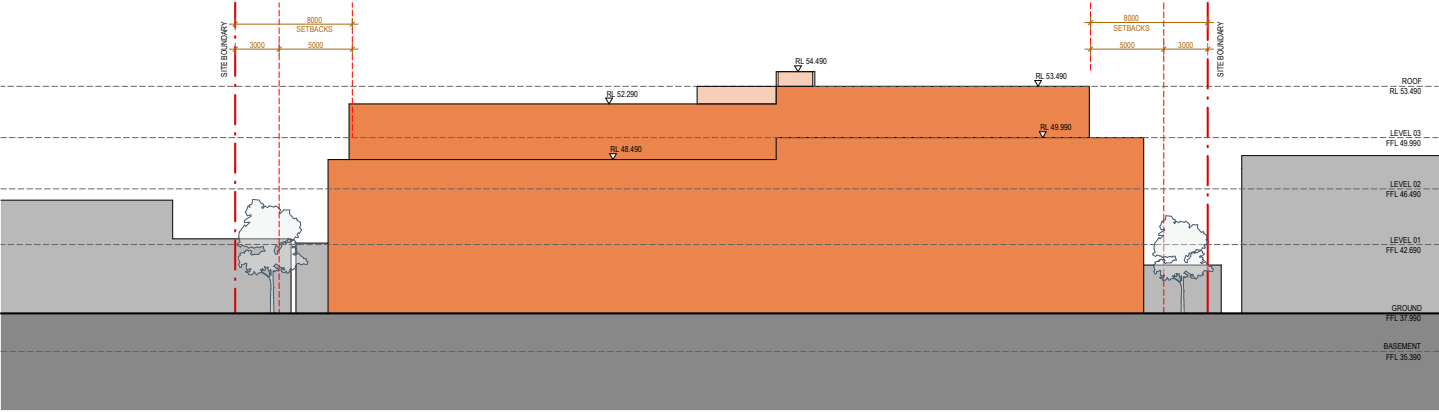
Roof Plan

5.19 Stage 6 Drawings

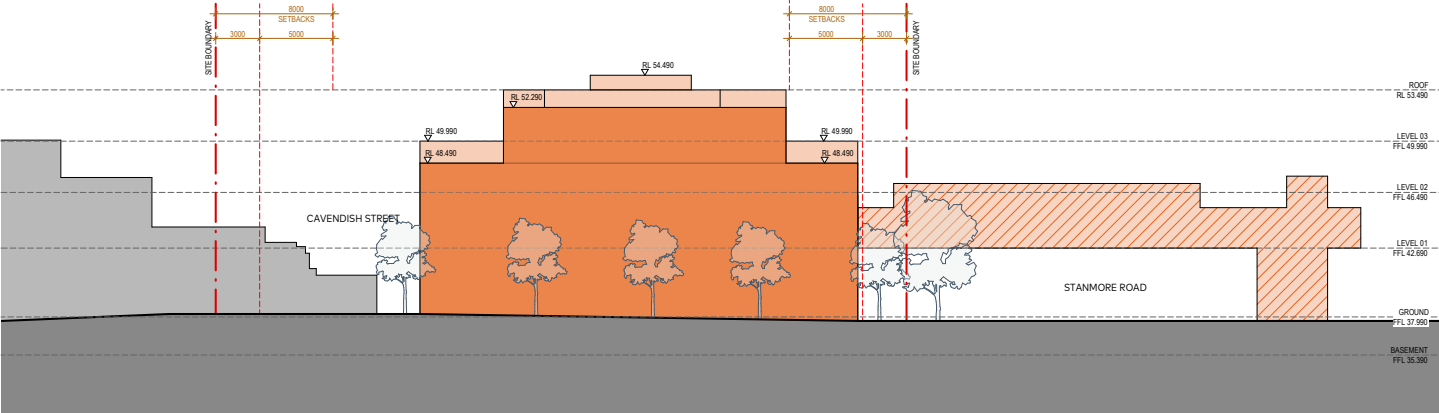
Concordia - Envelope Outline Elevations



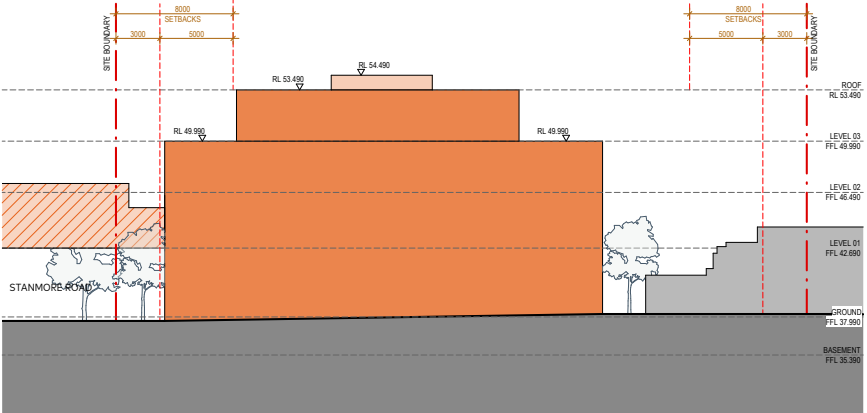
01 ELEVATION
NORTH
1:200



02 ELEVATION
SOUTH
1:200



04 ELEVATION
WEST
1:200



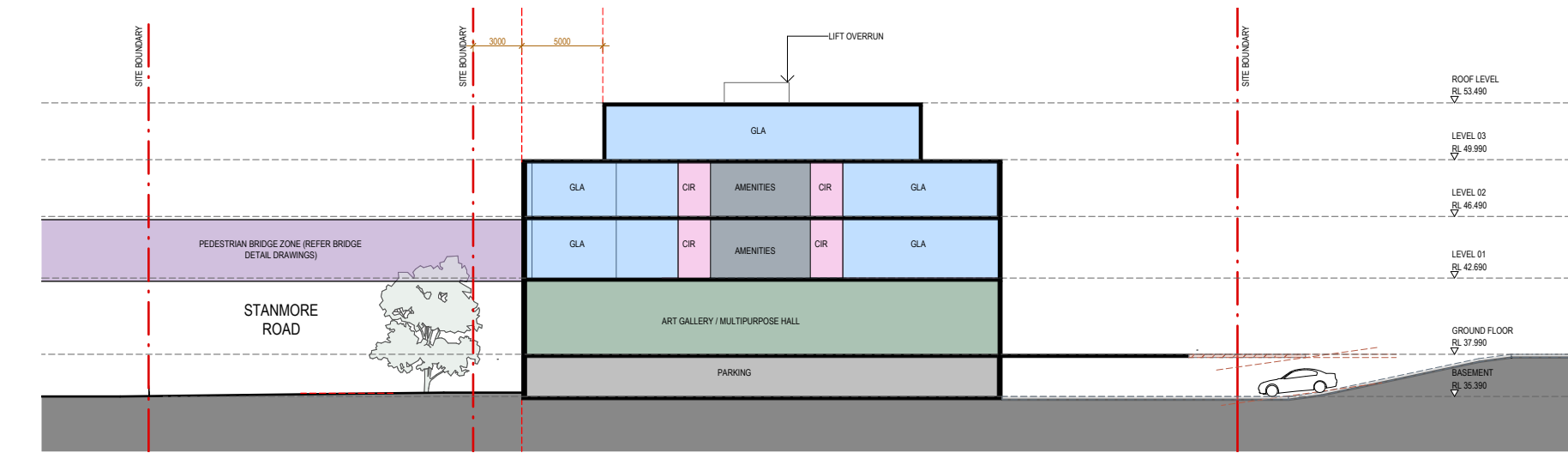
03 ELEVATION
EAST
1:200

KEY

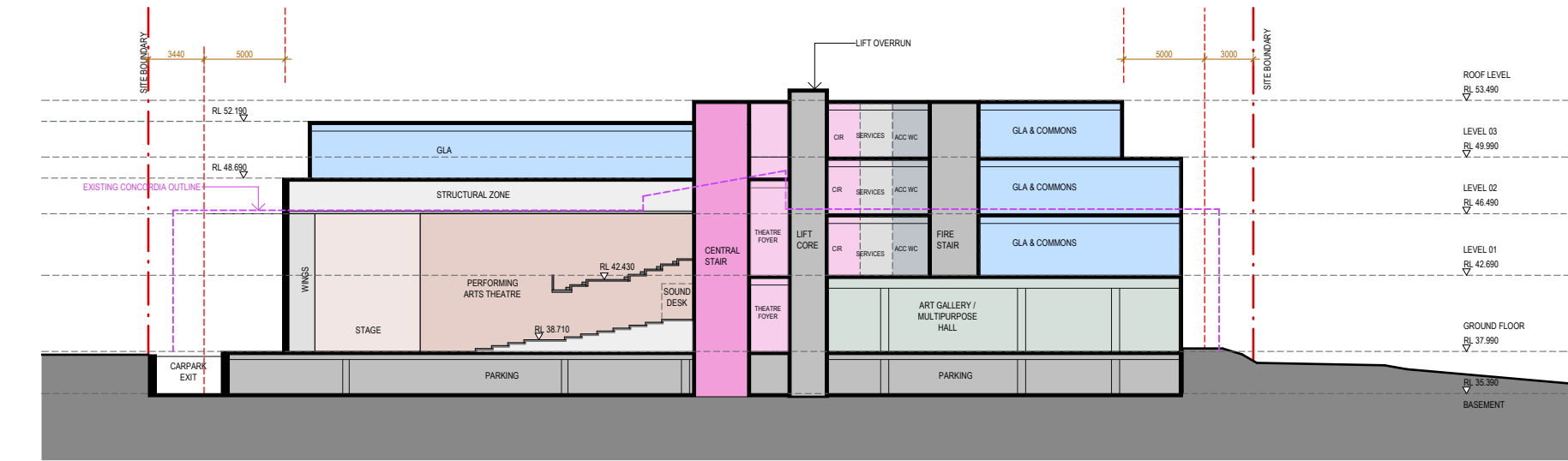
- SITE BOUNDARY
- EXISTING BUILT FORM
- STAGE 04 PROPOSED BUILDING ENVELOPE
- PROPOSED PEDESTRIAN BRIDGE ENVELOPE

5.19 Stage 6 Drawings

Concordia - Reference Sections



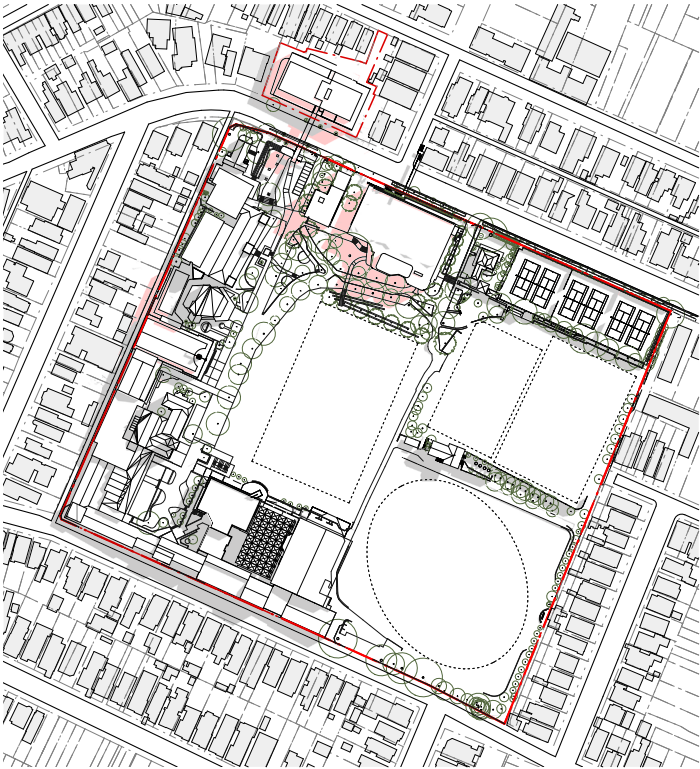
1 SECTION
LOOKING WEST
1:200



2 SECTION
LOOKING NORTH
1:200

5.20 Masterplan: Shadow Studies

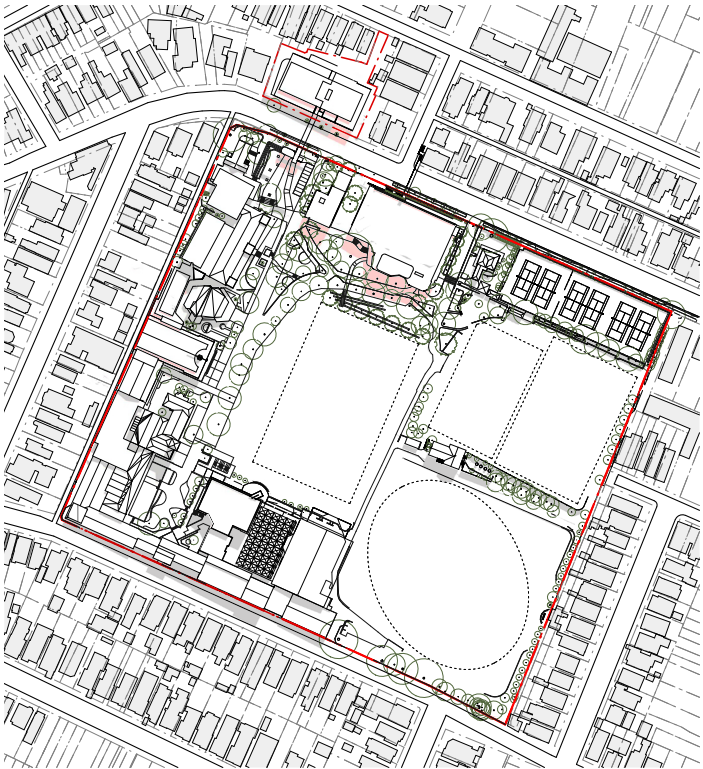
Shadowing from the proposed buildings at Sevington and College Lane happen mostly over the existing Newington College site. Concordia shadows onto Stanmore Road will increase slightly.



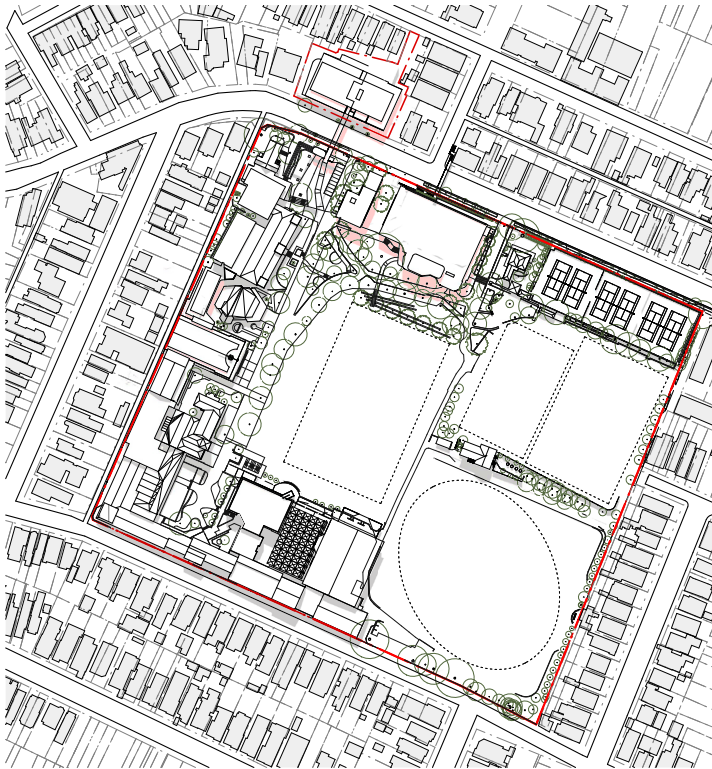
1. Equinox 9am



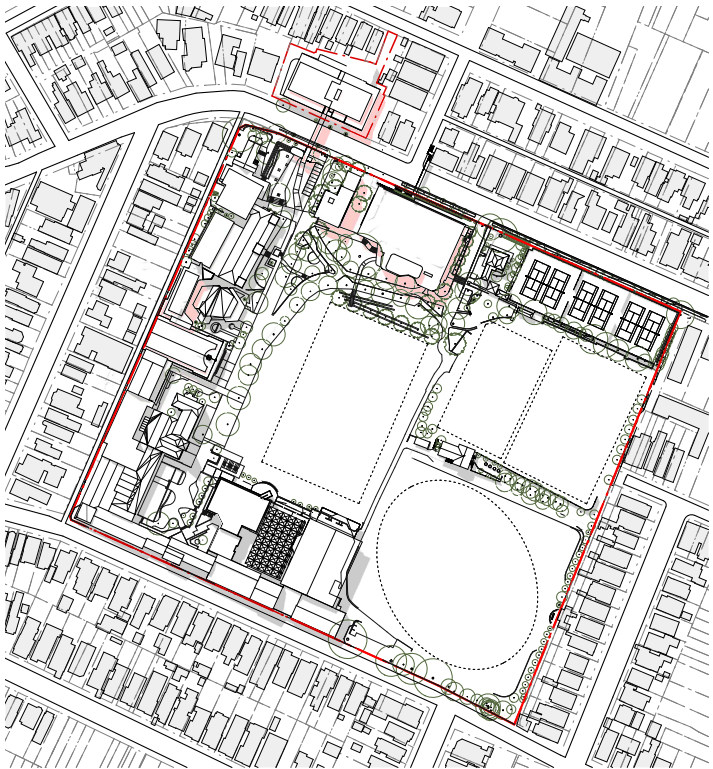
2. Equinox 10am



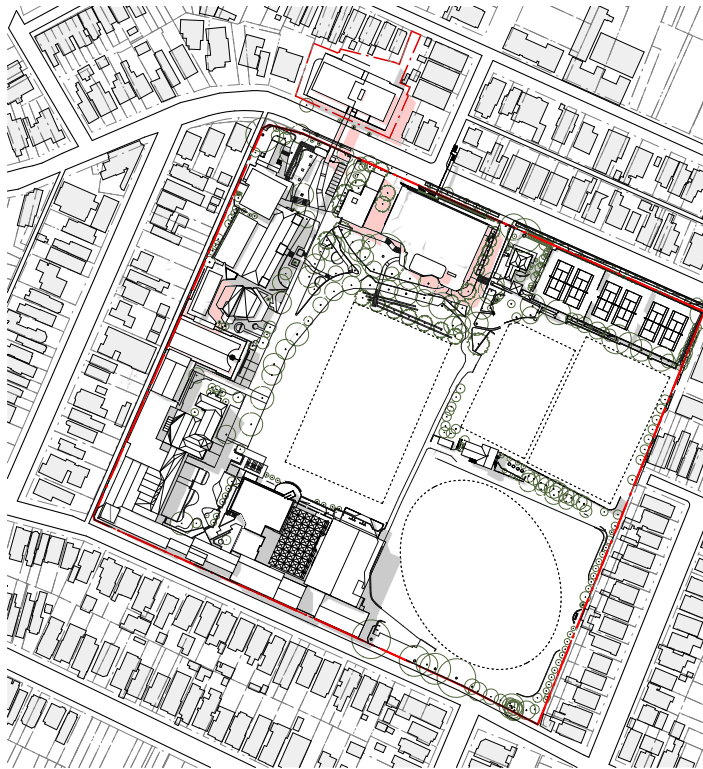
3. Equinox 11am



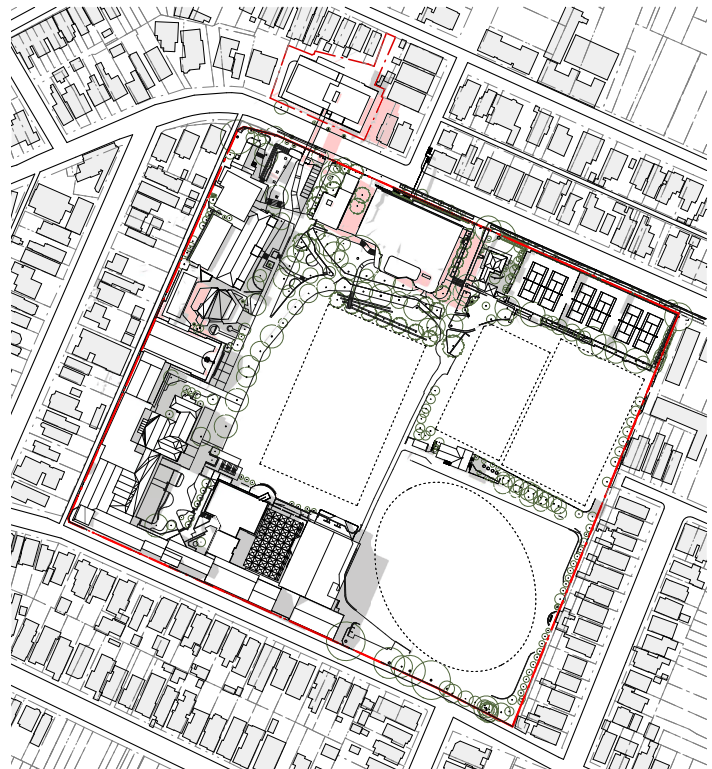
4. Equinox 12pm



5. Equinox 1pm



6. Equinox 2pm

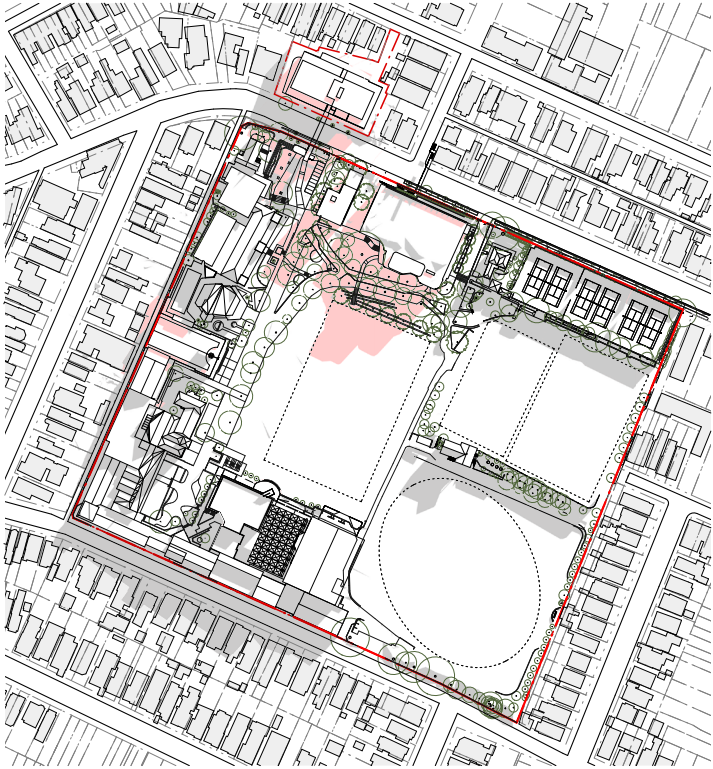


7. Equinox 3pm

Existing Shadows
Proposed Shadows

5.20 Masterplan: Shadow Studies

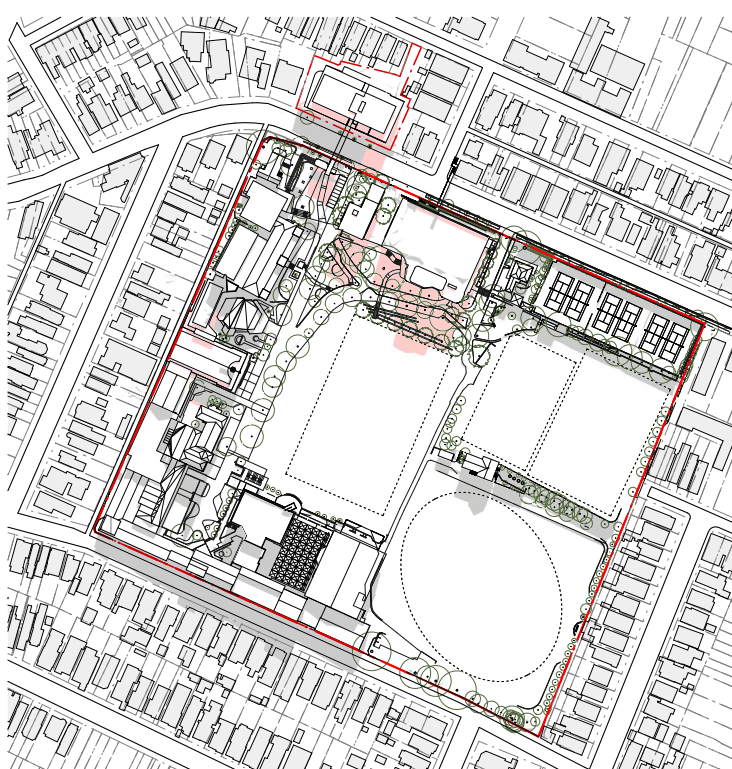
Shadowing from the proposed buildings at Sevington and College Lane happen mostly over the existing Newington College site. Concordia shadows onto Stanmore Road will increase slightly.



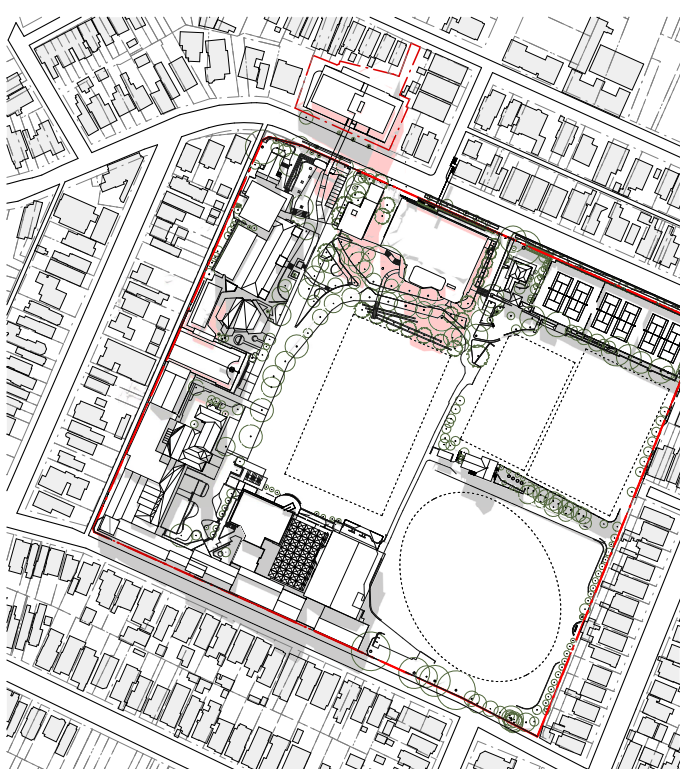
1. Winter Solstice 9am



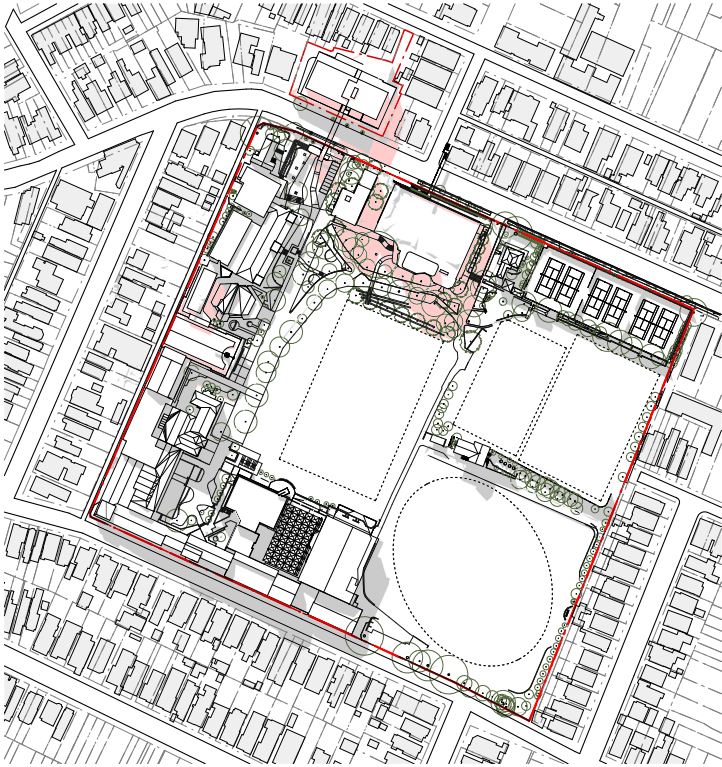
2. Winter Solstice 10am



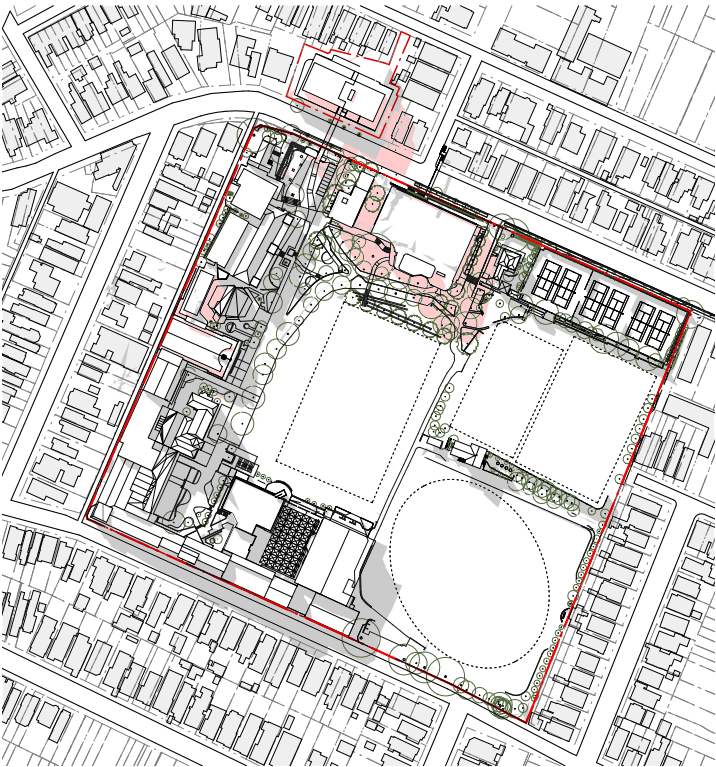
3. Winter Solstice 11am



4. Winter Solstice 12pm



5. Winter Solstice 1pm



6. Winter Solstice 2pm

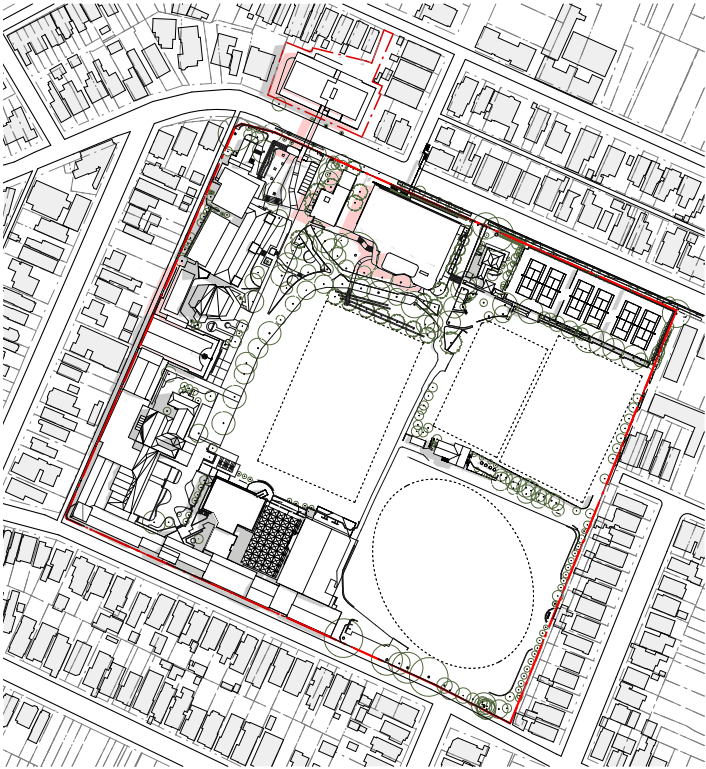


7. Winter Solstice 3pm

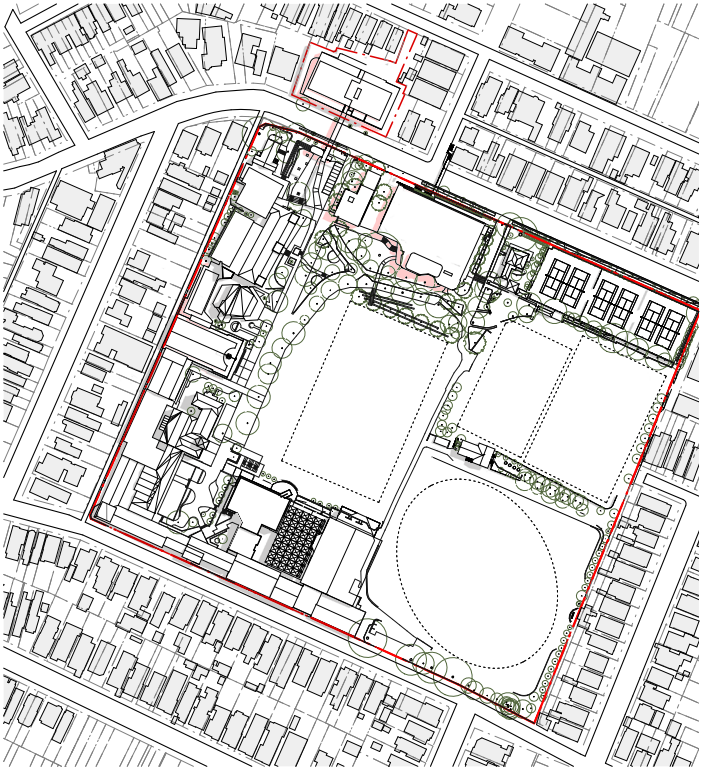
Existing Shadows
Proposed Shadows

5.20 Masterplan: Shadow Studies

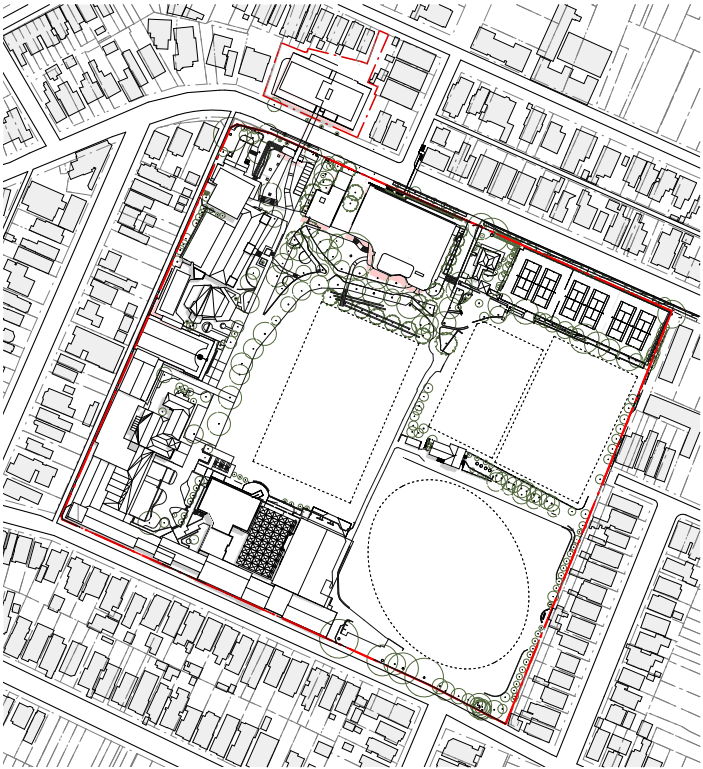
Shadowing from the proposed buildings at Sevington and College Lane happen mostly over the existing Newington College site. Concordia shadows onto Stanmore Road will increase slightly.



1. Summer Solstice 9am



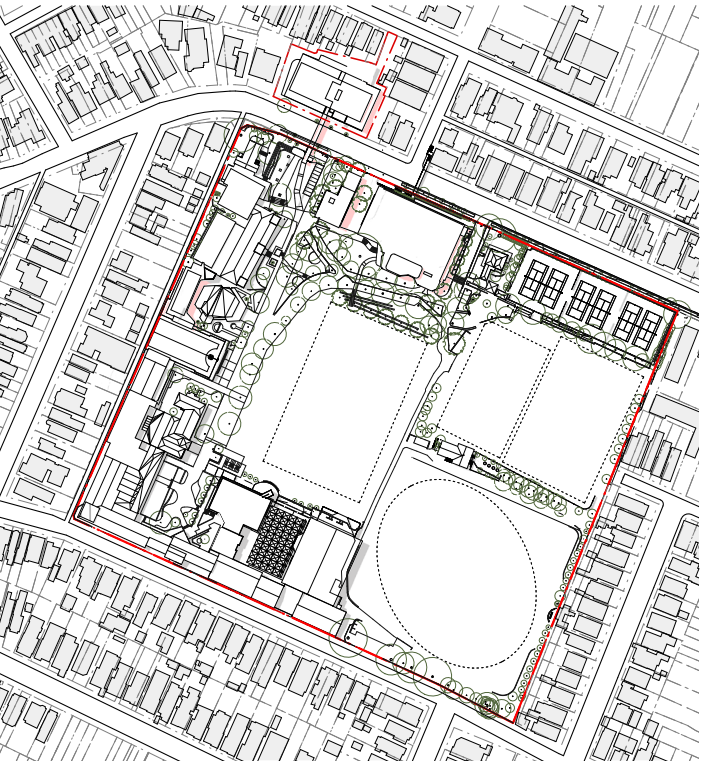
2. Summer Solstice 10am



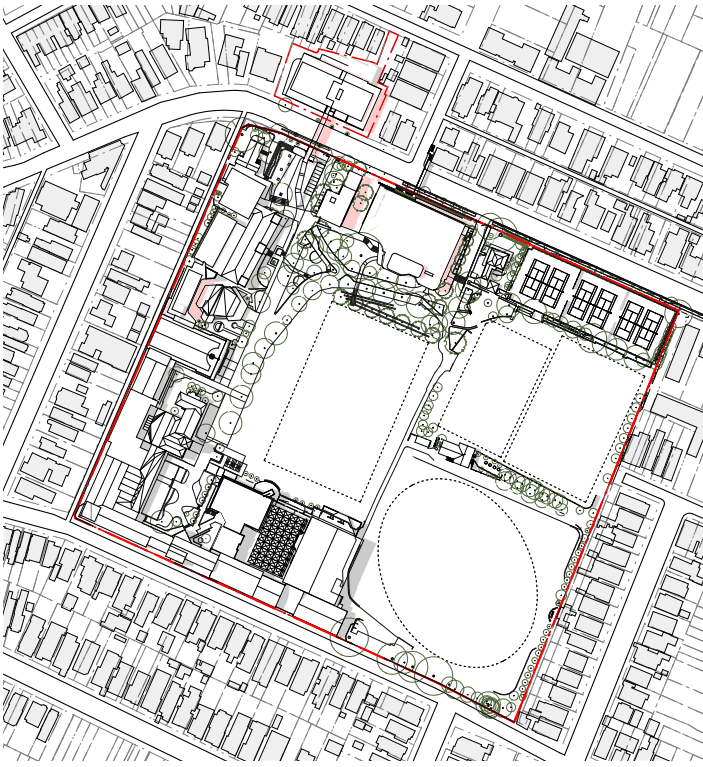
3. Summer Solstice 11am



4. Summer Solstice 12pm



5. Summer Solstice 1pm



6. Summer Solstice 2pm



7. Summer Solstice 3pm

Existing Shadows
Proposed Shadows