

This site is included as part of the proposed Stage 1 works.

Height

The connector will be five-storey (including basement) and will include a lift, stair and lockers. The connector has a maximum height of RL31 (14.7m).

Massing, Bulk and Scale

The Connector envelope has been defined to maintain view corridors from the adjacent buildings. To the north and the south it is set within the profile of the Science Centre and is articulated as two forms to minimise bulk.

Setbacks

The Connector will align to the northern facade of the existing Science building.

Open spaces and adjacent landscaping

A new forecourt will be provided to the northern face of the Connector and its southern facade will interface with the existing landscape to the driveway. Curved walkways will extend from the driveway to provide accessible connections.

Visual impact

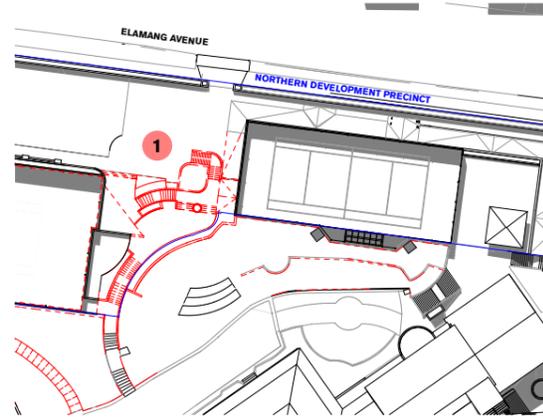
As the Connector sits within the centre of the campus, any visual impact is minimal. The Connector envelope has been positioned to maintain harbour views from within the site.

Overshadowing

As the site is north facing, overshadowing is minimised.

PROPOSED DEMOLITION

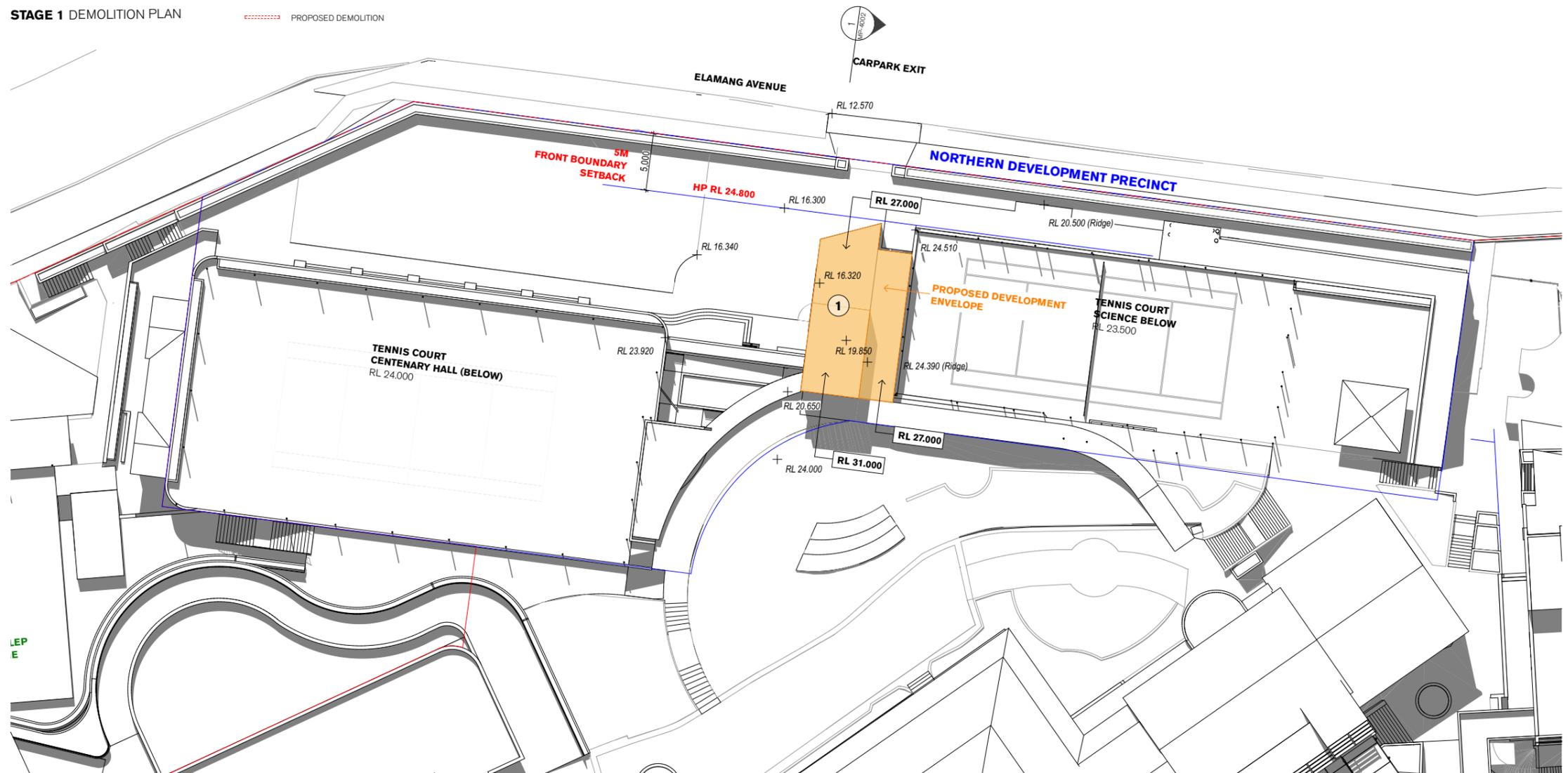
- 1 Partial demolition of external stairs, landings, walkways and planters in between Science and Centenary Hall
Lower ground excavation to accommodate new vertical connector.



STAGE 1 DEMOLITION PLAN

PROPOSED DEVELOPMENT

- 1 Proposed development envelope for a five storey vertical connector pod consisting of a lift, stairs and lockers. New external walkways, providing an accessible path of travel between the driveway, Science, Centenary Hall, the carpark and Elamang Avenue.



Eastern Precinct

The Eastern Precinct includes the Music and Performing Arts Building and Mary Ward and links into the Campus Core to the east. The Master Plan works to the Eastern Precinct have been envisaged in two stages - the initial will occur as part of Stage 1 and the later in a future stage.

Music and Performing Arts Building

The Music and Performing Arts Buildings have been recently refurbished and as such has appropriate amenity for the short term.

Proposed Improvements (Stage 1)

A new external accessible ramp is proposed which provides accessible access to the Music and Performing Arts Building.

Proposed Improvements (Future Stage)

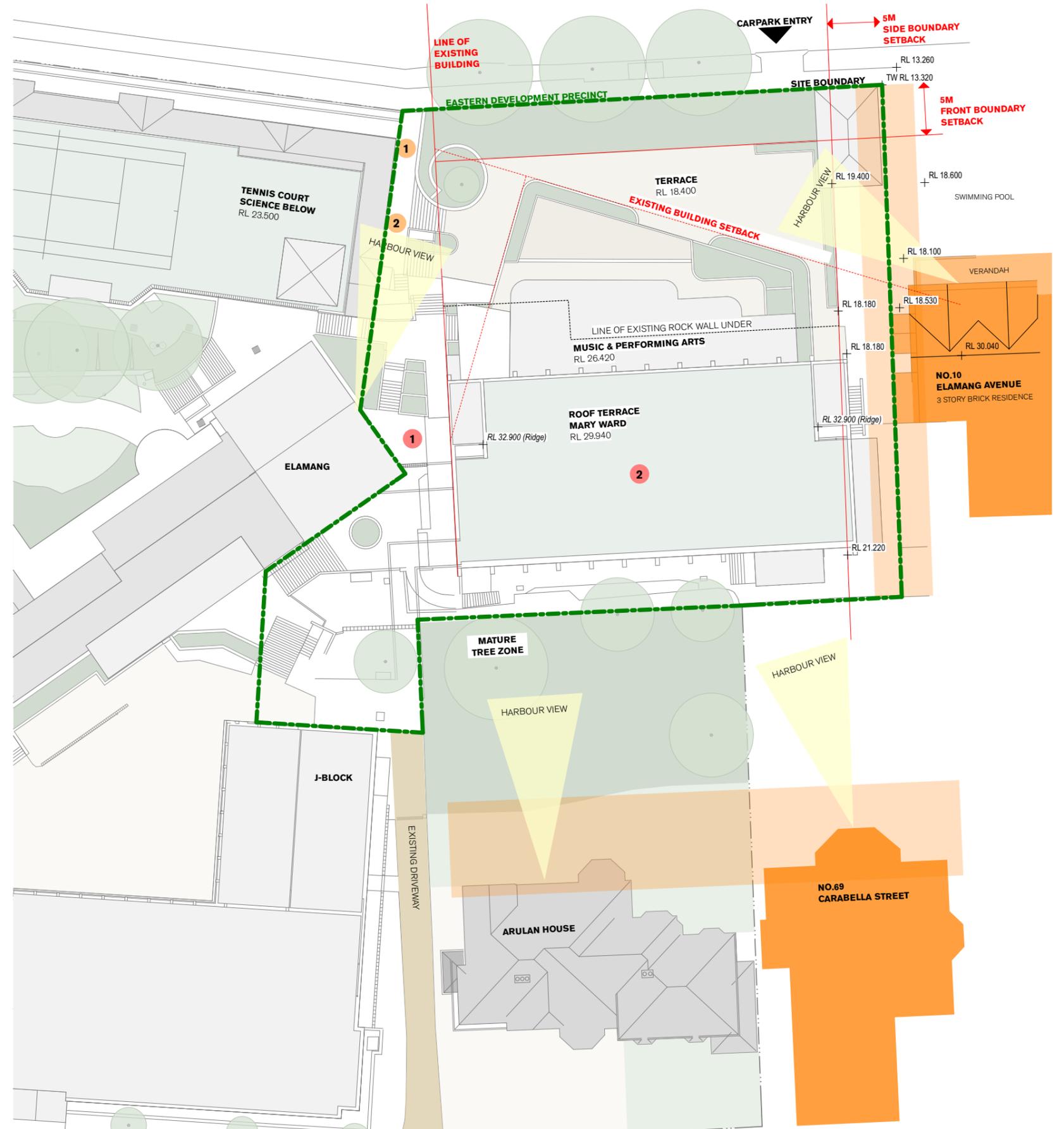
In the final stage of the Master plan, it is proposed to demolish the Music and Performing Arts Building and Mary Ward to provide a new bookend development site to the east of the campus. This site will provide up to 4615m² of new building. A nominal use for the new site would be either a new Junior School or an upgraded Performing Arts Facility. The final use will not be determined until this stage of the Master Plan is developed.

Site Analysis

- 1 DEVELOPMENT SITE 1**
External works remediation
- 2 DEVELOPMENT SITE 2**
Development Envelope



1 View east towards existing Performing Arts Building



This site is included as both part of the proposed Stage 1 works and a future stage. The Stage 1 works consist of a new temporary accessible ramp which will be removed in the future stage. The future stage consists of the bookend development envelope.

Height

The height of the envelope of the new bookend site is consistent with the maximum height of the existing Mary Ward building. Excavation deep into the site will provide for a new six storey learning facility to a maximum height of RL 32.90 (14.7m).

Massing, Bulk and Scale

The envelope for the new site is kept within the profile of the existing buildings.

Setbacks

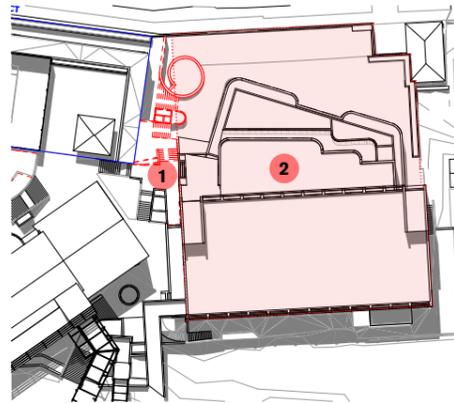
A setback of 5m is proposed to the site's eastern boundary (to 10 Elamang Avenue) consistent with the existing setback. The setback to the northern boundary (Elamang Avenue) is consistent with the existing building also at 5m.

Visual impact

The north edge of the envelope has been stepped to respect sightlines from the neighbouring property at 10 Elamang Avenue, consistent with the form of the existing building.

PROPOSED DEMOLITION

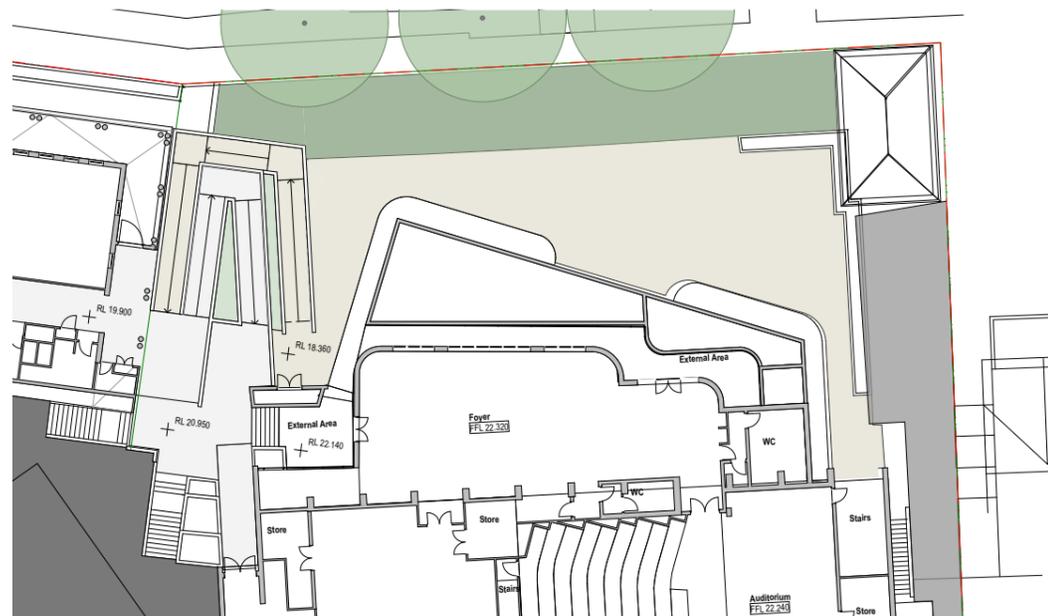
- 1 Partial demolition of external stairs, landings, walkways and planters in between Science, Elating, Performing Arts and Mary Ward.
- 2 Demolition of Music & Performing Arts and Mary Ward. Excavation to the area at the rear of Araluan House to the carpark on Elating Avenue.



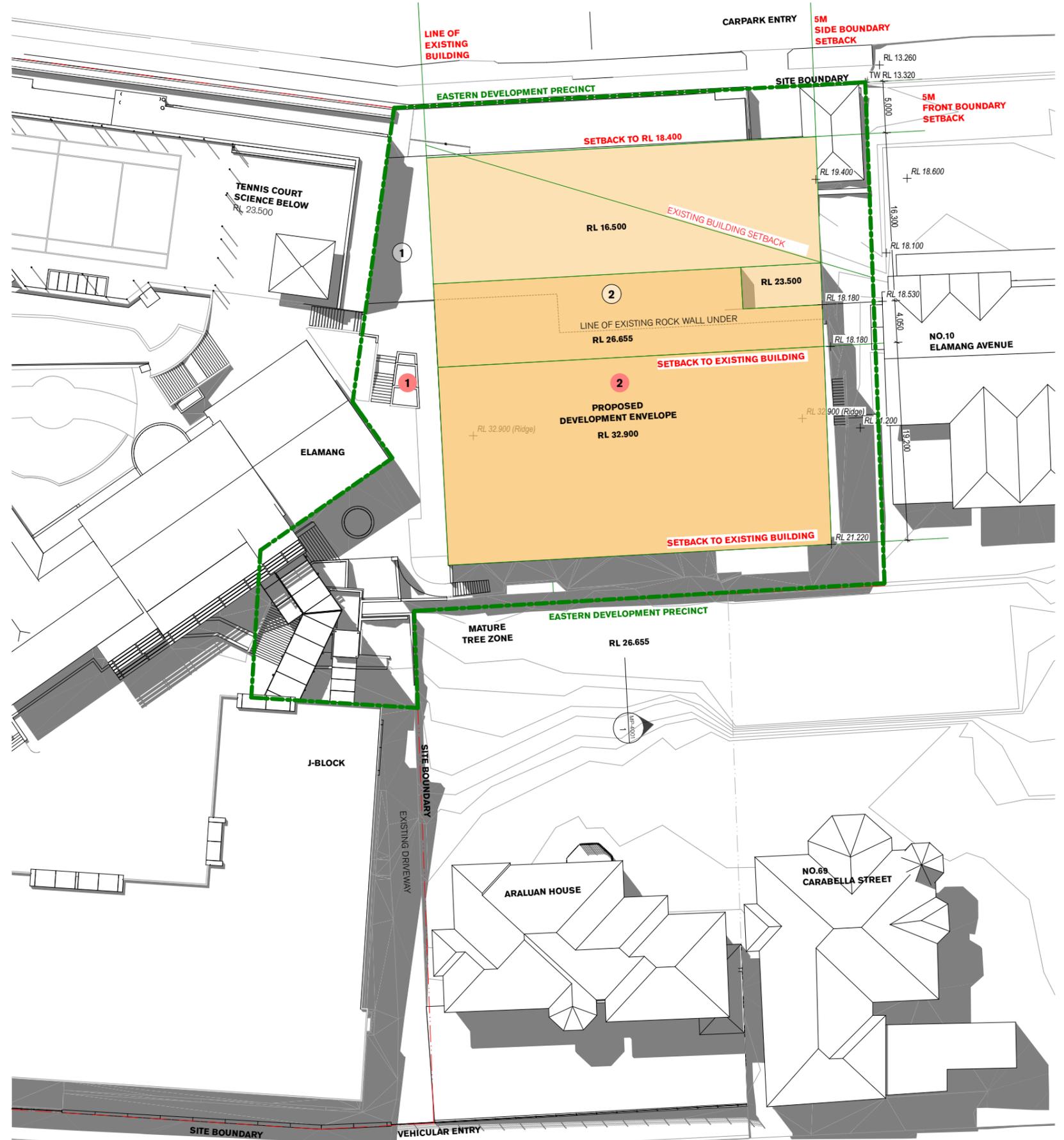
PROPOSED DEMOLITION

PROPOSED DEVELOPMENT

- 1 Proposed envelope for an interim ramp connector, providing an accessible path of travel between Science and Performing Arts.
- 2 Proposed development envelope for a six storey building. (Height consistent with the existing building)



Stage 1 - Proposes Interim Ramp



Southern Precinct

The Southern Precinct currently accommodates the Junior School, the Chapel and the associated Chapel Wing, Elamang and the J-Block. Works are proposed in the Southern Precinct as part of both Stages 1 and 2.

Under Stage 1 works, a new Connector will provide accessible access to the Chapel, which is currently not available and connection to the St Joseph Wing (J - Block)

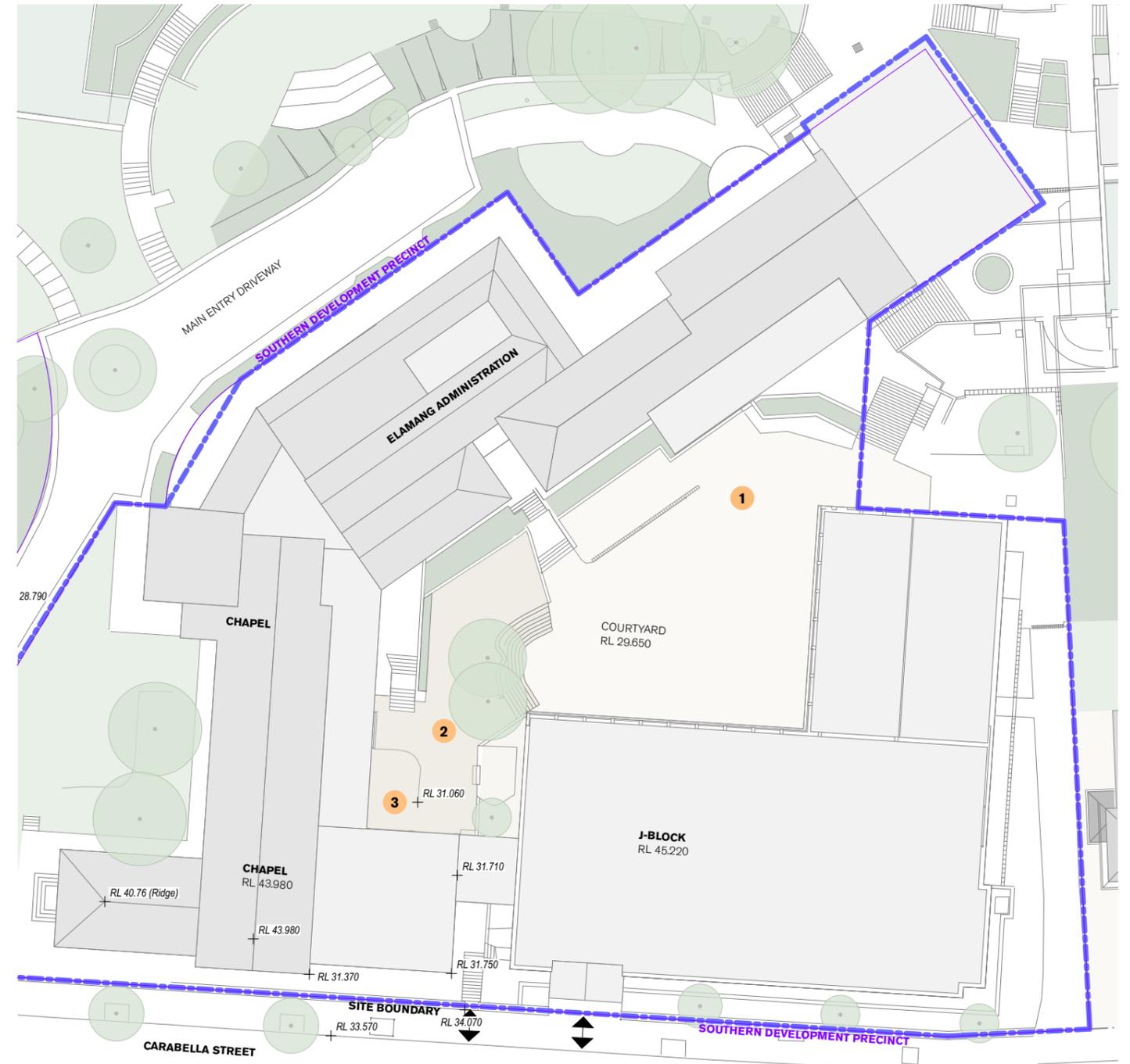
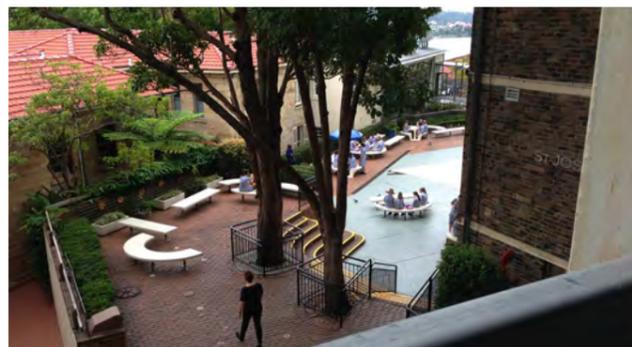
Under Stage 3 of the Concept Proposal it is proposed to demolish the existing Junior School to provide a new development site for future focussed learning. The site will provide a new six storey learning facility to a maximum height of RL 38.75 (9.5m). The new building will read as 2 storeys above Carabella Street.



1 Courtyard towards Chapel

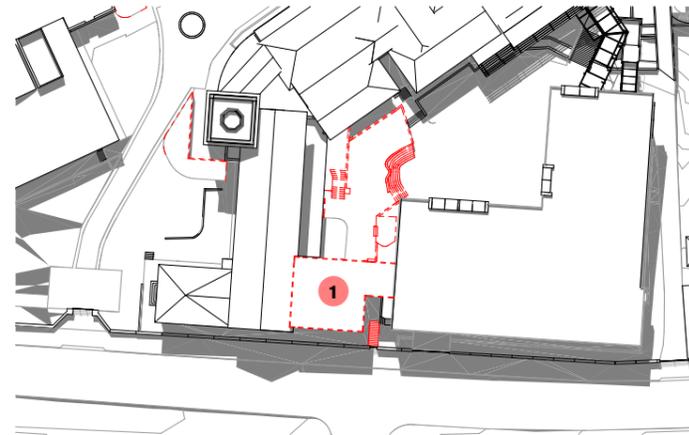


2 J-Block Chapel connection



PROPOSED DEMOLITION

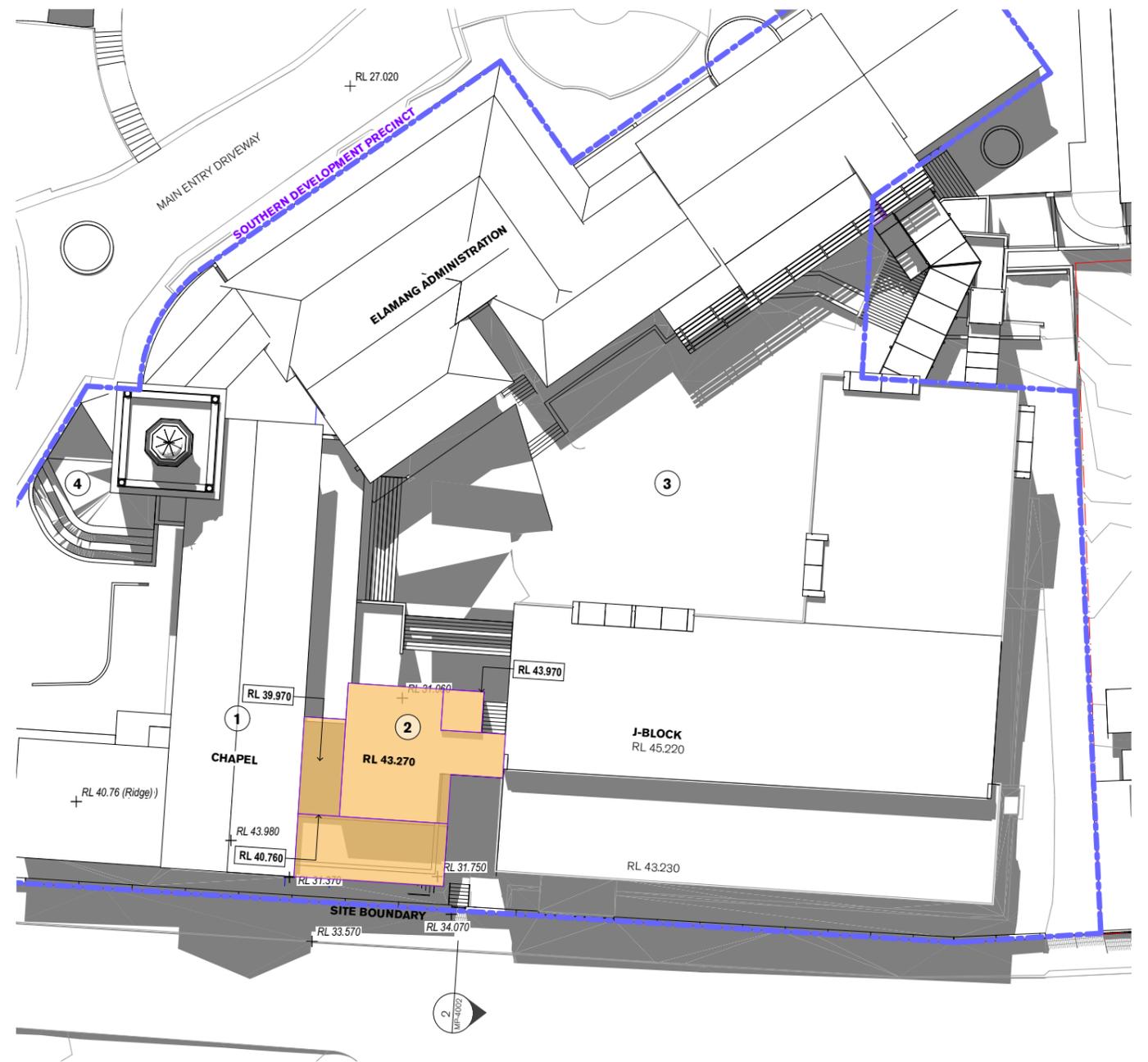
- 1 Partial demolition of external stairs, landings, walkways and planters in between the Chapel and J-Block. Demolition of top level of the eastern chapel wing extension. Lower ground excavation to accommodate new vertical connector.



----- PROPOSED DEMOLITION

PROPOSED DEVELOPMENT

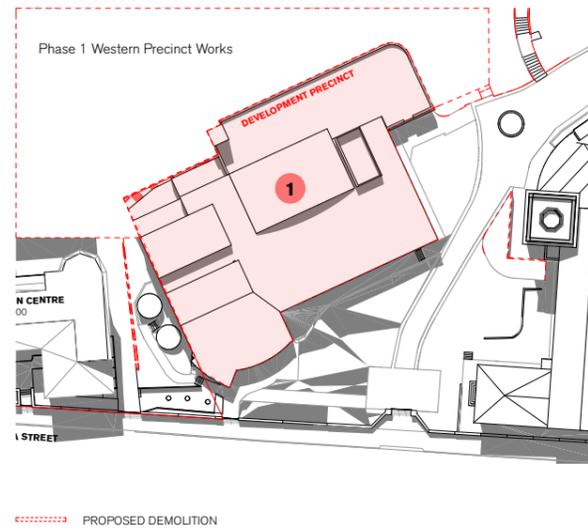
- 1 Internal refurbishment ground level of the chapel building.
- 2 Proposed development envelope for a 5 storey vertical connector pod involving the restoration of the east Chapel wing to its original profile on Carabella Street. The connector pod will consist of a lift, learning studios and an external learning terrace. Providing an accessible path of travel between the driveway, Chapel, St Joseph's Block and the courtyard.
- 3 Refurbished landscaped courtyard
- 4 New accessible entry path to the chapel incorporating tiered seating for outdoor learning



Southern Precinct Stage 2 - Proposed Development Envelope

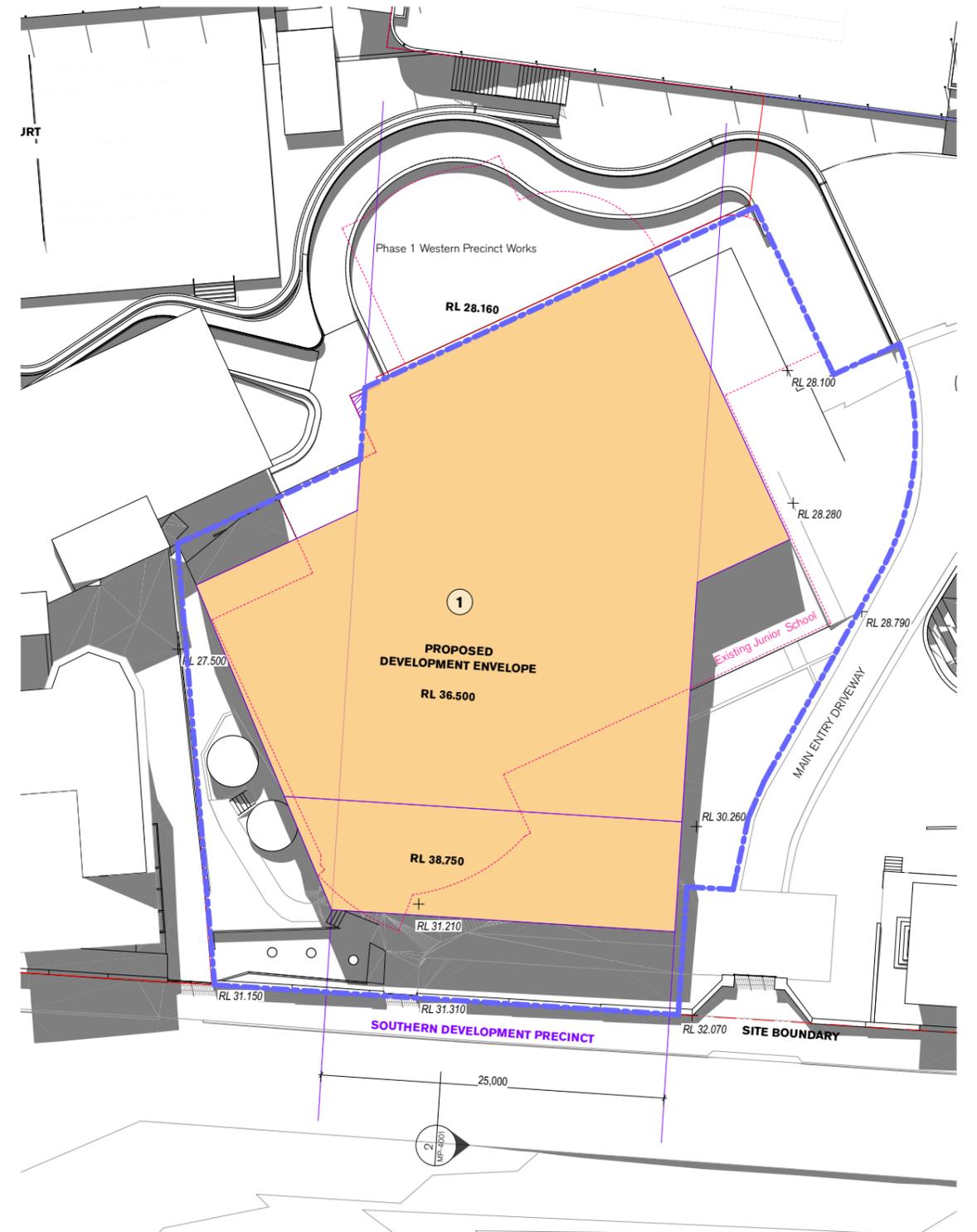
PROPOSED DEMOLITION

- 1 Demolition of the Junior School
Excavation to Centenary Hall level.



PROPOSED DEVELOPMENT

- 1 Proposed development envelope for a six story building.



8.0 Staging

Stage 1.1 (Stage 1 Works)

Learning Hub



Western Precinct

Proposed Development Envelope - New Learning Hub. Seven storey building (3 storeys above ground - Carabella Street) including external roof terrace. Includes a vertical connector providing accessible access to the Marian Centre, Junior School, Gymnasium and the Centenary Hall.

Proposed Development Envelope - Two level extension to the front of the existing Gymnasium

Proposed Landscaped terrace

Proposed external landscaped walkways, providing an accessible path of travel to the New Learning Hub. Including an extension to the Junior School play terrace.