

ST CATHERINE'S SCHOOL, WAVERLEY MASTERPLAN

PREPARED BY MAYOH ARCHITECTS
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ST CATHERINE'S SCHOOL, WAVERLEY

MASTER PLAN REPORT

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DRAWINGS ATTACHED:

- Masterplan Drawings (Levels 1-8)
- Precinct Drawings (Boarding, Sports, TAS/Visual Arts, Science, Social Science/GPLA, Performing Arts and Library)
- Key Access Points Diagram
- Disabled Access and Wet Weather Links Diagram
- Waverley Council LEP Maps



BOARDING HOUSE NEW BUILD - LEVEL 4



JANE BARKER HALL SITE NEW BUILD - LEVEL 6

1. PREAMBLE

The School Council requested a Master Plan to be prepared by Mayoh Architects to consider :

- A NEW BUILDING consisting of an underground carpark, indoor swimming pool, multipurpose space, lyric theatre and research centre (RPAC)
- RESIDUAL SPACES that would become available with the construction of RPAC
- OTHER 'NEW BUILD' OPPORTUNITIES
- CREATION OF PRECINCTS
- KEY ENTRY POINTS
- CIRCULATION NETWORKS, WET WEATHER & DISABLED ACCESS
- WAVERLEY LOCAL ENVIRONMENTAL PLAN 2012

2. RESIDUAL SPACES

If RPAC proceeds as proposed, the following residual spaces become available:

- Jane Barker Hall
- Senior Library
- Junior Library
- Various rooms in the Dame Joan Sutherland Centre (DJSC)

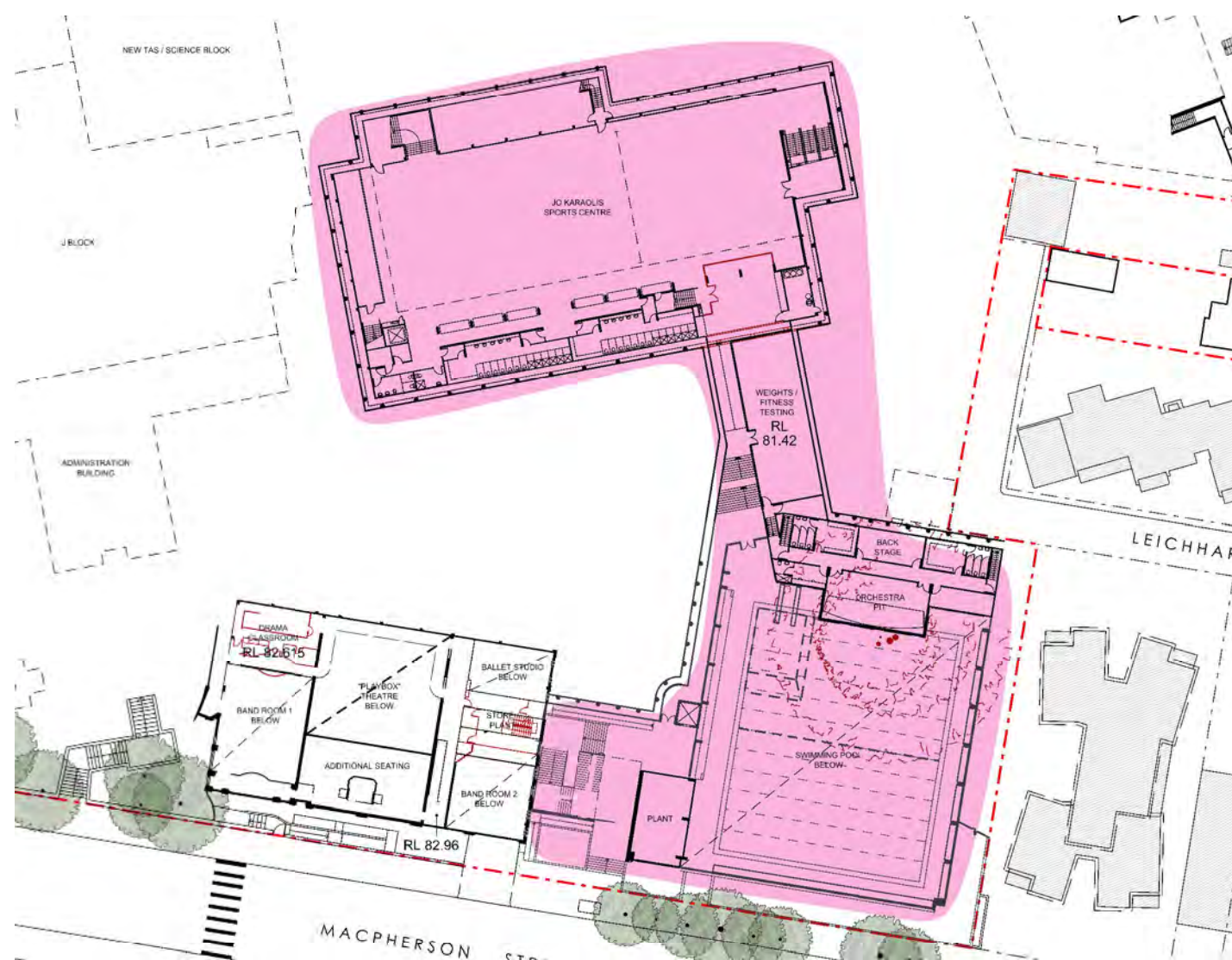
With minimal structural change, the DJSC could be renovated to primarily become a drama and music facility, linked to the new lyric theatre in RPAC. This connection would establish a performing arts precinct for the school.

3. OTHER 'NEW BUILD' OPPORTUNITIES

- RPAC Project as outlined above
- Fill-in build in undercroft under the Boarding House, adjacent to Reception
- Demolition of the Jane Barker Hall and a new three storey building in its place



BOARDING HOUSE PRECINCT



SPORTS PRECINCT

4. CREATION OF PRECINCTS

4.1. BOARDING HOUSE PRECINCT

Opportunity exists to create a defined boarding house precinct with landscaped grounds independent of the day girls' playground. Currently the boarding house dormitories, amenities, common rooms and staff accommodation are spread across the upper floors of the Lenthall and Administration Buildings. The boarder's dining room and laundry facilities are removed from this already segmented precinct, being on the ground floor of the Administration Building and under J-Block.

By relocating the Visual Art classrooms, that space, along with the undercroft would become available for boarders' dining, kitchen and common rooms. This would allow dormitory and amenity facilities to be removed from the third level of the Administration Building and repositioned in the existing first floor common area.

For security and privacy the new ground floor boarding facilities could have restricted access at night, keeping the girls at the elevated first and second floors of the Lenthall Building.

The boarding house precinct would provide girls with a sense of "going home" at the end of the school day.

4.2. SPORTS PRECINCT

The Aquatic Centre level of RPAC offers the opportunity to create a sporting precinct by linking it with the existing Jo Karaolis Sports Centre. This link is created by underground link excavated below the lower open landscaped area. It would then be possible to isolate the Sports Precinct from the rest of the School for security purposes at night and on the weekend with a single point of access off Macpherson Street.

Current spatial inadequacies of the sports centre could be accommodated in the aquatic centre.



TAS/VISUAL ARTS PRECINCT - LEVEL 5



TAS/VISUAL ARTS PRECINCT - LEVEL 6

4.3. TAS / VISUAL ARTS PRECINCT

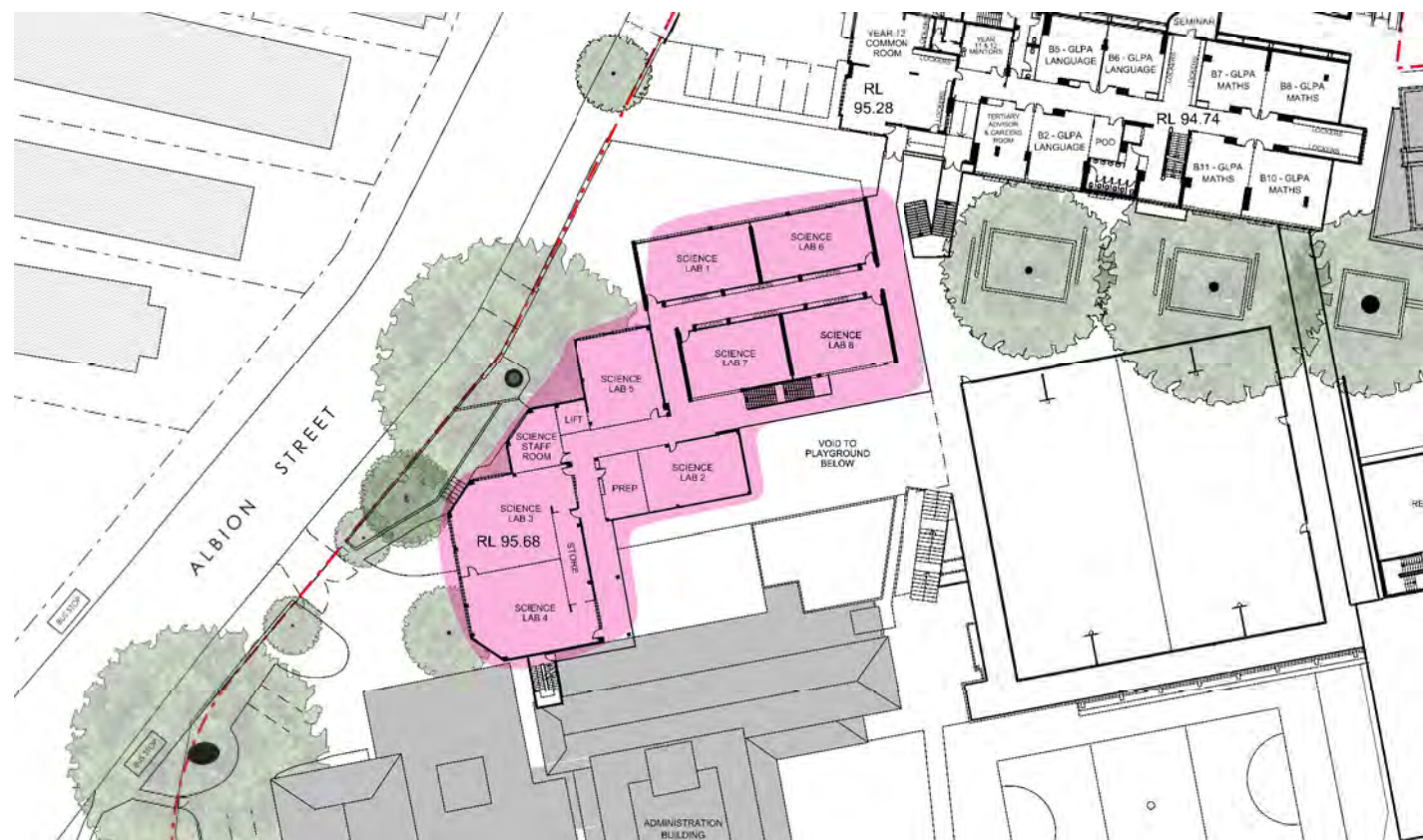
The need for a consolidated TAS and Visual Arts precinct is identified in the St Catherine's Master Plan 2013 – 2028.

Further pressure for TAS accommodation comes as a result of the RPAC development as the only TAS workshop in the school is located in a demountable on the RPAC building site.

Level 5 and 6 of existing J-Block, comprised of multi-purpose classrooms, lends itself to a TAS / Visual Arts complex. Level 5 would suit an 'open studio style' Visual Arts area with an outdoor courtyard which could be utilized for sculpture display and work space.

With the removal of Jane Barker Hall, new food technology classrooms and a TAS workshop could be built, extending the precinct on level 5. These classrooms are well located to a new service entry off Albion Street for delivery of materials up a new lift in the existing J-Block car park.

On level 6 of J-Block, the existing Library made redundant by RPAC, could be converted into TAS and textile classrooms to complete the precinct.



4.4. SCIENCE PRECINCT

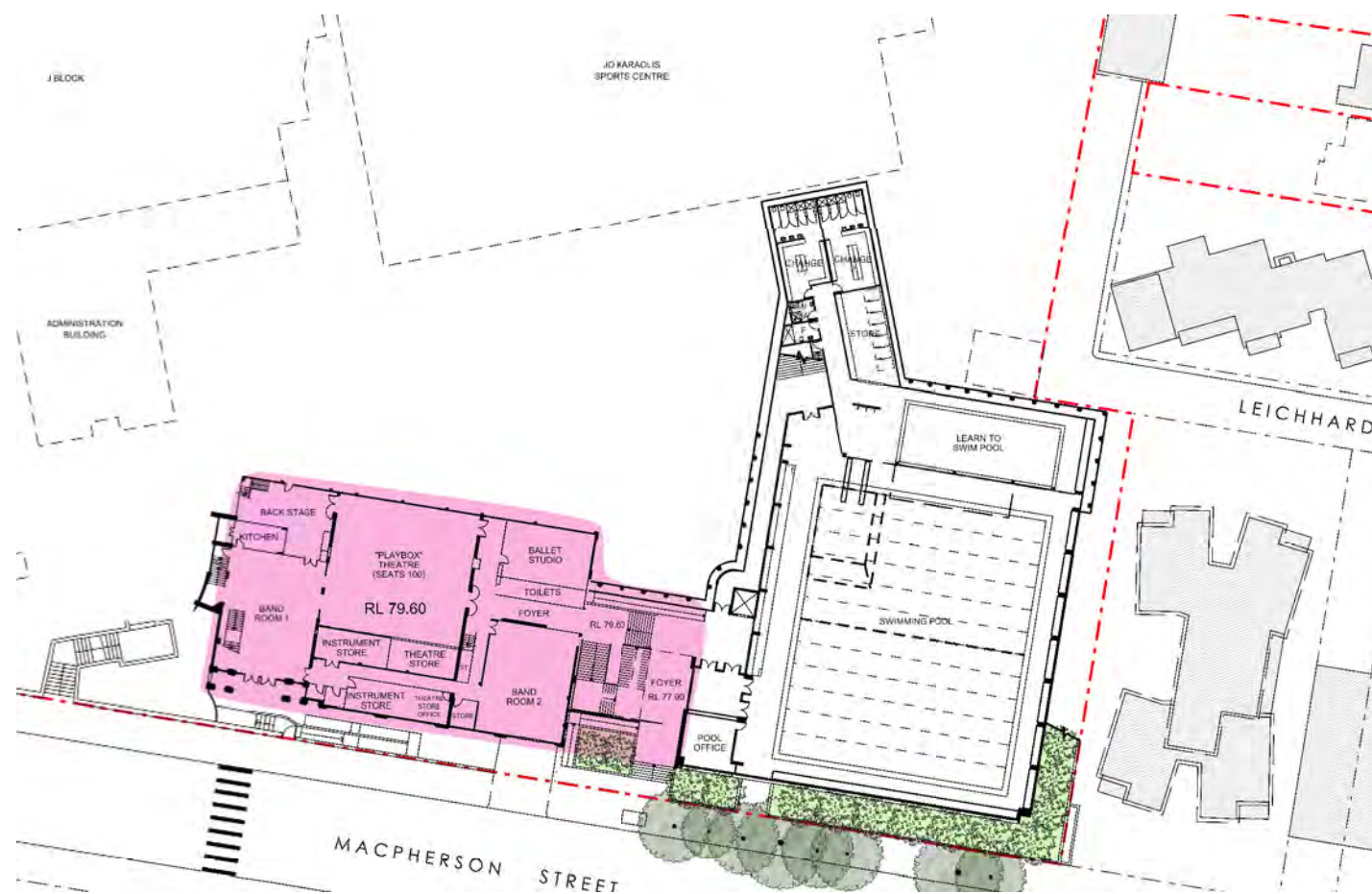
The existing science laboratories on Level 7 in J-Block would be maintained and upgraded as necessary.

On level 7 of a new building in place of Jane Barker Hall, extra science laboratories could be provided to meet the schools master plan brief for a total of 8 science labs and associated staff and storage rooms.

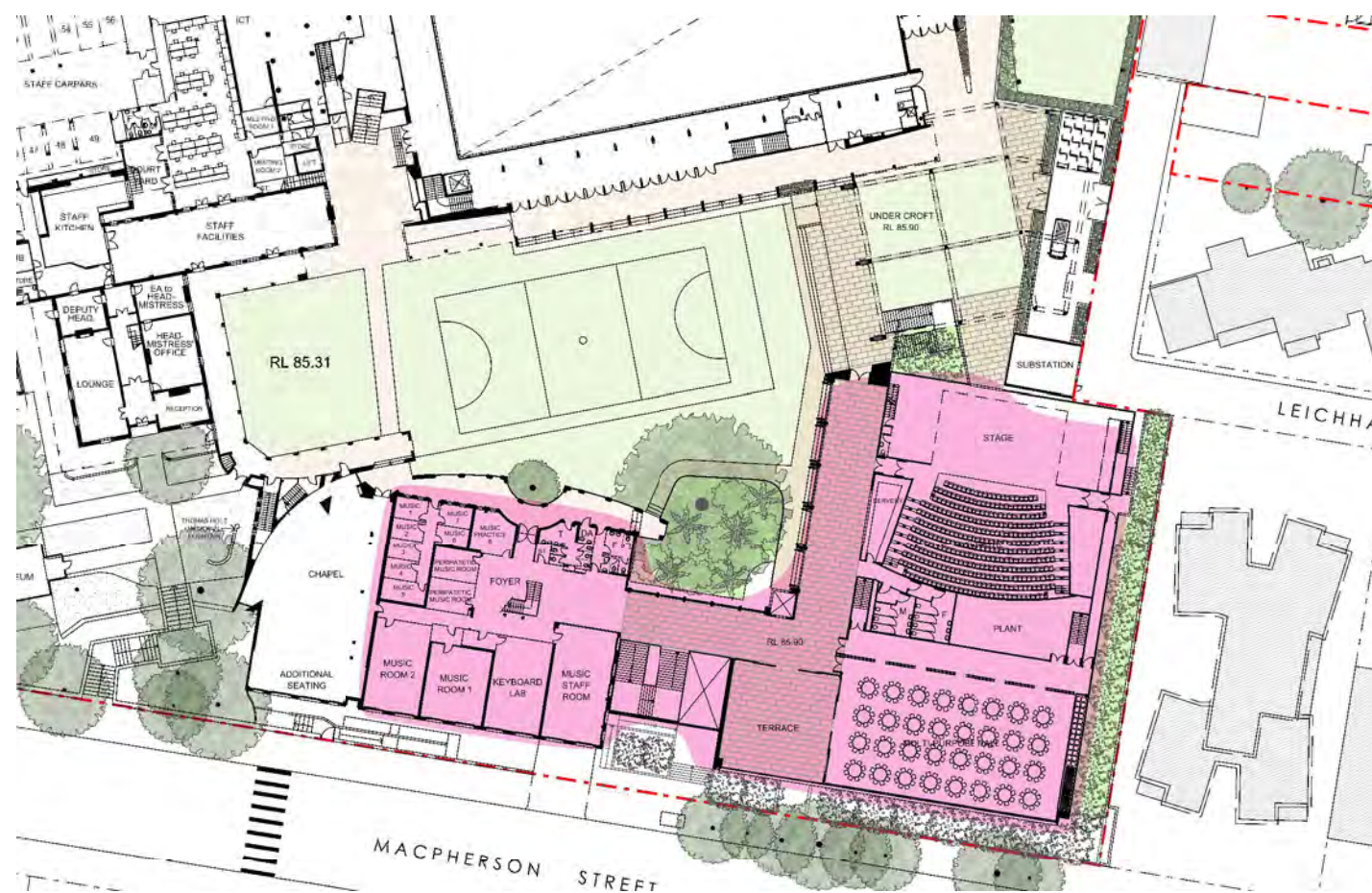


4.5. SOCIAL SCIENCE / GPLA PRECINCT

Level 6 of the proposed new building on the Jane Barker Hall site creates the opportunity for six new Social Science/GPLA (General Purpose Learning Area) classrooms to replace the classrooms converted for the TAS/Visual Arts Precinct. Operable walls between classrooms would allow larger spaces to be created to accommodate exams, house and year group meetings. These classrooms are strategically placed on the upper courtyard adjacent to Isabel Hall Wing which is essentially a building of GPLAs.



PERFORMING ARTS PRECINCT - LEVEL 2



PERFORMING ARTS PRECINCT - LEVEL 4

4.6. PERFORMING ARTS PRECINCT

RPAC will create a Performing Arts Precinct with the inclusion of the new Lyric Theatre, Multi- Purpose Hall and existing facilities in the DJSC.

RPAC can be linked to the DJSC over three levels, fully integrating the two buildings.

The opportunity exists for the DJSC to be renovated as part of a staged development with RPAC, converting the existing theatre into a small "Play box" theatre for Drama and creating a consolidated Music School.

The Performing Arts Precinct will be accessible via the new MacPherson Street entry and foyer, allowing function guests, audience members and girls participating in after hours co-curricular Music activities direct access from the street.

This precinct will be the 'cornerstone' of the existing lower level open space precinct.



4.7. RESEARCH CENTRE PRECINCT

Creating the Research Centre as part of the RPAC at the upper level of the open space precinct will become a key central connection point between the upper level academic area of the Senior School, and the Performing Arts precinct via stairs and lifts to the lower open space precinct.

4.8. JUNIOR SCHOOL

The Junior School remains an identifiable precinct as it exists presently with easy connection to both levels of open space and underground play area.

The blade wall that extends from the Research Centre into the upper playground aids in strengthening the Junior School precinct by defining an additional area of open space for junior school use, just outside the junior school zone in the Research Centre.

4.9. ST JOHN'S HOUSE & ISABEL HALL WING

This Wing essentially will remain the same as a key classroom block for a range of specialist subject areas in the Senior School.

4.10. NAN HIND CENTRE

The Nan Hind south and north pavilions will essentially remain part of the Junior School Precinct with the opportunity of redevelopment to be determined in the future at 317 and 319 Bronte Road.



ADMINISTRATION PRECINCT - LEVEL 4



ADMINISTRATION PRECINCT - LEVEL 5

4.11. ADMINISTRATION PRECINCT

With the reallocation of spaces and precincts listed above, opportunity to have a defined Administration Precinct emerges.

A new formal front door to the school from MacPherson Street is proposed, utilising the existing stairs that arrive outside the Museum and Administration Building, both of heritage significance. All three levels of the Administration Building can be given over to offices and the existing Boarders' Dining Room/ Year 12 common room becoming the central Staff common room and resources Area.



OPEN SPACE PRECINCT

4.12. OPEN SPACE PRECINCT

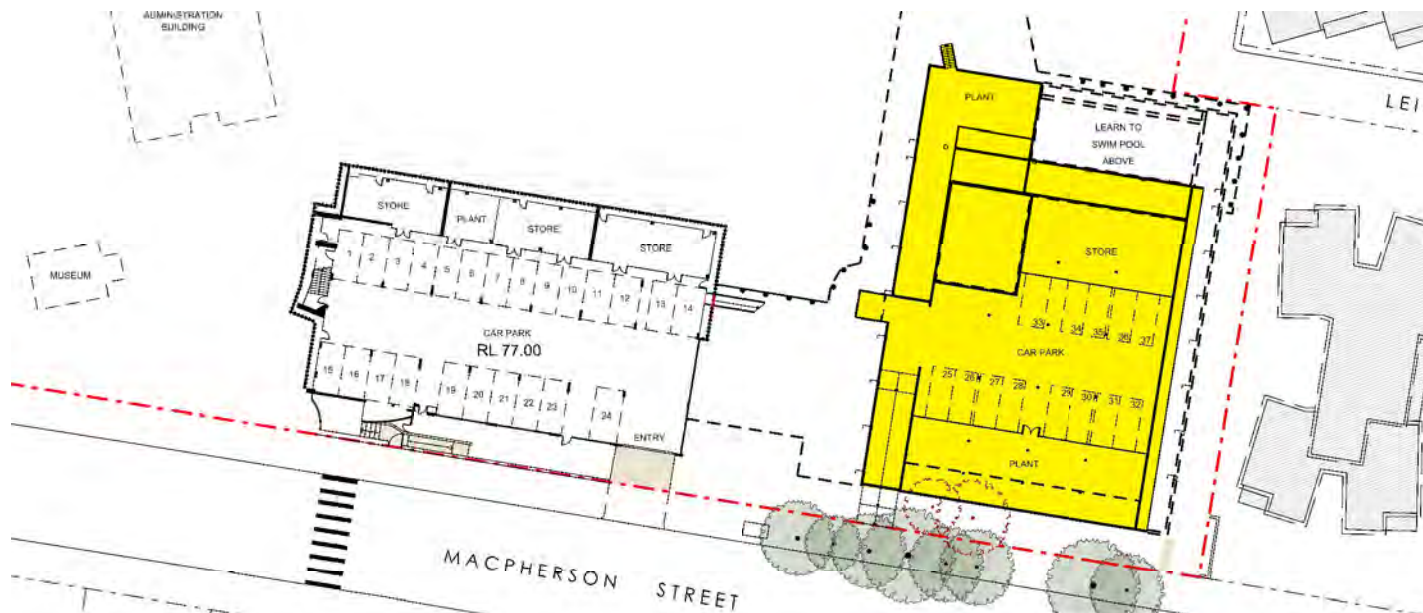
The upper and lower level open space precincts are currently linked, but not obviously. The Research Centre component of the RPAC project will create a key linkage between the two precincts. Major circulation corridors and strategically placed stairs will give a more obvious appreciation and link between the two levels of central open space.



(a) OFF STREET PARKING ADJACENT TO ST JOHN'S HOUSE - LEVEL 6



(b) J BLOCK CAR PARK AND OFF STREET PARKING - LEVEL 4



(c) DJSC CAR PARK AND RPAC BASEMENT PARKING - LEVEL 1

4.13. PARKING

There will be three key parking precincts:

(a) Re-organise 'on grade' parking adjacent to St John's House.

With the proposal to redevelop on the Jane Barker Hall site, a majority of the tarmac space, currently being used for parking, would be reclaimed as landscaped area. Access to the car park will be restricted to a single entry / exit point at the northern end of the Albion Street frontage adjacent to St John's House.

This eliminates the need for 'Gate 2', which can be blocked and discontinued reducing the number of cars crossing the pedestrian path along Ablion Street.

(b) J-Block Car Park

The existing car park to 'J' Block off Albion Street Gate 1 would be maintained with extra car parking being reclaimed by the demolition of existing offices and stores. This would create under cover staff parking for 13 cars, an increase of 6. This area would also become a key delivery area for the Boarding Kitchen, Staff Common Room Kitchen and Materials Handling Area for the new TAS and Visual Arts Precinct.

Gate 1 would also become a key pick up/drop off point for the boarding precinct.

(c) DJSC/RPAC Car Parks

A new car park is proposed in the RPAC Project, which would be accessed off MacPherson Street. The existing DJSC car park will be linked for pedestrians by a disabled access ramp to the RPAC car park lift. Together, these two basements provide car parking for both staff and after hours for visitors utilising facilities in the Perofrming Arts Precinct and Sports Precinct.

Summary

Parking Location	Existing Spaces	Proposed Spaces
Off Street Parking	24	16
J-Block Car Park	7	13
DJSC Car Park	24	24
RPAC Car Park	-	13
TOTAL	55	66

5. KEY ENTRY POINTS

• FORMAL SCHOOL ENTRY

The existing MacPherson Street stairs create a wonderful opportunity for a formal school entry directly to the Administration Building, or "Old Stone House", the first building erected on the school campus in 1856. The current paved areas should be replaced with traditional flower beds and gardens in sympathy with the heritage buildings. An original timber classroom, now the Museum also stands at the edge of the new formal entry garden. Re-organisation of key leadership and downstairs reception room would set the mood for an entry to fully recognize the 157 year tradition of the School.

• PERFORMING ARTS & SPORTS CENTRE ENTRY

Further along Macpherson Street a new 'public entry' point to the School, enabling easy access for visitors, both School population and outsiders to the Aquatic Centre, Sports Centre and Performing Arts Precinct, is proposed. This entry will be the public interface between St Catherine's and the wider community and will complete disabled access throughout the whole School campus via the colonnades and walkways.

• SENIOR STUDENT ENTRY

A new senior student entry is to be established adjacent to St John's House on the Albion Street frontage. This would replace the current entry at Gate 1. The location of the senior student entry northwards on Albion Street will create a far better relationship with the existing bus stop and avoid congestion with more ample length of queuing opportunities. The location of the senior student entry will be a direct link into the major block of classrooms for the senior girls where lockers are located.

• JUNIOR SCHOOL ENTRY

With the re-organisation of administration, the Junior School entry point would be reinforced off Leichhardt Street. Any entry to the heritage building fronting Leichhardt Street would be restricted so that there is a single point of control. This entry point would also reinforce effectively a pedestrian path from Leichhardt Street to Albion Street, which gives easy access for parents collecting both senior and junior school students.

A second level of minor entry points could be defined as follows:

(1) DJSC Car park Entry - existing access off MacPherson Street is maintained

(2) RPAC Car park Entry - a new access point off MacPherson Street is proposed

(3) Service Entry

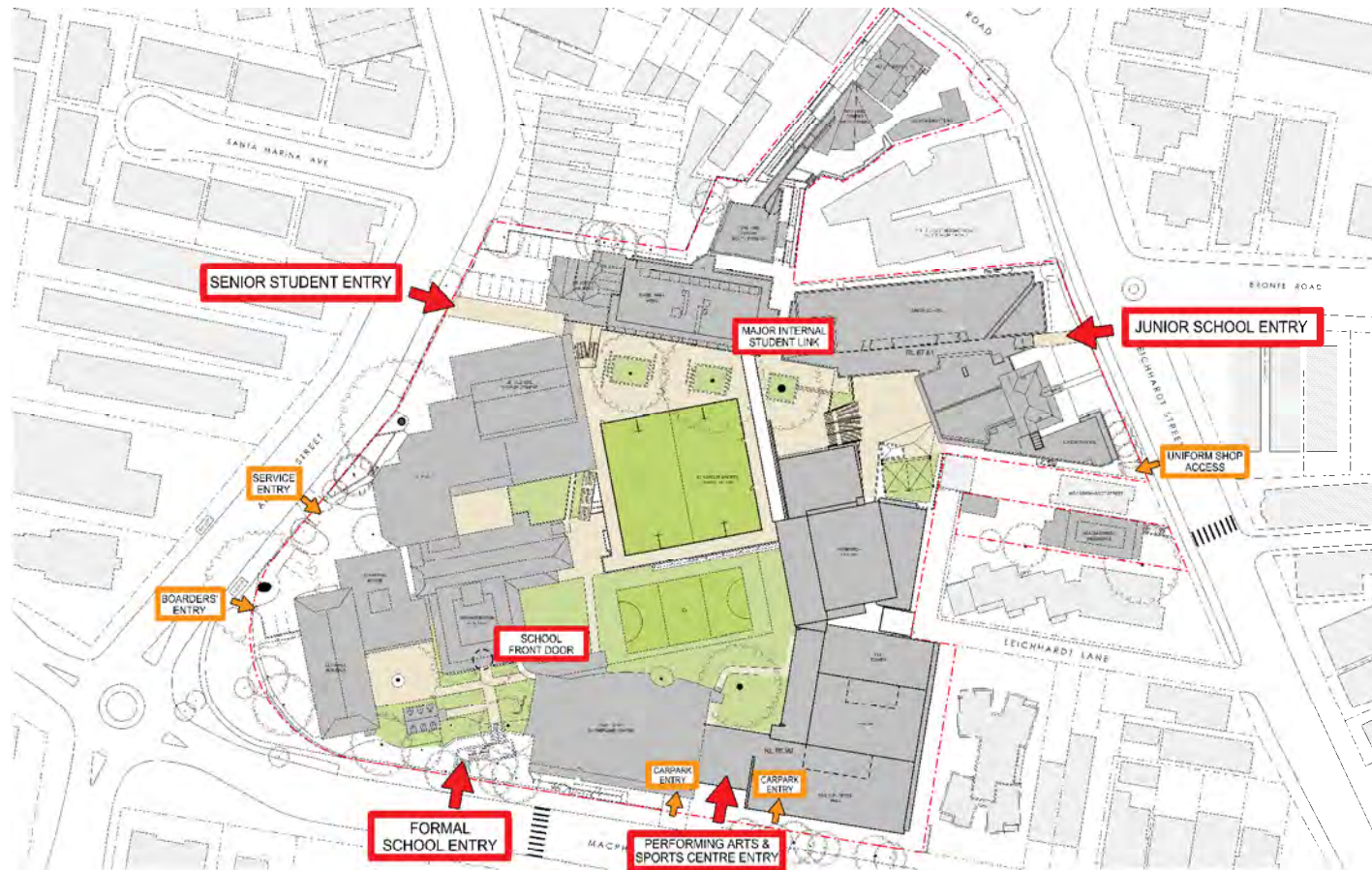
The existing Gate 1 off Albion Street, can be down graded to a service entry providing access to parking under J-Block and delivery of materials/supplies to the school, specifically TAS/Visual Arts, new boarder's dining room kitchen and print room.

(4) Boarders' Entry

Access for weekend drop off and pick up for boarders is available through Gate 1, service entry. A pedestrian gate to Albion Street would also offer the boarders access to the shops at times permitted.

(5) Uniform Shop Access

Unused space in the lower ground floor of the Junior School building immediately off Leichhardt Street could be made available for the uniform shop. The uniform shop is inconveniently located in the centre of the campus at present. Easy access off Leichhardt Street, both for deliveries and parent usage, would be an excellent use of what is currently unusable space due to its dislocation from the Junior School.



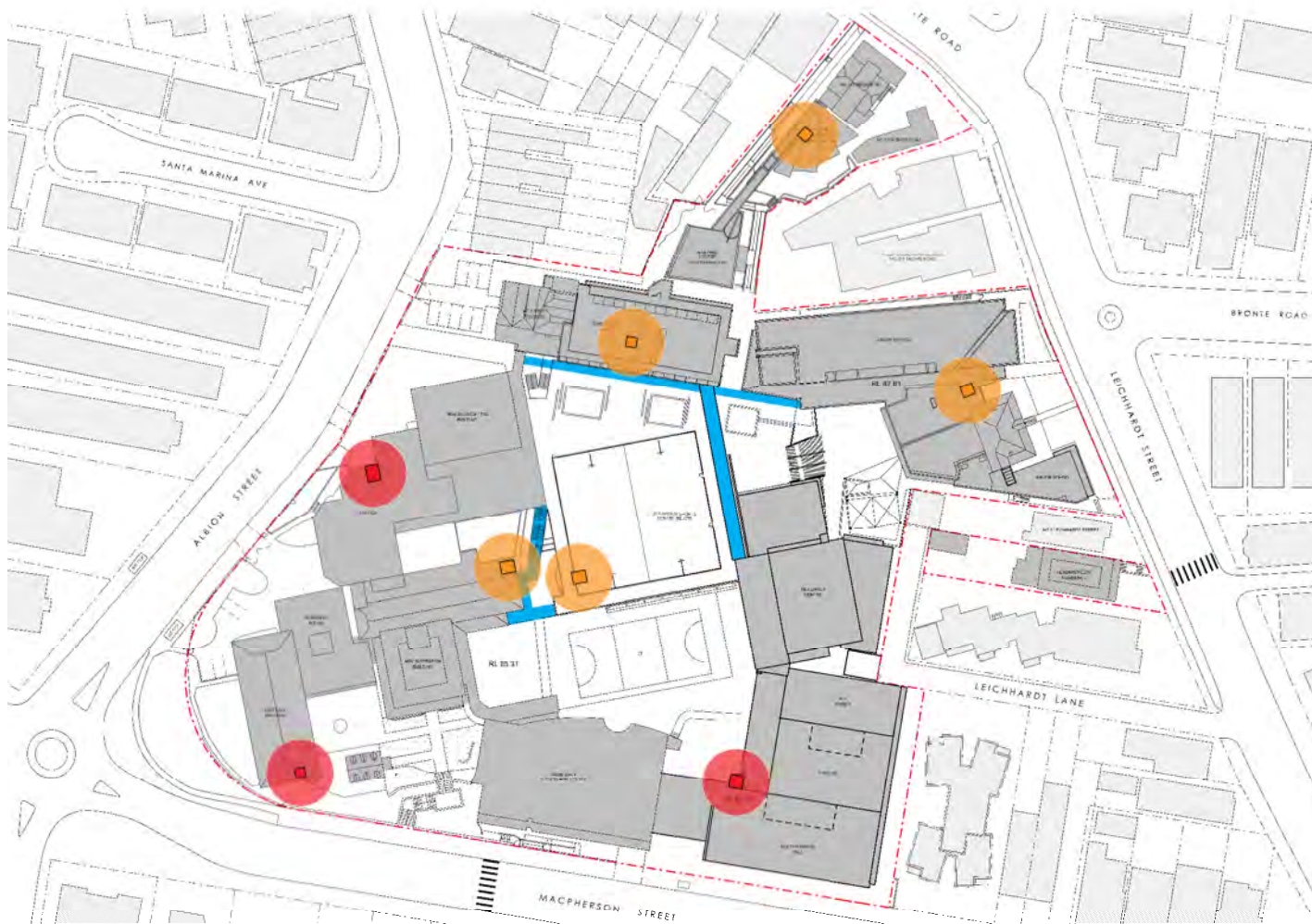
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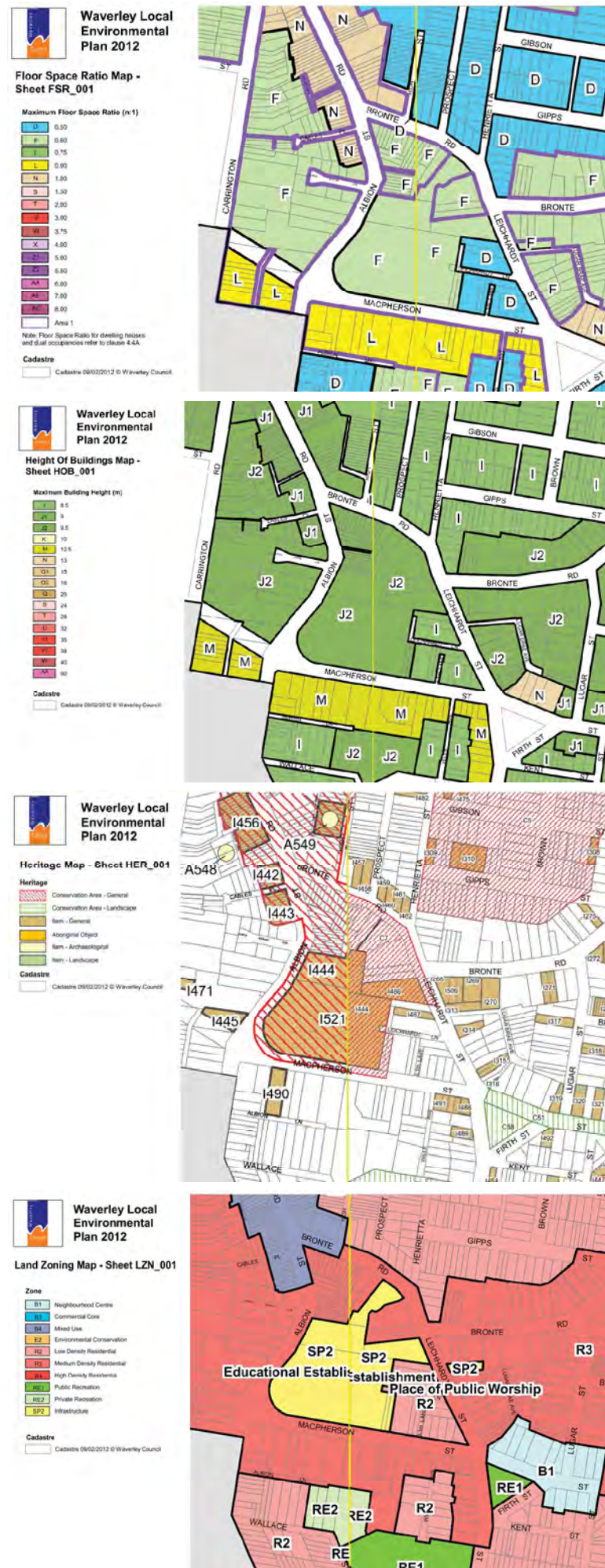
With the implementation of the Master Plan and the RPAC project, full disabled access can be achieved throughout the School. The two 'new build' opportunities, the RPAC and the new building on the Jane Barker Hall site with the inclusion of lifts, colonnade and walkways, will create disabled links through the eight levels of the campus.

A covered walkway from the proposed Research Centre and a covered walkway in front of St John's House and Isabel Hall Wing would then achieve full wet weather access throughout the School.

An elevated covered walkway over the stairs between the Jo Karaolis Sports' Centre and 'J' Block would create a more direct all weather coverage between the upper and lower open space precinct.

A separate dedicated lift to the Boarding House would need to be included in any 'stand alone' boarding precinct to satisfy disabled access and the DDA Act.





7. WAVERLEY LOCAL ENVIRONMENTAL PLAN 2012

The Waverley Local Environmental Plan 2012 has now been gazetted. St Catherine's School is zoned as 'SP2 Educational Establishment', with surrounding properties zoned as 'R3 Medium Density Residential' and the properties to the immediate east to the School on the corner of MacPherson and Leichhardt Streets as 'R2 Low Density Residential'.

The relevant planning policies embodied in the WLEP 2012 are:

- 1) Floor space ratio controls - 0.6 to 1
- 2) Height of buildings control - 9.5 metres
- 3) Heritage controls - Whole site is Conservation Area - General
- 4) Land Zoning controls - SP 2

Generally controls also exist for minimum lot size and acid sulphate soils classification, active street frontage, terrestrial biodiversity locations, flood-prone land; none of which are relevant to St Catherine's.

DRAWINGS ATTACHED:

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