

OVERVIEW | 1. EXECUTIVE SUMMARY

In March 2021, Baldasso Cortese was commissioned to undertake a masterplan for Emmanuel College in Warrnambool. This report captures the investigations, discussions and design outcomes of the masterplan process over 2021.

This work was undertaken at the college and online between representatives of the school and Baldasso Cortese. Site investigations were carried out via the provision of site and building plans, photographs, property report investigations, conversations with the school, and site visits to inspect the existing conditions.

Three workshops with the school were conducted by Baldasso Cortese:

- Briefing Workshop – to understand the education brief, issues, and future aspirations.
- Options Review Workshop – to review potential masterplan design responses, including landscape input
- Confirmation, Staging & Decanting, Risk Analysis Workshop – to confirm the preferred masterplan layout, proposed staging, how decanting will occur, and potential risks and issues that future projects will need to address.

(The minutes for these workshops can be found in the Appendices of this report.)

Emmanuel College was established in 1991 with the joining of St Anne's and CBC schools. The historic convent building constructed in the 1870's still stands at the front of the campus, facing onto Botanic Road.

Until the construction of the new Year 7/8's building on the Goold Campus in 2011, campus growth overtime and the construction of new facilities had concentrated to the north of the original convent building. This was followed by the Emmanuel Centre in 2016, the Performing Arts Centre in 2018 and the library refurbishment in 2020. The existing science building is currently undergoing a major refurbishment and extension due for completion later this year.

Many of the earlier facilities, located around the existing convent, are limited by their current location, connectivity and layouts. A number of the facilities no longer support the directions that the college wishes to take concerning learning and teaching and offer limited refurbishment opportunities due to age and condition.

Feasibility studies have identified the location of the future Year 9 building to be on the McAuley Campus. This study has instigated the need to undertake a new master plan and explore the impact of bringing the Year 9s and Year 11/12s onto an integrated 7-12 campus.

The college aspires to the following:

- Living the six Mercy Values of Courage, Hospitality, Justice, Respect, Service and compassion
- Provide a master plan that reflects a college that provides Identity, Ownership and Safety.
- Additional general learning areas to cater for growing numbers and to build capacity for a 1350 student enrolment.
- To build upon the heritage of the school.
- Contemporary dynamic learning environments that are adaptable and support a variety of learning modes.
- Integration of well-being into all new facilities and landscape spaces.
- The rationalisation of floor levels within the buildings to enable DDA compliance throughout.
- Provide an integrated landscape master plan and explore both social and play space and wetlands along the Botanic Road frontage.
- Better connectivity and 'flow' across the campus.
- Provide group learning facilities
- Provide additional parking for 'returning' Senior Students.

Priority projects include the following:

- Stage 1 - Completing the proposed Year 9 Centre would add approximately 2,200sqm of enclosed floor area to the overall campus. There would be the addition of up to 10 classrooms with associated shared/ breakout space, adaptable specialist spaces and a gathering space for up to 250 students.
- Stage 2 - Construct a new teaching wing, food tech spaces and shared collaboration space on the Goold Campus for the year 7/8s.
- Stage 3 - Construct new 2-storey senior learning and arts centre to the area northwest of the existing science block.

In 2023, Emmanuel College acquired the property at number 15 Crawley St, and is incorporated into version 06, of the masterplan.



OVERVIEW | 2. SCHOOL & PROJECT TEAM

School

Peter Morgan	Principal
Stephen Kerr	Business Manager
Michael Wrigley	Deputy Principal
Claire Wrigley	Assistant Principal - Students
Justin Houlihan	Assistant Principal – Learning and Teaching
Shane Smith	Director Senior School
Josie Munro	Director of Year 9
Jaqui Floyd	Environment and Sustainability Coordinator

Mercy Education

Joe Konynenburg	Manager Strategy & Innovation
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Baldasso Cortese

Peter Brown	Associate Director
Tim Pyke	Associate

Consultants

Lindsay Fraser	Landscape Architect	Land Design Partnership
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Approved Development Plan
DP2022-0003.01
140-150 Botanic Rd
Date: 12/03/2024
Delegate: R. Wandell

OVERVIEW | 3. ENROLMENT DEMAND & LOCATION

Emmanuel College is located in Warrnambool, approximately 1km north of the town centre. The college is a dynamic Catholic Learning Community and continues to develop its students academically, physically, socially and spiritually. Whilst there is considerable pressure on rural schools, Emmanuel College is continuing to grow its number of enrolments.

The enrolments for Emmanuel College are predicted to continue to grow, with a maximum number of students set by the school at 1,350. The current enrolment figure for 2021 is 1,200 students. Once the Senior school moves back onto the McAuley Campus in 2022, followed by the Year 9s in 2025, the existing facilities will need to be expanded to cope with the growing student cohort. Particularly with the shortfall of General-Purpose Learning Areas (GPLA), specialist spaces, art, food tech and gathering spaces for multiple classes.

While the forecast enrolments are predicted to continue to grow over the next five to ten years, the shortfall of facilities will only continue. Reconfiguration and addition to the existing facilities is required to accommodate the 10-stream enrolment, enable enhanced and collaborative teaching and learning, and meet the expectations of the wider school community.

The master plan framework will enable the increase in required numbers of the teaching facilities, adding considerably to the overall floor area of the school and is a great opportunity to provide an enhanced learning environment that supports the dynamic learning objectives of the college.

The opportunity also exists to create new general learning spaces that can then be used, in the short term, as decanting space whilst other parts of the school are redeveloped.

Stage 1 - the construction of the proposed Year 9 Centre would add approximately 2,200sqm of enclosed floor area to the overall campus. There would be the addition of up to 10 classrooms with associates shared/ breakout space, adaptable specialist spaces and a gathering space for up to 250 students.

Stage 2 - Construct new teaching wing, food tech spaces and shared collaboration space on the Goold Campus for the year 7/8s.

Stage 3 - Construct new 2-storey senior learning and arts centre to the area northwest of the existing science block.



EXISTING CONDITIONS | 4. EXISTING BUILDING & SITE ASSESSMENT

Emmanuel College is located at 140 Botanic Road, Warrnambool, and occupies a campus area of around 11.1ha. The college has grown over time with the addition of the Gould Campus and the current integration of the parcel of land at 13 Crawley Street, and number 15 Crawley Street in 2023

The site has a considerable fall from north to south, impacts floor levels and access, but also overland water flow. There is little original vegetation across the site.

The campus is bound by Botanic Road to the south, Ardlie Street to the east and Hopetoun Road to the west. The adjacent neighbours are mostly 1& 2 storey residential homes, including the Mercy Place nursing home to the northwest of the campus and St John of God Hospital to the southeast.

The historic buildings, including the original convent, are located in the southeast corner of the campus facing Botanic Road. The administration and library building steps back toward the central oval. A small car park sits to the west of the heritage building.

Further to the west is the Emmanuel Centre, a large gymnasium and materials technology facility, constructed over two levels, taking advantage of the slope towards Botanic Road. To the west of the main aggregation of buildings is sizeable unutilised paddock that slopes heavily to the south. The grassed frontage to the school forms part of a flood mitigation system required by the local authority.


A large sport's oval sits at the centre of the campus with the Year 7+8s building located to the west, maintenance sheds and hard courts to the north and a series of buildings to the east that enclose the oval. Unfortunately, none of the buildings surrounding the oval can open up and engage with the outdoor spaces.

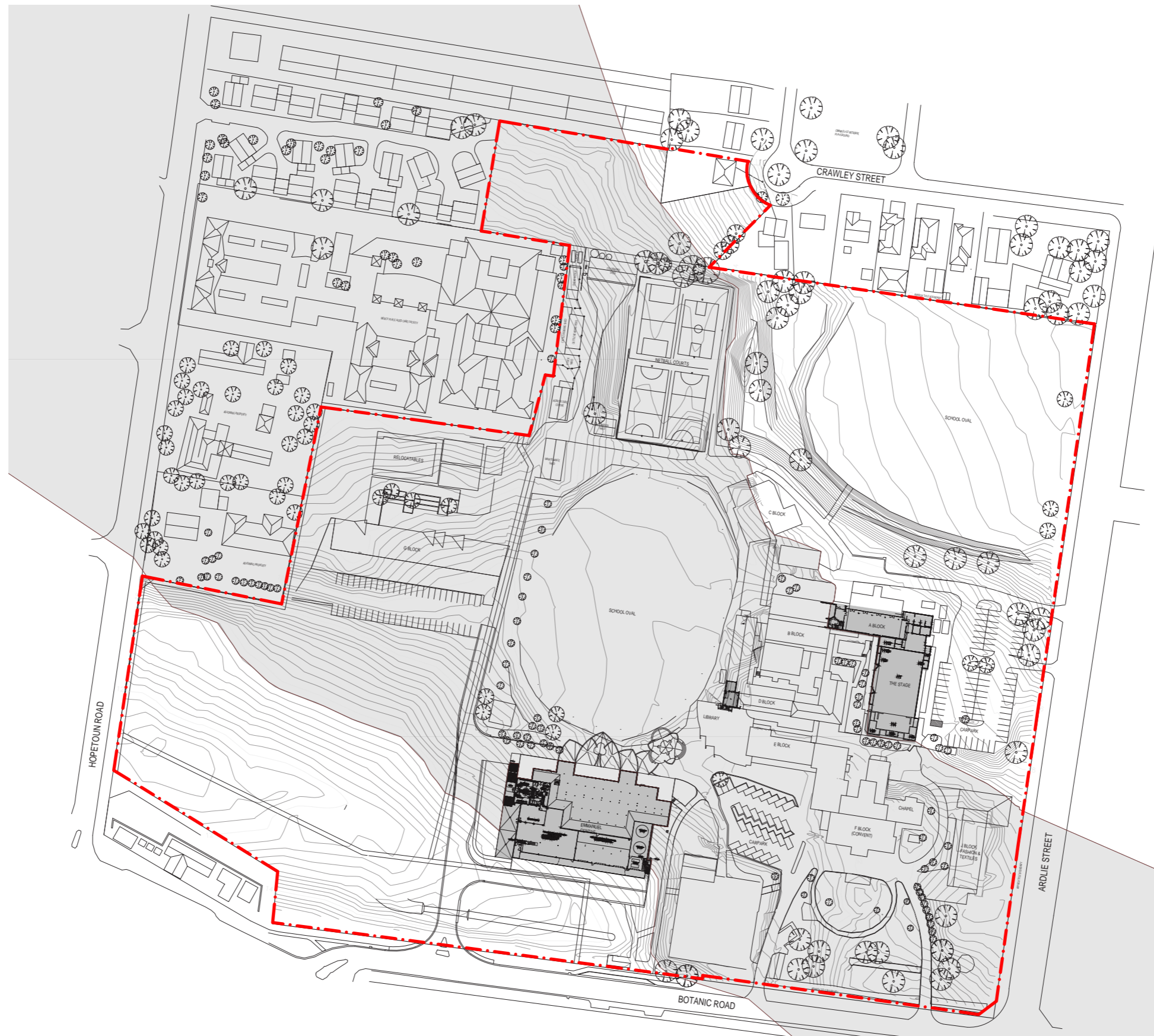
A secondary(lower) playing field sits at the northeast corner of the campus, surrounded by a steep embankment.

There is a main staff carpark to the eastern side of the site off Ardlie Street that patrons of the performing arts venue also use. Drop-off and pick-up occur mainly along Botanic Road and includes both local and school buses.



EXISTING CONDITIONS | 5. EXISTING CONDITIONS PLAN



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Approved Development Plan
DP2022-0003.01
140-150 Botanic Rd
Date: 12/03/2024
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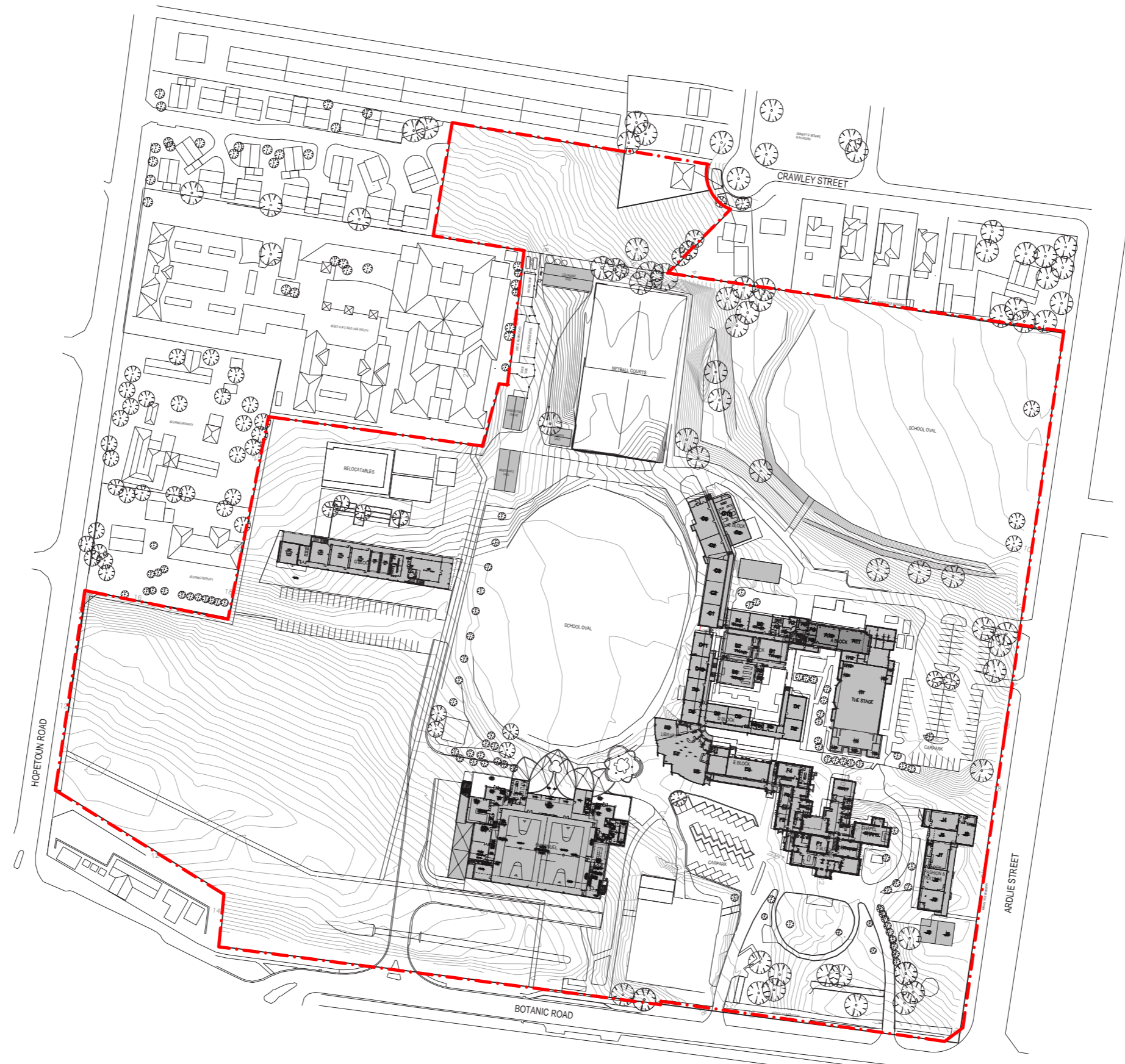


LOWER LEVEL

Scale 1 : 2000

EXISTING CONDITIONS | 5. EXISTING CONDITIONS PLAN



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Approved Development Plan
DP2022-0003.01
140-150 Botanic Rd
Date: 12/03/2024
Delegate: R. Wandell

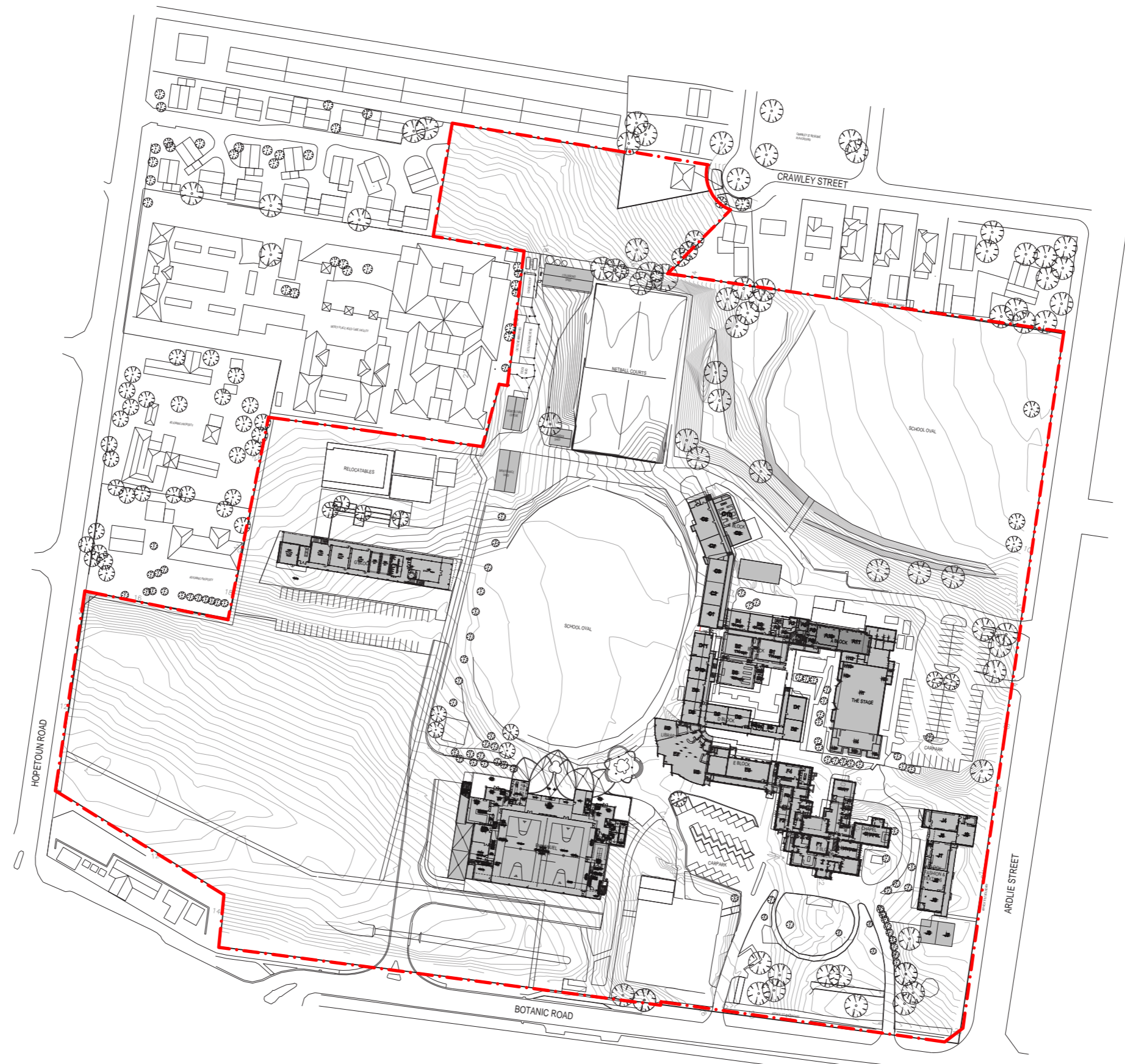


GROUND LEVEL

Scale 1 : 2000 

EXISTING CONDITIONS | 5. EXISTING CONDITIONS PLAN



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WARRNAMBOOL PLANNING SCHEME
Approved Development Plan
DP2022-0003.01
140-150 Botanic Rd
Date: 12/03/2024
Delegate: R. Wandell



UPPER LEVEL

Scale 1 : 2000

MASTERPLAN | 6. SITE CONTEXT



WARRNAMBOOL PLANNING SCHEME
 Approved Development Plan
 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
 Delegate: R. Wandell



MASTERPLAN | 7. SITE ANALYSIS AND OPPORTUNITIES

Site Utilisation

The existing College buildings are located mainly on the southwestern portion of the site. They have grown north from the convent building, creating a dense coverage of facilities over a small area of the campus. It is not until the more recent developments were built that land to the south and west has been utilised. Despite the feeling of over crowding and ad-hoc growth, this older area of the campus has a fine grain and character that is rich and active. Small courtyard spaces provide social space and pathways to the various buildings.

There are multiple floor levels across this part of the campus as the various buildings rise toward the heritage convent at the top of the hill. The resultant stairs and ramps make access difficult and are not compliant with the current requirements for disabled access

Opportunity exists to create additional facilities in several locations:

- The open land to the west
- Location of the current Year 8 relocatables
- Play courts and maintenance areas to the north
- Unused play courts to the front of the school

Site Access, Drop offs and Pick ups

Emmanuel College has street frontage along both Botanic Road and Ardlie Street. The majority of students enter the school through multiple entry points along both of these roads. Many students arrive at the college via local and school buses with the bus drop-off point on Botanic Road in front of the Emmanuel Centre. Cars also pull into the western entry alongside the Emmanuel Centre to drop-off/pick-up students, but this creates the possibility of conflict with pedestrians and other school users.

There is also rear pedestrian access from Ardlie Street, where there is a road crossing. Additional drop-off occurs further along both Botanic Road and Ardlie Street, with students walking a short distance to the school. Visitors and some staff can enter the school via Botanic Road directly to the front of the convent and park.



Topography

The campus is oriented along a ridgeline that runs from the north west to south east, The St Annes Convent was founded on this ridgeline, along with the school oval. The site falls away from this ridgeline, becoming more pronounced towards the oval at the north east corner of the site, whilst the southwestern corner of the site, is a significant depression that is incorporated into a local council overland flow mitigation scheme.

Compliance with access requirements across the site will be an essential feature of future work, including access to the proposed Year 9 centre, from the main entries to the campus. The large site and hillside setting has created multiple floor levels throughout the existing buildings and ways of enabling equality of access will need to be explored.

Climatic Conditions

The College campus, situated on a large open south-facing hillside, is exposed to the local weather conditions. Warrnambool has approximately 100 days of rain per year, low winter temperatures and is buffeted by s for many days of the year. The main wind directions are southeasterly over the summer months and south /southwesterly during the winter. It will be important to create sheltered outdoor areas and protected landscapes to enable outdoor learning and comfortable social spaces across he campus.

Planning Overlays

The campus sits within a Planning Scheme classification of General Residential with a Development Plan Overlay. The permit process for any future building works will require the preparation of a development plan (DP), followed by a permit that aligns with the DP. A DP is a higher order outline of land use and development areas, which also comes with no formal planning notice to neighbours and reduces third party rights. Councillor approval would be sought by Council. There is currently in place a process managed by the Department of Environment, Land, Water and Planning (DELWP) where the Planning Minister becomes the responsible authority for planning approval for Victorian school projects over \$3M and may be an alternative route to be considered.

Influence on the Masterplan

IDENTITY OWNERSHIP SAFETY

The reworking of the master plan has provided the opportunity to reduce the historical concentration of the built form of the campus onto the eastern side of the site and create a greater distribution of facilities across the campus.

This will enable the central oval to become a become contained and protected by surrounding buildings and a more important landscape within the campus.

The current lack of movement from east to west across the campus is also an issue that we can help repair by generating clear and efficient movement patterns across the school, both internally and externally.

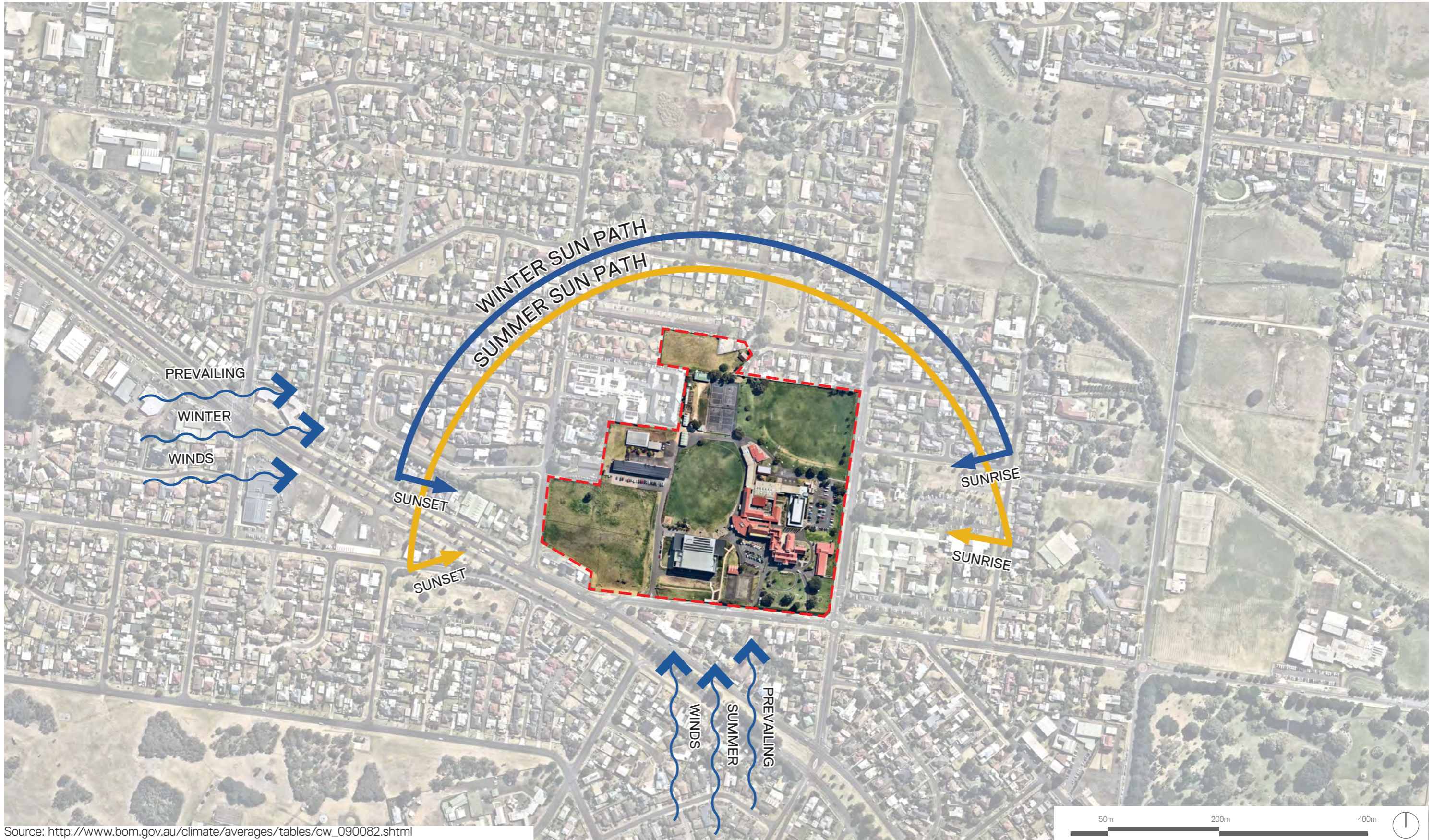
The site topography and climate will also play a role in determining the purpose and location of future buildings and social spaces. As the college grows we wish to ensure that the historic convent building retains it's important role of being the main outward presentation of the college but creating new facilities that present a contemporary and dynamic educational picture for the future.



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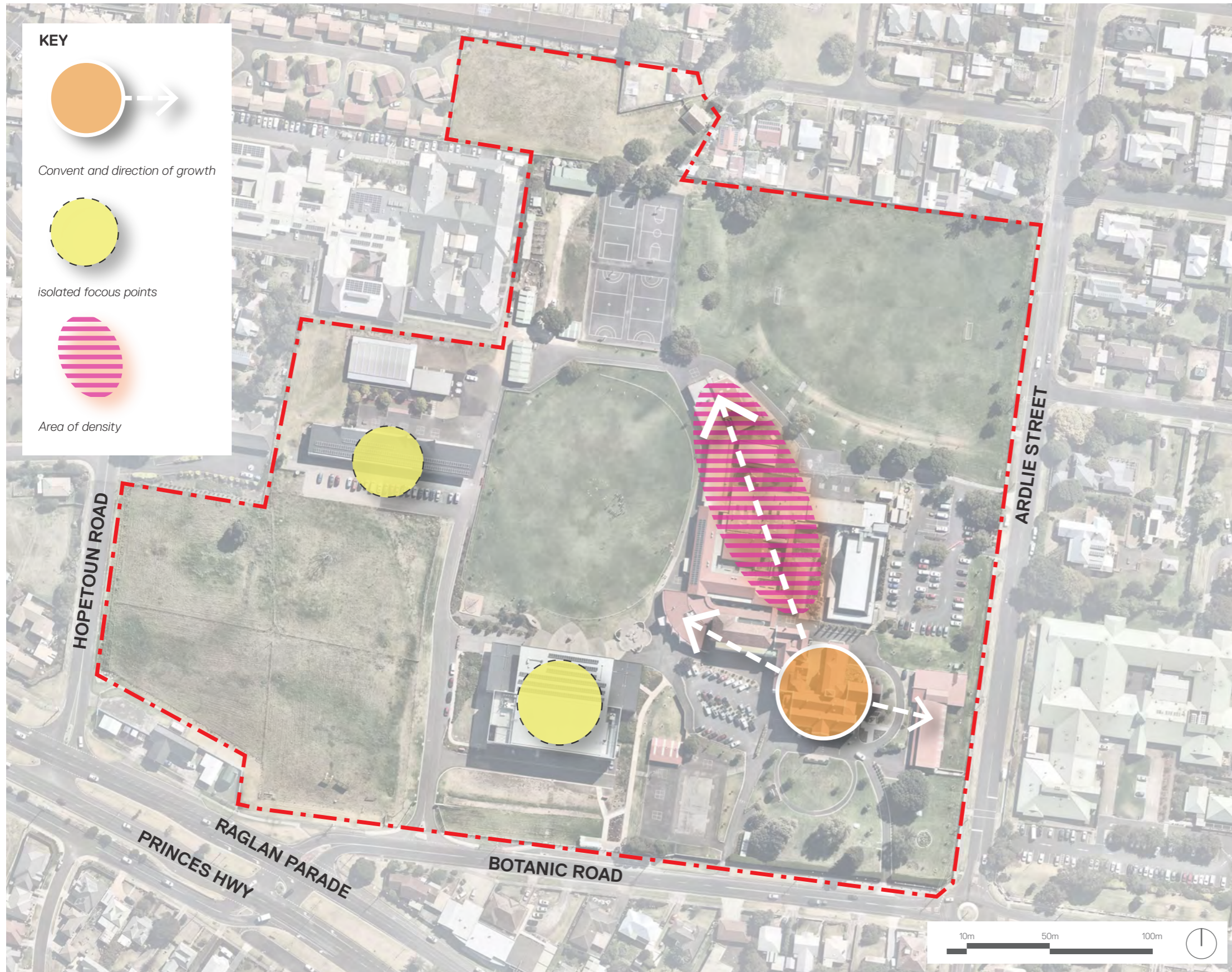
WARRNAMBOOL PLANNING SCHEME
Approved Development Plan
DP2022-0003.01
140-150 Botanic Rd
Date: 12/03/2024
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MASTERPLAN | 7. SITE ANALYSIS AND OPPORTUNITIES



Source: http://www.bom.gov.au/climate/averages/tables/cw_090082.shtml

MASTERPLAN I 7. SITE ANALYSIS AND OPPORTUNITIES




01 - GROWTH

The original focus of campus development was the location of the convent at the top of the hill and lands around it. The focus in the future will shift to the connection that links up buildings and spaces in-between.

The growth of the College around the convent creates densification of all activities on one part of the site.

The nature of the site has broken up and separated without a sense of equality by the past planning. Therefore, there is a need for a more integrated community.



WARRNAMBOOL PLANNING SCHEME
 Approved Development Plan
 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
 Delegate: R. Wandell

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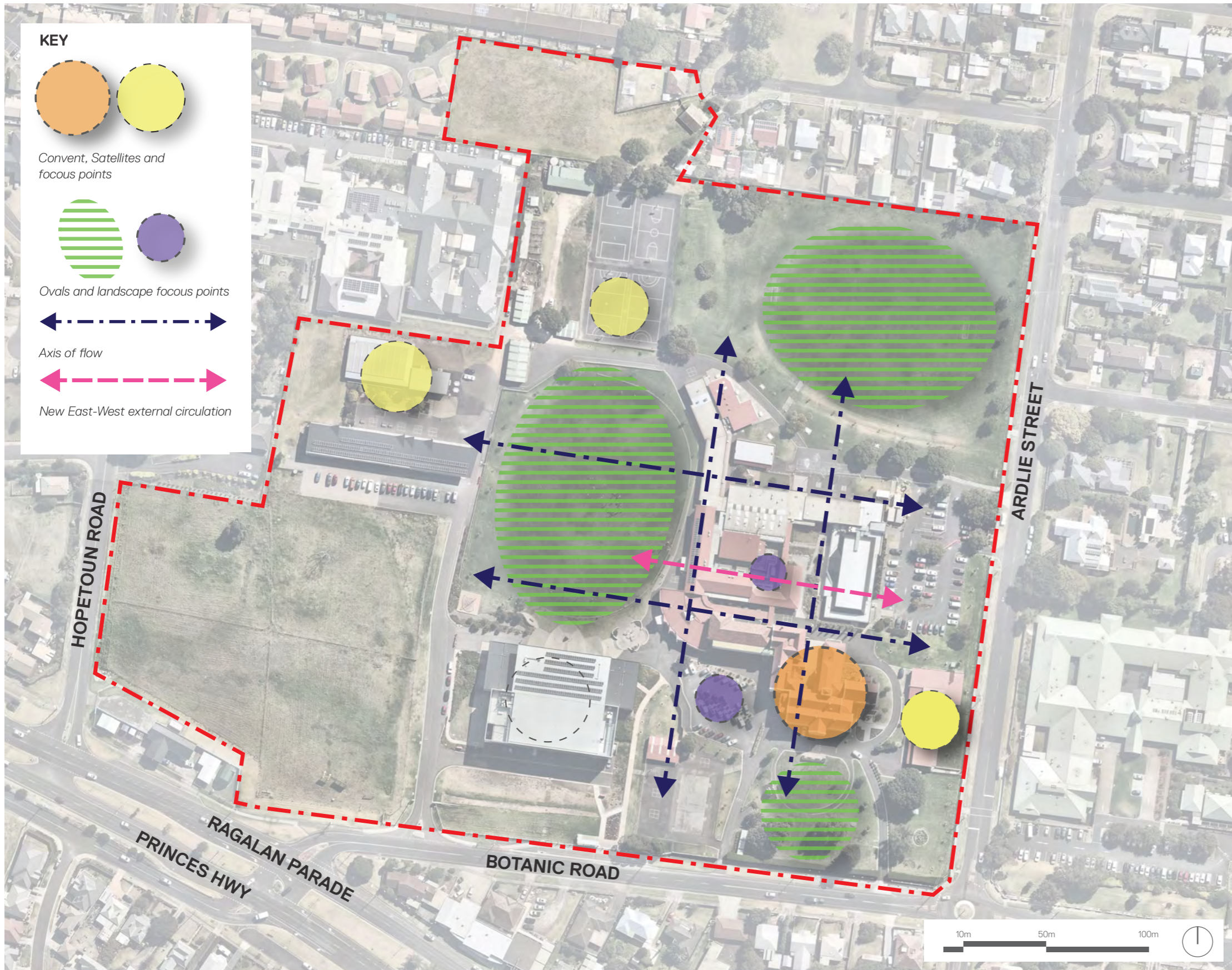


02 - SATELLITE

The devolution of the centre towards a 'satellite' model that disseminates uses more broadly around the campus has created the McAuley Campus as a single campus with parts of individual identity.


WARRNAMBOOL
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 Approved Development Plan
 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
 Delegate: R. Wandell

MASTERPLAN | 7. SITE ANALYSIS AND OPPORTUNITIES



03 - FLOW

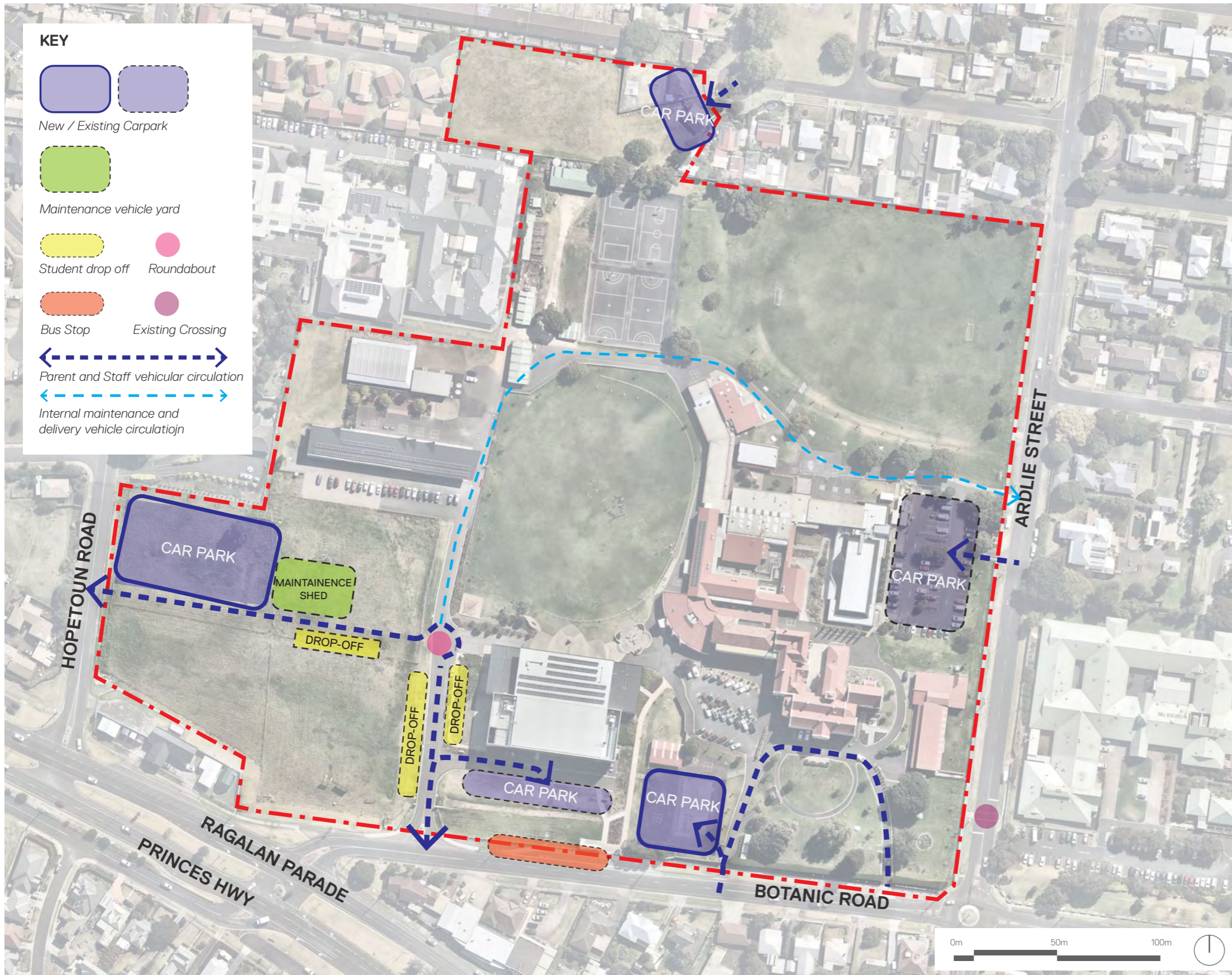
A greater and clearer movement for connection across the campus, both north – south and east – west will be developed. The campus has to enable a 'Flow' to manage the movement of different users through the college in a clear, intuitive, and safe way.



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 Approved Development Plan
 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
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MASTERPLAN | 7. SITE ANALYSIS AND OPPORTUNITIES

04 - CAR PARKING & DROP-OFF POINTS

Better connectivity and 'flow' for students, staffs and visitors with multiple pick-up and drop-off points, and additional parking for 'returning' senior students ensure people can get priority over vehicles.




WARRNAMBOOL
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WARRNAMBOOL PLANNING SCHEME
 Approved Development Plan
 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
 Delegate: R. Wandell

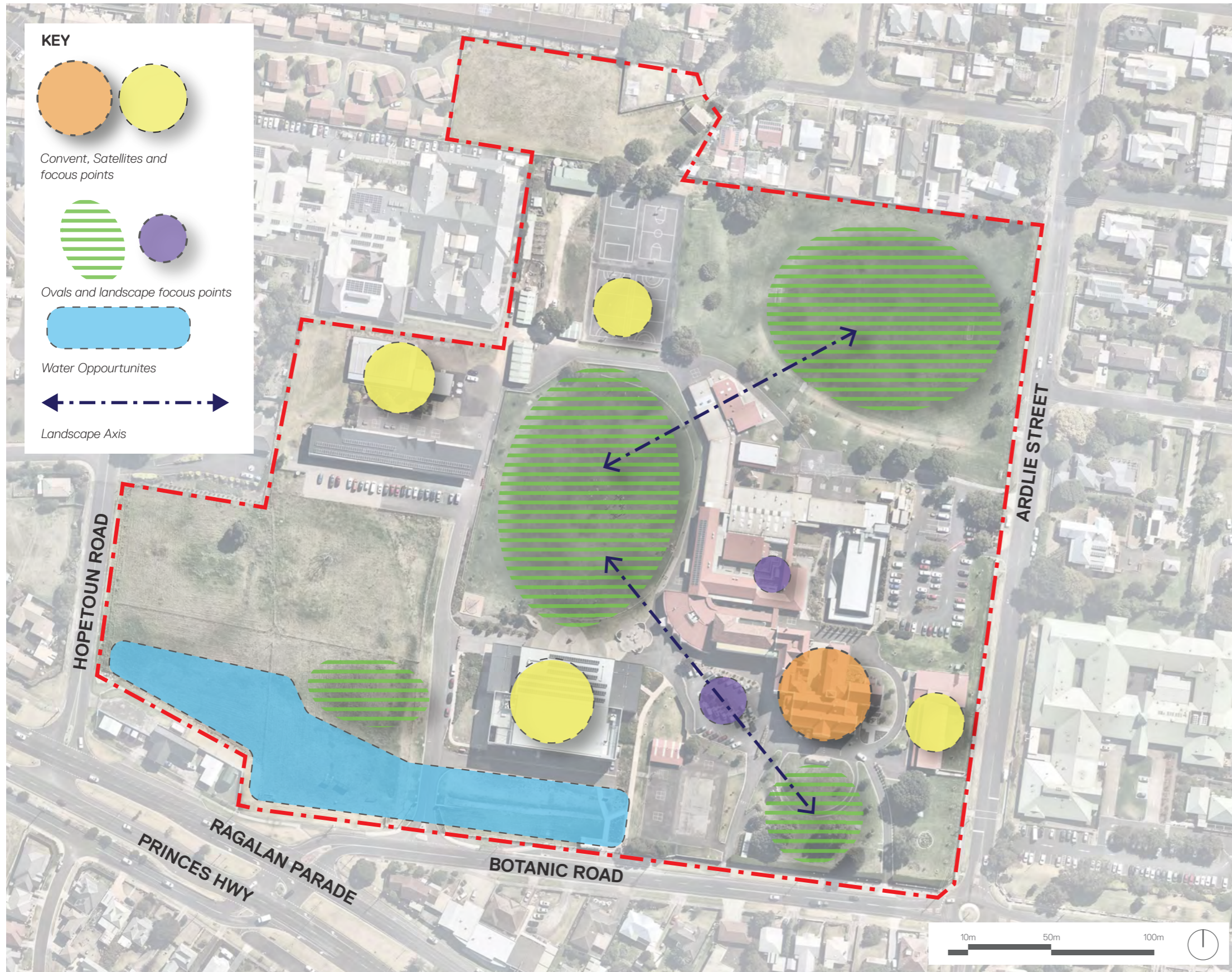
MASTERPLAN | 7. SITE ANALYSIS AND OPPORTUNITIES

05 - OPPORTUNITIES

The existing College buildings are located mainly on the south eastern portion of the site that creates a dense coverage of facilities over a small area of the campus.

To break open the current model and reduce reliance on the tight, cramped buildings, corridors, and outdoor spaces surrounding the convent, will create a more open, de-centralised campus that will provide greater student connectivity and engagement opportunities.

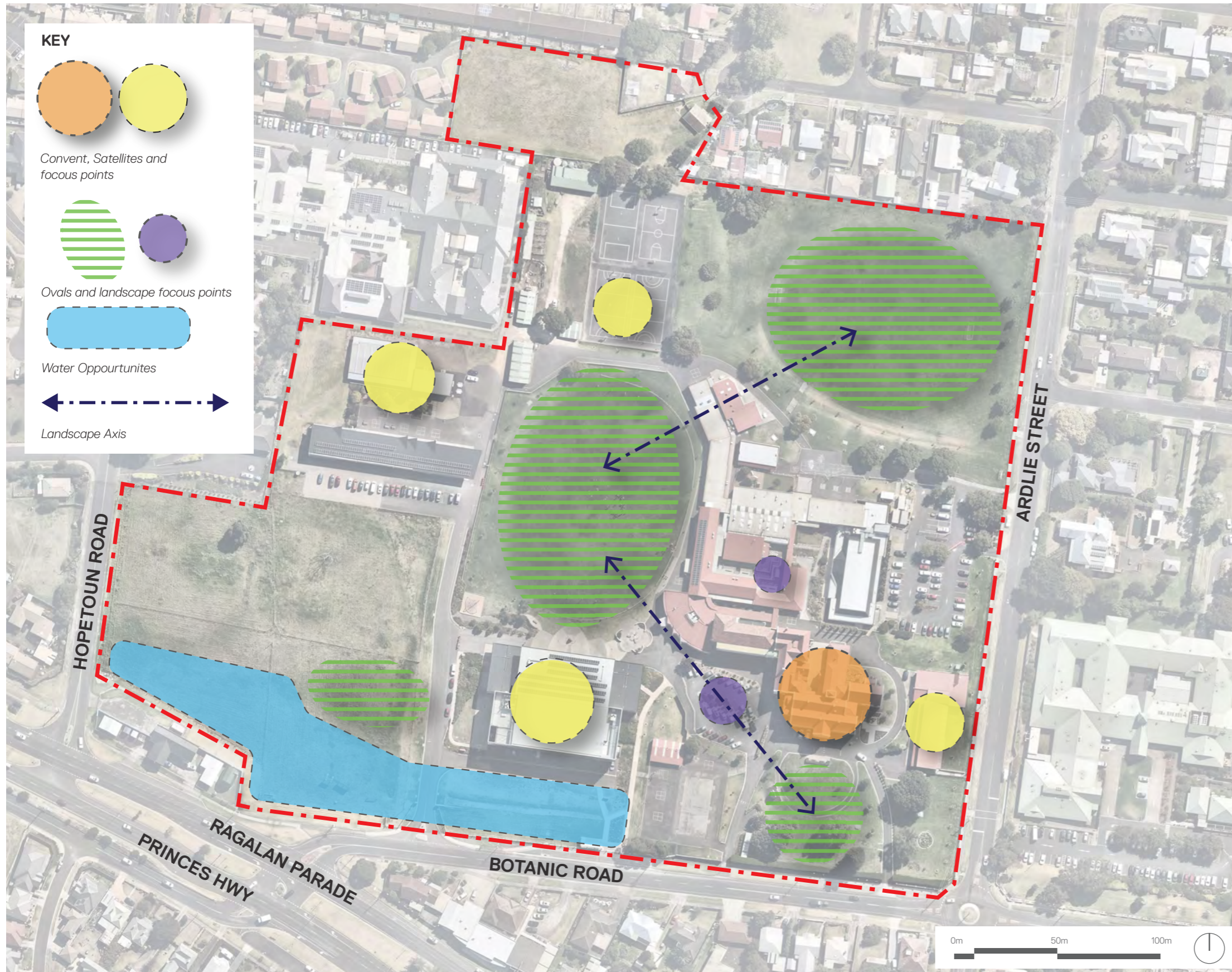
The idea of 'Slow Campus' provides places to stop, look around, and engage with buildings and landscapes differently. It creates spaces to enjoy and recognise different parts of the campus, e.g. from the arrival or convent to the canteen, and from the library to the Year 9 centre.




MASTERPLAN | 7. SITE ANALYSIS AND OPPORTUNITIES

06 - CONNECTIVITY

The wider distribution and connectivity of landscape provide sports, play, social and outdoor learning space, from the arrival to the oval and from the courts to courtyards.




WARRNAMBOOL PLANNING SCHEME
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 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
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MASTERPLAN | 8. TOWN PLANNING REVIEW

The Emmanuel College campus is located in General Residential Zone - Schedule 1 (GRZ1).

It is bounded by residential areas on the NW and SE, the Mercy Place nursing home on the NW, the St John of God Hospital across Ardlie Street, and more residences to the south of Botanic Road.

Overlays

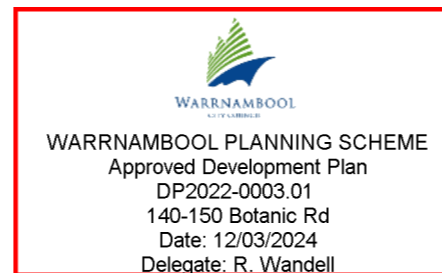
There are development plan, heritage and aboriginal cultural heritage overlays on the school campus property, and the land of surroundings.

Town Planning Applications and Timeline


Baldasso Cortese contact the Planning Department at the Warrnambool City Council.

Planning applications might typically take up to 3 months for planning approvals.

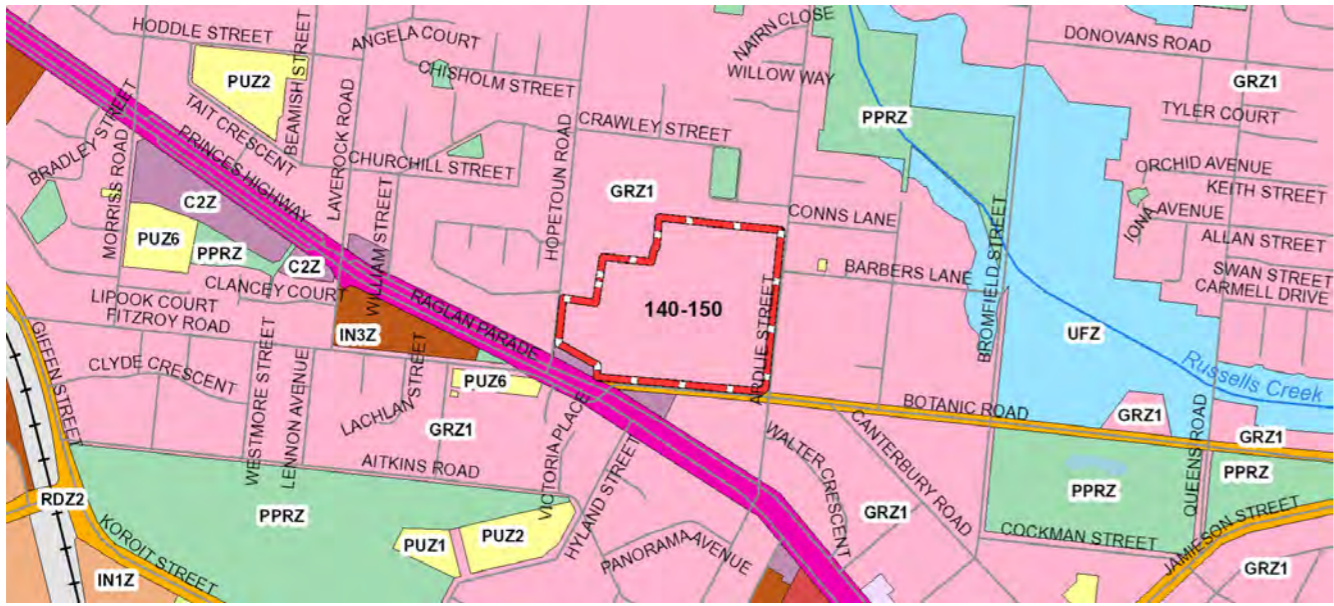
Depending on the value of the Stage 1 project, i.e. if over \$3M, will go for Victorian State Planning approvals rather than the local government planning approvals.



MASTERPLAN | 8. PLANNING REVIEW


WARRNAMBOOL PLANNING SCHEME
 Approved Development Plan
 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
 Delegate: R. Wandell

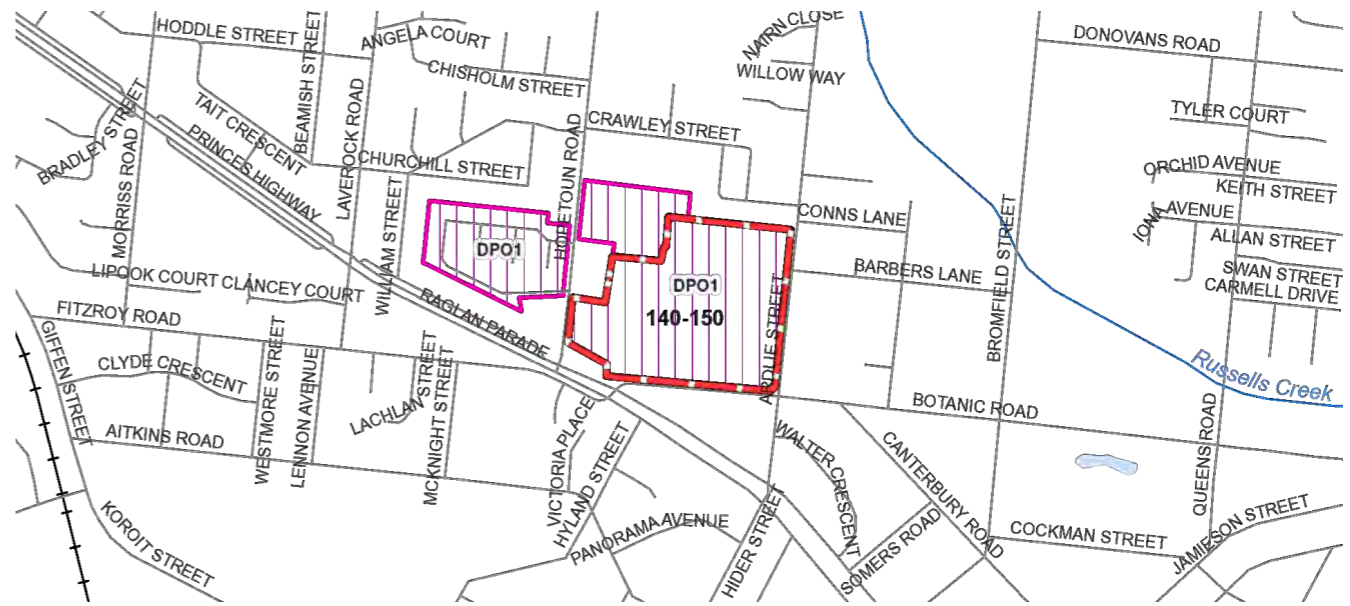
MCAULEY/Goold - Planning Zones



- | | | |
|-----------------------------------|---------------------------------------|-----------------------------|
| C1Z - Commercial 1 | C2Z - Commercial 2 | GRZ - General Residential |
| IN1Z - Industrial 1 | IN3Z - Industrial 3 | MUZ - Mixed Use |
| PPRZ - Public Park and Recreation | PUZ1 - Public Use-Service and Utility | PUZ2 - Public Use-Education |
| PUZ4 - Public Use-Transport | PUZ6 - Public Use-Local Government | RDZ1 - Road-Category 1 |
| RDZ2 - Road-Category 2 | SUZ - Special Use | UFZ - Urban Floodway |
| Railway line | Water area | Water course |

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

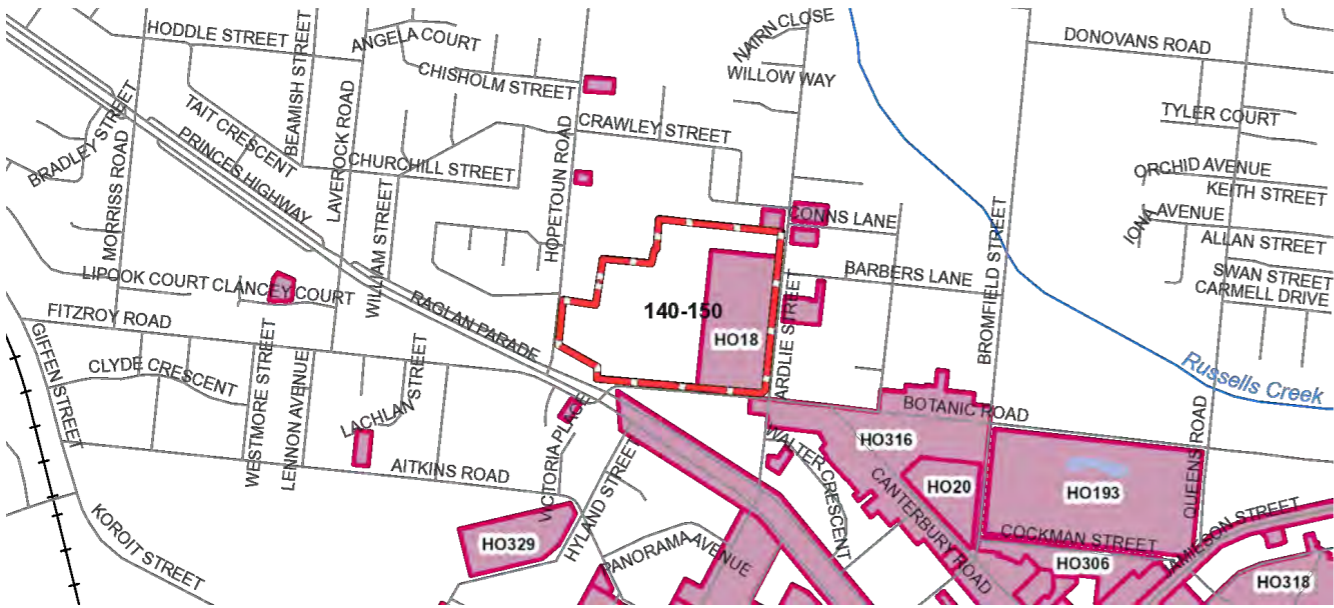
MCAULEY/Goold - Development Plan Overlays



- | | | |
|------------------------|--------------|------------|
| DPO - Development Plan | Railway line | Water area |
| Water course | | |

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

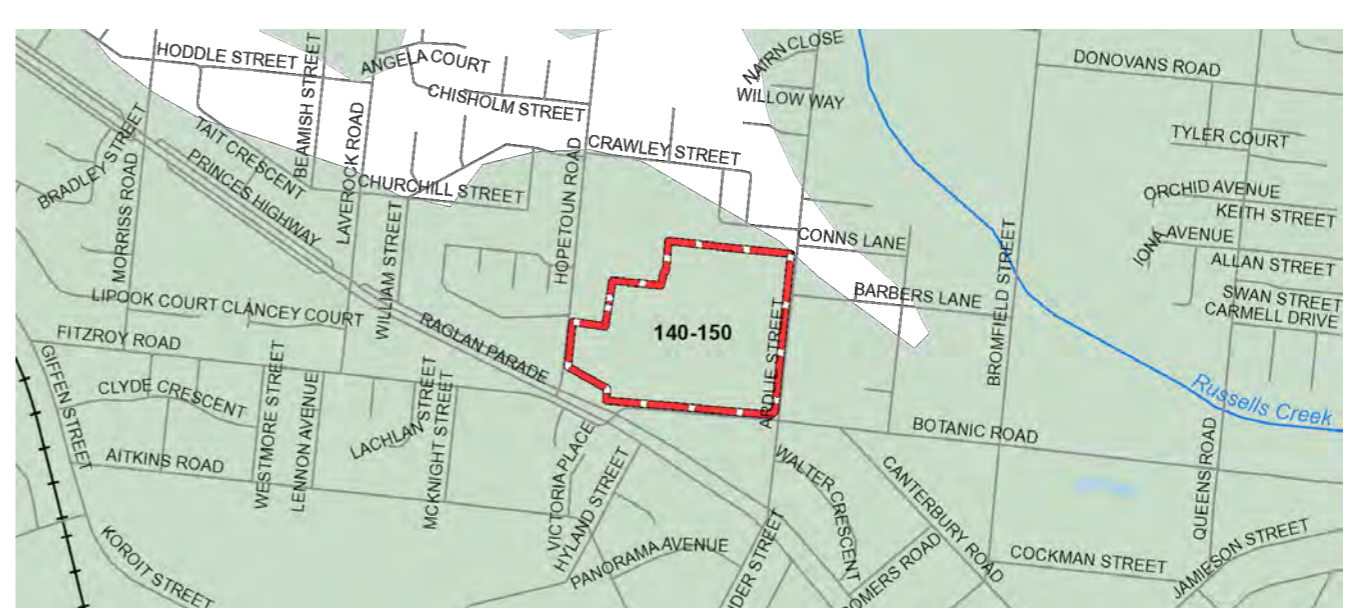
MCAULEY/Goold - Heritage Overlays



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|---------------|--------------|------------|
| HO - Heritage | Railway line | Water area |
| Water course | | |


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MCAULEY/Goold - Areas of Aboriginal Cultural Heritage Sensitivity



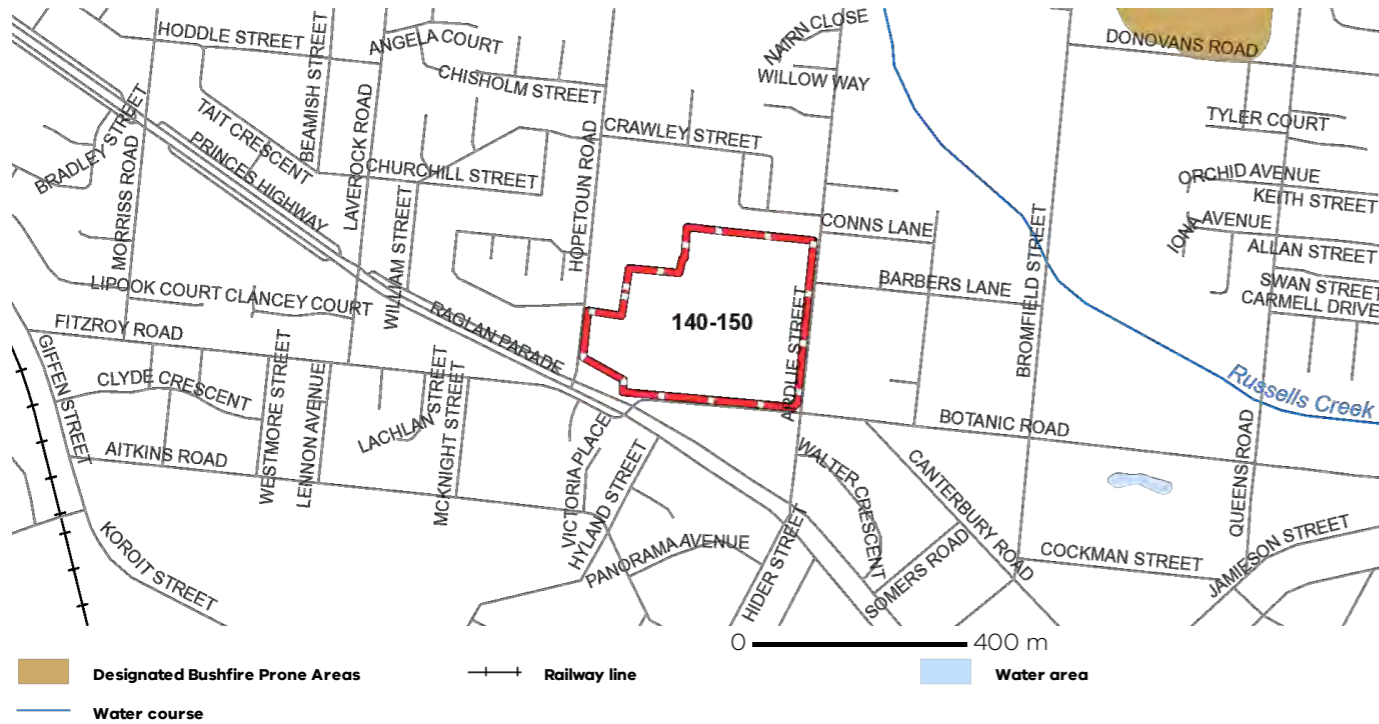
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| Aboriginal Cultural Heritage | Railway line | Water area |
| Water course | | |

MASTERPLAN | 8. TOWN PLANNING REVIEW

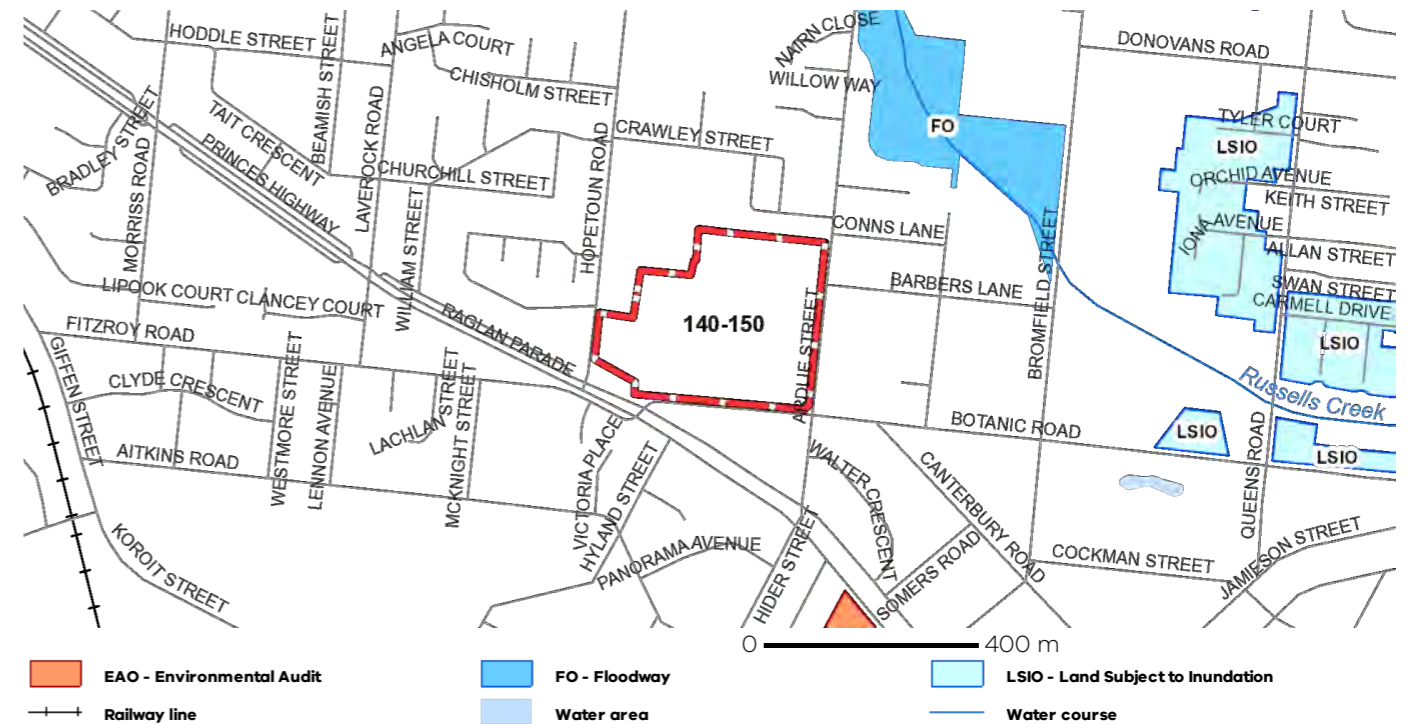


WARRNAMBOOL PLANNING SCHEME
 Approved Development Plan
 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
 Delegate: R. Wandell

MCAULEY/Goold - Designated Bushfire Prone Areas

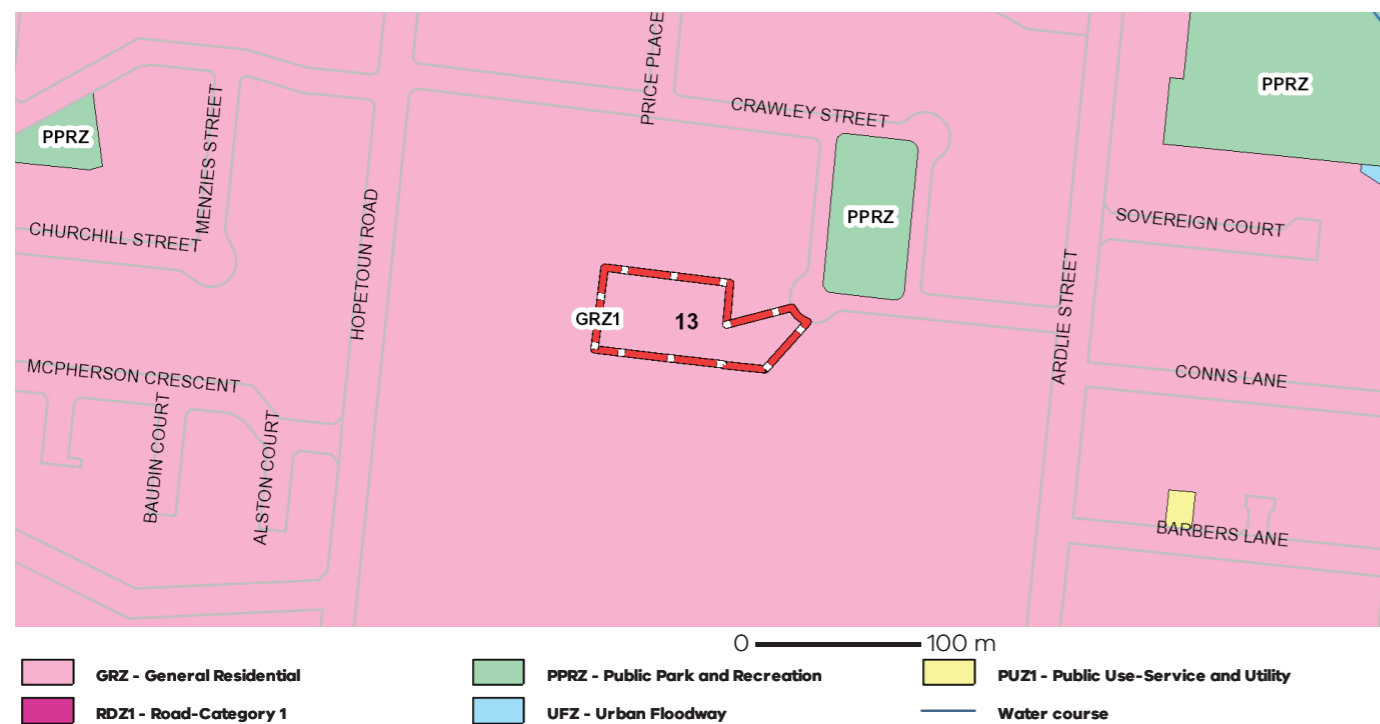


MCAULEY/Goold - Other Overlays



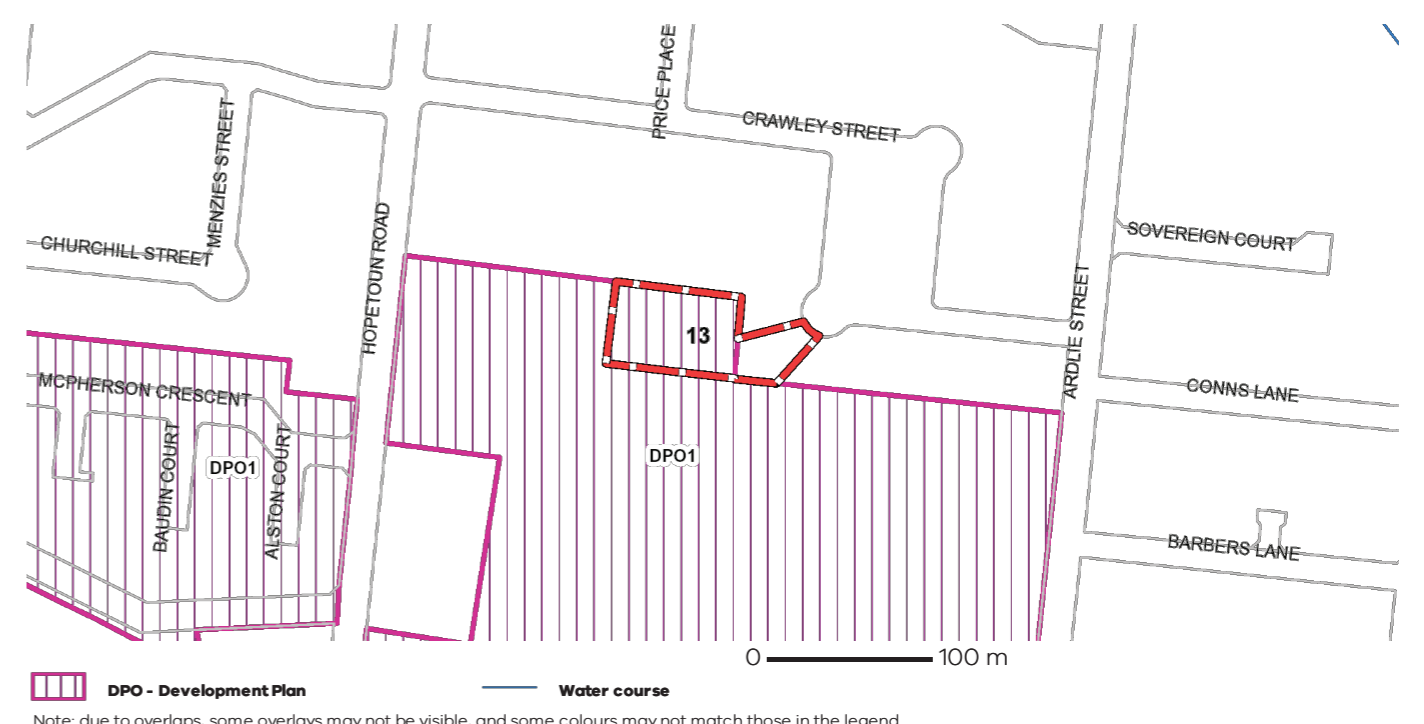
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13 CRAWLEY ST ACQUISITION - Planning Zones



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

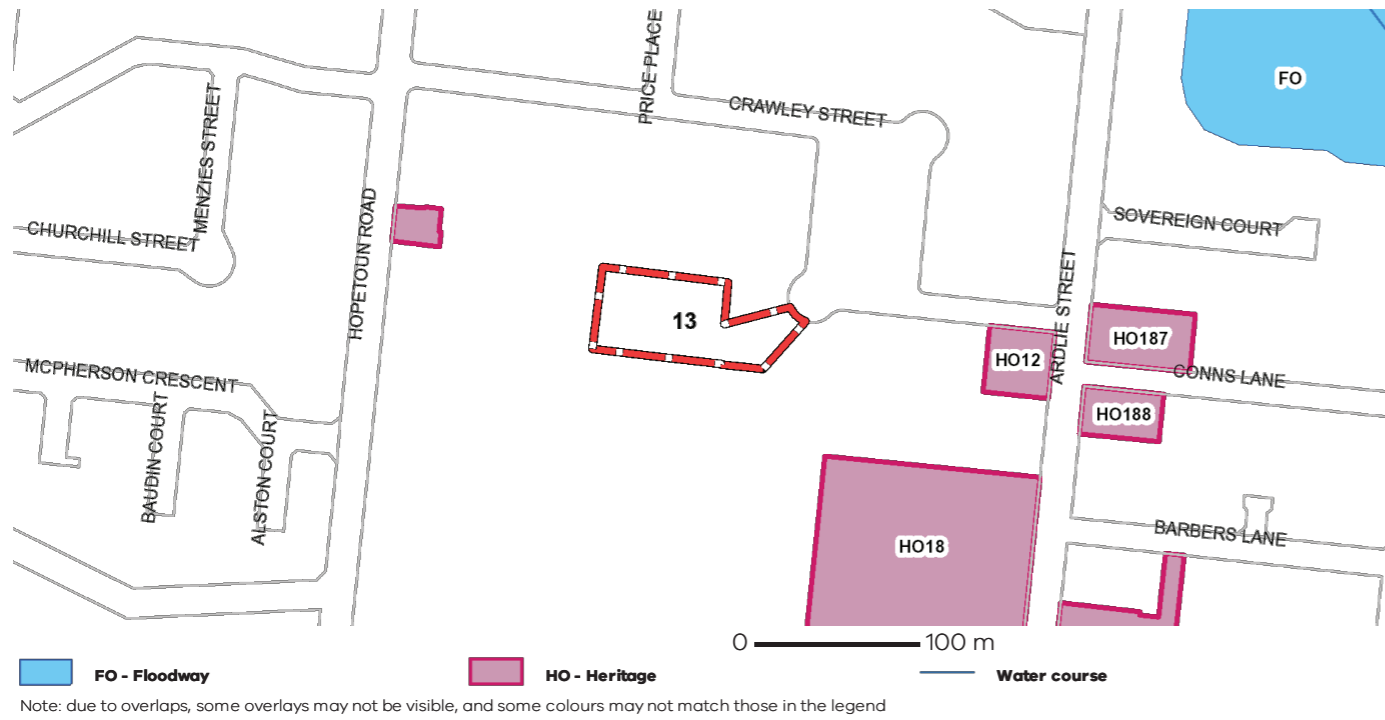
13 CRAWLEY ST ACQUISITION - Development Plan Overlays



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MASTERPLAN | 8. TOWN PLANNING REVIEW

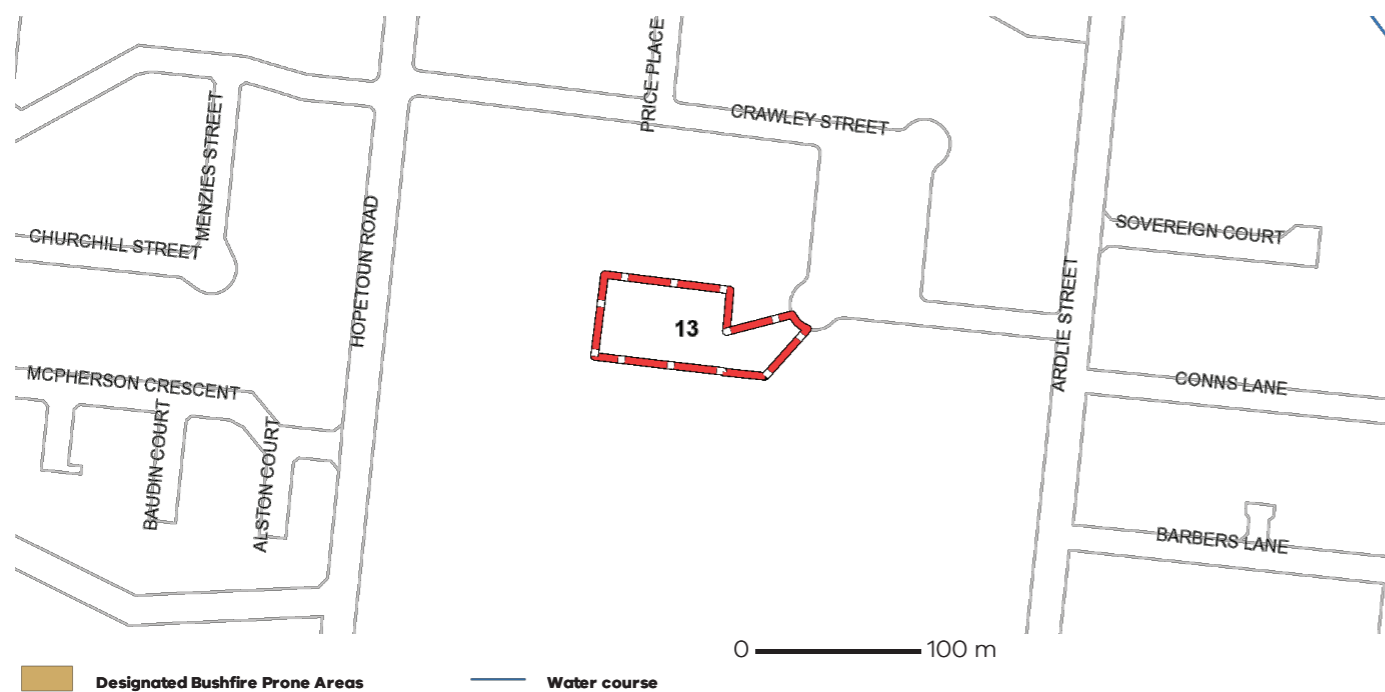
13 CRAWLEY ST ACQUISITION - Heritage Overlays



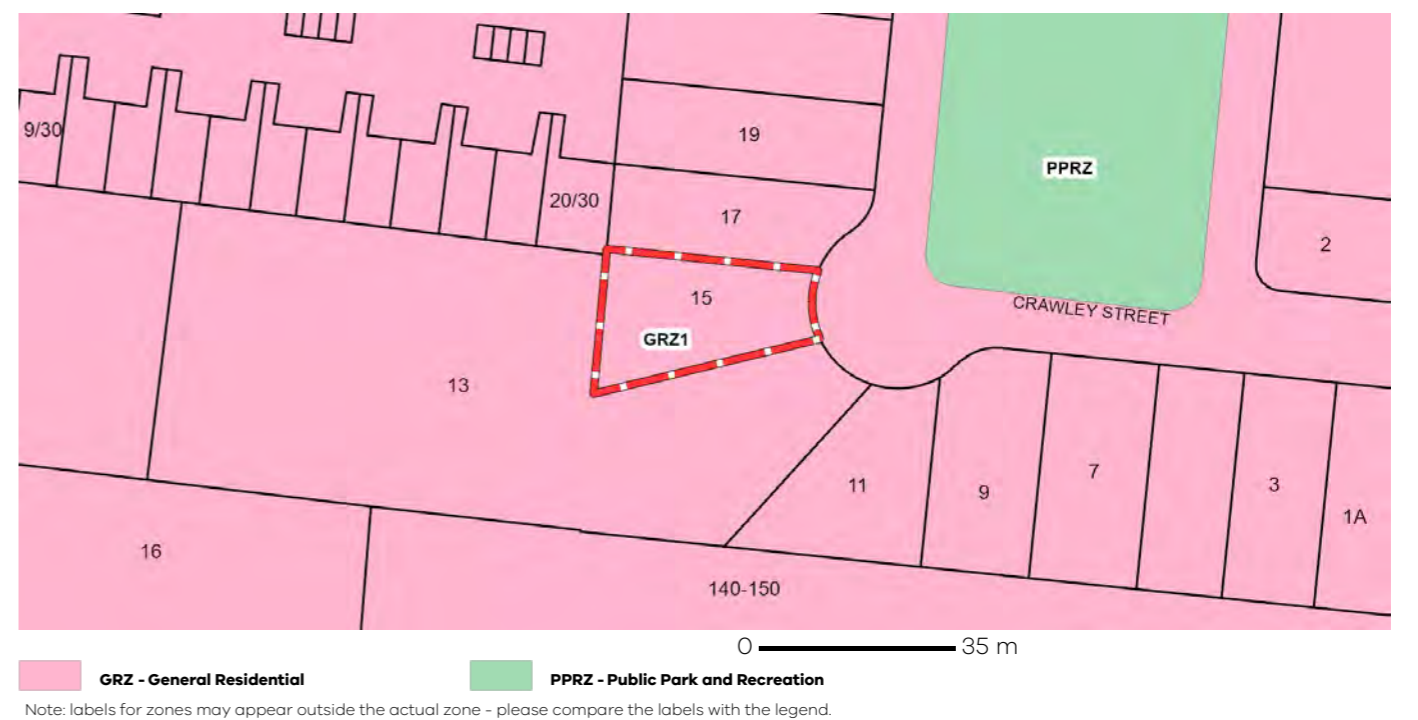
13 CRAWLEY ST ACQUISITION - Areas of Aboriginal Cultural Heritage Sensitivity



13 CRAWLEY ST ACQUISITION - Designated Bushfire Prone Areas



15 CRAWLEY ST ACQUISITION - Planning Zones



MASTERPLAN | 8. TOWN PLANNING REVIEW

15 CRAWLEY ST ACQUISITION - Development Plan Overlays



 DPO - Development Plan Overlay

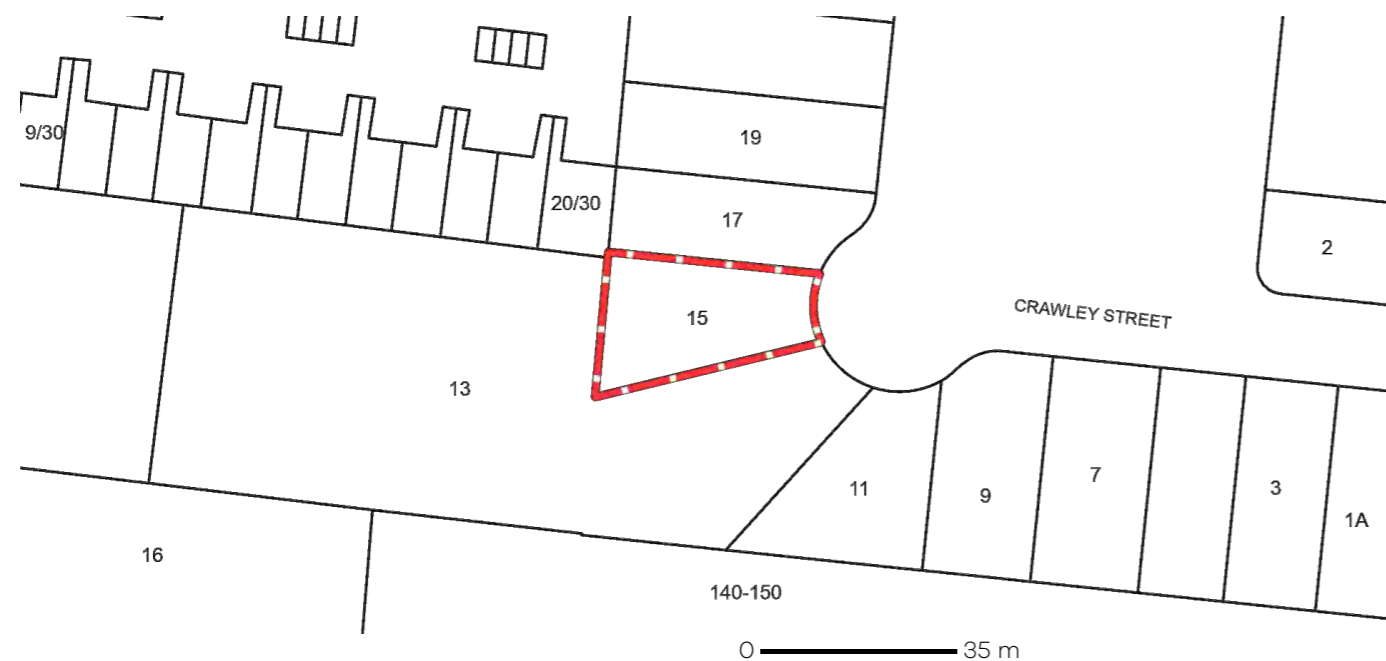
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15 CRAWLEY ST ACQUISITION - Areas of Aboriginal Cultural Heritage Sensitivity




 Aboriginal Cultural Heritage

15 CRAWLEY ST ACQUISITION - Designated Bushfire Prone Areas

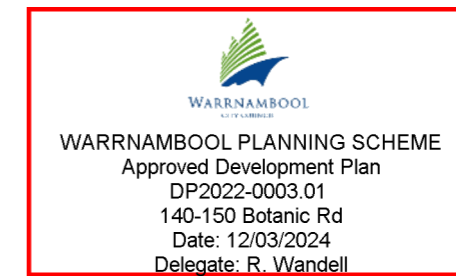


 Designated Bushfire Prone Areas



WARRNAMBOOL PLANNING SCHEME
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 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
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MASTERPLAN | 9. MASTERPLAN SOLUTION



This master plan has endeavoured to address the requirements established in the briefing sessions and workshops held with the school, and the earlier conversation held concerning the development of the future Year 9 Centre.

The decision to move the Senior Year 11+12 cohort back onto the McAuley Campus, with the desire for senior students to be seen and known by the Junior school, will considerably impact the number of students occupying the site. This return of senior students in 2022, along with the inclusion of the Year 9 Centre onto the northern parcel of land at 13 Crawley Street, will provide the ability to create an inclusive and integrated campus for students from years 7-12. This integrated campus and anticipated growth will put much pressure on existing facilities and play/social spaces. The school has noted that it has largely caught up with the infrastructure shortfalls resulting from significant student numbers from 2004 to 2015. Further and additional and improved teaching areas continue to be a priority for the school. Improving connectivity and a sense of community were also essential elements. Reinforcing the visibility of the history and enhancing the accessibility of the existing buildings are also crucial. Creating spaces for inclusion, hospitality and welcome, both internally and externally, is essential.

The school wishes to enhance the delivery of the Arts and 'bring it back to the fore' and to help students explore and foster their passions.

The proposed master plan proposes a more equitable distribution of facilities across the wider campus and creates a greater focus on the central oval as the 'village green'. The edges of the 'green' will be activated by built form and outdoor learning opportunities and a covered way or promenade will wrap around the oval, providing a walking circuit and outdoor learning/social spaces.

The new buildings to the northeast will house senior learning spaces and the art's faculty, with outdoor learning opportunities adjacent to the oval. Tailored specialist spaces would provide excellent learning opportunities for the students. An enhanced perception of the importance of the arts within the college and

the development will provide additional classroom spaces but also a variety of shared and break out spaces to support the general leaning and provide a greater choice for both students and staff in the way they wish to learn or to teach.

Directly to the north of the oval, the building on the Crawley Street site will house the new Year 9 Centre. It will be connected back to the main campus via a 'bridge' landscape that will establish a transition space for students to separate themselves from the rest of the campus, enabling the new centre to appear as a stand-alone facility.

The proposed building to the northwest of the oval will house the extension of the Year 7+8s cohort with additional classroom spaces and new shared/breakout space constructed to work jointly between the existing building and the new. The relocation of the food tech facilities to the ground floor of this new block will again create a greater distribution of all year groups across the school and create learning spaces directly connected to outdoor learning, garden spaces and possibly a kitchen garden. These uses will also provide an opportunity to connect with the adjacent Residential Aged Care Facility

The parcel of land to the southwest of the oval will be developed to provide new car parking opportunities for staff and senior students and a new location for maintenance buildings and a new outdoor sport's store, bus parking and deliveries. The long term also provides the possibility of creating a swimming pool facility and with the proximity of the Emmanuel Centre, a sports and health precinct.

The convent and library, both having undergone recent refurbishment work, will remain as they are. However, with the relocation of the arts faculty, the opportunity exists to construct a new outdoor court/play area for the senior students, who will be housed back in the convent building. The area directly to the north of the historic building currently contains narrow covered walkways and a linear classroom block. It is proposed to demolish these and create a protected central garden courtyard. This space will act as a new heart to the school, a beautiful and

peaceful landscaped space that will reflect the faith and identity of the college. It could act as a sculpture garden and be used for gatherings and conferences.

It is also an important aspect of the master plan to look at the image of the College onto Botanic Road and to enhance the presentation. We are planning to improve the landscape elements around the convent to introduce a new garden where the existing car park is located and moving the car park to the area of unused courts. In front of the Emmanuel Centre and to the west it is planned to introduce a large area of wetland landscape and to revegetate with native trees and fauna to create both a wonderful landscape and also a new learning environment for the sciences.


Equitable access, in compliance with the Disability Discrimination Act, to all areas is not currently possible with many different floor levels inhibiting direct access around the campus, particularly within the conglomeration of buildings stemming from the convent. The proposed masterplan and future design proposals will seek to address this with the provision of new lifts or the installation of stair wheelchair lifts that can be folded out of the way when not in use.

To rollout this masterplan while maintaining a functioning school day to day, the works need to happen in a staged approach across the campus. Certain refurbishment works can only happen in a logical sequence once other works are completed. People and programs will need to decant into temporary spaces and maybe not ideal spaces, for the duration of each stage of works.

A staging and decanting strategy is outlined in Section 11 of this report – Priority Projects and Staging.

Whilst the master plan has created a framework for future development across the campus and outlined new opportunities, any future developments will be impacted by the outcomes of future design workshops and the Planning process. The master plan is seen as a work in progress and has to be adaptable to future changes in circumstances.

MASTERPLAN | 9. MASTERPLAN SOLUTION



WARRNAMBOOL
 CITY COUNCIL
WARRNAMBOOL PLANNING SCHEME
 Approved Development Plan
 DP2022-0003.01
 140-150 Botanic Rd
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 Delegate: R. Wandell




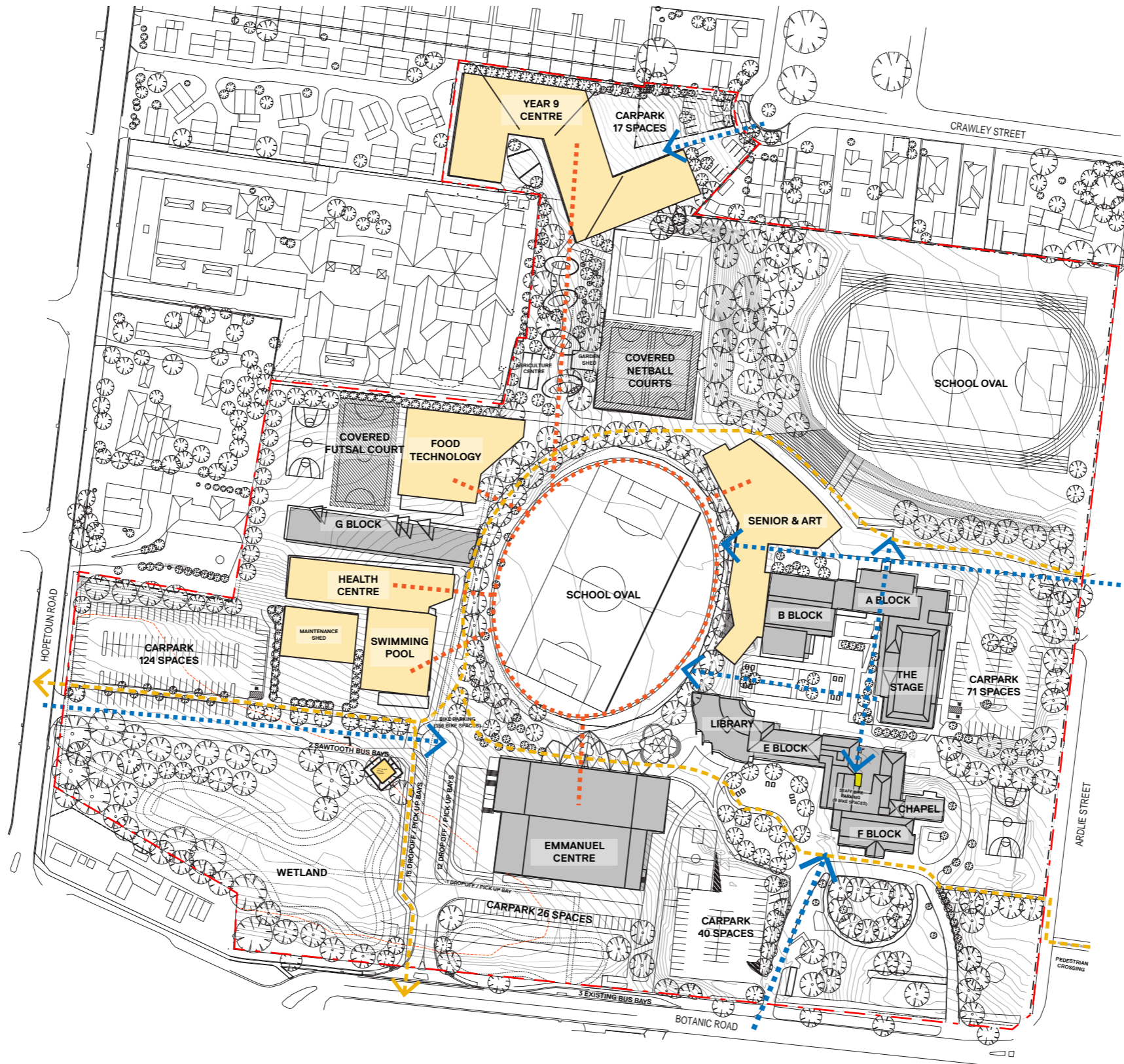
MASTERPLAN



Scale 1 : 2000

MASTERPLAN | 9. MASTERPLAN SOLUTION


WARRNAMBOOL PLANNING SCHEME
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 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
 Delegate: R. Wandell




- ■ ■ EXTERNAL
- ■ ■ INTERNAL
- ■ ■ BIKE

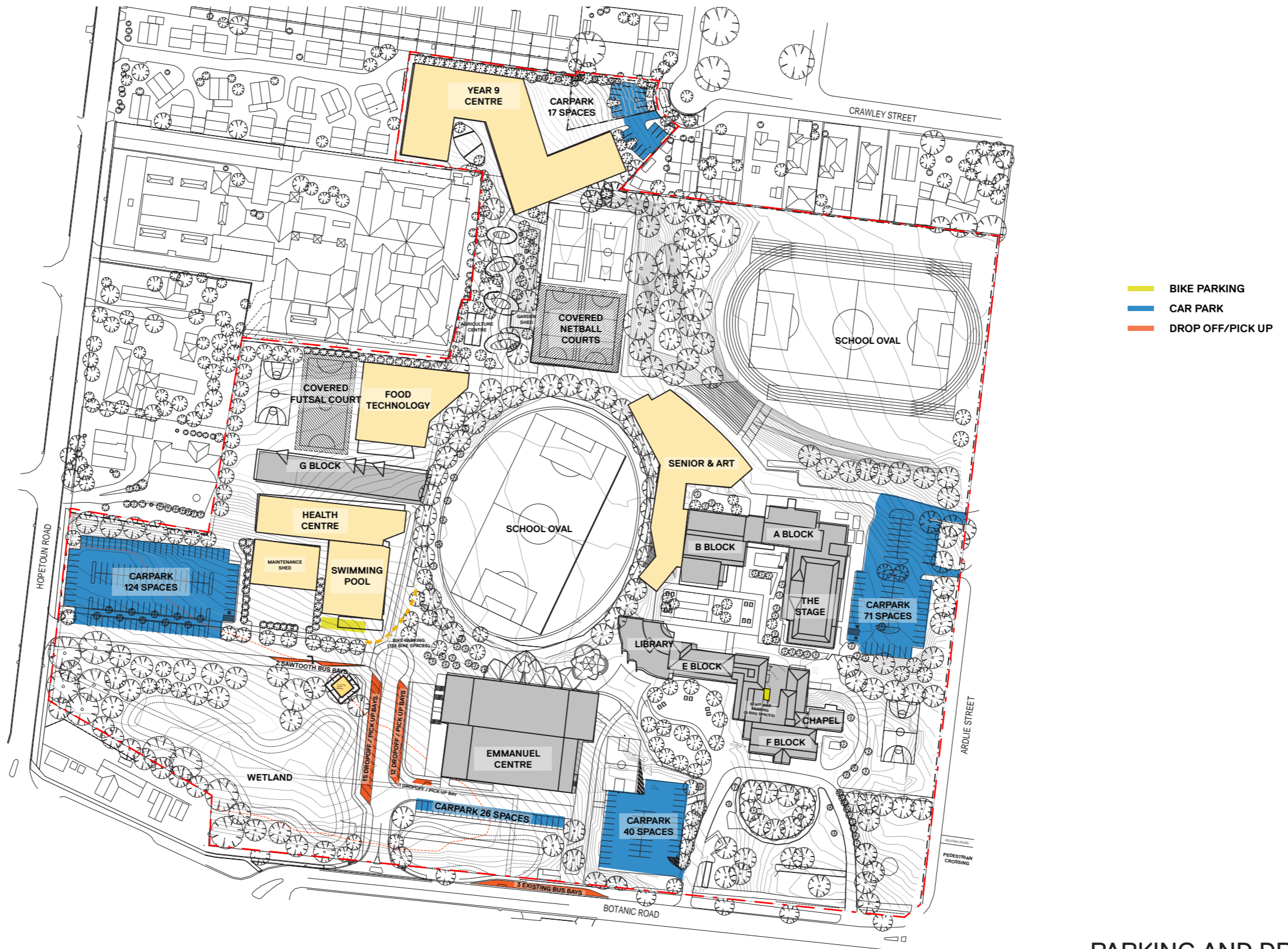
MOVEMENT DIAGRAM



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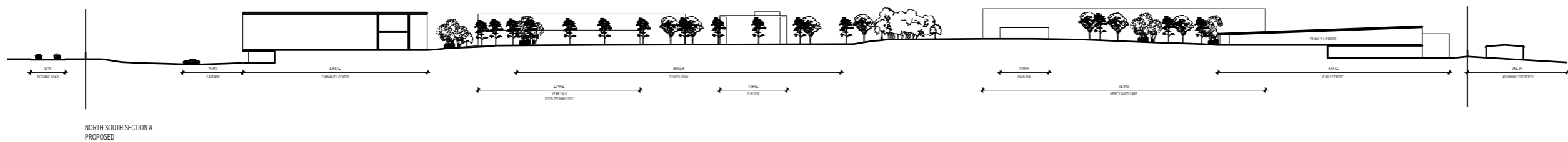
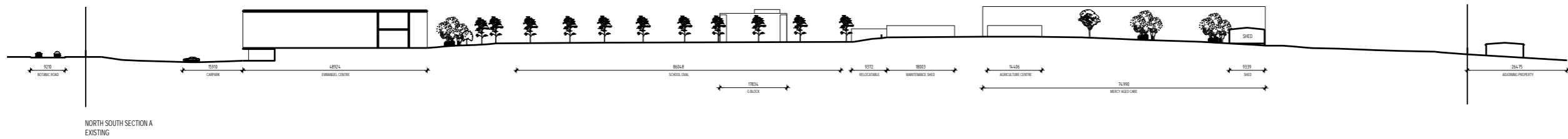
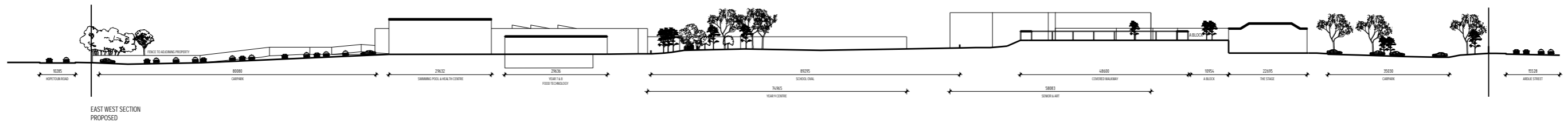
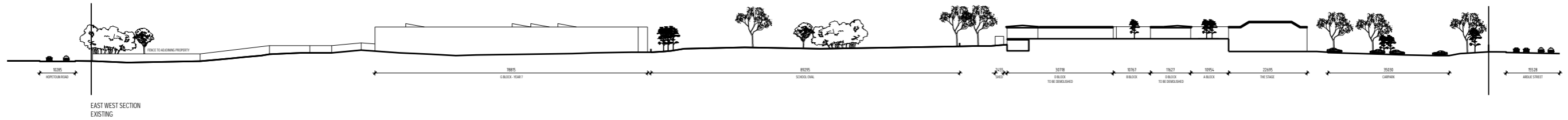



PARKING AND DROP OFF



MASTERPLAN | 9. MASTERPLAN SOLUTION

EXISTING AND PROPOSED SITE SECTIONS



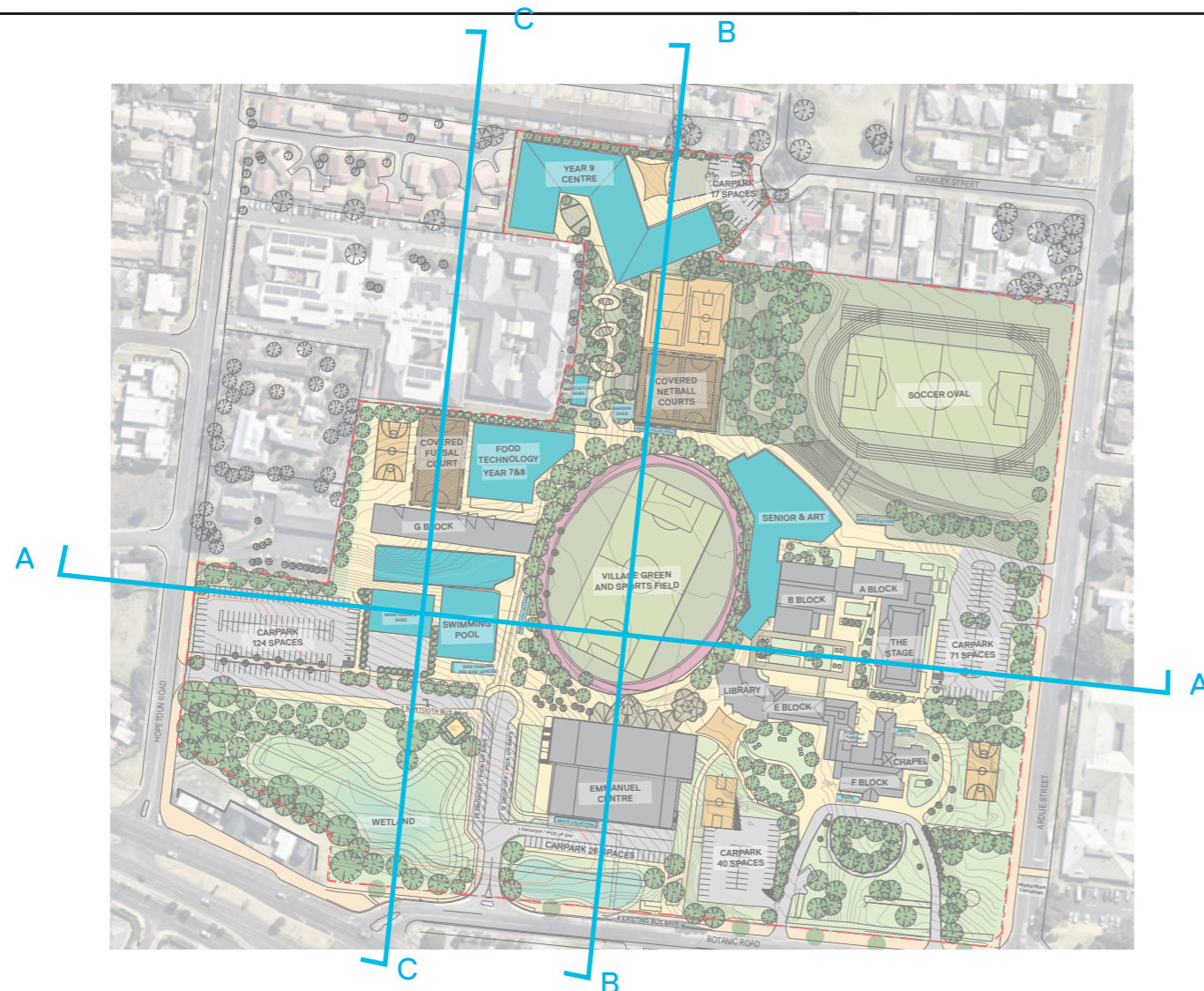
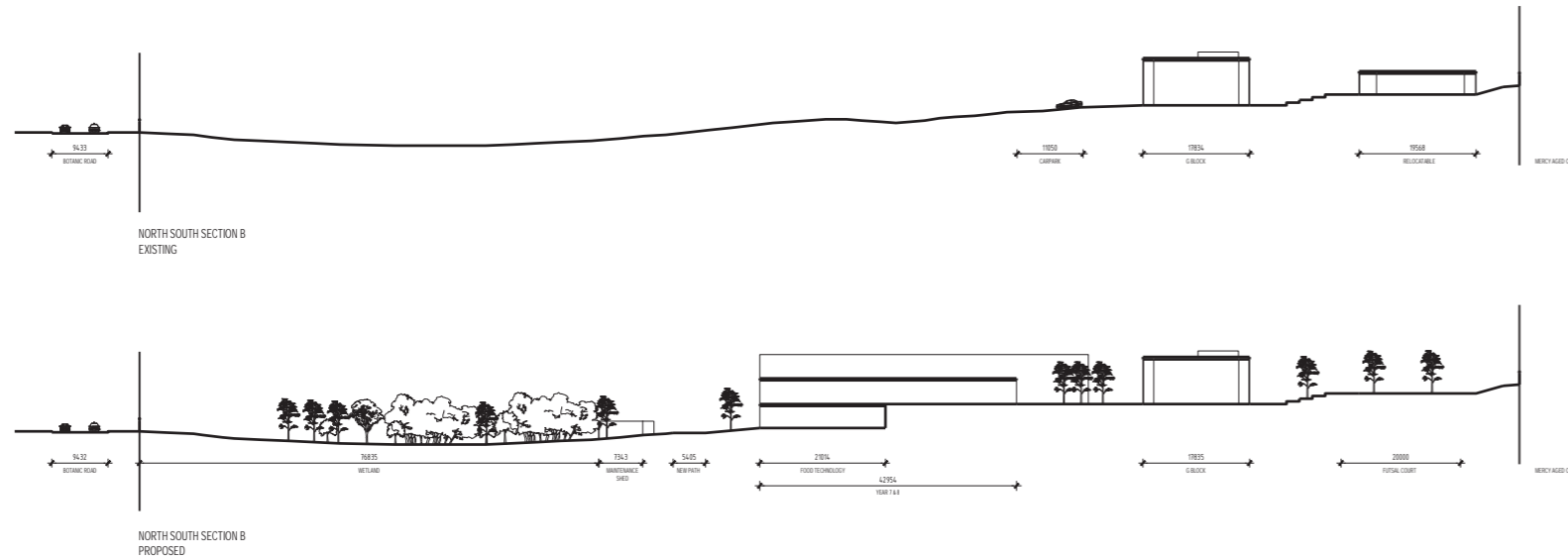



WARRNAMBOOL PLANNING SCHEME
 Approved Development Plan
 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
 Delegate: R. Wandell

EXISTING & PROPOSED SITE SECTIONS



MASTERPLAN | 9. MASTERPLAN SOLUTION




WARRNAMBOOL PLANNING SCHEME
 Approved Development Plan
 DP2022-0003.01
 140-150 Botanic Rd
 Date: 12/03/2024
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EXISTING & PROPOSED SITE SECTIONS





MASTERPLAN I 9. MASTERPLAN SOLUTION

ZONE 1

YEAR 9 PRECINCT

- Indoor - Outdoor
- Access to courts
- 'Bridge'
- Gate house building
- Landscape

ZONE 5

YEAR 7, 8 & FOOD TECHNOLOGY

- Food technology
- Productive gardens
- Classroom
- Shared space
- Outdoor learning

ZONE 4

SWIMMING POOL & HEALTH

- Entry
- Staff / Student
- Car park & Bike park
- Maintenance Sheds

ZONE 2

SENIOR & SPECIALIST

- Amphitheatre to oval
- 2 level building
- Art
- Classrooms
- Formal Sculpture garden

ZONE 3

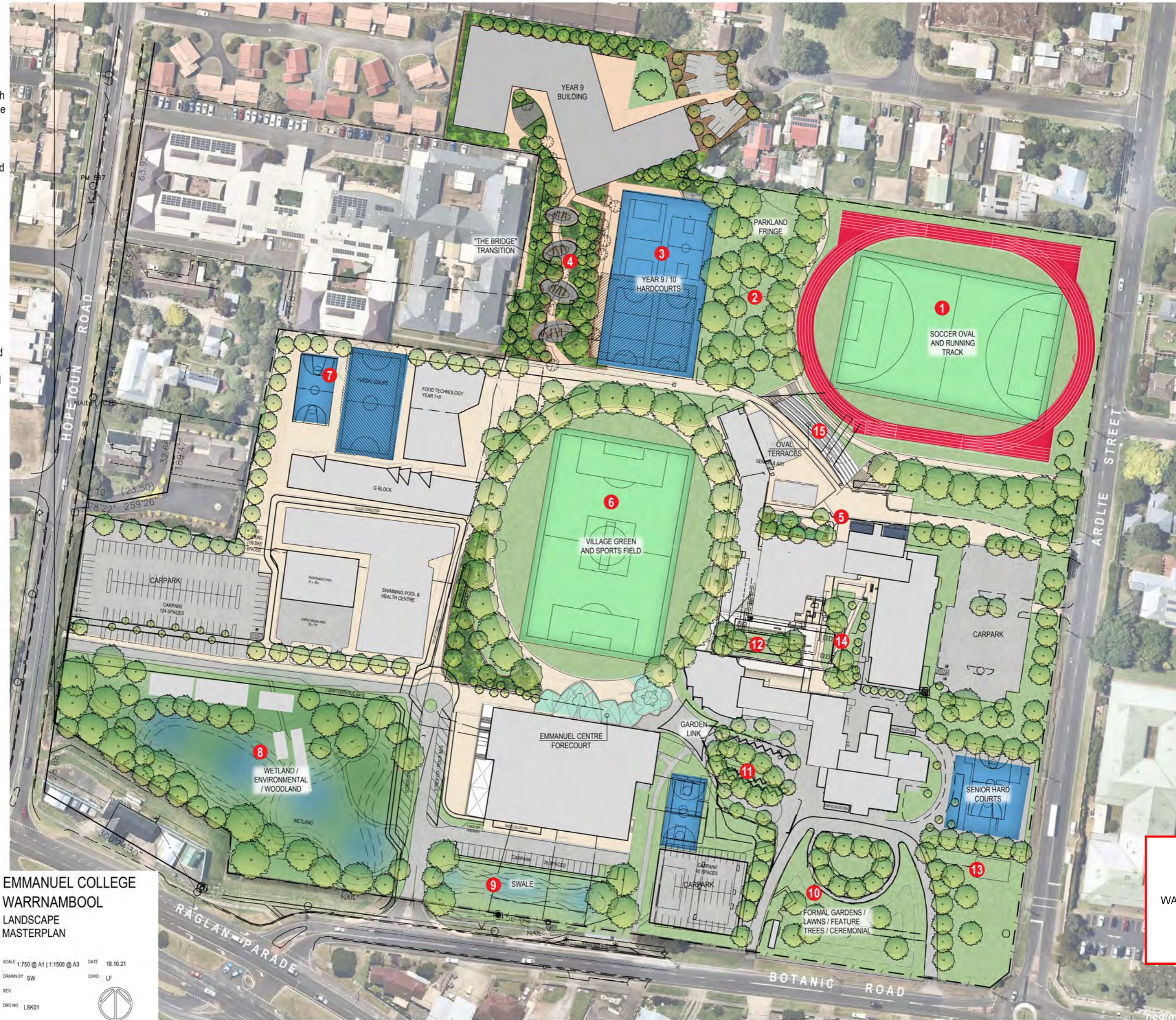
SENIOR COURT

- P.E. Court
- Social / Indigenous landscape
- Connecting & Gathering



- 1 Lower oval enhanced with formal soccer pitch (potentially synthetic surface) and perimeter running track. (Note: running track can achieve 400m running length with some modification of the western batter)
- 2 Existing grassed batter enhanced as a 'parkland' space with informally spaced trees and potential paths and seating.
- 3 Upgraded hardcourts.
- 4 'The Bridge' - a landscape space expressing the transition from the main campus to the Year 9 campus with planted structures, seating 'pods' and site specific vegetation.
- 5 Existing science wing / canteen courtyard enhanced to provide additional space for student socialisation and improved circulation.
- 6 The 'Village Green' - the existing central oval is transformed into a focus of formal and informal campus activity through strategic building placement and landscape development.
- 7 Year 7/8 courtyard developed as an interactive multifunctional space with a play space, informal hardcourt and kitchen garden.
- 8 The unused lower corner of the site is developed as an environmental zone, including wetland and woodland areas providing exploration opportunities, environmental studies and potentially windbreak planting.

- 9 The existing swale is softened as a landscape element through planting of trees and wetland species where appropriate.
- 10 The existing garden form and features, including the recently restored grotto, are retained and enhanced with new complementary plantings to create a quiet, peaceful space for students and community.
- 11 The existing car park in the vicinity of the historic building (now the Senior Centre) is removed to create a landscape forecourt / gathering space and a new car park is constructed closer to Hopetoun Road.
- 12 Removal of existing buildings creates the opportunity for a new formal courtyard with potential for sculpture and group learning /collaboration and College events.
- 13 Memorial garden retained into the future.
- 14 Existing courtyard simplified to provide clear access and integration with formal courtyard (12)
- 15 Existing batter modified to provide terraced seating looking over enhanced lower oval



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SCALE 1:750 @ A1 | 1:1500 @ A3 DATE 18.10.21
DRAWN BY SW CHD LF
REV.
DRG NO LSK01

**EMMANUEL COLLEGE
WARRNAMBOOL
LANDSCAPE
MASTERPLAN**

WARRNAMBOOL CITY COUNCIL

WARRNAMBOOL PLANNING SCHEME
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MASTERPLAN | 10. AREA GUIDELINES & ANALYSIS

The school's current enrolment is approximately 1,250. There is projected local growth, to a preferred long-term enrolment (LTE) to a maximum of approximately 1,350 students.

We have used the standard area figures produced by the Melbourne Archdiocese Catholic Schools (MACS) as a comparative figure to illustrate either the shortfall or oversupply of the facilities across the campus.

The overall existing floor area, as of August 2021, is approximately 12,000sqm, making the square metre rate per student around 7sqm/student or 20% below the MACS guideline of a maximum 9.75sqm/student for secondary schools.

Compared to the MACS guidelines, there is a particular shortage across the school of general learning areas. This outcome is supported by the briefing sessions held with the school as part of this master plan process - but also reflects the use of the Rice Campus for senior students. The long term floor area for General Learning Areas is well below the guidelines but will be increased by the additional space realised in the proposed Year 9 Centre.

The current reduction in science will be improved by the current work being undertaken, and this has been allowed for in the existing conditions area analysis.

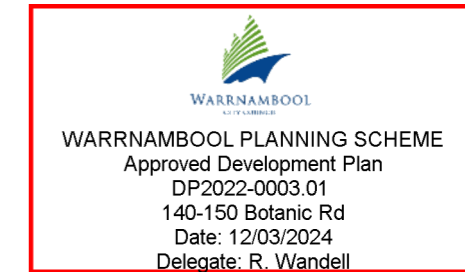
The existing student amenities are currently low within all existing buildings. The proposed masterplan will aim to increase the number of student amenities across the campus. Existing Administration/Staff areas closely match the MACS guidelines. The shortfall in staff area could easily be achieved with the inclusion of localised staff rooms within the proposed facilities.

Additional floor area would be realised in Stage 1 works as follows:

- Up to 9x additional GLAs
- Science
- Project Based Learning
- Shared/breakout space
- Amenities
- Staff facilities
- A central gathering space for multiple classes
- A covered outdoor court.

Additional floor area would be realised in Stage 2 works as follows:

- Larger food tech room and kitchen garden
- Up to 10 x additional GLAs and new shared/breakout space
- Amenities
- Staff facilities



MACS Area Allowances vs Emmanuel College's Areas

EMMANUEL COLLEGE
Master Plan Facilities Schedule

Rev_02
24-Apr-22

Entitled Areas	Existing Number of Spaces	Existing Areas (m2)	Area per Student(m2)	Proposed Area per Student		Excess +/- (m2)
				Student (m2)	Proposed Areas (m2)	
			1250 students	1350 students		
Library	1	849	0.68	0.76	1140	-291
General Learning Areas	38	2434	2.07	3.44	4650	-2216
General Learning Relocatable	11	149				
Physical Education / Courts + Gym	-	1496	1.20	1.11	1496	0
Foyer		730			730	
Administration / Staff	-	1037	0.83	1.11	1500	-463
Pupil's Amenities	5	474	0.38	0.67	900	-426
Science	6	749	0.60	1.00	1350	-601
Art	5	603	0.48	0.56	750	-147
Technology / VET	4	602	0.48	0.57	765	-163
Food Technology / Textiles	5	317	0.25	0.39	525	-208
PAC / Music / Drama / Dance	-	563	0.45	0.42	563	0
Foyer/Reception		129		0.10	129	
Chapel	1	107				107
Agriculture / Horticulture		70			290	-220
Other/walkway/cafeteria		1757				
Total Area	76	12066	7.42	10.95	14787.7	-4628

Note:
* Travel / Engineering is included in area
* Classification of Gym & Library not included as teaching space

PROJECT DETAILS | 11. PRIORITY PROJECTS & STAGING

The masterplan proposes increasing the McAuley Campus's overall capacity to realise a fully integrated Year 7-12 College slowly. The relocation of both the senior students followed by the Year 9s on McAuley Street will considerably increase the number of students across the campus and require supporting teaching and specialist spaces. A landscape design that will provide successful sports, play, social and outdoor learning space will be essential for the college. Catering for the school's growth and an integrated landscape is at the heart of the proposed masterplan.

The following staged rollout considers the need for Emmanuel College to maintain a fully operational business while construction and refurbishment projects happen around them.

Stage 1 consists of the following works:

The work on the Crawley Street site can potentially establish building works independent from the existing campus and therefore have minimal impact on the school's operation. The connecting landscape will only be completed once the maintenance facilities have been constructed in their new location on the only land on the west of the campus adjoining Hopetoun Road. At this stage, the works area will be fenced off to ensure separation between the school staff and students and the contractor's team.

The opportunity to construct the maintenance facilities, the new road network and carpark, could be considered a single contract along with the relocation of the car parking at the front of the school and could take place at any time before the completion of the Year 9 Centre.

Stage 2 consists of the following works:

The existing relocatables will have to be relocated to the south of the existing Year 7/8 building before this stage of the works. This works site will have to be separated from the current student routes into the Year 7/8 building for the duration of the build, meaning alternative access paths will have to be set out. The link building that provides shared / breakout space for both the existing and proposed buildings will have to be constructed during the long break to enable the continued use of the year 7/8 building.

The new external spaces including productive garden, will form part of this project, along with the refinishing of the internal access road used for maintenance.

The landscape works around the central oval - including the covered walkway - could be undertaken at any time after the completion of the Stage 2 works

Stage 3 consists of the following works:

Stage 3 is a more difficult area to work in, being in the centre of the school but similar to the science centre. The refurbishment will be fenced off to separate the students from the building works and contractors. Construction access could be achieved from Ardlie Street with huts occupying part of the car park. Demolition of the existing food tech spaces and the western classrooms can then commence. The new 2-storey senior learning centre can then be constructed and will include the new art faculty.

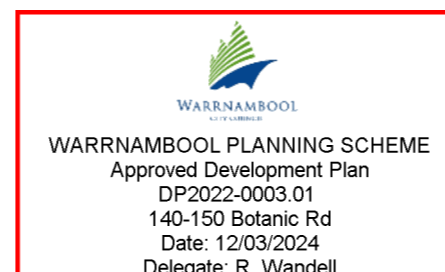
On the completion of this stage of works, the classroom directly to the south of the science block can be demolished to enable the new central, sculpture courtyard to be constructed. The existing art block can also be demolished, and a new sport's court completed for the senior students. A new sport's court to the north of G Block for students will be completed as well.

Improvements to Student Outcomes, Engagement and Wellbeing

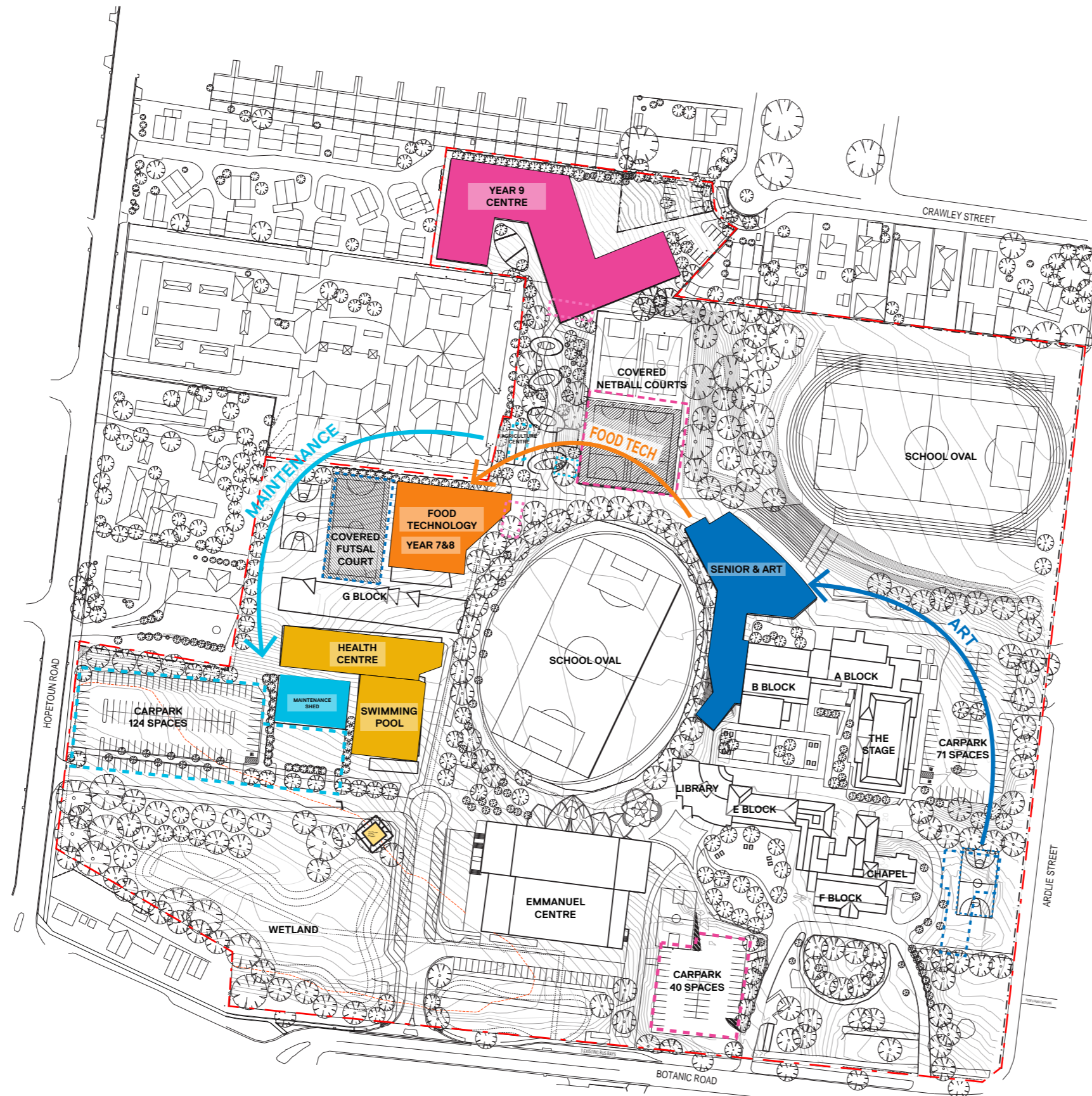
- Connecting the convent back into the campus, through a central courtyard at the heart of the school.
- Increasing the overall number of teaching spaces to accommodate future growth and create more flexible spaces.
- Creating a fully integrated campus and the ability to have all age groups within the single site.
- Access to a variety of learning and teaching spaces provide students with opportunities to engage in their passions and greater self-directed learning.
- Improved opportunities to engage with outdoor learning.
- Improved vertical access across the school and accessibility of classrooms for disabled students or staff.
- Improved landscape play and social spaces throughout the campus.

Durable, Flexible and Sustainable


- Opportunities for use of solar energy generation and storage to be explored.
- Opportunities for water capture and reuse can be explored
- Introduction of high levels of passive environmental design to be incorporated in new facilities.
- Materials and finishes will be selected for their robust performance, low-maintenance requirements and longevity.
- Revegetation of parts of the site would restore flora and fauna, prevent water rain runoff and provide learning opportunities.



PROJECT DETAILS | 11. PRIORITY PROJECTS & STAGING




- STAGE 1
- STAGE 1A
- STAGE 2
- STAGE 3
- STAGE 4

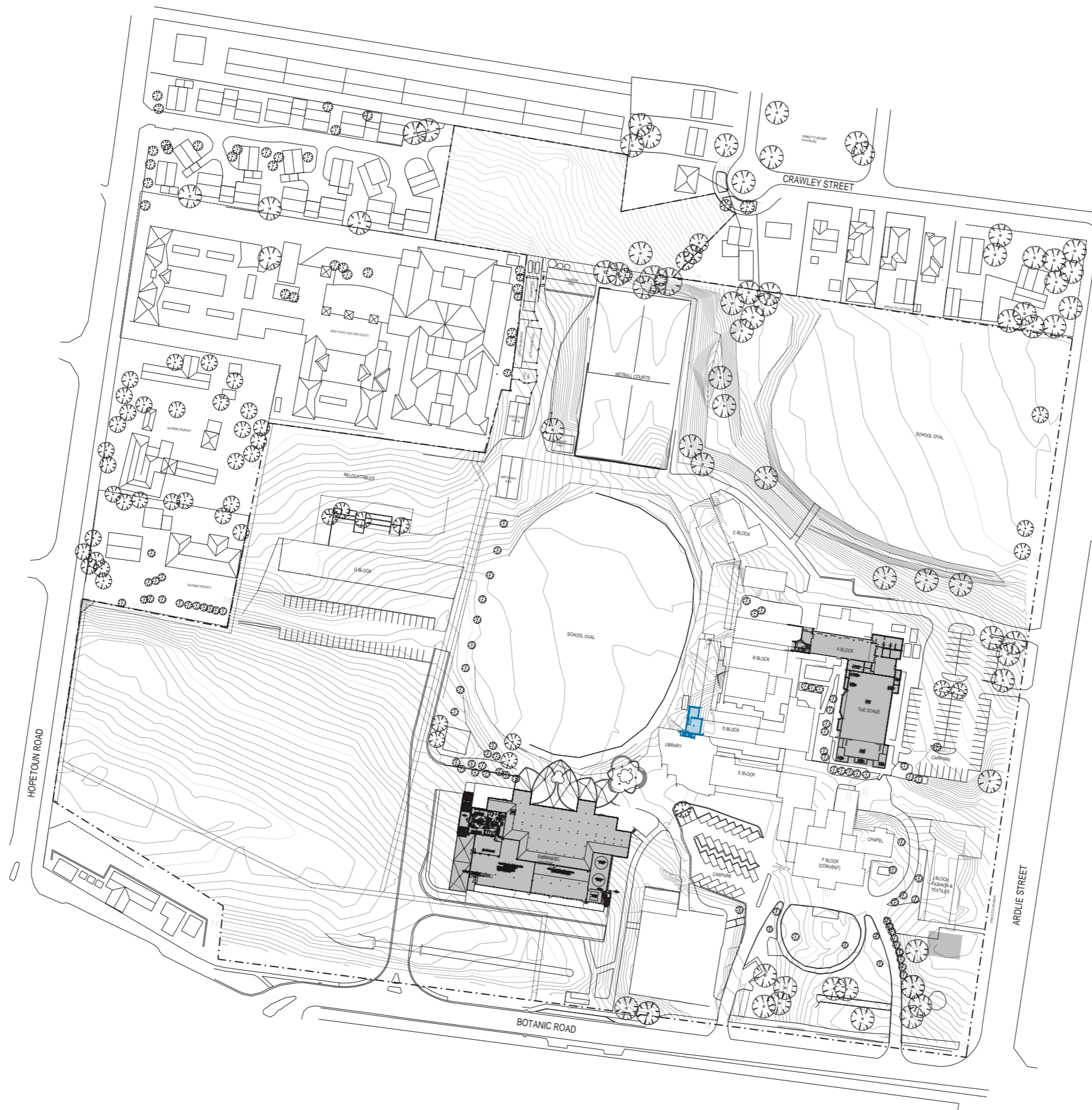

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 Approved Development Plan
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Scale 1 : 2000 

PROJECT DETAILS | 11. PRIORITY PROJECTS & STAGING


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 CITY COUNCIL
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 Approved Development Plan
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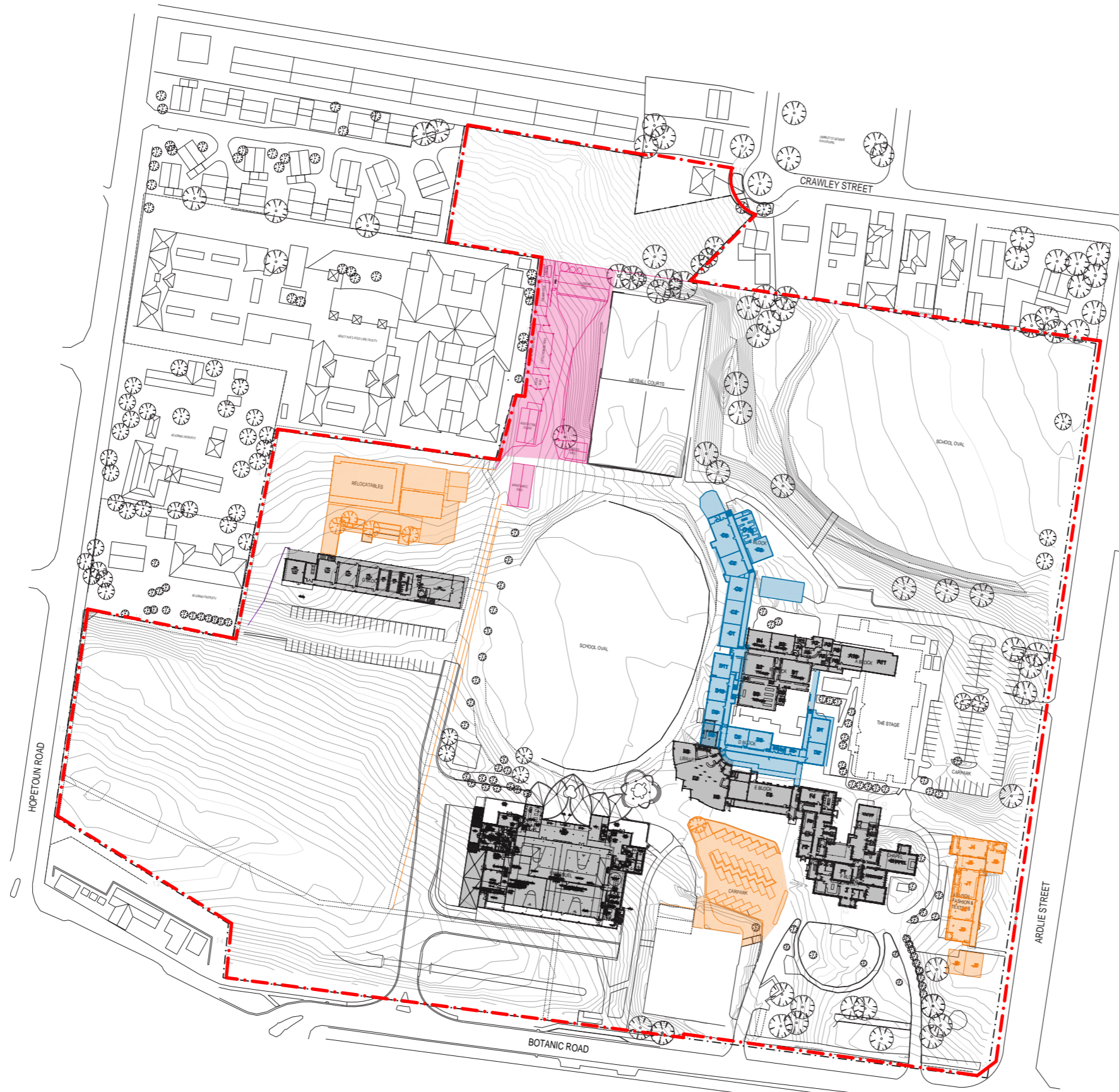
DEMOLITION STAGES
 STAGE 1 
 STAGE 2 
 STAGE 3 
 STAGE 4 

DEMOLITION STAGING
LOWER LEVEL



PROJECT DETAILS | 11. PRIORITY PROJECTS & STAGING


WARRNAMBOOL
 CITY OF WARRNAMBOOL
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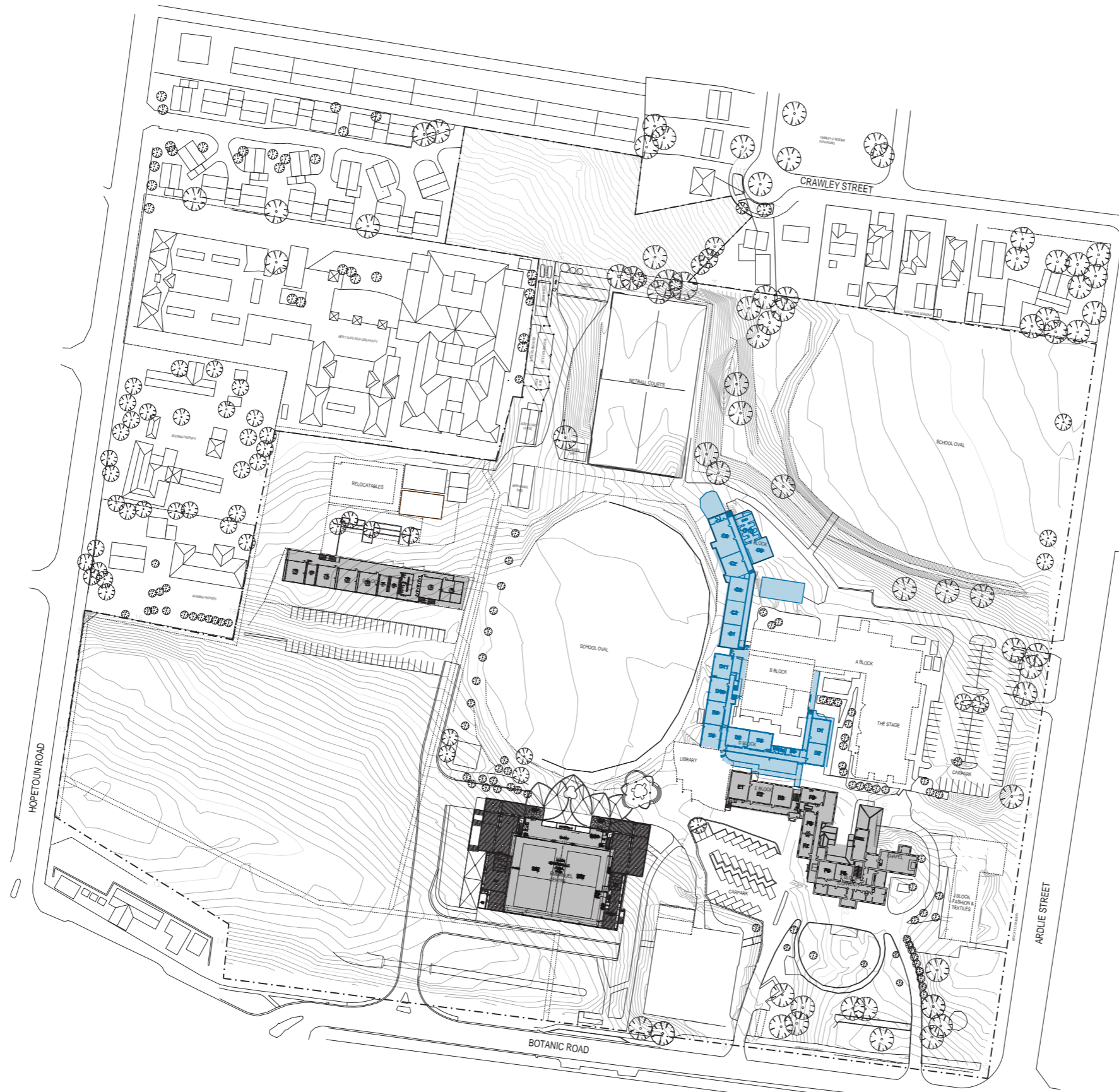
- DEMOLITION STAGES**
- STAGE 1 —
 - STAGE 2 —
 - STAGE 3 —
 - STAGE 4 —

**DEMOLITION STAGING
GROUND LEVEL**



PROJECT DETAILS | 11. PRIORITY PROJECTS & STAGING


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DEMOLITION STAGES
 STAGE 1 —
 STAGE 2 —
 STAGE 3 —
 STAGE 4 —

DEMOLITION STAGING
UPPER LEVEL

