

## ADVERTISED PLAN

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# St Paul's Anglican Grammar School Drouin Campus Masterplan Development Application



**smith+tracey** architects

CLIENT:  
St Paul's Anglican Grammar School

PROJECT:  
St Paul's Anglican Grammar School,  
Drouin Campus Masterplan

JOB NUMBER: 10049 DATE: 13.06.2020

ADDRESS:  
DROUIN VICTORIA

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**+** Development  
Application



## Exploring Site Context & Built Form

Our early architectural design response has emerged from working with the natural topography of the land, carefully developing modelled building forms that sensitively follow the site contours.

“Touching the earth lightly” respects the existing site and enables the learning environment to create ground connections, maximising the indoor outdoor educational opportunities, while allowing students to discover their learning journey

## Community at ‘Our’ Core

St. Paul’s early aspiration has been to develop their new site at Drouin as a welcoming, engaging and a safe place for the whole learning community, whether school community or the broader local community. The architecture of the site will create a people friendly design that encourages meaningful connection.

The proposed concept design embeds the community ethos by placing key buildings at the front of the site establishing the ‘community green’ with access to the sports hall and the new School arrival building. The arrival experience is enhanced by the community learning gallery as an opportunity to engage the community in a place of welcome and gathering, that celebrates what it means to be part of the St. Paul’s learning family.

Beyond the arrival ‘gateway’, the inner sanctum is revealed as a ‘green’ spine connecting the learning buildings to the social ‘heart’ of the School.

## Expressing Building Objects in the Landscape

The buildings proposed for Drouin generally sit within a partial site-cut into the natural land form on their southern side, with floating outdoor decks to the north face.

The dynamic forms fold along the contours as scupltural objects in the landscape, articulated at their splayed ends to open and reveal the activities inside. Each building is designed to capture views through the buildings to engage with the landscape, encouraging an accessible permeability of student movement. Extended eaves and verandahs provide shelter for learning activities to venture beyond the internal spaces enhancing opportunities of the classroom.

The Drouin site is currently a low grass ‘farmland’ backdrop to the built form, that overtime will enable a designed landscape to enhance the setting for the buildings and the learning community activities.

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## Hill Top Communities

For inspiration, the design team referred to the hill top towns of Europe, which successfully enable communities to form on sloping sites. Often with a landmark at its peak and the town centre at the heart of the town, the buildings meander up the hill to best capture the site’s outlook. Looking back from distant vantage points the towns create a distinct building language and identity.

From the nearby freeway or views looking back up at the site, the School on the St. Paul’s Drouin hillside will collectively establish a ‘beacon’ of learning, with a consistency of architecture ascending the slope. The more intimate single storey early years and junior buildings are set down to afford uninterrupted views north.

## Inspiring Learning Environments

The design concept for each of the learning buildings start with a collaborative spine of activity spaces, that connects directly to the outdoors or transitions through the general learning areas.

The dynamic floor plan and spatial volumes create an energy of interrelated and connected spaces, making the learning transparent and highly visible for the collocated student cohorts and any visitors to the school. This celebration of education from within the building enclosure is designed to spill out and extend the learning experience to outdoor landscpaed spaces or onto the elevated decks along the northern edge.

## Masterplan Guiding Principles

- The following masterplan guiding principles drivers of the concept design:
- Identity
  - Community - Welcoming
  - Whole of School Integration (birth to young adult) - Express the Journey
  - Sustainability - Immersed with Educational Philosophy
  - Outdoor Learning (seamless indoor outdoor)
  - Making Learning



## AREA SCHEDULE

Early Learning Centre	743 m <sup>2</sup>
Administration and Staff Building	549 m <sup>2</sup>
Discovery Centre	667 m <sup>2</sup>
Prep, Year 1, Year 2 Learning	910 m <sup>2</sup>
Year 3 and Year 4 Learning Homestead	838 m <sup>2</sup>
Year 5 and Year 6 Learning Homestead	838 m <sup>2</sup>
Sports Hall	1036 m <sup>2</sup>
Waste Collection Point	392m <sup>2</sup>
Lower Carpark	848m <sup>2</sup>
Upper Carpark	1581m <sup>2</sup>
Sports Courts (total for 2)	1367m <sup>2</sup>

Total 9769 m<sup>2</sup>

Total impervious area coverage 7%  
Site Area 14 ha

## STAGE AND TIMING LEGEND

		Construction start	Construction end
Stage 1	Early Learning Centre, temporary modular building, hardcourt, lower carpark and waste collection point	2024	2025
Stage 2	P-2 and upper carpark	2025	2026
Stage 3	Y3 & Y4 Building and Admin	2027	2028
Stage 4	Discovery Centre	2029	2030
Stage 5	Y5 & Y6	2031	2032
Stage 6	Sports Hall	2033	2034

## ANTICIPATED STUDENT AND STAFF NUMBERS BY STAGE\*

	Students	Staff
Stage 1	176	12
Stage 2	308	21
Stage 3	316	25
Stage 4	316	28
Stage 5	416	32
Stage 6	416	32

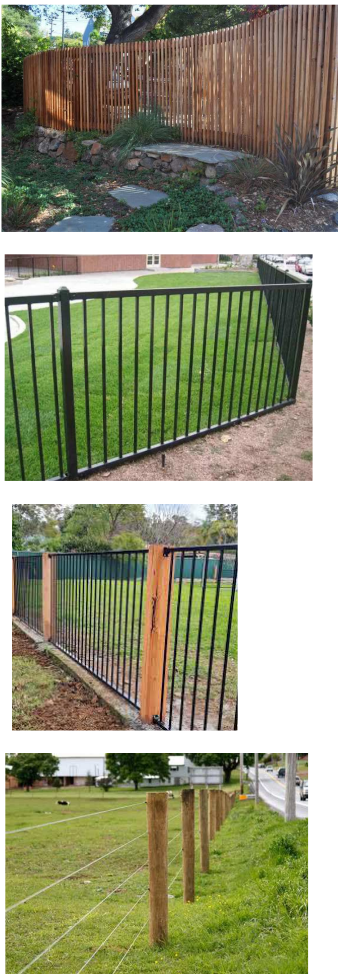
\*Number of students refers to max. number of students on site at any given time.

## ANTICIPATED STUDENT NUMBERS BY YEAR LEVEL

	Students per class	Number of classes	Total Students
ELC	22	4	88
Prep	22	2	44
Y1	22	2	44
Y2	22	2	44
Y3	24	2	48
Y4	24	2	48
Y5	25	2	50
Y6	25	2	50

## FENCE LEGEND

- F1 Fence 1 - 1800mm H curved timber batten fence on steel frame
- F2 Fence 2 - 1500mm H steel framed fence with steel balusters
- F3 Fence 3 - 1200mm H treated pine post with steel balusters
- F4 Fence 4 - 1200mm H treated pine post and 5 strand high tensile plain wire fence



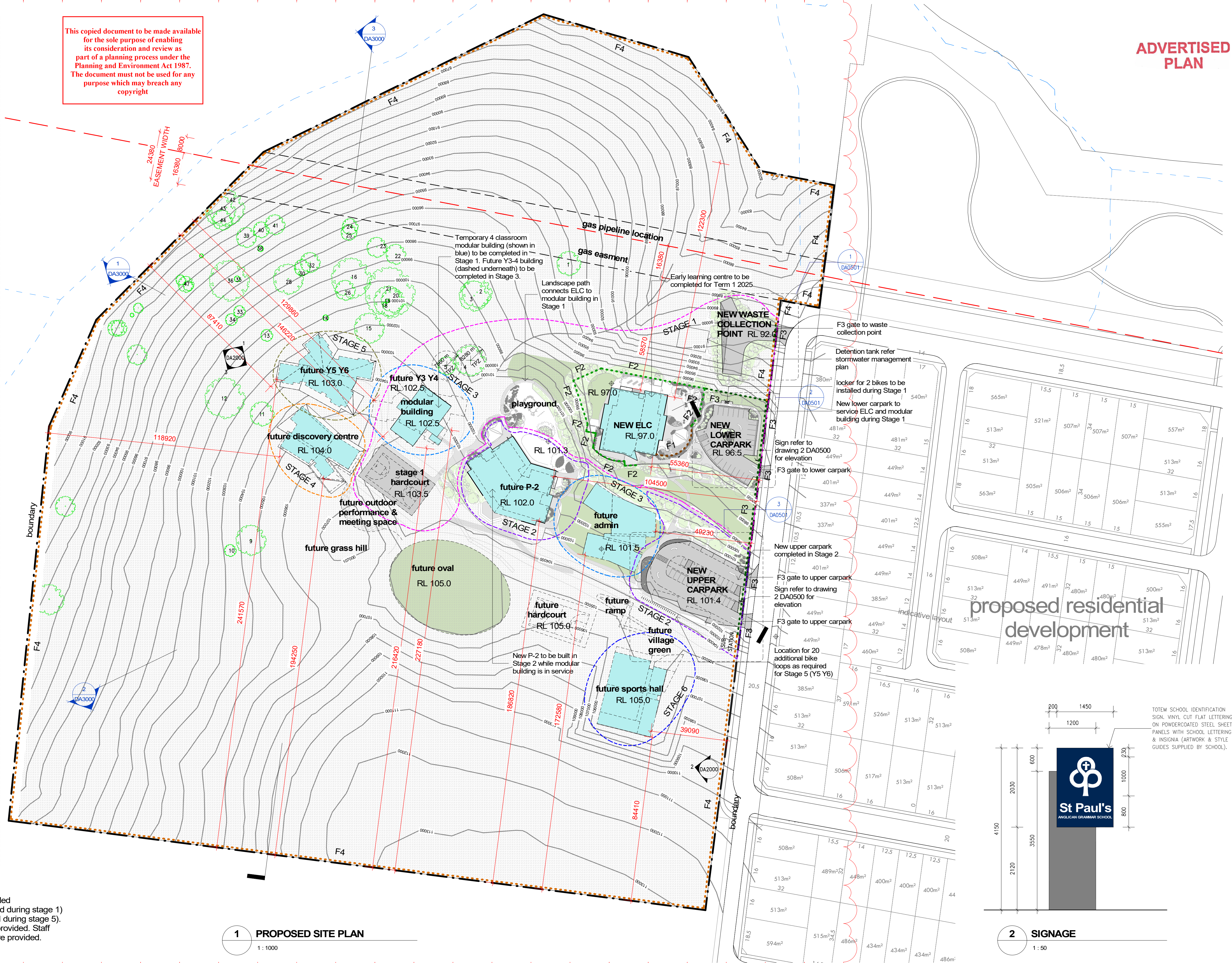
## TREE LEGEND

existing tree to retain  
Refer to arborist's report for further details of individual trees.  
Numbering of trees is as per arborist's report.

## BICYCLES

Total of 22 bicycle parks provided  
2 bike lockers for staff (provided during stage 1)  
20 loops for students (provided during stage 5).  
No formal end of trip facilities provided. Staff lockers and accessible WCs are provided.

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1 PROPOSED SITE PLAN

1:1000

2 SIGNAGE

1:50

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No.	Date	Desc
A	17/11/23	DA AMENDMENTS

PROJECT :  
**St Paul's AGS Drouin Campus  
Early Learning Centre  
Stage 1**

ADDRESS:  
Part Lot 2 McGlone Road Drouin 3818

DRAWING :  
**PROPOSED SITE PLAN**

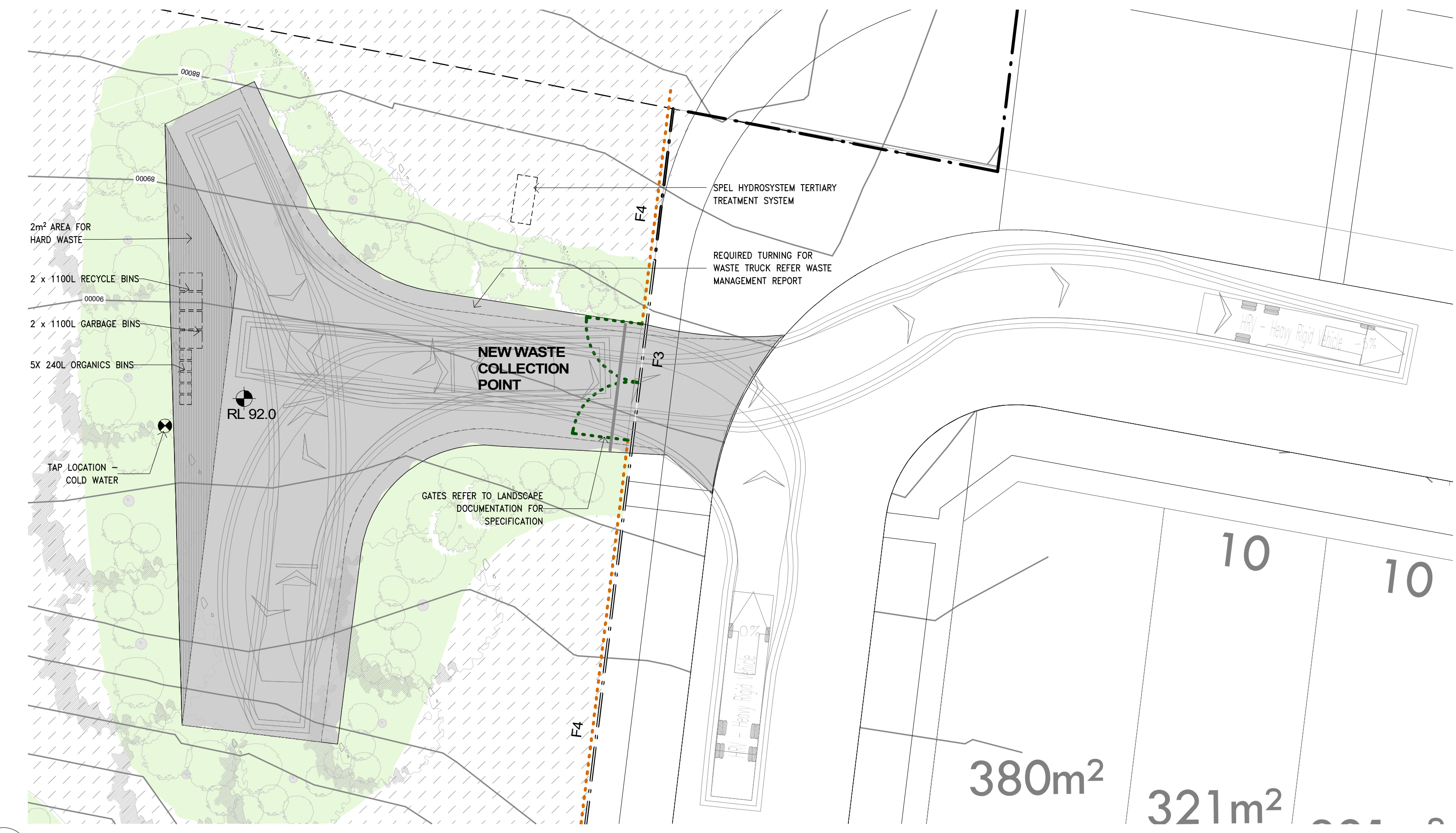
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DRAWING NUMBER:  
**DA0500 /A**

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1 WASTE COLLECTION POINT (STAGE 1)  
A2100 1:200



3 UPPER CARPARK PLAN (STAGE 2)  
A2100 1:200



2 LOWER CARPARK PLAN (STAGE 1)  
A2100 1:200

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**LEGEND**

CAR PARKS EXCLUSIVELY FOR STAFF USE (32 TOTAL)

**CARPARK TOTALS**

LOWER CAR PARK	27 SPACES
UPPER CAR PARK	29 SPACES (INCLUDING 4 DROP OFF BAYS)
TOTAL	56 SPACES

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PROJECT :  
**St Paul's AGS Drouin Campus  
Early Learning Centre  
Stage 1**

ADDRESS:  
Part Lot 2 McGlone Road Drouin 3818

DRAWING :  
**PROPOSED CARPARK  
STAGE 1 AND 2**

SCALE :  
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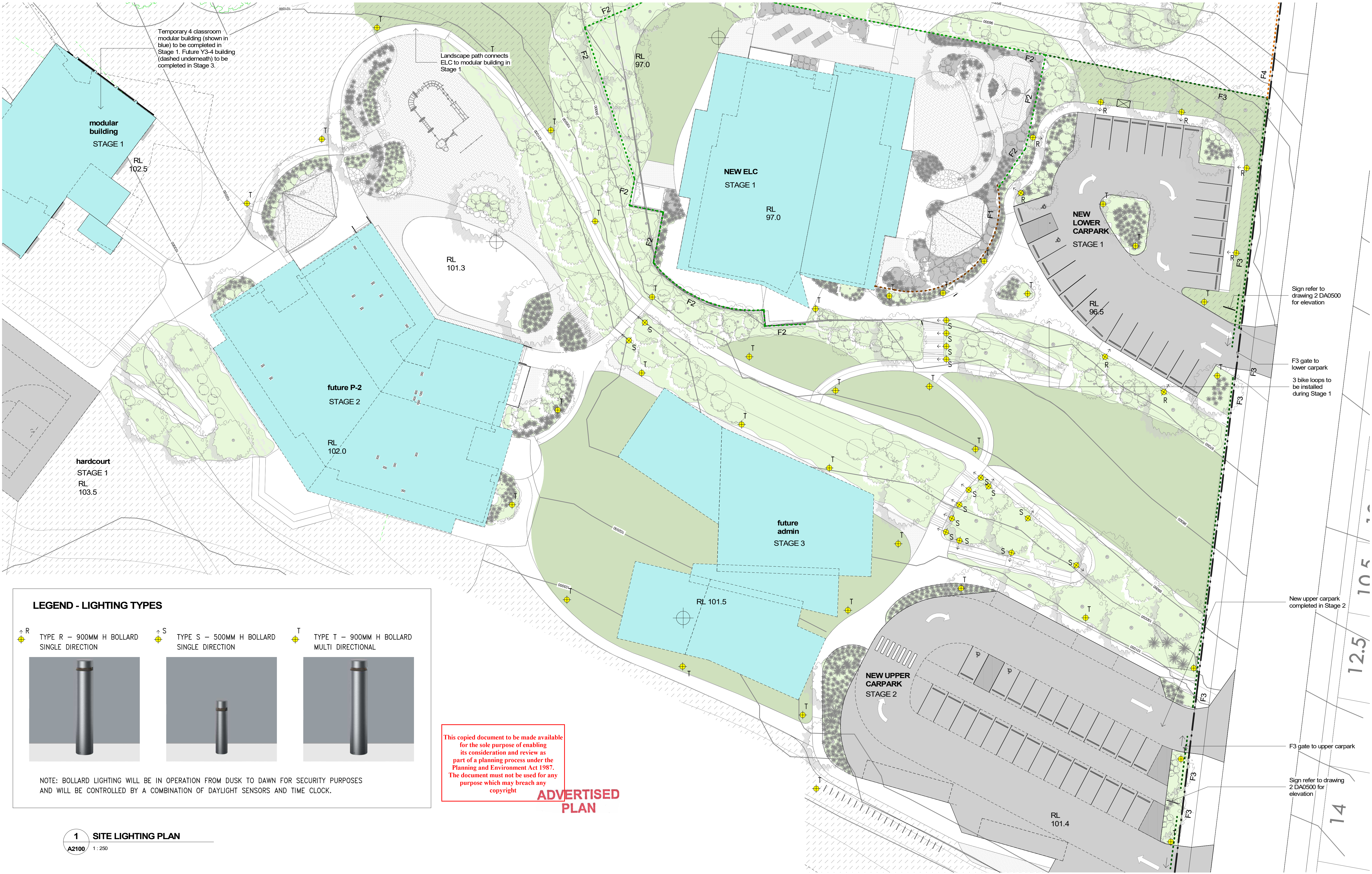
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No.	Date	Desc
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PROJECT :  
**St Paul's AGS Drouin Campus  
Early Learning Centre  
Stage 1**

ADDRESS:  
Part Lot 2 McGlone Road Drouin 3818

DRAWING :  
**LIGHTING PLAN**

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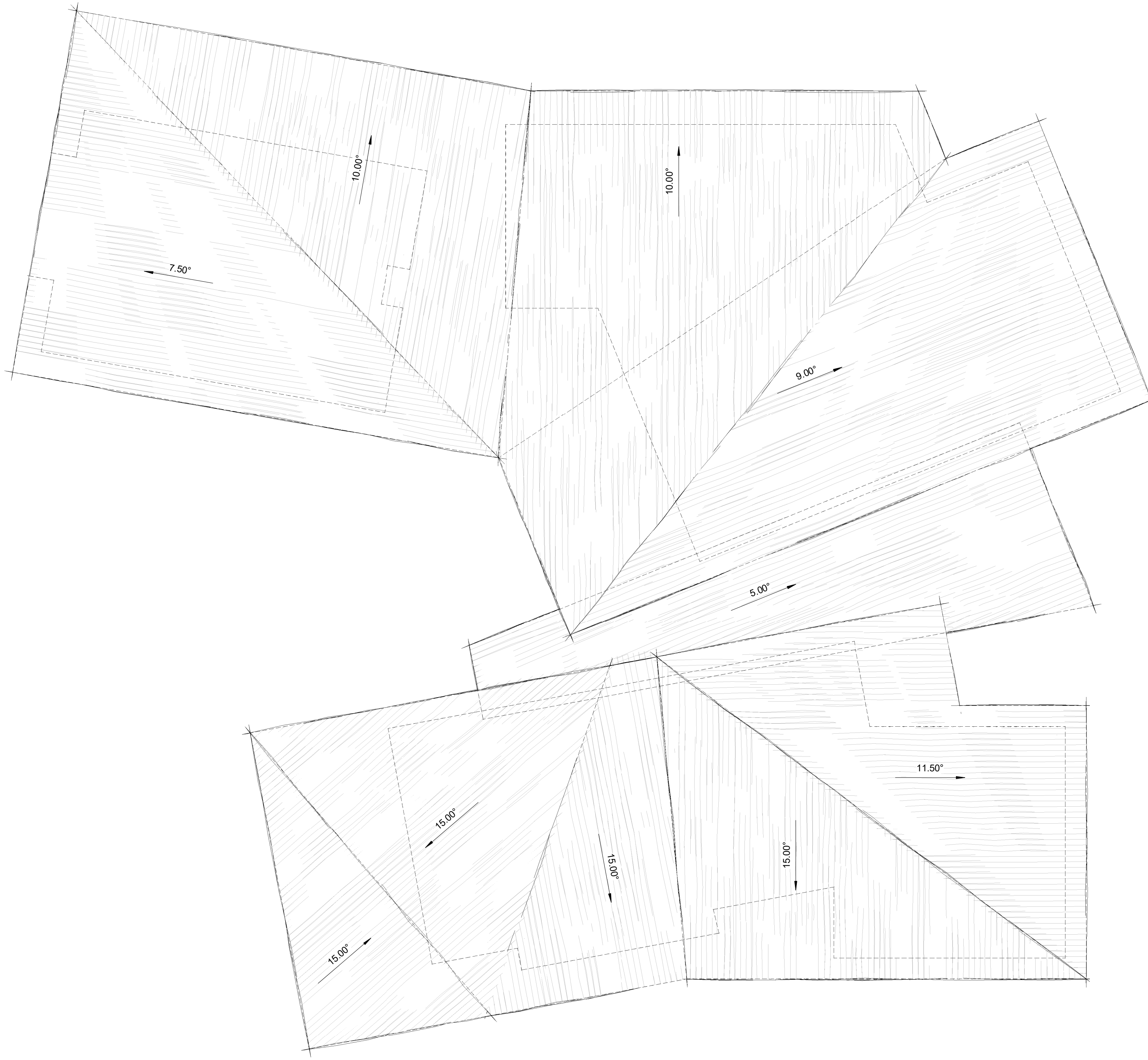
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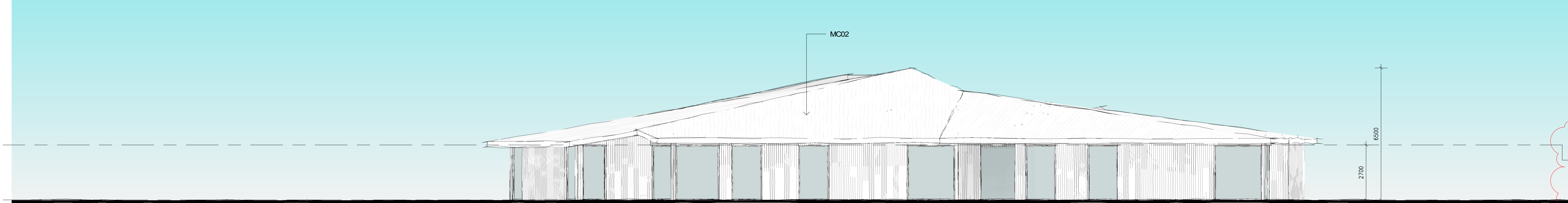


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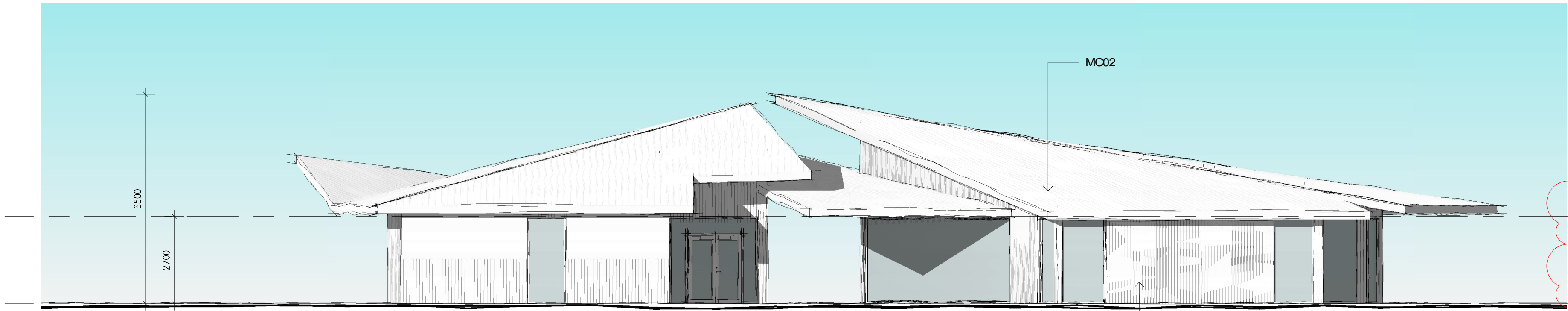
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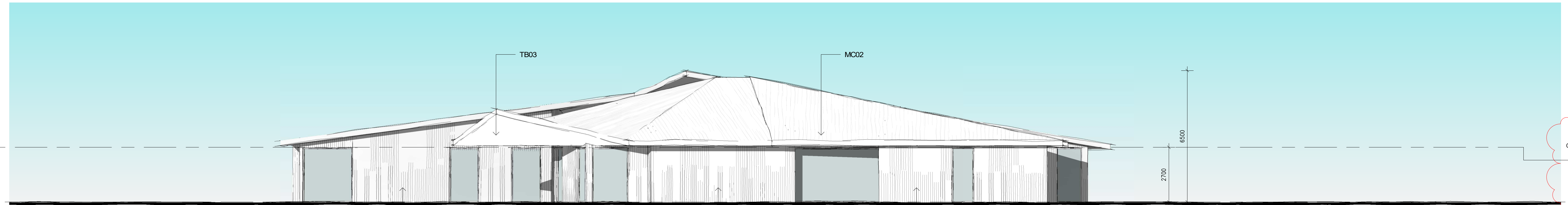


2 NORTH ELEVATION  
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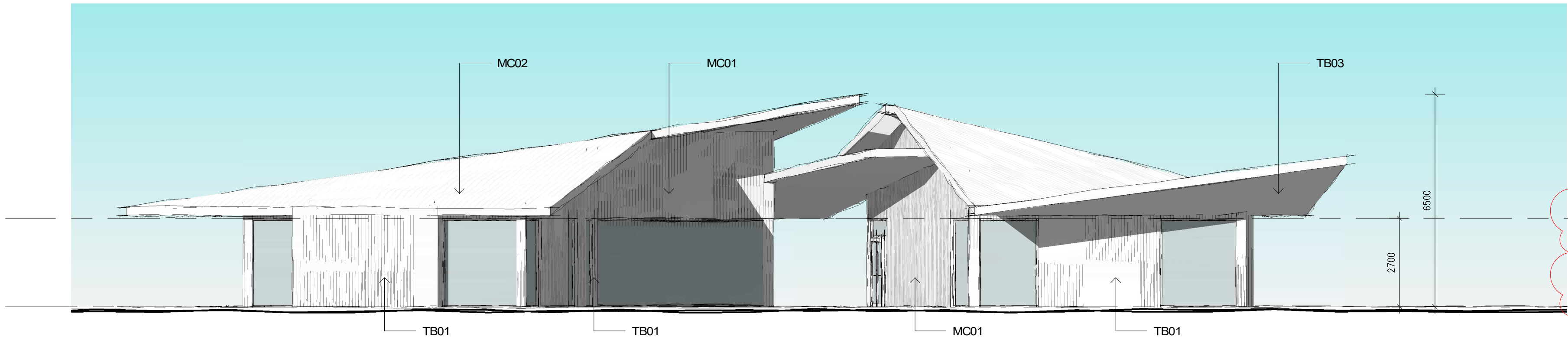


1 EAST ELEVATION  
DA0101 1:100

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3 SOUTH ELEVATION  
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4 WEST ELEVATION  
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No.	Date	Desc
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PROJECT :  
St Paul's Drouin Campus  
Administration Building  
Stage 3

ADDRESS:  
St Paul's AGS Drouin Campus

DRAWING :  
ELEVATIONS

SCALE :  
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JOB NUMBER:      DATE:  
20020      17.11.2023

DRAWING NUMBER:  
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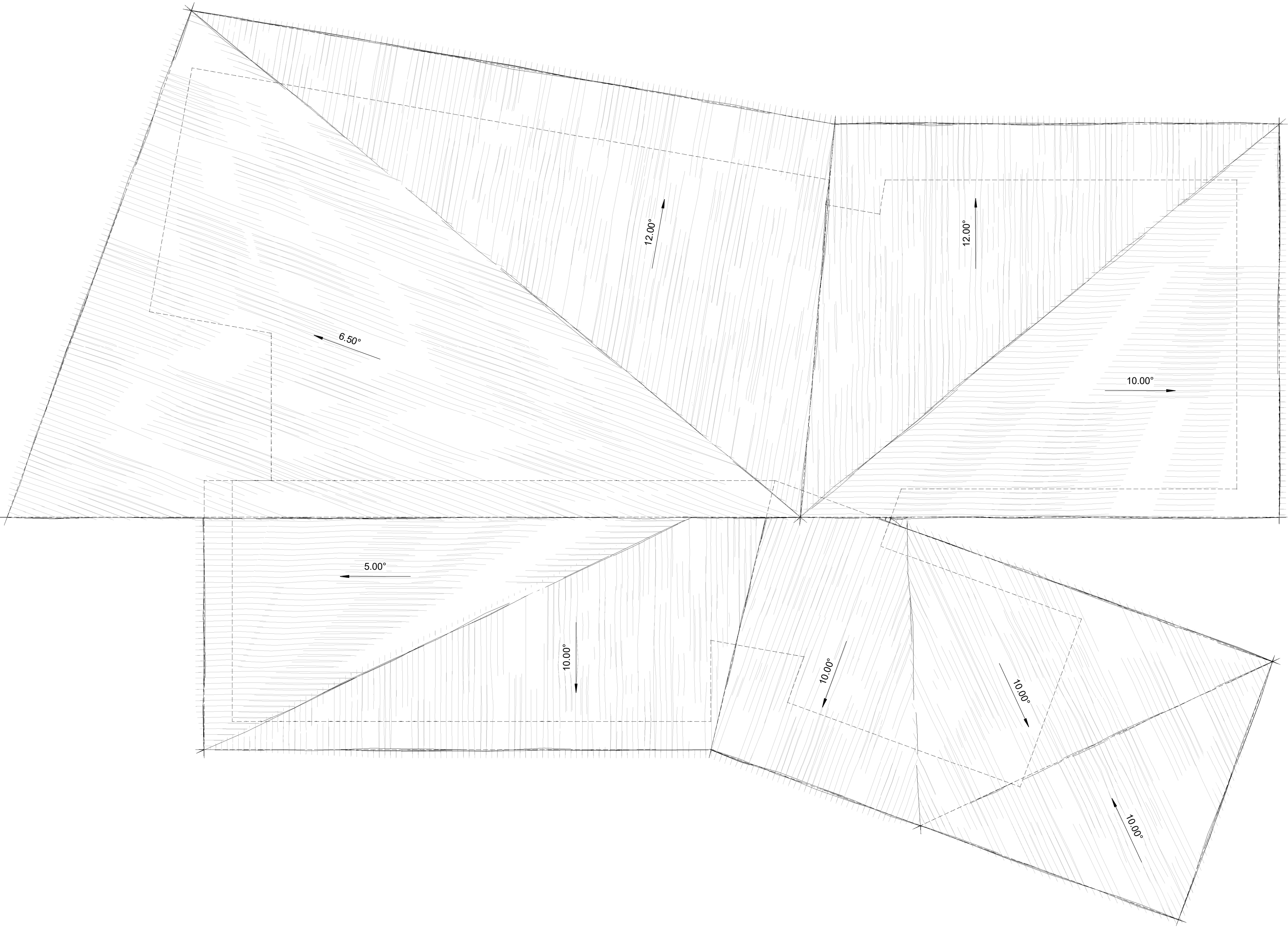


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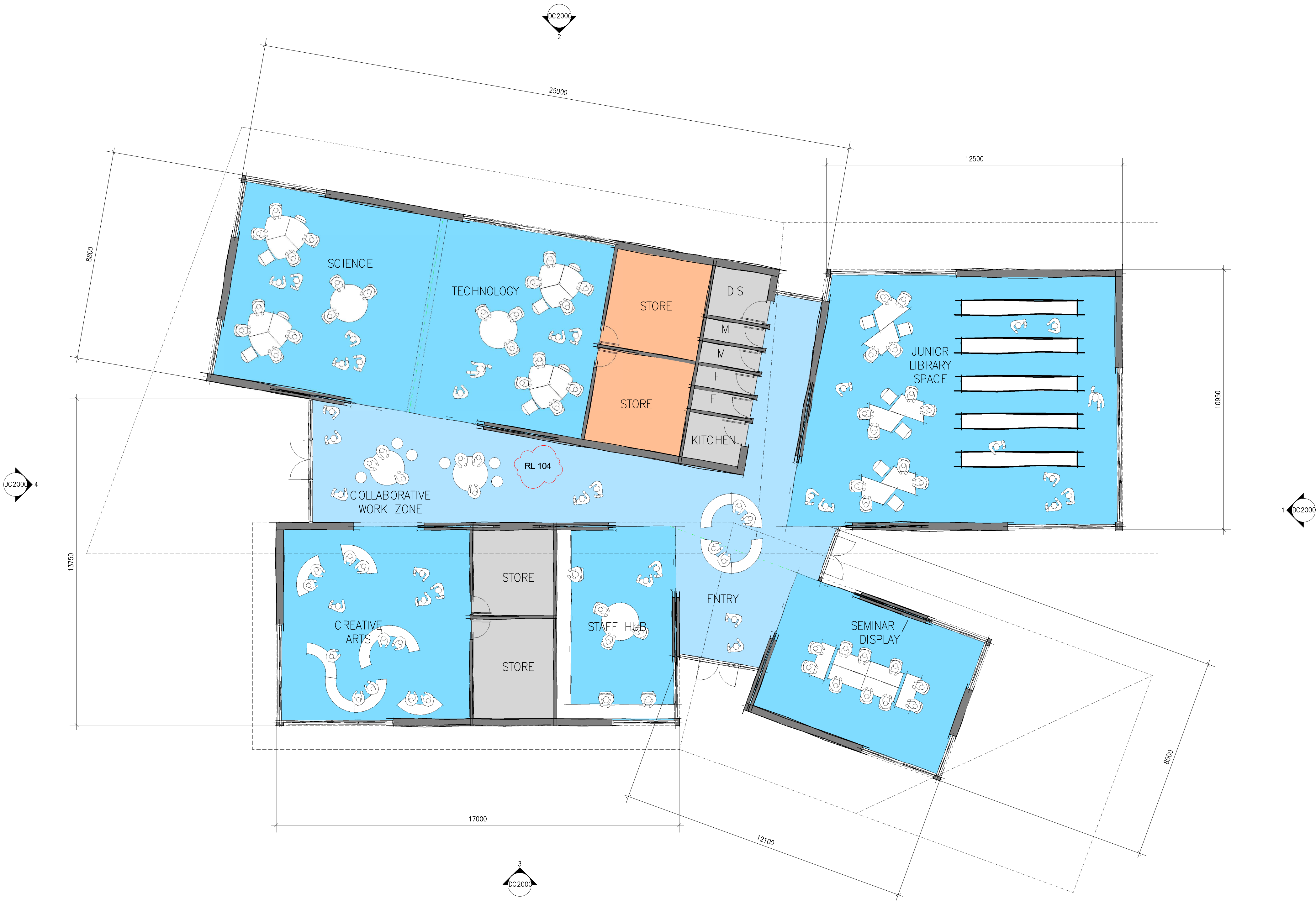


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PROJECT :  
St Paul's AGS Drouin Campus  
Discovery Centre  
Stage 4

ADDRESS:  
St Paul's AGS Drouin Campus

DRAWING :  
GROUND FLOOR PLAN

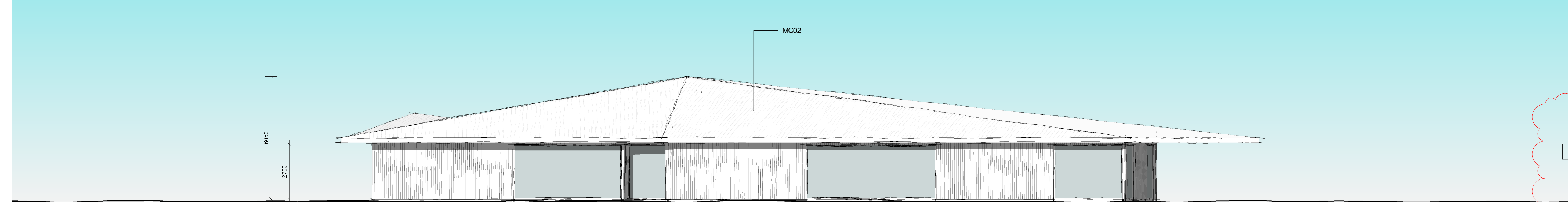
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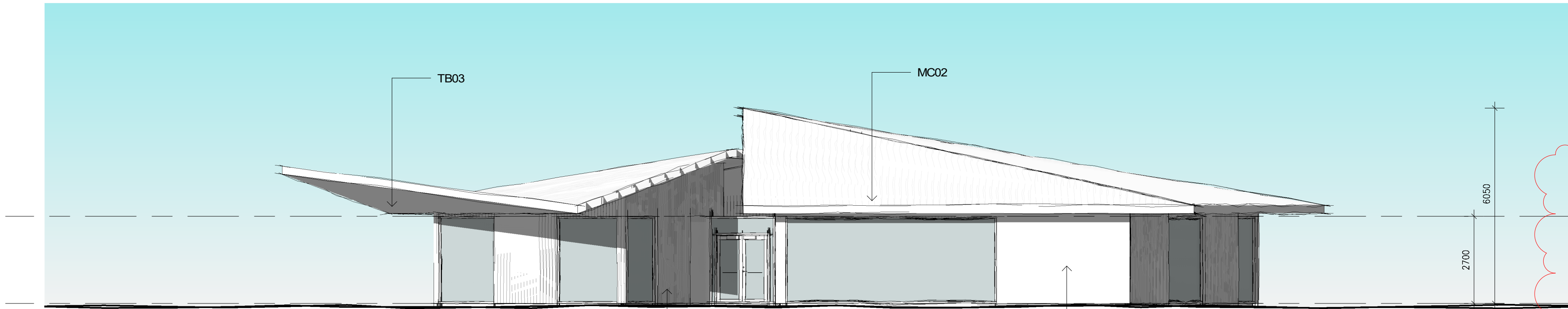
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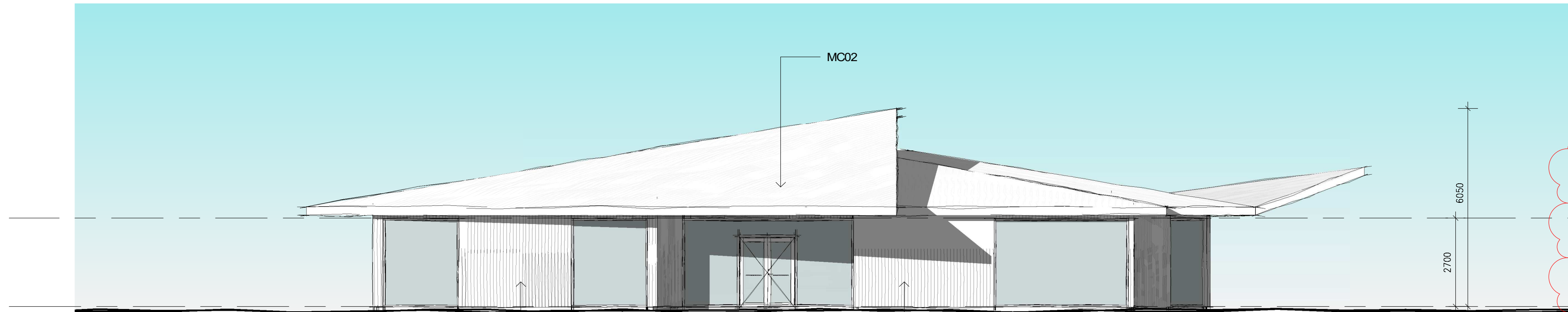
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1 EAST ELEVATION  
DA0101 1:100



3 SOUTH ELEVATION  
DA0101 1:100



4 WEST ELEVATION  
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PROJECT :  
St Paul's AGS Drouin Campus  
Discovery Centre  
Stage 4

ADDRESS:  
St Paul's AGS Drouin Campus

DRAWING :  
ELEVATIONS

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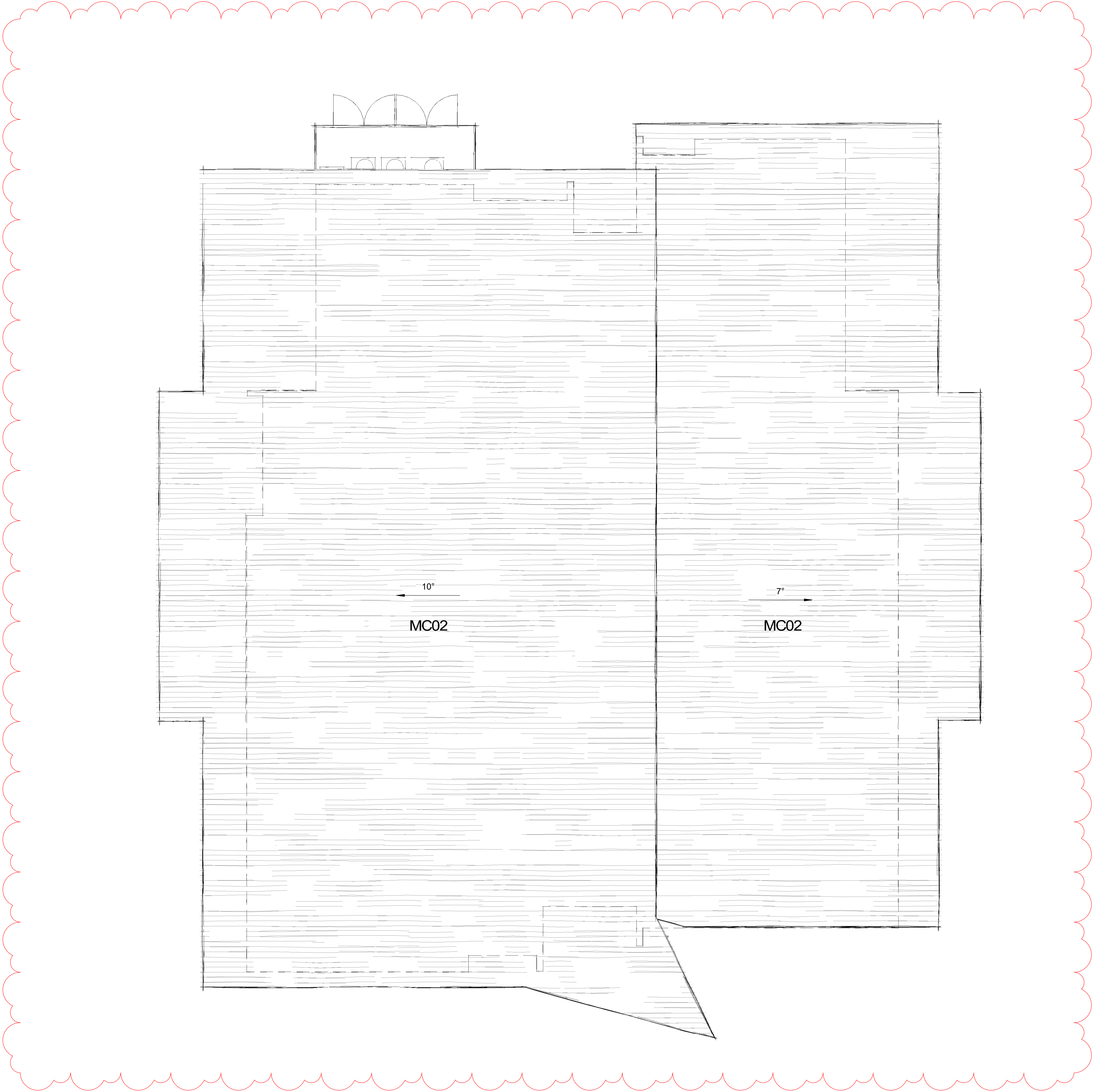
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PROJECT :  
**St Paul's AGS Drouin Campus  
Early Learning Centre  
Stage 1**

ADDRESS:  
Part Lot 2 McGlone Road Drouin 3818

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**GROUND FLOOR PLAN**

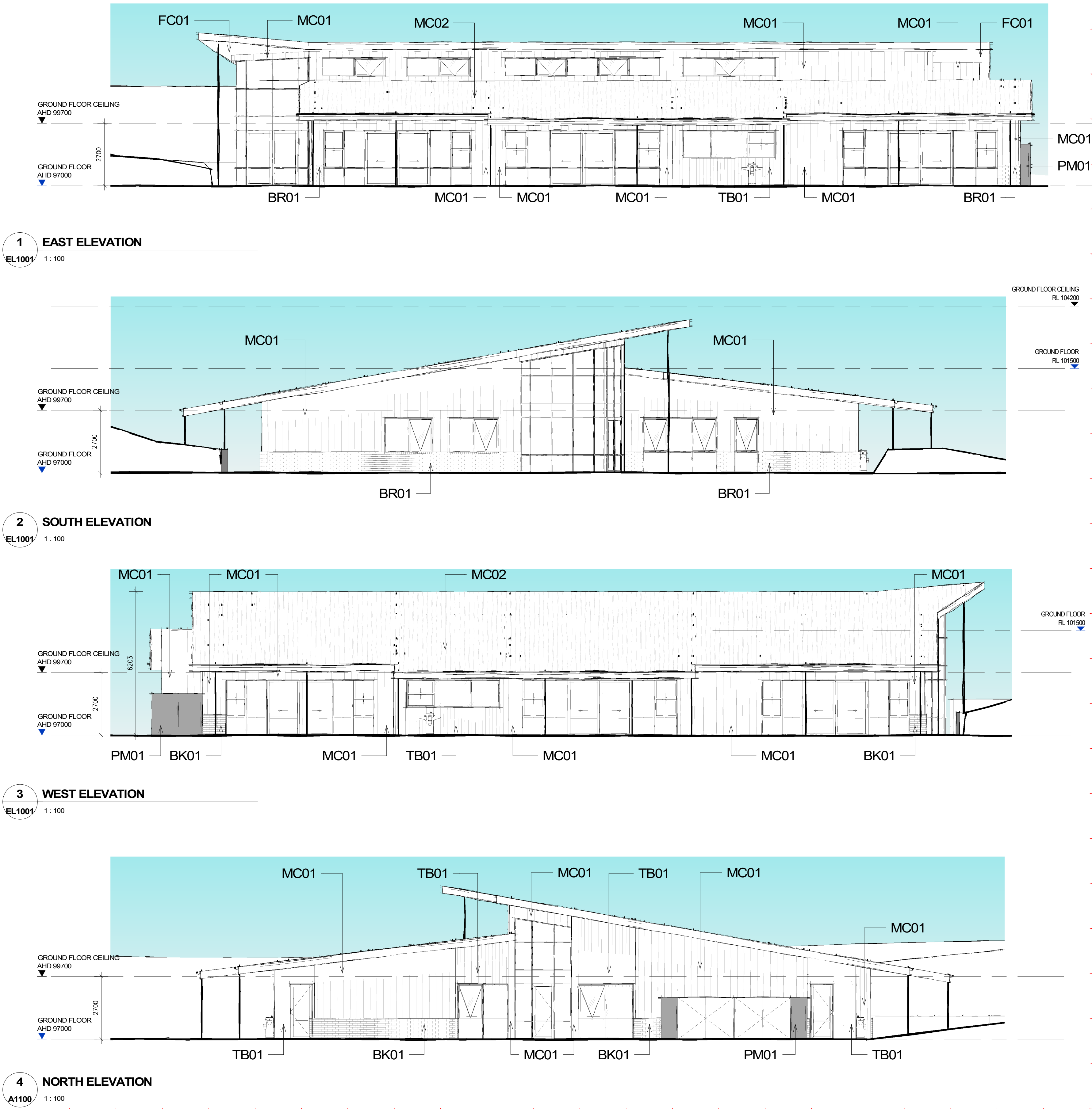
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DRAWING :  
**ELEVATIONS**

SCALE :  
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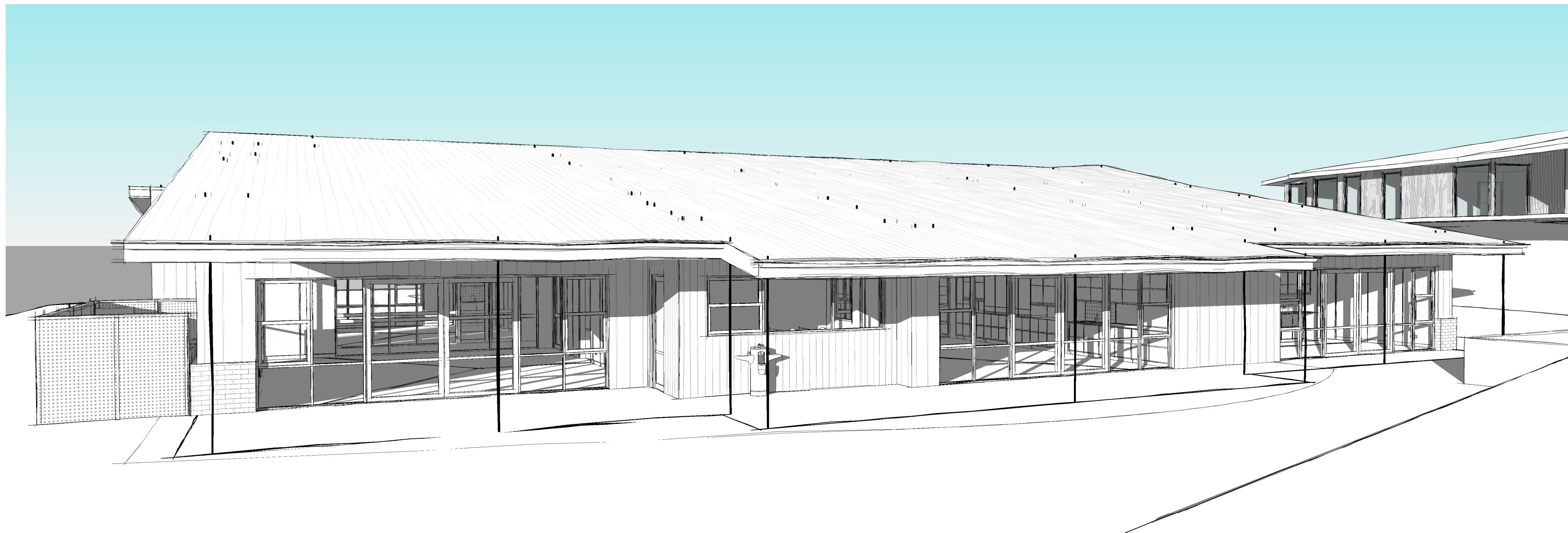
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1 3D VIEW 1

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2 3D VIEW 2

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PROJECT :  
**St Paul's AGS Drouin Campus  
Early Learning Centre  
Stage 1**

ADDRESS:  
Part Lot 2 McGlone Road Drouin 3818

DRAWING :  
**3D VIEWS**

SCALE :  
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JOB NUMBER: 21047  
DATE: 10/11/23

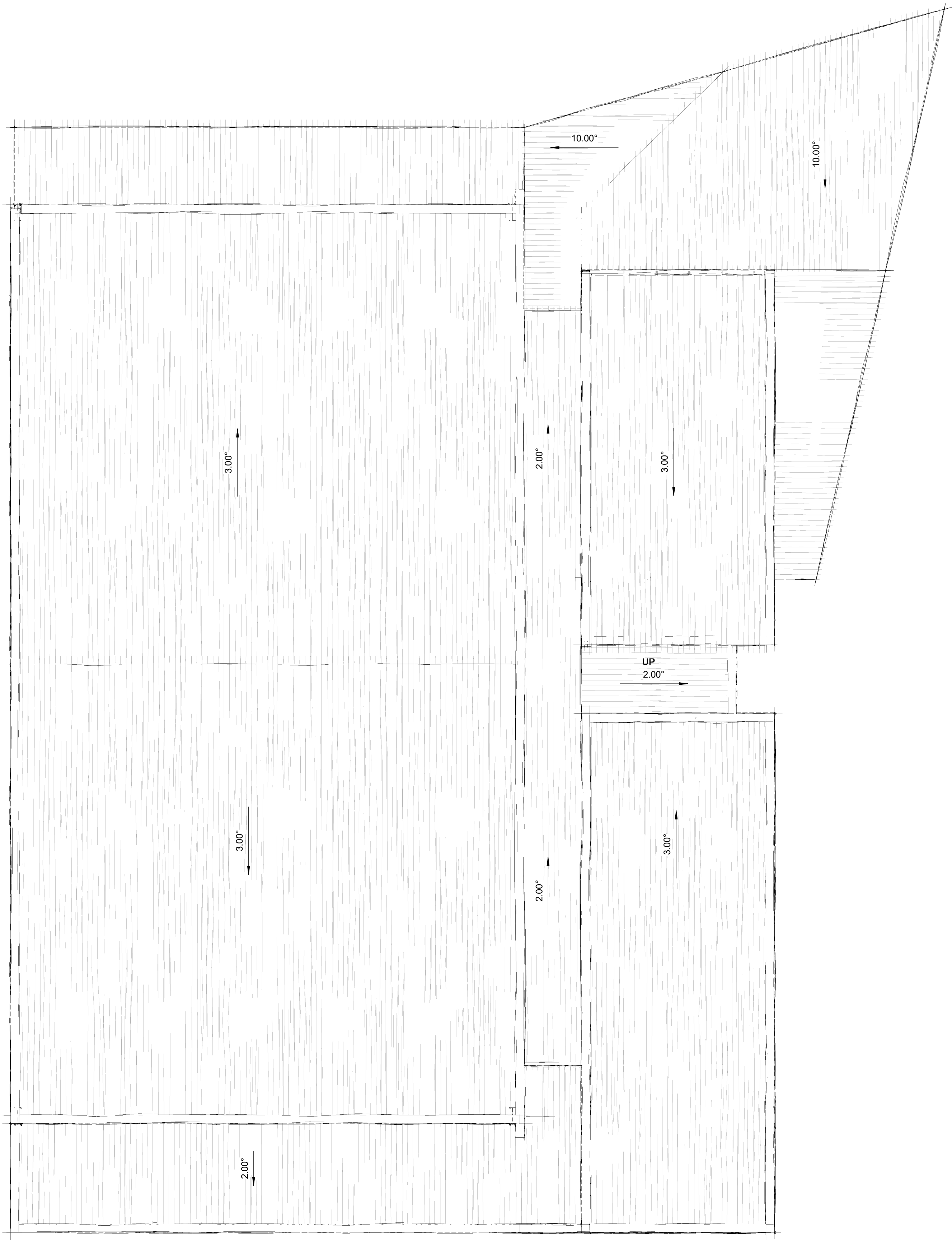
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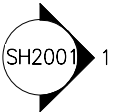


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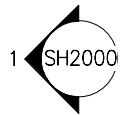
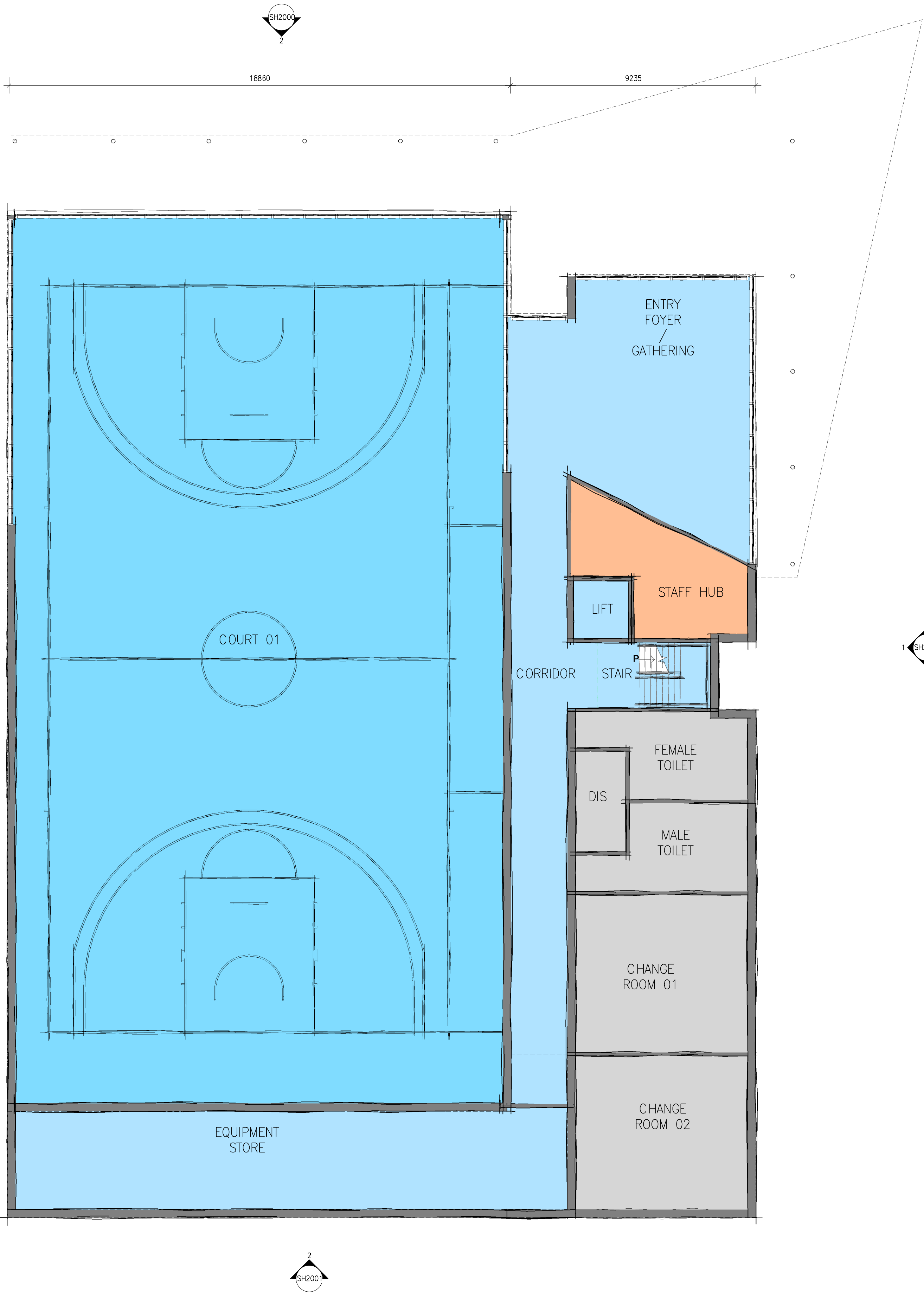
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PROJECT :  
St Paul's Drouin Campus  
Sports Hall  
Stage 6

ADDRESS:  
St Paul's AGS Drouin Campus

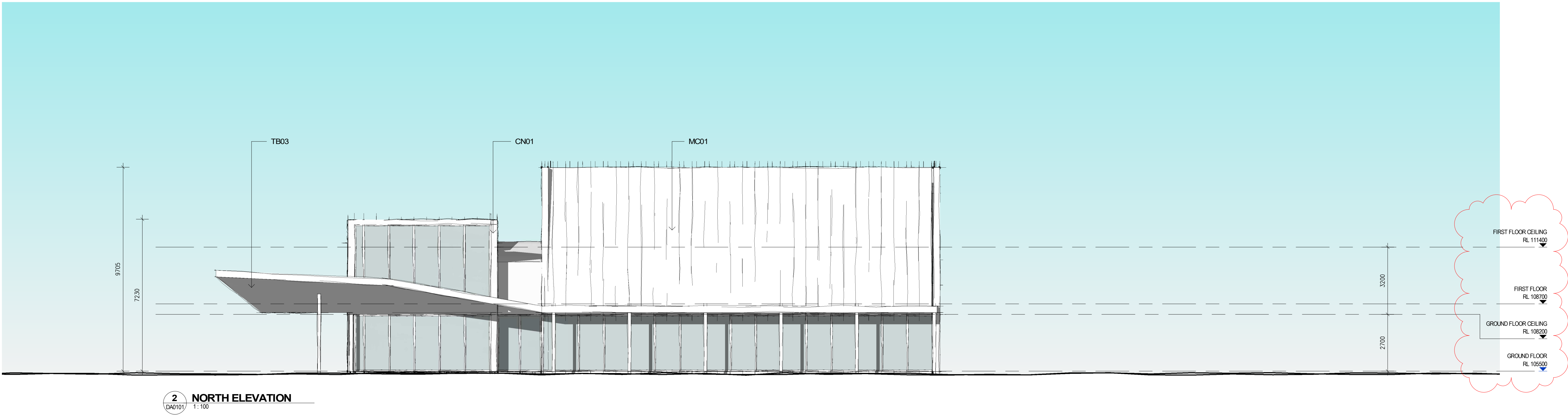
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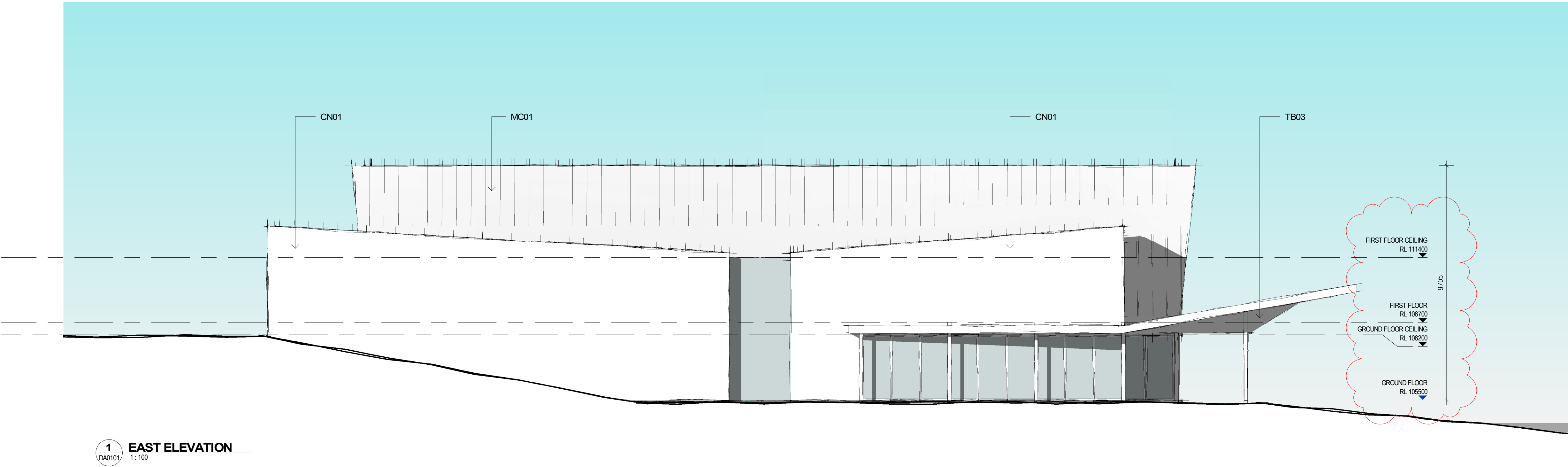
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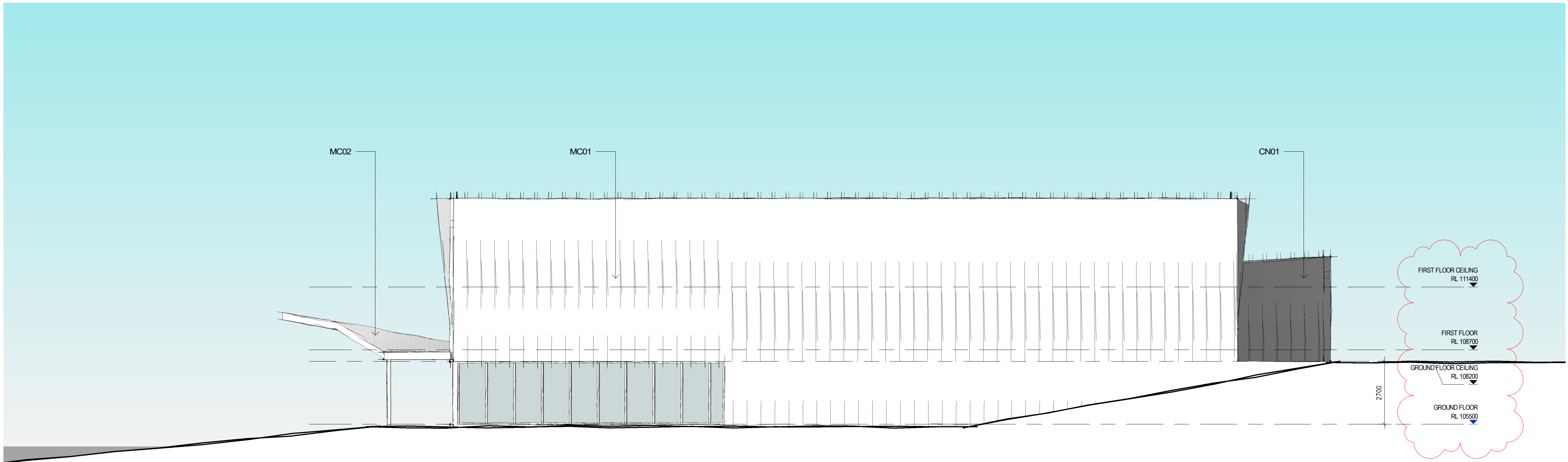
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St Paul's Drouin Campus  
Sports Hall  
Stage 6  
  
ADDRESS:  
St Paul's AGS Drouin Campus

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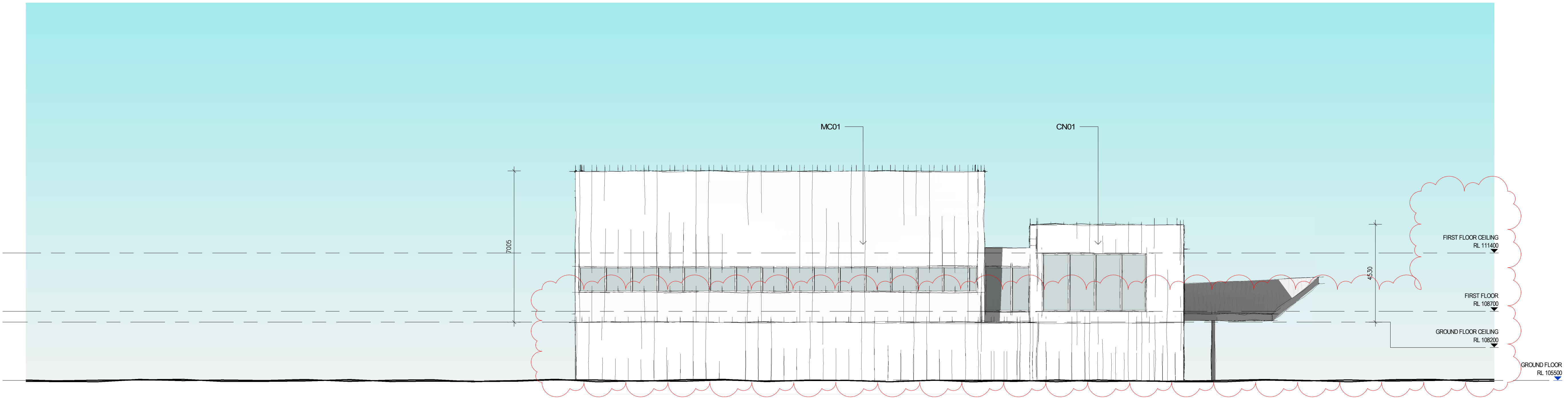




1 WEST ELEVATION  
DA0101 1:100

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2 SOUTH ELEVATION  
DA0101 1:100

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PROJECT :  
St Paul's Drouin Campus  
Sports Hall  
Stage 6

ADDRESS:  
St Paul's AGS Drouin Campus

DRAWING :  
ELEVATIONS

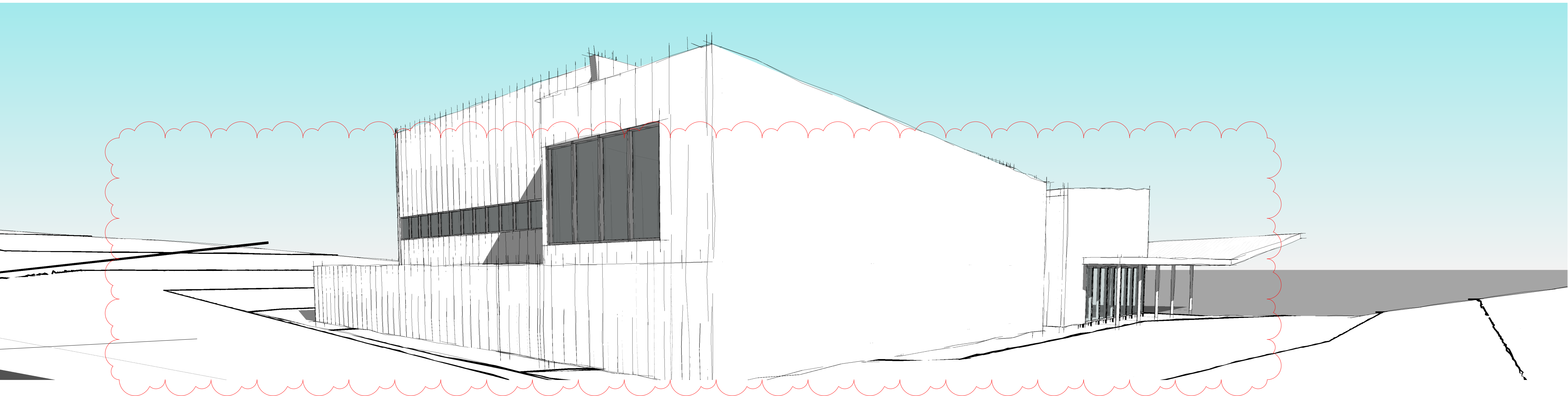
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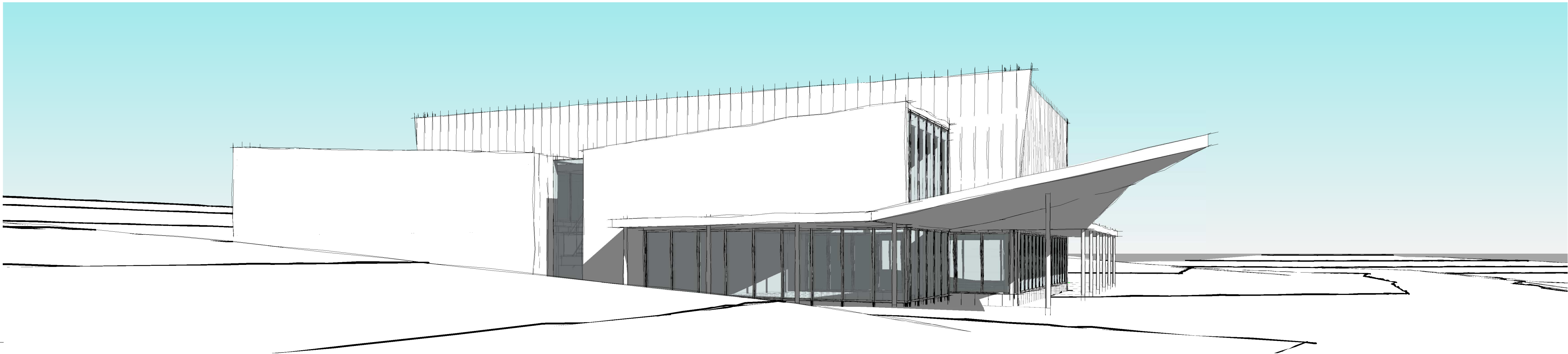
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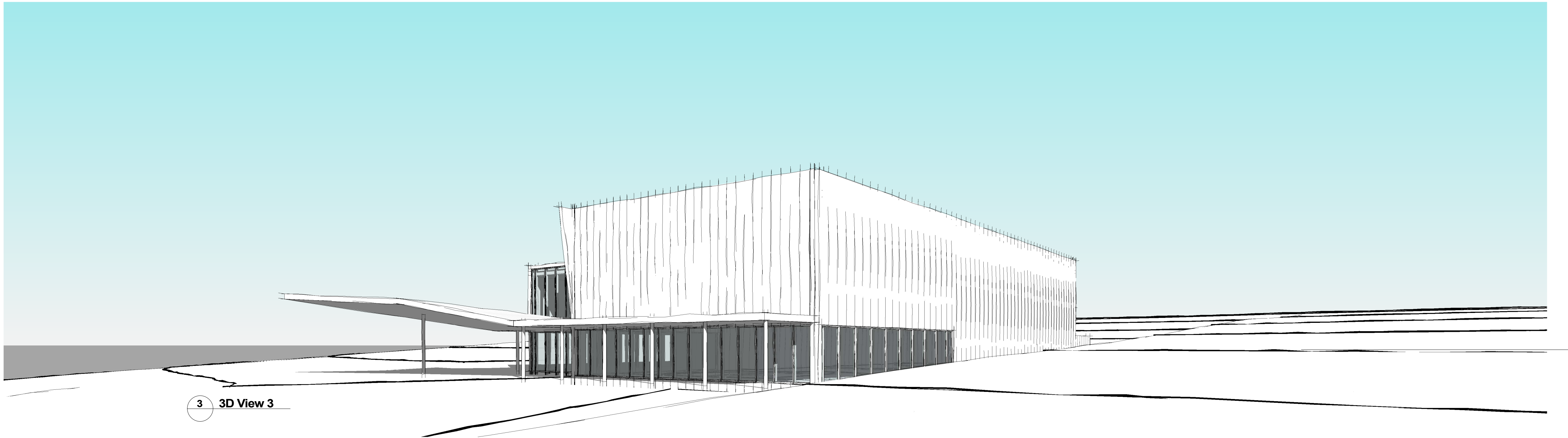




2 3D View 2



1 3D View 1



3 3D View 3

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PROJECT :  
St Paul's Drouin Campus  
Sports Hall  
Stage 6

ADDRESS:  
St Paul's AGS Drouin Campus

DRAWING :  
3D VIEWS

SCALE :  
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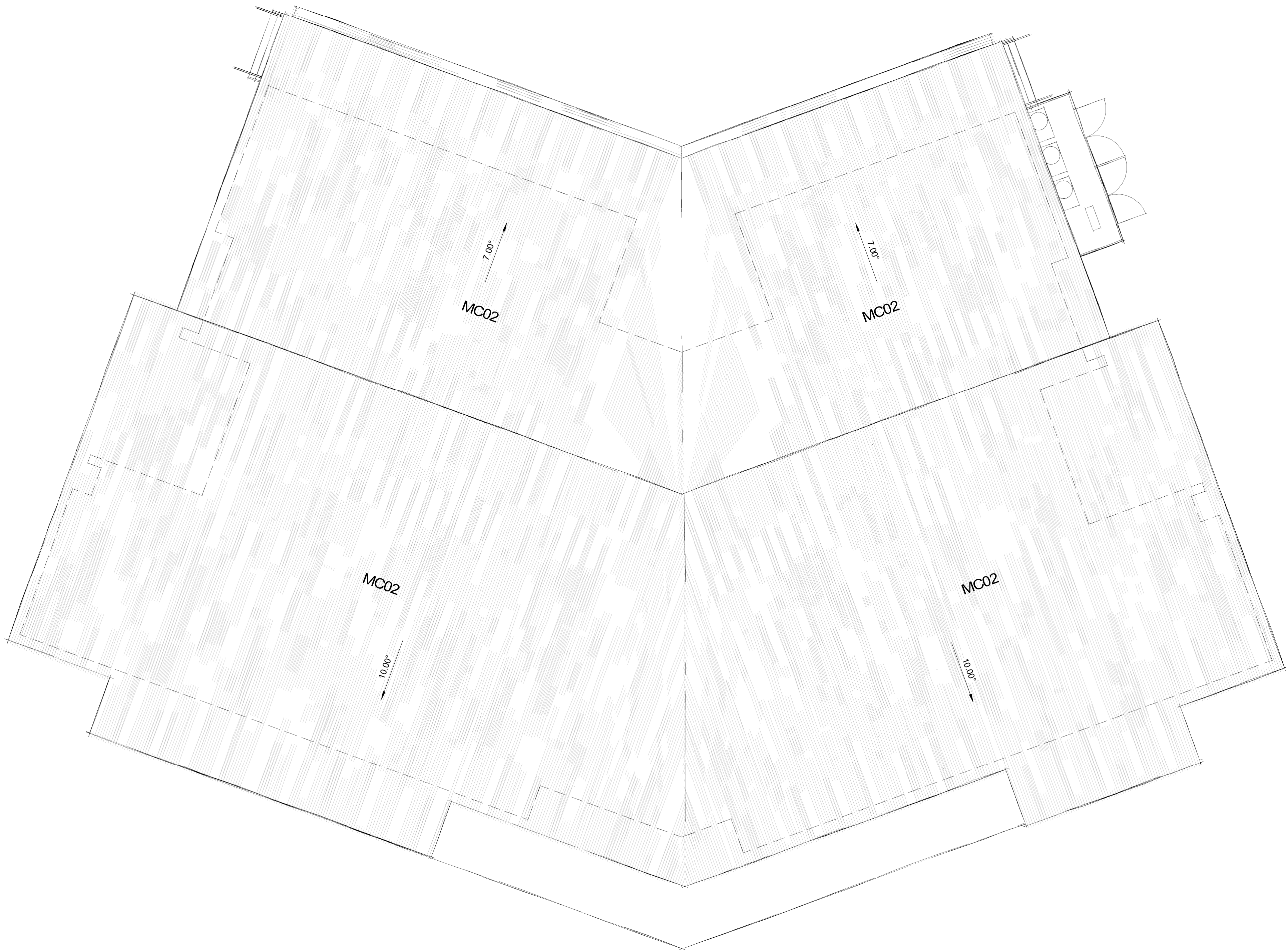
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smith+tracey architects

No.	Date	Desc
A	10/11/2023	DA AMENDMENTS

PROJECT :  
St Paul's AGS Drouin Campus  
P-2 Building  
Stage 2

ADDRESS:  
Part Lot 2 McGlone Road Drouin  
3818

DRAWING :  
ROOF PLAN

SCALE :  
1:200 @A3      1:100 @A1  
JOB NUMBER: 21048      DATE: 17.11.2023

DRAWING NUMBER:  
BA1000 /A

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+ Development  
Application



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ADVERTISED  
PLAN

smith+tracey architects

No.	Date	Desc
A	10/11/2023	DA AMENDMENTS

PROJECT :  
St Paul's AGS Drouin Campus  
P-2 Building  
Stage 2

ADDRESS:  
Part Lot 2 McGlone Road Drouin  
3818

DRAWING :  
GROUND FLOOR PLAN

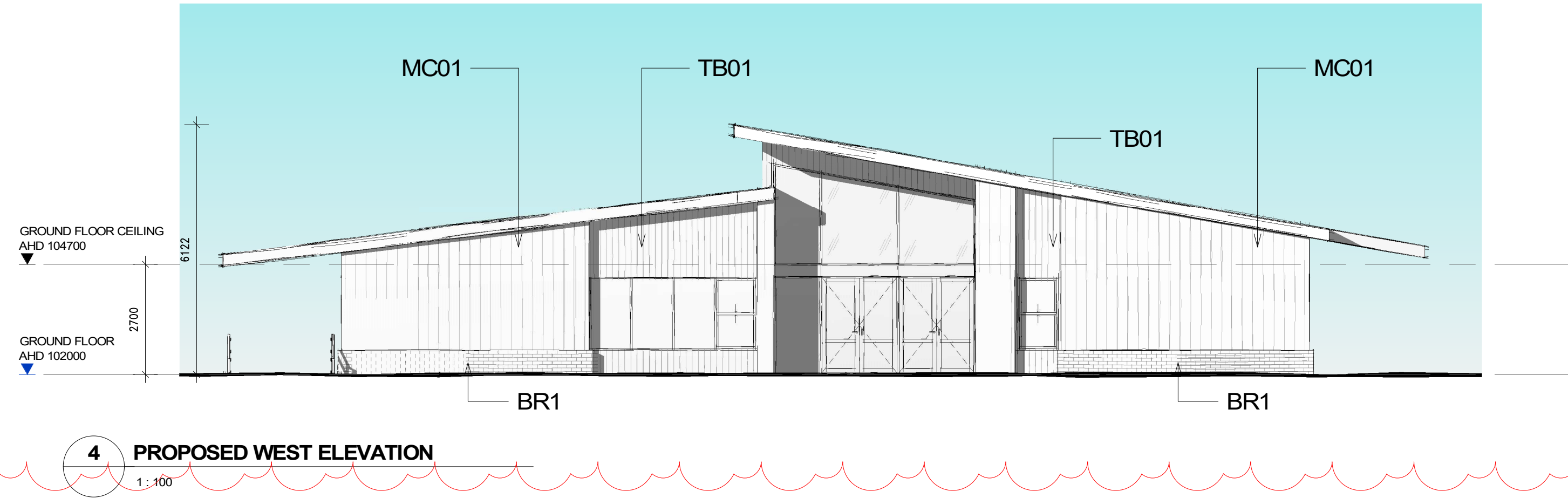
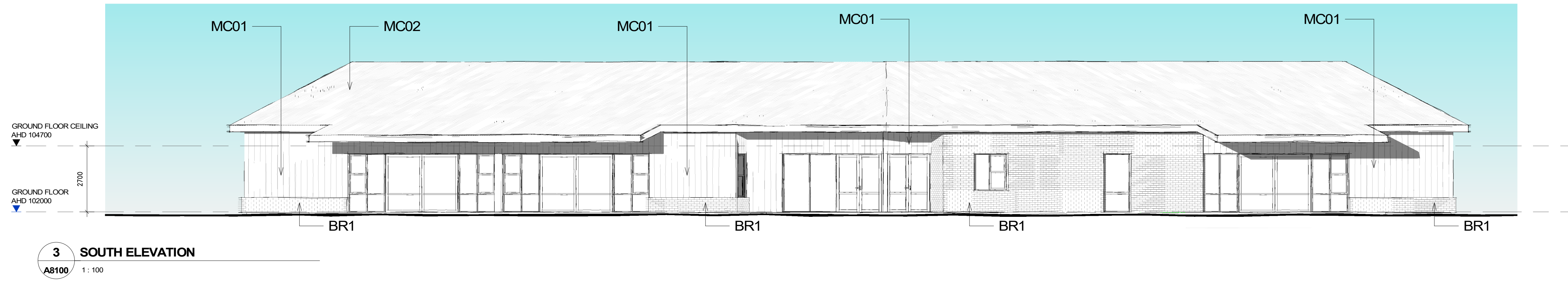
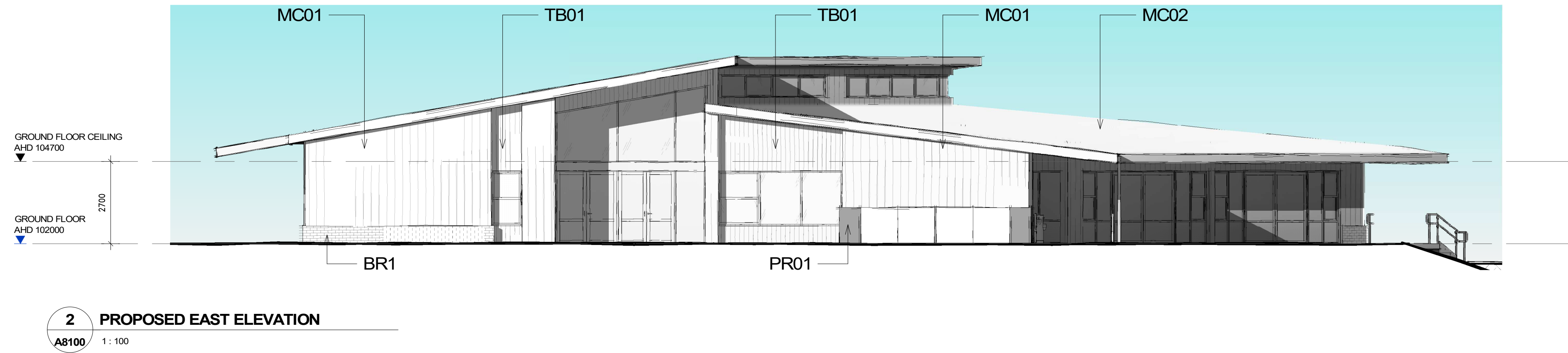
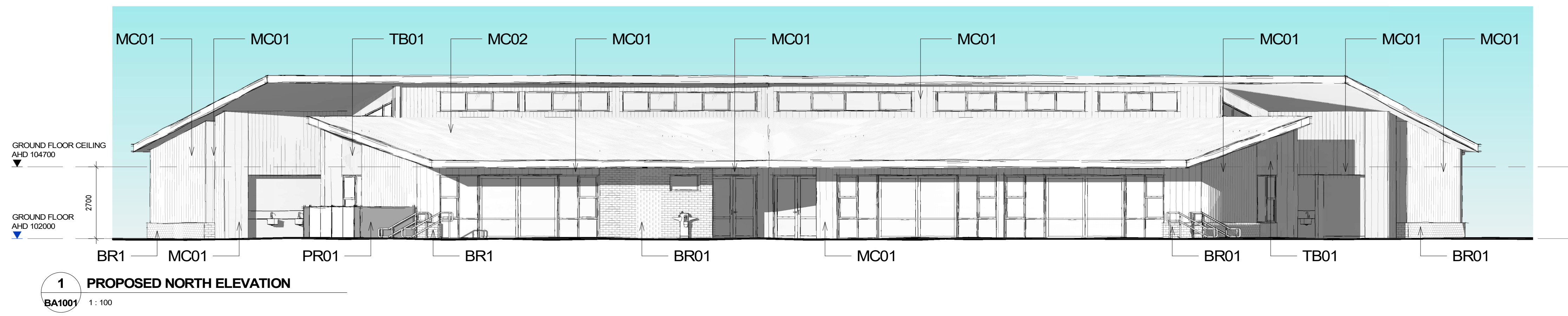
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JOB NUMBER: 21048  
DATE: 17.11.2023

DRAWING NUMBER:  
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ADVERTISED PLAN

smith+tracey architects

No.	Date	Desc
A	10/11/2023	DA AMENDMENTS

PROJECT :  
**St Paul's AGS Drouin Campus**  
**P-2 Building**  
**Stage 2**

ADDRESS:  
Part Lot 2 McGlone Road Drouin  
3818

DRAWING :  
**ELEVATIONS**

SCALE :  
1:200 @A3 1:100 @A1

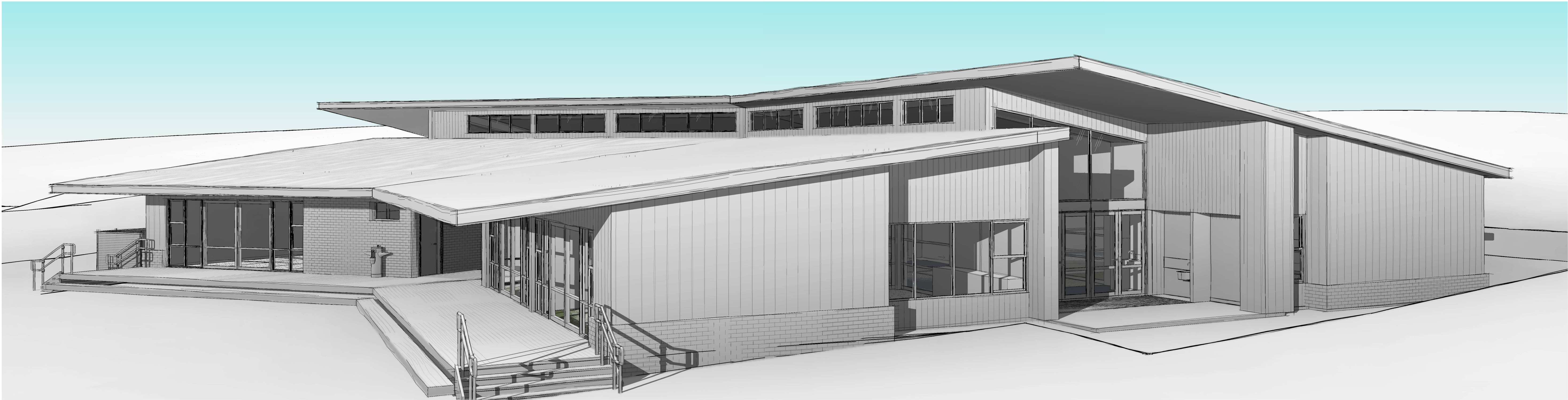
JOB NUMBER: 21048 DATE: 17.11.2023

DRAWING NUMBER:  
**BA2000 /A**

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**Development Application**

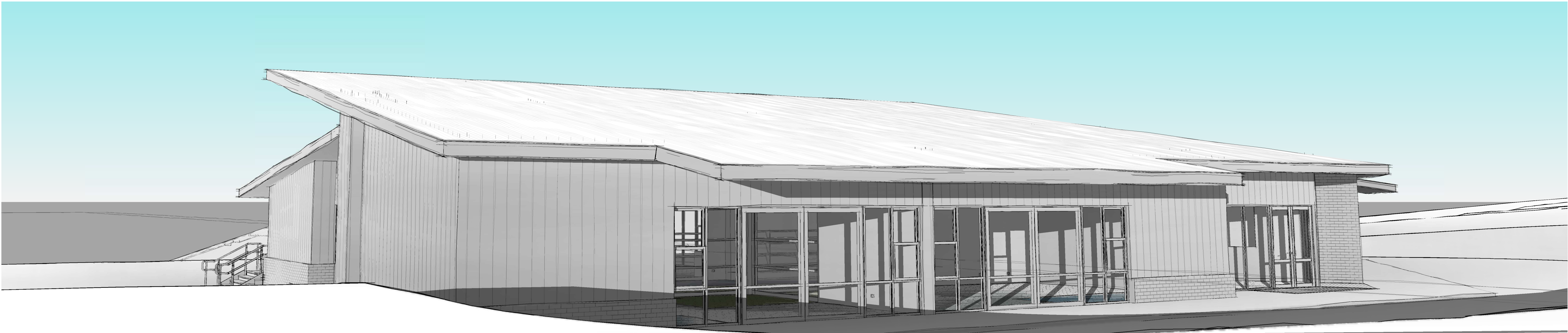




1 3D VIEW 1

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2 3D VIEW 2

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No.	Date	Desc
A	10/11/2023	DA AMENDMENTS

PROJECT :  
**St Paul's AGS Drouin Campus  
P-2 Building  
Stage 2**

ADDRESS:  
Part Lot 2 McGlone Road Drouin  
3818

DRAWING :  
**3D VIEWS**

SCALE :  
@A3 @A1

JOB NUMBER: 21048  
DATE: 17.11.2023

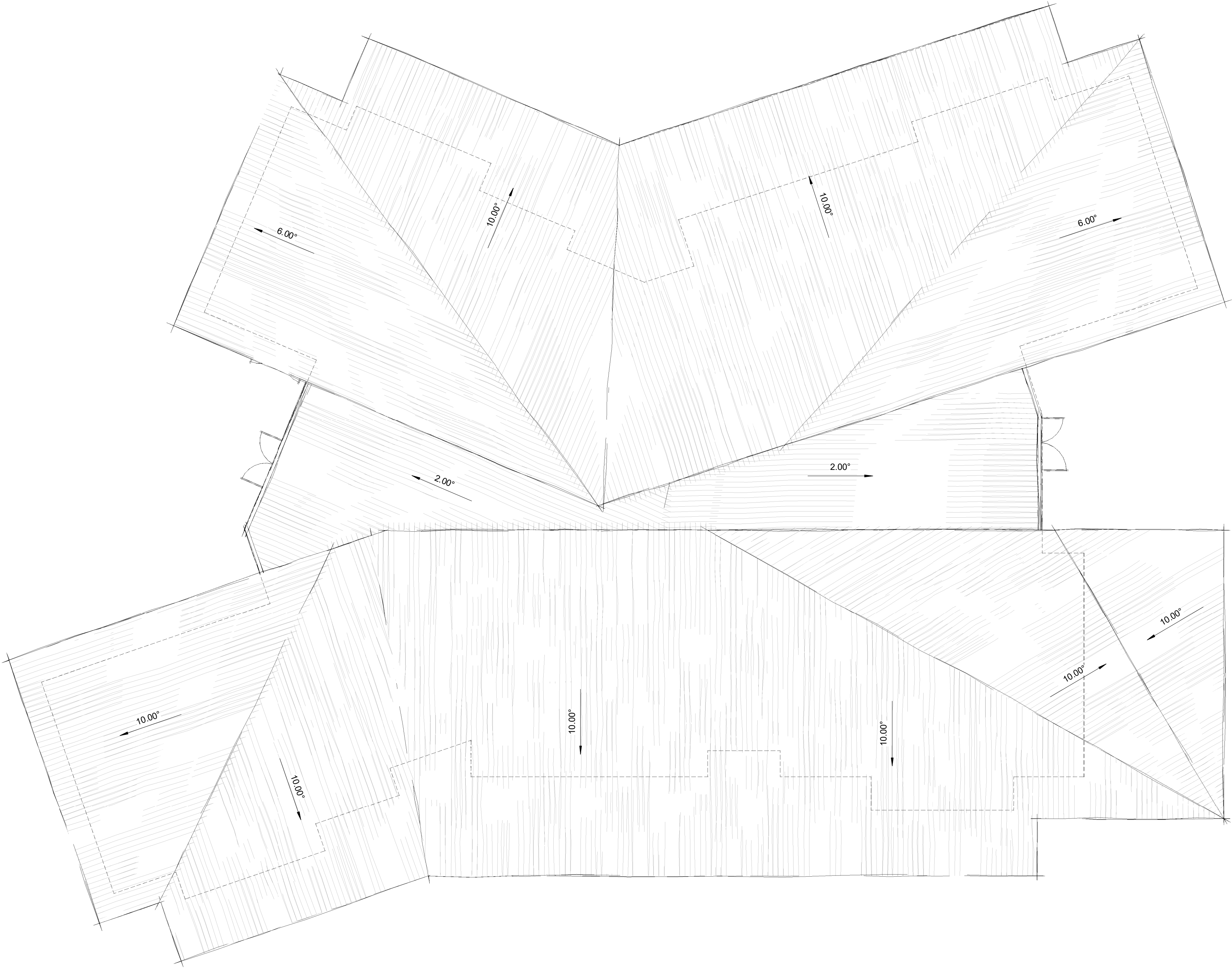
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Application**



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ADVERTISED  
PLAN

No.	Date	Desc

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PROJECT :  
**St Paul's AGS Drouin Campus  
Year3&4 Building  
Stage 3**  
  
ADDRESS:  
St Paul's AGS Drouin Campus

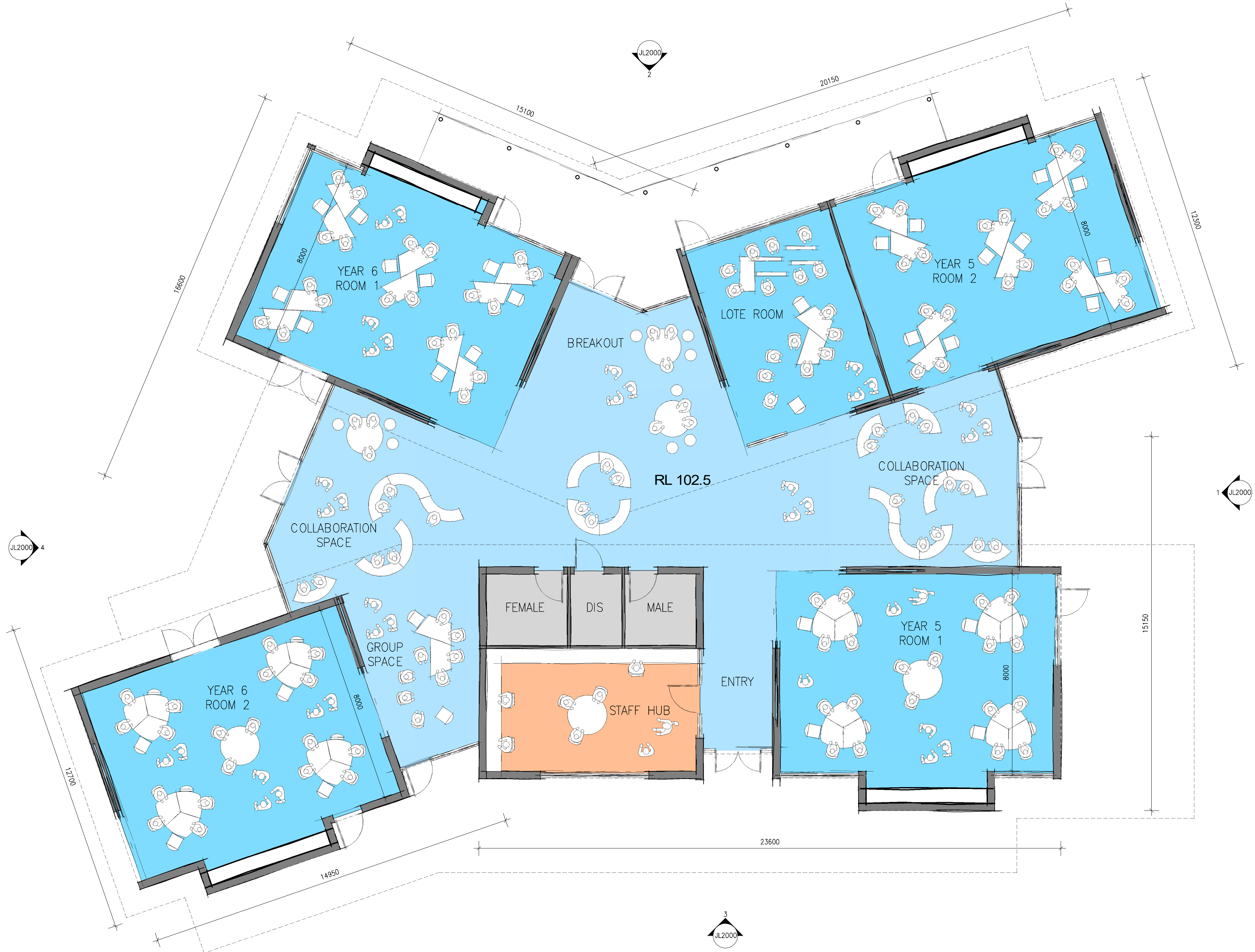
DRAWING :  
**ROOF PLAN**  
  
SCALE :  
1:200 @A3      1 : 100 @A1  
JOB NUMBER:      DATE:  
20020      26.07.2021

DRAWING NUMBER:  
**JL1000**  
  
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No.	Date	Desc

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PROJECT :  
St Paul's AGS Drouin Campus  
Year3&4 Building  
Stage 3

ADDRESS:  
St Paul's AGS Drouin Campus

DRAWING :  
GROUND FLOOR PLAN

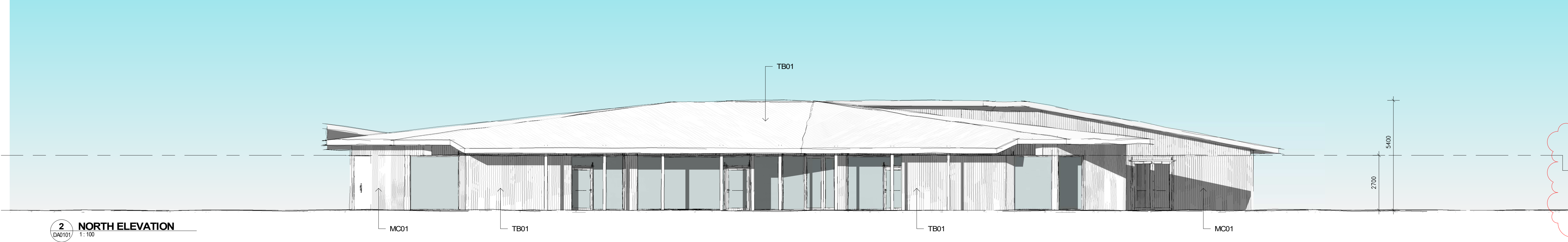
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DRAWING NUMBER:  
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Application





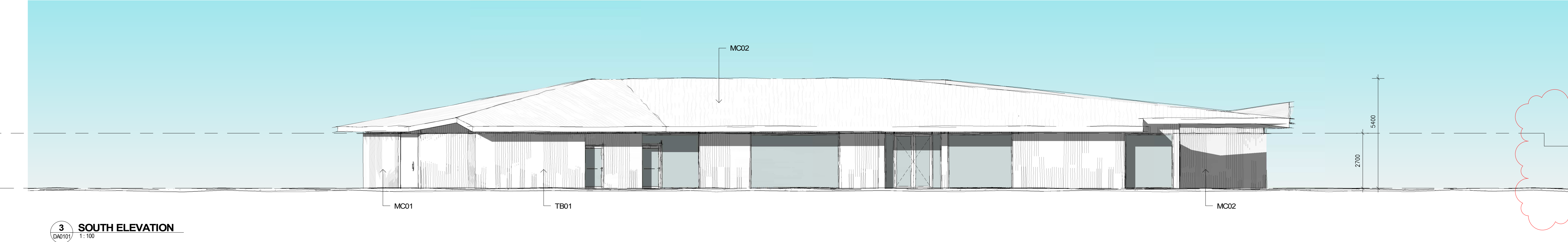
2 NORTH ELEVATION  
DA0101 1:100

ADVERTISED  
PLAN

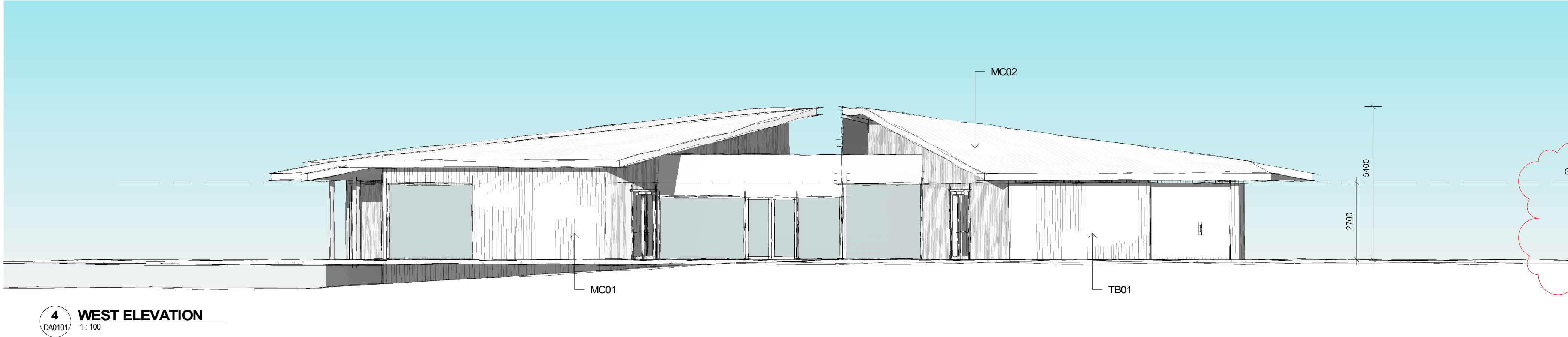


1 EAST ELEVATION  
DA0101 1:100

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3 SOUTH ELEVATION  
DA0101 1:100



4 WEST ELEVATION  
DA0101 1:100

No.	Date	Desc
A	17/11/2023	DA AMENDMENT

smith+tracey architects

PROJECT :  
St Paul's AGS Drouin Campus  
Year3&4 Building  
Stage 3  
ADDRESS:  
St Paul's AGS Drouin Campus

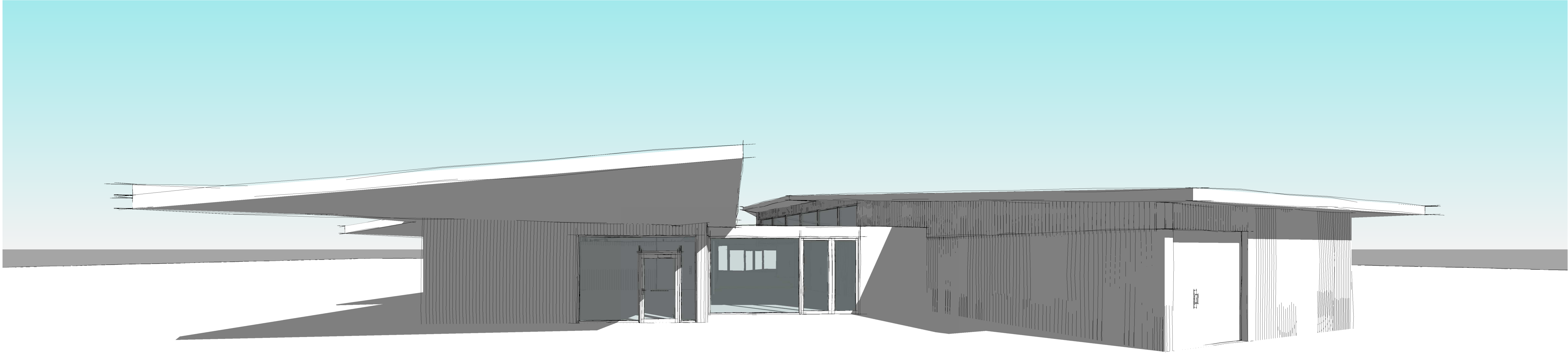
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ELEVATIONS

SCALE :  
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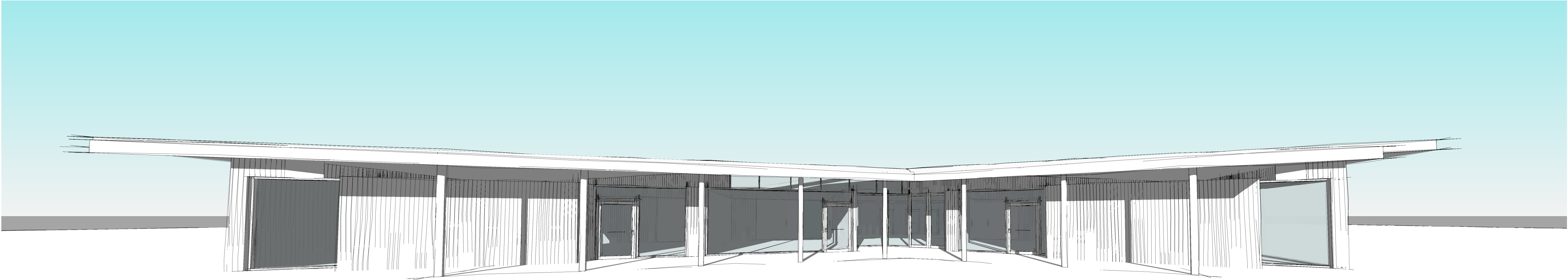
DRAWING NUMBER:  
JL2000 /A  
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1 3D View 1



2 3D View 2

ADVERTISED  
PLAN

No.	Date	Desc

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PROJECT :  
St Paul's AGS Drouin Campus  
Year3&4 Building  
Stage 3

ADDRESS:  
St Paul's AGS Drouin Campus

DRAWING :  
3D VIEWS

SCALE :  
@A3 @A1

JOB NUMBER: 20020 DATE: 26.07.2021

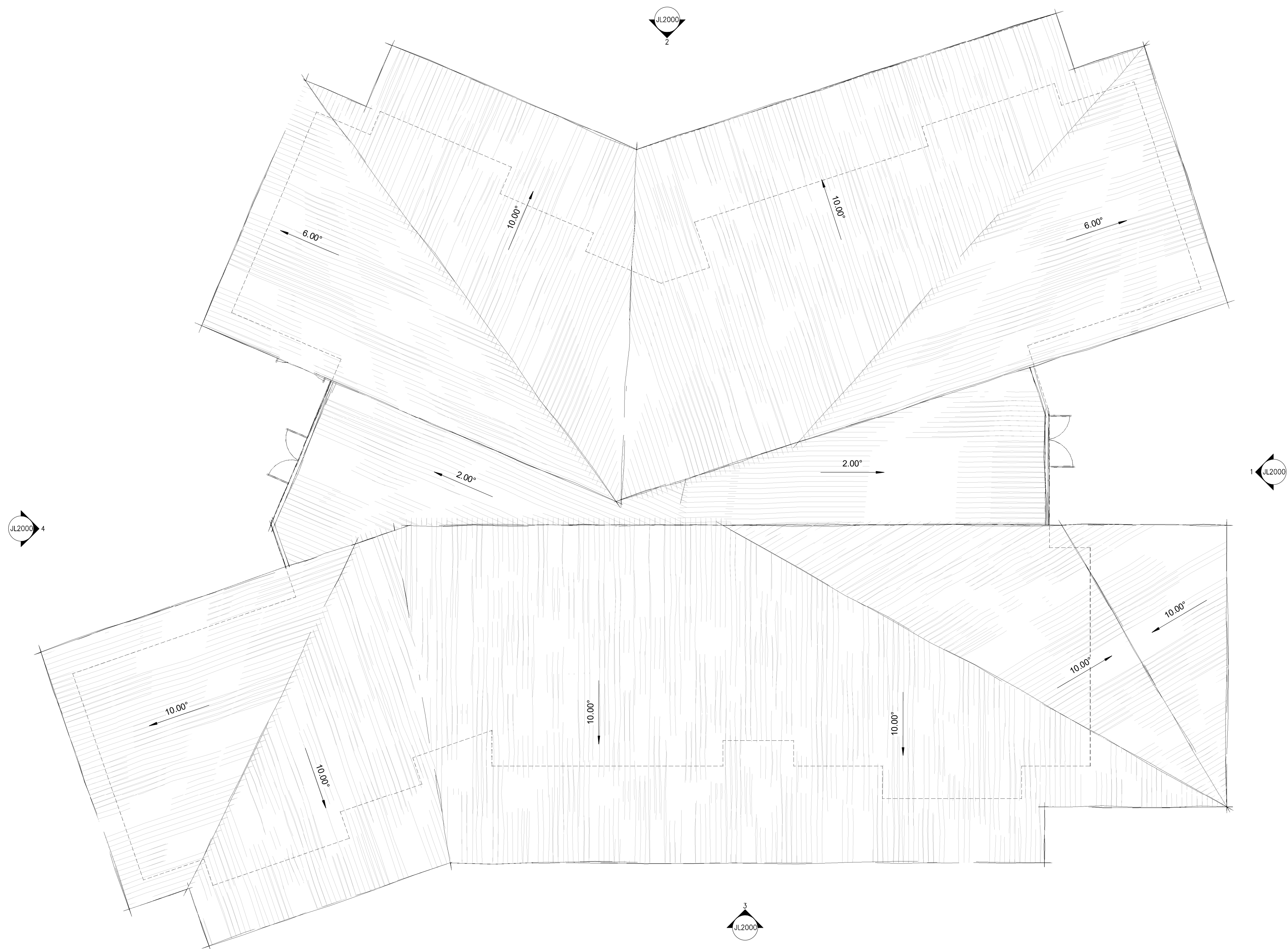
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PLAN

No.	Date	Desc

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PROJECT :  
St Paul's AGS Drouin Campus  
Year 5&6 Building  
Stage 5

ADDRESS:  
St Paul's AGS Drouin Campus

DRAWING :  
ROOF PLAN

SCALE :  
1:200 @A3      1 : 100 @A1  
JOB NUMBER: 20020      DATE: 26.07.2021

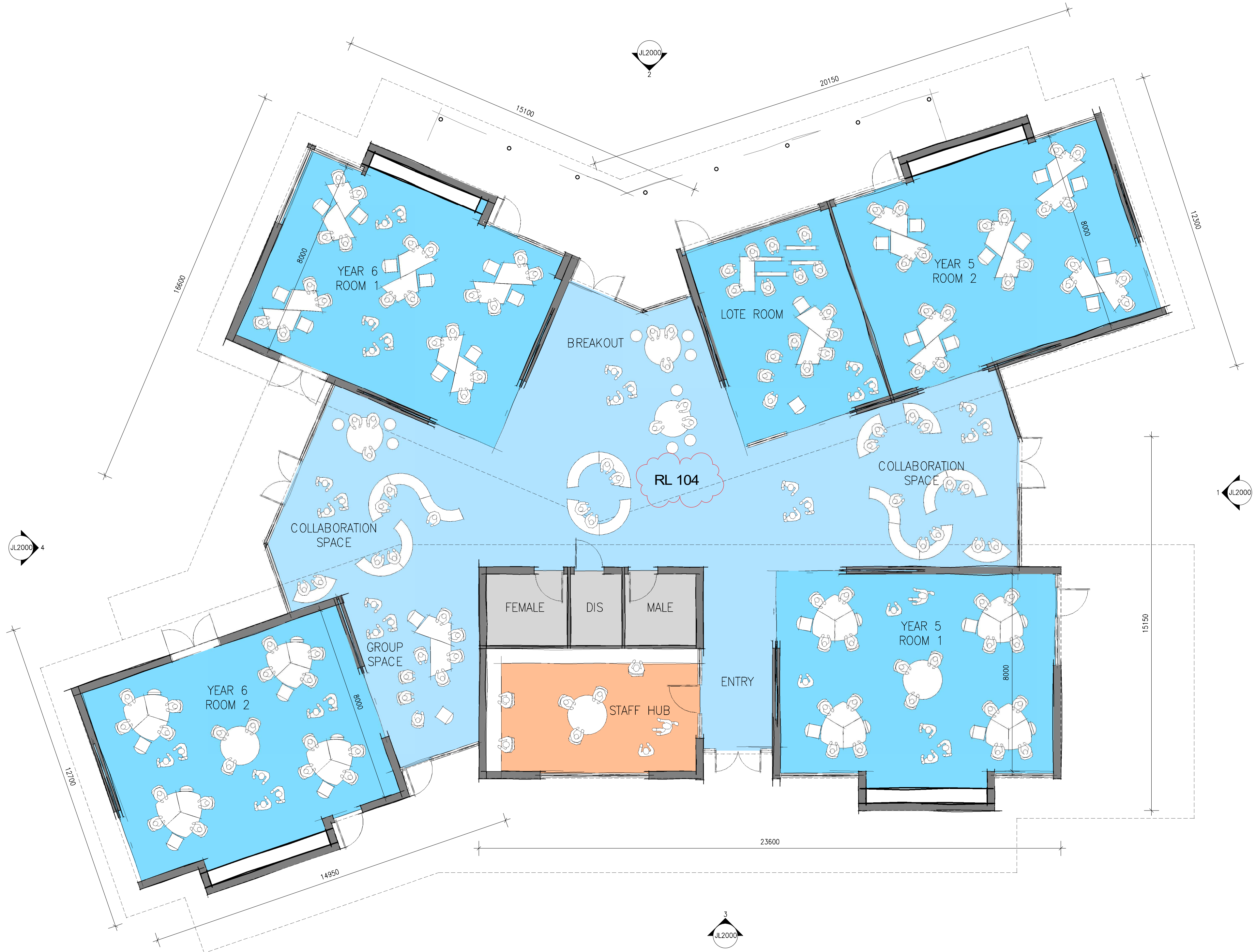
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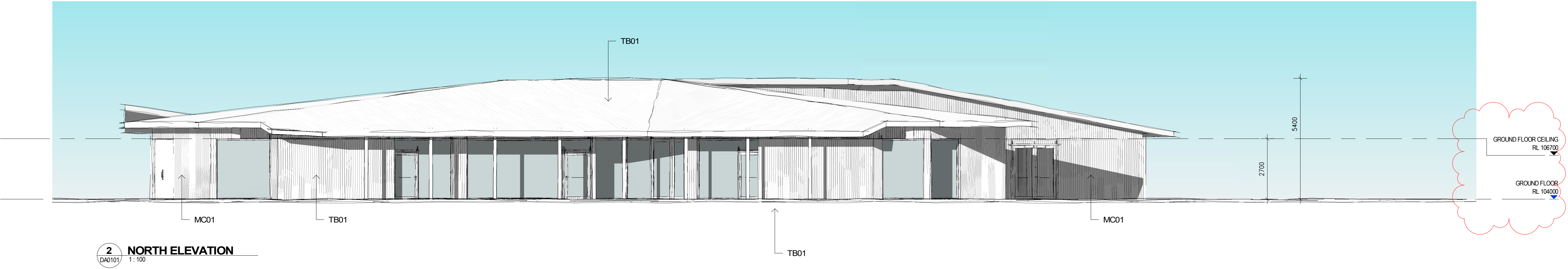


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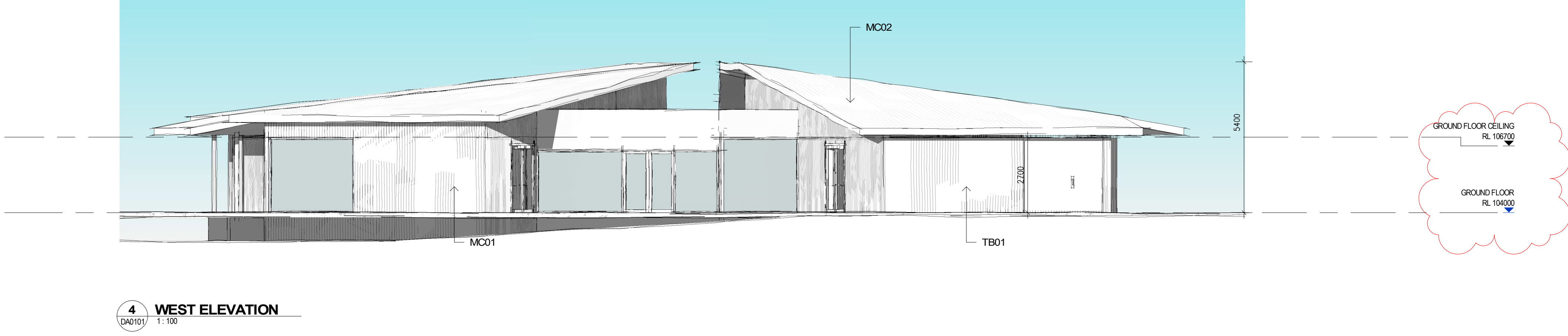
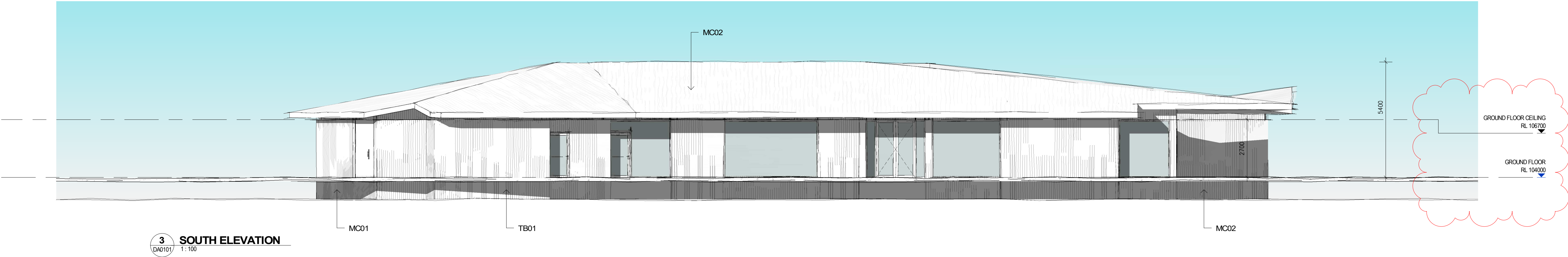
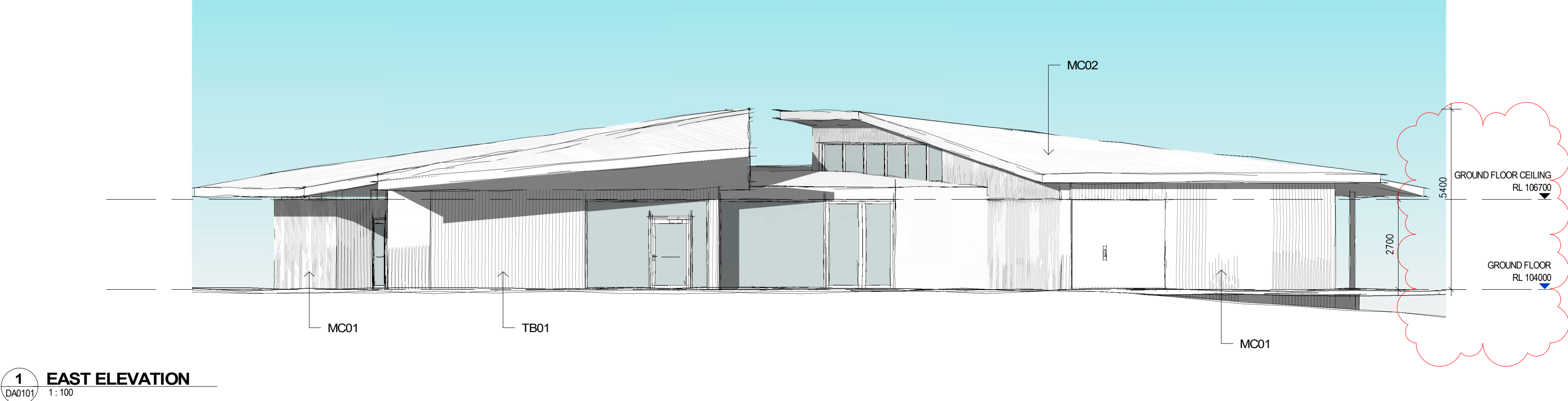
No.	Date	Desc
A	17/11/2023	DA AMENDMENTS



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PLAN



No.	Date	Desc
A	17/11/2023	DA AMENDMENTS

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PROJECT :  
St Paul's AGS Drouin Campus  
Year 5&6 Building  
Stage 5  
  
ADDRESS:  
St Paul's AGS Drouin Campus

DRAWING :  
ELEVATIONS

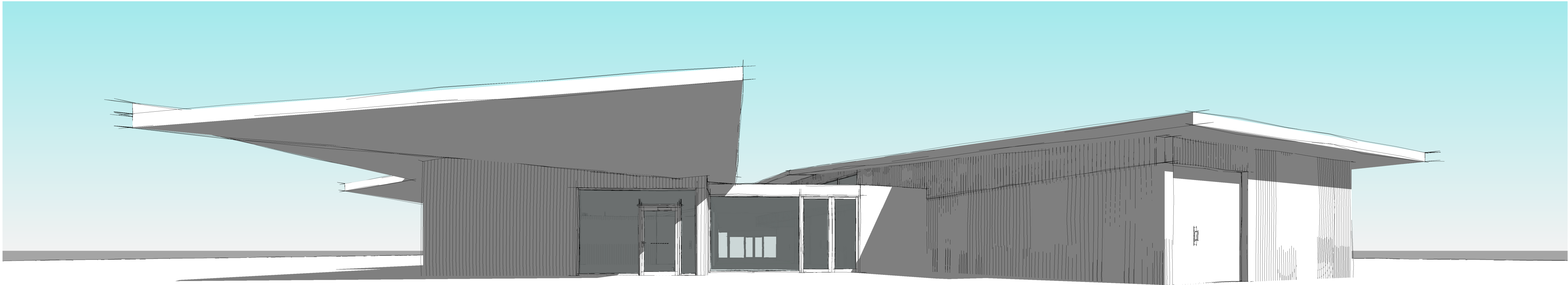
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JOB NUMBER: 20020  
DATE: 17.11.2023

DRAWING NUMBER:  
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1 3D View 1

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2 3D View 2

ADVERTISED PLAN

No.	Date	Desc

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PROJECT :  
St Paul's AGS Drouin Campus  
Year 5&6 Building  
Stage 5  
  
ADDRESS:  
St Paul's AGS Drouin Campus

DRAWING :  
3D VIEWS  
  
SCALE :  
@A3 @A1  
  
JOB NUMBER: 20020 DATE: 26.07.2021

DRAWING NUMBER:  
JL6000  
  
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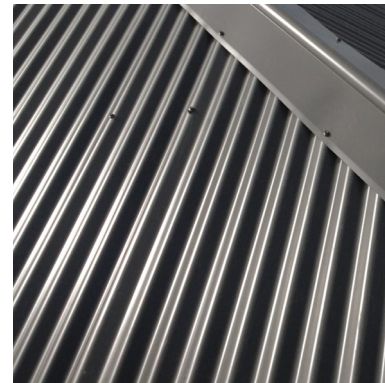
+ Development Application



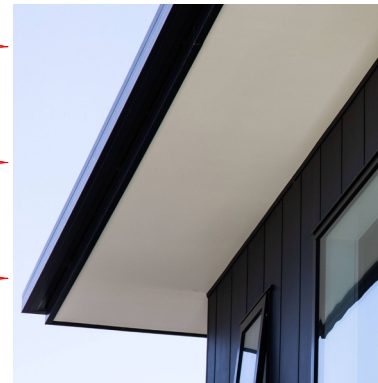
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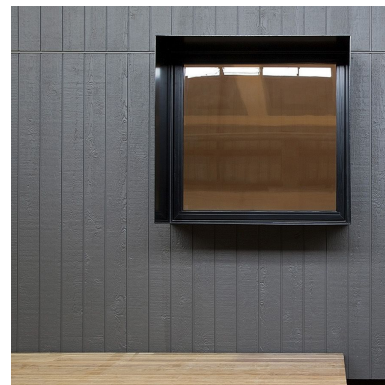
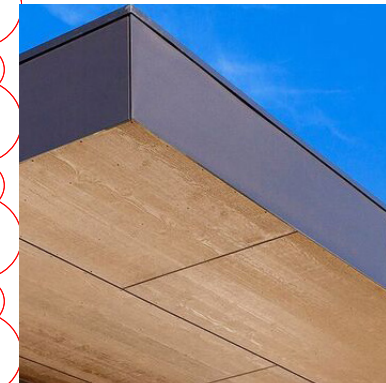
metal sheet roofing  
MC02



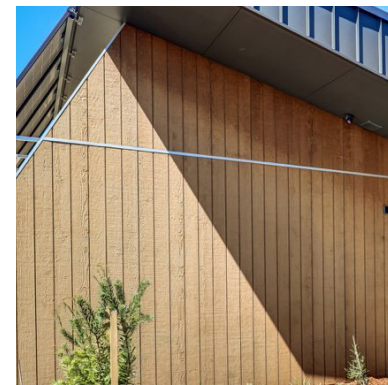
fibre cement soffit lining  
FC01



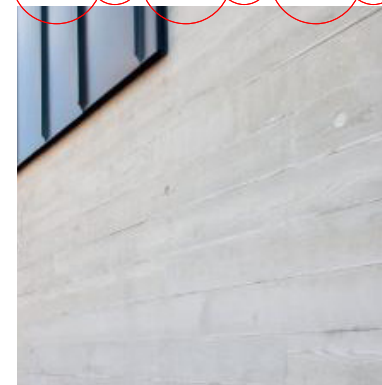
timber soffit lining  
TB03



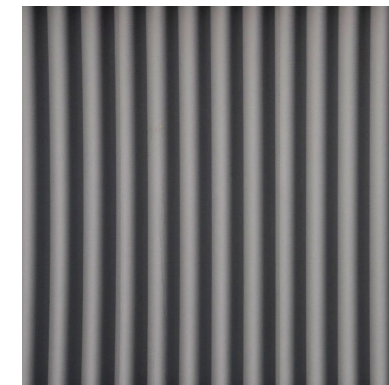
metal windows  
AL01



timber-look wall cladding  
TB01



concrete grounding base & wall panel  
CN01



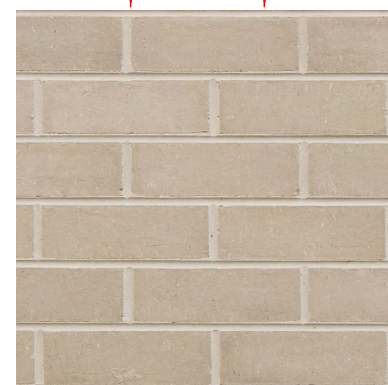
metal wall cladding  
MC01



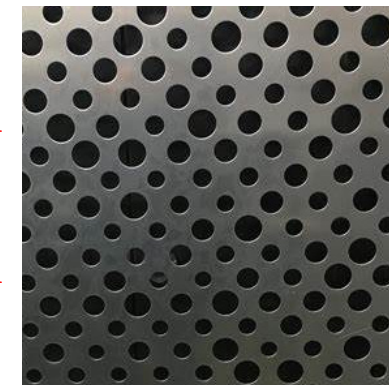
metal balustrades  
BL01



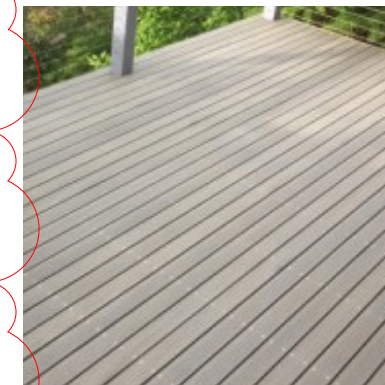
accent colours



brick wall  
BR01



perforated metal screening  
PF01



timber-look decking  
TB02

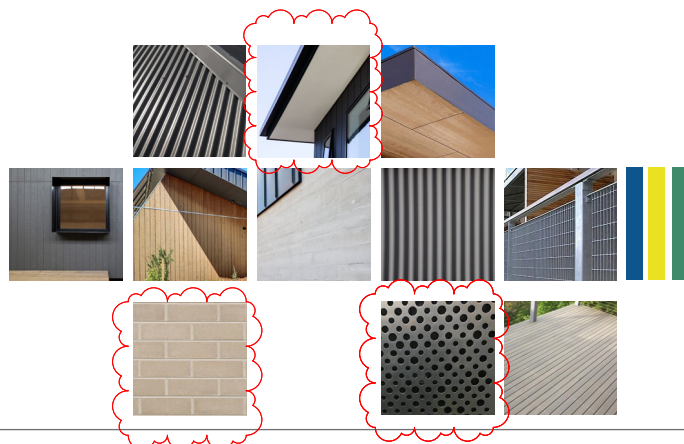




Sports Hall (Stage 6)



Admin (Stage 3)



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## ADVERTISED PLAN

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PROJECT:  
St Paul's AGS Drouin Campus

ADDRESS:

DRAWING:  
Proposed External Material  
Palette

SCALE:  
NTS

JOB NUMBER:  
20020

DATE:  
17.11.2023

DRAWING NUMBER:  
DA002 /A

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Application

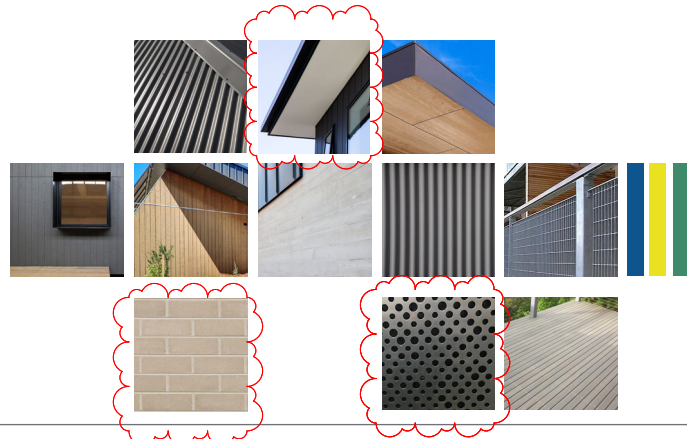




Year 5 and 6 (Stage 5)



Discovery Centre (Stage 4)



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## ADVERTISED PLAN

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PROJECT:  
St Paul's AGS Drouin Campus

ADDRESS:

DRAWING:  
Proposed External Material  
Palette

SCALE:  
NTS

JOB NUMBER:  
20020

DATE:  
1711.2023

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PROJECT:  
St Paul's AGS Drouin Campus

ADDRESS:

DRAWING:  
ELC Render (Stage 1)

SCALE:  
NTS

JOB NUMBER:  
20020

DATE:  
1711.2023

DRAWING NUMBER:  
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PROJECT:  
St Paul's AGS Drouin Campus

ADDRESS:

DRAWING:  
ELC Render (Stage 1)

SCALE:  
NTS

JOB NUMBER:  
20020

DATE:  
1711.2023

DRAWING NUMBER:  
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PROJECT:  
St Paul's AGS Drouin Campus

ADDRESS:

DRAWING:  
P-2 Render (Stage 2)

SCALE:  
NTS

JOB NUMBER:  
20020

DATE:  
1711.2023

DRAWING NUMBER:  
DA005 /A

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St Paul's AGS Drouin Campus

DRAWING:  
P-2 Render (Stage 2)

SCALE:  
NTS

JOB NUMBER:  
20020

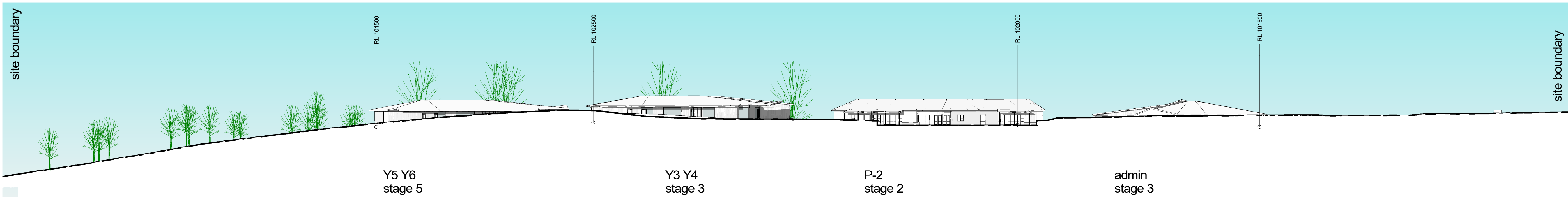
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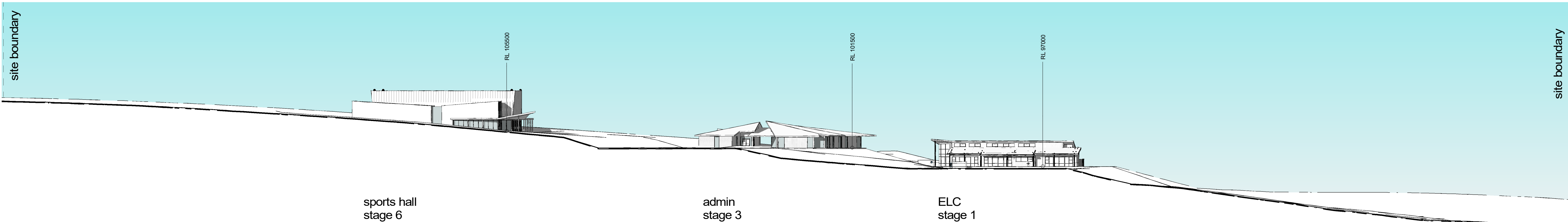
+ Development  
Application





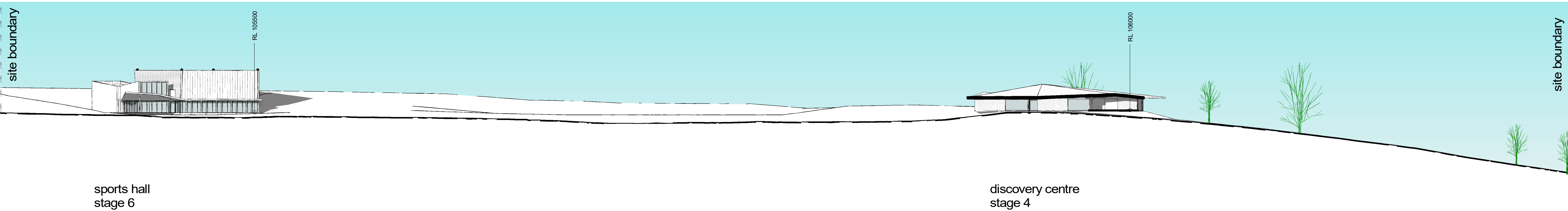
1 Elevation 2 - c1  
1:500

ADVERTISED  
PLAN



2 Elevation 3 - a1  
1:500

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3 Elevation 3 - a3  
1:500

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No.	Date	Desc
A	17/11/23	DA AMENDMENTS

PROJECT :  
St Paul's AGS Drouin Campus  
Early Learning Centre

ADDRESS:  
Part Lot 2 McGlone Road Drouin 3818

DRAWING :  
ELEVATIONS  
SPAGS DROUIN CAMPUS

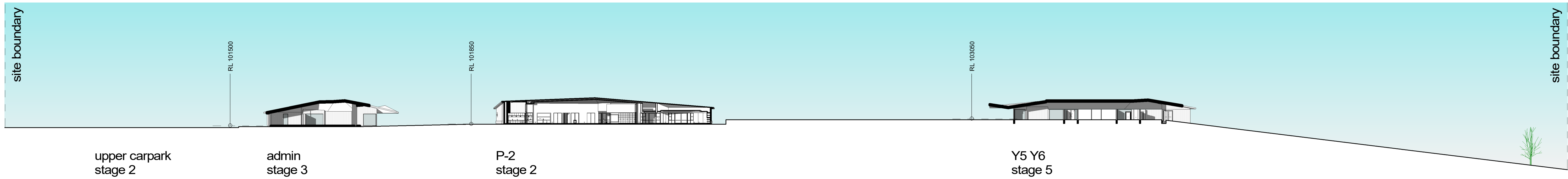
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DRAWING NUMBER:  
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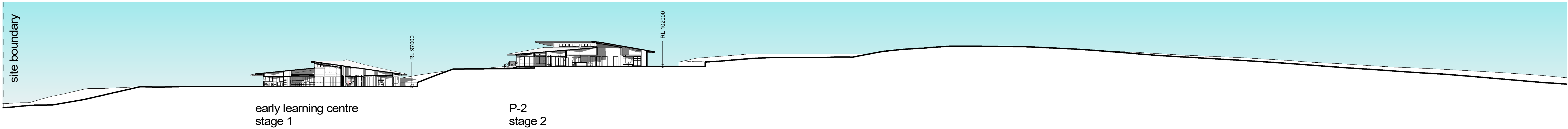
+ Development  
Application





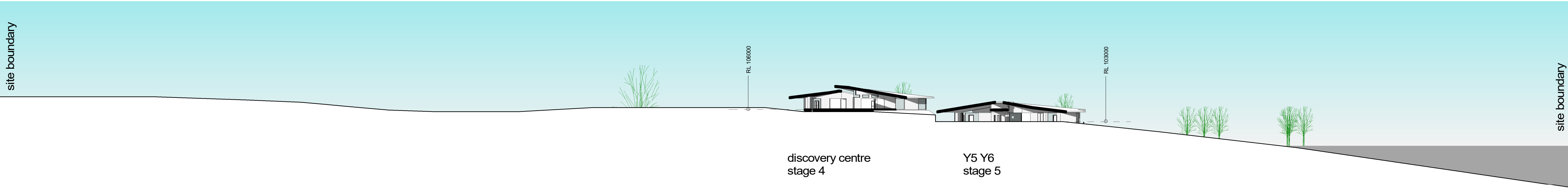
1 SECTION 1  
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2 SECTION 2  
A1100 1:500

ADVERTISED PLAN



3 SECTION 3  
DA0500 1:500

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No.	Date	Desc
A	17/11/23	DA AMENDMENTS

PROJECT :  
St Paul's AGS Drouin Campus  
Early Learning Centre

ADDRESS:  
Part Lot 2 McGlone Road Drouin 3818

DRAWING :  
SECTIONS  
SPAGS DROUIN CAMPUS

SCALE :  
1:1000 @A3 1:500 @A1  
JOB NUMBER: 21047 DATE: 10/11/23

DRAWING NUMBER:  
DA3000 /A

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