

Mary MacKillop College Master Plan Report



Our education and schools master planning work brings together design knowledge and experience, along with recognised expertise as facilitators of collaborative design workshops.

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This report was prepared with the assistance of staff, students and parents of Mary MacKillop College.

All artist impressions drawn by Peter Richards.

Introduction	1
What is an Enquiry by Design Workshop?	2
Workshop Programme	3
Consultation	4
Analysis	6
Master Plan Overview	8
Projects	
1. McCormack Building	12
2. New Science Labs and Film and TV Spaces	16
3. Tappeiner Centre	18
4. Wellness Hub	20
5. Tuckshop Relocation	22
6. Gym and Changerooms	22
7. New Donkin Street Entrance and Sacred Space	24
8. Art Upgrade	26
9. Staff Car Parking	26
10. Hall Expansion	28
11. Amphitheatre	30
New Hall (alternative option)	32
Staging and funding	33
Appendices	34

Introduction

"The master planning process engages with the College community and works in an open and collaborative way. The three day workshop tests scenarios and in the end, the College can have confidence in investing in prioritised developments and improvements. The master plan will guide the physical development of the College and therefore needs to be aligned to the College's strategic plan and the values that underpin that plan."



Purpose of the report

The Mary MacKillop College Master Plan Report is the documented outcomes of a three-day Enquiry by Design workshop held at the College in February 2020. The workshop process sought to engage and consult all stakeholders and to seek their input on the future needs of the College. This involved collaboratively designing and testing a variety of scenarios to arrive at a practical and robust master plan for the College that enjoys widespread support from all stakeholders.

The master plan that was developed through this process enabled a series of projects to be identified. These projects were then prioritised. The proposed staging plan is documented in this report and covers the 11 identified projects and a number of smaller initiatives.

College identity

The College has developed a strong sense of identity steeped in the story of Mary MacKillop and the traditions of the Josephite Sisters. This is continued throughout its educational pedagogy, with a commitment to a holistic education for young women that focuses on wellbeing, community and sacredness. The College teaches its young women what it is to live principled lives – lives characterised by a passion for justice, deep integrity and compassion.

This MacKillop education enables the young women with all of their diverse stories, backgrounds and aspirations to be continuous learners; people who love life and love learning. The College offers, and their students pursue, a diverse range of learning pathways.

The College believes strongly in the learning potential of each and every one of their MacKillop Women.

College background

The College was officially opened as a day school in 1964 by the Sisters of St Joseph and was first known as Mt St Joseph's Students' Secondary School. Classes were housed in the purpose-built Penola Building, which still stands to this day. In 1970, the name was changed to Corpus Christi College to avoid confusion with other schools in the area. Since its founding, the College has continued to evolve and adapt to meet the changing needs of education for its growing cohort. This has involved the acquisition of adjoining properties over the years and construction of a wide range of facilities. In 2009, to commemorate the 100th anniversary of Mary MacKillop's death and canonisation, the Sisters of St Joseph renamed the College, Mary MacKillop College. In 2012, the ownership and governance of the College was transferred to Brisbane Catholic Education.

The most recent College master plan was completed in 2012 and proposed a number of transformative projects. These included the demolition of three different buildings; Lambert House, the Christies Building and the Tenison Centre, as well as the removal of the volleyball courts and the old netball court (which had recently been made superfluous with the completion of the Tappeiner Sports Centre). Additionally, the new Joanna Barr-Smith Building was constructed, and an outdoor amphitheatre along with significant new landscaping provided for the College. These projects greatly transformed Mary MacKillop College and provided the College with the ability to serve a growing student body. With all the major projects within the previous master plan complete, the College is now embarking on the next chapter of its growth.

College today

Today Mary MacKillop College has an enrolment of around 630 young women from Year 7 to 12, with 75 staff. The College is a mid-sized school – big enough to offer diverse opportunities, small enough to ensure that each MacKillop Woman is known and cared for, challenged and celebrated. Students and staff alike love being at Mary MacKillop College. There's a strong sense of shared purpose. It is a faith filled and hope-filled place. The College is a community of warm and friendly welcome, committed to bringing out the best in each and every person.

Mary MacKillop College is proud of its peaceful, inclusive, diverse community, describing itself as 'a microcosm of the world the way we would dream it to be!' This, along with a strong sense of identity and position as a mid-sized school, are integral to developing a new master plan. This master plan builds on the College's identity and the excellent contemporary Catholic Josephite education it provides as the College moves towards 720 enrolments over the next five years. Underlining this, the master plan provides a robust framework for the efficient delivery and provision of new facilities that will serve the College into the future.



What is an Enquiry by Design Workshop?

An Enquiry by Design (EbD) is essentially a design workshop — a collaborative, engaging and inclusive process. It's a powerful consultation tool where there are diverse or competing interests and passionately held beliefs. It's also a cost effective and time efficient way to develop consensus and understanding, especially where there are complex criteria to consider.

The EbD workshop brings structure and clarity to the issues of a design project, including the aspirations of clients and stakeholders, physical, social and climatic factors, and the planning and policy context.

EbD objectives

- To consult widely with College stakeholders
- To identify the location and form of planned new infrastructure
- To prioritise and program the delivery of the planned infrastructure.

EbD team

Workshop Facilitators

- Eloise Atkinson, Director / Architect
- John Deicke, Director / Architect
- Tyson Ryan / Urban Designer
- Serena Panton / Architectural Student

Workshop Illustrator

- Peter Richards, Director / Urban Designer, Visualisation





Workshop Programme

10 Feb - 13 Feb

Day 1 / Monday 10 Feb

Site Analysis & consultation with College community

9am

- Meeting with Leadership Team

Morning

- Team consultation with student group 1
- Facilitated discussion on College needs

1.15–2.00pm

- Team lunch

Afternoon

- Team consultation with student group 2
- Facilitated discussion on College needs

3.15–4.30pm

- Team consultation with staff
- Briefing on EbD Process
- Facilitated discussion on College needs

5.15–6.30pm

- Team consultation with parents and care givers
- Briefing on EbD Process
- Facilitated discussion on College needs

6.30–8.00pm

- Team to consolidate findings from consultation

Day 2 / Tuesday 11 Feb

Design sessions & presentation (drop in session from 10am)

8.30–9.30am

- Design team set up

9.30–10.00am

- Team meeting with Leadership Team to discuss consultation findings, priorities & design scenarios

10.00am–12.00pm

- Design session

12.00pm–1.00pm

- Working lunch

1.00–4.00pm

- Design session and follow up meetings with staff

4.00pm–5.00pm

- Open studio (all stakeholders welcome)

Day 3 / Wednesday 12 Feb

Design sessions

8.30–9.30am

- Team meeting with Leadership Team to discuss options and priorities

9.30am–12.00pm

- Design Finalisation session

12.00–12.30pm

- Working lunch

12.30–2.00pm

- Design Finalisation session

2.00–5.00pm

- Presentation Finalisation

Thursday 13 Feb

Final Presentation

6.00–7.30pm

- Presentation to whole College community



Consultation

More than 40 people from the College community – students, teachers and parents – directly took part in our collaborative consultation.

Each group was asked three questions:

What do you like about the College?
What don't you like about the College?
What do you want to see at the College?

Nearly 22 Year 9, 10, 11 and 12 students, 15 staff and six parents and care givers, along with the leadership team participated enthusiastically throughout the sessions. Please refer to Appendix 1 Consultation Data, which documents the raw data from the sessions.



Consultation workshop with students



Consultation workshop with teachers



Consultation workshop with parents



Discussing the master plan with students during the workshop



Students voting for their favourite projects

What we like

The student, staff and parent groups discussed a broad range of Mary MacKillop College’s attributes. All groups highly regarded the landscaping of the site and spaces for gathering, particularly for the way they bring students together. The various subject-specific learning areas were also highlighted by each group, with a particular focus amongst the students and staff on the Visual Arts and Film and Television resources and facilities. Whilst it was expressed that the limited land available for use by the College was restrictive, all of the groups appreciated the compactness of the campus for both access and student connection within the College community.

The students were enthusiastic about many of the newer College facilities, from whiteboard desks and air-conditioning to the new science labs and the spaciousness of the refurbished library. The staff also spoke favourably of these facilities, whilst the parents focussed on the community and spirit within the College.

Please refer to Appendix 1 Consultation Data for the entire list of 'likes'.

What we don't like

The consultations revealed a general consensus amongst the student, staff and parent groups that some of the facilities within the College are out of date and no longer meet the needs of students. Particular mention was given to the size and climate control of the hall, the futureproofing of Tappeiner, a shortage of storage throughout the College, the location of lockers, and an insufficient number of both general and flexible learning areas.

The Library was seen as lacking quiet study areas, the external and internal glass around many of the classrooms caused concern for students, some of the student services areas were thought to lack discretion, and the visibility of Tappeiner from the surrounding roads was mentioned. The student groups as well as the staff also noted a shortage of undercover and fully accessible external circulation and gathering areas.

Both the staff and the parents highlighted insufficiencies in sports and change facilities, as well as car parking and drop-off issues. The tuckshop and hall were considered to crucially need refurbishment or replacement, particularly by the students and parents.

The full list of 'dislikes' can be found in Appendix 1 Consultation Data.

What we want to have

Each of the groups came up with a considered and creative list of 'wants' for the College. The student and staff lists each contained over 35 ideas, whilst the parent list was more concise. Within each session, each of the participants was given six dots to place on the 'wants' that were most important to them. They could concentrate all the dots on one idea or distribute them. The numbers next to the various 'wants' listed in Appendix 1 Consultation Data reflect the total number of dots allocated by the participants in the respective group.

Amongst all of the groups, a larger, multipurpose hall was the top scorer. For the students, their other priorities were a senior area, a new Film and Television room and better locker arrangement. The staff group was focussed on improved subject-specific facilities such as science, sporting and drama areas and a better entry from Buckland Road. The parents were most interested in better toilet and change facilities for the students and technology future-proofing throughout the school, which included more subject-specific technologies.

Students		Staff		Parents	
Bigger hall with air conditioning	24	Indoor multi-purpose courts	9	Larger multipurpose hall	11
Senior room / area	16	New & refurbished science labs	6	More toilets / change rooms	6
New media / film room	8	Better frontage / entry to Buckland Road	5	Technology future-proofing	4
Better lockers and arrangement	8	Flat roof with artificial grass surface	4	Extended sports facilities	3
Arts Building (visual, drama, music)	5	2 drama spaces	4	Gym	3
Auditorium	4	Art /design space with wet & dry area and gallery space	4	Better access between buildings and floors	2
Pool	4	Broadcasting studio with specific technology	3	Rooftop garden / gathering space	1
More student welfare space	4	Blackbox (GLA) with cinema screen	3	Staff car parking	-
New library with various spaces	4	Shaded areas for students	3		
Cafe	4	Active play space for students	3		



Analysis

Location and access

Mary MacKillop College is located across two sites adjoining Nundah Village. The larger of these is 10218 m² and is bound by three streets; Buckland Road, Bage Street and Donkin Street. This site includes all the College's educational and administrative facilities, as well as various outdoor spaces, the Josephite Cultural Centre and car parking facilities. The smaller site is 2395 m² in size and located across Donkin Street, on the corner of Donkin and Bage Streets. It contains a multipurpose sports centre - the Tappeiner Sports Centre, and a tennis/netball court.

The College benefits from its three street frontages. These streets offer good access into the College, with multiple entrances into the campus providing convenient circulation for drop-off/ pick-up and access to on-street parking. The close proximity of Toombul Station and multiple bus stops provide good public transport for staff and students. The majority of students arrive by public transport, and therefore there are few drop-off and pick-up concerns. However, the need to park in close proximity to the campus remains a pressing issue for College staff.

Whole of College gathering

The Josephite Cultural Centre - the Hall, opened in 1985 through funding assistance from the Parents and Friends Association. The Hall contains Drama and Music on the ground floor, with an assembly hall, amenities and canteen on the upper level. Located on Buckland Road, the Hall is close to Nundah Village and is easily accessible from the street without the need for users to pass through the campus. The Buckland Road frontage is currently perceived as uninviting and the entrance is set back from the street and not wheelchair accessible. The structure itself is robust and has served the College well with very little refurbishment in its time. However, the current Hall is undersized for the growing College and suffers from poor air circulation and is not air-conditioned. The Hall is not large enough to conduct whole-of-College gatherings.

Room for growth

The College has been experiencing significant growth in enrolment with all available teaching spaces now fully utilised within the campus. Many specialist subjects – such as drama and science – are also nearing, or at, capacity for current and/or projected enrolment. Several College-wide facilities such as the library, wellness hub and tuckshop will also need to increase in size to accommodate a growing number of students. With enrolment forecast to continue rising, the provision of additional College facilities is required within the short term.

The previous College master plan had already identified – and made provisions for – a new building site at the northwest of the College campus. This site, with good access into the rest of the College and frontages to Bage Street and Buckland Road is a logical location for a significant new College building.

Across the College site there are only two other opportunities to accommodate new facilities, the vacant land adjacent the Fitzroy Building, and the Amphitheatre. Both of these sites contain existing uses, including car parking and outdoor recreation/gathering space. Repurposing these areas for other College facilities would result in the loss of existing uses.

Layout and movement

With multiple entrances and the majority of buildings being located on the same level, the main campus has good internal accessibility. However, there are several connections that are of concern. These include:

- No direct undercover connection between the Hall, including Drama and Music rooms, to the rest of the College's facilities;
- A narrow, unappealing connection to and from Donkin Street, between the Penola and Fitzroy Buildings;
- A high level of congestion on the upper level link between Fitzroy and Penola Buildings, due to the large number of lockers and constrained corridor width; and
- Portland Building being located at a different level to the rest of the core campus buildings, creating accessibility issues.



Students walking through the central courtyard



Students studying at one of the outdoor seating areas

Amenity

The College benefits from having lush landscaping around much of its perimeter and a generous central courtyard contributing to high levels of amenity. In the centre of this space is a large portrait of Mary MacKillop, framed with greenery. It is this key focal point that creates a distinct campus 'heart'. The Joanna Barr-Smith, Maryvale and Penola Buildings all face onto this central space and create a strong sense of the College's community ethos. Through the middle of this space there is a distinct central axis running through the campus. The landscaping and terracing help reinforce this defining element. However, the northern end has a poor interface with the Hall and Buckland Road entry. While on the southern end, the highly utilised space is compromised by the configuration of buildings, with the ground floor of Fitzroy and Penola not engaging with this space.

Barriers

Running beneath the north-eastern corner of the College is the George Bridges Tunnel on Sandgate Road. This road tunnel bisects the site diagonally, running beneath part of the Hall. Given the shallow nature of the tunnel, building in this area would prove highly challenging, preventing development on approximately 300 m² of the College.

To the east of the College is a residential building. These neighbours require consideration in the placement of any facility, whether recreation or otherwise, that could create undue impact. Additionally a two metre landscape buffer needs to be provided to adjoining residential uses under the Brisbane City Plan 2014.

Underutilised and/or poorly configured spaces

Tuckshop

The existing tuckshop is located next to the toilets beneath the Maryvale Building. The tuckshop provides a range of food and beverage options and is well-used by students. The present facility is undersized for the students it serves, with limited cooking space, no air exhaust, small cold storage areas and a restricted counter space with inadequate room for students to browse and purchase goods.

There is significant queuing occurring during both morning tea and lunch time. This crowding also reduces the functionality of the undercroft area that adjoins it, with queues and general circulation occupying a large amount of the space, which includes handball courts and seating areas. Although the general position of the tuckshop in the middle of the campus is convenient for students, the present location offers little room for growth.

Senior Hospitality

Adjacent the tuckshop is the Senior Kitchen and Bluestone Room. The kitchen facility is modern and well-equipped with generous prep space, commercial appliances and a cold-room. The adjoining Bluestone Room was originally designed as a dining space; however, due to curriculum changes it is no longer used for this purpose. With senior hospitality now being offered off-campus, the use of these facilities for teaching purposes has declined significantly.

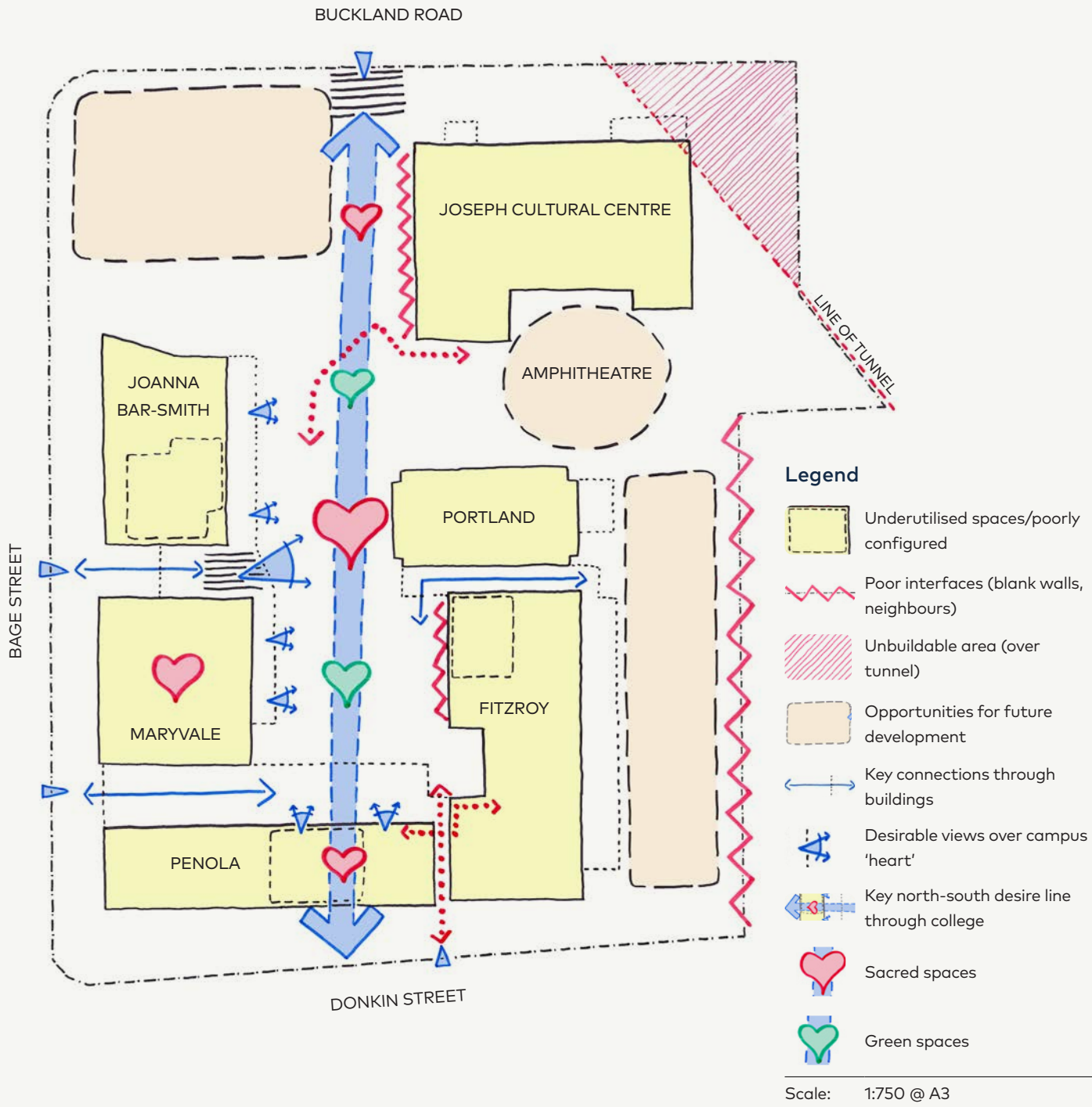
Upper level of Fitzroy

The configuration of the existing general learning areas (GLAs) on the upper level of the Fitzroy Building requires students and teachers to pass through one classroom to enter another. This layout also prevents direct undercover access from the rest of the core campus (Joanna Barr-Smith, Maryvale, Penola) to the Portland Building during teaching periods. This area could be better configured to serve the needs of the College.

Ground level of Penola

The existing uniform shop and the chemical storeroom are located with a large space on the ground floor of the Penola Building in the middle of the central courtyard. This prime location overlooking the heart of the College could be utilised for a variety of other facilities that better connect to this space and capitalise their location.

Site Analysis



Master Plan Overview

The Mary MacKillop Master Plan has been designed to serve the needs and aspirations of the College as it heads towards its ultimate student enrolment of 720. The Master Plan identifies 11 projects, including a number of smaller initiatives. Some of these projects are completely independent of other projects and therefore could be carried out whenever the funds are available. Other projects are dependent on the relocation of one use in order to repurpose the space for its new use.

A key outcome of the consultation process was developing a clear understanding of the College's pedagogy and focus on community and wellbeing. This underpinned the decisions to expand key specialist facilities and provide additional spaces for quiet reflection, study and contemplation throughout the campus. These understandings helped provide resolutions to complex growth issues that will deliver outcomes that are true to the beliefs of the College and deliver facilities that are befitting of a contemporary education facility.

The staging of the projects was discussed through the master plan process with a short, medium and long-term programme established. This may change as funding opportunities arise. The projects are outlined in this report and include:

1. McCormack Building
2. New Science Labs and Film and TV spaces
3. Tappeiner Sports Centre
4. Wellness Hub
5. Tuckshop Relocation
6. Gym and Changerooms
7. New Donkin Street Entrance and Sacred Space
8. Art Upgrade
9. Staff Car Parking
10. Hall Expansion
11. Amphitheatre



Ground Floor Master Plan

Legend

1. Blackbox Theatre
2. Buckland St Entry
3. Sisters of St Joseph's Hall
4. Amphitheatre
5. Staff Car Parking
6. Art Rooms
7. Donkin St Entry
8. Sacred Space
9. Gym
10. Tuckshop

Scale: 1:500 @ A3



First Floor Master Plan

Legend

- 11. Library
- 12. Design Technology and Print Space
- 13. Science Labs
- 14. Film and TV Spaces
- 15. Uniform Shop
- 16. Gallery
- 17. Quiet Study Area
- 18. Wellness Hub Reception

Scale: 1:500 @ A3



Second Floor Master Plan

Legend

19. Wellness Hub

20. Classrooms

Scale: 1:500 @ A3



Project 1

McCormack Building

The new McCormack Building is three storeys and accommodates a range of new facilities including classrooms, Library and Black Box Theatre. The ground floor is located at the same level as the Hall (the Josephite Cultural Centre) and the first floor is located at the same level as the Joanna-Barr-Smith Building. This affords good accessibility between the facilities, and provides a wheelchair accessible connection to the existing Hall from the Joanna Barr-Smith Building (via lift).

The ground floor contains a 'Black Box Theatre', changerooms, toilets, a canteen and a large undercover area. The 'Black Box Theatre' is designed to function as a lecture theatre, performance space and a modern learning facility for drama.

The new changerooms, toilets and canteen provide upgraded facilities for the Hall as well as serving the Black Box Theatre, avoiding unnecessary duplication. These facilities are directly linked to the Hall by a large undercover area. This undercover area creates a covered queueing and break-out space for the Hall and Black Box Theatre, as well as providing an additional outdoor undercover area for students.

A new pedestrian entrance is created from Buckland Road. From here covered, accessible connections can be provided through the landscaped courtyard to Donkin Street. This new entrance improves the connection between the College and Nundah Village – enhancing the College's ethos of connecting with its local community, while also making a provision for an accessible connection into the Hall. The existing ramping and narrow staircases within the courtyard are reconfigured into a wider, more direct route from the heart of the College down to the Hall and Buckland Road entrance. This creates new spaces for landscaping and opens up this connection, creating a safer and more inviting link through the College.



Artist's impression of view of the new McCormack Building from Buckland Road

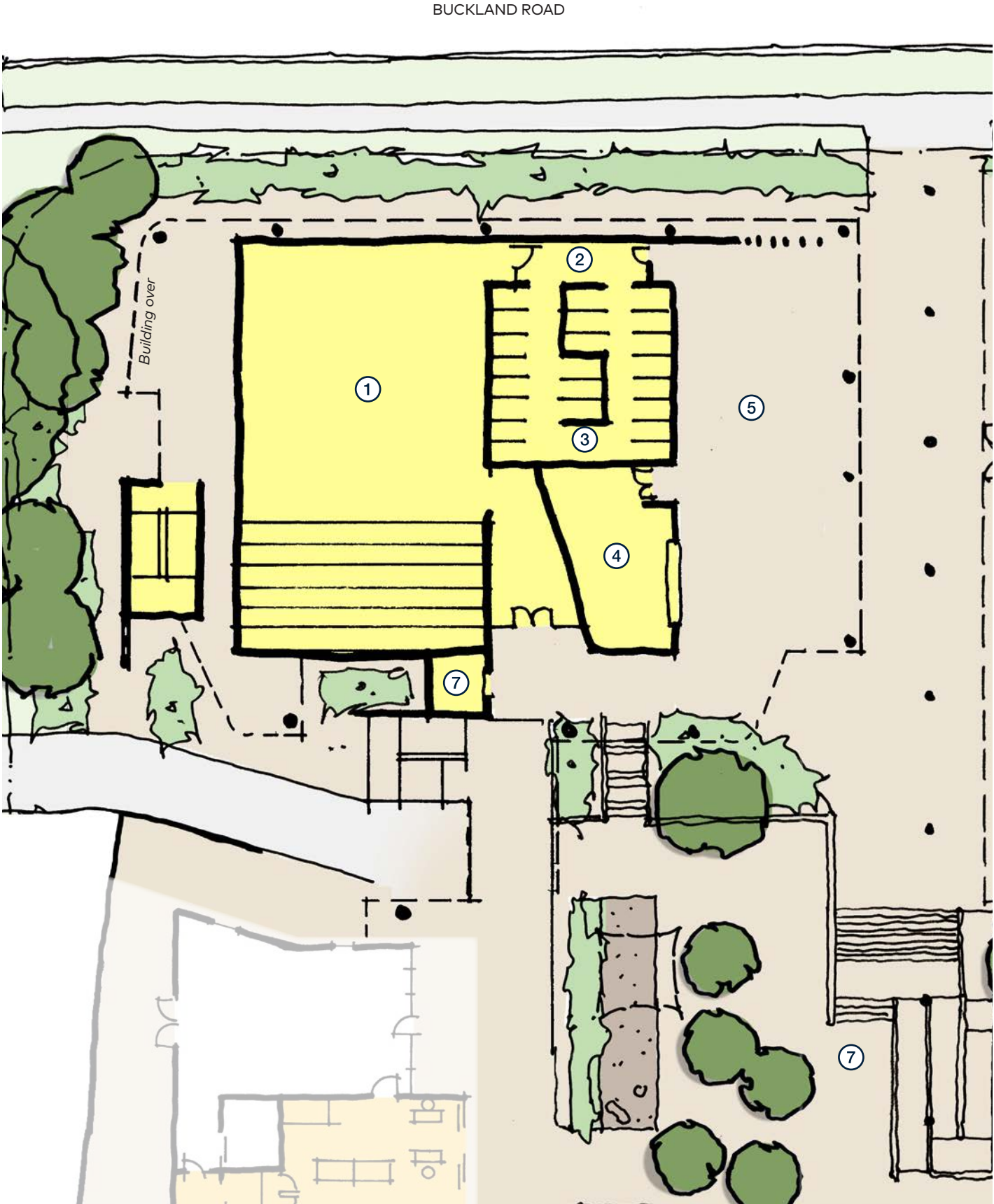
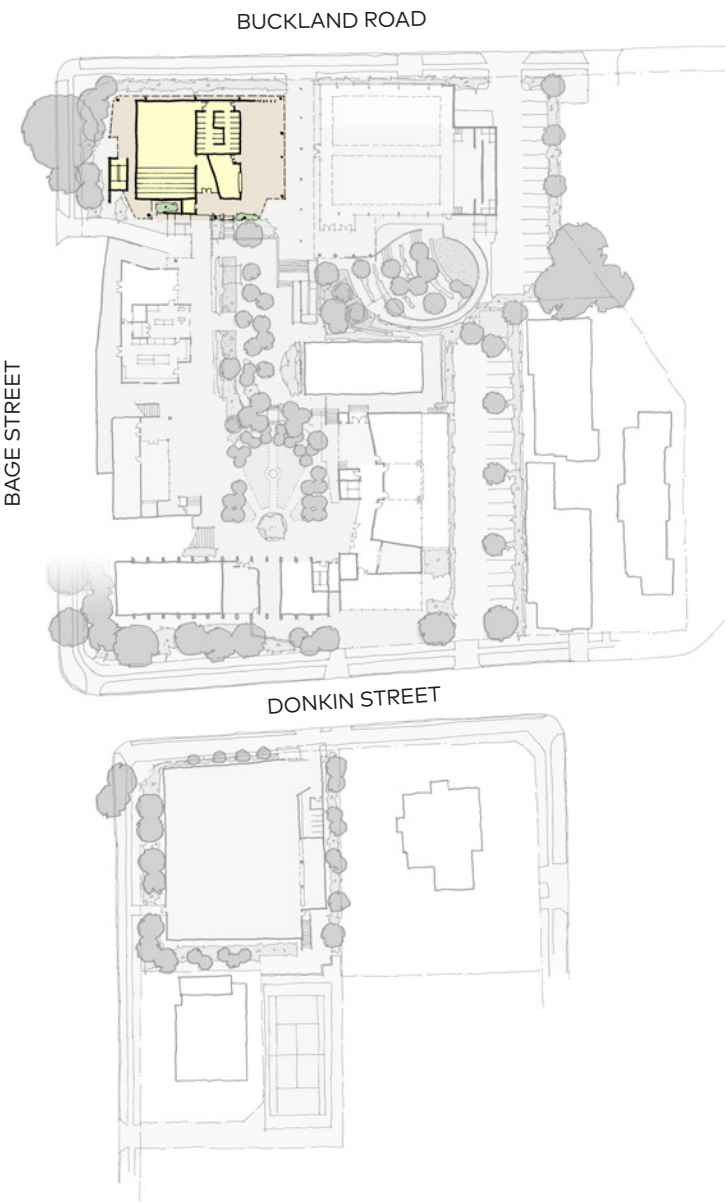


Existing view of site from Buckland Road

Legend

- 1. Black Box Theatre
- 2. Toilets
- 3. Change rooms
- 4. Canteen
- 5. Undercover area
- 6. Lift
- 7. New accessible link and landscaping

Scale: 1:250 @ A3



Ground Floor

Project 1

McCormack Building

The second level of the McCormack Building is located at the same datum as the second level of Joanna Barr-Smith, Maryvale, Penola and Fitzroy, and includes a covered link connecting to Joanna Barr-Smith. This level contains a new purpose-built library with two seminar rooms, teaching spaces and an outdoor terrace. The library provides a contemporary resource centre and caters to the projected enrolment of the College. The two seminar rooms function as both meeting rooms for administration/staff and/or quiet study spaces for students.

Adjoining the library is a new classroom with operable walls to the library, providing a flexible teaching space that can operate independently or within the library space. Adjacent this teaching space is a new design technology hub. The design technology hub has dedicated work benches for a 'maker space' and a separate 3D printer room to reduce the noise impacts on teaching.

The third level of the McCormack Building contains six new classrooms, toilets, outdoor terrace, breakout spaces and a dedicated locker room. The four classrooms along the Buckland Road frontage are the same size as the recently refurbished classrooms within the Penola Building. The classrooms all contain operable walls that open onto the corridor. The corridors are generous at four metres in width to provide a good circulation area and accommodate additional breakout space. The two classrooms along the southern side of the building are larger and include dedicated breakout spaces. There is also tiered seating provided in one of these rooms to create an alternative flexible learning environment. The two classrooms on the eastern side of the building can be combined with the corridor to create one larger space offering greater flexibility and the ability to accommodate larger/combined groups.



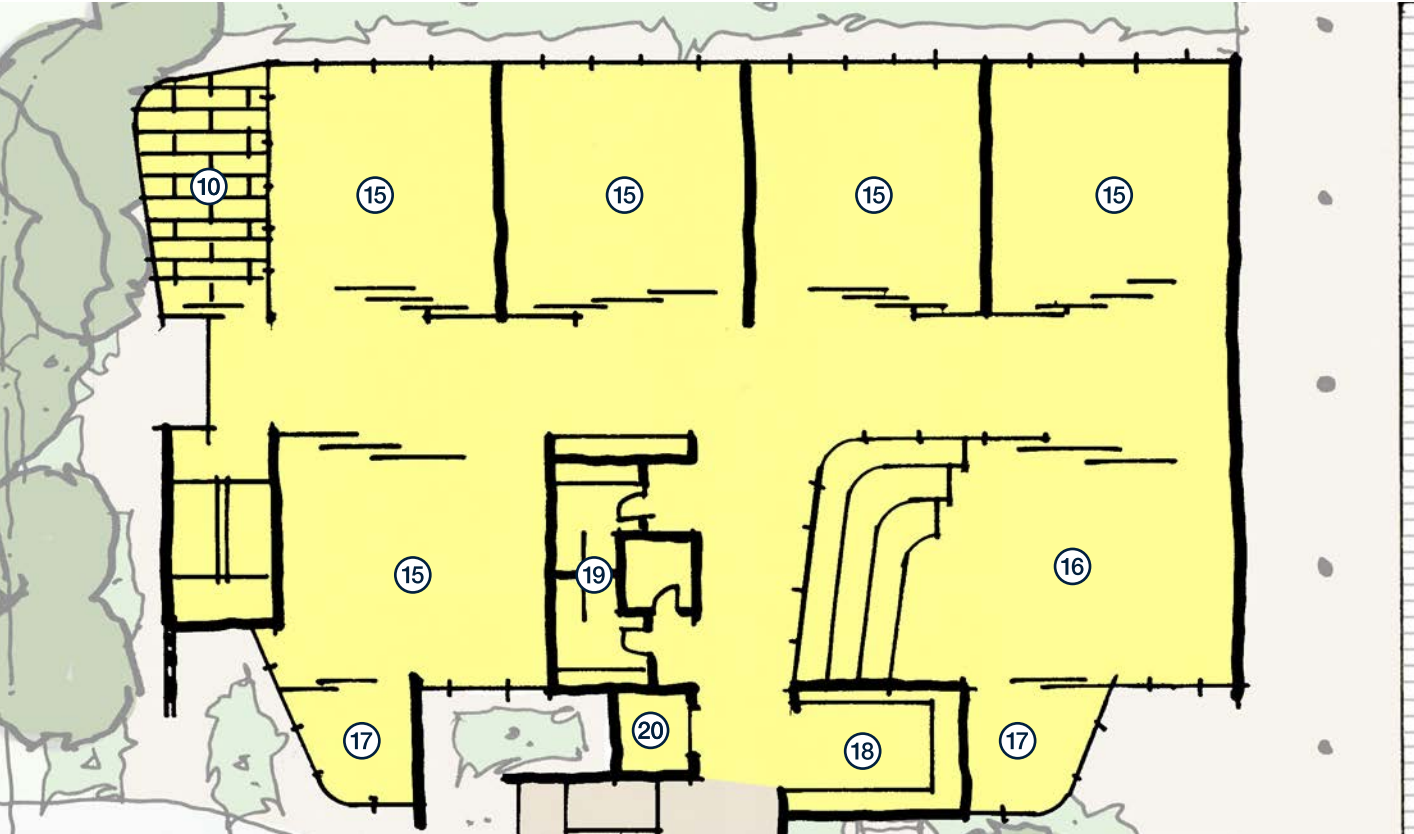
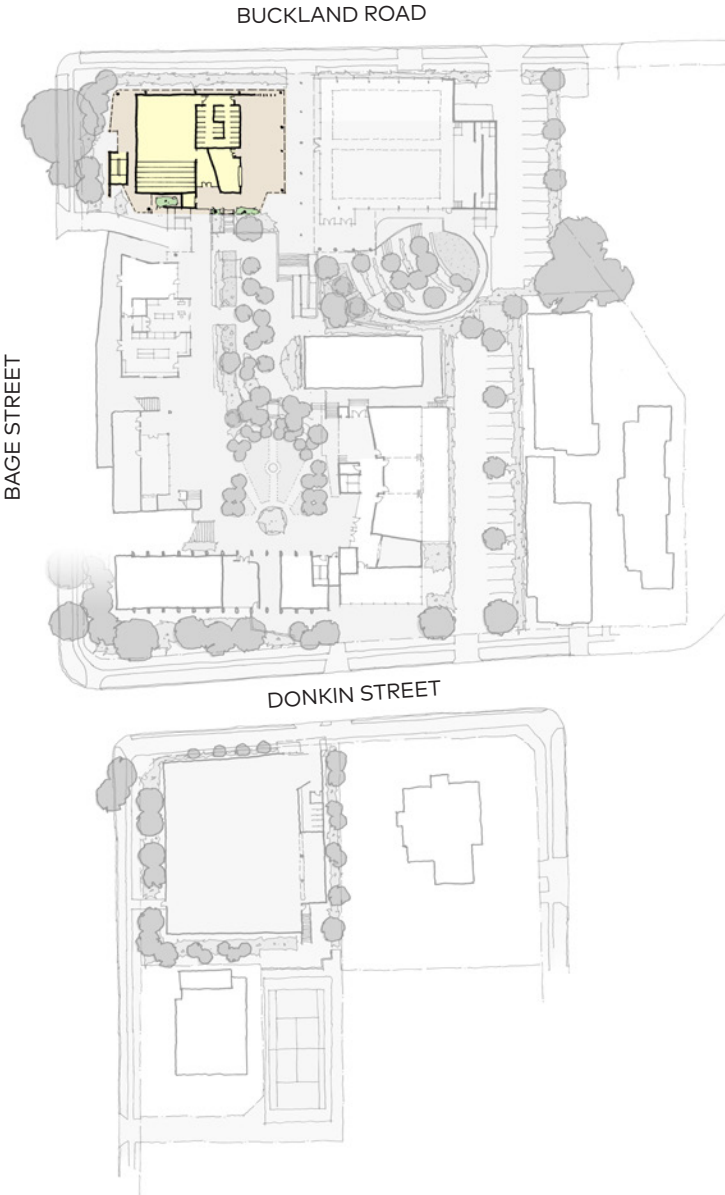
Artist's impression of the view from the McCormack Building through the central courtyard



Existing view through the central courtyard

Legend

- 8. Library
 - 9. Seminar room
 - 10. Outdoor terrace
 - 11. Admin
 - 12. Classroom
 - 13. Design technology
 - 14. 3D printer
 - 15. GLAs
 - 16. GLA with tiered seating
 - 17. Break-out space
 - 18. Lockers
 - 19. Toilets
 - 20. Lift
- Scale: 1:250 @ A3



Second Floor



First Floor



Project 2

New Science Labs, and Film and TV spaces

Recent refurbishment of the Portland Building provides the College with two modern, fully provisioned science labs. However, further growth in the College requires additional teaching spaces to the current four labs. New labs should ideally be located in close proximity to the existing science facilities.

Expansion of the Portland Building is limited, with land only available to the east for approximately two additional science labs, one on each level. This would require the loss of several parking spaces and be located at the same level as the existing Portland Building which is approximately 1.0-1.2 metres below the common floor levels of the Joanna Barr-Smith, Maryvale, Penola and Fitzroy Buildings. This option was explored during the master planning process, however, given the likely high cost, poor integration with the rest of the campus and loss of parking, it was not considered a feasible option at this point in time.

By reconfiguring the upper level of the Fitzroy Building to specialist facilities, the existing access and layout issues can be overcome, and additional improvements made to the circulation spaces within this part of the campus. The hallway is extended north through to the Portland Building, creating an accessible, undercover link from the new McCormack Building all the way through to the Portland Building. The additional space created from removing one classroom can be transformed into a dedicated locker area. This dedicated locker space could allow for the removal of many lockers from the hallway and further reduce congestion. The hallway can also be extended above the ground floor entry to improve connectivity and access in this area.

Along the eastern side of the building the three northern classrooms are reconfigured into two general science labs with a central prep space. These labs have their work benches located along the periphery of the rooms. This configuration allows for a flexible learning environment, with the space able to accommodate either a standard class or science class use, without reducing its functionality as a lab.

The southern two classrooms, which are both undersized, are converted to a dedicated Film and TV facility. This facility has a 'dark' room and a 'light' room to accommodate the Film and TV curriculum and provide two separate teaching spaces.



External view of Fitzroy with limited visual connection to the central courtyard



Internal view of Fitzroy circulation space

Legend

1. Lockers

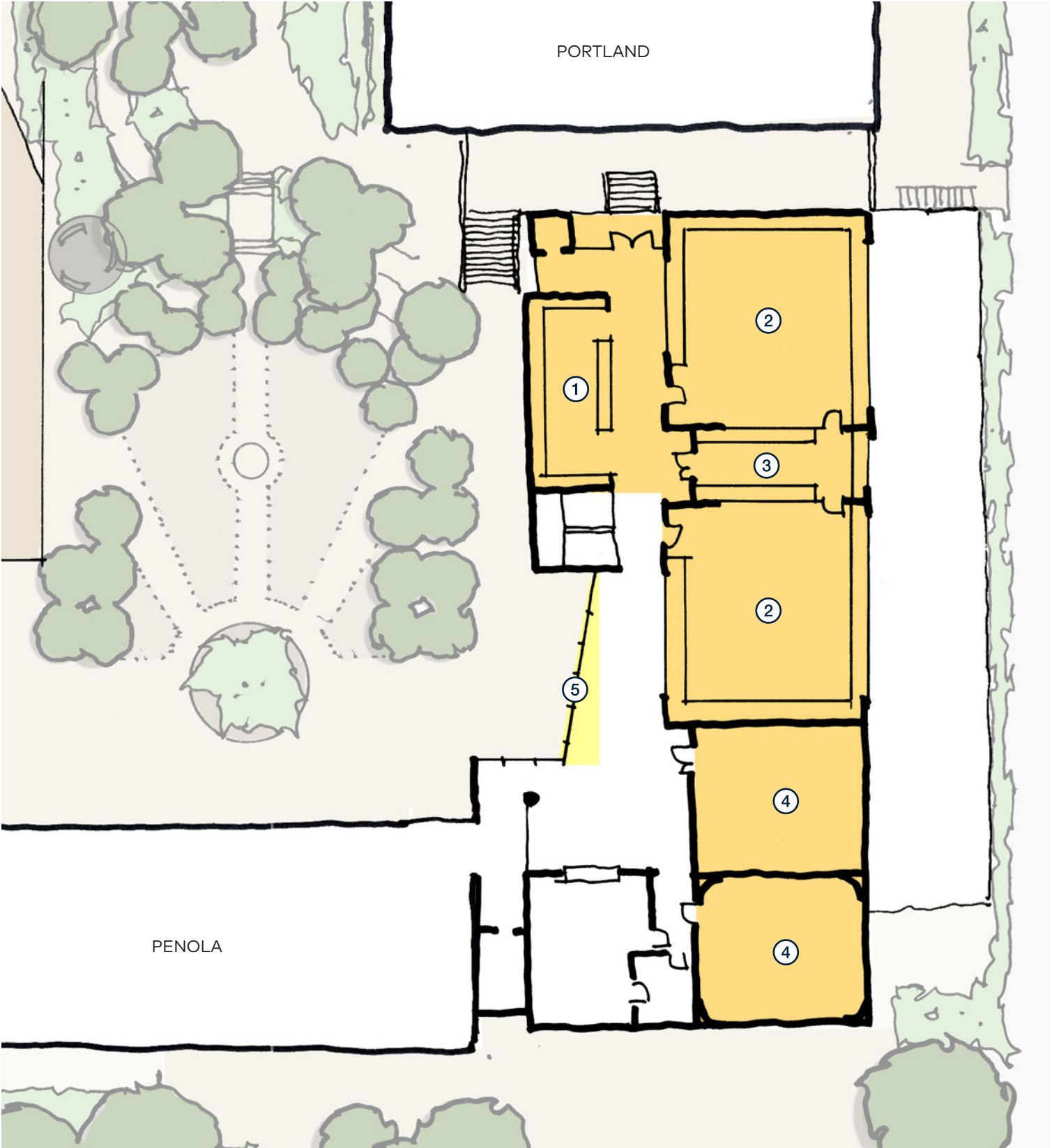
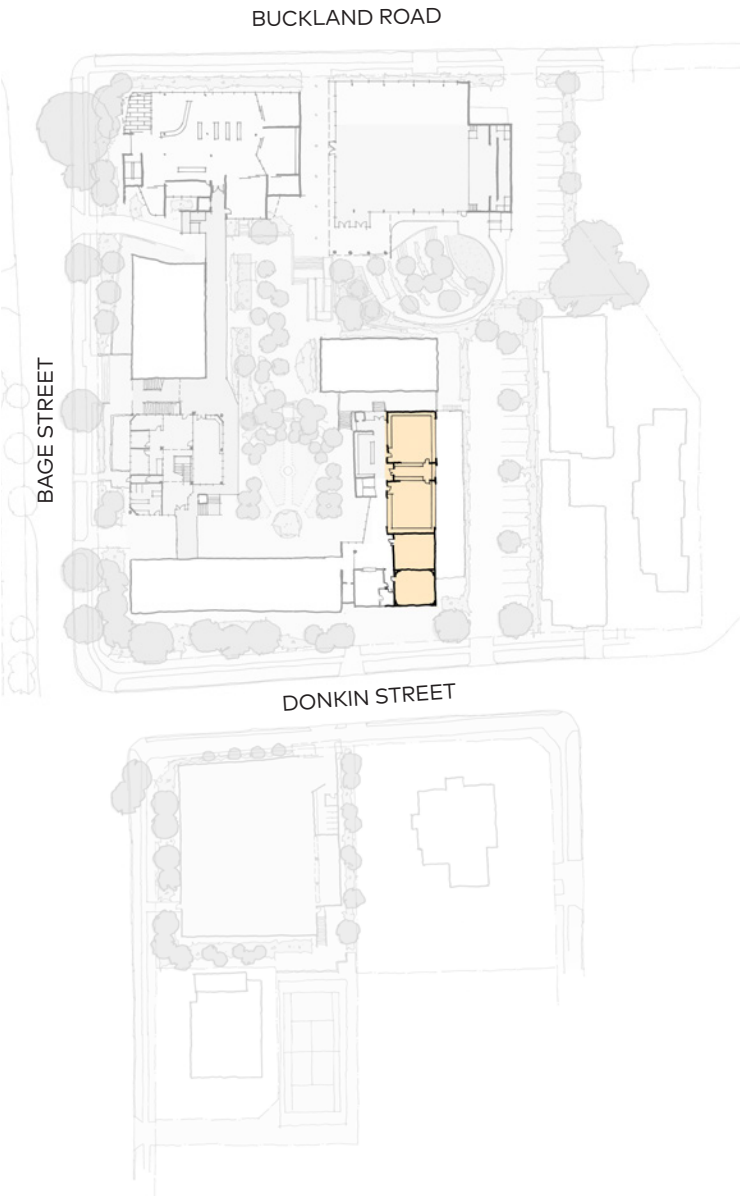
2. Science Lab

3. Prep room

4. Film and TV spaces

5. Window wall to open to central courtyard

Scale: 1:250 @ A3



First Floor

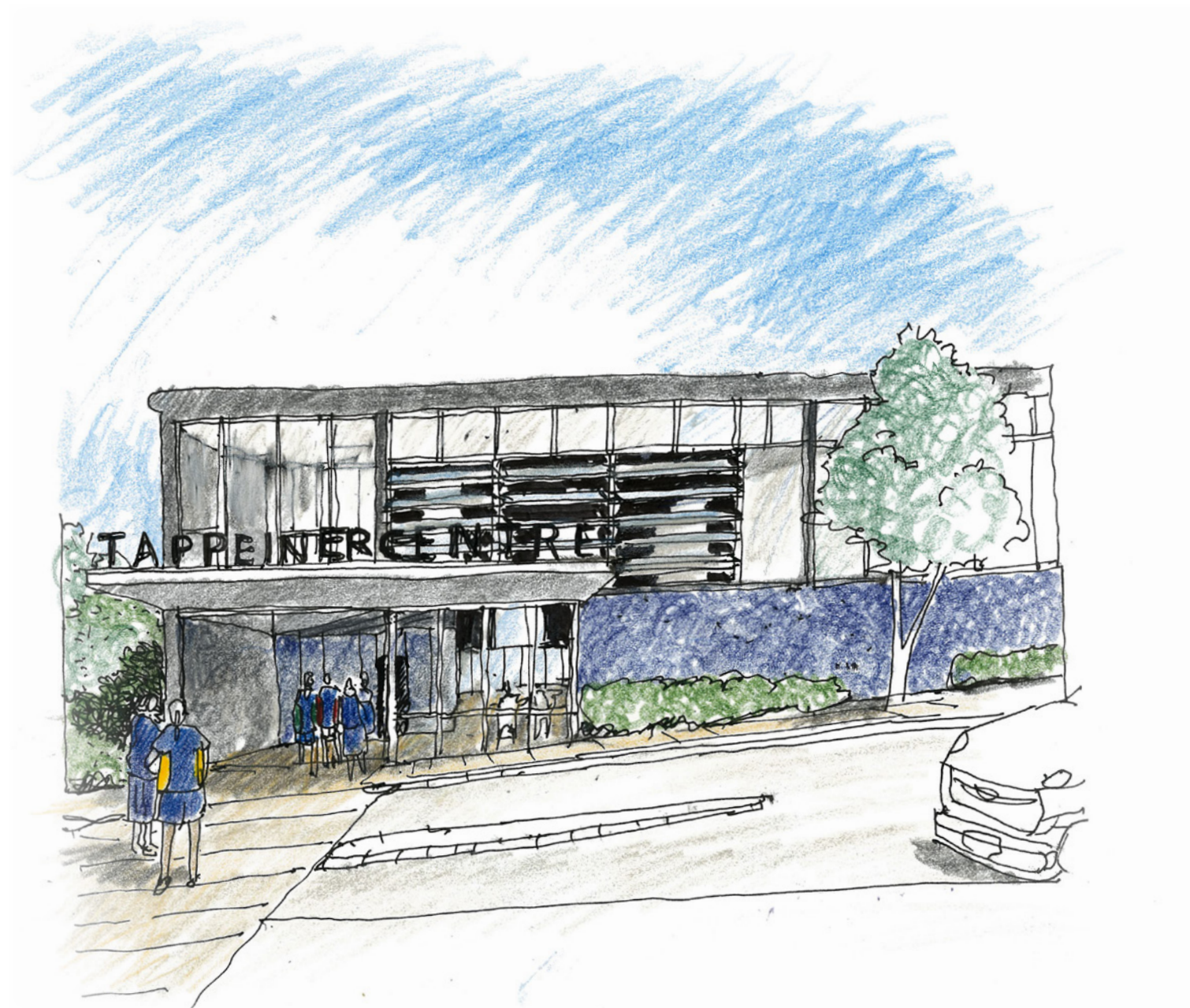
Project 3

Tappeiner Sports Centre

The Tappeiner Sports Centre is currently covered but not waterproof, creating exposure to weather events. This has led to the facility regularly being closed due to wet weather. The sports equipment and flooring are often covered in dust and animal droppings, requiring additional cleaning. There are also no changerooms or toilets, requiring students to leave the Centre and travel across Donkin Street during lessons to use other facilities in the College.

Enclosing the Tappeiner Sports Centre creates an all-weather facility that can better accommodate timetabling needs. This enclosure also reduces the amount of dust that can enter the facility. The storage cages are consolidated, and new changerooms and a toilet provided. This reconfiguration of the space provides a fully independent facility with amenities that can function outside of College hours if desired. The existing entry is refurbished with large glass doors to offer ample surveillance and continue the College's ethos of being open to the community.

The multi-purpose court (netball/tennis) below the Tappeiner Sports Centre is also resurfaced and a shade cloth added to create a better playing environment for students.



Artist's impression of new entry into Tappeiner Centre

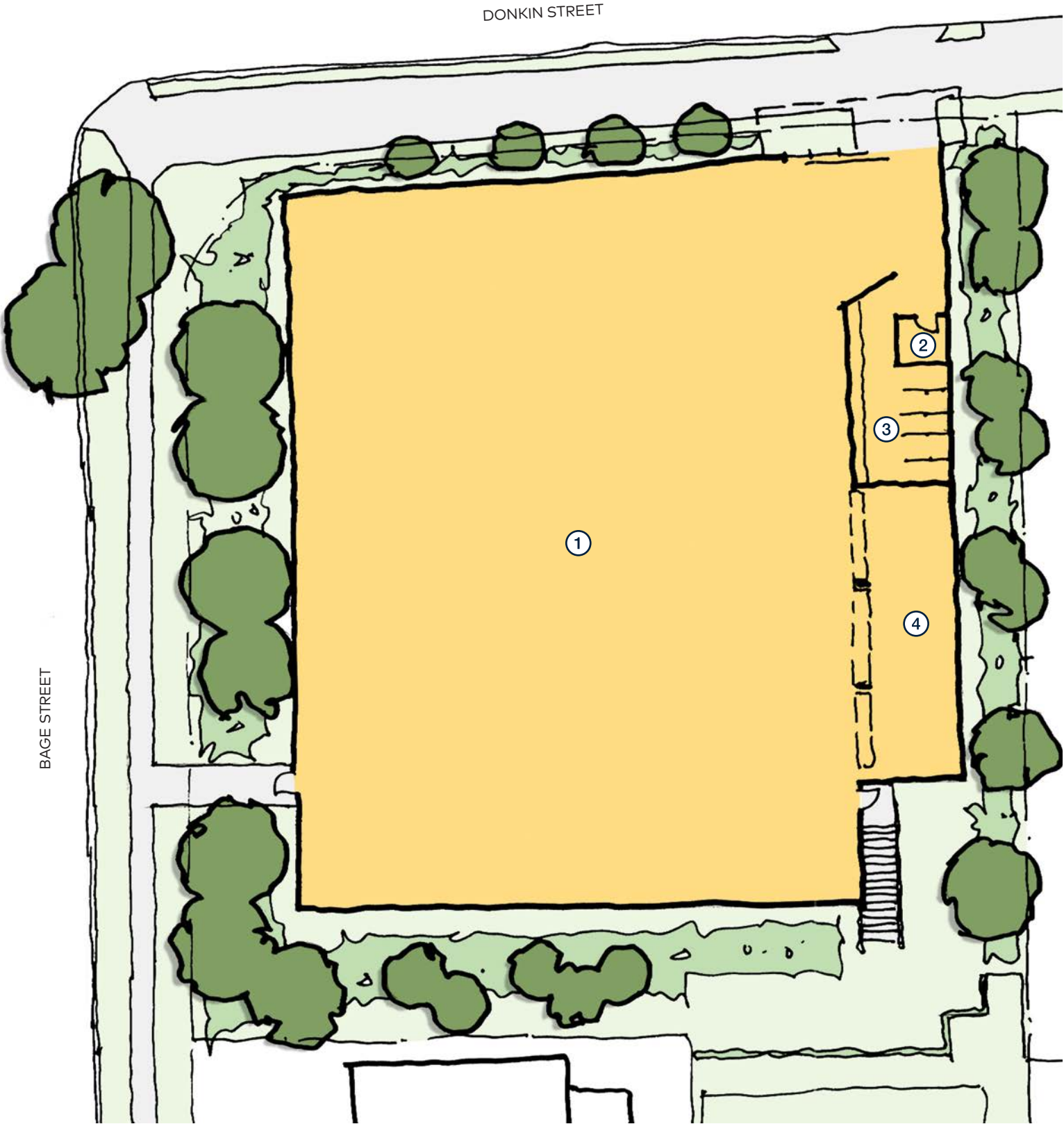
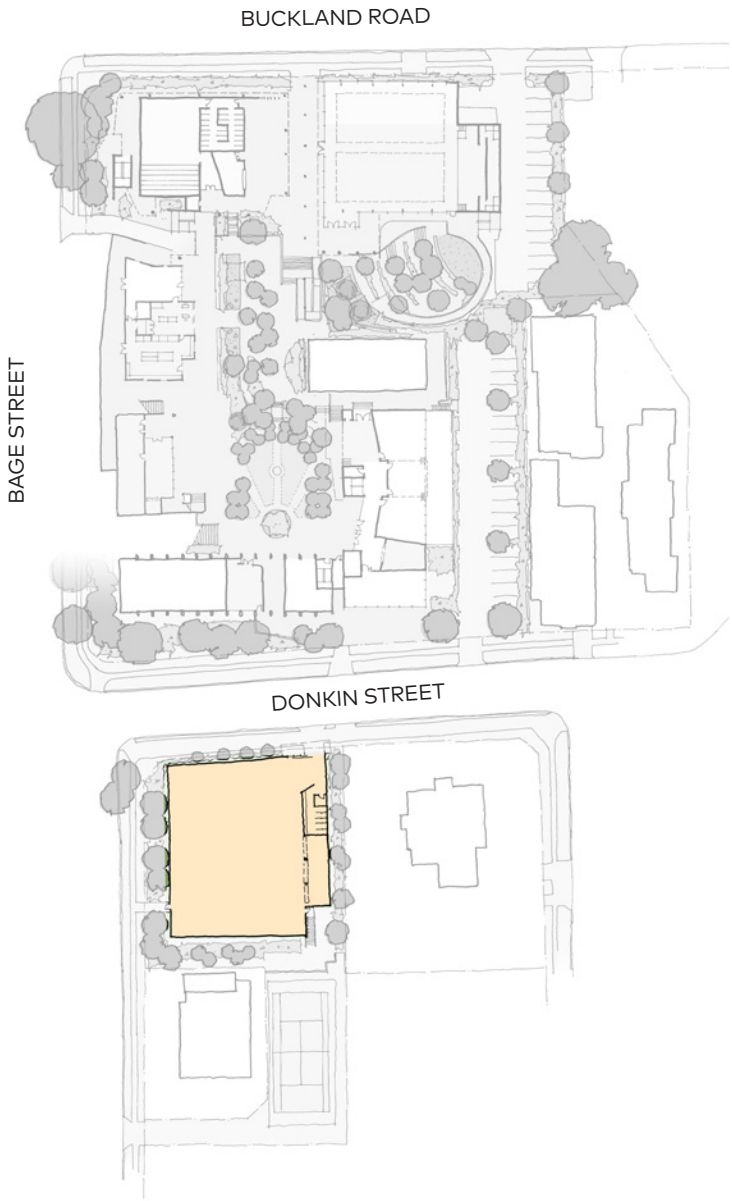


Existing entry into Tappeiner Centre

Legend

- 1. Tappeiner Centre
- 2. Toilet
- 3. Changerooms
- 4. Store

Scale: 1:250 @ A3



Project 4

Wellness Hub

Student Services are located on the top level of the Maryvale Building directly opposite the staff offices. These services provide a separate point of contact for students seeking various support services, from one-on-one meetings with teachers, student attainment, Head of House (HOH), Head of Curriculum (HOC), and counselling services. The existing facilities have been experiencing growth to meet the needs of an increasing student body.

With both the Library and Design Technology relocated into the new McCormack Building, the Maryvale Building can be recast for more appropriate uses. Wellness and care for every student is a fundamental part of the College's values. As such, the existing Student Services are expanded into a 'Wellness Hub'. This new facility builds on the current services provided by the College and expands the offering across both levels of the Maryvale Building, providing a single point of contact for students. A new void is created through the middle of the building with an open, internal stairwell. This provides a clear connection across the two levels, creating a wholly integrated facility. Staff and students are no longer required to leave the building when travelling between levels – removing the physical and visual divide between wellness and the rest of the College. This places student wellbeing at the centre of the campus, in an accessible and visible location.

The first level of the Wellness Hub contains reception and administration, an ATSI office for two staff, Sport/HPE office, as well as a new gallery space and quiet space for students. The gallery provides a new exhibition space for the College that is highly visible and accessible for the College community and visitors, adjacent the main Bage Street entrance. This space could be used for both displaying the students' artwork/ projects and/ or displaying the history of the College, including the Mary MacKillop story. The quiet space affords students additional study space that can better meet the needs of the evolving curriculum.

On the second level there are additional meeting rooms, staff offices including Head of House, Head of Curriculum and Student Attainment, careers and counselling, as well as a Chaplain room and an expanded student lounge.

A new roof is provided at the Bage Street entrance between the Maryvale and Joanna Barr-Smith Buildings. This creates an all-weather connection from the Bage Street into the Wellness Hub, as well as over the two external stairs.

As the Uniform Shop no longer requires a large dedicated space, it is relocated to the first floor of the Maryvale Building next to the student reception, in an easily accessible location at the Bage Street entrance.



Artist's impression of internal void space

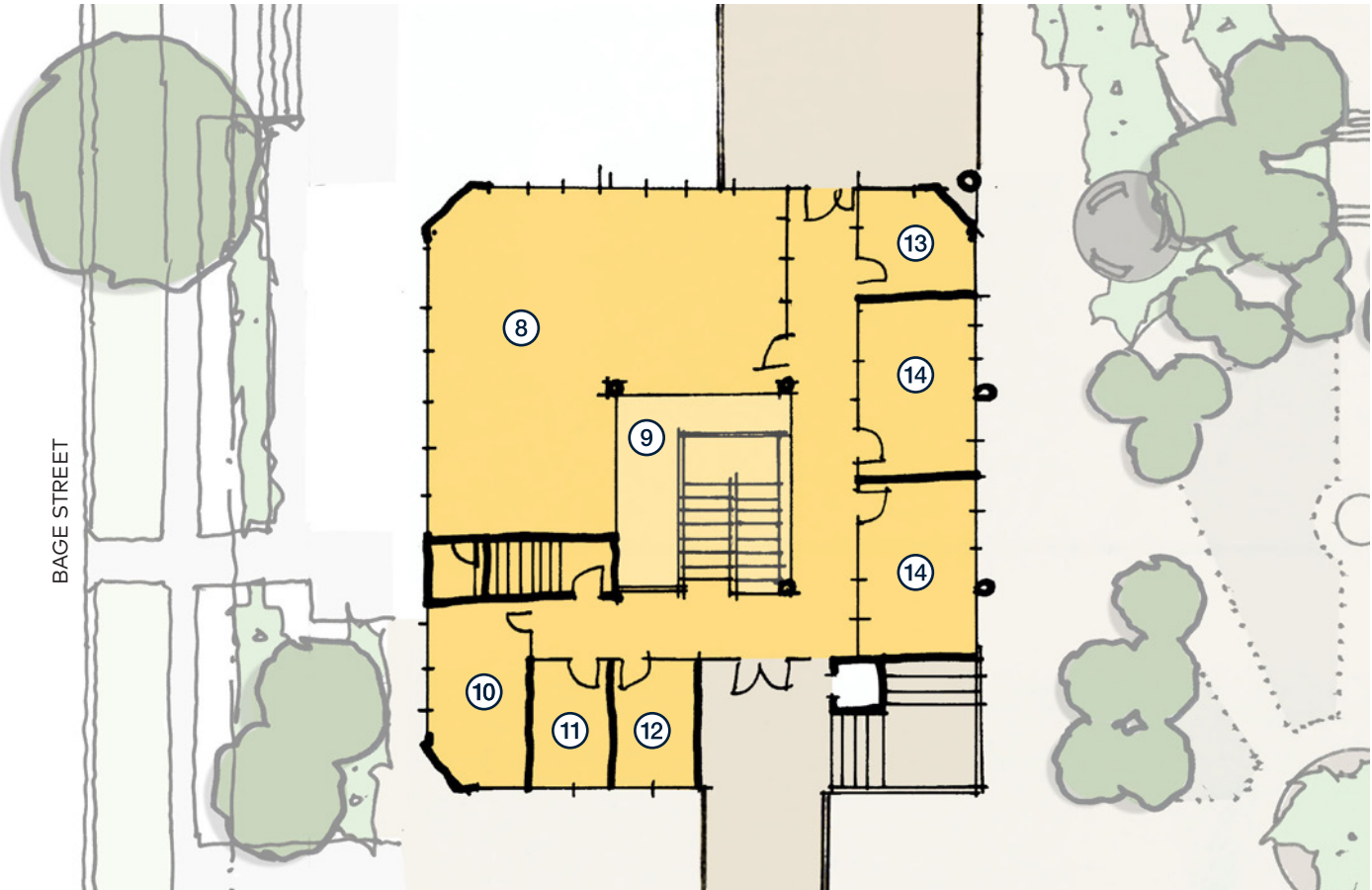
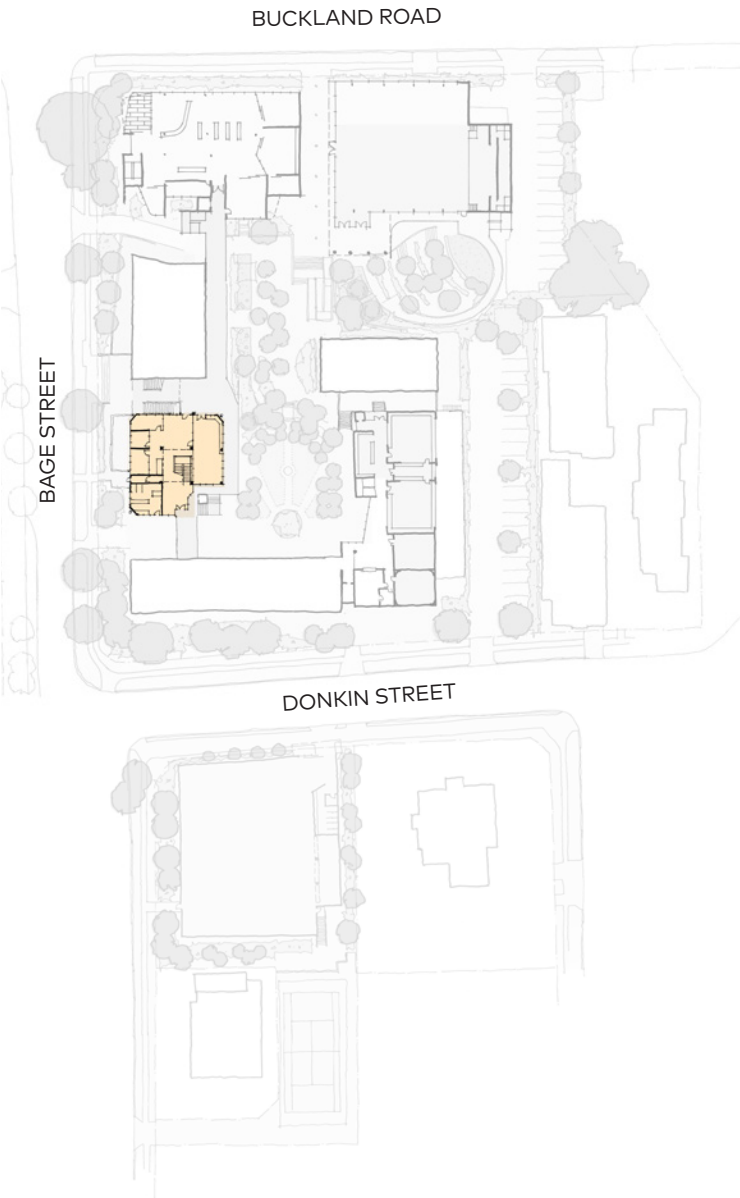


Existing Library – Maryvale Building first floor

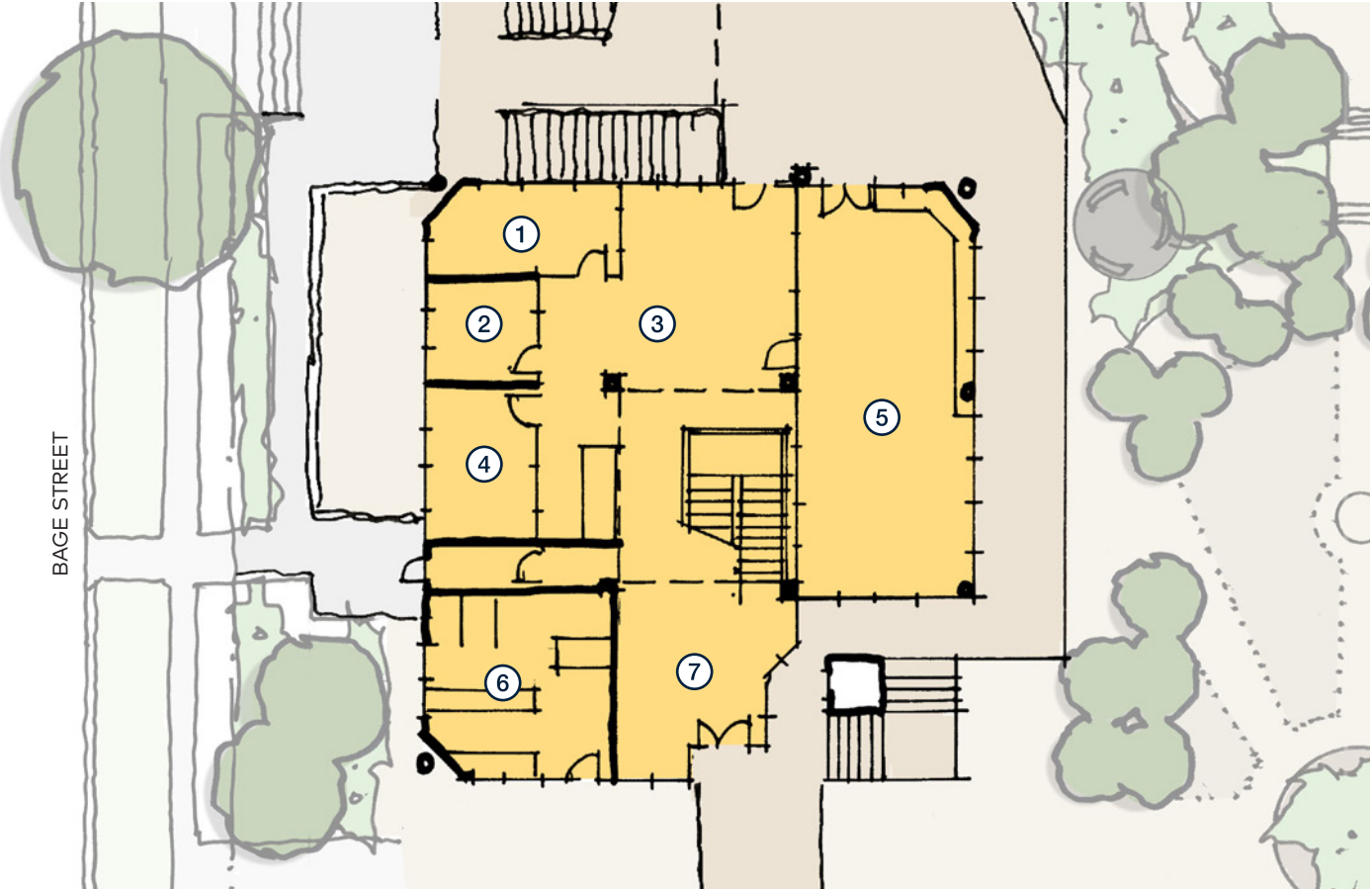
Legend

- 1. ATSI office
- 2. Sports office
- 3. Dynamic gallery space
- 4. Administration
- 5. Quiet study space
- 6. Uniform shop
- 7. Reception
- 8. Heads of House, Heads of Curriculum and Student Attainment
- 9. Void
- 10. Student lounge
- 11. Counsellor office
- 12. Chaplain office
- 13. Careers office
- 14. Meeting room

Scale: 1:250 @ A3



Second Floor



First Floor



Projects 5 and 6

Tuckshop Relocation

The Senior Kitchen is converted to a new tuckshop. The existing commercial appliances and bench space can serve a tuckshop use with minimal alterations. The partition between the new tuckshop and the Bluestone Room is removed and replaced with a new counter. The remainder of the space is converted to a generous circulation and queuing area with rear-loaded display fridges added to the cold room for easy restocking of goods. New glass doors allow students to enter and exit through different sides of the space to reduce crowding and provide an improved and more efficient experience.

Gym and Changerooms

With the tuckshop relocated into the former Senior Kitchen, the old tuckshop space can be repurposed for a more appropriate use. Given this area's location between the existing student amenities and a large undercover area, it would be well-suited for HPE uses.

The vacated space is converted to a new College Gym with a direct connection from the undercover area. The existing showers in the amenities are upgraded to proper change facilities, serving the gym and College generally. A new doorway between the gym and amenities/changerooms provides easy access between the two spaces.



Existing Tuckshop



Existing Hospitality

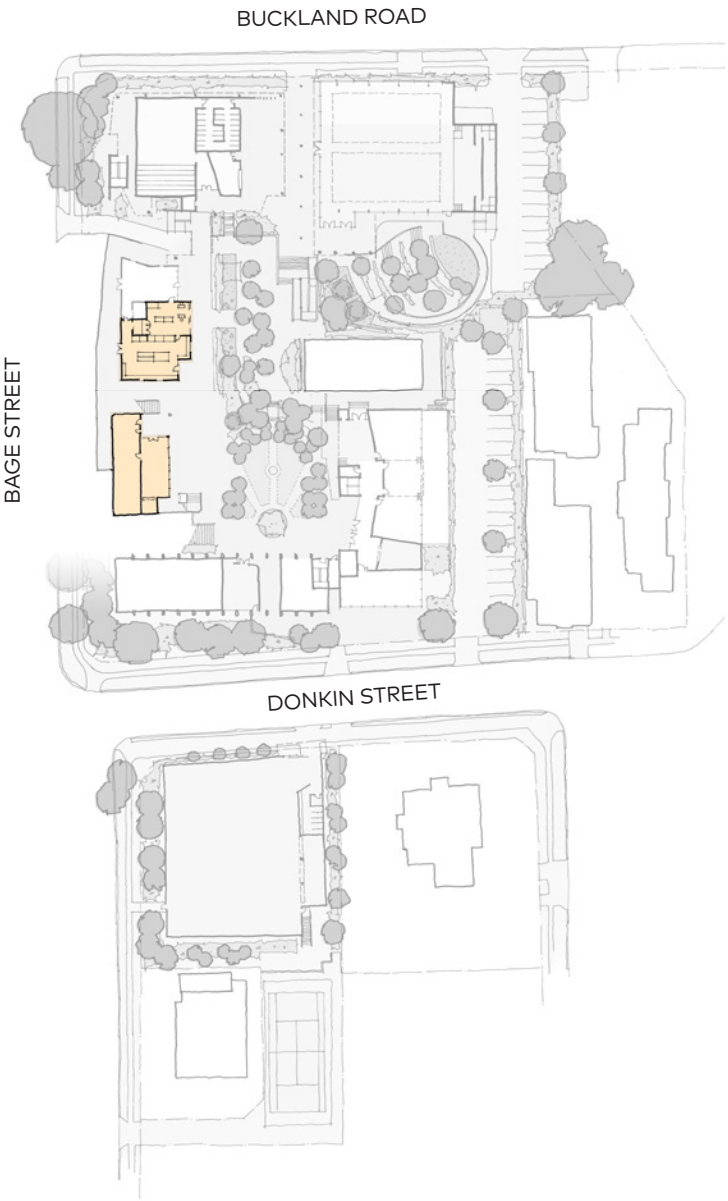


View from Hospitality to Tuckshop

Legend

- 1. Tuckshop
- 2. Repurposed kitchen
- 3. Existing junior kitchen
- 4. Student amenities
- 5. Change rooms
- 6. Gym
- 7. New doorway
- 8. Glass wall
- 9. Store

Scale: 1:250 @ A3



Ground Floor

Project 7

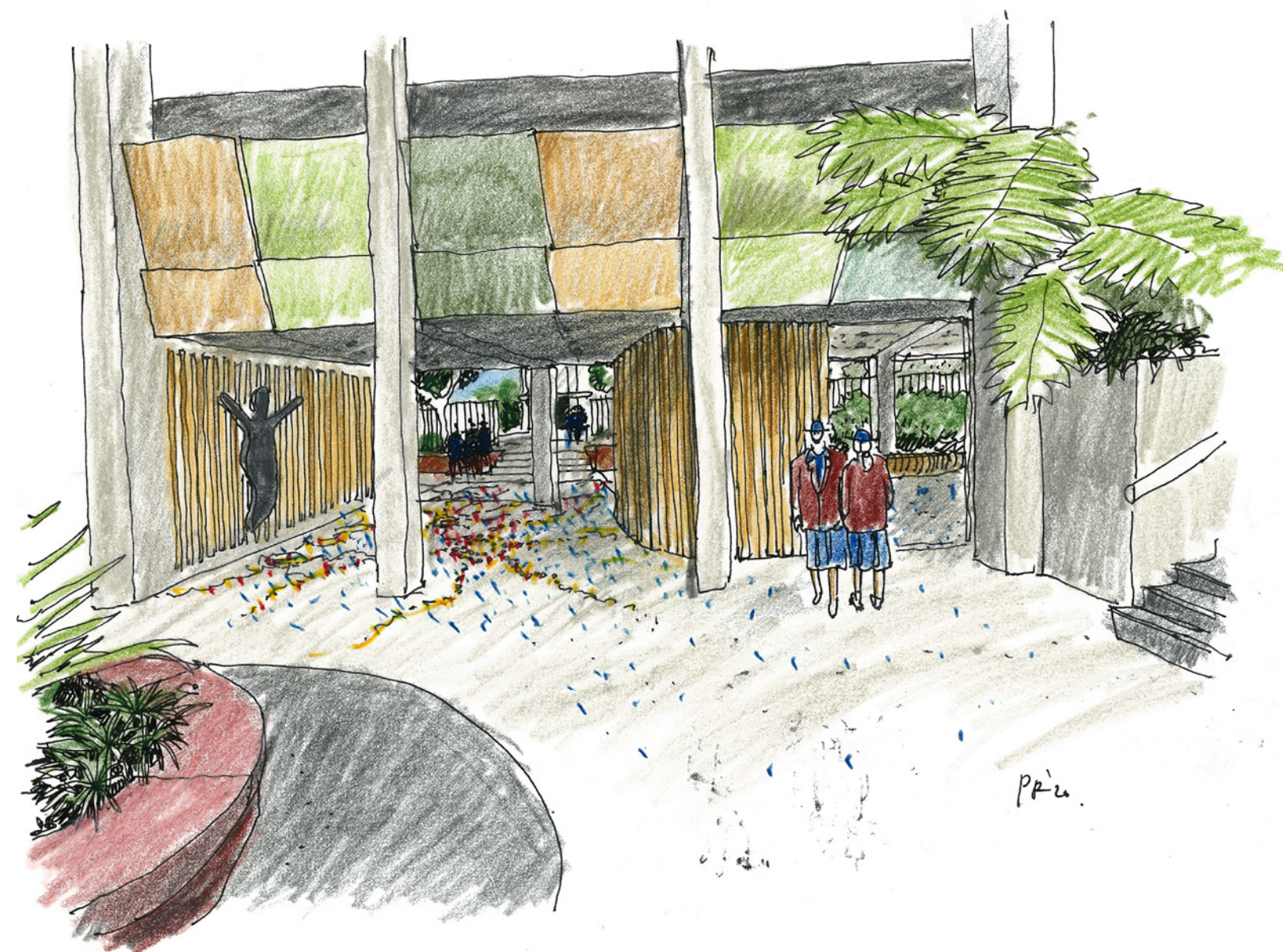
New Donkin Street Entrance and Sacred Space

The Donkin Street entry provides the most convenient access into the College for students coming from Toombul Station. The entry is also the primary way for staff and students to travel across to the Tappeiner Sports Centre. This entrance is presently located between the Penola and Fitzroy Buildings. The passageway is narrow and somewhat concealed in the corner of the central courtyard. Adjacent this entrance is the ground floor of the Penola Building, which contains student amenities, a chemical store and the Uniform Shop. With the Uniform Shop relocated to the Maryvale Building, there is a unique opportunity to reconsider the uses and layout of this area to better serve the College.

A new entrance is created through the ground floor of the Penola Building. This new passageway connects directly into the heart of the campus and offers a much-improved entry experience for staff and students. This wider and highly visible new link affords a much stronger connection to the Tappeiner Sports Centre and Toombul Station. Adjoining the new entrance is a dedicated Sacred Space for the College.

The Sacred Space provides a dedicated area for contemplation and reflection within the College. The facility is deliberately cosy, offering an intimate space for quiet thought, reflection and prayer. Locating this space in the heart of the campus along the main axis of the central courtyard, places spirituality at the forefront of Mary MacKillop College. This space is to be a unique offering of the College and clearly reflects the College's Catholic heritage, while embracing an inclusive spirituality.

The existing chemical store is relocated to the current passageway between the Penola and Fitzroy Buildings.



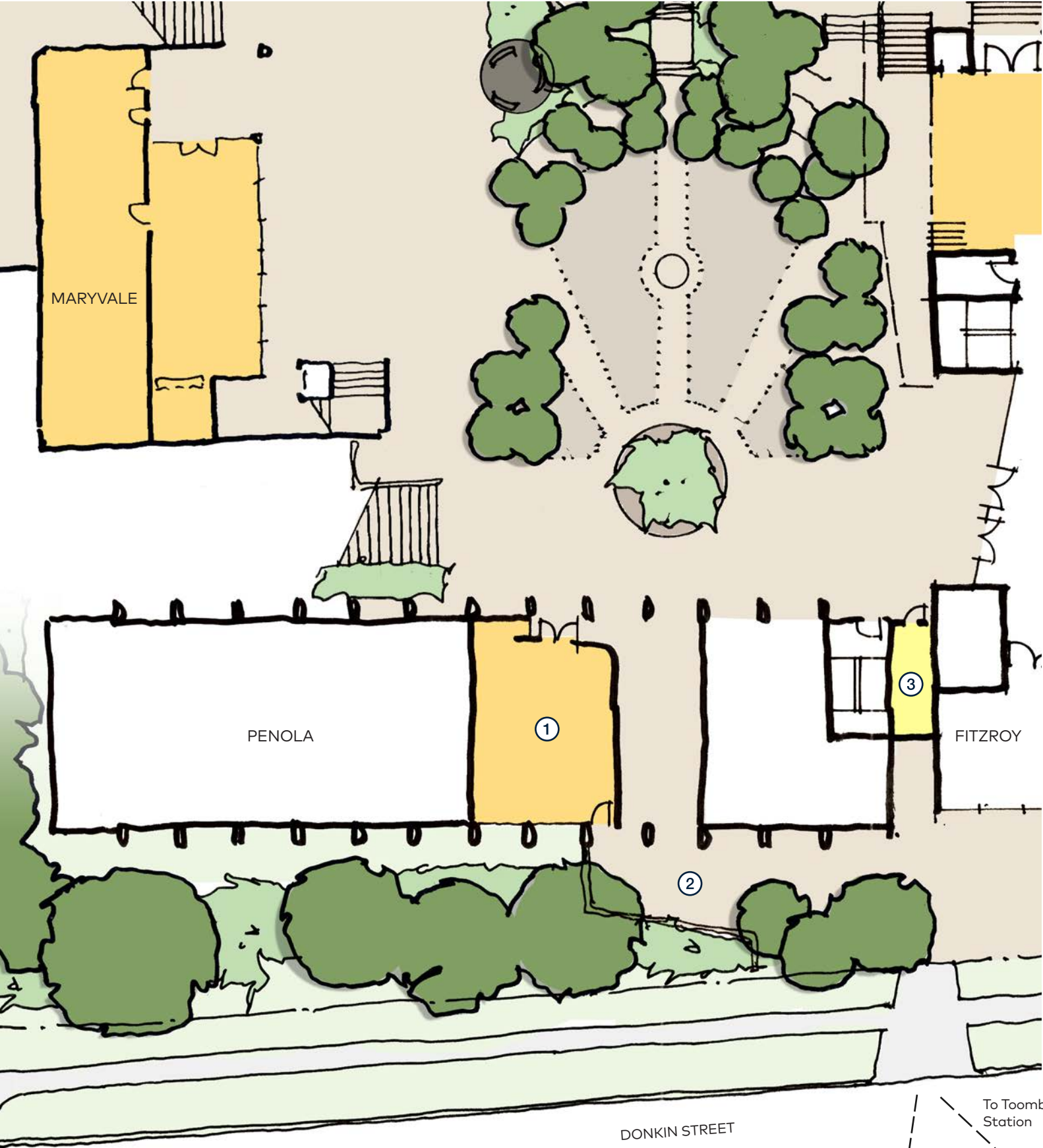
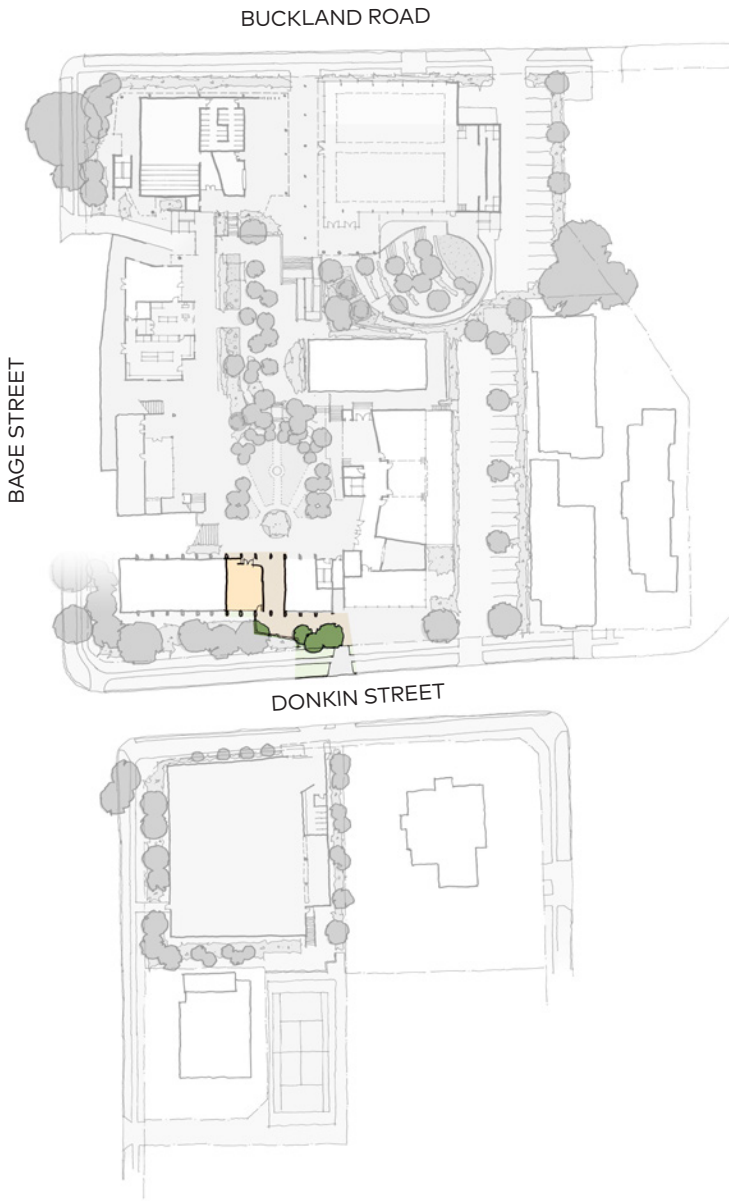
Artist's impression of new entry to Donkin Street and Sacred Space



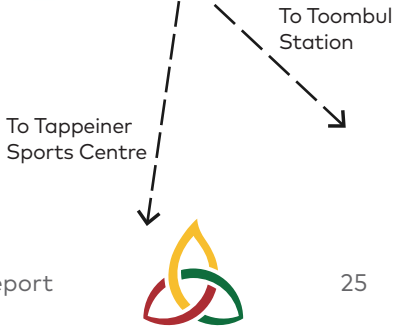
Existing Penola ground floor

Legend

- 1. Sacred Space
 - 2. New Donkin Street entrance
 - 3. Relocated Chemical Store
- Scale: 1:250 @ A3



Ground Floor



Projects 8 and 9

Art Upgrade

The existing two art rooms in the Fitzroy Building are well equipped, with a shared art court between them and a covered outdoor terrace that allows for additional workspace. There are storage rooms along the western side of the classrooms and an exhibition space between the art rooms and textiles room. The present exhibition space is limited in size and does not provide a high-level of exposure for student projects. The location of the art rooms behind storage facilities also limits the ability for art students to connect with the rest central courtyard, both physically and visually.

With some relocation of the existing storage spaces, the art area could work much more efficiently. By providing a new, contemporary gallery space within the 'Wellness Hub', the storage spaces can be relocated into the former art display area. This allows the western façade of the Fitzroy Building to be opened up, creating a direct connection between the art spaces and the central courtyard. This reconfiguration of the space will improve the interface of art with the rest of the College, as well as create additional breakout/learning space for students. Casual surveillance to the area is improved by removing the poorly visible exhibition space and creating an open and well-lit corridor and undercover space at the front door of art.

Staff Car Parking

Since the existing site is small, land for new facilities such as parking is scarce. Of the two vacant and underutilised sites within the College, the slither or land between the Fitzroy Building and the eastern boundary of the College is not suitable for new teaching spaces. This site is narrow, in close proximity to neighbouring residential uses and not the ideal orientation for learning environments. Upgrading this existing parking area with paving, line marking, and sufficient landscaping provides a logical use of the current space. This upgrade also increases the landscaping around the campus, improving amenity and decreasing visibility into the adjacent residences. 19 formal car parking spaces can be provided for College staff.



Existing art exhibition space



Existing staff parking



Existing storage rooms between the art rooms and central courtyard

Legend

1. Outdoor learning

2. New opening to central courtyard

3. Art store

4. Art room

5. Art court

6. Open verandah space

7. Formalised staff car park

8. Neighbouring residences

Scale: 1:250 @ A3



Ground Floor

Project 10

Hall Expansion

The existing hall is expanded towards Buckland Street, creating a new interface between the College and Nundah Village along this primary frontage. The extended hall accommodates 800 seats. The existing canteen and amenities, which currently block the hall from the rest of the College, are removed. The hall opens onto the large undercover space created under the new McCormack Building; creating a generous queueing area and break-out space. There is a clear relationship to the new canteen and amenities that are shared with the Black Box Theatre. The hall connects directly to the wheelchair accessible link from Buckland Road through to the Penola Building. The expanded and refurbished Hall is accessible, bright and airy, creating a reinvigorated space for the College and local community.

An alternative solution to the hall was explored as a new building. The floor plans and reasoning for selecting the Hall expansion can be found on page 32.



Artist's impression of view of the refurbished and expanded Hall from Buckland Road

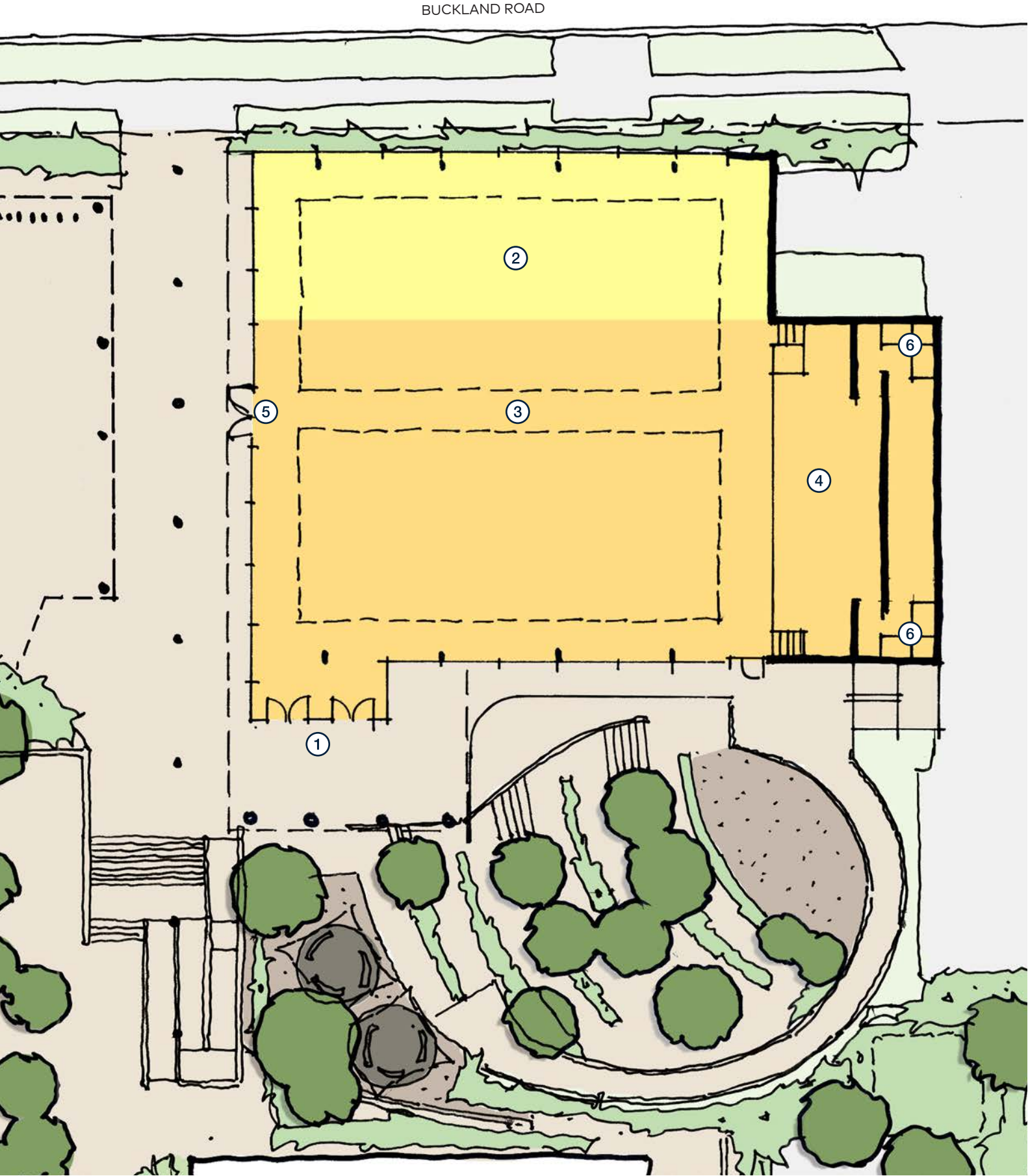
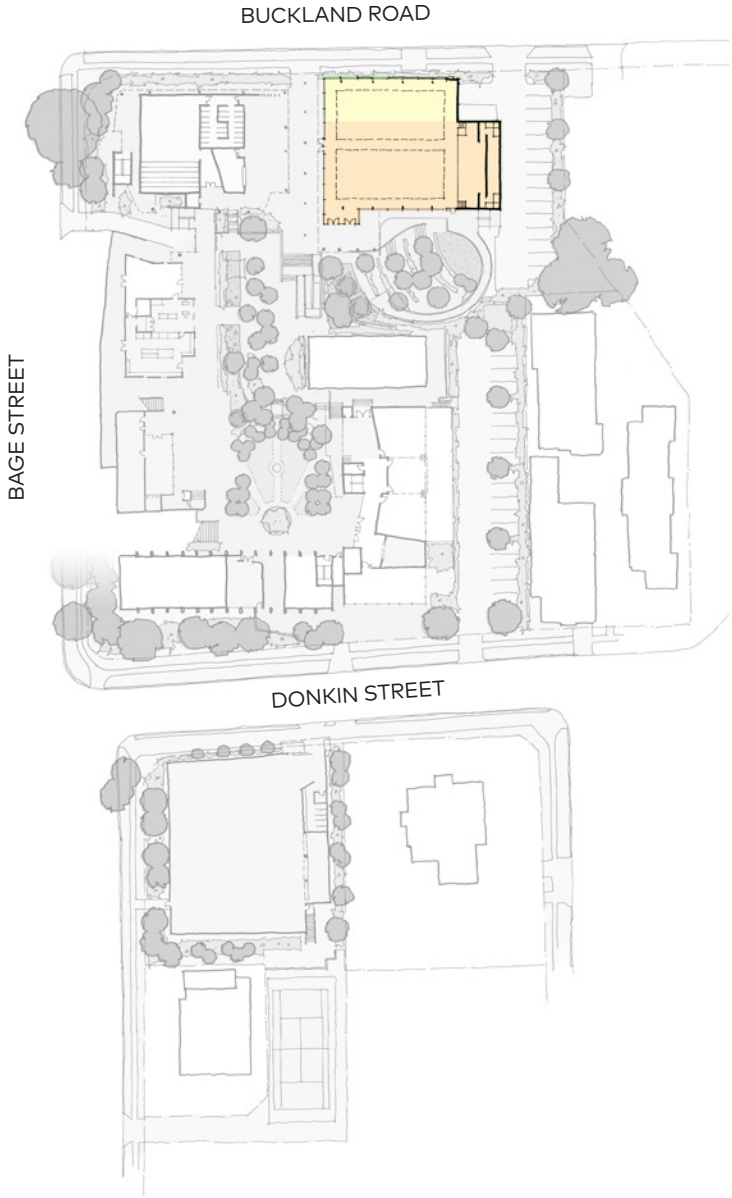


Existing Hall - Buckland Road entry

Legend

- 1. New entry
- 2. Extension to existing Hall
- 3. Seating for 800
- 4. Extended stage
- 5. Connection to undercover space beneath the McCormack Building
- 6. Existing stairs to change rooms below

Scale: 1:250 @ A3



Hall - extension

Project 11

Amphitheatre

The outdoor amphitheatre is located adjacent to the Drama and Music rooms on the lower floor of the Josephite Cultural Centre. It has a sail over the performance area and is in close proximity to adjoining residential units. This configuration has resulted in high levels of exposure to weather events and poor protection from the sun, at times creating a hot and uninviting environment. Combined with noise issues with the neighbouring residences, the space has proven ineffective for its intended use as a performance space. The new Black Box Theatre in the new McCormack Building provides a contemporary performance space and teaching facility and supersedes the use of amphitheatre for small to medium sized productions and events.

The amphitheatre is converted to a new outdoor recreation area for junior students in years 7 and 8. Much of the tiered seating is removed and replaced with landscaping including shade trees. The ramping structure and general retaining walls are all maintained. The stage area is converted to a dedicated space for active play, with the potential to add a climbing wall to the side of the elevated walkway. Additional shaded seating areas are also provided at the top of the new recreational area.



Artist's impression of new landscaped amphitheatre

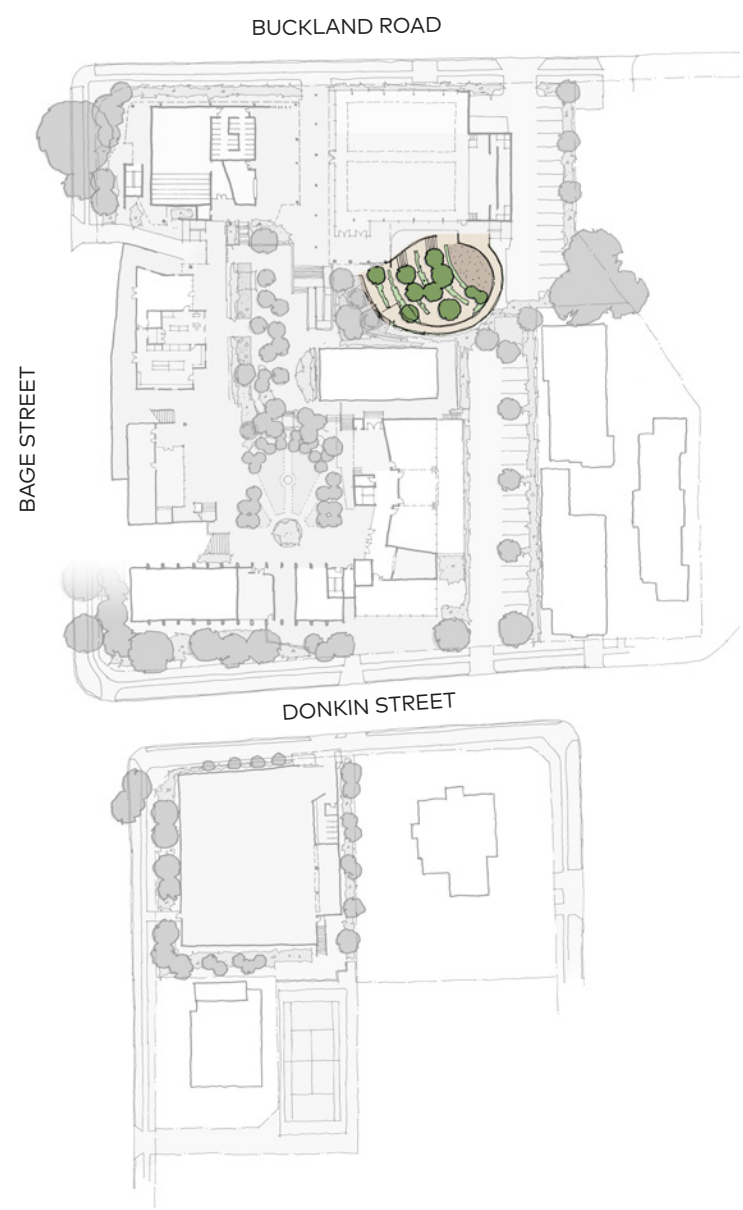


Existing Amphitheatre

Legend

1.	New landscaping including shade trees
2.	Active play
3.	Existing ramping to remain
4.	Existing access to Music and Drama

Scale: 1:250 @ A3



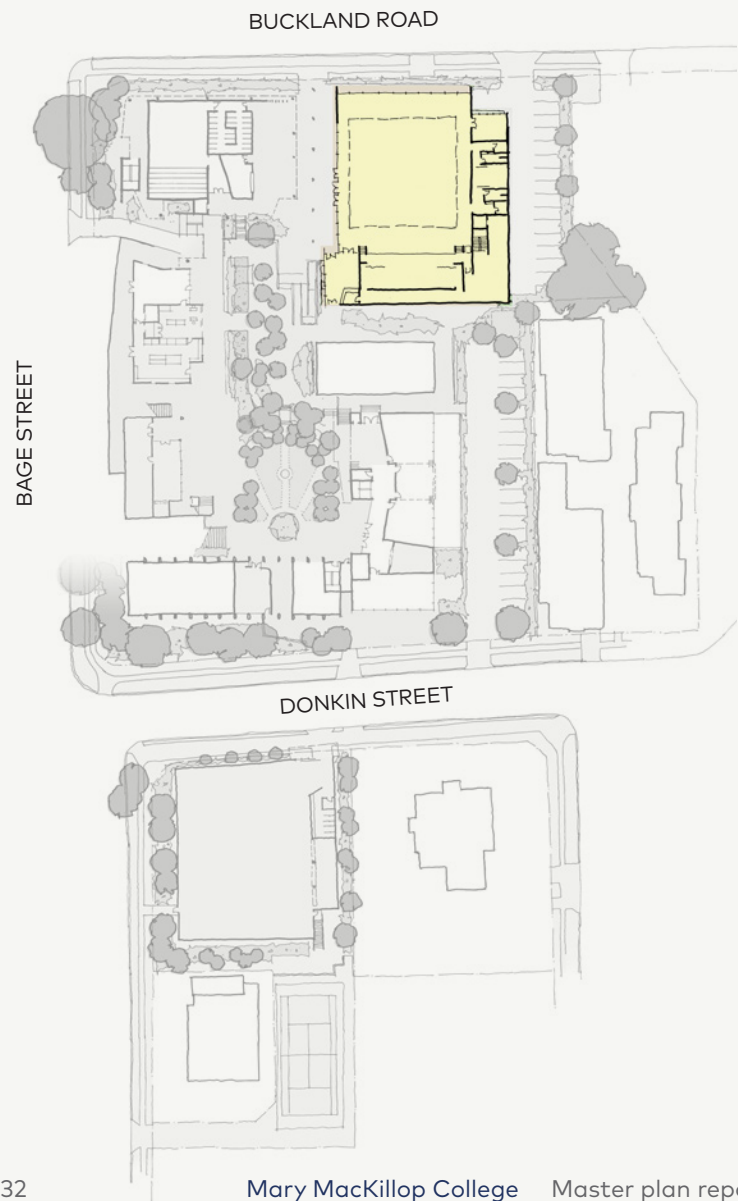
Ground Floor

New Hall (alternative option)

The option to build a new hall was explored during the workshop. A number of locations were looked at but the only viable space on the campus is the existing hall site. A plan was developed to accommodate 800 plus people in the hall, an appropriately sized stage, a green room , change areas, chair store, canteen and lift. On the lower level, drama and music spaces would be accommodated. The new hall would have a good relationship with both Buckland Road and the new entry into the school from Buckland Road.

However, this option would require the demolition of the existing hall and the drama and music spaces. It would also consume all the space currently occupied by the amphitheatre.

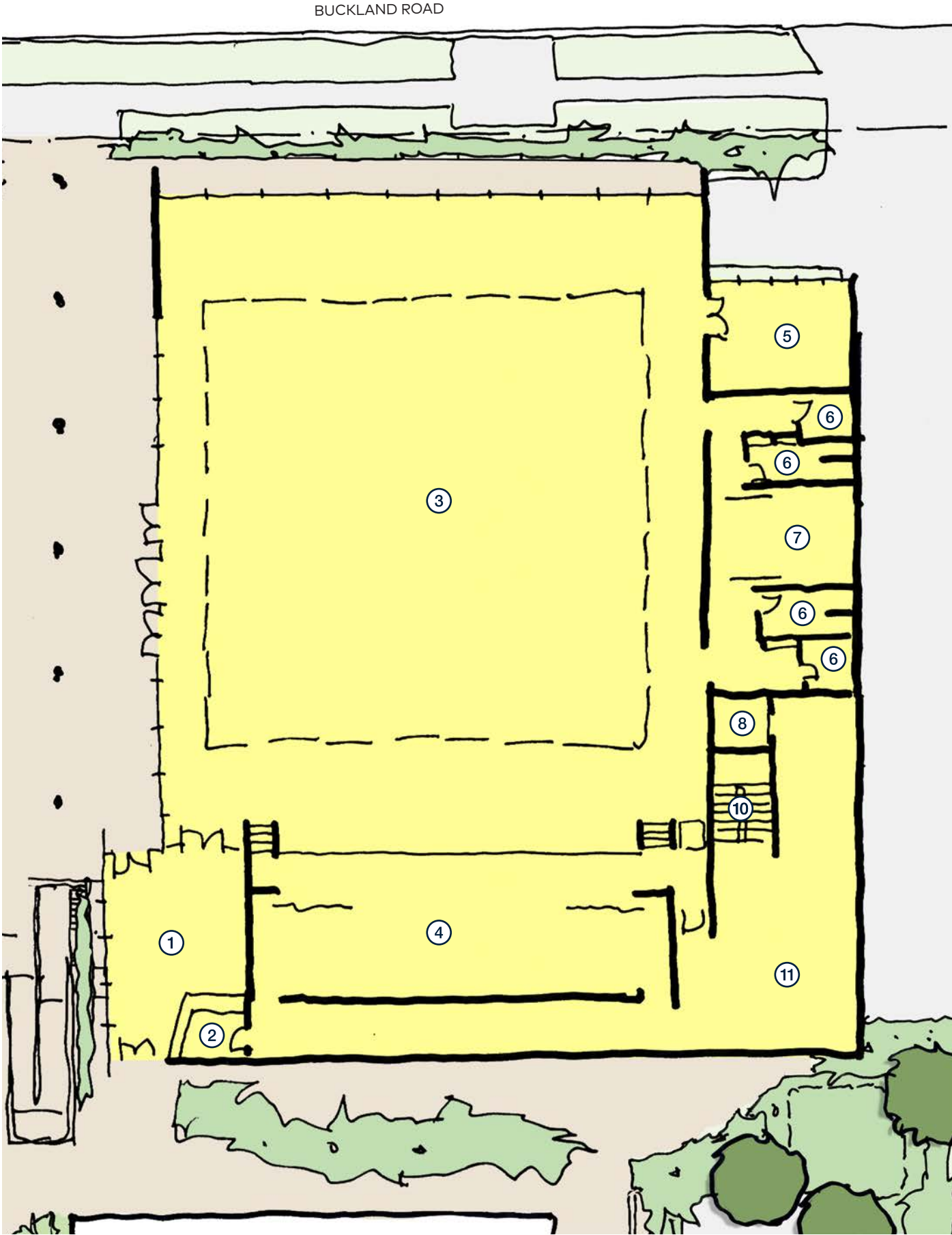
Through the workshop process it was agreed that this option would be beyond the financial capacity of the College for the next 10 years. Therefore, the refurbished hall was the preferred option. The refurbished hall will not limit future development of the hall site if required.



Legend

- 1. Entry
- 2. Box office
- 3. Seating for 800
- 4. Stage
- 5. Seminar room
- 6. WC
- 7. Chair store
- 8. Lift
- 9. Stage
- 10. Stair to change rooms below
- 11. BOH

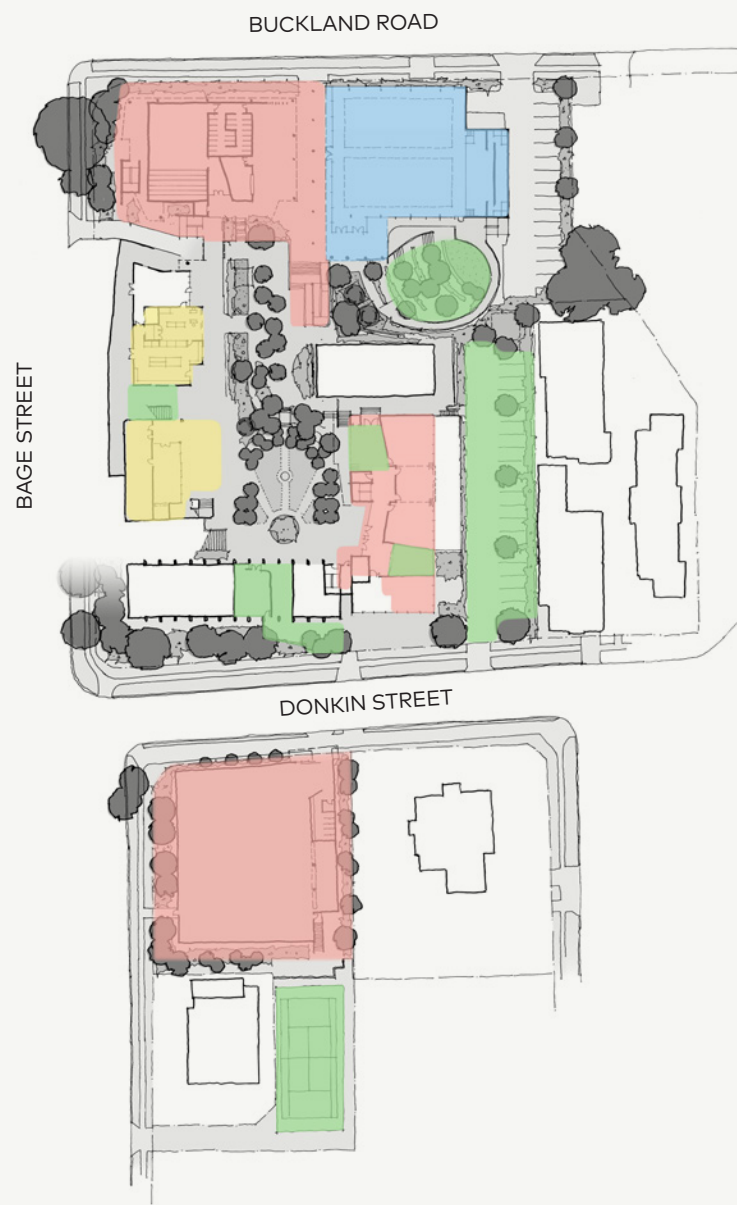
Scale: 1:250 @ A3



Hall - new

Staging and Funding

The staging of the proposed projects is driven by the College needs and the availability of funding to undertake the works.



Timeframe				
Key Projects	Short-term	Medium-term	Long-term	Anytime
McCormack Building (including new Buckland Street entrance, landscaping and accessible pathways)	●			
New Science Labs and Film and TV Spaces	●			
Tappeiner Sports Centre	●			
Wellness Hub		●		
Tuckshop Relocation		●		
Gym and Changerooms		●		
New Donkin Street Entrance and Sacred Space				●
Art Upgrade				●
Staff Car Parking				●
Hall Expansion			●	
Amphitheatre landscaping				●



Appendix 1

Consultation data

What we like



Students

- Gardens and landscaping
- Layout of classrooms
- IT Support
- Multilevel College
- Art rooms - how they interconnect
- Spacious Library
- Student Services location
- Staff Room
- Whiteboards - on desks and dual-use
- Air conditioning
- Frosted windows - privacy
- Amphitheatre area
- Entry points all around to the College
- Penola bathrooms
- Tappeiner Centre - good air circulation
- Kitchens
- Size of classrooms
- Drama room
- New science labs
- Flexible learning spaces in Penola
- Design Technology program and room
- Film program
- Tuckshop
- Fitzroy building openness
- Layout of music rooms
- Balconies looking onto the courtyard
- Lifts
- Compact campus

Staff

- Small campus
- Tappeiner Centre flooring
- Soundfield technologies
- Access undercover during wet weather
- Film and TV resources
- Size of Arts room
- Gardens and courtyards
- Whiteboard desks
- Small duty areas
- Kitchen facilities
- Light control in F9 and Drama

Parents

- Tight-knit community
- Small campus brings students together
- Modern campus
- Courtyard and landscaping
- Location of the College - close to the train
- Sports and activities within the College
- Music programme
- College isn't too big
- College spirit

What we don't like



Students

- The new Fitzroy classroom corridor is too crowded
- Too much glass frontage on classrooms to corridor
- New layout of desks in Penola
- Tuckshop is too small
- Lower level tennis court
- Lack of air conditioning in Penola
- Bathrooms near the tuckshop
- Bathroom graffiti
- Glare in classrooms from outside
- Lack of power points in classrooms
- Hall and its entrances are too small
- Chairs /desks in Artrooms don't work for regular classes
- Inability to study in Library - too loud and no privacy
- Dirty Food-Tech rooms
- Too many hallway lockers
- Layout of old science labs
- Shortage of lunch tables and undercover seating
- Openness of Tappeiner
- Penola stairs are too small
- Lack of air conditioning in hall
- Joined desks in Penola
- Lack of senior study area
- Shortage of classroom storage
- Scattered film equipment and storage
- Poor disability access (especially to bathrooms)
- Penola locker sizes
- Disuse of vacant land ("pool area")
- Tappeiner equipment storage
- Lack of bath / change rooms near Drama
- Lack of soundproofing in Music and Drama
- Lack of access to staff from Penola and lack of privacy on staff terrace

- Tuckshop is too small
- No access to Music from stairs
- Sitting on ground in eating areas
- Poor undercover circulation
- Wasted spaces such as Penola external wall
- Lack of blinds in Penola
- Patio at back of Music
- Lack of shade over tennis court
- Student counselling room isn't sound proof

Staff

- Too much concrete in the College
- Lack of importance given to Arts and Physical Sciences
- Lack of classroom storage
- Random placement of lockers
- Penola classrooms are too small
- Tappeiner Centre is dirty
- Lack of Drama props storage
- Lack of staff toilets
- Noise from Tappeiner
- Stairs get slippery from the courtyard to the amphitheatre
- Lack of sports space
- No roof over the Joanna Bar-Smith external stairs
- Car parking
- Visual arts spaces are dysfunctional
- Non subject-specific teaching spaces
- Lack of room-ownership for teachers
- Lack of designated gallery space
- Amphitheatre is a waste of space
- Lack of cover around Drama and Hall
- Not enough science labs or space in existing ones
- Broken ceilings

Parents

- Land size is restrictive
- No oval
- Drop off is difficult
- Hall is too small and isn't multi-purpose
- Hall has no air conditioning
- Not enough toilets
- Lack of dedicated change facilities
- Locker locations - spread around the College
- Locker sizes
- Classrooms in Fitzroy
- Tuckshop is too crowded



What we want to have

At the end of each consultation session, the participants were given 6 dots each to place on the 'wants' that were most important to them. They could use all the dots for one idea or distribute them. The numbers next to the various 'wants' reflect the number of dots that participants allocated.



Students

• Bigger hall with air conditioning	24
• Senior room / area	16
• New media / film room	8
• Better lockers and arrangement	8
• Arts Building (visual, drama, music)	5
• Auditorium	4
• Pool	4
• More student welfare space	4
• New library with various spaces	4
• Cafe	4
• Multipurpose centre / hall	4
• Quiet study area	4
• Wider hallways and stairs	3
• New surface on tennis court	3
• More carparks (student and staff)	3
• More tables for lunch (covered)	-
• Better sinks in Home Economics	-
• More edible gardens	-
• Sunken gallery area in Library	-
• Dedicated Lost Property	-
• Larger entrance to Penola	-
• Refurbishing of Portland labs	-
• New, relocated Sports office	-
• McCormack building	-
• Escalators/elevators	-
• Carparks for students	-
• Gym	-
• Sound proof music and drama rooms	-
• Art and Music together	-
• More classroom storage	-
• New roof on Penola	-
• Solid walls in classrooms	-
• Music / Drama toilets and change rooms	-
• Graphics room	-
• Zebra crossing to Tappeiner	-
• learning support classrooms	-

Staff

• Indoor multipurpose courts	9
• New and refurbished science labs	6
• Better frontage / entry to Buckland Road	5
• Flat roof with artificial grass surface	4
• 2 drama spaces	4
• Art / design space with wet area, dry area and gallery space	4
• Broadcasting studio with specific technology	3
• Blackbox (GLA) with cinema screen	3
• Shaded areas for students	3
• Active play space for students	3
• Maker space	3
• Car parking on site	2
• Chapel	2
• Sports hall toilets	2
• Greater priority given to arts (with more specific facilities)	2
• Specialist storage areas	1
• Outdoor BBQ / Cafe space	1
• New canteen and tuckshop	1
• Subject-specific spaces	-
• Practically placed, better-designed spaces	-
• Radio room with student access	-
• Outdoor cinema / community event area	-
• Designated change rooms	-
• Spill out learning space	-
• Pool	-
• Gym	-
• Chill out space	-
• Solar panels	-
• Soundproofing of all Fitzroy classrooms	-
• Covered weather-proof links between all facilities	-
• Commercial restaurant / cafe for all seniors	-
• Refurbished textiles	-

Parents

• Larger multipurpose hall	11
• More toilets / change rooms	6
• Technology future-proofing	4
• Extended sports facilities	3
• Gym	3
• Better access between buildings and floors	2
• Rooftop garden / gathering space	1
• Staff car parking	-



