

Masterplan - Design Intent & Design Quality Principles

The masterplan is the development of a framework that seeks to instill a logic of growth and development that can align to the school's aspirations as they grow over time.

The masterplan, like all good design, aims to complement the education and social philosophy, rather than determine it. At a masterplan scale, the framework provides a logic that can foster the interrelationships between schools, cohorts and community.

It has been identified, through campus observations and stakeholder consultations that community inclusion, campus cohesion, campus identity, and activation and density are of paramount importance. These ideals have helped shape the masterplan to align to the school's aspirations.

Community Connection:

Since the bushfires devastated Broulee and the surrounding region, the college has become an important tool to connect with community along their regeneration process. The college community has played an important part in supporting the community. It is therefore the college's objective to build on this and increase engagement with the community to increase prospects for the students; the masterplan therefore includes the establishment of facilities that aid in the development of vocational education, Sport and Recreation, Music, and Community Hub that aim to initiate programs and establish relationships with the community.

The Community Hub will serve as an initial point of contact with the community and families of students. The Community Hub, also serving as administration for the college, will be focused around communication and building relationships between the families and college staff; a drop-in facility that facilitates support and discussion.

Vocational facilities, Sports and Recreation, and music facilities will facilitate a more active role that the college will engage with the community. Bringing in specialists, support, and trade advisors from the region's community will strengthen the community relationship and facilitate growth of the students as they seek to round out their education. The Sport and Recreation Gymnasium will facilitate a diverse range of recreational activities for community use and the improvements to the Cultural Centre will encourage community involvement outside of school hours whilst cross-pollinating specialist in the community with the student cohort.

1. Context, Built form and Landscape:

Our proposal for the campus is acutely aware of the importance of the appropriate setting for all new buildings. Proposed buildings not only respond to neighbouring existing structures but also to the various topographical conditions on site.

Campus cohesion is a vital consideration of this report. The existing north/south circulation pathway will be strengthened by interconnecting a secondary spine through the campus; in turn connecting the senior and junior school through the strengthening of the secondary geometry. This secondary spine will connect student pathways from the bus drop-off zone along a 'vocational axis' linking the community hub, through the junior school, campus hub, and into the senior school. This spine aims to connect the school and define formal and informal gathering points between the build zones. The angled nature of geometry affords the campus to be experienced through a series of intimate courtyards. These courtyards allow for gathering points for external learning, cohort gatherings, or individual development.

3. Accessible and Inclusive:

The proposal aims to seamlessly transition into the existing surrounds, while also providing further amenity for both able and differently able users. Emphasis is on creating a welcoming experience, that is both inclusive and stimulating.

Clear wayfinding is achieved by playing with the two axes, consciously and subconsciously suggesting direction and purpose.

2. Sustainable, Efficient and Durable:

All proposed buildings are designed with a mindset of efficiency, sustainability and durability, while at the same time focussing on the user experience. Materiality cues are collected from all over campus: bricks, metals, but also how a building is experienced through a play of transparent and solid materials. A campus's identity can be read through scale and materiality. The proposed masterplan will provide a framework for materiality and scale that is complementary to the existing vernacular. The existing learning areas will establish the structure of the main learning areas moving forward, but the re-interpretation of how they interact with the external landscape will be reimagined to provide increased opportunity to external learning zones, gathering areas, and strength the campus identity.

The proposed masterplan builds on the existing passive strategies of natural light, natural light and solar orientation with more physical and social consideration. Along with passive sustainable objectives, the masterplan proposes to reduce carbon footprint through the material and building footprint decisions, water retention and storage.

4. Health and Safety:

Our proposal is building on the strong health and safety foundation of the existing campus. New and updated amenities, clear proximity to amenities, safe wayfinding and easy access, all support to create a welcoming and safe environment. Main view corridors, clear orientation of main play areas, passive security and supervision, pedestrian safety, campus lighting and avoidance of concealed nooks, all contribute to achieve the highest health and amenity standards.

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5. Amenity:

Through the inclusion of the secondary spine and increased density along this spine, the void between the junior and senior school is reduced. A geometric response has been adopted to increase density, thus increases the activation along the circulation spines and the intimate courtyards between.

Activation along both spines will reference the geometry and provide an active urban outcome. Placement of the Community Hub and Sports and Recreation to the front of the campus will strengthen the activation that the VET Campus Hub injects to the centre of the campus.

The emphasis on density and activation builds on the principle of amenity. An engaging and pleasant user experience is achieved for students, teachers, and visitors.

7. Aesthetics:

Aesthetically, the proposal responds to cues from the existing conditions present on campus. However, we aim to reimagine the existing forms, materials and conditions in a contemporary way. We are paying homage to the history and natural evolution of the campus while providing a new and exciting user experience.

6. Whole of Life, Flexible and Adaptive:

The proposed additions to the campus complement the existing buildings and the various uses of these buildings. While purposeful, the buildings are also adaptive for a multitude of future utilisations.

Our proposed buildings will be built to perform, both from an environmental as well as from a user experience perspective.



The masterplan will aim to provide a formal layout of the school program set along a set of strong circulation rules. Pockets of interest will form spaces between the program and provide common areas of curiosity and intrigue. Providing flexible spaces, both externally and internally will provide for numerous opportunities for activities and educational programs to be located throughout the campus. The campus layout aims to be welcoming with an identifiable entry and legible wayfinding strategy. The campus will welcome student, parents and all members of the community; thus a presentable and accessible layout has been adopted for the college to meet these objectives.

The masterplan framework is underpinned by the above aspirations and is further validated by the below additional inputs.

- A Heritage Assessment has been completed with the proposed design allowing for the clearance to heritage features defined.
- A Bushfire assessment for the campus has been undertaken. The campus' bushfire strategy, along with the schools role in the community has informed the masterplans outcome.
- BDAR assessment has been undertaken and assessed. Biodiversity has informed the placement scale of the massing within the masterplan.

- A traffic assessment has been undertaken for the site. The traffic movements and parking assessment has informed the vehicular and pedestrian outcome presented in the Masterplan. Through ongoing discussions with Eurobodalla Shire Council and the Traffic Engineer, this masterplan will continue to be developed in line with the safe transfer of vehicles and pedestrians.
- Town Planning review and input has been summarised and will continue through communication with Eurobodalla Shire Council.
- A Landscape Architectural Masterplan Design has been a principle driver of the current masterplan with key inputs such as native vegetation regeneration and education principles relating to regeneration of forestry.
- A Tree Assessment has been completed for the site and will continue to be reviewed as the health of each tree progresses along the regeneration process.

The masterplan presented responds to and reflects the above inputs.