

BAXTER & JACOBSON ARCHITECTS



Nominated Architect: M Baxter #4831





# Glengarry Campus

## Masterplan + Dormitories DA

### ISSUE

A	22/10/24	Glengarry DA	MB/LS
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We acknowledge the Aboriginal and Torres Strait Islander peoples as the traditional owners of the vast and ancient land on which we prepare this report for.

We commit to continuing our connection to Country - land, water and sky and pay our deepest respects to the clans of the Eora nation and their Elders past, present and emerging.

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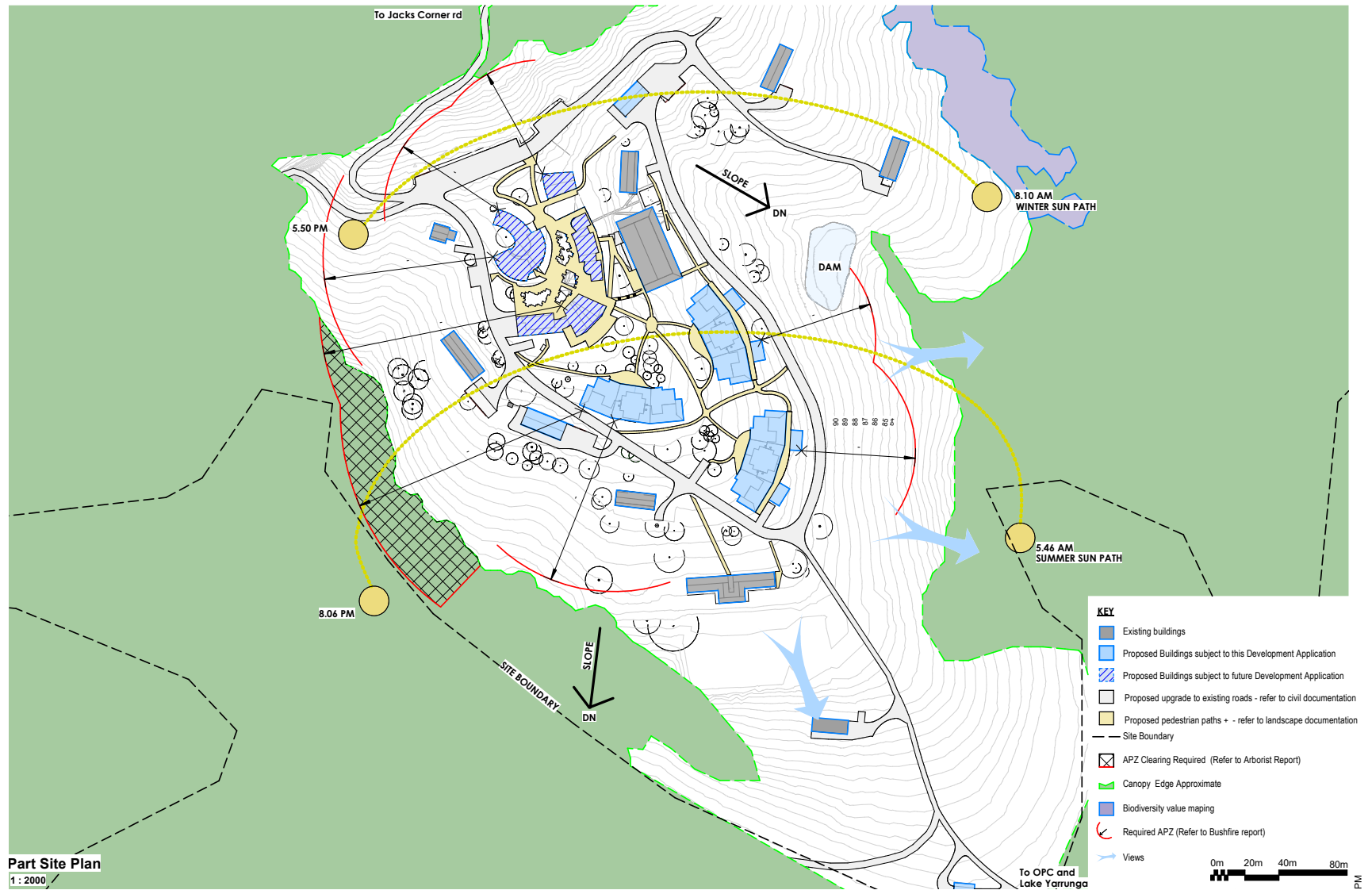
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## GLENGARRY CAMPUS | MASTERPLAN + 3 DORMS



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## DORMITORY | PLAN

### Each Dormitory provides:

- Double dorm; 40 students per building
- Covered external space for storage, equipment drying area + shared laundry
- 4 student beds per room – no bunks
- 1x bathroom per 4 students
- 4 bed accessible room each wing
- Common room for 20 students in each wing



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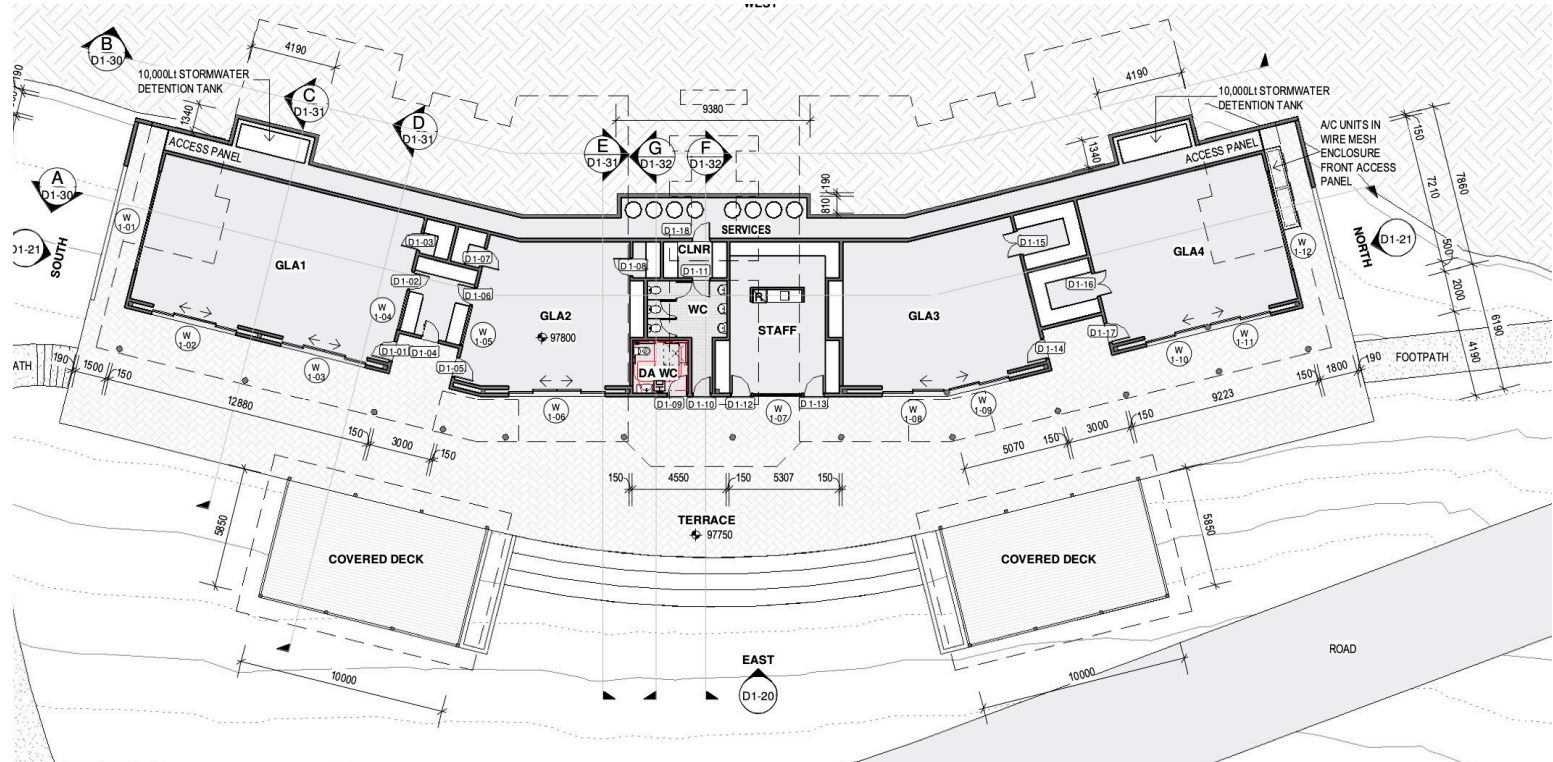




## CLASSROOMS – GLA | PLAN

### Classroom wing x 2

- 4 GLA+ staff prep/office x 2
- Includes optional science lab
- Located under Dormitories 1 & 2
- Accessible at ground level and links with Gym
- Outdoor learning spaces adjacent to classrooms on covered decks

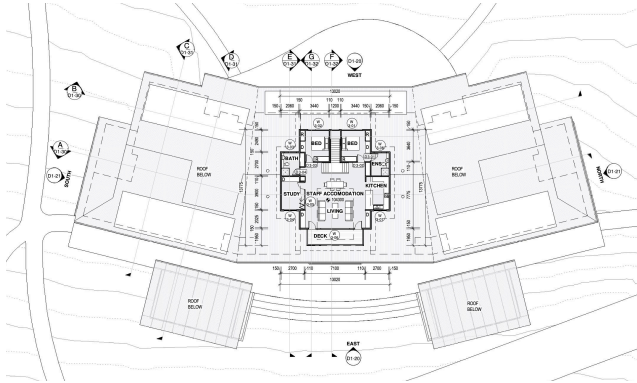


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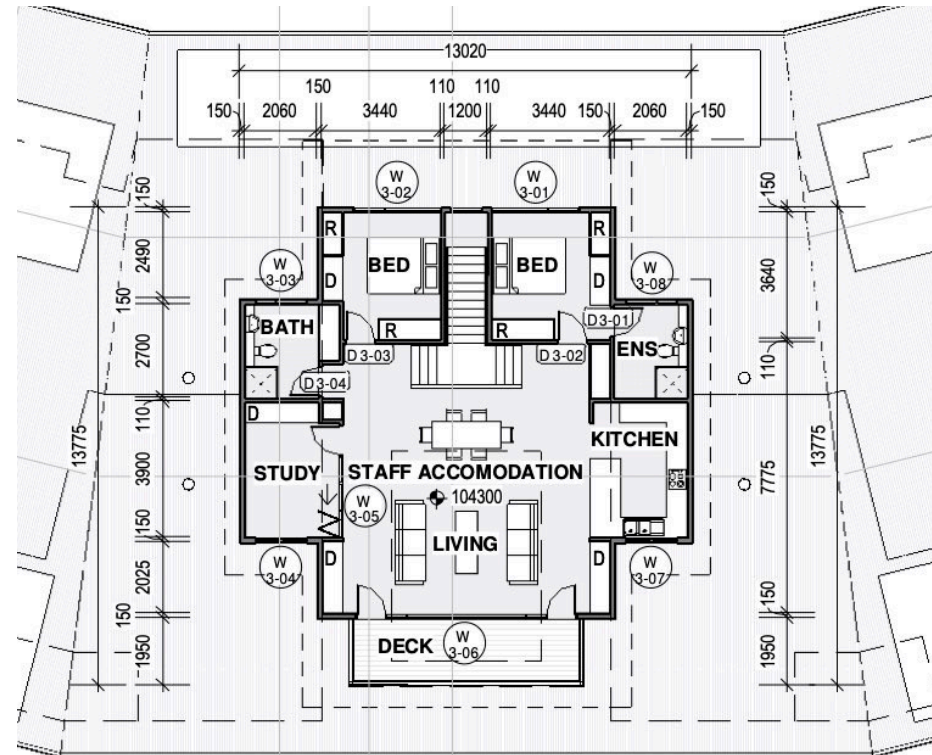


## STAFF ACCOMODATION | PLAN



### Staff Residential unit above each Dorm

- For Dorm Master & family or 2 single staff members
- 2 bedrooms, 2 bathrooms, kitchen/living space, study, open deck, laundry



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## DORMITORIES | 3D VIEWS



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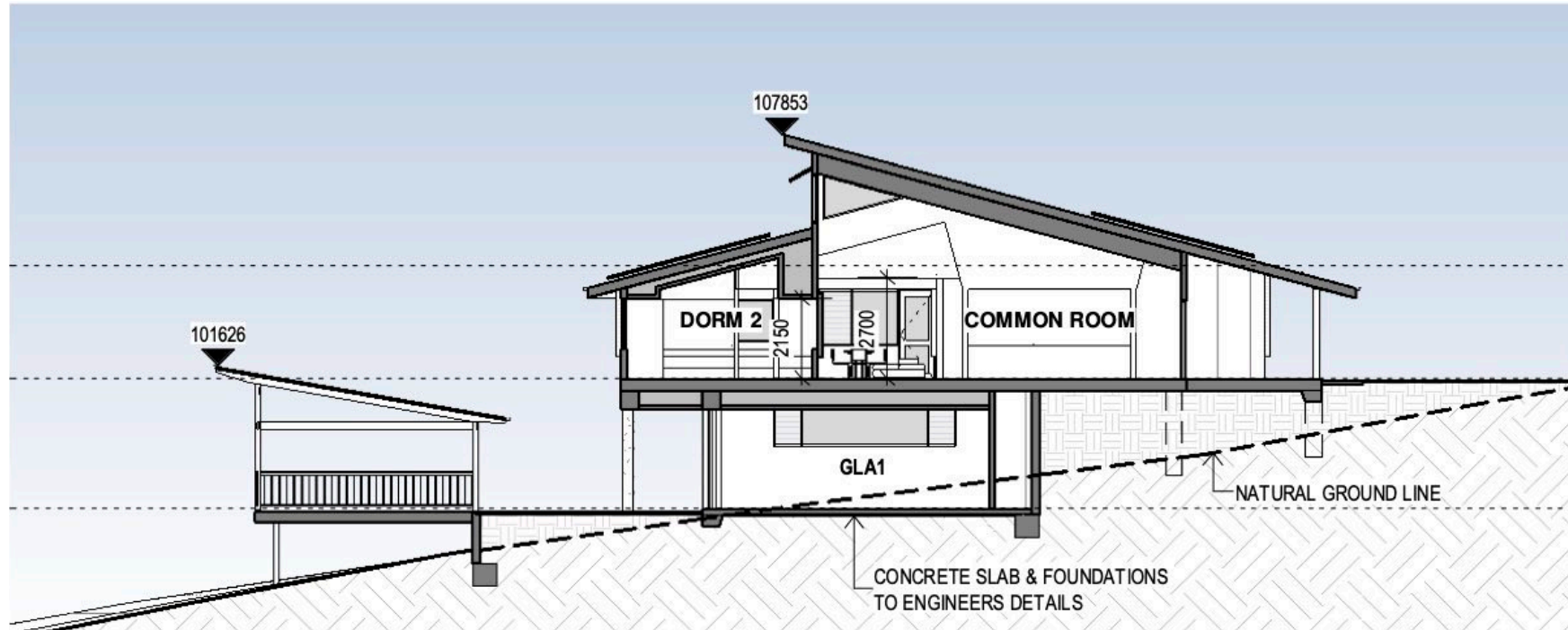
## DORMITORIES | 3D VIEWS



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## DORMITORIES | SECTION



**D1 SECTION D**

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## DORMITORIES | 3D SITE VIEW



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# Bannockburn 'Reganville' Campus DA

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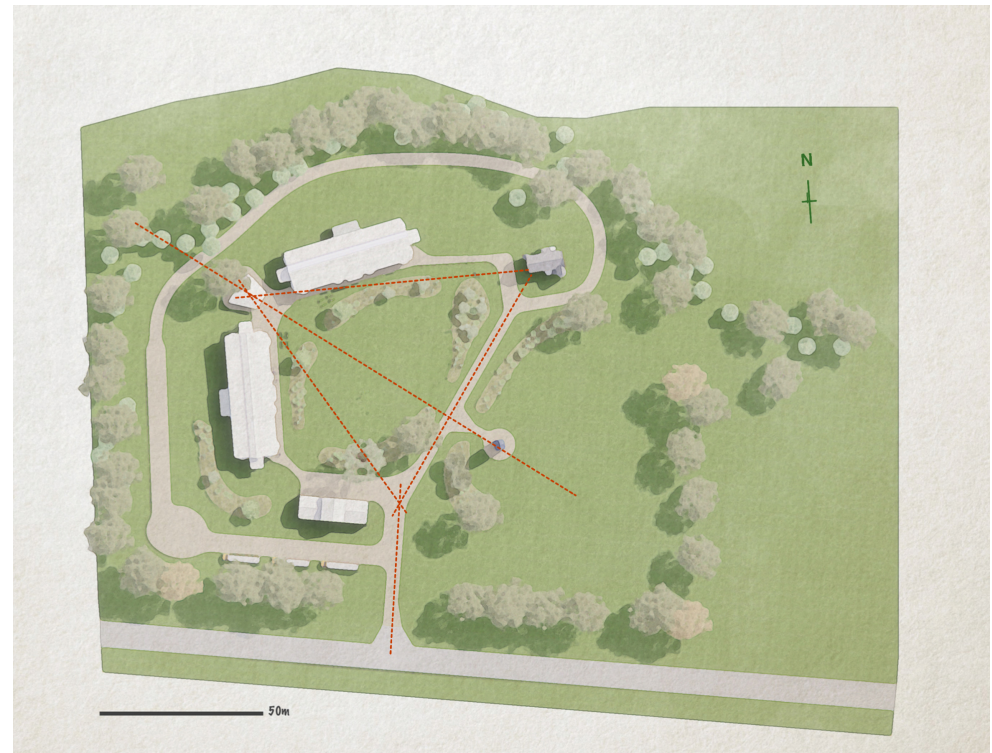
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## SITE PLAN

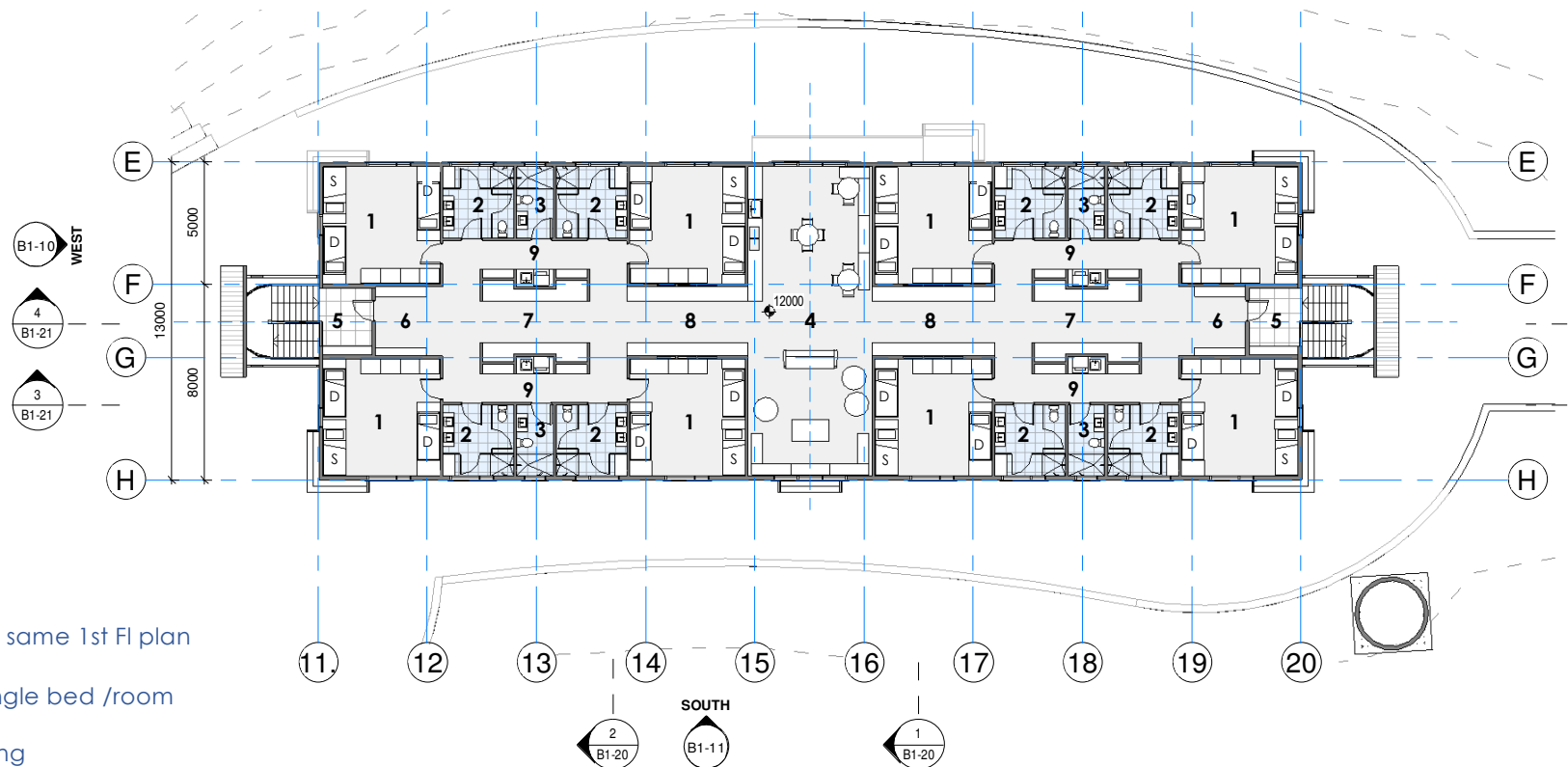


- 1-2 Dorm + facilities
- 3 - Outdoor pavilion
- 4 - Bike store
- 5 - Adaptive reuse of shed for student library, staff office & refuge
- 6 - Halloran House as administration
- 7 - Bell Tower

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## 1<sup>ST</sup> FLOOR PLAN\_DORMITORY

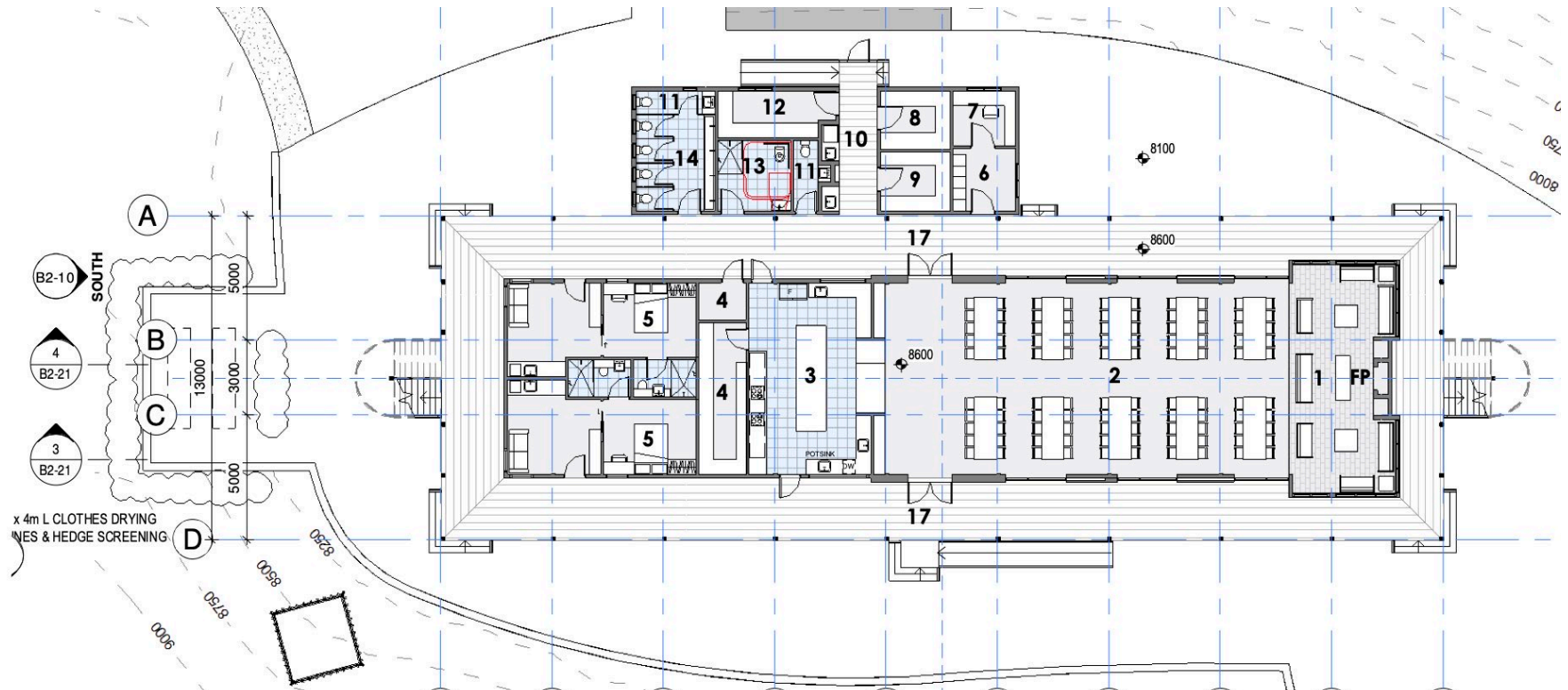


- 2 separate buildings - same 1st Fl plan
- 2 x double bunks + single bed /room
- 40 students per building
- Accessible dorm at Gr Fl level
- 1 bathroom per 5 students
- Central common areas plus on lower level
- Large windows for natural daylight, cross ventilation and outlook
- External covered staircases at each end

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## GROUND FLOOR PLAN\_WEST WING



- Staff Accommodation - 2 ensuite units
- Laundry, Cold rooms + office, Toilets
- Kitchen + Dining room for 120 – doubles as teaching & meeting space
- Verandahs full perimeter
- Steps & ramps connect to garden

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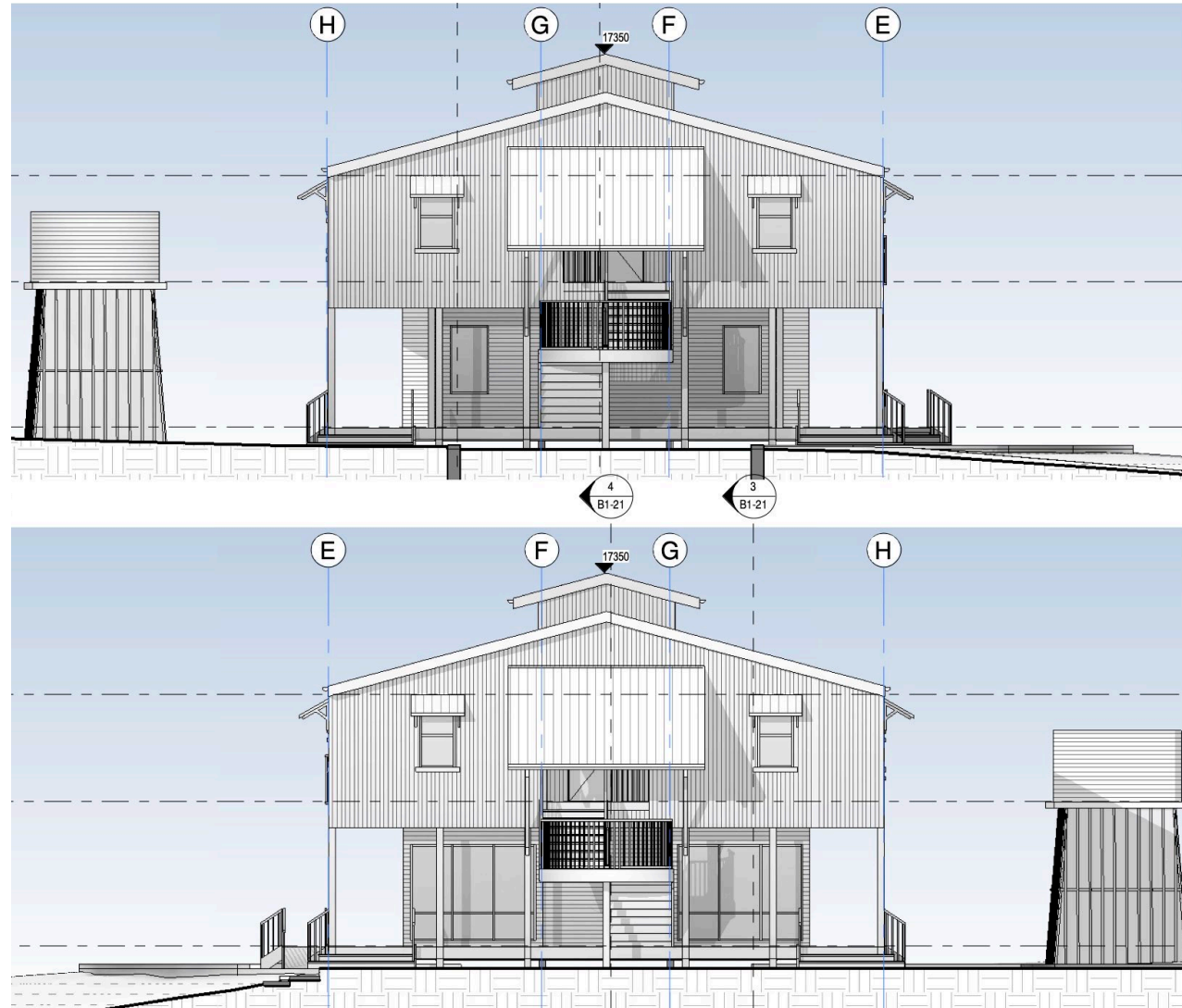
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## ELEVATIONS

- Two storey buildings with a deliberately different character to Glengarry
- Materiality and form references Australian rural vernacular sheds
- Designed to complement activities at nearby Bannockburn
- Scale responds to rural landscape and minimises footprint
- Dormitories at 1<sup>st</sup> floor level benefit from; security, river views & country outlook, abundant daylight and ventilation
- Recessed ground floor plan provides protective perimeter verandahs
- Environmentally sustainable insulated building envelope and heating and cooling systems



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## LONG ELEVATION



- Clerestory roof windows for light and ventilation to Dorms
- Open staircases each end
- Verandahs at Gr Fl level

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## DORMITORIES | 3D SITE VIEW

### VIEW ON ARRIVAL

The vista opens up past the 'Red Shed'. The central lawn provides play and gathering space and maintains rural scale.



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## TIMELINE | GLENGARRY + BANNOCKBURN PROJECTS

The Scots College	Baxter Jacobson Projects - Issue 18 Oct 2024				2 0 2 5												2 0 2 6												2 0 2 7									
STAGE	BY	TIME/ WKS	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY			
<b>GLENGARRY- GYM MEZZANINE</b>																																						
Construction Certificate approval	8-Nov-24	3																																				
Tender	Nov '24	6																																				
Construction	May '25	16																																				
Occupation	Jun-25																																					
<b>GLENGARRY- DORMITORIES</b>																																						
TSC approval to lodge	12-Nov-24																																					
Development Application approval	Aug-25	9 months																																				
Contract Documentation #	Dec-25	5 months																																				
Construction Certificate approval	Dec-25	4 weeks																																				
Tender Package 1 FM & OE	Dec-25	4 weeks																																				
Decommission C/D Dorm - FM & O E	Jan-25	3 weeks																																				
Construct Facilities maint /Outdoor Ed	Mar-25	3 months																																				
Occupy FM & O E	May-25																																					
Tender Package 2 - Dorms	Feb-26	8 weeks																																				
Construct Dorms x3	Apr-27	15 months																																				
Occupation	Apr-27																																					
<b>BANNOCKBURN HOUSE</b>																																						
Construction	Dec-25	5 weeks																																				
Occupation	Christmas																																					
<b>BANNOCKBURN MEETING ROOM</b>																																						
Construction Certificate approval	Oct 30th	2 weeks																																				
Tender *	Jan-25	4 weeks																																				
Construction	May '25	12 weeks																																				
Occupation	May-25																																					
<b>REGANVILLE DORMS</b>																																						
TSC approval to lodge	12-Nov-24																																					
Development Application approval	Aug-25	9 months																																				
Contract Documentation	Dec-25	5 months																																				
Construction Certificate approval	Jan-26	4 weeks																																				
Tender & negotiations	Jan-26	4-6 weeks																																				
Construction	Nov-26	9 months																																				
Occupation	Dec-26																																					

### NOTES

\* Currently being priced by the Bannockburn House builder

# Propose staged CC approval for early works package to expedite the program

Timing is dependent on Shoalhaven council approval times, TSC approvals, and preferred Builder's construction program

Overall timing can be shortened if documentation is started before DA approval but there is risk changes may be needed as a result of DA conditions

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## OVERVIEW

- The Glengarry Masterplan for the long-term redevelopment upgrade and planning for Bushfire safety is complete
- Development Application packages for Glengarry and Reganville campus are ready to lodge in November 2024 - subject to approval by this PWC meeting and College Council
- Final review of consultants' reports by BJA
- Cost Planning for both projects completed
- Options to stage works at Glengarry are provided

## TIMING

- Anticipate minimum 9-month Council and State Govt. assessment and approval timeline
- Construction could start early 2026. Possible completion of Reganville end of 2026 and Glengarry Dorms mid 2027
- Staging the construction across the two campus' allows for minimal impact on the Year 9 program.



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