

Narangba School Masterplan

FOR Brisbane Catholic Education

Proposed New School
AT Morgan Road, Narangba, Qld



Concept Masterplan - Massing Model: Elevated view from south.

Address & Site Description:

2-40 Morgan Road, Narangba, Qld.

Including:
Lots 1 & 2 on RP207672,
Lots 6, 7, & 10 on RP78839.

Project Description:

These drawings provide a concept masterplan for a proposed 4 stream P-12 school & adjacent 140 place ChildCare Centre.

The proposal includes:

- Primary & Secondary School
- Central Administration & Library
- Setdown Area and carparking for visitors & Staff
- ChildCare Centre (Long Day Care) and associate carparking.
- Athletics field, Primary School playing field & general open play space
- Areas of retained vegetation & associated landscape buffers.

Approx Site Area: Approximately 131402m² in the development zone illustrated on the site plan below.

Development Parameters / Overview:

Approximate Site Population:

School Students:	1836
School Staff:	156 (128 Full time equivalent)
Sub total:	1992
ChildCare children:	140
ChildCare Staff:	15
Sub Total:	155

Approx Site Total: 2147

Parking, Transport & Servicing:

School Car Parking: 120 Short -Term visitor & Setdown Zone
12 Prep
114 Long-Term (Including Staff & Visitor)

ChildCare Parking: 35 bays total
Total Car Bays: 281 provided
(267 required: Refer to Traffic Report for further breakdown of requirements & provisions. Refer to also MPS02 for locations.)

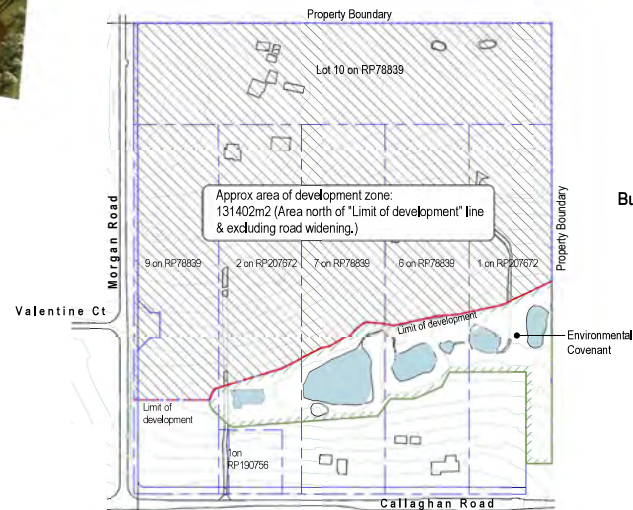
Bus Bays: 3 (External, in Morgan Road)

Bikes/Other: Main bike store and end of trip facility located beneath Library Building, near eastern end of setdown area adjacent to library: Refer to drawing MPS02 for location.

Provision:
Student bike & scooter parking: 229 total covered spaces
Staff bicycles: 17 covered spaces
Visitor Bicycles: 16 external spaces.

Servicing: Refuse vehicle access via northern site entry, (entry V2)
Bin storage located adjacent to northern Staff Carpark & Maintenance Building (M). Refer to drawing MPS02.

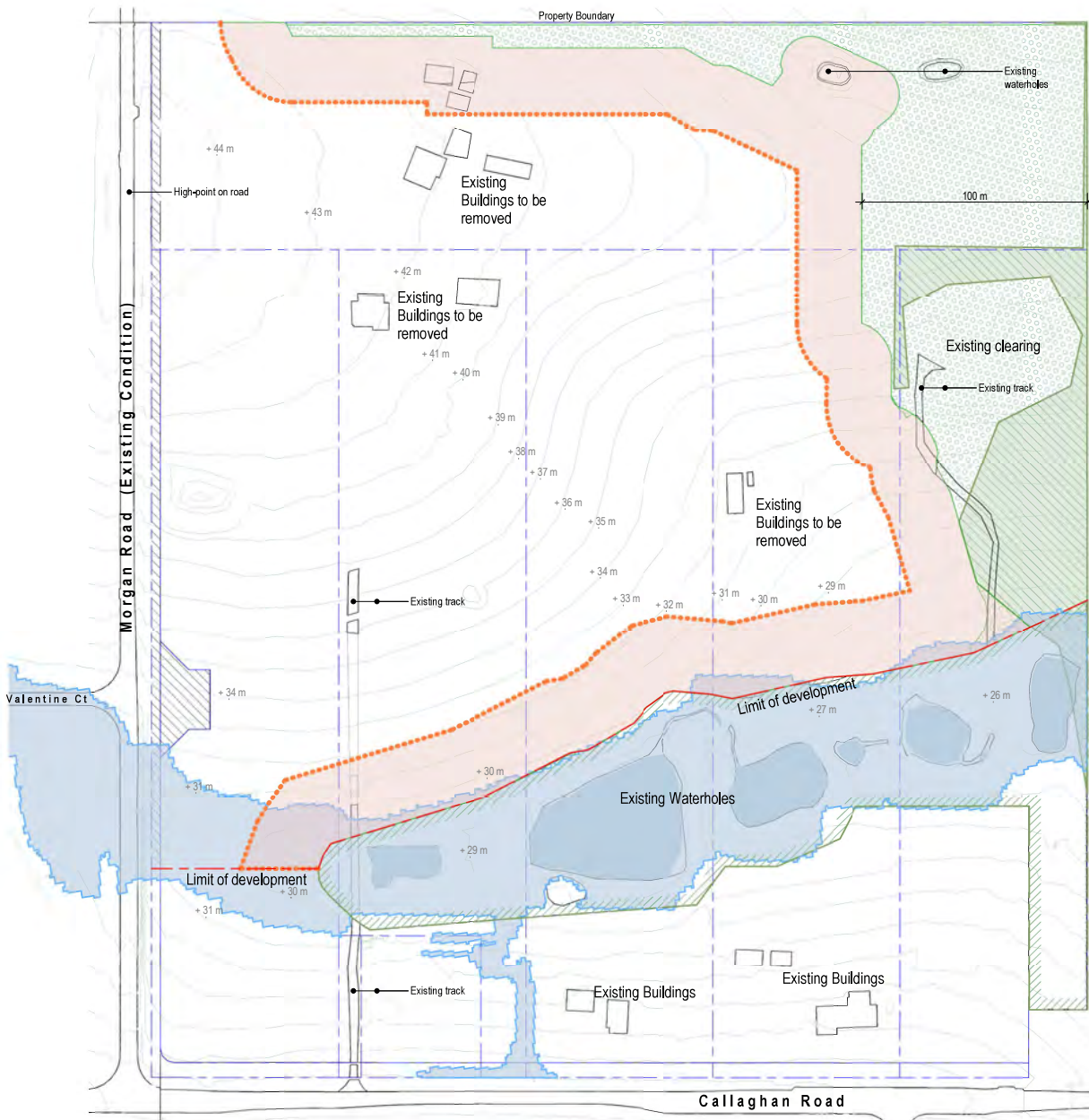
Building Height: 1-3 storeys.



Existing Site - Development Zone & Area
1:2500

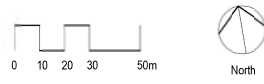
ARCHITECTURAL DRAWING LIST				
SHEET	SHEET NAME	REV.	DATE	DESCRIPTION
MPS00	Site Constraints Plan	A	21.12.23	MID issue
MPS01	Existing Site - Development Area	B	21.12.23	MID issue
MPS02	Concept masterplan - overview	C	21.12.23	MID issue
MPS03	Precincts & Circulation	B	21.12.23	MID issue
MPS04	Concept Masterplan - Site Sections	B	21.12.23	MID issue
MPS05	Concept Masterplan - Massing model views 1	B	21.12.23	MID issue
MPS06	Concept Masterplan - Massing model views 2	B	21.12.23	MID issue
MPS07	Concept Masterplan - Massing model views 3	B	21.12.23	MID issue
MPS08	Indicative Staging	B	21.12.23	MID issue
MPS09	Site Plan - Plan for Approval	A	21.12.23	MID issue

	CLIENT: Brisbane Catholic Education PROJECT: 1880 Narangba School Masterplan Morgan Road, Narangba, Qld	DRAWING TITLE: Cover Sheet DATE: DEC'21, 2023 SCALE: As indicated CHECKED: DRAWING: REVISION: DRAWN: MPC00 B
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Legend - Site Constraints Plan

-  **Koala Habitat Area - existing from council mapping**
-  **Overland flow path (Q100 flow)**
-  **Main bushfire buffer**
This zone represents the general bushfire buffer between edges of remaining vegetation & proposed building development. Refer also to MPS02 for more specific setbacks to secondary structures.
-  **Main zone of existing retained vegetation (Informing main bushfire buffer)**
-  **Environmental Covenant**
-  **Morgan Road widening / provision for roundabout**



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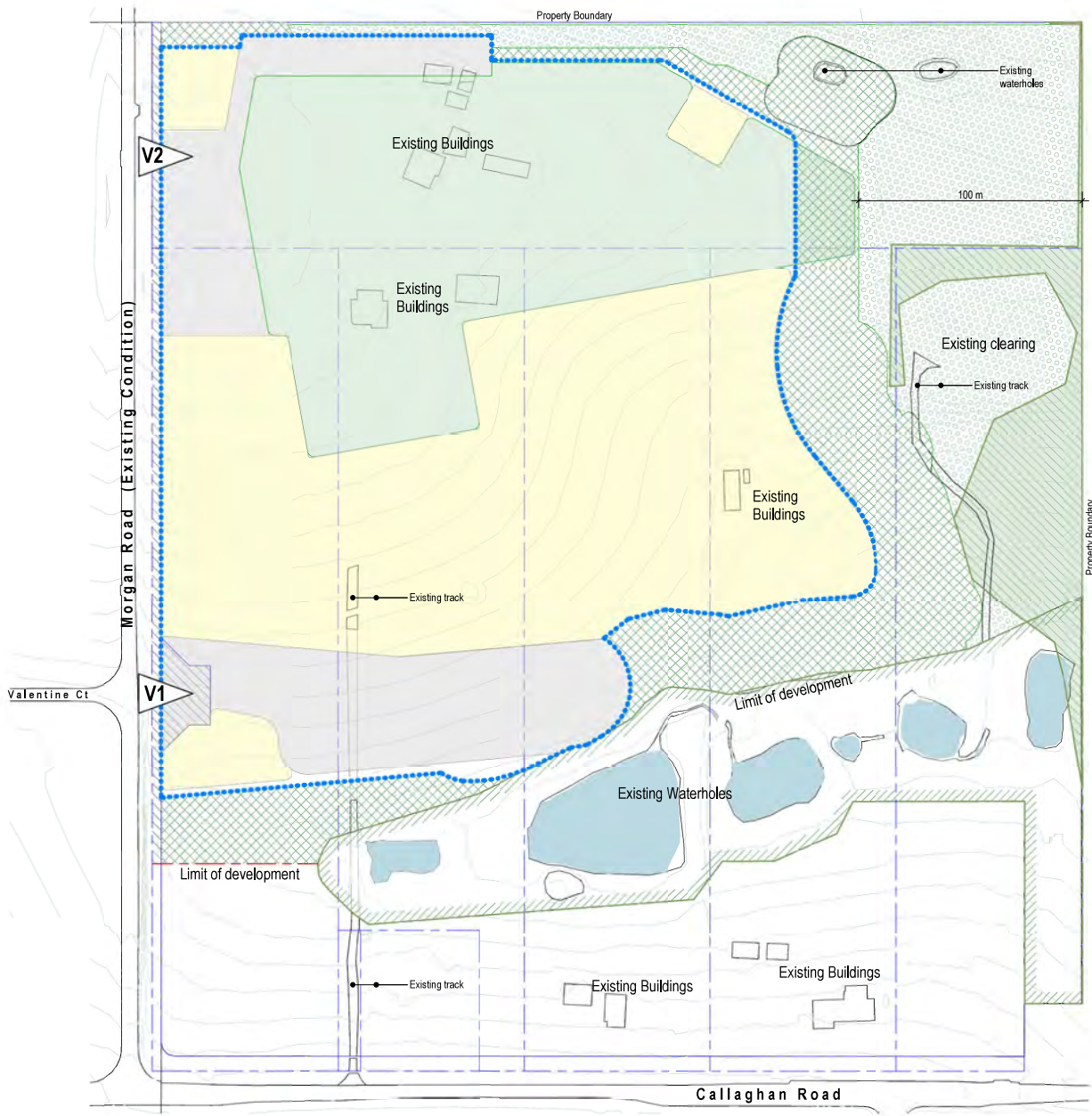


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Site Constraints Plan

DATE: DEC21, 2023 SCALE: 1 : 1000
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Legend - Existing Site

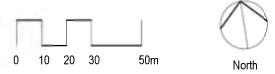
Perimeter Landscape Zones

- Koala Habitat Area - existing from council mapping
- Main zone of existing retained vegetation
- Environmental Covenant
- Transitional Landscape Zone - including Buffer Landscaping, bushfire setbacks, Bio-Basins, Service Access.
- Morgan Road widening / provision for roundabout

Proposed Development Zones

- Main development area: Refer to Site Masterplan
- Main Zones of proposed building development
- Main Zones of Carparking & Setdown
- Main Zones of open play / sports fields

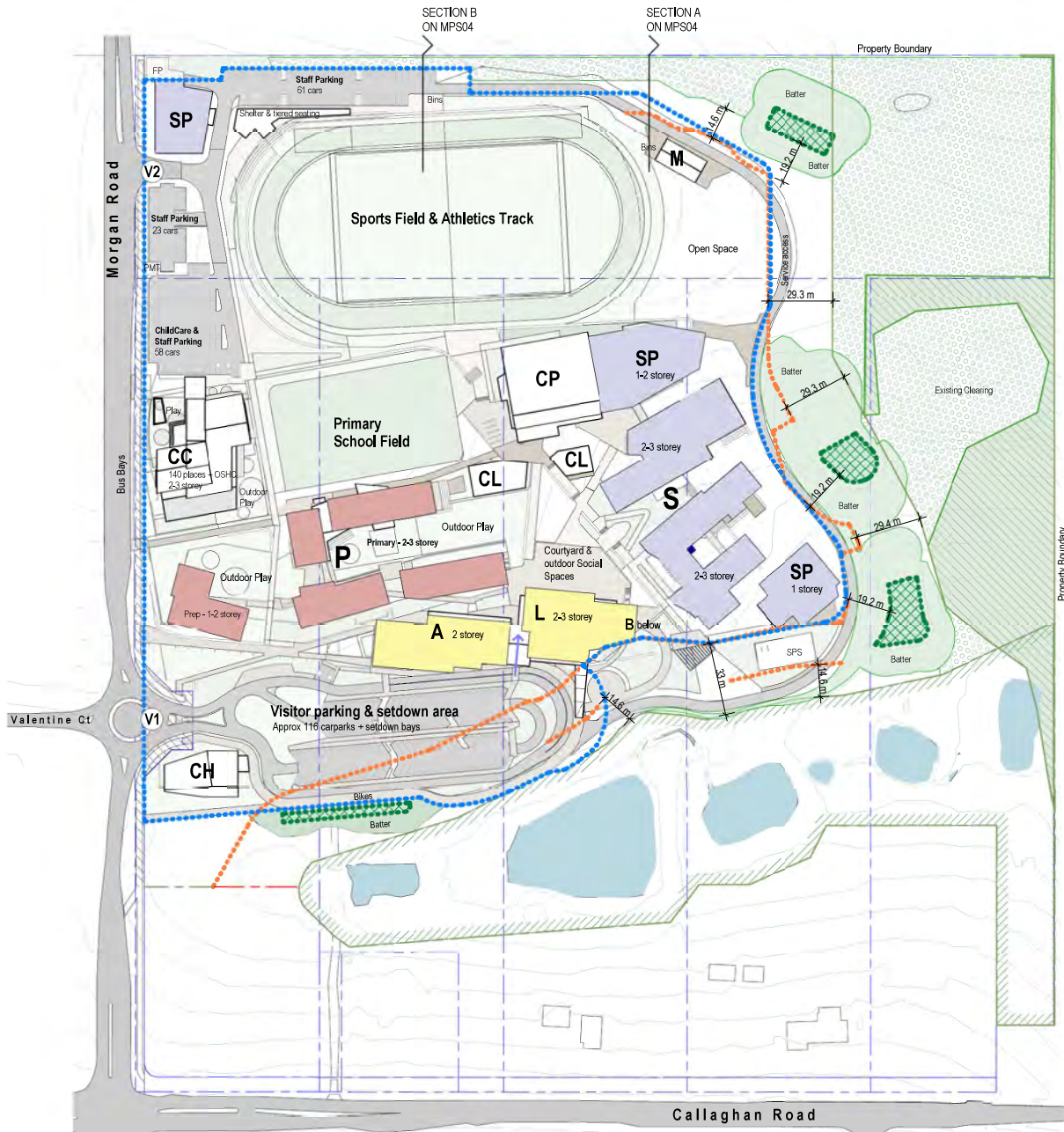
- V1 Location of Proposed Main Vehicle Entry to Setdown Area & Visitor Parking
- V2 Location of Proposed Secondary Vehicle Entry to ChildCare & Staff Parking



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Legend

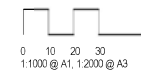
- A Administration Building
- B Bike parking / end of trip facility
- CC ChildCare (Long Day-Care) & OSHC
- CH Church - future development
- CL Covered lunch
- CP Covered Play (Courts / Future Hall)
- FP Fire Pump
- L Library
- M Maintenance Building
- P Primary School Precinct
- PMT Pad-Mount Transformer
- S Secondary School Precinct
- SP Specialist
- SPS Sewer Pump Station
- V1 Main Vehicle Entry to Setdown Area & Visitor Parking
- V2 Secondary Vehicle Entry to ChildCare & Staff Parking

- Administration & Library Buildings
- Education Buildings - Primary School
- Education Buildings - Secondary School & Specialist
- Koala Habitat Area - from council mapping
- Main zone of existing vegetation
- Environmental Covenant
- Stormwater Bio-basins (Detention and/or treatment basins)
- Morgan Road widening / provision for roundabout
- Main bushfire setback from perimeter vegetation

Carparking Summary

Type	Requirement	Concept Plan Provision
Short term, including setdown bays,	110	120
Preparatory	12	12
Long Term staff / visitor	110	114*
ChildCare Centre Parking	35	35
Totals:	267	281

Note:
 This schedule only includes parking bays in the main carparking areas & setdown area.
 Numbers in this schedule do not include large vehicle bays or any bays distributed along the internal service access road.
 Refer also to Traffic report for more detailed breakdown, including subtotals for stages.
 *Long term visitor & staff bays are mainly located in the northern carparks, though planning allows for a small number of long term bays to be located in the carpark in the southern setdown area.



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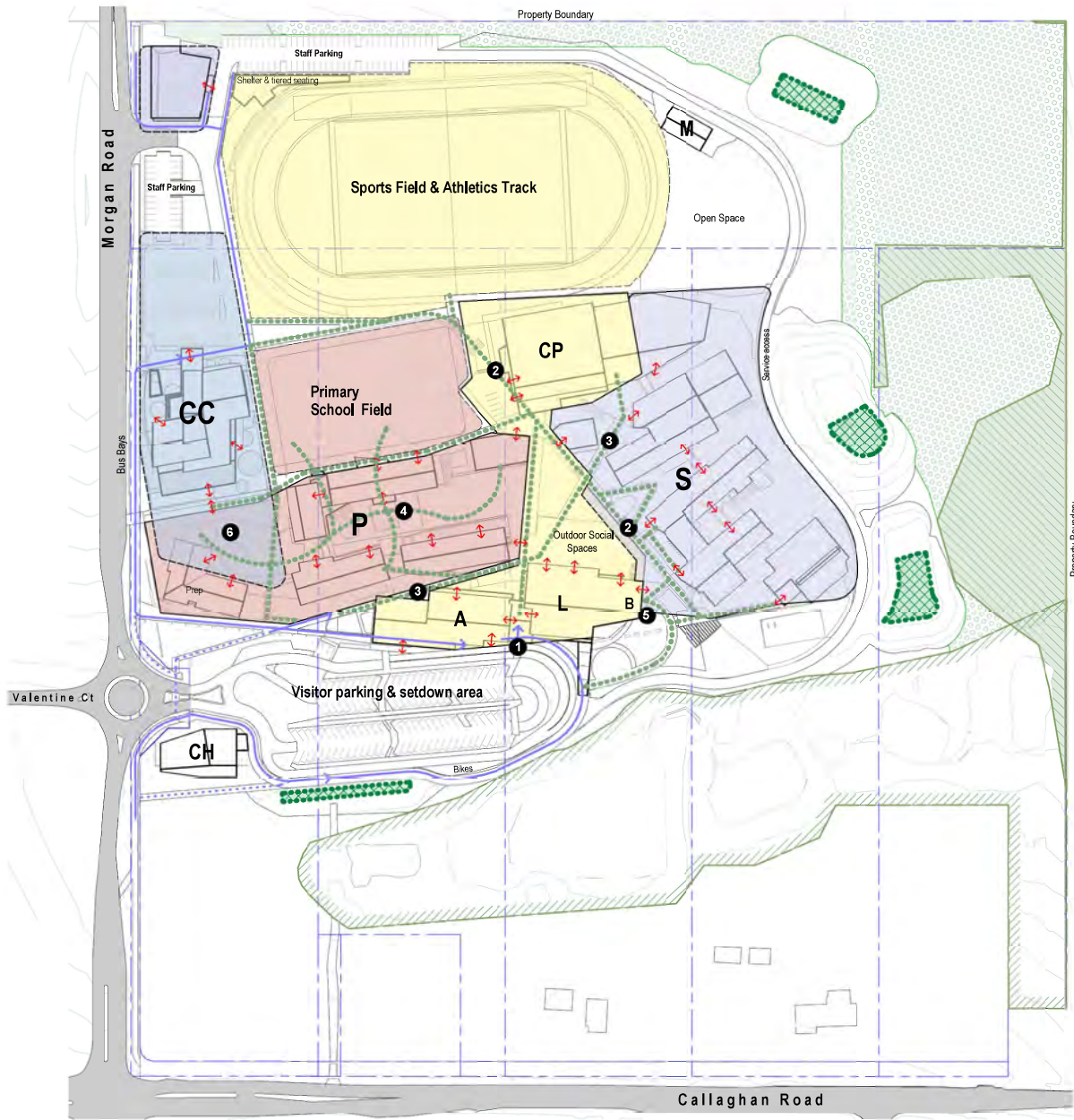


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DRAWING TITLE: Concept masterplan - overview
 DATE: DEC21, 2023 SCALE: 1:1000
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MPS02



Legend

- A Administration Building
- B Bike parking / end of trip facility
- CC ChildCare (Long Day-Care) & OSHC
- CH Church - future development
- CP Covered Play (Courts / Future Hall)
- L Library
- M Maintenance Building
- P Primary School Precinct
- S Secondary School Precinct

Precincts

- Primary School Precinct**
Permeable buildings planned around a central open play area.
- Secondary School & Specialist Precinct**
Connected General Learning & Specialist buildings with integrated covered & outdoor social spaces.
- ChildCare & OSHC Precinct**
- Shared Precinct**
Centrally located buildings & outdoor space with equal access from Primary & Secondary School Precinct.

Pedestrian Circulation

- Main pedestrian access into site**
- Secondary pedestrian access into site**
- Main pedestrian route or Connected Landscape Space within Campus**
- 1** Reception, Main Public / visitor access point from setdown & visitor carpark.
- 2** Pedestrian spine between Secondary School & Shared Precinct. Integrated social spaces, & smaller scale covered areas.
- 3** Main level cross-campus pedestrian route connecting Admin , Library, Central Social Spaces & Covered Play Area
- 4** Connected open space within Primary Precinct prioritising visibility, permeability & access to outdoor play spaces.
- 5** Bicycle parking & end of trip facility with access to central pedestrian spine.

Perimeter Landscape

- Koala Habitat Area - from council mapping**
- Main zone of existing vegetation**
- Environmental Covenant**
- Stormwater Bio-basins (Detention and/or treatment basins)**



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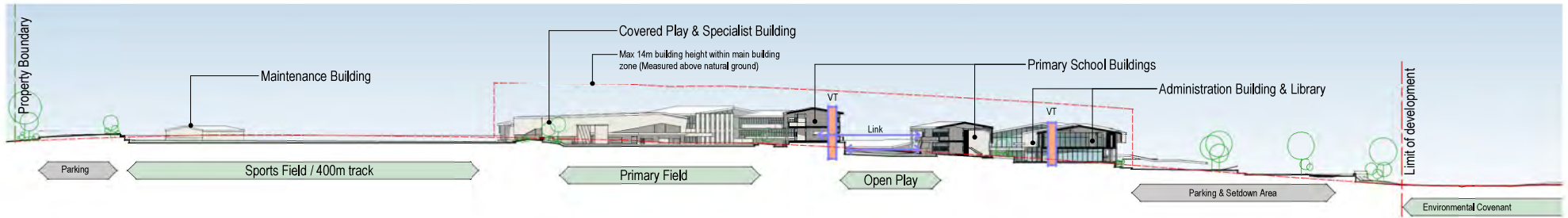
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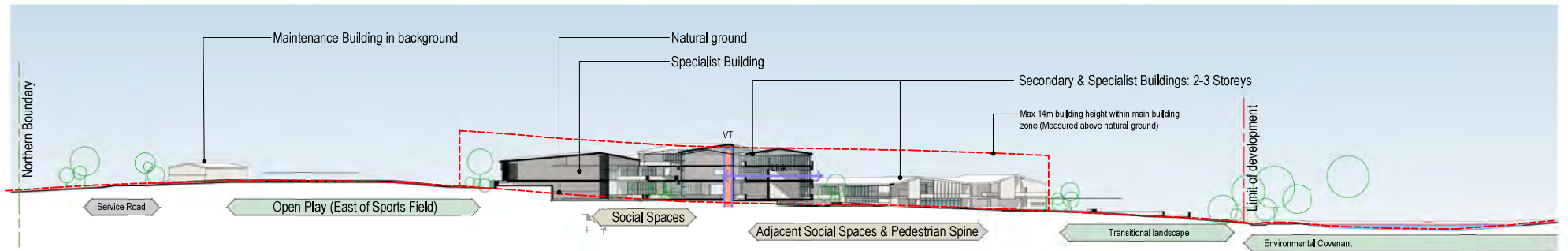
DRAWING TITLE:
Precincts & Circulation

DATE: DEC21, 2023 SCALE: 1 : 1000

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A - Site Section through Secondary School
1:500



B - Site Section through Primary School
1:500

Legend & Notes

VT
Vertical travel - Indicative lift location:
Typically located in highest building in each precinct.

Cross sections are cut at 90 degrees to the northern property boundary.
Refer to Site Plan on MPS02 for markers.



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Massing Model: Elevated view from South with Main Pedestrian routes highlighted.



Massing Model: View from South-East with Sports Field in background

Massing Model Legend

- A Administration Building
- B Bike parking / end of trip facility
- CC ChildCare (Long Day-Care) & OSHC
- CH Church - future development
- CL Covered Lunch Area
- CP Covered Play (Courts / Future Hall)
- EC Environmental Covenant
- KH Zone of existing vegetation, including Koala Habitat.
- L Library
- M Maintenance Building
- P Primary School Precinct
- S Secondary School Precinct
- SS Social Space
- SP Specialist Buildings
- TL Transitional Landscape / buffer, including Bio-basins
- V1 Main vehicle Entry to Setdown & Visitor Parking
- V2 Secondary Vehicle Entry to ChildCare & Staff Parking

Concept Masterplan Views - Indicative Design Response.
 These images of the site massing model are preliminary only & illustrate an indicative design response that is based on the general arrangement & parameters shown in the concept plans.

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Massing Model: Elevated view from South with Administration & Library Buildings in foreground



Massing Model: Elevated view from North-West with Morgan Road on right.

Massing Model Legend

- A Administration Building
- B Bike parking / end of trip facility
- CC ChildCare (Long Day-Care) & OSHC
- CH Church - future development
- CL Covered Lunch Area
- CP Covered Play (Courts / Future Hall)
- EC Environmental Covenant
- KH Zone of existing vegetation, including Koala Habitat.
- L Library
- M Maintenance Building
- P Primary School Precinct
- S Secondary School Precinct
- SS Social Space
- SP Specialist Buildings
- TL Transitional Landscape / buffer, including Bio-basins.

- V1 Main vehicle Entry to Setdown & Visitor Parking
- V2 Secondary Vehicle Entry to ChildCare & Staff Parking

Massing Model Legend

- A Administration Building
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- L Library
- M Maintenance Building
- P Primary School Precinct
- S Secondary School Precinct
- SS Social Space
- SP Specialist Buildings
- TL Transitional Landscape / buffer, including Bio-basins.

- V1 Main vehicle Entry to Setdown & Visitor Parking
- V2 Secondary Vehicle Entry to ChildCare & Staff Parking



Massing Model: Elevated view from North-West with Morgan Road in foreground



Massing Model: Elevated view of main group of buildings with Morgan Road on left.

Concept Masterplan Views - Indicative Design Response.
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DRAWING TITLE: Concept Masterplan - Massing model views 3
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Legend

- A Administration Building
- B Bike parking / end of trip facility
- CC ChildCare (Long Day-Care) & OSHC
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- S Secondary School Precinct
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- SPS Sewer Pump Station
- V1 Main Vehicle Entry to Setdown Area & Visitor Parking
- V2 Secondary Vehicle Entry to ChildCare & Staff Parking

Indicative Staging



Stage 1

- Commencement of Primary School, including some temporary Secondary School GLAs
- Construction of Main Vehicle Access and setdown area.
- Commencement of Carparking within Setdown Area
- Commencement of ChildCare Centre & associated carpark.
- Commencement of connected Administration & Library Building.
- Commencement of Secondary School Specialist Building.
- Commencement of Maintenance Facilities
- Commencement of Sports Field



Stages 2,3

- Expansion of Primary School, including covered lunch areas.
- Expansion of Secondary School General Learning & Specialist Facilities



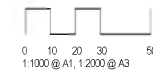
Stages 4,5

- Completion of Administration Building & Library Building
- Expansion of Secondary School, including additional General Learning & Specialist Spaces.



Future / Long-Term Stages

- Construction of future Specialist Building (North-West corner)
- Construction of Church Building adjacent to site entry.



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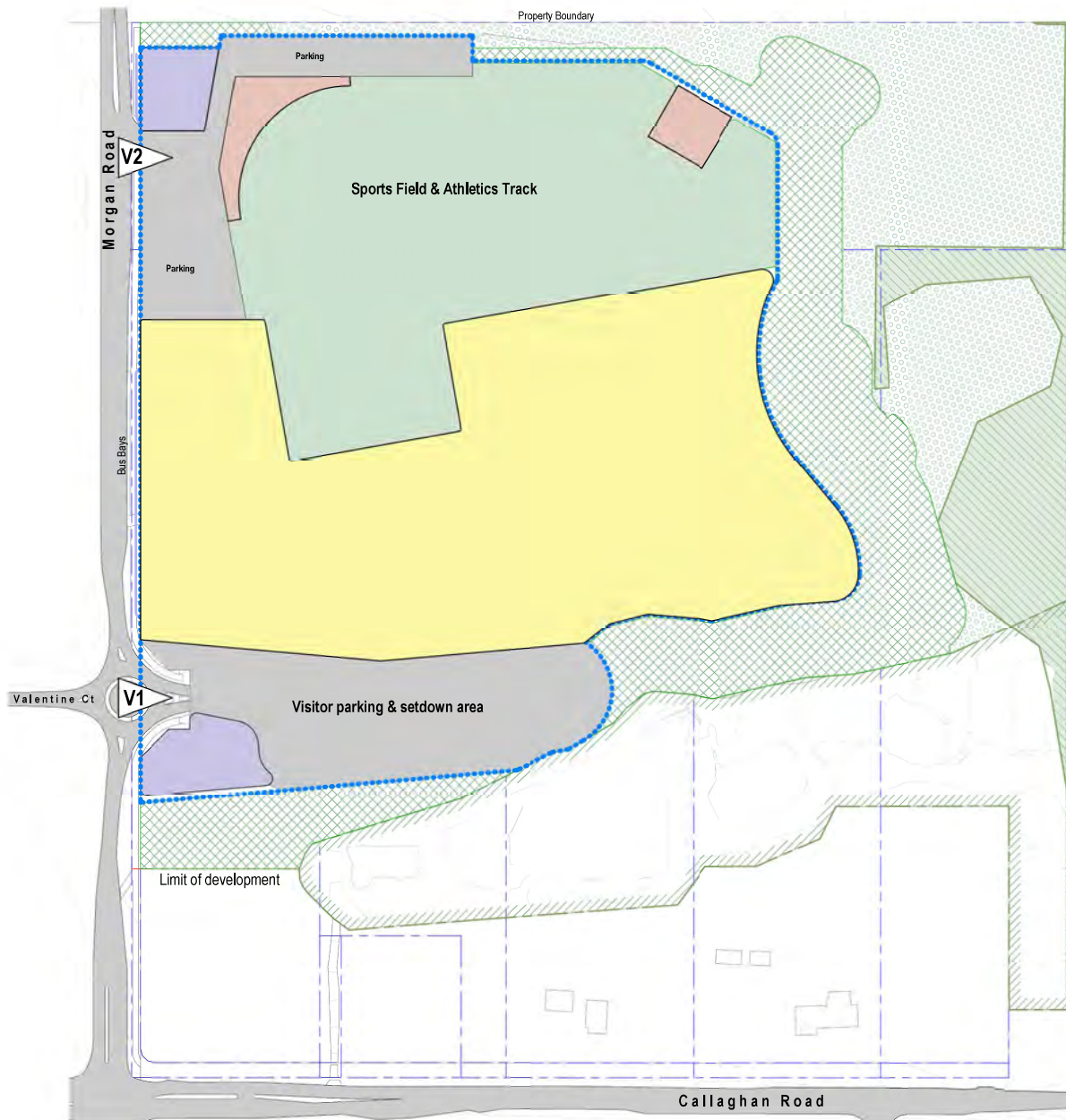


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


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Indicative Staging





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Legend - Approval Plan

-  Main Development Area
-  Main Zone of Education Buildings - 3 storey maximum
-  Ancillary Buildings & Structures - 2 storey maximum
Including:
 - Maintenance Building
 - Storage Building, Sports Pavilion.
-  Future Development - 2 Storey maximum.
-  Proposed vehicle entries, setdown areas & carparking.
 - V1 Main Vehicle Entry to Setdown Area & Visitor Parking
 - V2 Secondary Vehicle Entry to ChildCare & Staff Parking
-  Main Zone of Sports Fields & Open Play
-  Transitional Landscape Area
Including:
 - Open space & Landscape buffer
 - Bushfire Setback / buffer
 - Internal Service Road / Fire Access
 - Swales & Bio-basins
 - Minor unenclosed landscape structures
 - Sewer Pump Station & Fire Pump

Perimeter Landscape

-  Koala Habitat Area - from council mapping
-  Main zone of existing vegetation
-  Environmental Covenant
-  Stormwater Bio-basins (Detention and/or treatment basins)



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