



# St Mary's Primary School, Cohuna Masterplan 2017

b3architects

11 May 2017



# Masterplan process

- 15 March 2017 b3architects introduction to project with Rob Papworth, Sandhurst CEO
- 27 March 2017 b3architects meeting at St Mary's – sourcing existing conditions drawings & data
- 18 April 2017 Visioning workshop conducted by Trish Miller, Sandhurst CEO
- 19 April 2017 Research visits to 5 CEO primary schools in Sandhurst
- 24 April 2017 Preliminary masterplan options presented
- 2 May 2017 Presentation to staff and board members and adoption of draft masterplan



# Keywords from Staff Workshop

- Community
- Collaboration
- Flexible
- Changeable
- Creative
- Purposeful
- Thought provoking
- Critical learners



# Highlights from Staff Workshop

- Mary should be the focal point – St Mary at the entrance
- Opportunity for community gathering - community area – parent room
- Staff Room – well lit - where we can all fit
- Toilets indoor – well-lit toilets
- Open Space for flexible learning
- Withdrawal areas for recording etc.
- Amphitheatre
- Music room separate to others

# Site visit learnings

St Monica's Wodonga variety of spaces



A variety of purposeful spaces were observed within open planned learning areas



# Site visit learnings

Sacred Heart, Tatura  
tiered learning



Higher volume spaces utilised to create  
amphitheatre and withdrawal spaces



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# Site visit learnings

Gathering spaces & amphitheatres



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# Site visit learnings

St Augustine's Wodonga Foundation Centre



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# Site visit learnings



Great kitchen for student use at St Monica's



Well appointed open space for serving and collaborating



Outdoor sinks at St Mel's for messy wet activities

# Site visit learnings

St Augustine's reception, St Mel's pigeon holes, St Monica's open shared staff zones



# Site visit learnings

St Mel's outdoor spaces and built structures



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# Existing Campus Issues

5 no. learning spaces not enough for 6 required in 2018 & 7 required in 2019



No waiting area at entry & reception behind glass



Congested access to main GLA wing



Toilets dark and gloomy

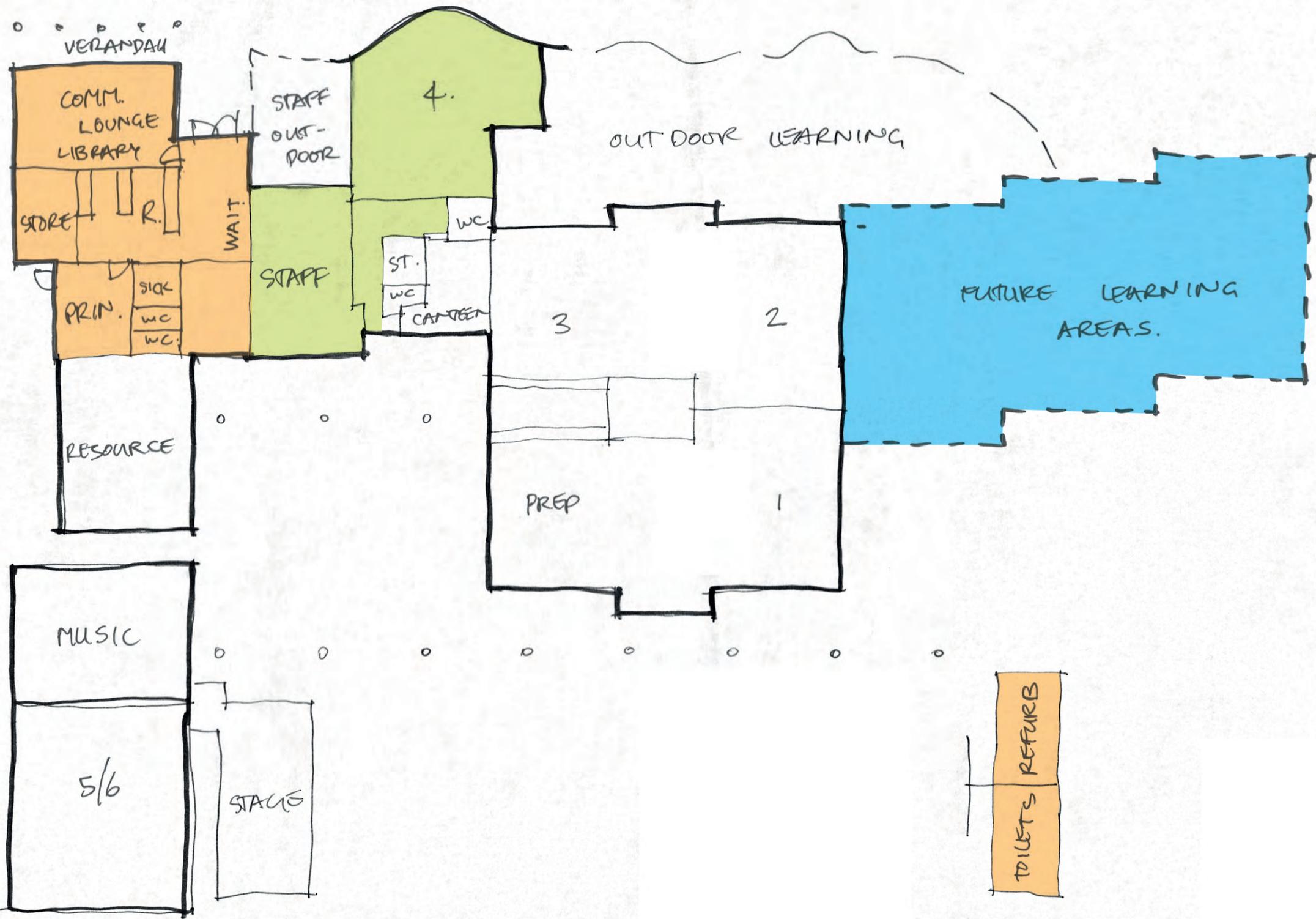


# Masterplanning Options

- Option 1 – Reconfigure existing admin and build new entry and admin offices with future learning area growth to SE corner of campus
- Option 2 – New community room, entry and admin to south east of main GLA block with future learning area growth to SE corner of campus
- Option 3 – New community room and entry reconfigured with infilled under cover space connecting existing areas

ENTRY  
▽

KING EDWARD STREET.



KEY:

- Refurb
- New Build
- Future

KING EDWARD STREET

ENTRY.



KEY:

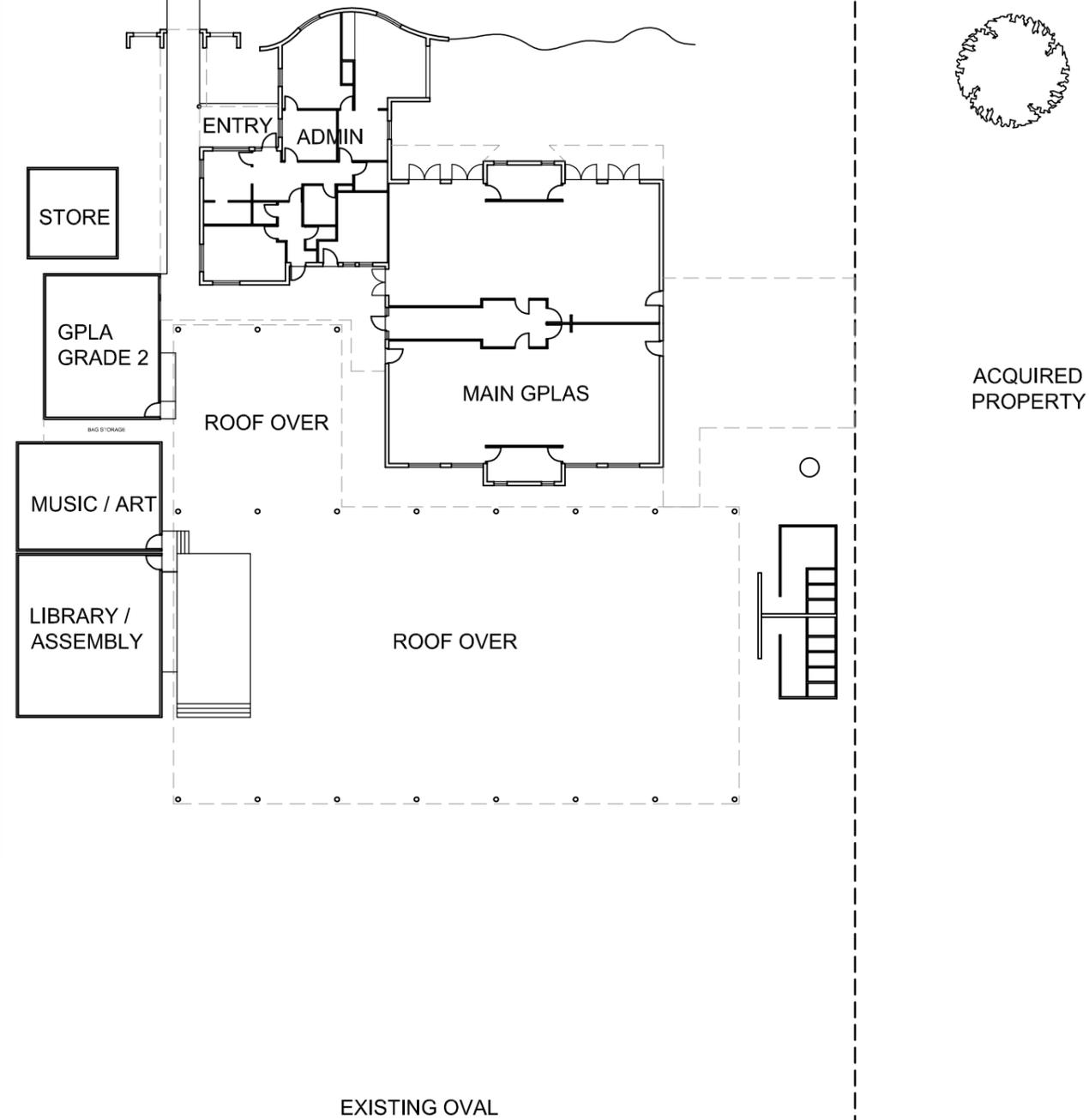
- Refurb
- New Build
- Future





# Option 2 adopted and developed

KING EDWARD STREET



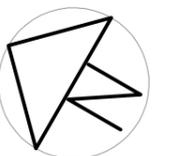
CHANNEL STREET

SITE PLAN  
Proposed Development  
St Mary's Primary School  
45-49 King Edward St Cohuna, 3568 VIC



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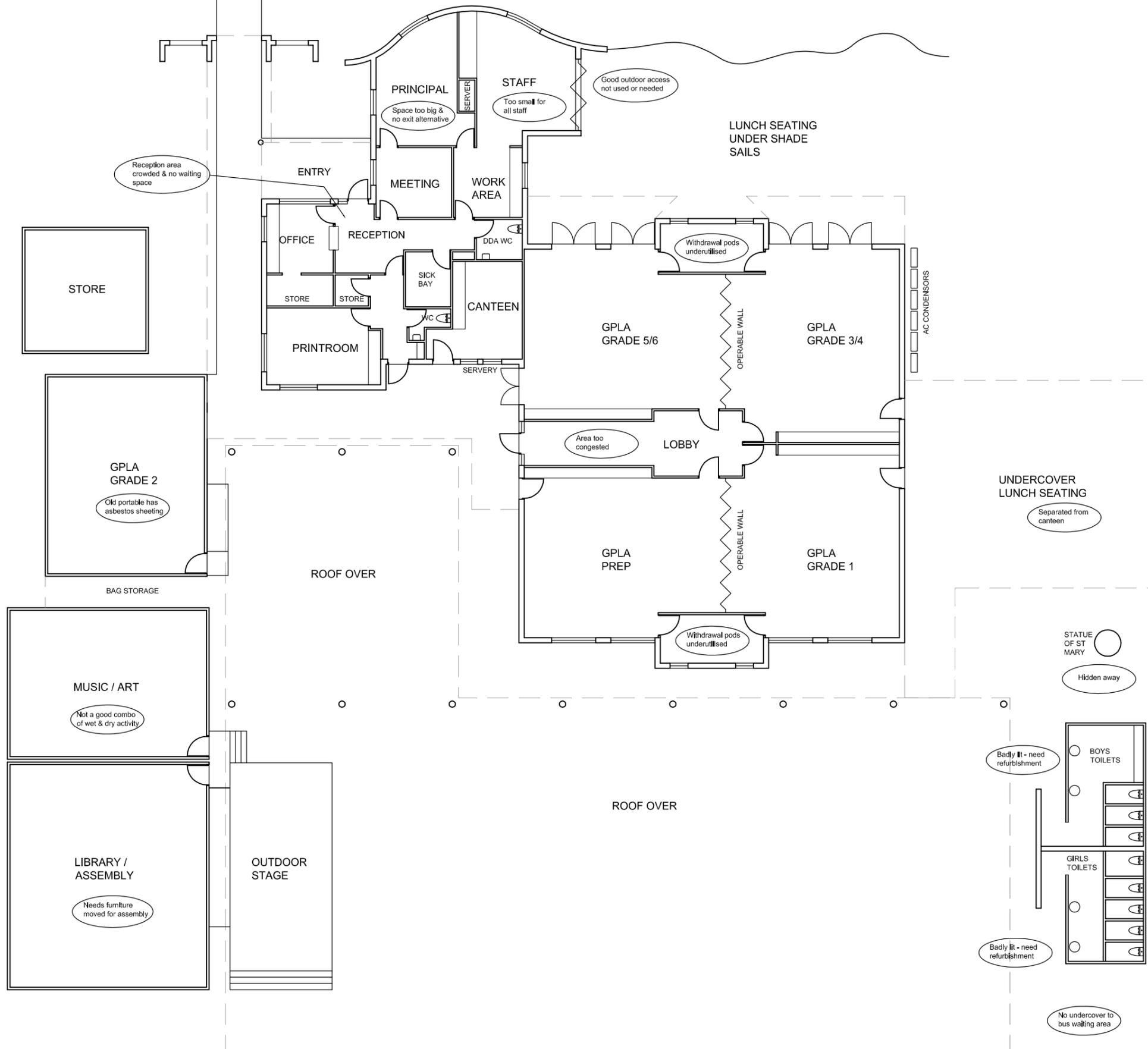


MAIN ENTRY

# KING EDWARD STREET

SITE BOUNDARY

ORIGINAL SITE BOUNDARY



Recently acquired no landscaping

ACQUIRED PROPERTY

STATUE OF ST MARY  
Hidden away

Badly lit - need refurbishment

Badly lit - need refurbishment



No undercover to bus waiting area

**EXISTING CONDITIONS**  
**Proposed Development**  
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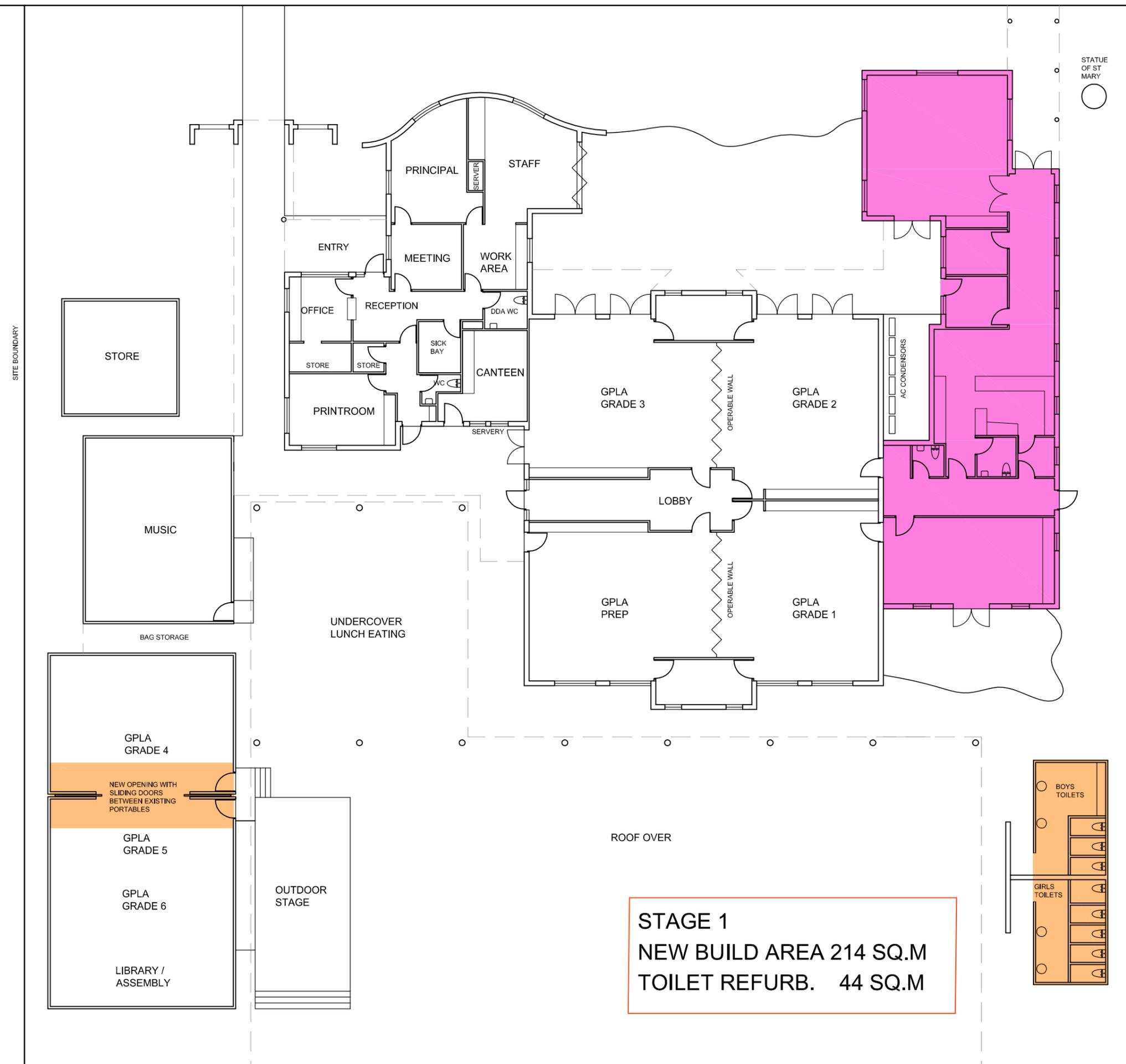
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MAIN ENTRY

# KING EDWARD STREET



ORIGINAL SITE BOUNDARY



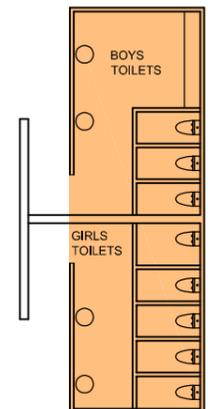
ACQUIRED PROPERTY

- New Construction
- Refurbishment
- Previous Stages

**STAGE 1**  
**Proposed Development**  
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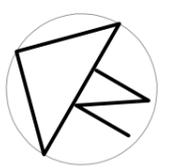


**STAGE 1**  
**NEW BUILD AREA 214 SQ.M**  
**TOILET REFURB. 44 SQ.M**



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# KING EDWARD STREET

MAIN ENTRY



SITE BOUNDARY

ORIGINAL SITE BOUNDARY



APPROX. LOCATION PALM TREE

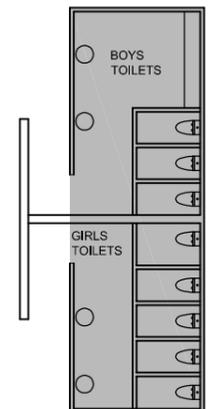
ACQUIRED PROPERTY

- New Construction
- Refurbishment
- Previous Stages

**STAGE 2**  
**Proposed Development**  
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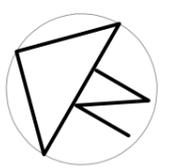


**STAGE 2**  
**REFURB. AREA 138 SQ.M**



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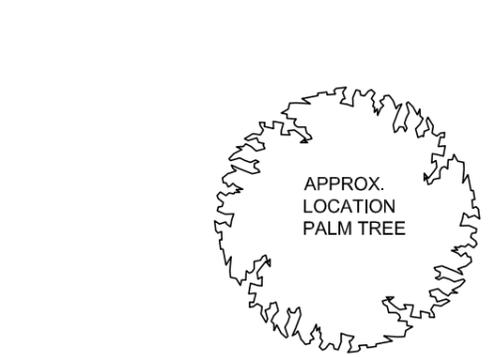


# KING EDWARD STREET

MAIN ENTRY



**STAGE 3  
REFURB. AREA 342 SQ.M**



ORIGINAL SITE BOUNDARY

ACQUIRED PROPERTY

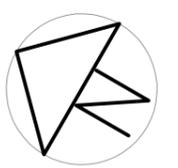
- New Construction
- Refurbishment
- Previous Stages

**STAGE 3**  
**Proposed Development**  
**St Mary's Primary School**  
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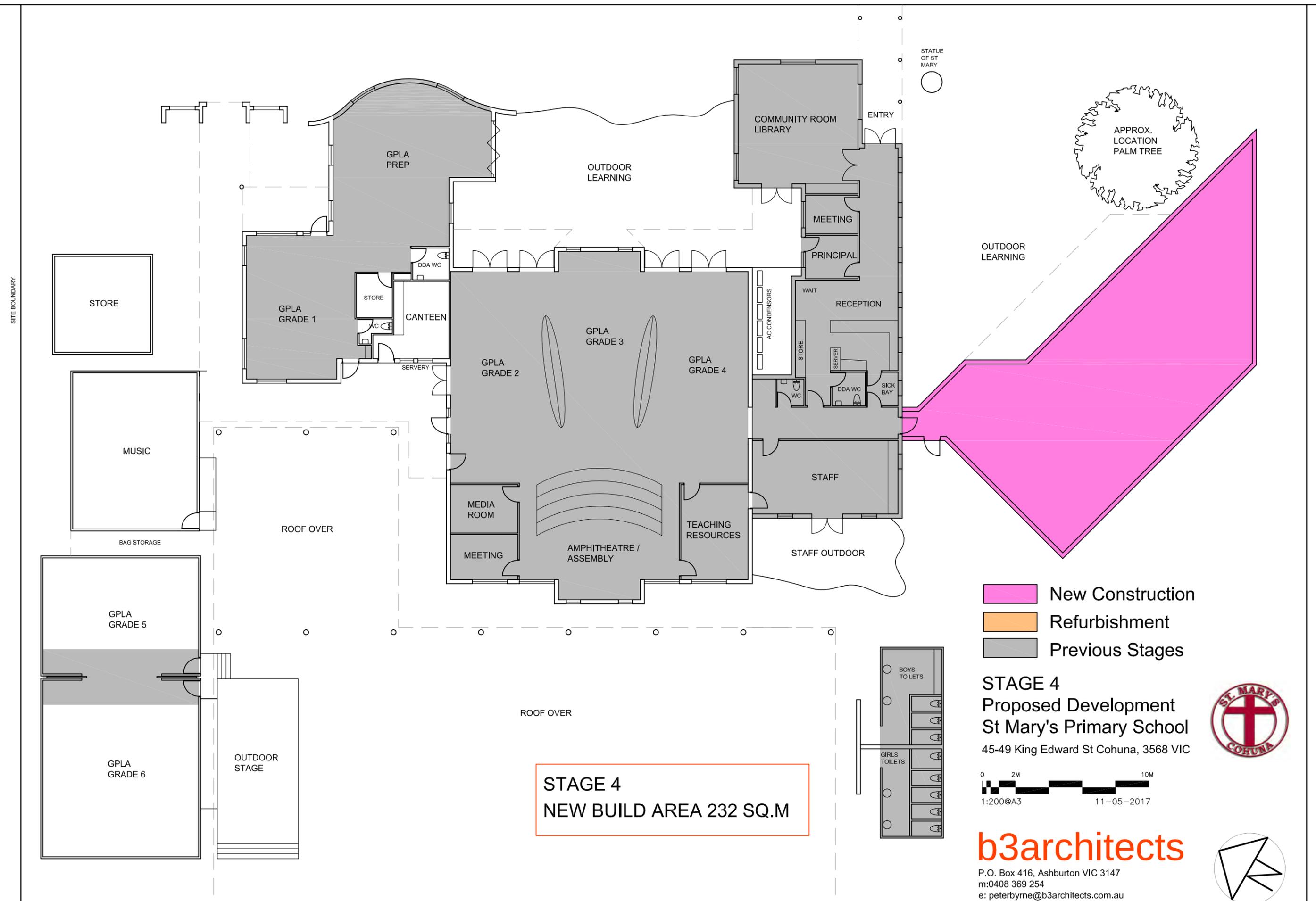
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# KING EDWARD STREET

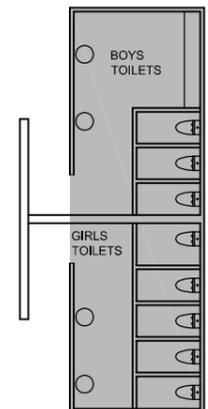
MAIN ENTRY



**STAGE 4**  
NEW BUILD AREA 232 SQ.M

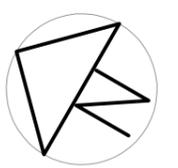
- New Construction
- Refurbishment
- Previous Stages

**STAGE 4**  
Proposed Development  
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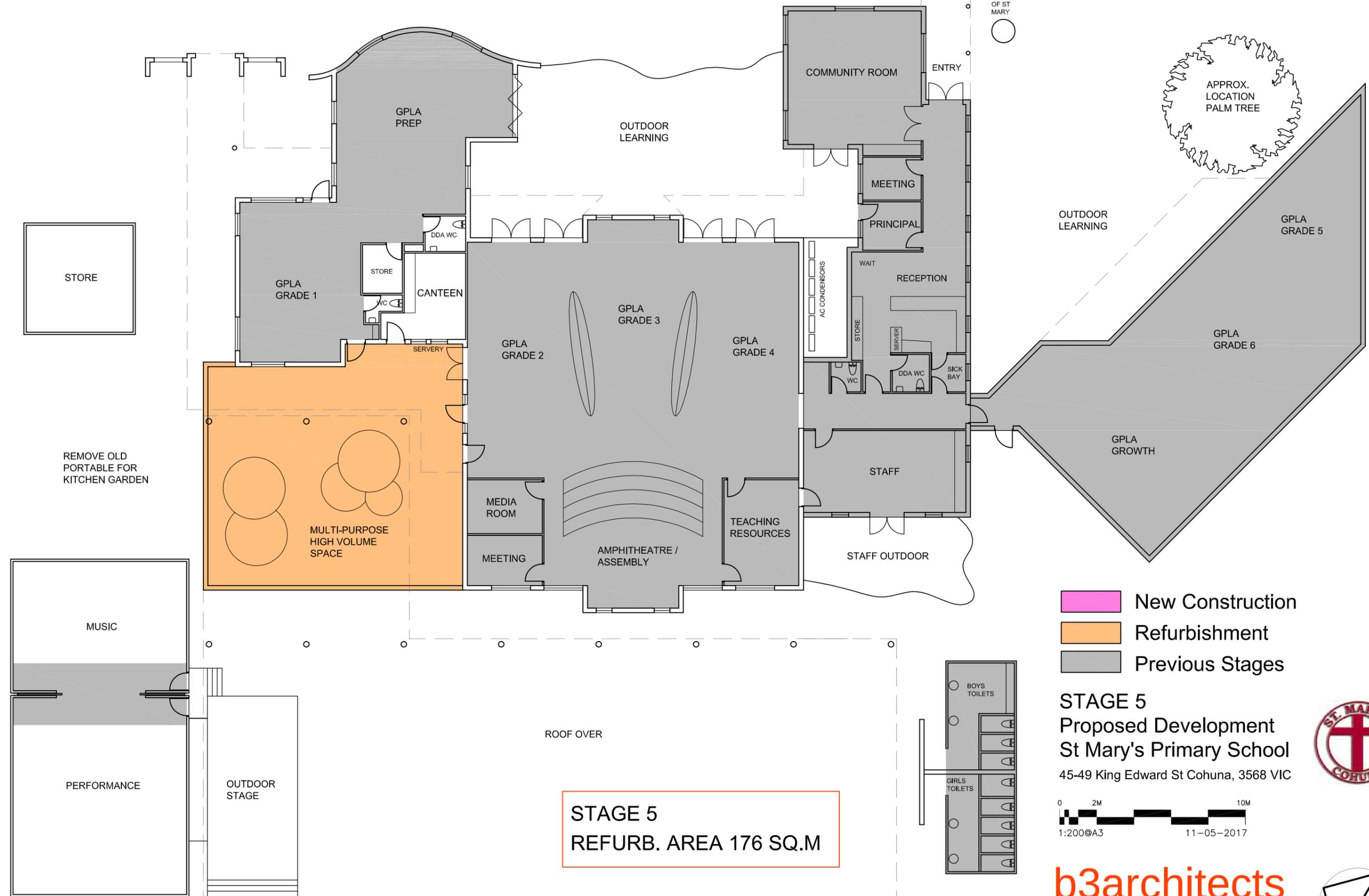


# KING EDWARD STREET

MAIN ENTRY

STATUE OF ST MARY

SITE BOUNDARY



**STAGE 5**  
REFURB. AREA 176 SQ.M

- New Construction
- Refurbishment
- Previous Stages

**STAGE 5**  
Proposed Development  
St Mary's Primary School  
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