

# MASTER PLAN

## COMMUNITY UPDATE | June 2022



### WHAT'S IN THIS UPDATE

The Bryson Building:  
where we are at.

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### HOW THE BRYSON BUILDING IS PROGRESSING

David Jennings – Business Manager

In the February 2022 Master Plan Community Update, we celebrated the completion of the Primary classroom complex adjacent to the K-6 Hall, the new Primary School Music room and the Kindergarten facilities. This project allowed us to also provide two dedicated spaces for Primary Art and Science and completed our development of the four-stream Primary School facilities up to Year 4. In the same issue, we provided some introductory information about The Bryson Building which is currently in the planning stage. This update provides further information about how The Bryson Building is progressing.

#### **Planning Pathway and Community Consultation (The Bryson Building)**

The College is planning to submit the project to the NSW Department of Planning via a State Significant Development Application (SSDA) by late June 2022. Due to the size of the project, a number of steps are involved including community consultation and other meetings with Transport for NSW and Government Architects.

Over recent months, we have engaged with our community in the following ways:

- An open Community Consultation session at the Sports Centre forecourt held on Saturday 9 April 2022
- A second open Community Consultation session held on Wednesday 13 April 2022
- Display of the project information at the recent Parent Community event held in The Branwhite Centre on 30 April 2022 where over 540 people attended; Information contained in this update and posted on Connect.

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*A revamp of the Primary School car park, kiss and drop and approaches from Wrights Road are integrated into the proposed works...*

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If you were unable to attend any of these events and would like to provide feedback on the project, you are able to send that feedback to the Business Manager via email at [dej@wcc.nsw.edu.au](mailto:dej@wcc.nsw.edu.au) at any time. A copy of the Project Outline for the Concept Master Plan and Bryson Building Project Outline is included at the end of this update.

This SSDA represents an exciting time in the College's history. There is still much to do in preparing for this new development, as outlined below.

### **The Bryson Building**

Recently, the College held meetings with Transport for NSW and The Hills Shire Council, and two meetings with the Government Architect. These meetings have been helpful in adding value to our project and in being able to address particular issues prior to the formal development application being lodged.

Additionally, we have been working with our consultants across 14 disciplines to cover off all the components that need to be addressed with the NSW Department of Planning. This includes, for example, our engagement with the local indigenous group and enhancing the existing linkage we have in our Darug Language and Culture program. Biodiversity and sustainability are two other areas of heightened government focus. Our project will have additional solar power generation to add to the 270kW systems already on the campus. The Department of Planning is also very pleased that the College has a dam on site and there are plans for its enhanced use in curriculum.

At this point in time, construction work for The Bryson Building will not commence until the start of 2024. In the meantime, we will be undertaking further planning to final design, construction documentation and readiness for competitive tendering.

A revamp of the Primary School car park, kiss and drop and approaches from Wrights Road are integrated into the proposed works to satisfy Transport for NSW and The Hills Shire Council requirements. Ultimately, our plans will see improvements in the flow of traffic along Wrights Road and within our boundary.

In preparing for this exciting project, the College is already thinking through the enormous logistics involved in ensuring the development can run smoothly. Some of the work that must be done before the project is underway is briefly outlined below.

### **Works in readiness for The Bryson Building**

On the proposed site of The Bryson Building is the current TAS Building and the old Science laboratory building. These two buildings will be demolished to make way for The Bryson Building. As such, we are making preparations for eight new demountables and a large shed to be installed on the back oval. These structures will house Woodwork, Automotive, the Maintenance Department's workshop and classrooms that will be displaced as a result of the demolition works. These demountables will be retained at the end of this stage of the Master Plan to allow for the future development of the Performing Arts Centre; a later stage of the Master Plan.



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Once Automotive is moved from its current temporary location, we will repurpose that area to accommodate a temporary Canteen and Café that will serve our needs during the construction of The Bryson Building. Alongside these planned works, there are a range of other small components that equally demand our attention and action. Indeed, the Property Team will have their hands full in progressing through several tasks that must be completed in 2022 to ensure our preparation remains on track for construction to commence in 2024.

### **Landscaping**

A significant and integral part of the project is the eventual redevelopment of the outdoor spaces at the College. We have been working with Arterra, our landscape consultants, in designing and refining the outdoor recreational and outdoor learning spaces that this project will enable.

Eventually, at the conclusion of The Bryson Building, the old Maths building and the current Staff Centre will also be demolished. This will allow a significant area in the centre of the College to be totally reimagined providing new outdoor learning, recreation and play spaces for both Primary and Secondary students. Importantly, this new space will enable direct linkages to The Bryson Building, the new Libraries and the new Canteen and Café area. The main landscaping work will largely be undertaken immediately after the occupancy of The Bryson Building.

We have much to do to complete the Development Application. Due to the nature of the works in 2024 and 2025, there will be a measure of disruption within the middle of the campus. We are working right now with a team of consultants to develop the project management, waste management, construction and site safety plans (among others) to ensure we minimise, wherever possible, the impact of the project on the day-to-day life of the College.

We are thankful to God for the work and expertise of all our consultants and the expertise and dedication of the team of staff who are investing considerable time to the planning of this work. Please pray for us, particularly in the time leading up to the Development Application being lodged and our responses to queries from the Department of Planning.



The following pages are the eight signs that were on display at the two Community Consultation Sessions that the College held in the Sports Centre forecourt on Saturday 9 April and Wednesday 13 April 2022.

## WCC CONCEPT MASTERPLAN + BRYSON BUILDING

### PROJECT OUTLINE

As previously announced to our community, the College is in the process of lodging a State Significant Development Application with the NSW Department of Planning for our **Concept Masterplan** development.

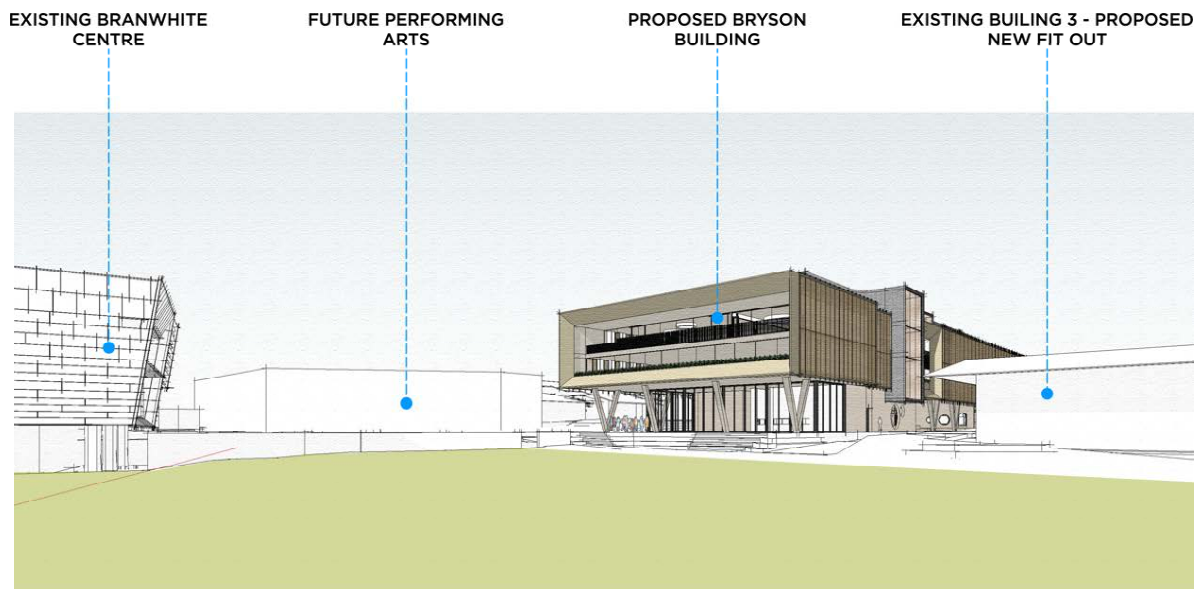
The first phase of that Development Application is the completion of Stage One, which we will name the **Bryson Building**, in recognition of the pioneering work of the College's first Headmaster, Mr Philip Bryson.

Mr Bryson forged the development of the school in the very early days, starting his work in 1987 under the direction of the governing body at the time. The College commenced operation on 2 February 1988 and by the end of 1991, the first 5 buildings had been completed. Mr Bryson worked tirelessly for 15 years towards developing a successful College.

Much has changed since then, including the College's educational priorities and teaching and learning needs. Therefore, we need to consider what lies in the future and how the College responds to educational priorities, emerging teaching and learning requirements of 21<sup>st</sup> century learners and facilities that remain modern and fit for purpose.

After much research and internal consultation, the architectural plans have been developed to concept stage, ready for broader consultation with students, parents, neighbours and the surrounding community.

The College will host two community consultation sessions in the near future in order to obtain feedback and insights into our development plans. This newsletter also contains more detailed information about the project.



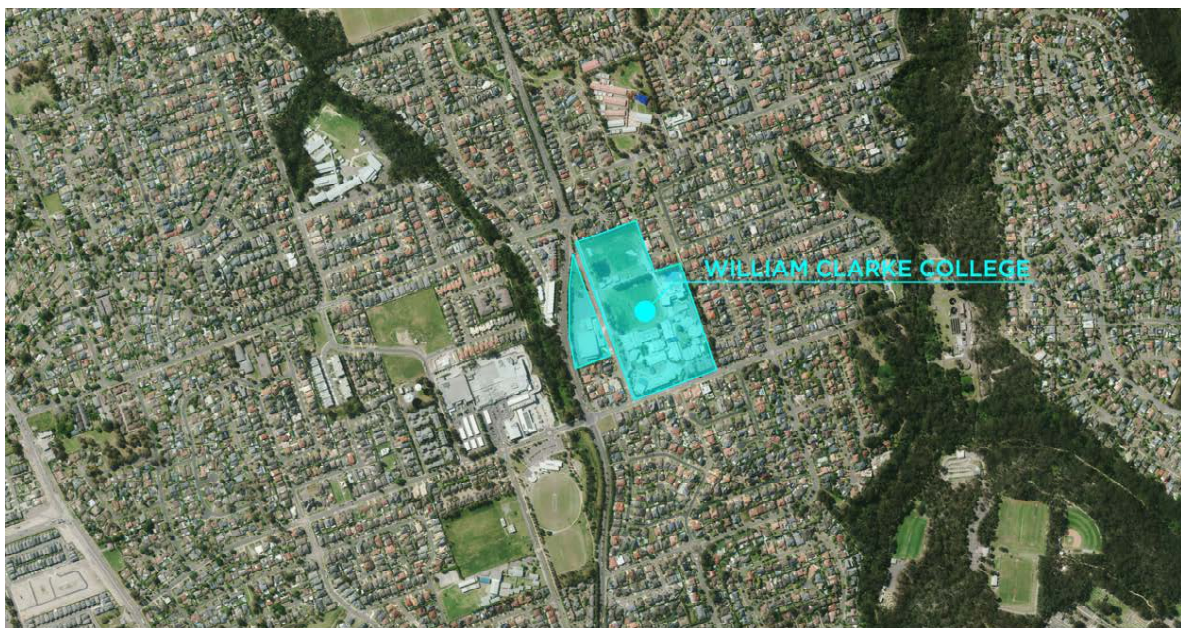


## HILLS SHIRE GROWTH CONTEXT

The Hills Shire LGA is one of the fastest growing communities in Sydney and in particular there is substantial current and future projected growth in the number of school-aged children in the LGA. There are insufficient new schools being constructed to meet this increasing demand and so current schools within the LGA need to respond and grow; whether Government, Catholic or Independent.



2005



2022

Existing Student Number: 1907      Proposed Student Number: 2100

**For more information or to provide feedback,  
please contact the College on:**

**(02) 8882 2100 | [DEJ@wcc.nsw.edu.au](mailto:DEJ@wcc.nsw.edu.au)**



## STRATEGIC VISION + EDUCATION PRIORITIES

### 1. A SHIFT IN PEDAGOGY & CURRICULUM

*To bring more focus on STEAM subjects and a move towards project based learning.*

### 2. A SHIFT IN LANGUAGE AND CULTURE OFFERINGS

*Away from European languages that had little significance in our context towards the incorporation of a rich Darug Language and Culture Program.*

### 3. THE DISBANDING OF THE JUNIOR SCHOOL + MIDDLE SCHOOL + SENIOR SCHOOL STRUCTURE

*Moving forwards with the current Primary and Secondary structure - a more traditional and servicable model - with Preparatory School for 4 year olds.*

### 4. LOCAL DEMOGRAPHICS

*The huge growth in the North West sector and our response through enrolment growth with a corresponding increase in facilities.*

### 5. IMPORTANCE OF PLAY SPACE FOR PRIMARY SCHOOL

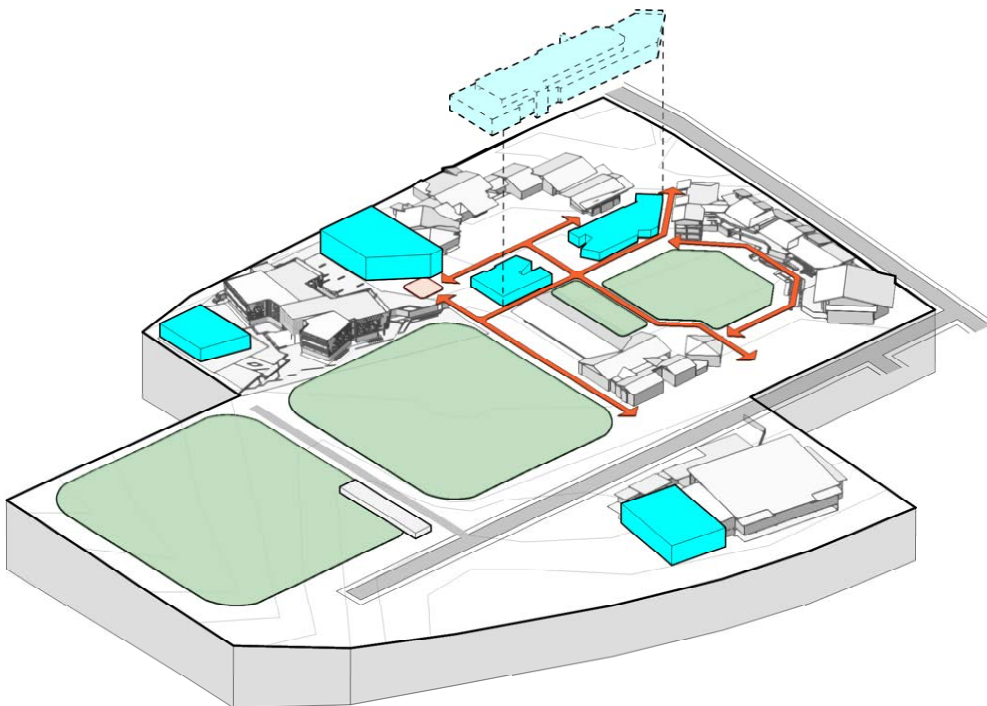
*A focus on better access and increased area for play.*

### 6. PRESERVING GREEN SPACE

*Keeping as much of the grassed/oval areas open and free from structures*

### 7. FIT FOR PURPOSE FACILITIES

*Replacement of a number of old buildings that are no longer adequate for 21<sup>st</sup> Century Learning.*



## DESIGN PRINCIPLES + LEARNING FROM COUNTRY

PMDL Architecture + Design was appointed by the College to establish a Masterplan Strategy for growth of the P-12 Campus. The next step is to seek SSDA approval for the Masterplan and Bryson Building incorporating the following design principles.

### 1. TO CATER TO A SHIFT IN PEDAGOGY

*Deliver innovative buildings that facilitate 21st Century teaching and learning.*

### 2. TO DESIGN WITH COUNTRY

*Leveraging WCC existing relationship with the Darug Custodians Aboriginal Corporation.*

### 3. TO RESPOND TO CONTEXT

*Each stage of the Masterplan aims to both take cues from existing collection of campus buildings and be future focused to relate to proposed new Masterplan.*

### 4. TO PROMOTE SUSTAINABLE PRACTICES

*Consultant team are committed to implementing ESD principals in the SSDA Masterplan and Stage 01 Bryson Building.*

### 5. IMPORTANCE OF PLAY SPACE FOR PRIMARY SCHOOL

*A focus on better access and increased area for play.*

### 6. TO ENRICH STUDENT EXPERIENCE OF OUTDOORS

*Of the 25 acres site area the Masterplan proposes consolidated buildings taking up a small portion of the site and improved quality landscape areas that facilitate outdoor learning and play.*



Year 8 students weaving rope for their stone axes in William Clarke College's Darug Culture and Language Program



Leanne Watson (Artist), Scott Marsh (Principal) and Victoria Broady (Darug Culture and Language Program Leader)

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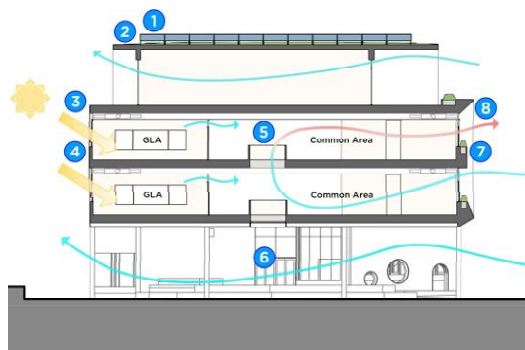
## SUSTAINABILITY DESIGN STRATEGIES

### MASTERPLAN + BRYSON BUILDING STRATEGIES

The College and consultant team are committed to implementing ESD principals in the SSDA Masterplan and Stage 01 Bryson Building. Consultants have been engaged to assist in proposing ESD initiatives within the built environment scope that achieve 5-6 Green Star equivalency.



- 1 Heat Island Mitigation with Green spaces + Canopy Cover
- 2 Solar Photovoltaics
- 3 Non-Potable Water Retention and Re-use via Existing Dam
- 4 Potential Green Travel Plan with End of Trip Facilities + Bike Store
- 5 Connect to Nature - Agriculture Program, Primary Nature Play Area, Sport Fields + Outdoor Amphitheatre



- 1 Solar Photovoltaics
- 2 Green Roof
- 3 Mechanical Intake / Exhaust
- 4 East / West Screening Devices
- 5 Internal Voids
- 6 Ground Floor C.O.L.A.
- 7 Window Planting
- 8 Natural Ventilation + Mixed Mode Systems

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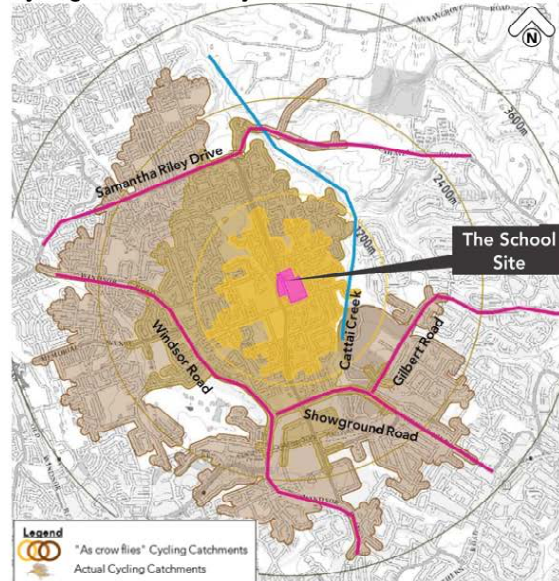
## TRAFFIC MANAGEMENT PLAN

The College is currently in the process of consultation with Transport for NSW and The Hills Shire Council in regards to traffic matters and exploring multiple regional and local strategies.

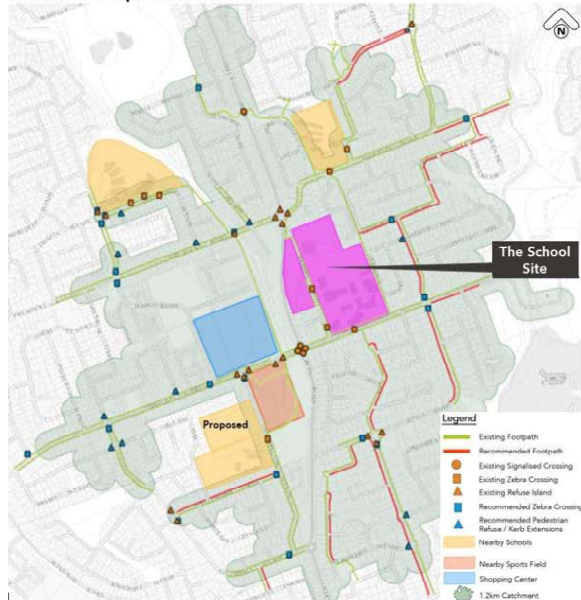
Walking Catchment Analysis



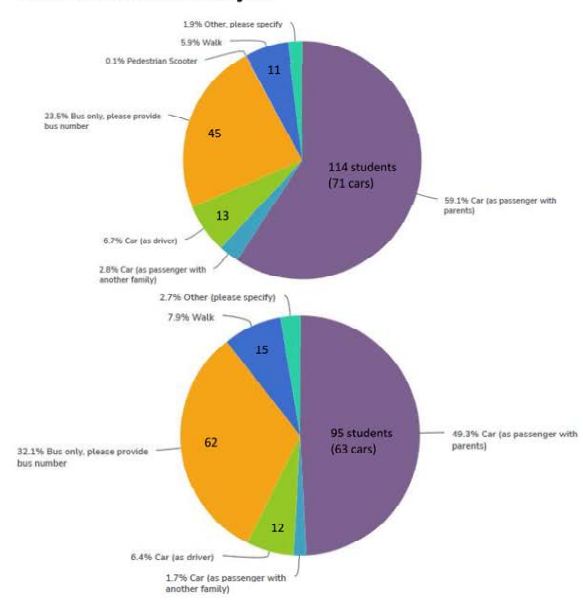
Cycling Catchment Analysis



Active Transport Potential



Travel Mode Share Analysis



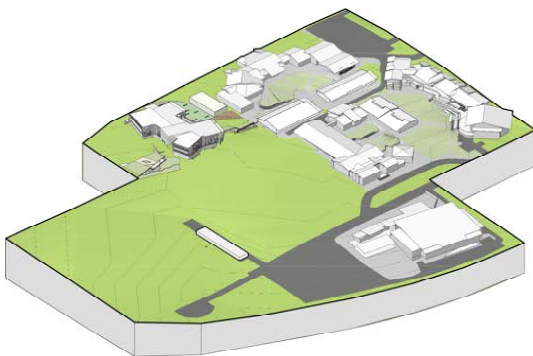
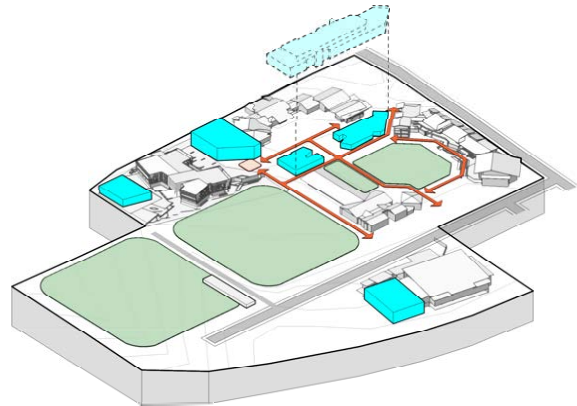
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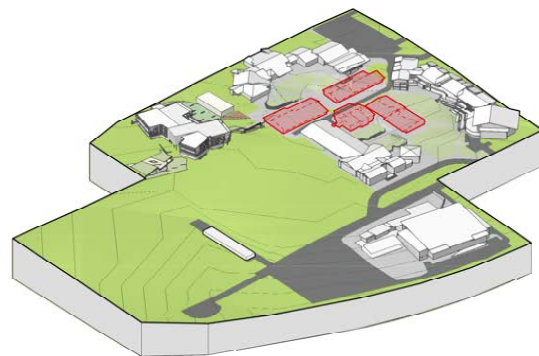


## MASTERPLAN STAGING

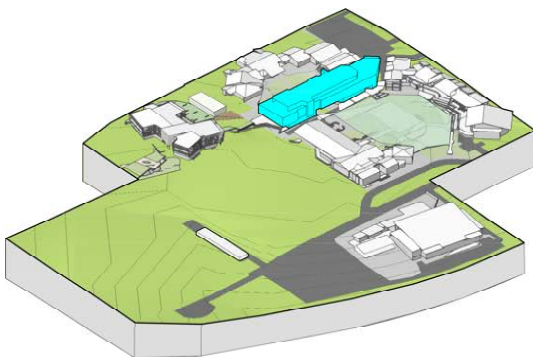
Multiple opportunities have been explored in Masterplan options across the College campus. Constraints to do with existing building suitability for reinvention, site access and suitable co-location of facilities have shaped the resultant Masterplan and indicative staging being proposed.



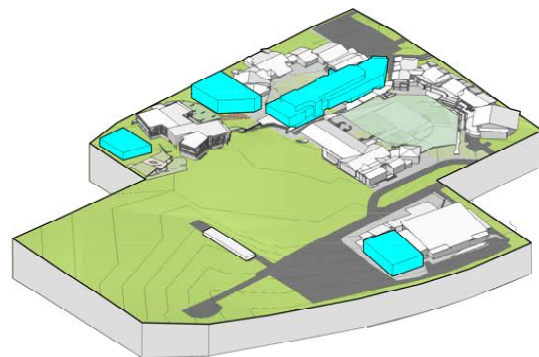
Existing School Conditions



Demolition



Stage 1 Works - Bryson Building



Future Stage Works

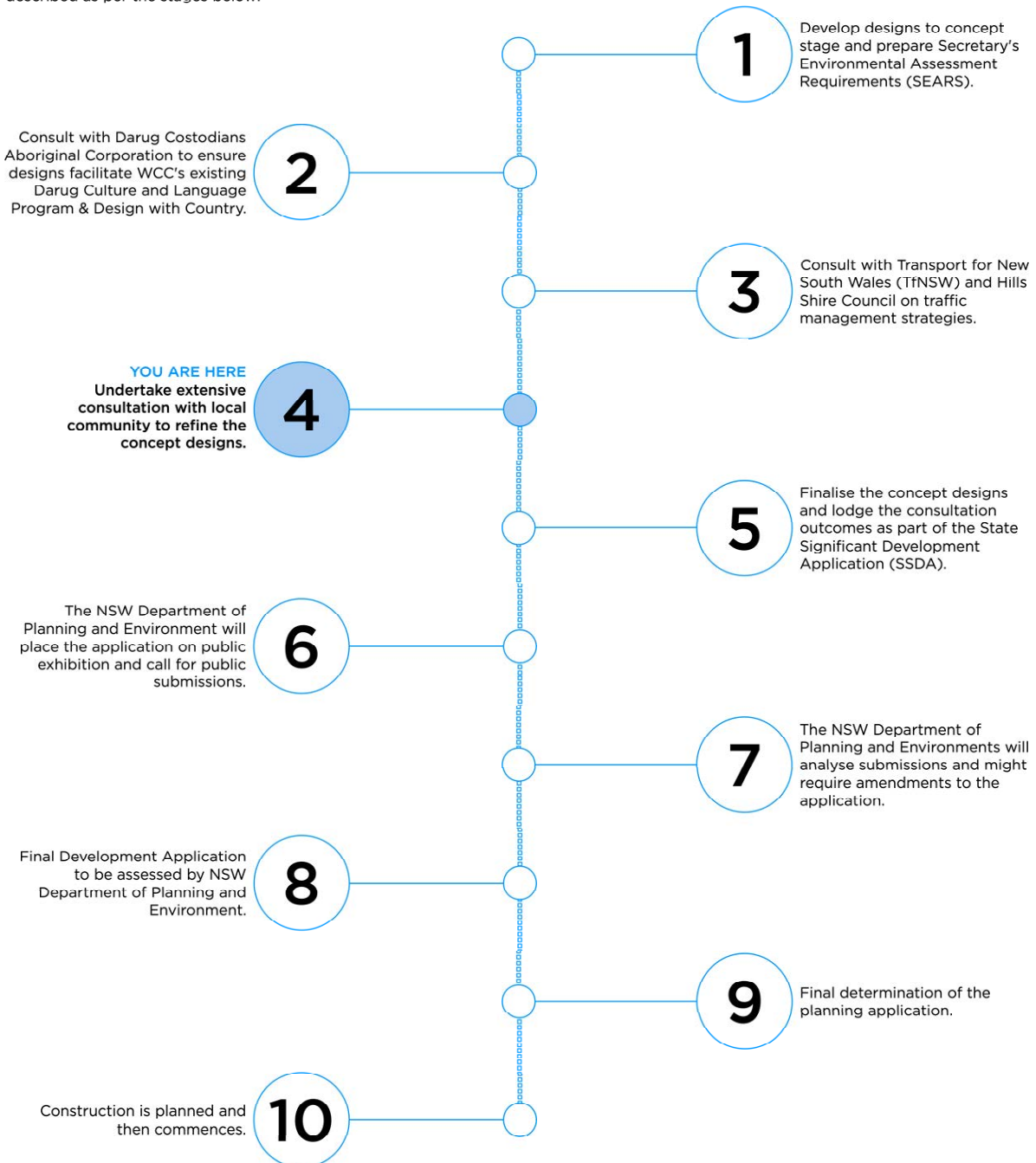
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## PLANNING PROCESS

### STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)

The Concept Masterplan and Stage 01 Bryson Building developments meet the criteria for State Significant Development (SSD), the processes involved in this type of application are described as per the stages below:



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