

GRIEVE
GILLET
ANDERSEN

ARCHITECTURE
INTERIORS
URBAN DESIGN
HERITAGE



ST THOMAS SCHOOL & PRESCHOOL
MASTERPLAN

PREPARED FOR ST THOMAS SCHOOL
AUGUST 2018

243 Pirie Street Adelaide
South Australia 5000

T +61 8 8232 3626
admin@ggand.com.au

ggand.com.au

The St Thomas School & Pre School Masterplan project was undertaken for the School and Catholic Education SA by Grieve Gillett Andersen and WAX Design. Many people have provided considerable and valuable input into the understanding of the place and the development of the Masterplan.

- Mr Dan Cowan - Principal, St Thomas School
- Ms Leanne Johansen - Deputy Principal, St Thomas School
- Ms Jayne Ansell - Finance Manager, St Thomas School
- St Thomas School Board
- Mr Nikolai Zarucki - Project Development Officer, Catholic Education SA

Preparation, Review and Authorisation

REVISION	DATE	PREPARED BY	REVIEWED BY	APPROVED BY
01	26/06/2018	ND	DA	ND / DA
02	06/08/2018	ND	ND	ND / DA

Issue Register

DISTRIBUTION	DATE ISSUED	NO. OF COPIES	FORMAT
Catholic Education	26/06/2018	1	Electronic
St Thomas School	26/06/2018	1	Electronic

ST THOMAS SCHOOL & PRESCHOOL MASTERPLAN

CONTENTS

1_ INTRODUCTION	5	4_ DESIGN PRINCIPLES	17
OVERVIEW			
SCHOOL VISION & MISSION STATEMENT		5_ MASTERPLAN	18
BACKGROUND RESEARCH		QUICK WINS	
CONSULTATION		SHORT TERM GOALS	
		MEDIUM TERM GOALS	
2_ RETURN BRIEF	9	LONG TERM OPTIONS	
THE BIGGER PICTURE		FUTURE ACQUISITIONS	
SPECIFIC AREAS			
		6_ MASTERPLAN COSTINGS	42
3_ SITE ANALYSIS	11		
PEDESTRIAN MOVEMENT & SITE ACCESS			
VEHICULAR MOVEMENT & CARPARKING			
EXISTING BUILDINGS & SPACES			
LANDSCAPE CHARACTER			
PLANNING CONSTRAINTS			



SITE AERIAL (IMAGE COURTESY GOOGLE MAPS)

1_ INTRODUCTION

1.1 OVERVIEW

St Thomas School was established in 1896, originally as a School for Girls in the Unley area, that catered for the needs of children at the Goodwood Orphanage. In 1909, the Parish Priest Father Byrne opened a boys school on the present Goodwood site, with the Sisters of Mercy taking responsibility for the Catholic Education at the site from 1914 for approximately 60 years.

St Thomas School has recently undergone a transformation with a new Activity Hall and Library, and a Staff Rooms and Administration area upgrade.

The School is now looking to consolidate its existing assets and form a strategic direction through a Masterplan. The School has identified an immediate need for additional classrooms, whilst exploring options for the long term future.

The Masterplan has been developed within the context of the School's Mercy values of Respect, Integrity, Challenge, Justice and Compassion, as well as its focus on Sustainability and the Environment.

Grieve Gillett Andersen were engaged in January 2018 to prepare the Masterplan for the site. A number of site visits were undertaken, as well as a number of meetings with the School to gain an overall understanding of the site, the School Community, its values, and a review of previous background reports. In April 2018, the School investigated the acquisition of an additional property located at 149-151 Goodwood Road, which links to the existing school site at the north-western corner, adjacent to the Activity Hall.

The Masterplan has identified a number of opportunities, with works focussed on the following areas:

- Goodwood Road Property
- St Thomas School Central Building
- Landscaped areas (Main School site)
- Landscaped areas (Goodwood Road Property)



PRE SCHOOL PLAY AREA (FEB 2018)



ST THOMAS SCHOOL - EXISTING CONDITIONS

1_ INTRODUCTION

1.2 SCHOOL VISION & MISSION STATEMENT

The School's Vision and Mission Statement is as follows:

Faith

- To be a 'faith filled' community where we value the unique presence of God in all people.
- To acknowledge and support parents in the formation of their children's faith.
- To educate in faith through a contemporary religious education curriculum that promotes the development of Christian values and Catholic traditions.
- To celebrate our faith as members of the Emmaus Catholic Parish.

Family

- To value the role of family and acknowledge parents as the primary educators of their children.
- To nurture 'life-giving' partnerships between Families, School and Parish.
- To promote a family inclusive environment that acknowledges and celebrates our diversity.
- To recognise that we are all members of God's family and as such are called to "Love one another".

Future

- To educate the whole child by recognising our role in preparing children for life and a constantly changing future.
- To commit to the pursuit of educational excellence.
- To provide a broad based curriculum that acknowledges the diverse experiences, skills, abilities and learning styles of the children we serve.
- To support and prepare children to take their place as 'leaders of the future' in a socially just world.

1.3 BACKGROUND RESEARCH

The School provided preliminary background information:

- 2018 Annual School Improvement Plan
- Vision & Mission Statement
- Principal's Report 2016
- Preliminary Consultation documents undertaken with Staff and Parents
- Preliminary Consultation documents undertaken with students, captured on the Principal's blog.

1.4 CONSULTATION

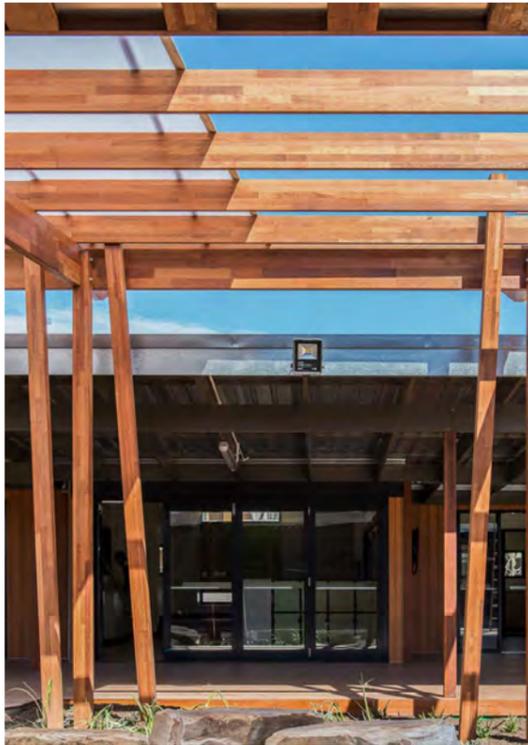
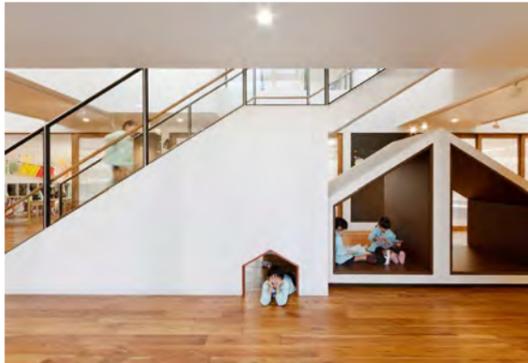
Grieve Gillett Andersen undertook consultation with the following groups:

- The School Principal provided Preliminary Consultation documents undertaken with Staff and Parents
- The School Principal provided Preliminary Consultation documents undertaken with students, captured in the Principal's blog
- Preliminary startup meeting with Principal, Deputy Principal and Finance Manager
- Workshop 1 Preliminary Presentation & Ideas session with Principal, Deputy Principal and Finance Manager
- Workshop 2 Concept Presentation with the School
- Workshop 3 Concept Presentation with the School Board.



ST THOMAS SCHOOL - STUDENT CULTURE

PRECEDENTS



2_ RETURN BRIEF

2.1 THE BIGGER PICTURE

Aspirational Objectives

The School seeks to develop existing building stock that:

- Uses the resource centre as a benchmark, and creates spaces to assist students to be more engaged, active, relational and social
- Supports learning in the most flexible and effective ways possible
- Responds to contemporary teaching and learning paradigms.

Particular Target Needs

- Possible expansion of Pre-School hours and use, either on-site or off-site to be explored
- The future move of Year 7 students off-site to a partner high school campus
- The need for a specialist music / performing arts area that caters for 21st century learning and acoustic separation
- Flexible spaces that may be able to include Performing Arts, LOTE, Science & Ecology, STEAM or Visual Arts
- Review opportunities for expansion and additional GLAs on a land-locked site
- Landscape Master Plan for the site which embraces opportunities for outdoor learning and connecting children with the natural world
- Confirmation of 149-151 Goodwood Road acquisition and initial ideas for the space.

Strategic Vision

- The School's intention is that the masterplan looks toward a 10 year vision. Current numbers are limited due to the constraints in accommodation and capacity, however, the current waiting list is not overly long. CESA also requested a longer term acquisition vision (20 year vision)
- There may be future state funding opportunities for Catholic Schools within 5 years, and the School is seeking to be ready for this
- In 2019 the Year 7s will move off site, however this will not offset the current need for additional accommodation
- There is no priority for the School to expand at this stage, but it has steadily grown over the years
- School numbers are currently 361 with an additional 44 in Preschool
- In the short term, additional GLAs are a priority, as the current spaces are very inflexible
- In the short term, the northern façade upgrades (opening glazing and the like) are a priority
- In the short term, the tuck shop needs a minor refurbishment. In the medium to long term, this could be expanded to include a larger kitchen and additional canteen space
- In the medium term, a new Performing Arts facility would be ideal.

Community Involvement

- The School has been providing the soup kitchen service to the Hutt Street Men's Centre for around 20 years and will continue to do so. The School currently uses the Canteen and Staff Kitchen
- Carols get held on the lawns each year
- The annual gala is held outside with stalls, food and amusements
- The current tuckshop / Canteen needs to be more functional. The staff room kitchen could also use an upgrade.

Built Form & Wayfinding

- A preliminary presentation by GGA observed the current difficulty in wayfinding and achieving a logical line of security around the site to manage and supervise entry points during school hours
- The initial feedback from the School regarding additional balconies from upper level classrooms was positive, particularly as it can provide more shade for the ground level outdoor spaces
- The initial feedback from the School regarding a possible new Administration building at the front of the site to address wayfinding and security issues was one of caution. The School's priority is openness, which "can be more than buildings". The School has deliberately made its Principal and Deputy Principal visible and open to maintain a relationship with the community
- The School will consider ways of having the gates locked during the day and an electronic security system at the gates, as an immediate solution to security and site access.

2_ RETURN BRIEF

2.2 SPECIFIC SPACES

General Learning Areas

- There are currently 15 GLAs in use. The 'spare' GLA is the Music Room on the ground floor that gets used as the spill-out space for PreSchool.
- A dedicated Italian language room is desirable.
- No specific specialist Science or STEM space is envisaged at this stage, as enquiry-based learning of this style already happens in the classroom. Additional wet areas and/or breakout spaces and small meeting rooms will further facilitate this style of learning.
- Additional outdoor learning spaces and areas dedicated to ecology are desirable for the School.
- Class sizes are limited to 25 students in Reception and Year 1, and 29 students in Years 2 to 7.
- Bags in the corridor area could be reviewed with a view to opening up some of these areas.
- Option to review the Counsellor's office space upstairs as potential for refurbishment, as they visit only 1x week.
- The School believes that Breakout rooms and multipurpose spaces would be very well utilised. The option to open up class spaces would be desirable as well as allowing students to collaborate and teachers the option of working together.
- All students need to be supervised at all times so there is an imperative around visibility.
- The library resources are currently used in a traditional manner and will continue to do so in the short term. The School is willing to review this over the longer term to consider emerging pedagogy and the re-distribution of resources throughout the school.

Classroom Numbers by Year Level are outlined below:

Year Level	2016	2017	2018	2019	2020	2021	2022
Preschool	42	36	44	44	44	44	44
Reception	61	52	46	55	55	55	55
Year 1	44	51	50	51	55	55	55
Year 2	63	50	49	52	51	60	60
Year 3	70	57	51	51	52	51	60
Year 4	54	69	58	50	51	52	51
Year 5	41	50	62	57	50	51	52
Year 6	19	23	31	60	57	50	51
Year 7	18	9	14	0	0	0	0
Total School	370	361	361	376	371	374	384
Total School and Preschool	412	397	405	420	415	418	428

3_ SITE ANALYSIS

3.1 PEDESTRIAN MOVEMENT & SITE ACCESS

Presently there are 2 x pedestrian gate entryways to the site, from the south-west corner of the site off Angus Street, and the east of the site off Rushton Street. There is a main pedestrian spine along the length of the hardplay space, between each entry gate, which feeds students into the school at various doorways.

Strengths

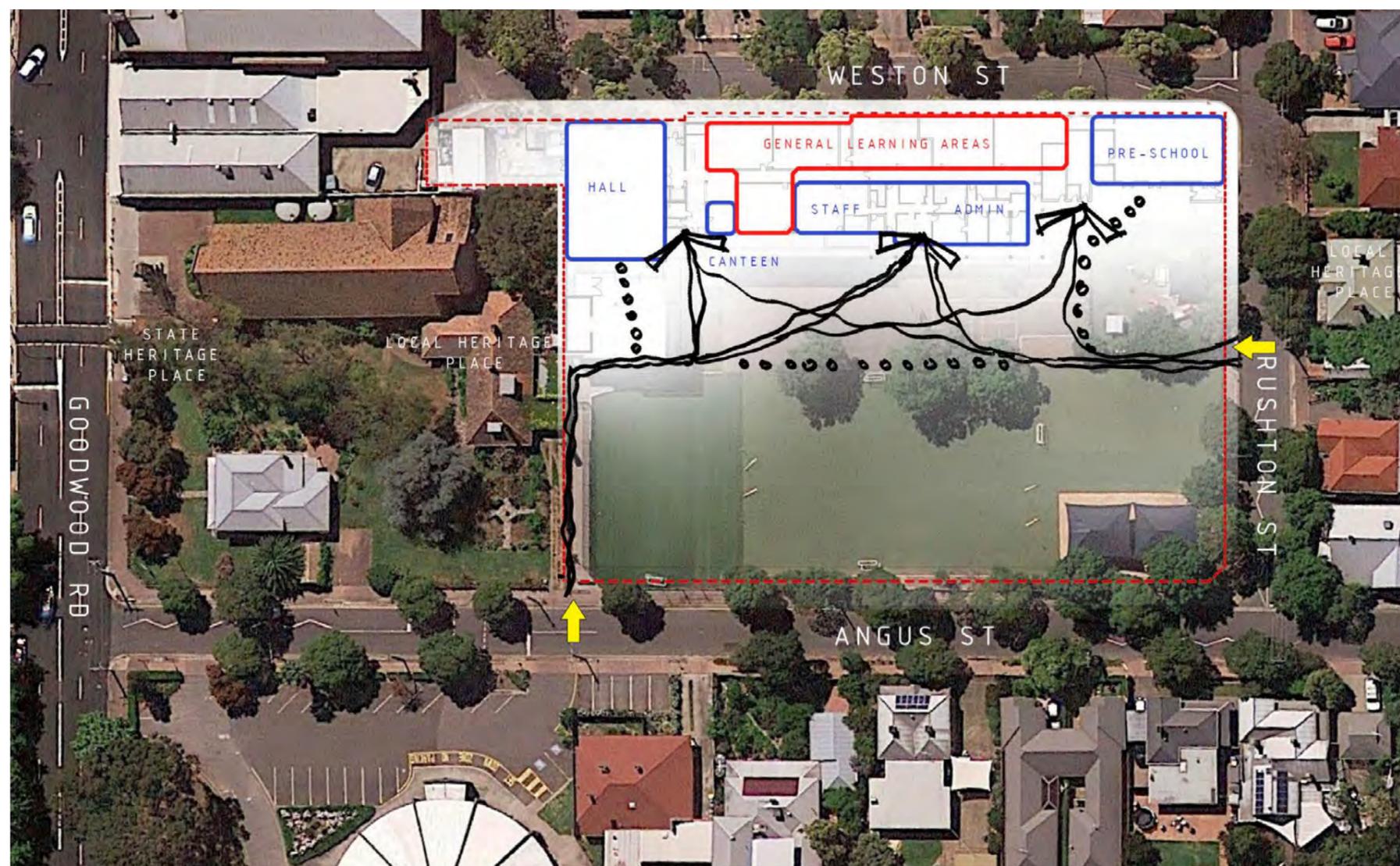
Once inside the School gates, there is currently excellent sight lines for supervision of children walking through the school grounds.

Weaknesses

Wayfinding to the front office is obscured by the central location of the office, in the heart of the school, but far from either gateway, and is not visually prominent. There is a pedestrian congestion zone at the eastern end of the School adjacent the Pre School entry, as Parents take the younger Reception / Year 1 children into the ground floor area of the central building.

Opportunities

Consideration of a new centralised gate location could form part of the masterplan, or alternatively review architectural design language of various building entry points to provide greater visual prominence of Administration entry, and Reception entry.



3_ SITE ANALYSIS

3.2 VEHICULAR MOVEMENT & CARPARKING

The School has provided feedback on the perception of congestion in the mornings for School drop-off. There are No Standing zones along Angus Street during School Day peak times, with a No Parking (or Kiss and Drop Zone) which generally allows a 2 minute stop for parents to pick up / drop off children, located along Angus Street and Rushton Street on the school side.

Staff currently park in the Church carpark.

Strengths

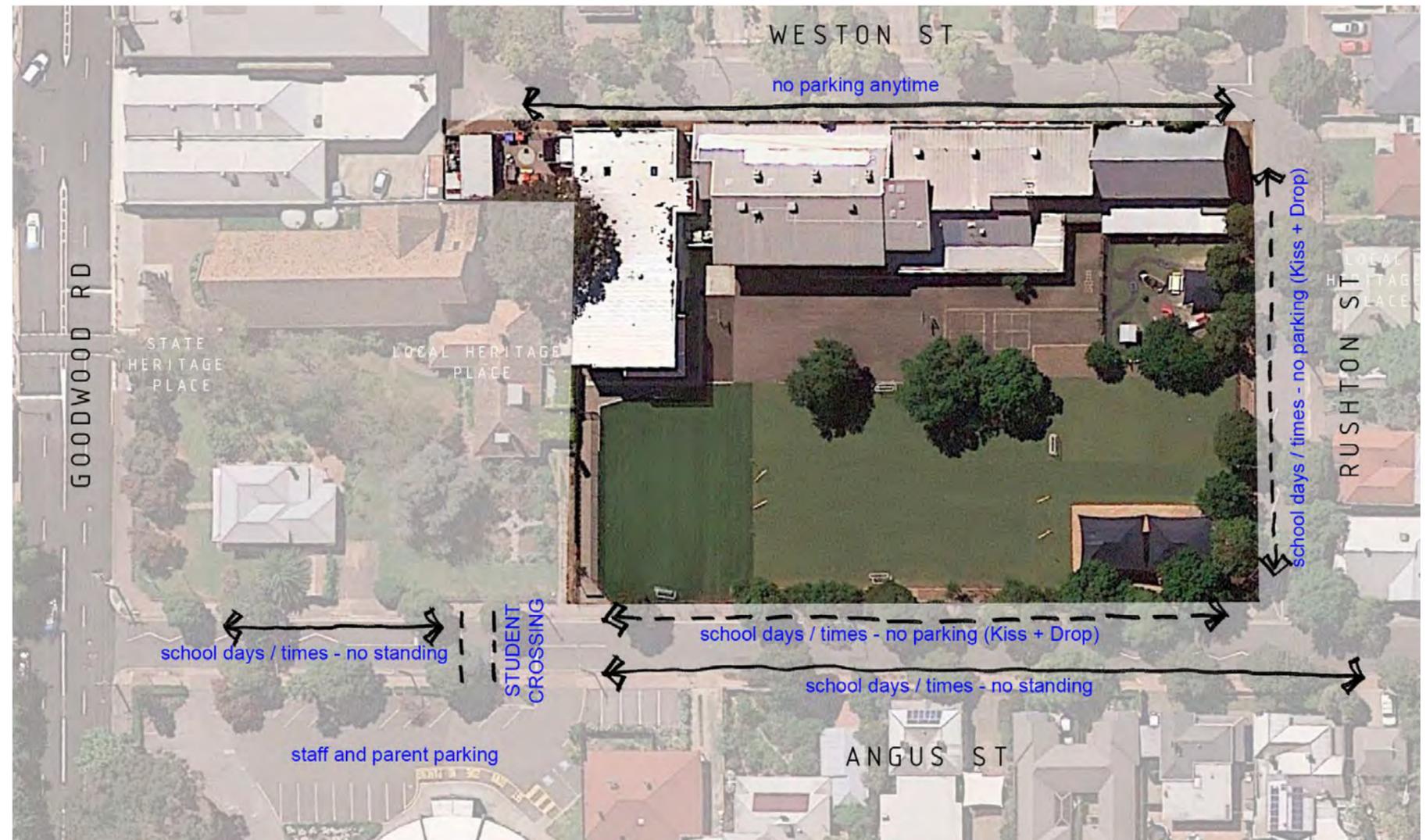
The existing Kiss and Drop zone is well located, and could work well in an anti-clockwise way around the site, if parents understood the system. Council has signposted No Standing zones across the road of Angus Street to assist with congestion at peak School times.

Weaknesses

The local streets are narrow and congested generally, with limited distance from Goodwood Road for parents turning in before the Student crossing.

Opportunities

Engage a Traffic Engineer to provide preliminary analysis and advice on potential improvements. Undertake additional liaison with Council to provide additional signage, and perhaps a communication strategy to educate parents on the preferred method / sequence of drop off.



3_ SITE ANALYSIS

3.3 EXISTING BUILDING & SPACES

The School has 3 x main buildings – the Activity Hall and upper level Library (constructed in 2009 / 2010 as part of the BER project, with an upper level Library extension in 2016), the central red-brick building dating from c1955 with numerous stages and infills since that time (including a 2016 refurbishment of the Administration area) and the Pre-School Hall building located at the corner of Weston and Rushton Streets.

Strengths

The new Library extension and undercroft area are well utilised. The library extension in particular is very popular with students as a special place to go for class, and includes great views of the Adelaide Hills. It allows a visual connection to the landscape below. The Pre School building was formerly a Church Hall, and has a great volume and sense of character, retaining original trusses and other features.

Weaknesses

The Central red-brick building is land-locked, with minimal connection to outdoor spaces. The classrooms, particularly to the north side at both ground and first floor level do not have adequate access to natural light or views, and no immediate connection to an outdoor learning space. The classroom numbers are at capacity and additional General Learning areas would be beneficial.

Opportunities

There are opportunities for greater connections to outdoor learning spaces typically across all classrooms. There is also scope to open up between classrooms to provide greater flexibility to small STEM spaces, outdoor areas, and to create double-sized classrooms for team teaching and the like.

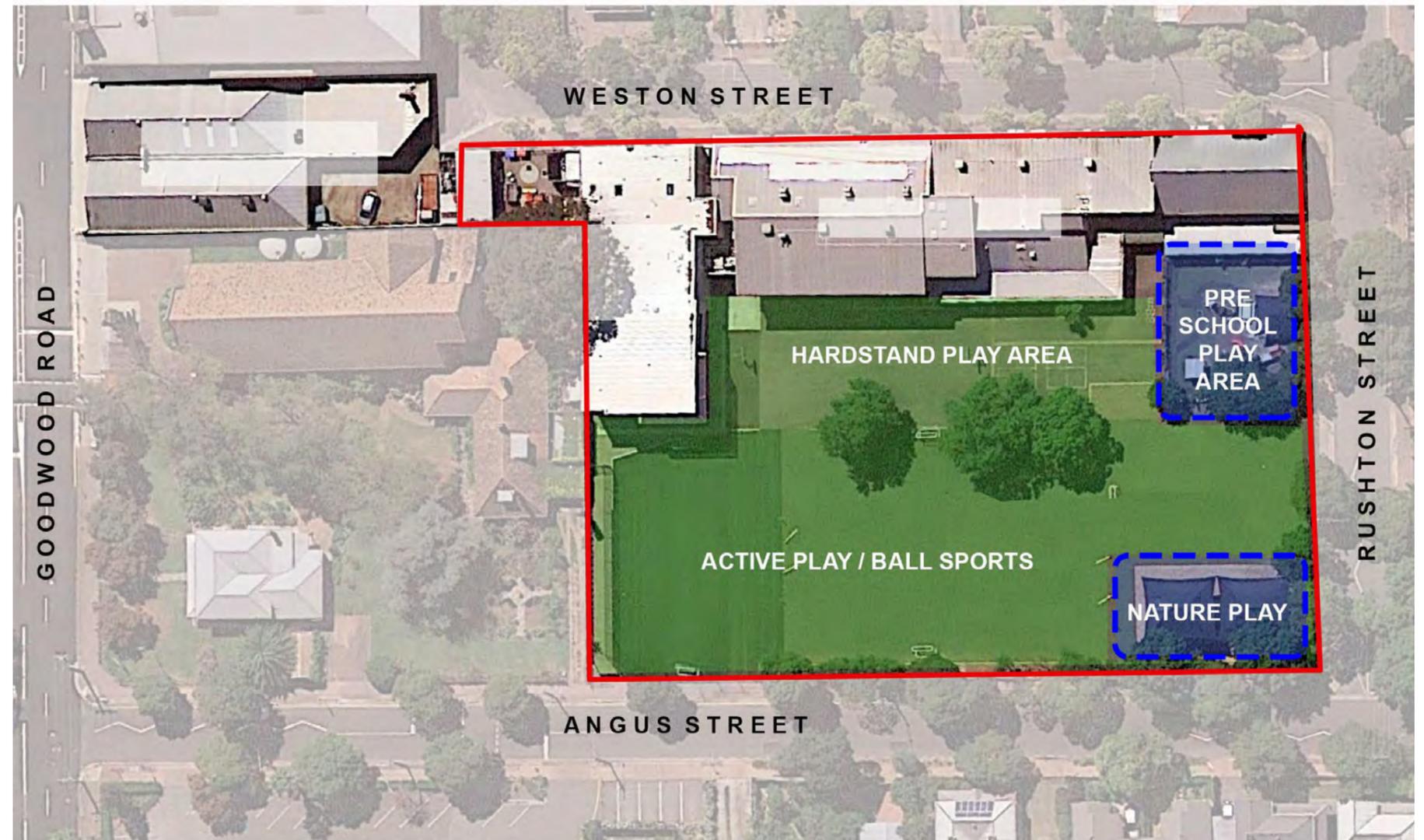


3_ SITE ANALYSIS

3.4 LANDSCAPE CHARACTER

WAX Design was engaged by the school to assist in preparing the masterplan with a focus on the external landscape, its surrounding amenity and how the landscape can be integrated with the existing and proposed built form. This master plan aims to review the existing landscape infrastructure, with a view to retain valued assets where possible and to increase usability of the site by incorporating outdoor learning spaces, integration of recreation spaces, play elements, landscape amenity, art and cultural representation and increased connections to the wider community.

The 2 storey built form is situated on the boundary of Weston St with a limited set back, which is softened only by the existing street trees and amenity of neighbouring properties to the north. The majority of the site is open to the south, as the building footprint is contained to the northern perimeter which results in an open landscape area which is currently primarily used for active recreation, along with a small playground to the south-eastern corner. The perimeter of the school is lined with street trees, which assist in providing some visual separation to the adjacent neighbouring properties. The school site also benefits from a valuable grove of mature trees located centrally in the open space, adjacent the bitumen, which provides some natural shade throughout the day.



3_ SITE ANALYSIS

Strengths

- The contained building footprint provides a large, relatively level open space to the south of the site, which is suitable for outdoor recreation, sports and play amenity
- Two formalised entrances exist on the school site
- Offsite parking arrangement and existing pedestrian crossing to Rushton St
- The existing undercroft area beneath the library is a covered all weather congregation area
- The old church building to the corner of Rushton and Weston Streets is to be retained for the preschool, which provides a great scale and context for the facility with the outdoor play and recreation area located to the south
- Nature play is being embraced by the school with understanding around benefits of biophilia and risk benefit

Weaknesses

- Existing ball sports and recreation surfaces are immediately adjacent the southern building façade, creating conflict between play and access/egress
- Sense of arrival is limited, with wayfinding and navigation to entrance gates and main reception building lacking legibility
- Parking to surrounding streets creates potential vehicular/pedestrian conflict and compounds lack of sense of arrival and reduces visual connections to entry points
- Predominance of artificial surfaces to the play and recreation space and the preschool area, limiting visual amenity from within the buildings along with restricting play, socialisation opportunities and a connection to nature
- Boundary to private residence on western boundary lacks amenity and visual separation
- Limited visual connections to northern light and landscape amenity from northern classrooms
- Limited outdoor classroom provision
- Limited challenging play provision

Opportunities

- Create a new clearly defined entry point to main reception from Angus St with a secondary access point to Rushton St
- Relocate courts to western end of site, reducing conflict at building entry points and increasing sense of arrival to main reception building
- Create a series of outdoor classrooms at ground level to connect learning spaces externally and utilise protected southern building façade and existing/proposed covered areas
- Utilise the existing covered undercroft area to the library for an outdoor classroom and review connections to cafeteria for outdoor dining
- Integrate recreation and sports opportunities with play and socialisation, to create greater choice and maximise current open space with multi-purpose outcomes
- Increase use of natural materials, surfaces, vegetation and trees to reinforce as sense of connection to nature
- Review Weston St building façade for opportunities for vertical greening
- Modifications to second floor balconies provide opportunities for outdoor classrooms on the upper floor, increasing visual connections to outside spaces and landscape amenity

3_ SITE ANALYSIS

3.5 PLANNING CONSTRAINTS

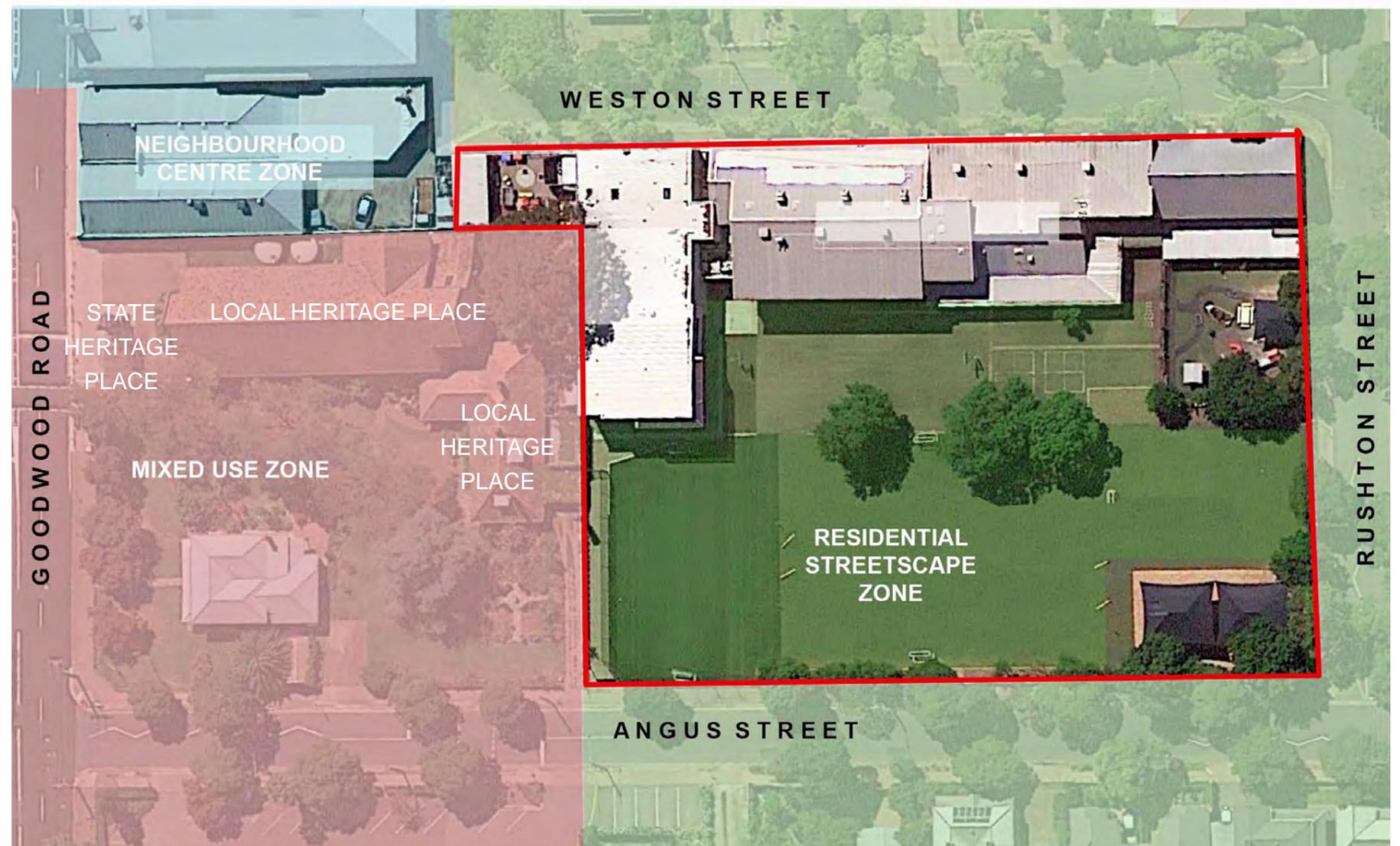
Preliminary discussions with the City of Unley Planning department resulted in the following advice:

- St Thomas School is located in a Residential Streetscape (Built Form) Zone. Whilst the School has existing Use Rights, it must have regard to the provisions in the Residential Zone. New buildings up to 2-storeys would be acceptable, mindful of the Local Heritage Places on Rushton Street and Angus Street.
- There may be opportunity to explore new buildings of 3-storey height if it was located close to the Goodwood Road end of the site, noting that it would be located adjacent the Local Heritage Church and Rectory. It would therefore require careful design. (We understand that the Heritage Place is listed for its external forms, materials and detailing).

If the School was to pursue the property at 149-151 Goodwood Road, we understand that:

- This site is located in a Neighbourhood Centre Zone, which includes provision for educational facilities;
- The policy is very explicit on 2-storeys only, and any 3-storey proposal in this zone would trigger a non-compliance;
- The site is also located adjacent to the Local Heritage Church, as well as the State Heritage listed War Memorial.
- Traffic Management in and around the site would be of interest to the Council with any future proposals.

Land Use Zoning under the current Development Plan (consolidated 19 December 2017) demonstrates the current boundaries.

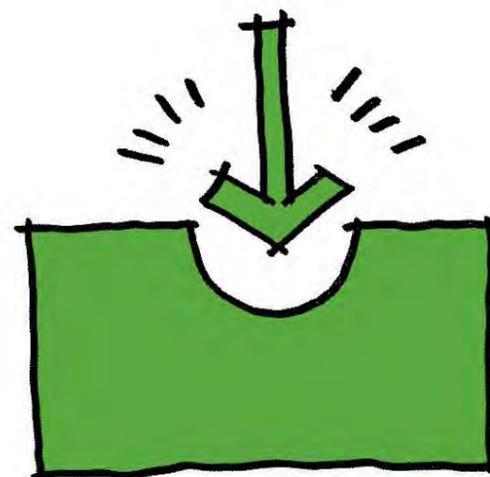


4_ DESIGN PRINCIPLES

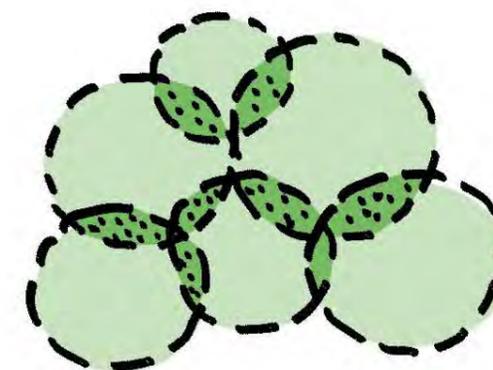
4.1 DESIGN PRINCIPLES

The Master Plan process has identified the following planning principles for the St Thomas School:

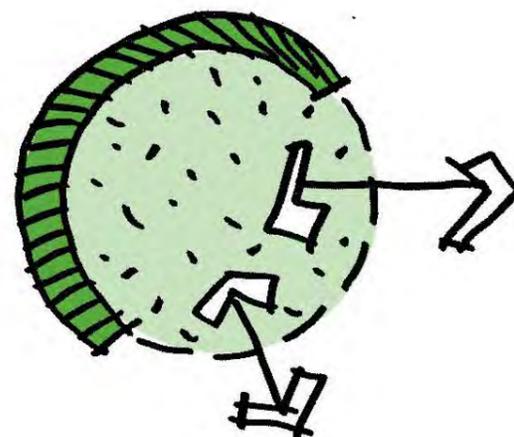
- All current and future buildings should be considered in light of St Thomas School's philosophy on Faith, Family & Future;
- Connection to landscape / outdoors / nature is important and should be explored at every opportunity. Designs should strengthen the indoor / outdoor connections;
- Modify existing buildings where practical and appropriate, which also contributes to sustainability principles;
- Maintain open transparent connections to teachers and principal for both students and parents;
- Strengthen the existing landscape and nature play spaces;
- Improve Wayfinding & Legibility;
- Refurbish existing buildings wherever feasible to create better physical connections, improve visual links, include breakout spaces, and create opportunities for collaboration, engaged learning and communities of practice;
- Increase links with Community and create opportunities for multiuse spaces;
- Embrace sustainability principles and ecology.



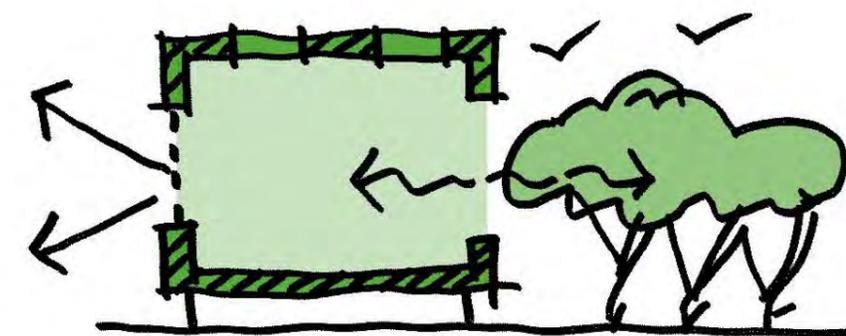
A SINGLE FRONT DOOR



ENCOURAGE COLLABORATION

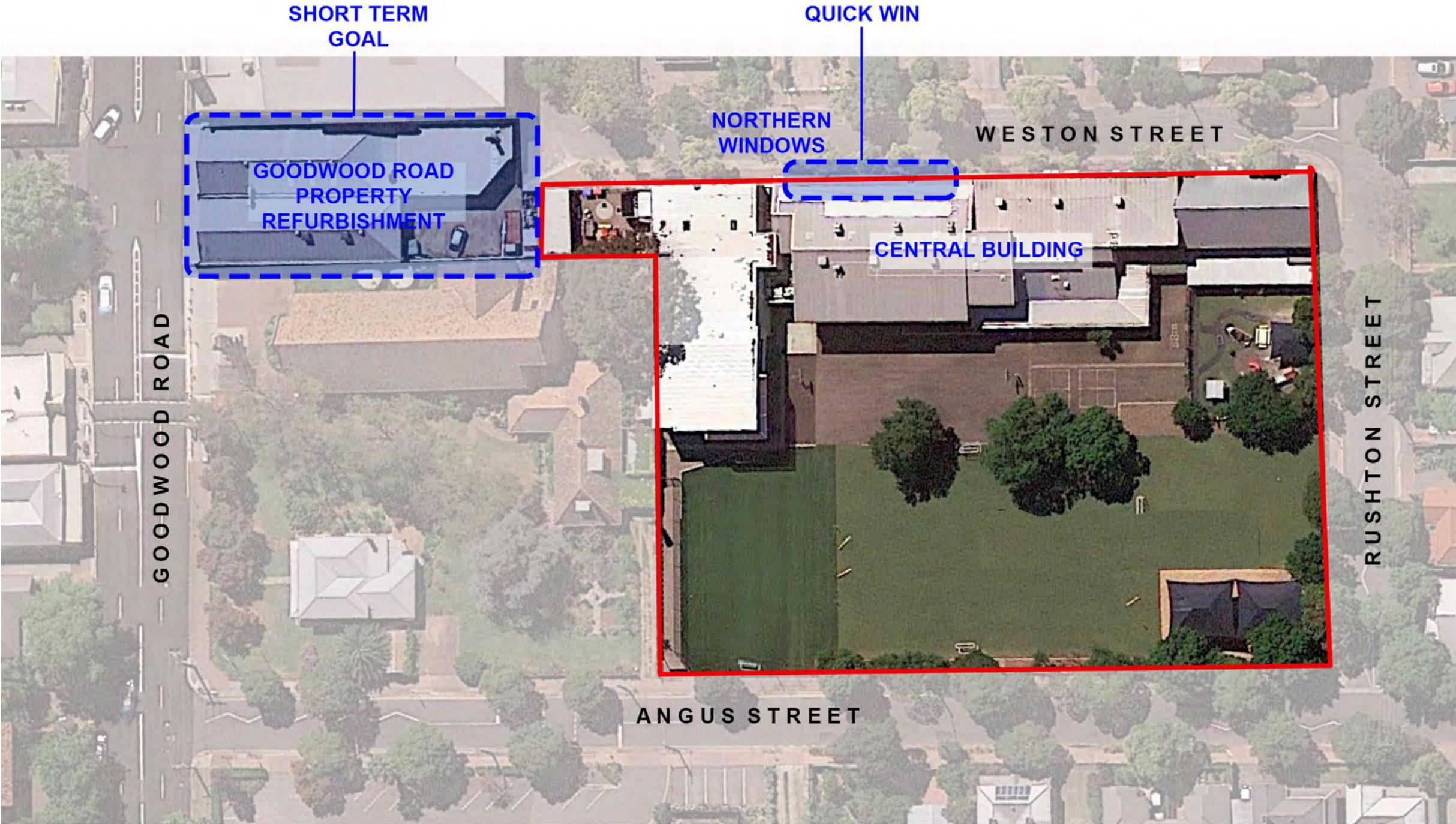


SAFE ENCLOSURE



CONNECT WITH NATURE

5_ MASTER PLAN



5_ MASTERPLAN - QUICK WINS

5.1 QUICK WINS

Northern Windows

The northern facade of the Central Building is proposed to be modified to include larger windows to capture the northern sun, and include additional planting to create a greater connection with the environment.

The initial proposal is to install these windows to two ground floor classrooms along Weston Street. Internally, window seats can be created for the children, with additional shelving for books and activities.

5.2 SHORT TERM GOALS

Goodwood Road Property - Refurbishment

The property located at 149-151 Goodwood Road is an existing signage company, with offices and meeting rooms at the front facing Goodwood Road, and a warehouse space to the rear, facing St Thomas School. The proposal is to refurbish the front spaces into General Learning Areas, and to refurbish the rear warehouse spaces for a small 'temporary' style Performing Arts space, and a multipurpose STEM / Arts wet area with access to an Aquaculture / Ecology area and 'temporary' courtyard garden to the rear.

5.3 MEDIUM TERM GOALS

Goodwood Road Property - New Building

In the medium term, the School is seeking to create a Performing Arts theatre that can accommodate Music and Drama performances, and host out-of-hours functions. The Medium term proposal is to demolish the existing warehouse building, build a new 2-storey building, to incorporate Performing Arts and an Aquaculture / Ecology area and new landscaped courtyard to the ground floor area.

Minor refurbishment to the existing Activity Hall will be required to create a ground floor linking path to the new facility. Upstairs a new bridge link from the existing Central Building will be required, to access new General Learning Areas, a Breakout / STEM area and an upper level balcony.

Central Building - Ground and First floors

Once additional classrooms are created at Goodwood Road, the Central Building can be refurbished to create additional breakout and collaboration areas and create modern 21st century learning spaces.

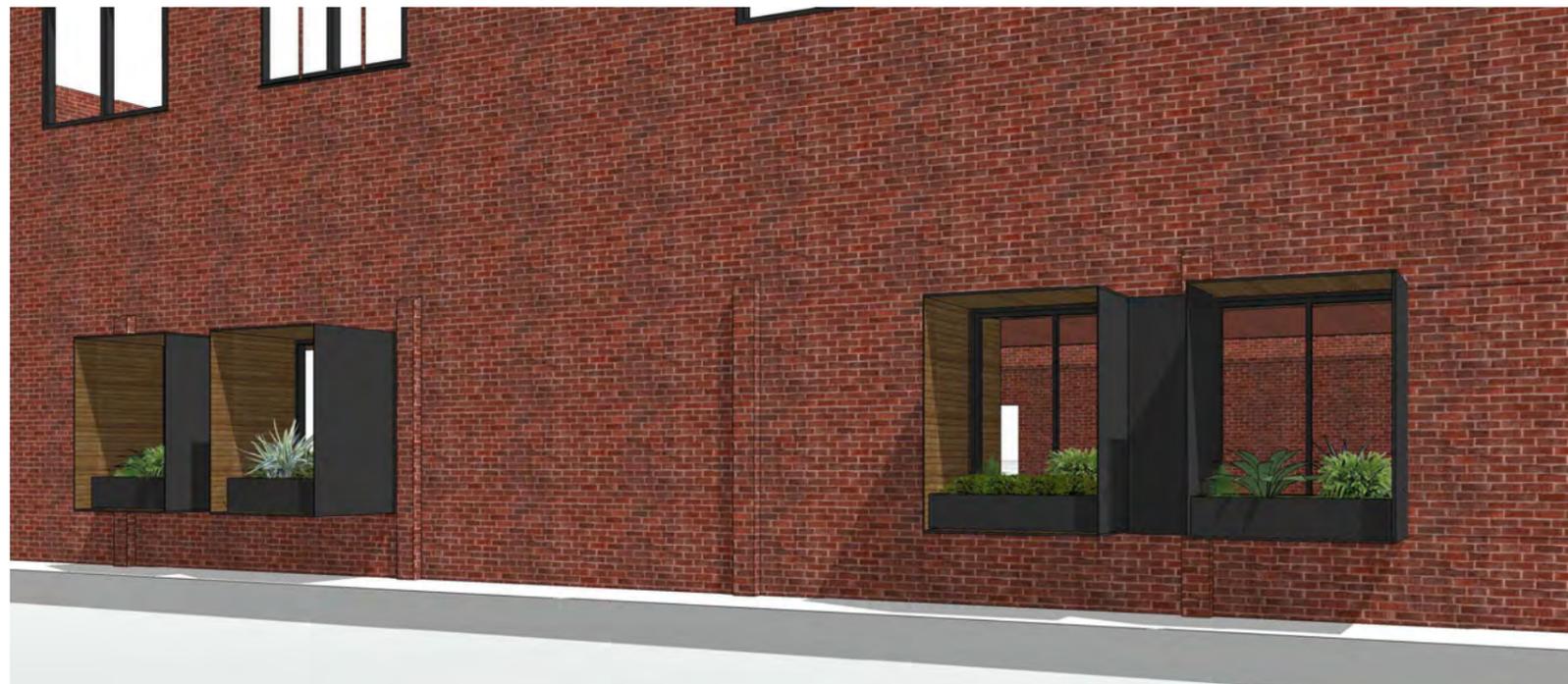


QUICK WIN - WESTON STREET NORTHERN WINDOWS (OPTION 01)

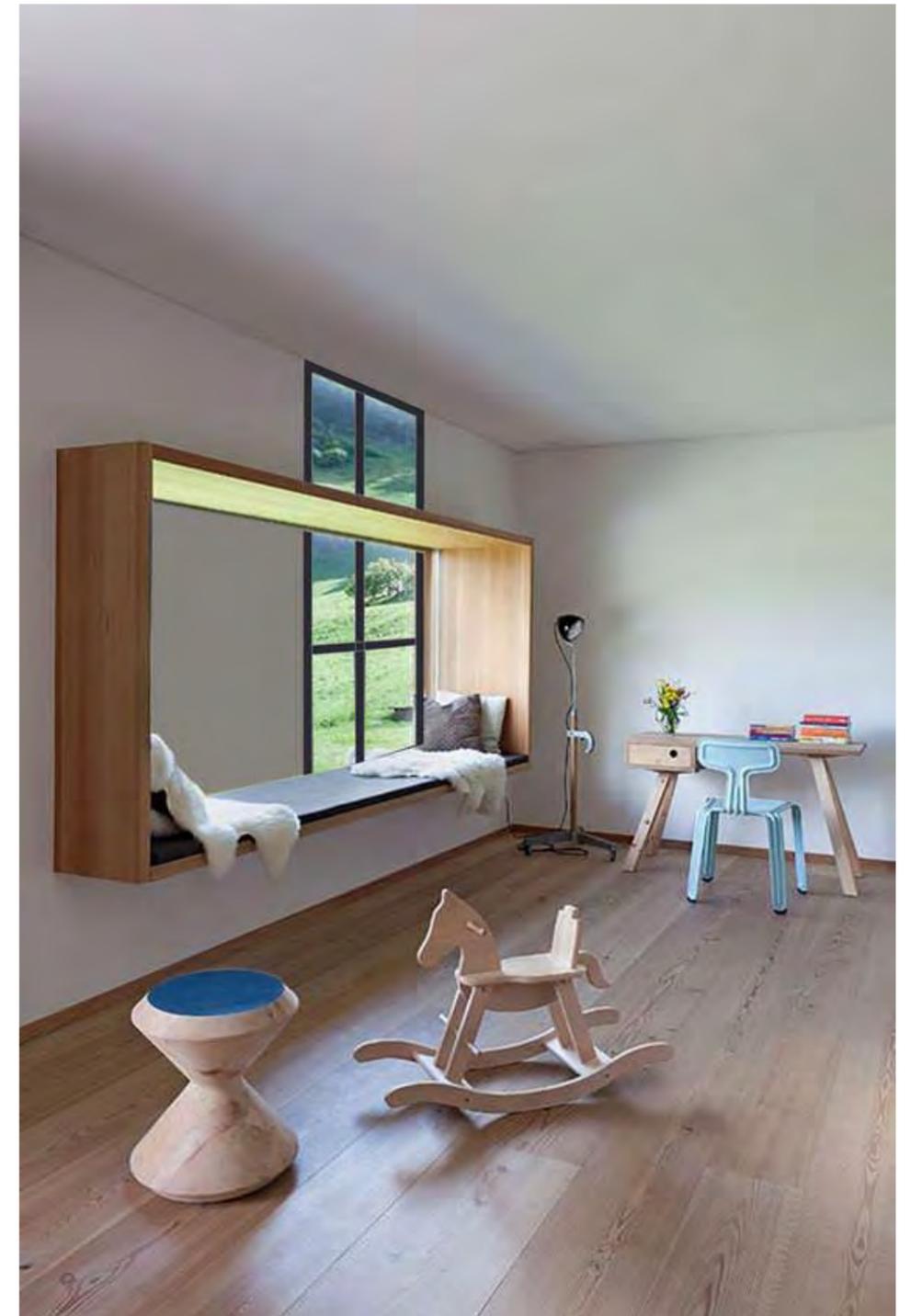
5_ MASTERPLAN - SHORT TERM GOALS



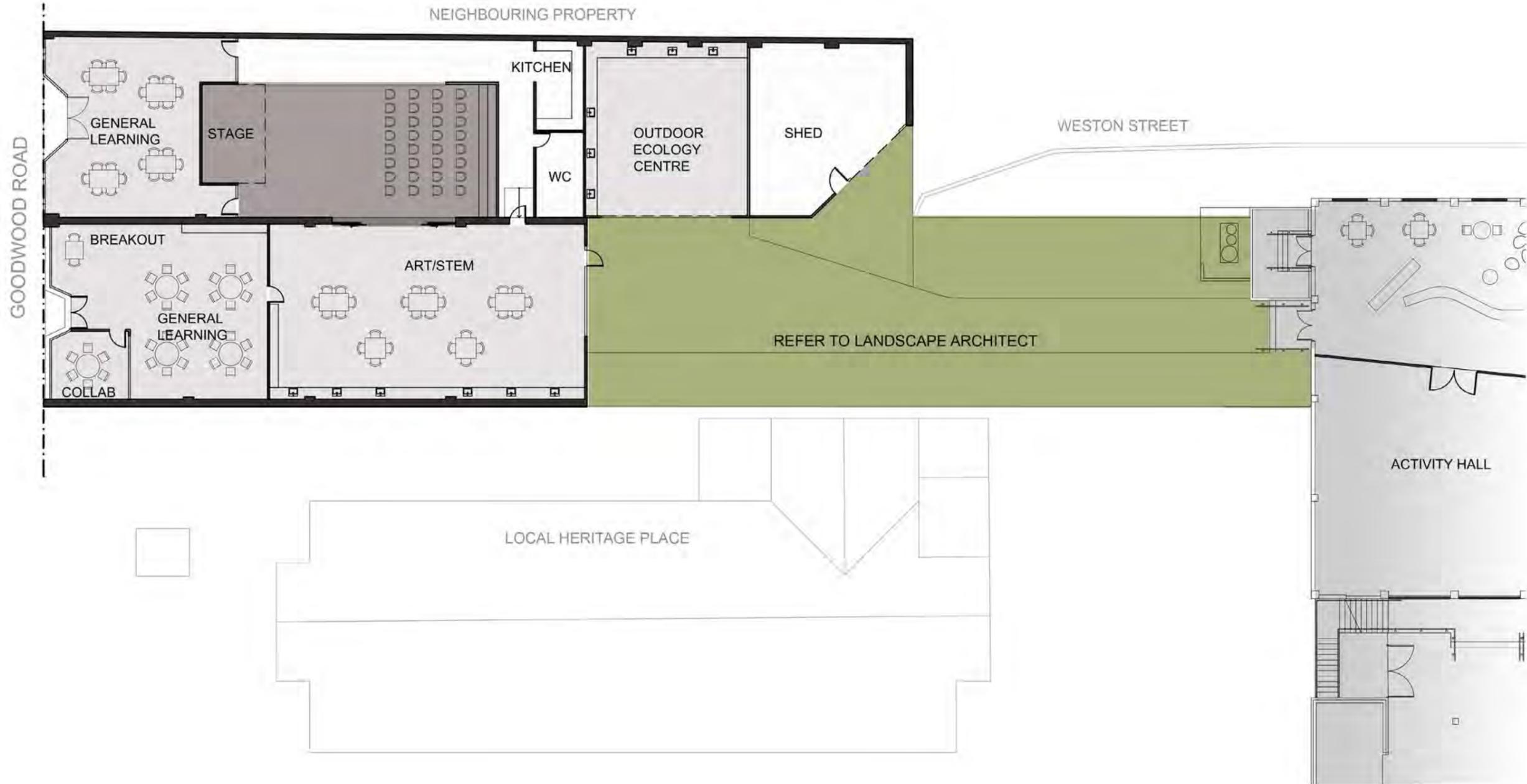
WESTON STREET NORTHERN WINDOWS (OPTION 02)



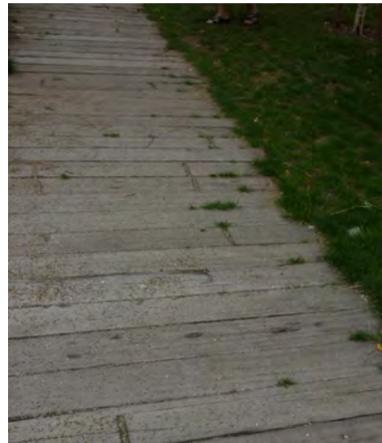
WESTON STREET NORTHERN WINDOWS (OPTION 03)



5_ MASTERPLAN - SHORT TERM GOALS



5_ MASTERPLAN - SHORT TERM GOALS



03



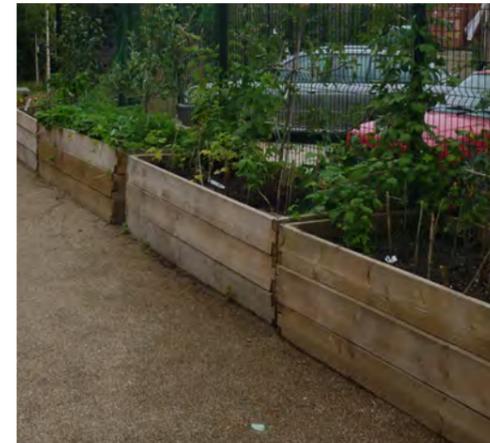
07



06



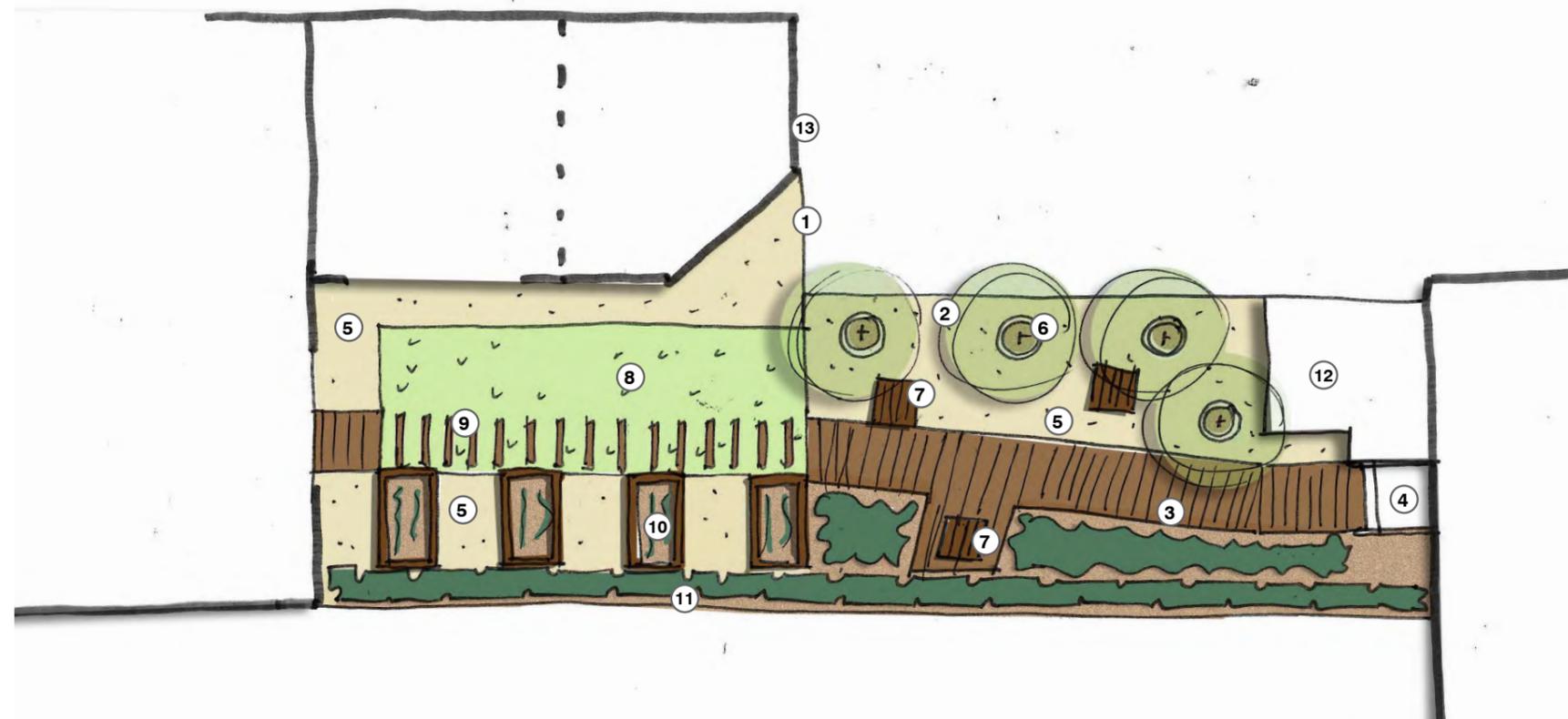
09



10



13



- ① Entrance & signage
- ② Boundary fence
- ③ Timber sleeper access path
- ④ Existing steps
- ⑤ Compacted quarry fines
- ⑥ Fruit trees in large planters (movable)
- ⑦ Timber sleeper seating boxes
- ⑧ Turf
- ⑨ Sleepers in turf
- ⑩ Raised planter veg garden
- ⑪ Screen hedge to boundary
- ⑫ Existing services infrastructure
- ⑬ Art work to shed

GOODWOOD ROAD PROPERTY - GROUND FLOOR COURTYARD

PRECEDENTS - COURTYARDS



01



02



03



04



05



06



07



08



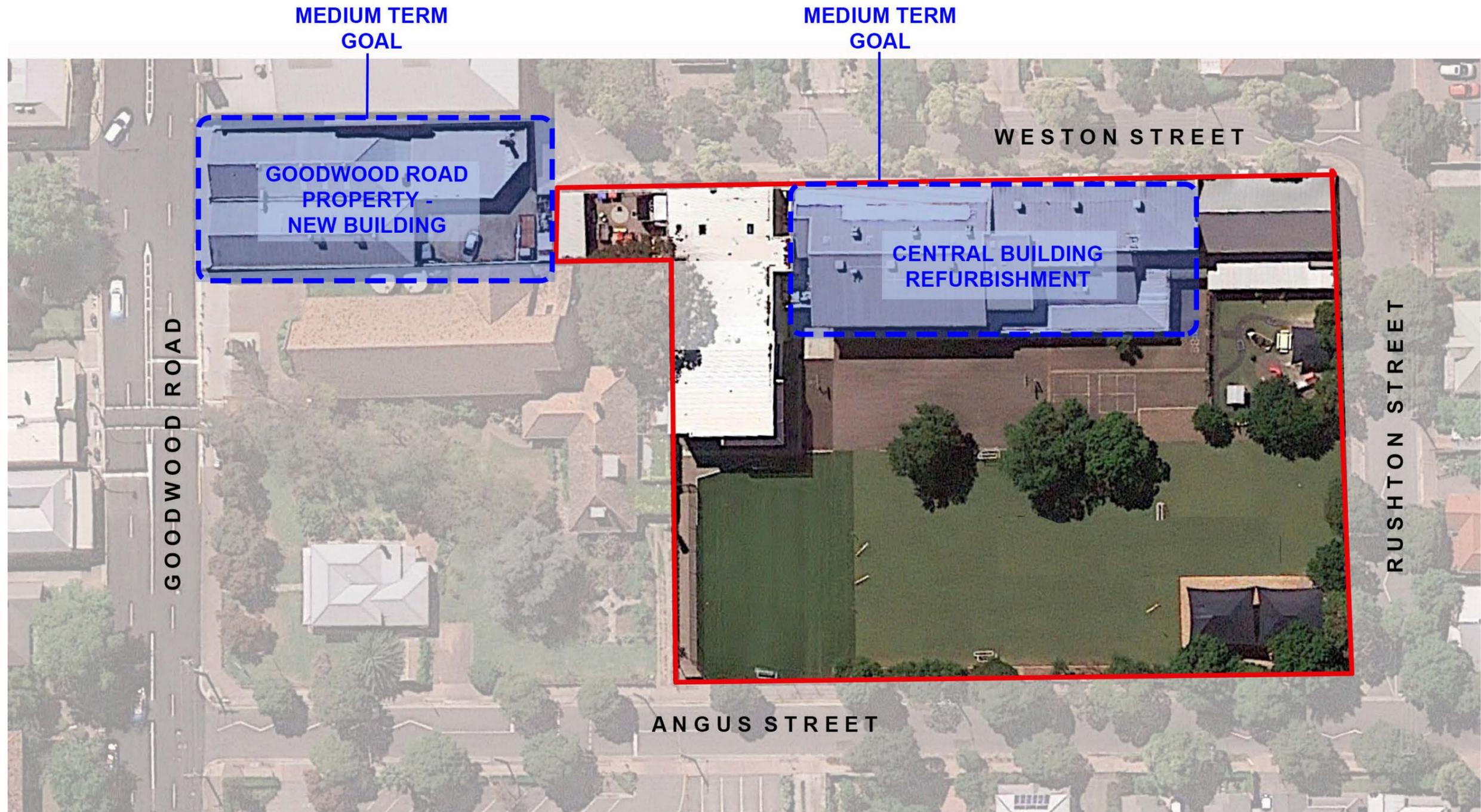
09



10

- ① Outdoor dining/classroom
- ② Hanging pots & outdoor classroom
- ③ Shade trees & seating walls
- ④ Timber deck, seating wall & shade tree
- ⑤ Outdoor furniture
- ⑥ Movable furniture
- ⑦ Seating walls
- ⑧ Outdoor blackboard, timber seating walls
- ⑨ Raised vegetable garden
- ⑩ Elevated shade & congregation

5_ MASTERPLAN - MEDIUM TERM GOALS

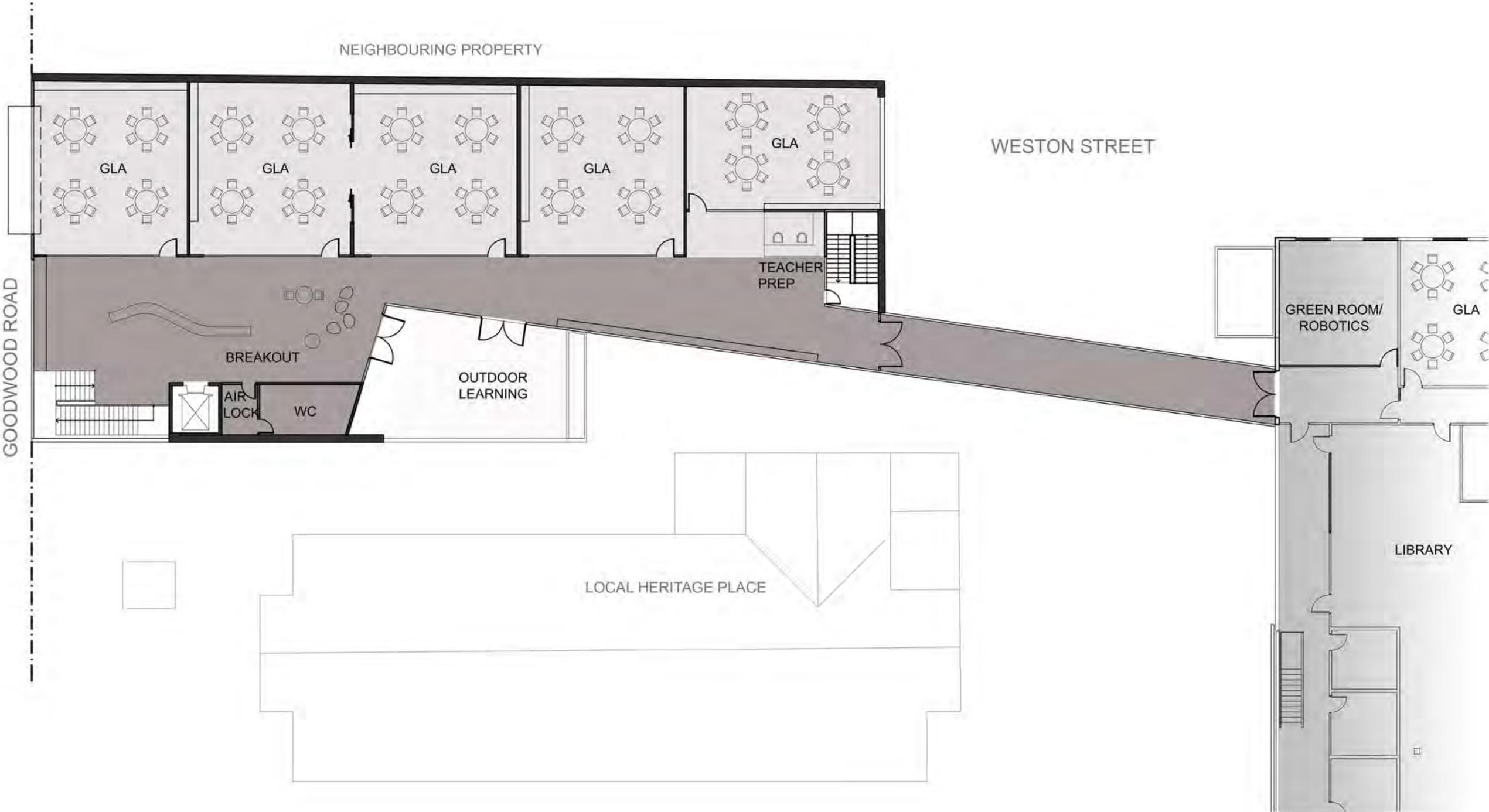


5_ MASTERPLAN - MEDIUM TERM GOALS



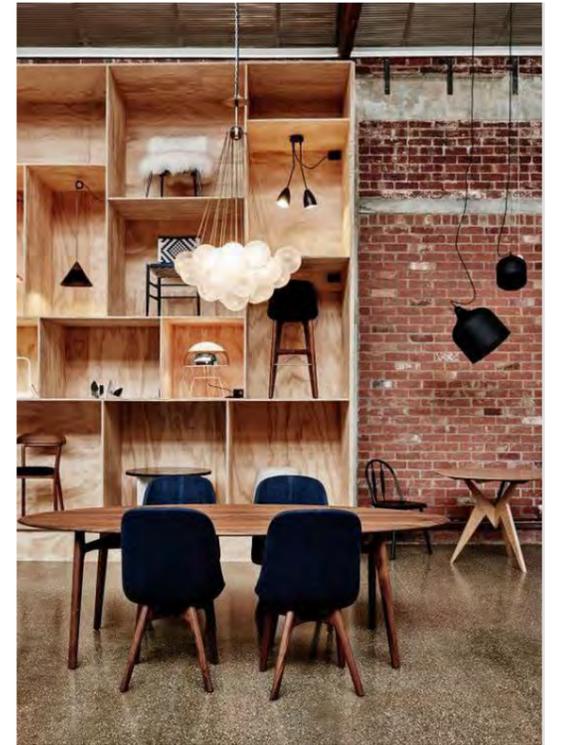
GOODWOOD ROAD PROPERTY - NEW BUILDING (GROUND FLOOR)

5_ MASTERPLAN - MEDIUM TERM GOALS



GOODWOOD ROAD PROPERTY - NEW BUILDING (FIRST FLOOR)

PRECEDENTS



5_ MASTERPLAN - MEDIUM TERM GOALS



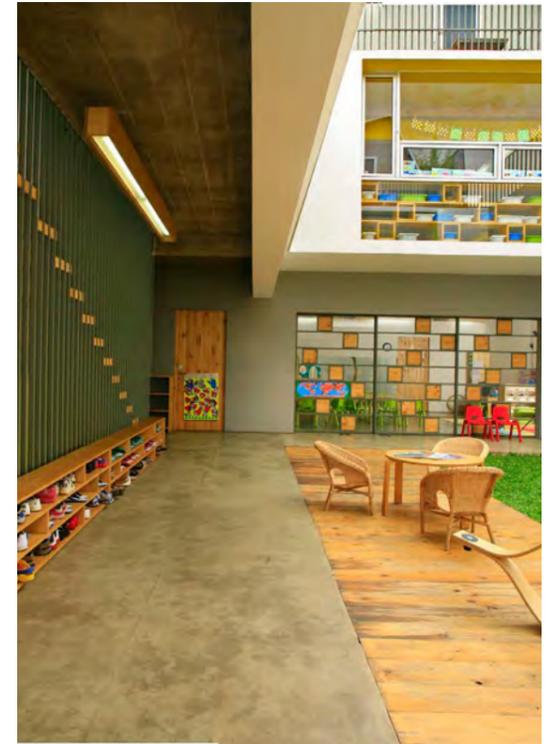
CENTRAL BUILDING - REFURBISHMENT (GROUND FLOOR)

5_ MASTERPLAN - MEDIUM TERM GOALS

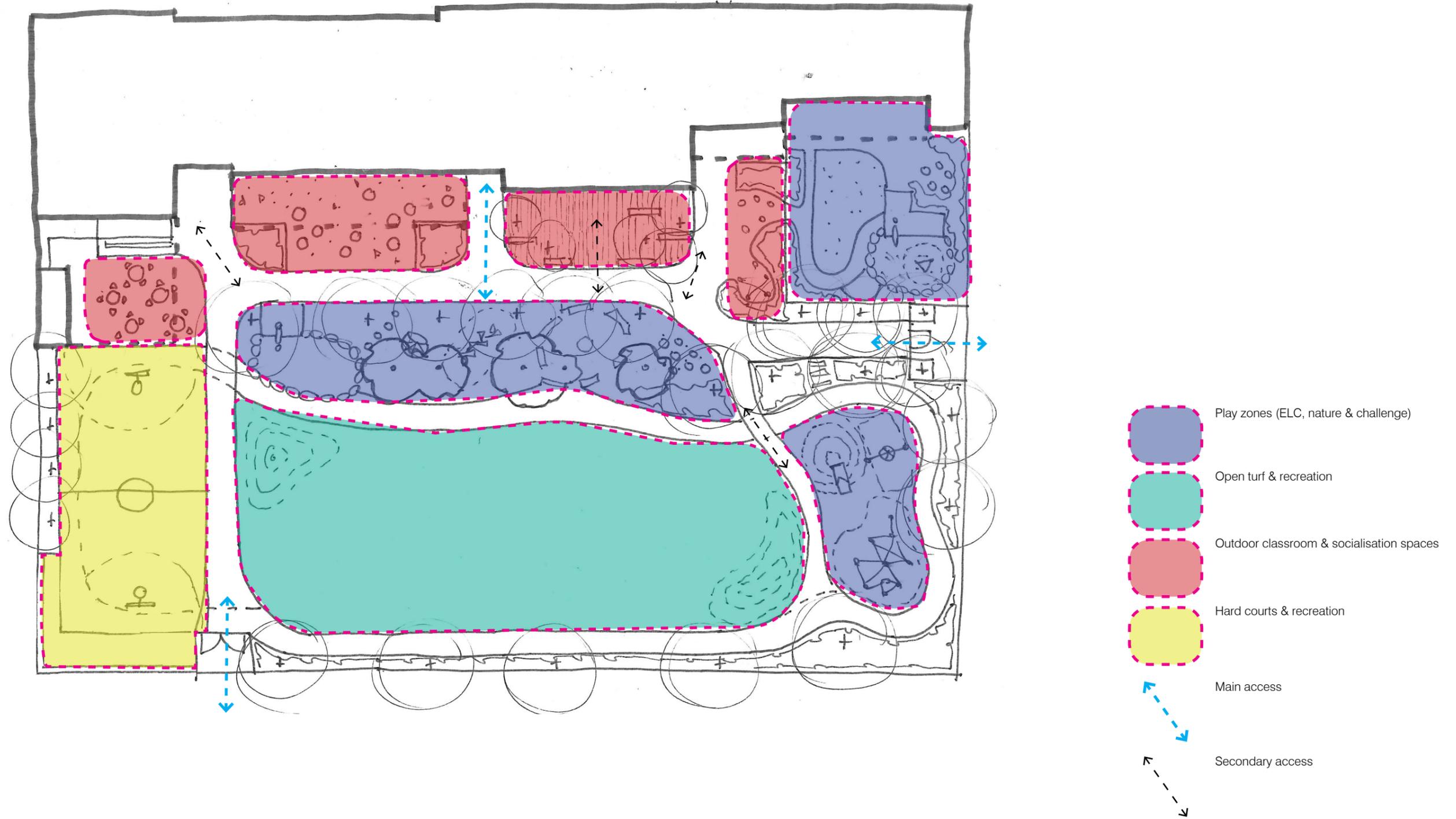


CENTRAL BUILDING - REFURBISHMENT (FIRST FLOOR)

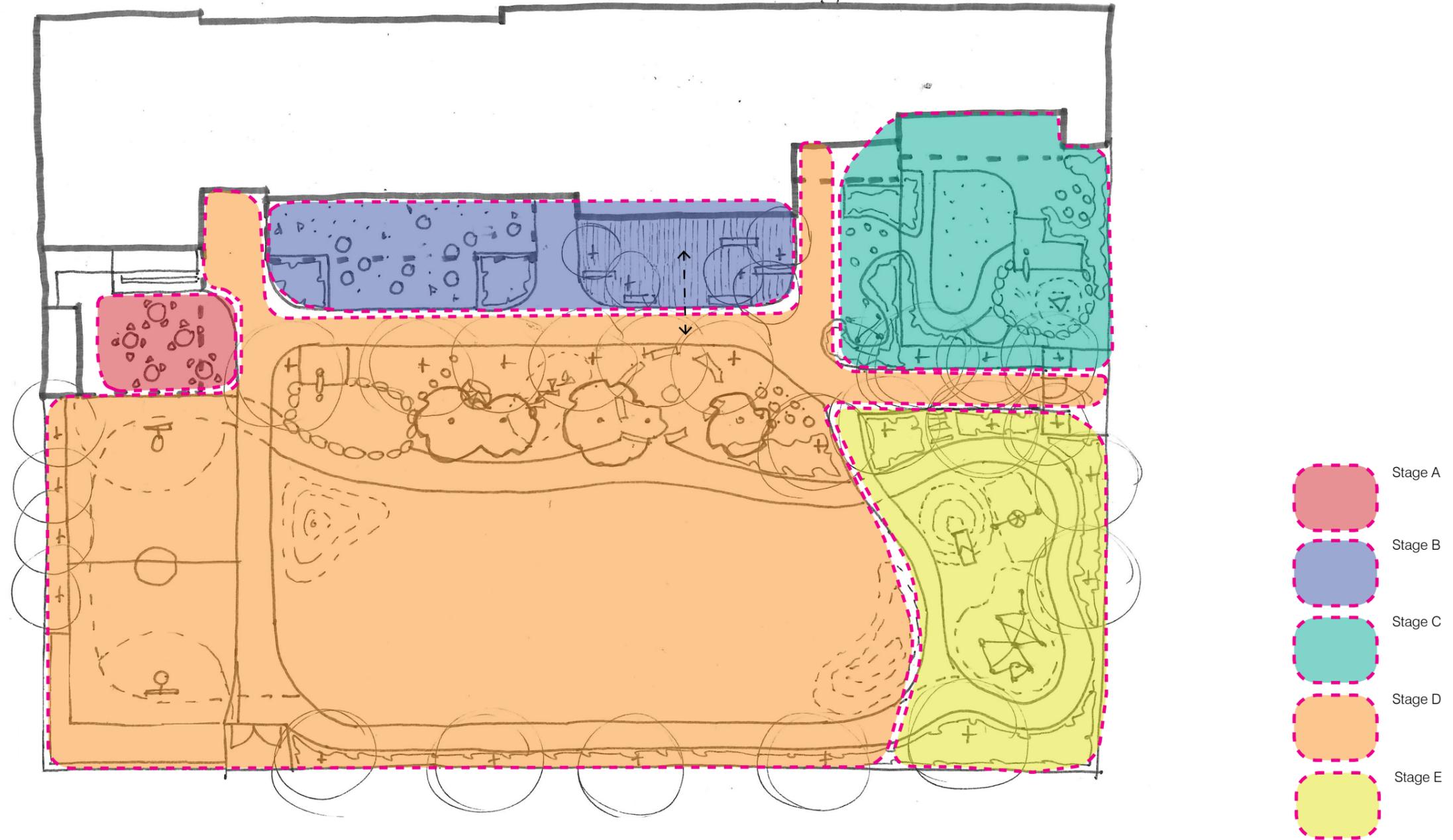
PRECEDENTS



5_ MASTERPLAN - MEDIUM TERM GOALS - LANDSCAPE



5_ MASTERPLAN - MEDIUM TERM GOALS - LANDSCAPE



PRECEDENTS - NATURE PLAY



01



02



03



04



05



06



07



08



09

- ① Sculpture & place making
- ② Digging patch
- ③ Cubby & making/building
- ④ Water play
- ⑤ Native planting & timber steppers

- ⑥ Elevated sand tray & sand pit
- ⑦ natural surfaces, timber inlay & deck
- ⑧ Balance & natural play elements
- ⑨ Shaded outdoor classroom, occasional furniture
- ⑩ Gathering space, seating alcove

PRECEDENTS - PRESCHOOL & GREEN FACADES



01



02



03



04



05



06



07



08



09



10

- ① Growing plants
- ② Digging patch
- ③ Water play
- ④ Trike track
- ⑤ Loose parts

- ⑥ Climbers on wires to facade
- ⑦ Pergola with climbers
- ⑧ Raised planters & vertical greening
- ⑨ Self clinging climbers to facade
- ⑩ Terraced timber planters to facade

PRECEDENTS - CHALLENGE PLAY



01



02



03



04



05



06



07

① Elevated climb

② Elevated timber platform, slide, bridge

③ Rope climb, elevated timber platform

④ Rope balance

⑤ Rock & log mound

⑥ Basket swing

⑦ Tunnel

PRECEDENTS - SPORTS & RECREATION



01



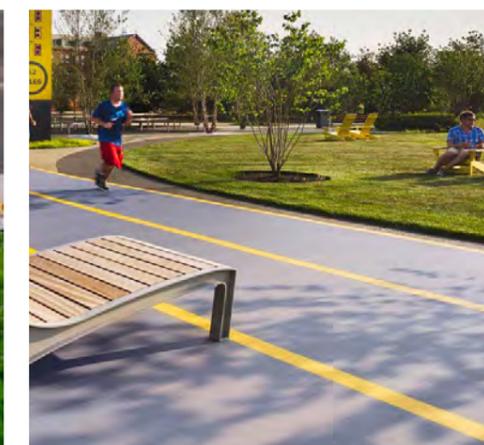
02



03



04



05



06



07



08

- ① Open turf & recreation lawn
- ② Muli purpose courts
- ③ Muli purpose courts
- ④ Art & sports surface integration

- ⑤ Exccercise track
- ⑥ Ball wall
- ⑦ Turf activation
- ⑧ Lawn mounds

5_ MASTERPLAN - MEDIUM TERM GOALS - LANDSCAPE (MAIN SITE)



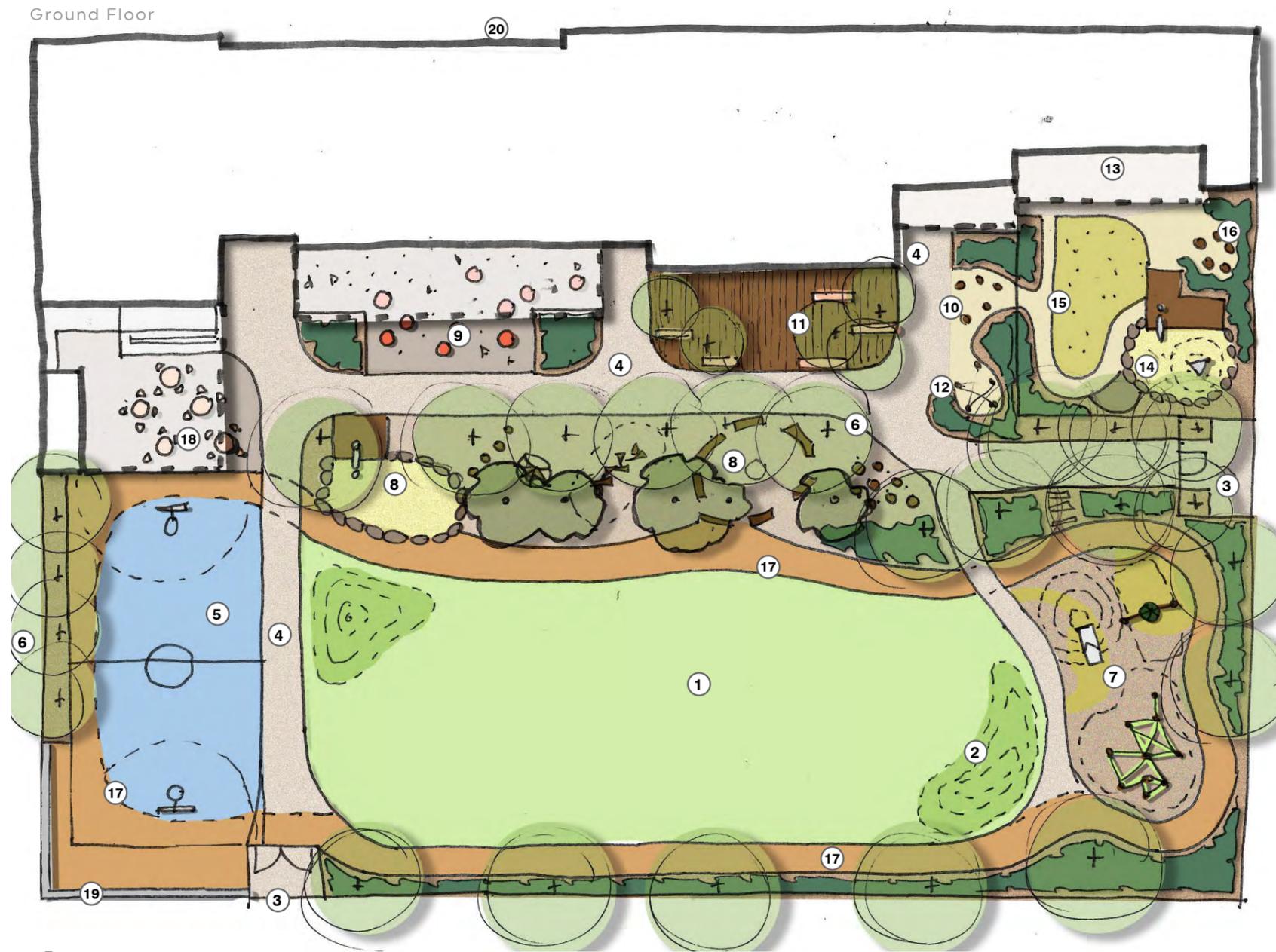
A sense of arrival to the school is created through a new recess entrance alcoves on Angus and Rushton Streets, clearly leading visitors to main reception along a tree lined avenue.

The open space has been reconfigured to create a series of outdoor learning and socialisations spaces along the southern building facade, capitalising on the shaded verandahs overhead. These smaller congregation areas connection through to the nature play situated beneath the existing tree grove, with opportunities for creative and imaginative play with sand, water, building and making.

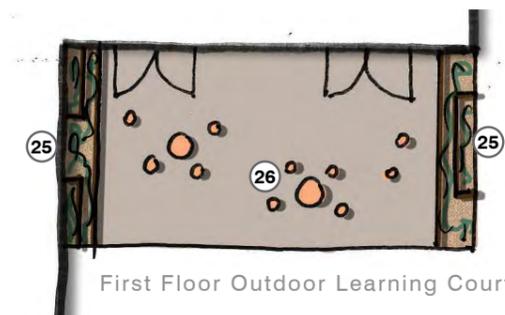
Sports and recreation has been reconfigured and integrated with a multi-purpose court to the western with a ball wall to the street edge. A hard surface exercise track links around the open turf area and turf mounds, connecting all of the open space and providing accessibility for all.

Challenging play is located towards the eastern aspect, with climbing, sliding, swinging and balancing.

Natural materials and surfaces predominated the preschool garden, with a timber deck, water and sand play, digging patch and a connecting trike track. Seating nodes adjacent the eastern boundary create opportunities for connection to the primary school students.



- ① Open turf & recreation lawn
- ② Turf mounds
- ③ Entrance gates & recessed fence
- ④ Main access pathway (3.0m)
- ⑤ Multi-purpose court
- ⑥ Tree avenue
- ⑦ Challenge play, slide, fort, climbing
- ⑧ Nature play water, sand, seating logs, balance
- ⑨ Shaded outdoor classroom, occasional furniture
- ⑩ Gathering space, seating alcoves
- ⑪ Outdoor classroom, deck, seating walls & trees
- ⑫ Timber post cubby
- ⑬ Verandah covered courtyard ELC
- ⑭ ELC water, mud & sand play
- ⑮ ELC trike track, softfall
- ⑯ ELC seating alcove & screen planting
- ⑰ Exercise track
- ⑱ Outdoor class room, canteen dining
- ⑲ Ball sports wall & wayfinding entrance signage
- ⑳ Planters & climbers to window seats
- ㉑ Raised planters with tensioned cables & climbers
- ㉒ Timber seating
- ㉓ Art/display walls
- ㉔ Hanging pots
- ㉕ Vertical timber green layered wall
- ㉖ Movable furniture



5_ MASTERPLAN - MEDIUM TERM GOALS - LANDSCAPE



The performing arts courtyard focuses on an extension of the outdoor ecology centre into the adjacent open space, with a series of outdoor classrooms providing both educational and socialisation spaces.

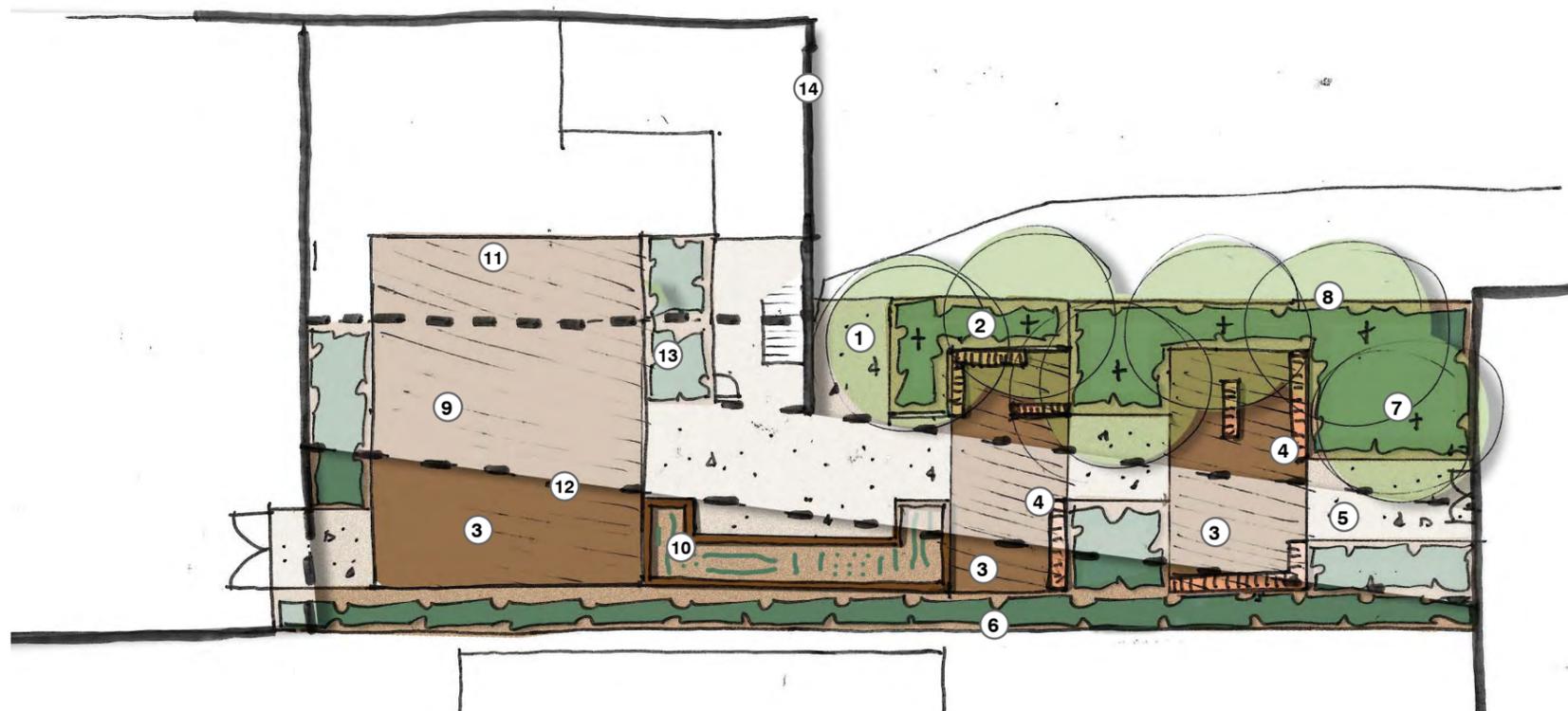
A new entrance from Weston Street is enhanced with signage and a recessed fence, planted with trees and under-story plantings to create a sense of arrival and greening to the street.

A large timber deck in the western courtyard connects internal and external learning areas and creates space for whole class congregation. The eastern decks are framed with seating walls and provide smaller congregation nodes for outdoor learning, and are frame with small deciduous trees for afternoon shade.

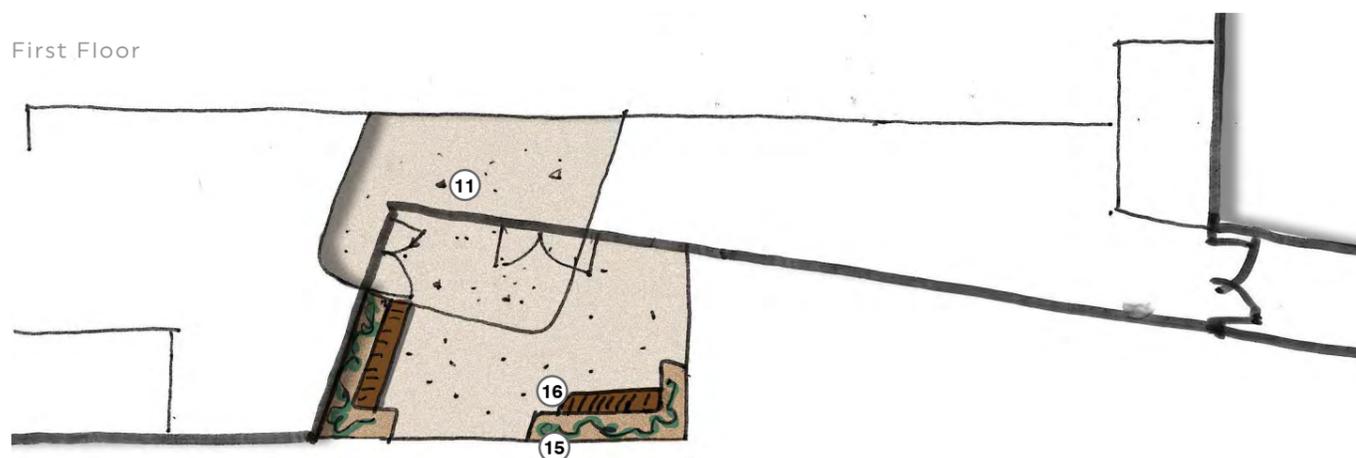
A central path connects the buildings with a screen hedge to the southern boundary and a raised planter for productive gardening.

The first floor courtyard connects the upper floor visually with the garden below and an provides additional opportunity for outdoor learning. Raised planters with vertical cables and climbers create a green veil to the edges and integrate built in seating, leaving the central space open for occasional furniture. Continuation of surface treatments inside and out assist with the transition externally.

Ground Floor



First Floor



- ① Entrance & signage
- ② Boundary fence set back & street greening
- ③ Timber deck courtyard
- ④ Seating walls
- ⑤ Ramped access path
- ⑥ Screen hedge to boundary
- ⑦ Fruit trees & under-story planting
- ⑧ Permeable boundary fence
- ⑨ Outdoor classroom, occasional furniture
- ⑩ Raised planter veg garden
- ⑪ Ground surface transition internally
- ⑫ Overhead walkway
- ⑬ Shade tolerant plants
- ⑭ Storage shed roller door access
- ⑮ Raised planters with climbers on tensioned wire
- ⑯ Built in seating benches

GOODWOOD ROAD PROPERTY - PERFORMING ARTS COURTYARD & ROOF TERRACE

5_ MASTERPLAN - LONG TERM OPTION



NEW ADMINISTRATION & CANTEEN BUILDING

5_ MASTERPLAN - FUTURE ACQUISITIONS

5.4 LONG TERM OPTION

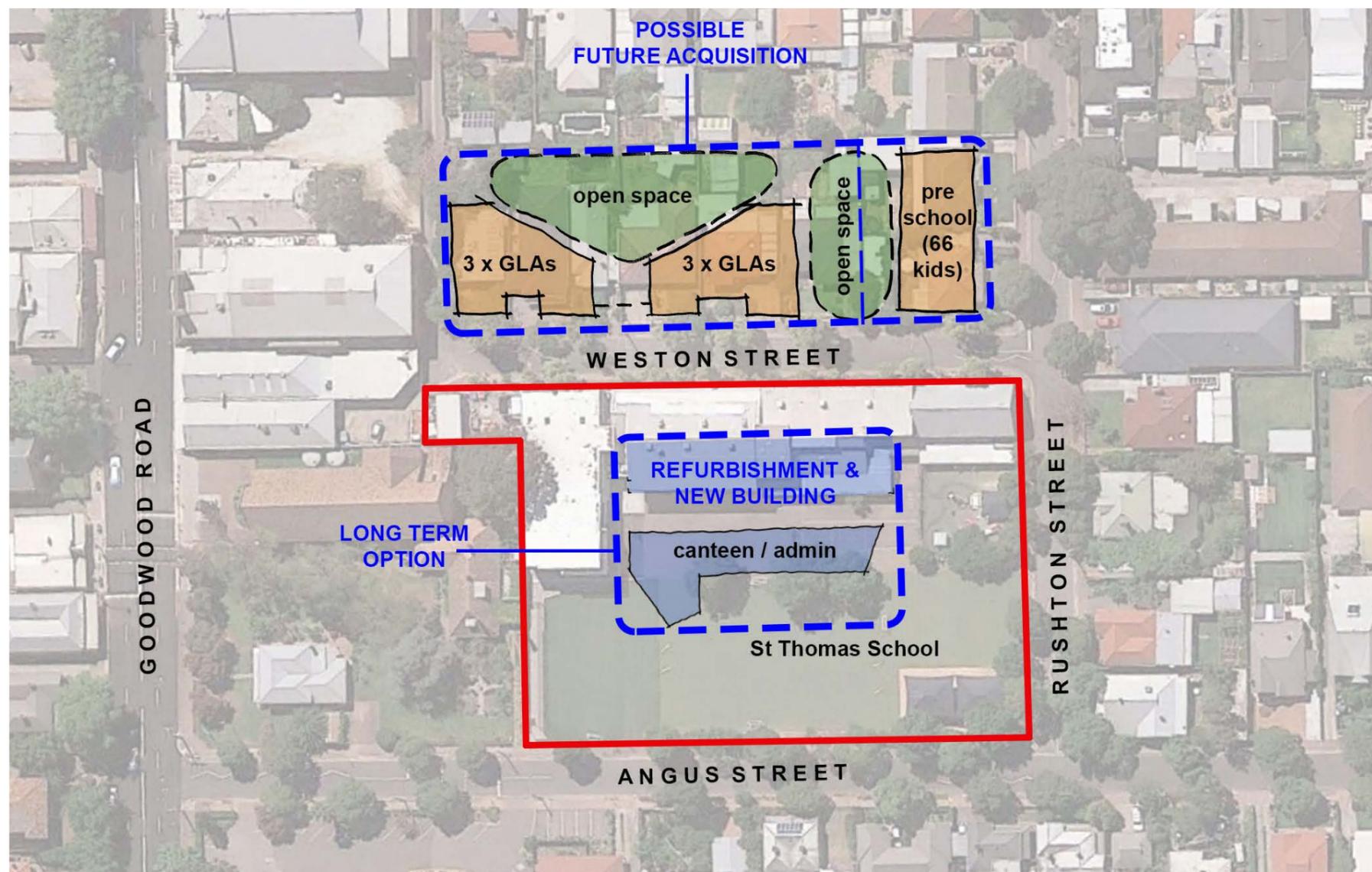
An option for the long term is for the School to address its wayfinding issues to the front Administration area by creating a new complementary building that can act as the 'Front-of-House' to the parents and community. The position of the building allows for additional classrooms in the Central Building to be created, with more undercover outdoor classrooms. It is also proposed that the new building accommodate a larger canteen facility, located to link in to the existing undercroft area for children during breaktimes.

5.5 FUTURE ACQUISITION

- WESTON STREET PROPERTIES

If the School were to acquire properties on the north side of Weston Street, the land could accommodate a new 66-children Pre School and associated outdoor play space, and 6 additional General Learning Areas for a Junior Primary School.

There are 6 properties facing Weston Street and 2 properties facing Rushton Street. If the 2 properties facing Rushton Street were acquired only, this space could accommodate a Pre-School for 40 children with the associated outdoor play space.



5_ MASTERPLAN - FUTURE ACQUISITIONS

5.6 FUTURE ACQUISITION - ANGLICAN CHURCH PROPERTIES

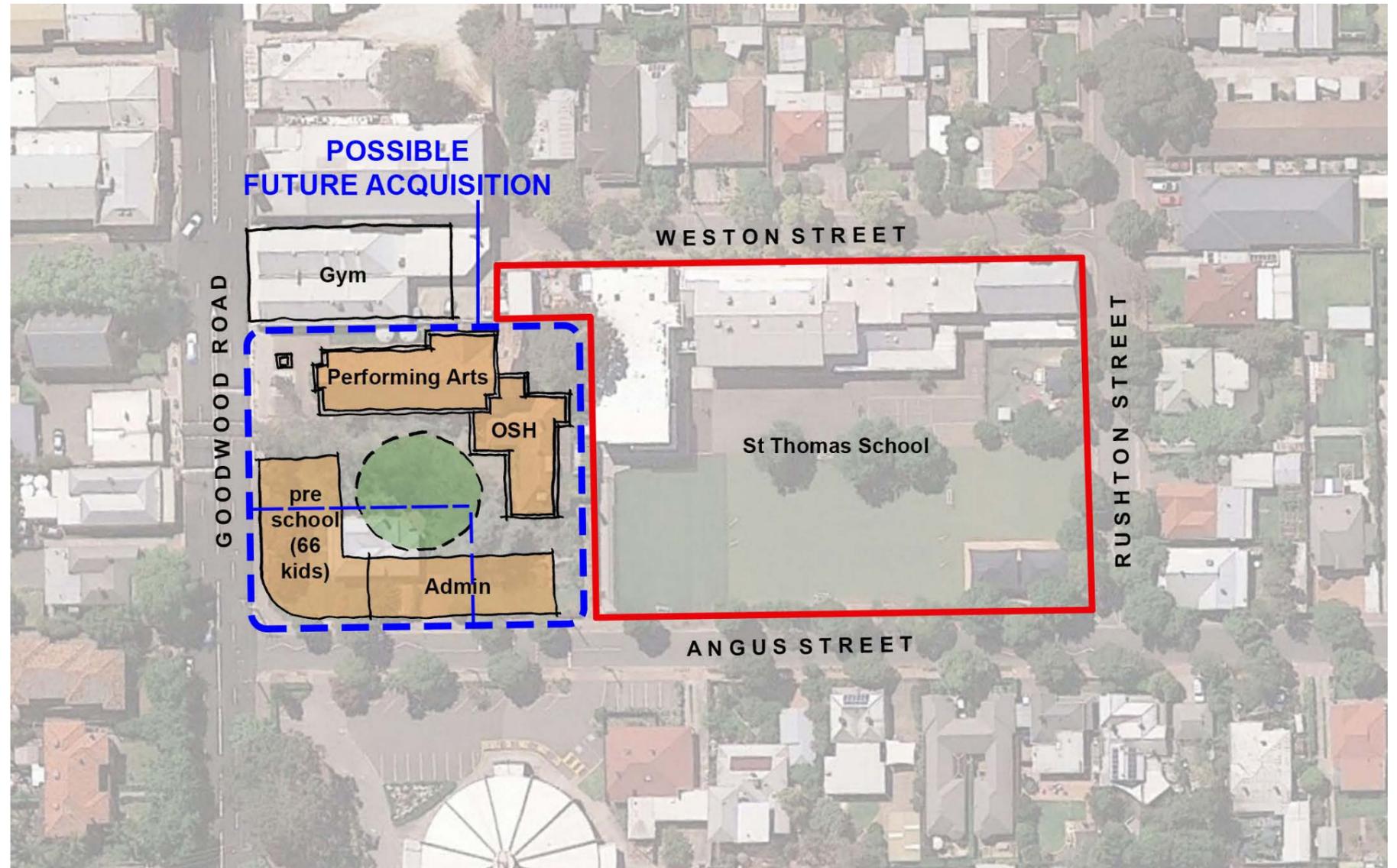
If the School were to acquire the Anglican Church properties, the land could accommodate a new 66-children Pre School and associated outdoor play space.

To address wayfinding issues and create 'front-of-house' presence and identity, a new Administration block could also be created on the land facing Angus Street.

Any new structure would create additional branding and identity opportunities when viewed from Goodwood Road.

There are 2 parcels of land - one includes the Local heritage listed church building and rectory, with the State heritage listed memorial located facing Goodwood Road. As there are elements of the church building that are included in the heritage listing, its reuse options would need to be carefully considered. There may be opportunity to refurbish the local heritage places for a new Performing Arts and Out of School Hours facility.

The second parcel of land includes a small villa residence, located at the corner of Goodwood Road and Angus Street, which has been confirmed by Council to have no heritage protections. There may be opportunity to demolish this building to allow for a greater use of the corner site and capitalise on its presence along Goodwood Road.



6_ MASTER PLAN - COSTINGS

QUICK WINS & SHORT TERM GOALS		MEDIUM TERM GOALS		LONG TERM GOALS & FUTURE ACQUISITIONS	
GOODWOOD ROAD PROPERTY REFURBISHMENT	\$ 1.38 million+GST	GOODWOOD ROAD PROPERTY - NEW BUILDING	\$ 7.6 million +GST	NEW ADMINISTRATION & CANTEEN	\$ 3.2 million +GST
NORTHERN WINDOWS • OPTION 01 • OPTION 02 • OPTION 03	\$ 204,000 +GST	LANDSCAPE - MAJOR WORKS TO ECOLOGY COURTYARD	\$ 250,000 +GST	FUTURE ACQUISITION: WESTON STREET PROPERTIES • POSSIBLE NEW EARLY LEARNING CENTRE • POSSIBLE NEW JUNIOR PRIMARY • ASSOCIATED OUTDOOR PLAY AREA	\$ 5.6 million +GST (excludes land purchase)
	\$ 126,000 +GST	CENTRAL BUILDING REFURBISHMENT - GROUND FLOOR	\$ 1.4 million +GST		
	\$ 104,000 +GST	CENTRAL BUILDING REFURBISHMENT - FIRST FLOOR	\$ 4 million +GST		
LANDSCAPE - MINOR WORKS TO ECOLOGY COURTYARD	\$ 75,000 +GST	LANDSCAPE • UNDERCROFT & DINING AREA • OUTDOOR LEARNING DECKS • PRESCHOOL PLAY ZONE • COURTS, RUNNING TRACK, OPEN TURF • CHALLENGE PLAY & FORT AREA	\$ 89,000 +GST \$ 610,000 +GST \$ 343,000 +GST \$ 666,000 +GST \$ 320,000 +GST	FUTURE ACQUISITION: ANGLICAN CHURCH PROPERTIES • NEW GYM TO GOODWOOD ROAD PROPERTY • REFURBISH CHURCH FOR PERFORMING ARTS • REFURBISH RECTORY FOR OSH • ASSOCIATED OUTDOOR PLAY AREA	\$8.6 million +GST (excludes land purchase)

* Summary from Heinrich Consulting. Costs are indicative only, based upon early concepts. Further design, investigation and costing is required prior to establishing a firm estimate. Prices include fees and contingencies. Refer separate cost estimate for additional breakdowns and assumptions.



6_ MASTERPLAN - GOODWOOD ROAD PROPERTY REFURBISHMENT ASSUMPTIONS

ELEMENT	ASSUMPTIONS
BUILDING WORK	
GOODWOOD ROAD PROPERTY REFURBISHMENT	
Minor Demolition	Assumes a higher rate of minor demolition to front office rooms, and a lower rate to the rear warehouse area
Minor Structural Works	Assumes a new concrete floor to the toilet area (needs reconfiguration for DDA toilet) plus a new lintel over the large openings between the 2 tenancies (location tbc)
Revisions to external doors / windows	New openings to rear of warehouse, ecology centre
Internal walls, doors, screens	Have deleted sliding doors – assumes only 1 x double door between Art / STEM and Performing Arts and 1 x double door between front GLAs
Wall finishes	Painting, plus making good around new openings
Floor finishes	Includes carpets to GLAs, vinyl or concrete sealer to STEM, minor tiling to wet areas, minor floor sanding to existing timber floor in new performing arts, skirtings and entry mats
Ceilings	Make good existing ceiling to front GLAs, new acoustic ceilings to Art / STEM and Performing Arts (the spaces will not be workable / useable without this treatment) No ceiling required to Ecology area or rear shed.
Joinery	GLAs – minor storage, pinboards, whiteboards Reduce STEM / Arts to 3 x sinks and associated wet benches Reduce Ecology Centre to 3 x sinks and associated wet benches (outdoor grade) Kitchenette – just for staff teas and coffees, lunches - sink and dishwasher, bar fridge Toilets – minor joinery, grab rails, mirrors etc Performing Arts – ply stage, fixed bench seating (2 benches only). No stage lighting, no rigging, no curtains.

ELEMENT	ASSUMPTIONS
BUILDING WORK	
GOODWOOD ROAD PROPERTY REFURBISHMENT	
Plumbing	3 x points in ART / STEM, 3 x points in Ecology, 4 points in Kitchen / WC. New silt trap for Art / STEM.
Electrical	Assumes all new electrical is required
AV/ Special services for Performing Arts	Allowance for any lighting, AV, rigging – minor allowance – to be confirmed by School
Fire	Extinguishers, smoke detection
Air Conditioning & Mechanical	Minor adjustments to existing air conditioning in front GLAs, new fresh air / mechanical treatments to remaining space (ie. fresh air BCA upgrades to existing warehouse spaces to accommodate 30 students per room)
External Painting	Allowance for painting to front façade only
Minor external works	Excluded, See Project L1
Roof & Other external	Assumes no works to roof are required, there is no leaking etc. Assumes no salt damp to walls (none evident upon inspection), no crack repairs or underpinning. Assumes no termite repairs to floors etc.



CENTRAL BUILDING - NEW BALCONIES & WAYFINDING CUES



GOODWOOD ROAD PROPERTY - NEW 2-STOREY BUILDING FOR PERFORMING ARTS & GENERAL CLASSROOMS

