

St. Patrick's Catholic Primary School, Ballarat

Master Plan & Catholic Capital Grant Application 2020

Master Plan and Concept Plans



Incorporating Revisions C & D: Revised Scope Stage 1, Updated Cost Estimate

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REVISION C [DATED 25 JUNE 2019]: REVISED SCOPE FOR STAGE 1, COMPRISING

- New Multipurpose Hall and Refurbishment to adjoining rooms (ex residence)
- Creation of F/1 Learning Spaces within the original Multipurpose Hall

Main Building

- Refurbishment of staff lounge and administration areas
- Refurbishment of Library
- Refurbishment of Entry lobby
- Refurbishment of 2No. GPC 1 & 2

There are no changes to the overall scope of the Master Plan.

Paul – Y2 Architecture.

REVISION D [DATED MARCH 2020]:

- Updated Cost Plan prepared by Wilde & Woollard
- Updated Masterplan Brief prepared by St. Patrick's Parish Primary School, Ballarat

There are no changes to the overall scope of the Master Plan.

David – Y2 Architecture.

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1. Catholic Education Office, Ballarat:

"The Catholic Education Office is committed to Catholic schools which are founded in the person of Jesus Christ and the Gospels and committed to the development of the whole person. The Catholic Education Office oversees a system of 52 primary schools and 11 secondary schools throughout the Diocese."

2. St. Patrick's Vision Statement:

Our Motto:

To Love is To Serve

Our Vision Statement:

St Patrick's is a nurturing Christian community that inspires learning and achievement, acceptance and equality in a child safe school environment.

Our Mission Statement:

For our children, families and staff to live the Christian Message of Love through –

- *Faith – By living Christian values in the Christian tradition.*
- *Learning & Achievement – By creating educational opportunities for all members of the school community to work towards their full potential.*
- *Acceptance & Equality – By providing a just and caring environment in which all individuals are valued and respected; where each person has a sense of self-worth and achievement.*
- *Community – By building a strong sense of belonging, based on partnerships between home, school, parish and local community.*

Our Commitment to Diversity:

All members of our school community will endeavour to promote awareness of cultural, religious, gender and political diversity. We seek opportunities to foster inclusiveness for all people and to promote the dignity of the human person. Our policies and programs will acknowledge the rich diversity of Australian culture and we will embrace each member of our school community regardless of ability, belief, gender affiliation or practice.

Our Commitment to Child Safety:

All students enrolled have, and any child visiting has a right to feel safe and to be safe. The wellbeing of children in our care will always be our first priority. We have zero tolerance for child abuse and we will create a child safe and child friendly environment where children are safe and free to enjoy life to the full without any impediments to their safety.

Appendix

1. Master Plan & Schematic Drawings
 - Master Plan Site Plans**
 - MP 001 Existing Overall Master Plan
 - MP 002 Proposed Overall Site Master Plan
 - Stage 1 - 120 Errard Street South + Repurposing of Administration Area.**
 - Ex 001 Existing Floor Plan [120 Errard St]
 - CP 001 Proposed Floor Plan – Stage 1 [120 Errard St]
 - CP 002 Proposed Wall Modifications Plan – Stage 1 [120 Errard St]
 - Stage 1 & 2 - Main Building Refurbishment**
 - Ex 002 Existing Floor Plan [Main Building]
 - CP 003 Proposed Floor Plan – Stage 1 [Main Building]
 - CP 004 Proposed Wall Modifications Plan – Stage 1 [Main Building]
 - CP 005 Proposed Floor Plan – Stage 2 [Main Building]
 - CP 006 Proposed Wall Modifications Plan – Stage 2 [Main Building]
2. Wilde & Woollard Cost Plan – dated March 2020
3. St. Patrick's Parish Primary School – Ballarat. Master Plan Brief – dated March 2020
4. Area Analysis – dated December 2017

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3. Demographic Changes at St. Patrick's.

The St. Patrick's Primary School Community is not experiencing any demographic change. The 2017 Enrolment is currently at 246 Students and the forecast long term enrolment is 250 students. The Master Plan has been prepared on the basis of the long term enrolment of 250 students.

4. Overview of existing School Facilities

The St. Patrick's Primary School Site bridges the residential block between Drummond Street South and Errard Street South. The original School Building occupies the frontage to Drummond Street. The existing facilities comprise three main building areas as described below:

Main Building Wing [Drummond Street South]:

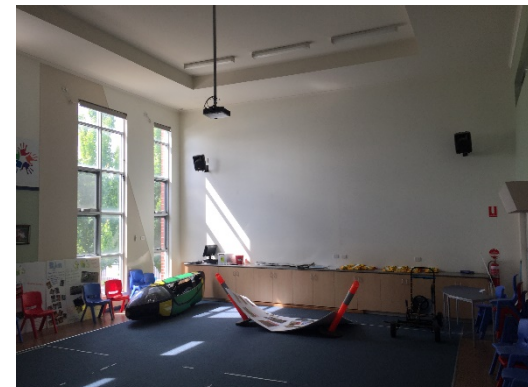
The Main Building comprises the original school building built in 1924 for the then St. Patrick's Christian Brothers as a boys primary school. In 1982 the school became co-educational at the foundation of St. Patrick's Primary School.



Original 1924 School Building.

The original school building comprises traditional learning spaces of red brick construction, rendered internal walls and large Victorian style windows, typical of an educational building from that period in time. Originally, the external corridor connected the 4 main classrooms. This building was later extended to include an additional 4 classrooms enclosing the external corridor.

Various extension have occurred over the last 90 years including the most recent extension comprising the school's administration, multipurpose, two new general learning and the library space occupying the land parcel on the corner of Drummond Street South and Eyre Street. Circa 2012.



Extension to Original Building, circa 2012.



Aerial of Drummond Street South Buildings.

116 Errard Street South:

The School acquired a circa 1930's residential dwelling at 116 Errard Street South. To the rear of this property a later extension was added by the School for their Environmental Program. The original building was refurbished during the Building the Education Revolution under strict heritage controls into the Schools ICT learning space. The ICT Learning space is adequate for the schools needs however it is functionally restricted due to the restraint on maintaining the original residential room sizes as a heritage controls. There is the opportunity to repurpose these smaller spaces to non-core learning or support spaces.



116 Errard Street South Frontage and later rear extension.

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120 Errard Street South:

The School acquired a further residential property at 120 Errard Street South which is distinctly intact Victorian Weatherboard residence, circa 1890. The residence has been internally refurbished in the keeping of a period residence. However internal layout is residential scale and not conducive to classroom learning format. The existing residence is being used for small group exercises including Music, counselling and a confined Staff Lounge area.

The rear section of 120 Errard Street South is a residential lean-to with dilapidated timber shed.

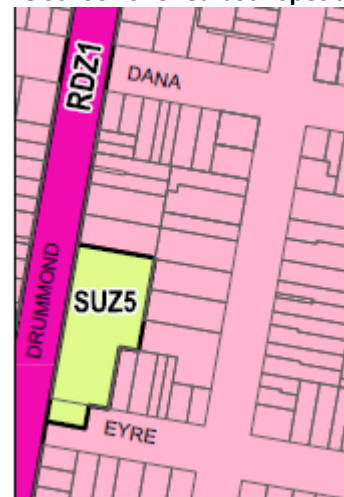
External Landscaping and Features:

The external landscape and features are in good condition with many recent improvements including synthetic activity spaces, play equipment and shade sails.

The School has identified that tan bark softfall at the base of the play equipment is being washed away in extreme weather events. The intention is to replace this with synthetic softfall and improve the localised drainage in this area.

5. Statutory Planning and Encumbrances

The School is zoned both Special Use Zone [SUZ5] and General Residential Zone [GRZ1]

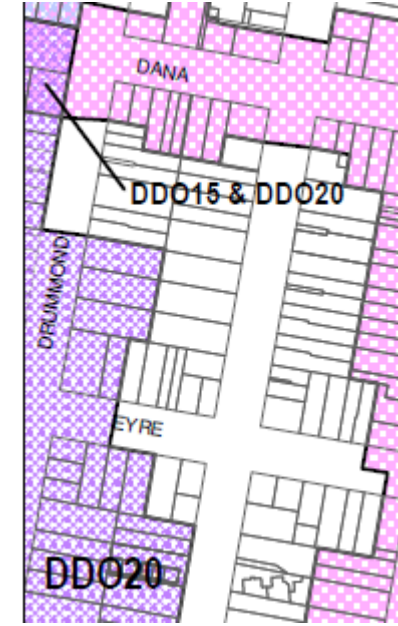


The following Planning Controls apply to the school:

HO: Heritage Overlay [HO168]



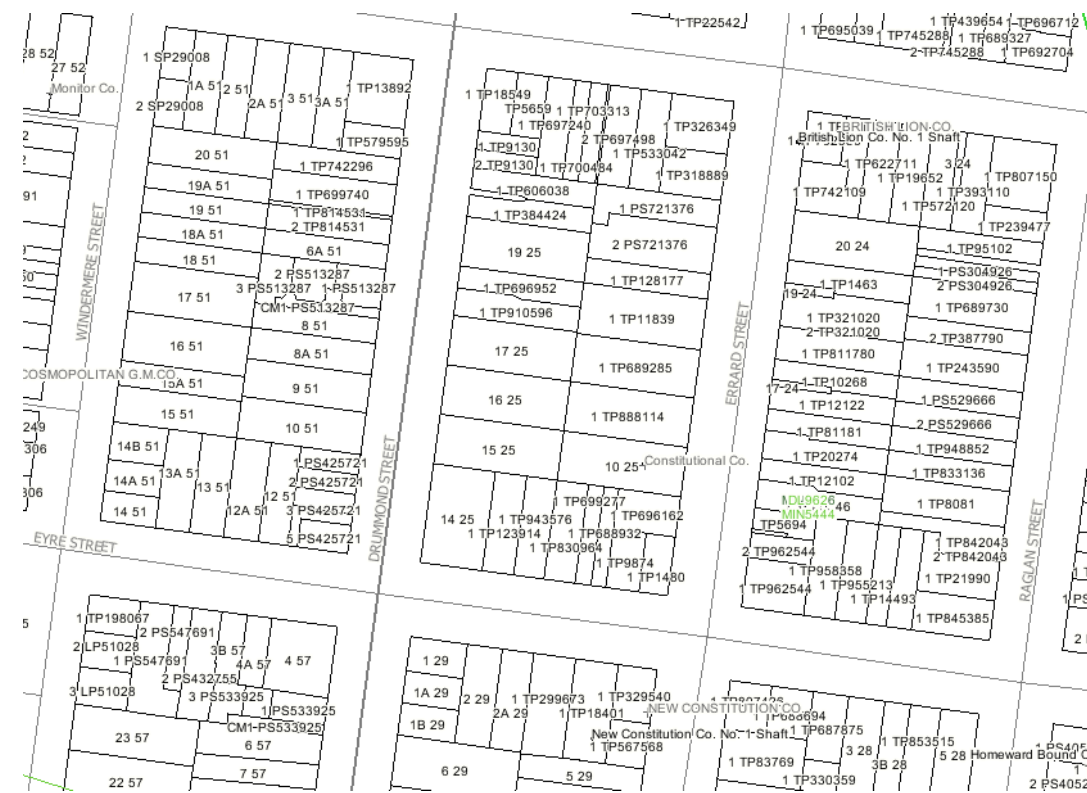
DDO: Design Development Overlay [DDO20]



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Former Mines:

118 Errard Street South has been identified on the GeoVic website to have had former mining activity, namely by the mining company Constitutional Co. No information on this mine is available. The area is currently occupied by play equipment.



Source: Earth Resources – GeoVic – Explore Victoria Online.

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6. Strategic Educational Plan

The following extract has been taken from the St. Patrick's Parish Primary School – Master Plan Brief 2017.

Educational Brief:

Patrick's Parish Primary School Overview

St. Patrick's school was formed on this site in 1924 although its origins date back to 1858 when it educated 35 children from the nearby diggings. Since then times have changed and our school continues to grow. Our enrolments for the 2017 school year stands at 246 with demand for placement in our school remaining high. A future challenge for our school will be to be able to continue to meet demands for placement without exceeding the available amount of space on this inner city site.

St. Patrick's school has a reputation of providing an excellent education for all students in our care. Staff are continually challenged to live and work according to the school vision for education and our mission to Catholic education as a whole. Through the core subjects all learning and teaching is drawn from the AusVELS curriculum as we cement our understandings of an evolving national curriculum. Students are educated in faith through the Diocesan program, Awakenings which is supported through the Catholic Education Office in Ballarat. We maintain strong links to our parish community and all staff are involved in parish related activities outside of school hours. We are proud to live and model our faith as members of a vibrant faith community. Over recent years the school has invested time and resources into reviewing best practice learning and teaching using numeracy as our focus area in 2015 and literacy in 2016. This was supported by the Catholic Education Office through the provision of personnel and professional development. Much of the planning currently implemented in the school draws from the work of John Hattie and inquiry learning has been strengthened over recent years as we focus our attention on engagement for learning.

St. Patrick's operates 10 multi-age classrooms with an average class size of 25 students. Specialist areas include library, arts, physical education, environmental education and LOTE (Indonesian). As we look towards the future we are mindful of the ever evolving curriculum changes which drive learning today. Some of the key areas for exploration in the future are:

- 1) How to meet demand for enrolments
- 2) How to accommodate students as engaged learners
- 3) How to best utilize the spaces available to us
- 4) The changing nature of ICT as a tool for learning
- 5) Maintenance of an aging site
- 6) C21 models of learning & teaching
- 7) Updating administration space
- 8) Changing nature of parental involvement in the school

The projected enrolment numbers for the future (2012 – 2025) see the school enrolment figures sitting at approximately 250. This is seen as workable in terms of staffing and resources without placing undue pressure on the yard space. Any future planning would need to work towards this figure.

7. Design Response to Educational Brief

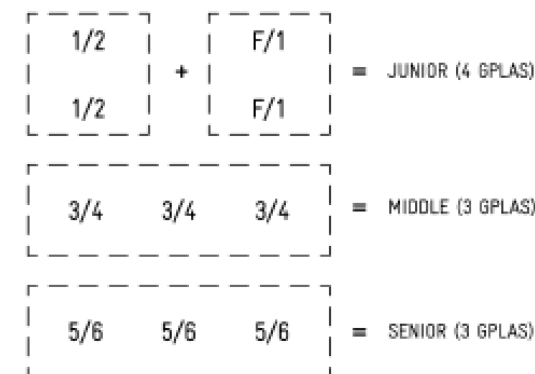
The Master Plan seeks to rationalise two main components of the school.

1. Teaching and Learning Spaces
2. Staff Administration and Educational Support Spaces.

Teaching and Learning Spaces:

The School currently operates in a Junior [F-2], Middle [3/4] and Senior [5/6] years cohort arrangement. However there is a physical distance separation between F/1 and 1/2 learning spaces. The master plan seeks to rationalise the physical location of learning cohorts to support the schools compositional structure of the educational program. The following structure applies in the master plan solution.

CLASSROOM GROUPINGS



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The existing Multipurpose space is to be repurposed into two F/1 Learning spaces to be located close to the 1/2 learning cohorts. Combined these spaces will form the Junior Learning Cohort.

The Middle and Senior Learning Cohorts comprise three learning spaces each. The master plan intends to locate these learning spaces adjacent to each other and to open up the learning spaces to allow a flexible [shared and independent] learning structure between each learning space by the use of large glazed sliding doors.

Staff Administration and Educational Support Spaces:

Currently the school has inadequate passive supervision of the public entry to the school. The general office is focused with internal supervision with no available observation of who enters the school. The masterplan seeks to reorient the general office to provide direct supervision and containment of public within a public waiting lobby, as distinctly separate from a student lobby. In addition, the staff lounge is located at 120 Errard Street South [some 100m away], will be located immediately adjacent to the School's Administration to provide additional support to the Administration in addition to respite for the teaching staff. Minor modifications of surrounding spaces intend to improve the smaller support spaces for Administration, including the provision of small staff offices and meeting rooms.

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8. Master Plan Staging

In order to facilitate the functional improvements of the master plan, two separate stages are required in order to open up available learning space.

Staging of Master Plan:

Stage 1: New Multipurpose at 120 Errard Street South; Repurposing of Administration Areas

The existing residence at 120 Errard Street South is required to be utilised more efficiently for learning opportunities for the school. The intention of Stage 1 is to remove the lean-to additions at the rear of the residence and construct a multipurpose extension. A previous town planning permit was issued for the extension to the rear of 120 Errard Street South, to allow for a multipurpose space, however this permit has since lapsed. A new application will be sought for the proposed works.

These works will also allow for the existing multipurpose room to be repurposed into two F/1 Learning Studios, with an attached reading recovery room. The existing administration area will be refurbished to better suit working relationships and school security. In support of these spaces, two existing classroom areas will be repurposed into a staff planning room, and staff lounge with kitchenette. This will bring all staff to a central, prominent location within the school. Short term temporary accommodation can be found within the library space and existing small offices to facilitate the work to administration without decanting costs.

Stage 2: Repurposing of Internal Spaces in Main Building

As a consequence of the conversion of the existing multipurpose space into F/1 Learning Studios, the remaining learning spaces can sequentially be refurbished in pairs, to avoid relocatable decanting costs.

A series of complementary spaces, such as group work and meeting spaces, will be refurbished to support these learning studios. Bathrooms and other facilities will also be refurbished as required.

The 2018 Catholic Capital Grants Application is only intended to cover Stage 1 works.

It is intended that one single town planning permit application be developed at notification of capital works funding to address both 120 Errard Street South and the Main Building on Drummond Street South.

9. Functional Area Analysis and Entitlements

The Long Term Enrolment [LTE] for the school has been identified at 250 students.

The Area Entitlement for a new school with a LTE of 250 is 1520m2. The existing area of all School Facilities, including the two residential properties at 116 and 120 Errard Street South is 1924m2.

There is an existing over entitlement of 404m2 across the whole school.

A total of 358.9m2 existing area is attributable to the existing residences at 116 and 120 Errard Street South, including Environmental Science. Both residences provide a reduced functional capacity to accommodate core learning opportunities for the school given the Heritage Controls in place on any modifications to the existing buildings. We therefore recommend that these spaces are discounted within the overall area entitlements, including the Environmental Science as non-CCG.

The existing Main Building at 119 Drummond Street South totals 1565m2, which is marginally over entitlement for the School as a result.

The extension at the rear of 120 Errard Street South is subject to Planning approval and incorporates the demolition of approximately 40m2 or lean-to and dilapidated storage. The extension will add approximately 80m2 over and above the original footprint for the multipurpose space. We believe this to be an acceptable over-entitlement to be built into the project, again given the constraints of Heritage and found space that cannot be demolished within the Main building.

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St. Patrick's Primary School, Ballarat [Master Plan Area Schedule]
0000 1.6 / Master Plan ISSUE 4.12.2017

STUDENT NUMBERS									
	Year	Nos	Compositional Structure						
Long Term Enrolment	P to 6	248	F/1(2), 1/2(2), 3/4(3), 5/6(3)						
TOTAL Long Term Enrolment		248							

STUDENT GROUPINGS									
Student Numbers per Year Level [Design]	Years	Nos	Groupings	%	CCG Areas	CCG m2	Class Groupings	Occ. Rate	Total GPLA's
Junior	P	36	108	44%	6.13	1520.24	10	0.95	10
	1	36							
	2	36							
Middle	3	35	70	28%					
	4	35							
Senior	5	35	70	28%					
	6	35							
		248				1520.24 M2	10	GPLAs	

FACILITY ACCOMMODATION									
PRIMARY	Low	High	select	Student No.	m2				
Library	0.3	0.5	0.4	248	99.2				
Resource			0.13	248	32.24				
General Learning	2.6	3.6	3.1	248	768.8				
Physical Education	0.25	0.55	0.4	248	99.2				
Administration / Staff	0.4	0.7	0.55	248	136.4				
Pupils Amenities	0.25	0.55	0.4	248	99.2				
Travel / Engineering	0.6	1.7	1.15	248	285.2				
			6.13		1520.24 m2				

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St. Patrick's Primary School, Ballarat [Master Plan Area Schedule]
0000 1.6 / Master Plan ISSUE 4.12.2017
EXISTING & PROPOSED AREA SCHEDULE

Space	Existing Area 2017			Proposed Masterplan Area			Variance	Comments
	Area	No.	Area	Area	No.	Area		
PRIMARY								
Library	268.7	0.0		262.6	0.0			
General Learning	721.4	0.0		785.4	0.0			
Physical Education	220.9	0.0		233.2	0.0			
Administration / Staff	257.1	0.0		288.6	0.0			
Specialist Learning	74.8	0.0		74.8	0.0			
Pupils Amenities	50.7	0.0		50.7	0.0			
Travel / Engineering	330.4	0.0		315	0.0			
Sub-total Primary	1924	15	1924.0	2010	18	2010.3	-103	
TOTAL - EXISTING AREAS [Primary]	1924	15	1924.0	2010	18	2010.3	-103	
PRIMARY - DISCOUNTED AREA								
116 Errard Street South	212.6	0.0		212.6	0.0			Heritage Controls Apply & non CCG areas
120 Errard Street South	146.3	0.0		123.4	0.0			Heritage Controls Apply
Sub-total Primary Discounted	358.9	0	358.9	336	0	336.0	23	
TOTAL - EXISTING AREAS [Primary] After Discounted	1565	0	1565.1	1674	0	1674.3		

	Existing Area 2017	Proposed Masterplan	
Master Planned Area	1924.0	2010.3	
Less CCG Entitlement [LTE 250 students]	1520.24	1520.24	
Less Heritage [discounted space 116 & 120 Errard Street]	358.9	336.0	reconciled to remove partial demolition within Main School Building & Multipurpose
Found Space over entitlement	44.9	154.1 m2	



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10. Master Plan Cost Plan [CCG Application]

The Cost Plan prepared by Wilde & Woollard Quantity Surveyors is appended to this report.

The overall Master plan Cost Plan for the works as described on Drawings

- MP.01 Proposed Master Plan

Masterplan = Total Project Cost [including Fees, Contingencies etc] \$4,148,331 + GST

Stage 1: Extension to and refurbishment of 120 Errard Street [230 m2]

Contained within the above overall Project Cost, the following Stage 1 Costs are applicable as described on Drawings

- Ex.01 Existing Floor Plan
- CP.01 Proposed Floor Plan
- CP.02 Proposed Wall Modification Plan
- CP.03 Proposed Floor Plan

Stage 1: Part Refurbishment of Main Building [1194m2]

Contained within the above overall Project Cost, the following Stage 1 Costs are applicable as described on Drawings

- Ex.01 Existing Floor Plan

Stage 1= Total Project Cost [including Fees, Contingencies etc.] \$3,371,991 + GST

Stage 1 Scope 120 Errard Street

- Demolition of out-buildings
- Construction of new multipurpose learning extension
- Repurposing of existing lounge and kitchen as support spaces for multipurpose
- Creation of new F/1 Learning spaces within former multipurpose room
- Creation of additional support spaces to multipurpose within existing storage space
- Creation of staff amenities within found space
- Construction of new veranda to north elevation of multipurpose room
- Landscape and pavements to the north of the multipurpose
- Associated building services upgrades.

Stage 1 Scope Main Building

- Full refurbishment of GPC 1 & 2
- Refurbishment of student toilets adjacent GPC 1 & 2
- Refurbishment to entry and waiting area including creation of public security
- Full refurbishment of general office and executive office areas to improve security and rationalize space

Stage 2: Refurbishment to Main School Building [450m2 m2]

Contained within the above overall Project Cost, the following Stage 2 Costs are applicable as described on Drawings

- Ex.02 Existing Floor Plan
- CP.03 Proposed Floor Plan
- CP.04 Proposed Wall Modification Plan

Stage 2= Total Project Cost [including Fees, Contingencies etc. \$776,340+ GST

Stage 2 Scope

- Asbestos removal
- Creation of Canteen within found space
- Painting & floor finishes to counselling rooms
- Full refurbishment of 3/4 and 5/6 learning spaces for 21c learning
- Refurbish corridors and improve acoustics [renew floor finishes and applied finishes]
- Provision of additional student exit
- Improvements to corridor roof structure, where practical
- Landscape and pavement improvements at entries
- Associated building service upgrades

11. Consultation Process

The following outlines the brief Consultation Process that has occurred in the preparation of this Master Plan and CCG Application.

- 17 November 2017: School / Architect Briefing
- 24 November 2017: Concept Master Plan Issued to School
- 27 November 2017: School Administration & Staff feedback on Concept Master Plan
- 28 November 2017: School / Architect presentation of Concept Plans
- 28 November 2017: School feedback on concept Plans
- 28 November 2017: Architect meeting with City of Ballarat [Town Planning]
- 30 November 2017: Architect Issue of Draft Master Plan and Draft Schematic Drawings
- 4 December 2017: School feedback on Draft Master Plan and Draft Schematic Drawings
- 5 December 2017: Final Master Plan and Schematic Drawings issued to School.

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APPENDIX 1 – Master Plan and Schematic Drawings

Master Plan Site Plans

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- MP 002 Proposed Overall Site Master Plan

Stage 1 - 120 Errard Street South.

- Ex 001 Existing Floor Plan [120 Errard St]
- CP 001 Proposed Floor Plan – Stage 1 [120 Errard St]
- CP 002 Proposed Wall Modifications Plan – Stage 1 [120 Errard St]

Stage 1 & 2 - Main Building Refurbishment

- Ex 002 Existing Floor Plan [Main Building]
- CP 003 Proposed Floor Plan – Stage 1 [Main Building]
- CP 004 Proposed Wall Modifications Plan – Stage 1 [Main Building]
- CP 005 Proposed Floor Plan – Stage 2 [Main Building]
- CP 006 Proposed Wall Modifications Plan – Stage 2 [Main Building]

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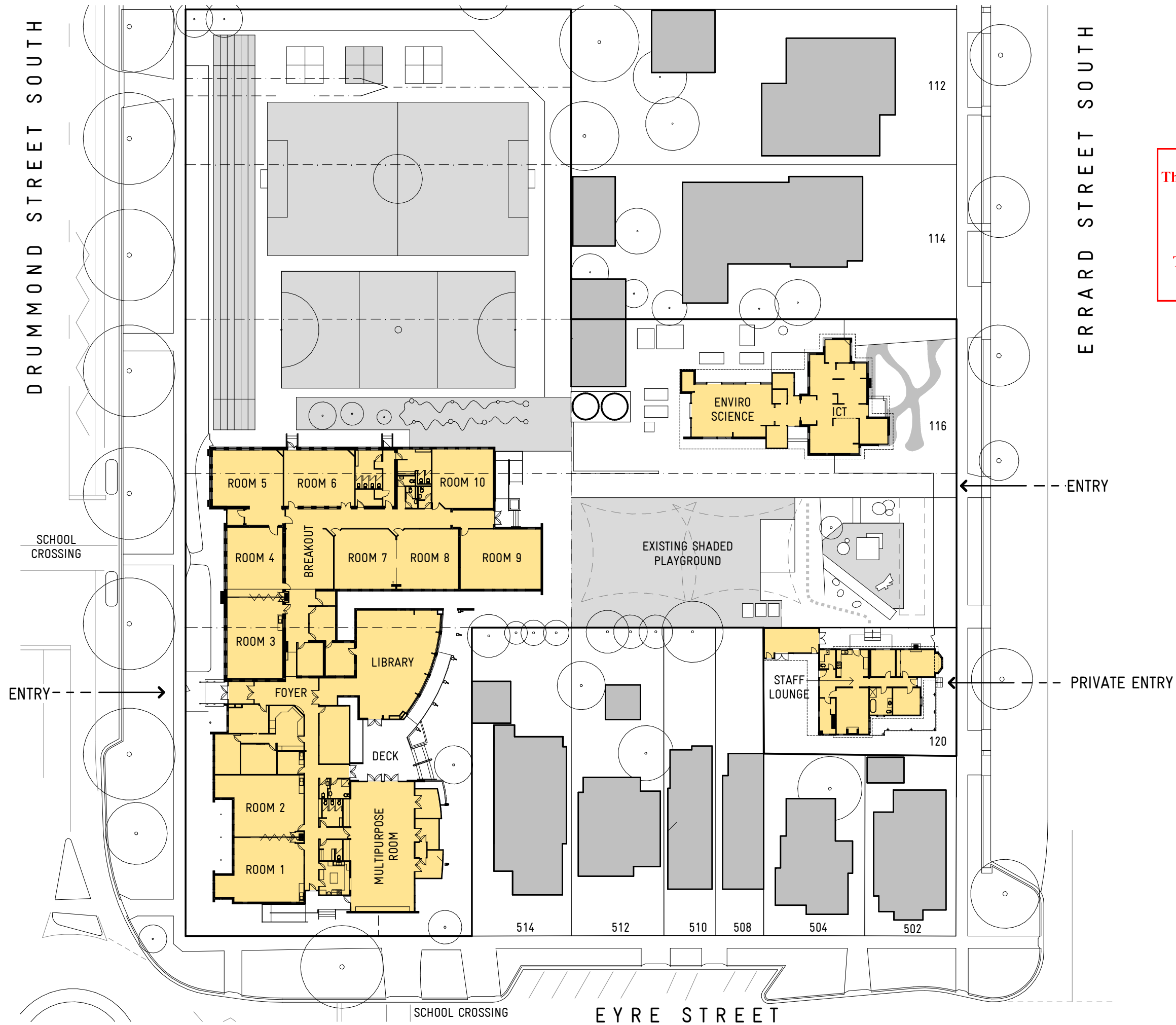
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DRUMMOND STREET SOUTH

ERRARD STREET SOUTH

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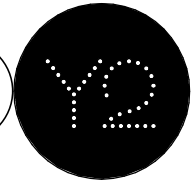
Issue:
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Project:
**ST. PATRICK'S PRIMARY SCHOOL
119 DRUMMOND STREET, BALLARAT**

Title:
EXISTING OVERALL MASTER PLAN



Scale: 1 : 500 @ A3
Date: JUNE 2019
Drawn: GB
Checked: PH
Project: 1730
File: ST P BALLARAT
Drawing: MP 001




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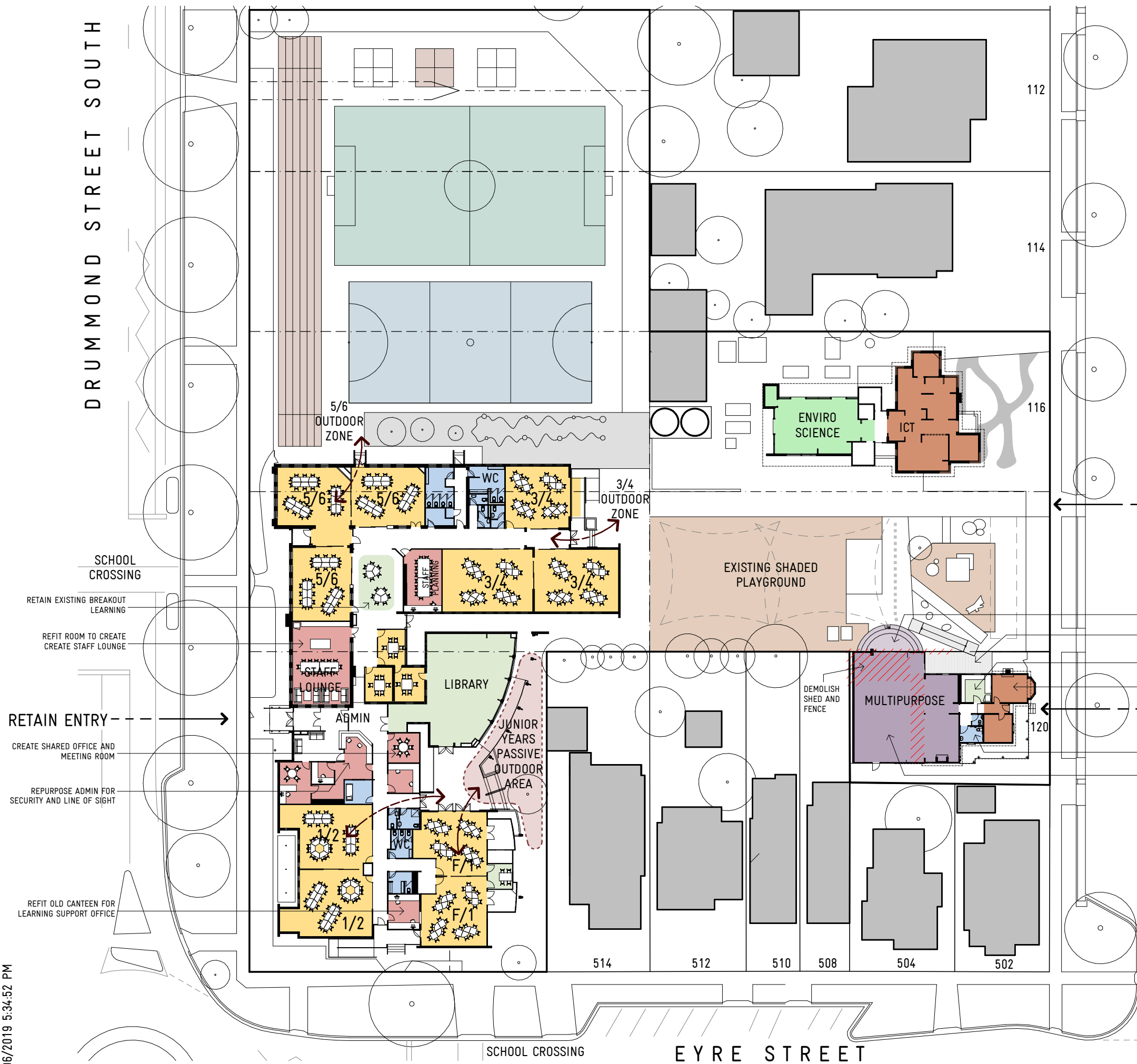
DRUMMOND STREET SOUTH

ERRARD STREET SOUTH

CLASSROOM GROUPINGS

1/2		F/1	= JUNIOR (4 GPLAS)
1/2	+	F/1	
3/4		3/4	= MIDDLE (3 GPLAS)
5/6		5/6	= SENIOR (3 GPLAS)

 AREA IN EXCESS OF CCG ENTITLEMENTS: DISCOUNTED DUE TO HERITAGE NATURE OF BUILDINGS AND RESULTING RESTRICTIONS ON ADAPTABILITY FOR LEARNING



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- SCHOOL CROSSING
- RETAIN EXISTING BREAKOUT LEARNING
- REFIT ROOM TO CREATE CREATE STAFF LOUNGE
- RETAIN ENTRY
- CREATE SHARED OFFICE AND MEETING ROOM
- REPURPOSE ADMIN FOR SECURITY AND LINE OF SIGHT
- REFIT OLD CANTEEN FOR LEARNING SUPPORT OFFICE

- RETAIN PARENT ENTRY
- NEW TIERED SEATING AREA
- NEW DECK AND RAMP
- NEW CANTEEN
- COUNSELLING SUITES
- PRIVATE ENTRY FOR COUNSELLING AND COMMUNITY
- NEW ACCESSIBLE AND STAFF WC
- EXISTING LEAN-TO EXTENSION AND SHED AT REAR OF 120 ERRAND STREET DEMOLISHED TO MAKE WAY FOR MULTIPURPOSE ACTIVITY SPACE

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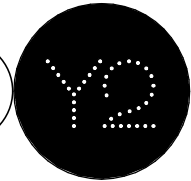
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119 DRUMMOND STREET, BALLARAT**

Title:
PROPOSED OVERALL SITE MASTER PLAN



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File: ST P BALLARAT
Drawing: MP 002

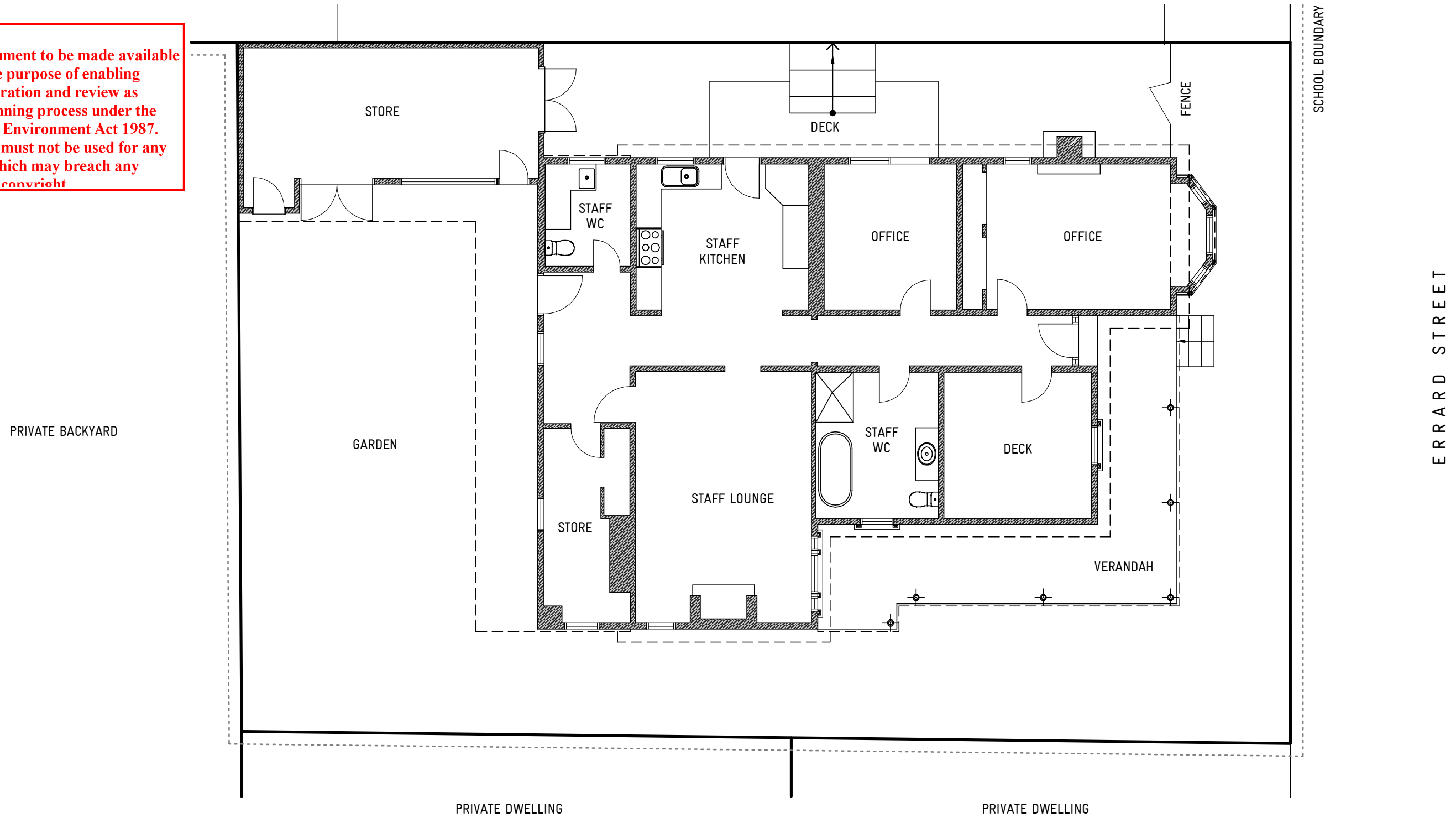


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SHADED PLAYGROUND

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Issue: **PRELIMINARY
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Project: **ST. PATRICK'S PRIMARY SCHOOL
119 DRUMMOND STREET, BALLARAT**

Title: **EXISTING FLOOR PLAN - 120 ERRARD ST**



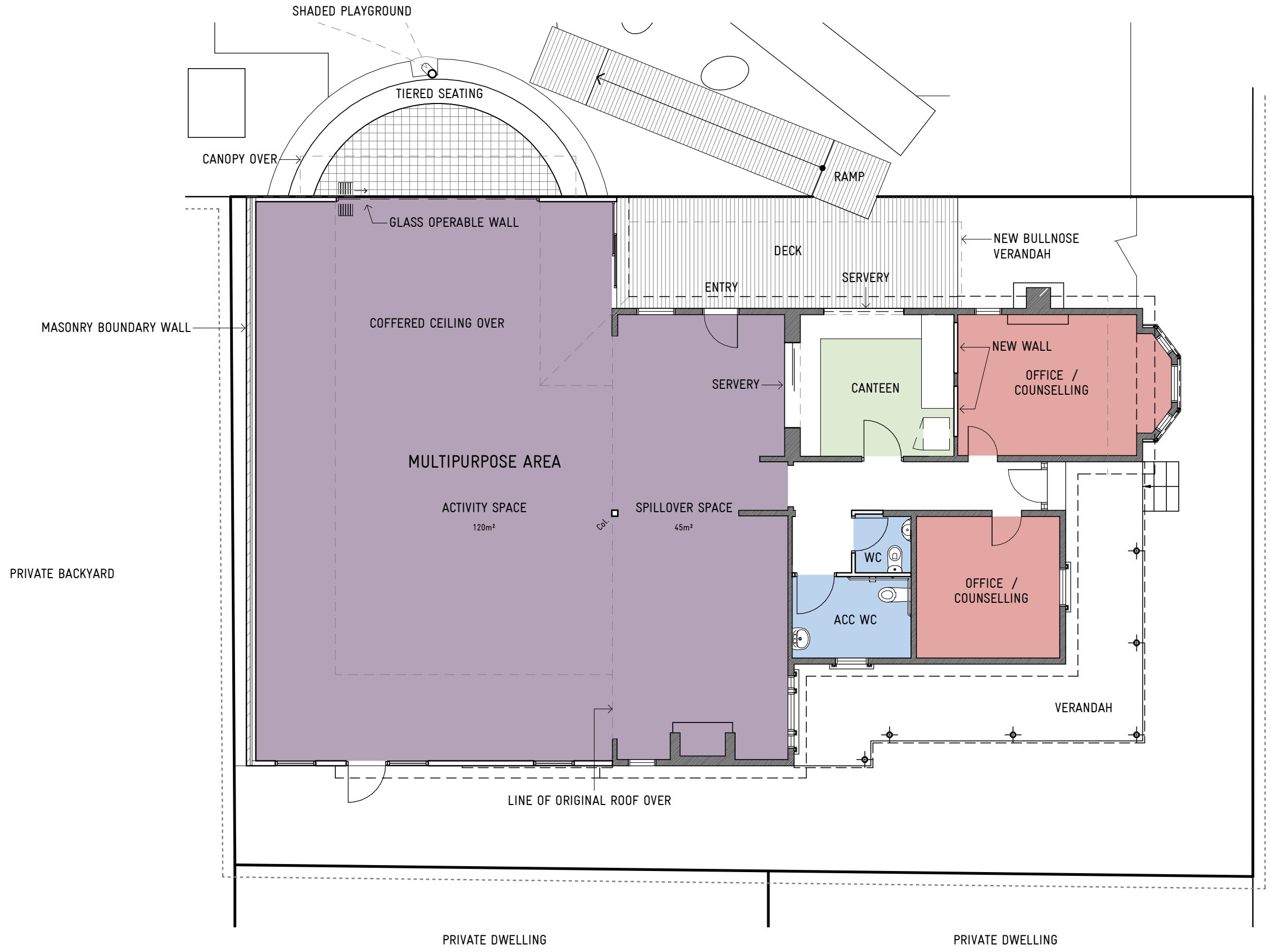
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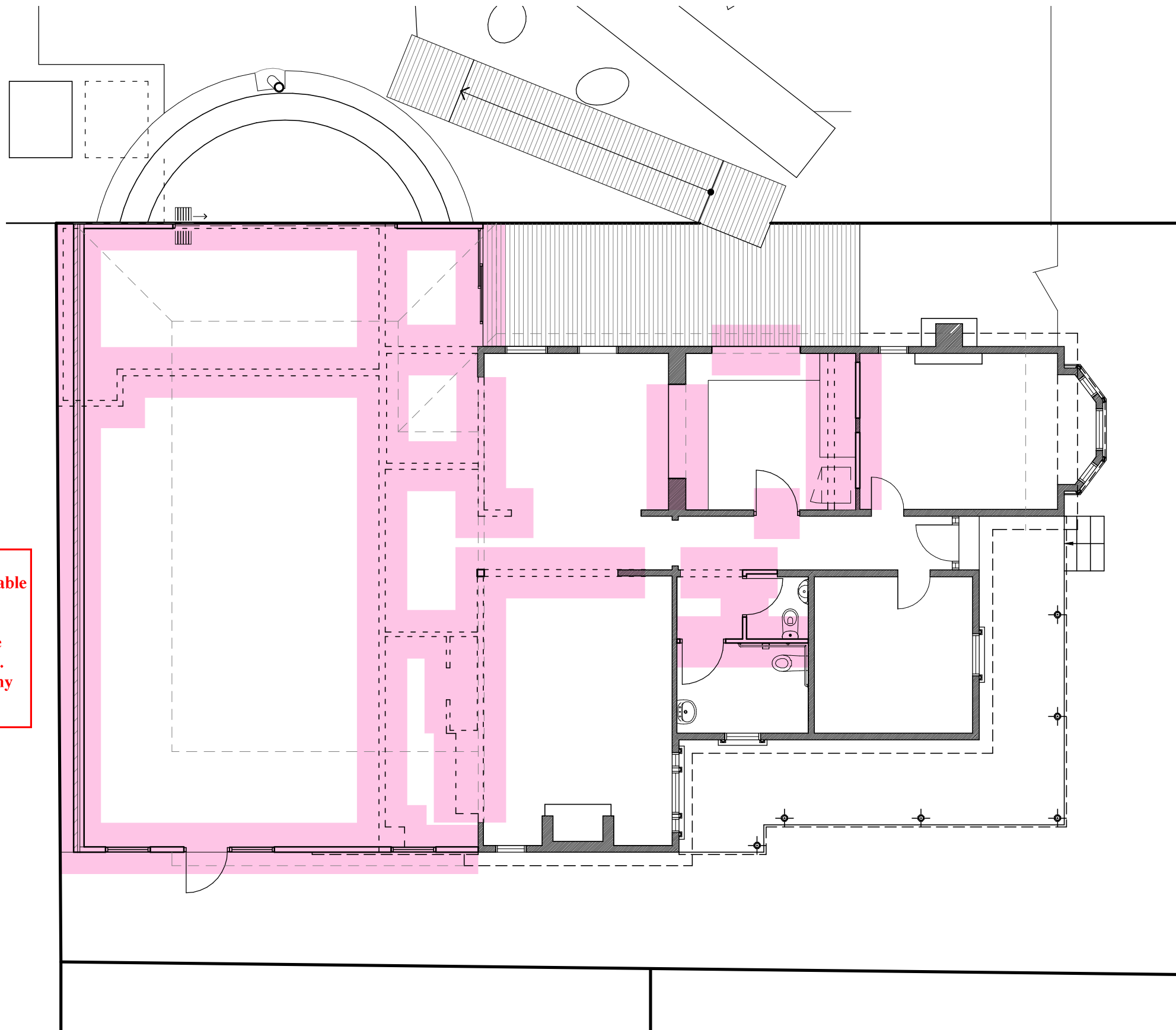
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Issue: **PRELIMINARY
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Project: **ST. PATRICK'S PRIMARY SCHOOL
119 DRUMMOND STREET, BALLARAT**

Title: **PROPOSED WALL MODIFICATIONS PLAN - 120 ERRARD ST
STAGE ONE**



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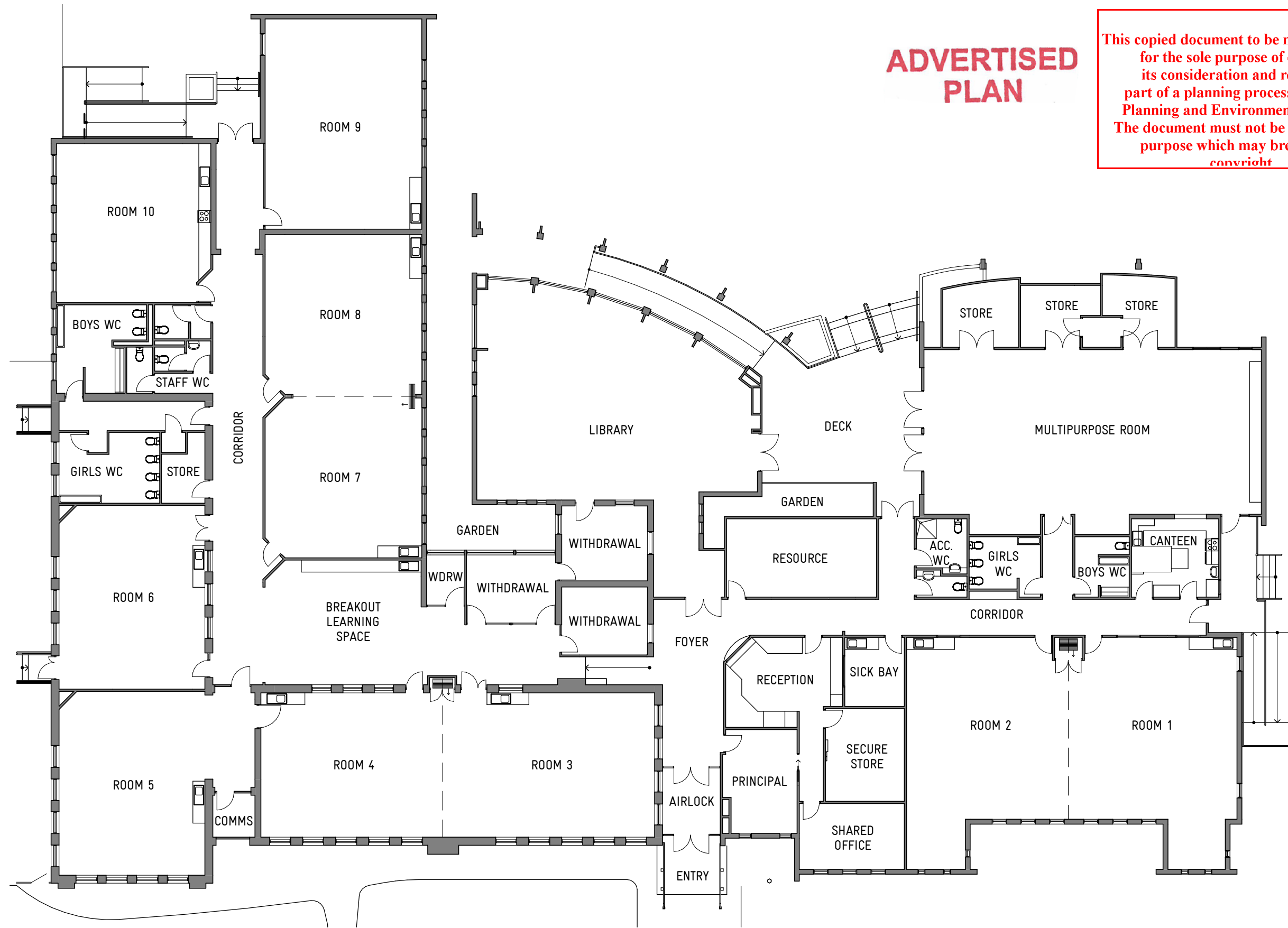
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Project:
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Title:
EXISTING FLOOR PLAN - MAIN BUILDING



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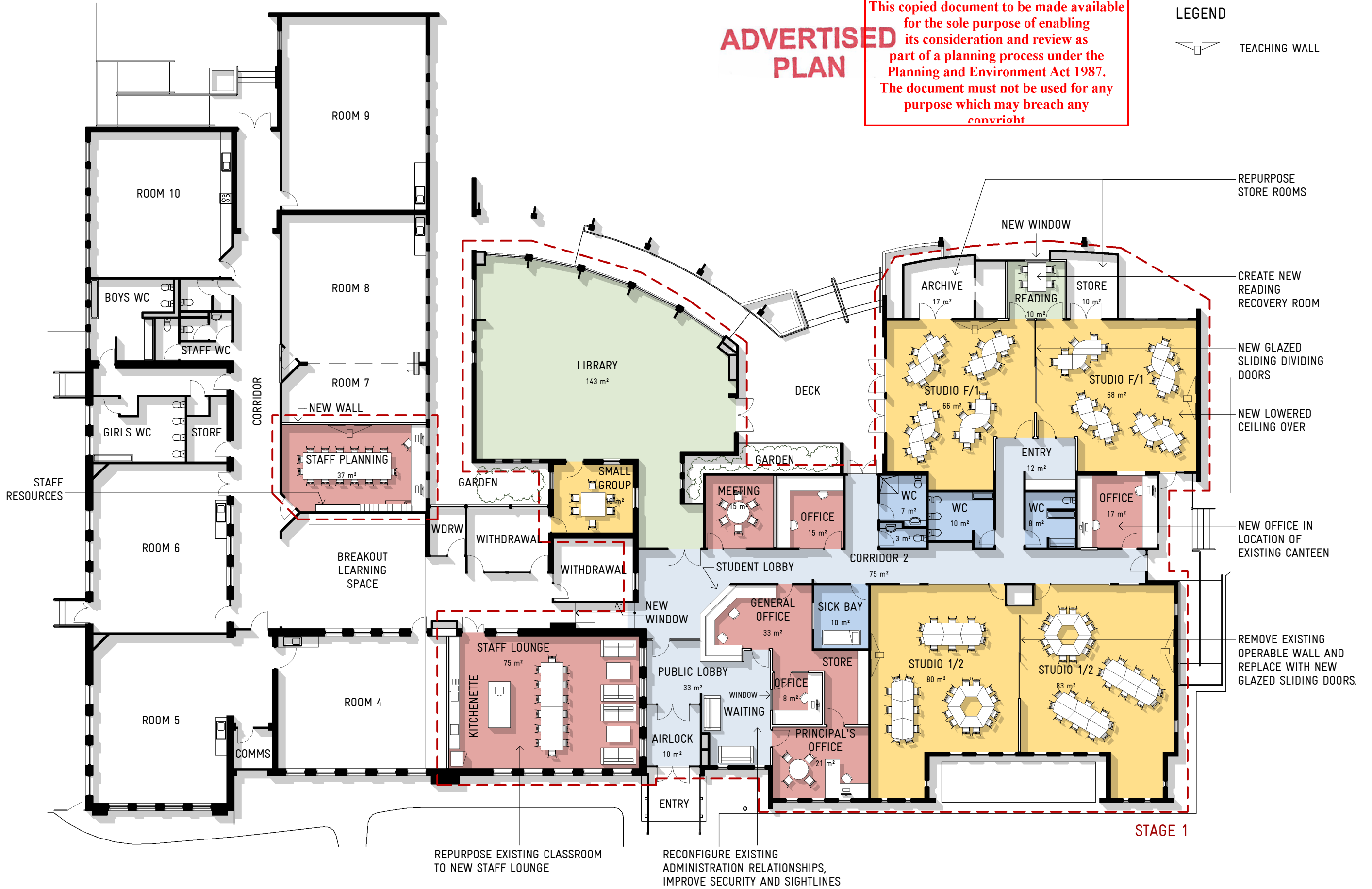


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LEGEND

TEACHING WALL



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119 DRUMMOND STREET, BALLARAT**

Title:
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STAGE ONE**



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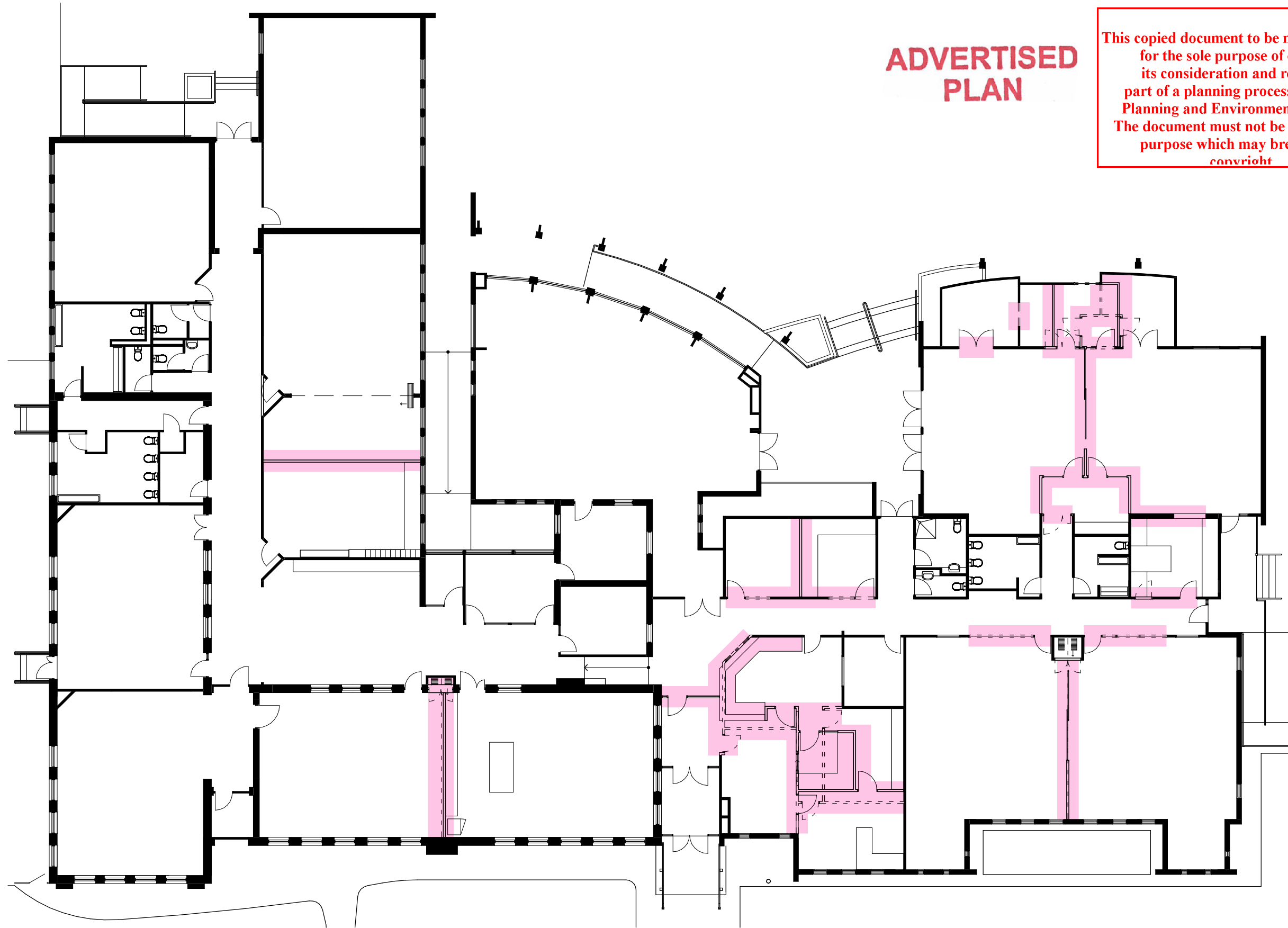
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119 DRUMMOND STREET, BALLARAT**

Title:
**PROPOSED WALL MODIFICATION PLAN - MAIN BUILDING
STAGE ONE**



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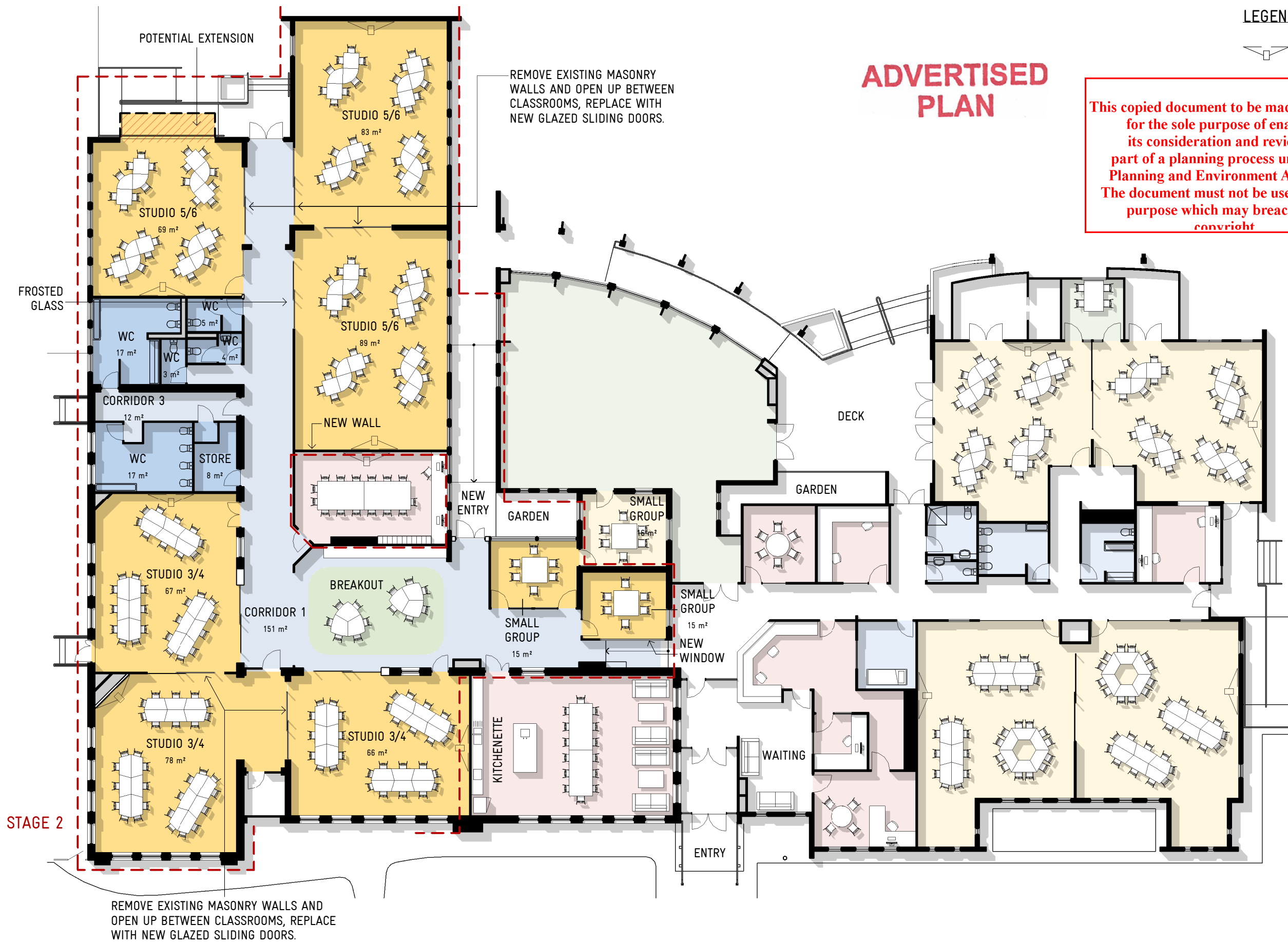
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Project:
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119 DRUMMOND STREET, BALLARAT**

Title:
**PROPOSED FLOOR PLAN - MAIN BUILDING
STAGE TWO**



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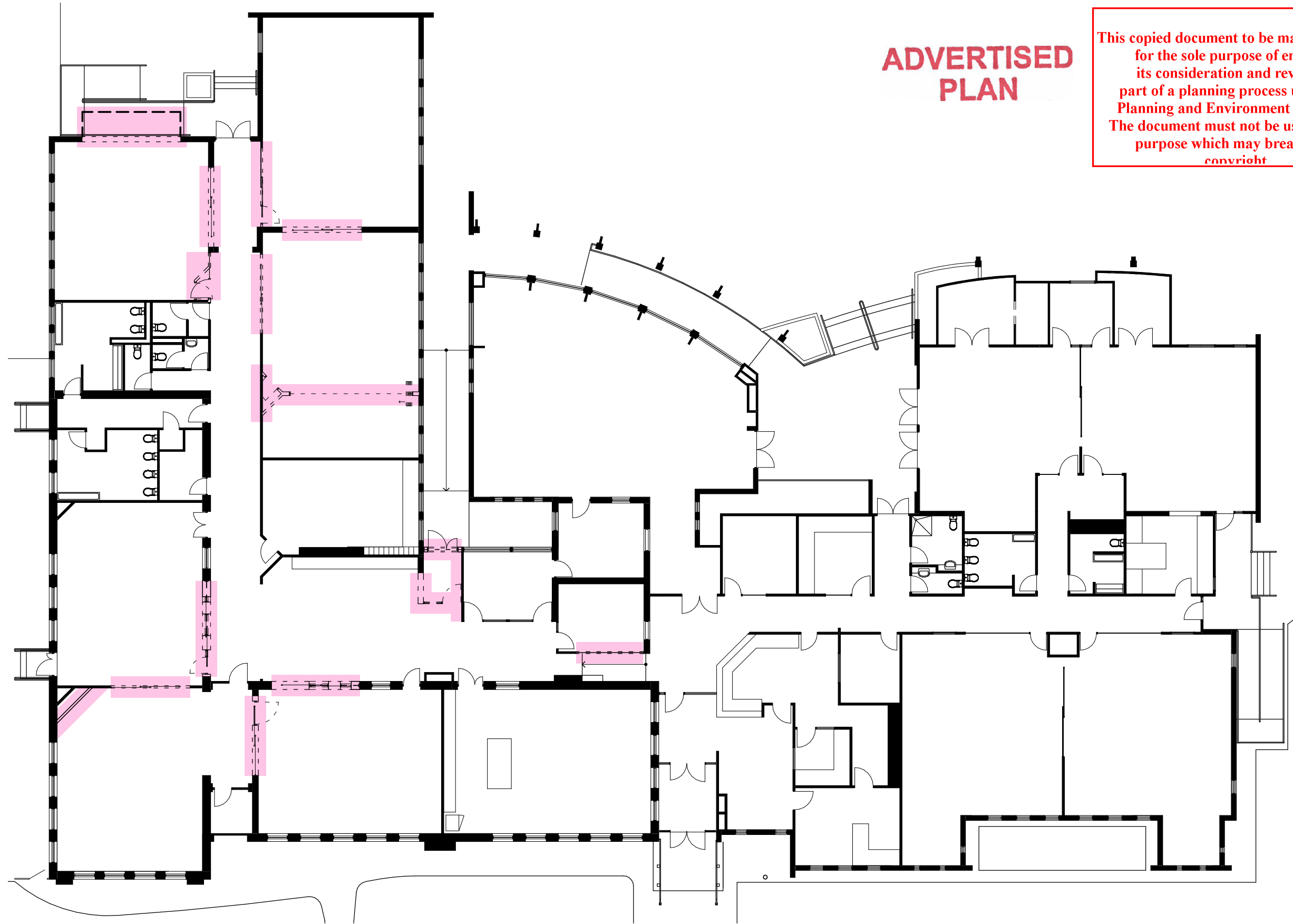
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Project:
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119 DRUMMOND STREET, BALLARAT**

Title:
**PROPOSED WALL MODIFICATION PLAN - MAIN BUILDING
STAGE TWO**



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APPENDIX 2 – Wilde & Woollard Cost Plan – dated March 2020

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A - MASTERPLAN ESTIMATES

SUMMARY - STAGE 1

			BASE	REFRUB	Total
Construct new Multi Purpose Hall, Verandah, Ramp and Tiered Seating area					
Multi Purpose Hall - New Extension	m2	118	\$2,400	\$1,608	\$283,200
Multi Purpose Hall - Refurb kitchen, lounge to MP	m2	47	\$2,400	\$1,608	\$75,576
Canteen	m2	14	\$5,500	\$3,685	\$51,590
Accessible & Staff Toilets	m2	8	\$4,800	\$3,216	\$25,728
Office/Counselling Rooms	m2	29	\$2,700	\$1,809	\$52,461
Hallway	m2	14	\$2,300	\$1,541	\$21,574
Extra over for new Mansard Roof/ Ceiling etc.	item				\$22,750
Main Building Internal Refurbishment					
Studios - F/1	m2	133	\$2,500	\$1,675	\$222,775
Studios 1/2, 3/4, 5/6	m2	612	\$2,500	\$1,525	\$933,300
Staff Lounge / Staff Planning / Offices	m2	211	\$2,600	\$1,742	\$367,562
Library & Reading Room	m2	154	\$2,400	\$680	\$104,720
Store/Archive	m2	35	\$2,400	\$1,458	\$51,030
Entrance Airlock/Public Lobby	m2	49	\$2,500	\$1,525	\$74,725
Extra over for wall demolition, structural support and making good (Provisional Sum)	item				\$40,000
Extra over VRV AC to F1	item				\$25,000
Sub-Total Construction Cost (1)	m2	230			\$2,351,991
External Works/Landscaping					
Demolition works	item				\$60,000
Asbestos removal	item				\$20,000
Site Preparation	item				\$7,000
Pavements	item				\$116,000
Landscaping	item				\$50,000
Site Services					
Stormwater Drainage	item				\$25,000
Sewer Drainage	item				\$8,000
Water Supply	item				\$9,000
Fire Service	item				\$9,000
Gas Service	item				\$7,000
Power/data supply	item				\$50,000
Sub-Total Construction Cost (2)	m2	230	\$11,796		\$2,712,991
Contract Contingency	%	5			\$136,000
Cost Escalation (12 Months)	%	5			\$136,000
Total Construction Cost	m2	230	\$12,978		\$2,984,991
Professional Fees/ Authorities Fees	%	12			\$359,000
Loose Furniture and equipment Etc.	m2	230	\$100		\$23,000
Insurances					\$5,000
DBAS Fee					\$0
TOTAL PROJECT COST - STAGE 1	m2	230	\$14,661		\$3,371,991

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Exclusions/Notes

Estimate excludes GST (10%)

Estimate excludes removal of contaminated soil

Estimate excludes removal of asbestos and other contaminated material (In excess of the nominated Provisional

Estimate excludes erroneous ground conditions and "excavation in rock"

Estimate excludes upgrade of existing site services

Estimate excludes upgrade of services beyond site boundary

Estimate excludes decanting costs

Estimate excludes acceleration costs / "out of hours" works

SUMMARY - STAGE 2

	BASE	REFRUB	Total
--	------	--------	-------

<u>Main Building Internal Refurbishment</u>					
Small Group Area	m2	46	\$2,500	\$680	\$31,280
Amenities	m2	82	\$3,900	\$1,560	\$127,920
Breakout Area	m2	30	\$2,500	\$680	\$20,400
Circulation Area	m2	292	\$2,300	\$620	\$181,040
Extra over for wall demolition, structural support and making good (Provisional Sum)	item				\$60,000
<u>Extension of Studio 5/6 (North West)</u>					
Studio	m2	7	\$5,000		\$35,000
Sub-Total Construction Cost (1)	m2	457			\$455,640
<u>External Works/Landscaping - Sth Edge</u>					
Demolition	item				\$45,000
Site Preparation	item				\$4,000
Pavements	item				\$43,000
Landscaping	item				\$20,000
<u>Site Services</u>					
Stormwater Drainage	item				\$5,000
Sewer Drainage	item				\$0
Water Supply	item				\$3,000
Fire Service	item				\$0
Gas Service	item				\$0
Power/data supply	item				\$12,000
Sub-Total Construction Cost (2)	m2	457		\$1,286	\$587,640
Contract Contingency	%	5			\$30,000
Cost Escalation (12 Months)	%	5			\$30,000
Total Construction Cost	m2	457		\$1,417	\$647,640
Professional Fees/ Authorities Fees	%	12			\$78,000
Loose Furniture and equipment Etc.	m2	457		\$100	\$45,700
Insurances					\$5,000
DBAS Fee					\$0
TOTAL PROJECT COST - STAGE 1B	m2	457		\$1,699	\$776,340

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Exclusions/Notes

Estimate excludes GST (10%)

Estimate excludes removal of contaminated soil

Estimate excludes removal of asbestos and other contaminated material (In excess of the nominated Provisional Sum)

Estimate excludes erroneous ground conditions and "excavation in rock"

Estimate excludes upgrade of existing site services

Estimate excludes upgrade of services beyond site boundary

Estimate excludes decanting costs

Estimate excludes acceleration costs / "out of hours" works

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APPENDIX 3 – St Patrick's Primary School, Ballarat – Master Plan Brief – dated 2020

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ST PATRICK'S PARISH PRIMARY SCHOOL

BALLARAT



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MASTER PLAN BRIEF

Incorporating:

Educational Brief

- School Overview
- Motto, Vision and Mission Statements
- Learning and Teaching Policy
- School Size and Enrolments
- Learning Structure
- Curriculum Needs and Desires
- Learning Space Requirements and Functional Relationship of Spaces
- Recommendations of Recent School Review
- Area Guideline Requirements (Opportunities & Limitations)

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Educational Brief

St Patrick's Parish Primary School Overview

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St. Patrick's school was formed on this site in 1924 although its origins date back to 1858 when it educated 35 children from the nearby diggings. Since then times have changed and our school continues to grow. Our enrolments for the 2020 school year stands at 255 with demand for placement in our school remaining high. A future challenge for our school will be to be able to continue to meet demands for placement without exceeding the available amount of space on this inner city site.

St. Patrick's school has a reputation of providing an excellent education for all students in our care. Staff are continually challenged to live and work according to the school vision for education and our mission to Catholic education as a whole. Through the core subjects all learning and teaching is drawn from the AusVels curriculum as we cement our understandings of an evolving national curriculum. Students are educated in faith through the Diocesan program, Awakenings which is supported through the Catholic Education Office in Ballarat. We maintain strong links to our parish community and all staff are involved in parish related activities outside of school hours. We are proud to live and model our faith as members of a vibrant faith community. Over recent years the school has invested significant resources into reviewing best practice learning and teaching using numeracy as our focus area in 2019 and literacy in 2020. A significant undertaking by the school has been our involvement in training all staff in the PLC model. This was supported by the Catholic Education Office through the provision of personnel and professional development. Much of the focus for school wide planning has seen the implementation of the PLC approach to best practice in education.

St. Patrick's operates 10 multi-age classrooms with an average class size of 26 students. Specialist areas include library, arts, physical education, environmental education and LOTE (Indonesian). As we look towards the future we are mindful of the ever evolving curriculum changes which drive learning today. Some of the key areas for exploration in the future are:

- 1) How to meet demand for enrolments
- 2) How to accommodate students as engaged learners
- 3) How to best utilize the spaces available to us
- 4) The changing nature of ICT as a tool for learning
- 5) Maintenance of an aging site
- 6) C21 models of learning & teaching
- 7) Updating administration space
- 8) Changing nature of parental involvement in the school

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The projected enrolment numbers for the future (2021 – 2025) see the school enrolment figures sitting at approximately 255. This is seen as workable in terms of staffing and resources without placing undue pressure on the yard space. Any future planning would need to work towards this figure.

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Our Motto:

To Love is To Serve

Our Vision Statement:

St Patrick's is a nurturing Christian community that inspires learning and achievement, acceptance and equality in a child safe school environment.

Our Mission Statement:

For our children, families and staff to live the Christian Message of Love through –

- **Faith** – By living Christian values in the Christian tradition
- **Learning & Achievement** – By creating educational opportunities for all members of the school community to work towards their full potential.
- **Acceptance & Equality** – By providing a just and caring environment in which all individuals are valued and respected; where each person has a sense of self-worth and achievement.
- **Community** – By building a strong sense of belonging, based on partnerships between home, school, parish and local community.

Our Commitment to Child Safety:

All students enrolled have, and any child visiting has a right to feel safe and to be safe. The wellbeing of children in our care will always be our first priority. We have zero tolerance for child abuse and we will create a child safe and child friendly environment where children are safe and free to enjoy life to the full without any impediments to their safety.

**ADVERTISED
PLAN**

ADVERTISED PLAN

Learning and Teaching Policy

It is the policy of St. Patrick's Parish Primary School that we provide a balanced curriculum, with particular emphasis given to Religious Education, Literacy and Numeracy. Over recent years the school has invested significant resources into reviewing best practice learning and teaching using numeracy as our focus area in 2019 and literacy in 2020. A significant undertaking by the school has been our involvement in training all staff in the PLC model. This was supported by the Catholic Education Office through the provision of personnel and professional development. Much of the focus for school wide planning has seen the implementation of the PLC approach to best practice in education.

We are motivated by a desire to not only help the children to be the best learner they can, but importantly, to become the best person they can be.

Our approaches to Learning & Teaching at St. Patrick's Primary School aim to:

- Make students feel part of the school and give them a sense of BELONGING
- Make students feel they are worthwhile and give them a sense of CONFIDENCE
- Make students feel wanted for themselves, and give them a sense of SELFWORTH
- Allow students to work together and give them a sense of CO-OPERATION
- Recognize individual differences and talents and give students a sense of being ACCEPTED
- Make students feel they have achieved something worthwhile and give them a sense of HONESTY
- Give students opportunities to discover their God and provide them with a sense of FAITH and TRUST.

The physical spaces we create impacts significantly on our ability to equip children to be lifelong learners who are skilled for life in a changing world. The physical spaces we create also impact on our ability to create an atmosphere that promotes spirituality, moral confidence, ethics, and emotional intelligence in the relationships between students, staff and parents.

School Size & Enrolments

St. Patrick's Parish Primary School is a Catholic, primary, co-educational school under a joint sponsorship with the Congregation of the St. Patrick's Cathedral, Ballarat and the Ballarat Catholic Education Office.

Our enrolments for the 2020 school year stands at 255 with demand for placement in our school remaining high with an extensive waiting list. St. Patrick's operates 10 multi-age classrooms with an average class size of 26 students. The school is currently operating at full capacity and this is not expected to alter.

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St. Patrick's Parish Primary School recently received input from the Ballarat Diocese Catholic Education Office Planning and Promotions Officer regarding projected enrolments and predicted growth areas within Ballarat. The primary school age population forecasts 2020-2026 indicates that although the Cathedral Parish catchment will experience considerable primary age population growth, it is expected the St Patrick's School catchment will experience a slight decline in primary school age population. Although it is noted that St Patrick's School does enroll a number of students from outside of the parish boundary and due to the location and convenience for families of St Patrick's School 'inner city' school site this is a trend that is likely to continue.

Learning Structure

The school currently operates predominately multi-age classes with three class groups in the Foundation-1-2 year level, four class groups in both the 2-3-4 and three class groups in 5-6 year levels in 10 classrooms. Annual decisions are made regarding the most suitable structure to meet the needs of the current enrolment. At St Patrick's Primary School the average class size is 26 students. A maximum class size of 26 is seen as the preferred target with 26 being the greatest class number operating at present. Due to the physical limitations of the school site it is not possible to increase from the current 10 classrooms.

Staff Planning and Professional Learning Teams in 2020 operate as Junior (Prep to 2), Middle (Years 2, 3 & 4) and Senior (Years 5 & 6) groups.

The pedagogy of the school is heavily focused on the shared ownership of the learning needs and progress of all students by all teaching staff. The teaching staff at each year level have developed a shared responsibility for all students at that year level. This understanding of working in teams influences classroom placement so that interconnecting doors can be opened to allow for students to share resources and personnel. Specialist classes are timetabled so that classroom teachers are released to plan together. Specialist learning areas currently exist for Library, Physical Education, Arts, Environmental Science and Language Other Than English (Indonesian).

The school community values having designated spaces for all specialist learning areas. Specialist teachers strive to link the learning undertaken in their areas to the learning being conducted in regular classrooms. Classroom teachers also see the benefits to student engagement when there is provision for creative expression and exploration of learning more closely connected to the classroom. Future developments that provide designated areas for learning and skill development, as well as shared facilities that can be accessed by clusters of classrooms is seen as the ideal environment.

Curriculum Needs and Desires

A small committee was formed to provide initial thought into the master plan for the school and the possible alternatives for the proposed extension to the house in 120 Errard Street. The main points raised by this committee and which need to be discussed with the wider school community include –

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- Flexibility of design that may change with time.
- Non-permanent furniture and fittings to ensure the space can be adaptable to other uses.
- If possible classrooms to remain under the one roofline to encourage and support the Professional Learning Teams.
- The future of the ICT Lab needs to be considered in line with the Technology path the school decides to follow.
- The current staff room is not adequate for the number of staff.
- The current resource room to be considered for a meeting space for parent meetings and perhaps provide additional office space for specialist teachers. Currently the specialist teachers do not have a space also the resource room is a small space for staff planning.
- Corridor C is a high volume student area thought needs to be given to the reallocation of classrooms from this area and/or bag lockers from this corridor.
- The current administration area is limited due to the visibility of the main entrance to the school. Changes are required to improve security of the school, its students and staff.
- The bathrooms of the main school building require refurbishing. Fixtures and fitting are quite outdated and in need of updating.

Learning Space Requirements and Functional Relationship of Spaces

The Existing Site

The school is located at 119 Drummond Street South Ballarat. The overall facility includes the following main components:

- Main building including ten classrooms, library, multi-purpose gymnasium, resource room, school canteen, four learning support hubs, sick bay, administration area including the Principals office, main reception, storage room and shared office space
- Environmental Centre and ICT Lab, outside of the main centre exists a chicken coop, guinea pig enclosure and raised garden beds
- 120 Errard Street house including the staff room, piano room and school uniform shop
- Outdoor and recreation facilities including artificial turf area, shaded play area, adventure playground and sensory garden

The site is bound by residential houses to the north, Drummond Street South to the west, Eyre Street and residential houses to the south and Errard Street to the east.

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Recommendations of Recent School Review

The school review conducted in 2012 concluded that St Patrick’s Primary School, Ballarat has experienced a period of transition over the past four years. The learning spaces have been refurbished to become a contemporary learning environment surrounded by an excellent range of outdoor learning spaces that cater for all developmental stages of learning including a strong environmental focus. From a learning perspective, the school is building a culture of collaboration and high expectations for all community members. All members of the school community have focused on building a classroom culture of engagement and achievement. Teamwork, a sense of ownership and shared leadership are current strengths of the school.

St Patrick's is a welcoming and inviting school community that seeks to genuinely understand and engage all school families in their children's learning. School improvement, parent input, approachability, teacher morale and stimulating learning have remained relative strengths of the school with a consistent actual score above 80/100 for the two-year period. Discussions with parents and Board members overwhelming confirmed that the community is proud of the school's achievements and feel closely connected to the school and to student learning.

Strengths:

- Strong sense of community connectedness
- Shared and distributive leadership
- A vision and mission that is shared and lived – “a nurturing Christian community that inspires learning and achievement, acceptance and equality”
- On-going focus on student engagement
- Whole school approach to curriculum planning
- Highly effective teacher teams that plan together and discuss student learning
- A culture that thrives on professional dialogue and feedback
- A growing level of confidence and expertise around the use of student data to inform teacher practice

The School Review listed the following goals for the next School Improvement cycle -

- To strengthen student-centred learning and engagement
- To strengthen relationships with all members of the school community
- To deepen and enrich team-based contemporary learning practices
- To strengthen the parent engagement in the learning life of the school community

The following key overarching strategies were recommended -

- Build a learning community that values and uses a range of feedback practices to improve teacher capacity, student learning, wellbeing and Catholic School Culture
- Build leadership capacity of students, staff and parents to enrich the learning community
- Develop a more systematic and rigorous curriculum to incorporate all elements of the Australian curriculum
- Develop and embed a systematic plan for effective collection and analysis of formative and summative data to monitor and inform student progress and teacher practice

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Area Guideline Requirements (Opportunities & Limitations)

Opportunities –

- To make use of the purchase of 120 Errard St to fulfil the school’s curriculum needs and desires.
- To further develop the specialist areas of the school such as the environmental centre.
- To allow for 10 classrooms to exist under one roof space by relocating a general purpose learning area/school hall to be created on the south east corner of the site using existing building space.
- To update the footprint of the school so that three distinct learning and teaching areas can be created by grouping learning areas together.
- To create 21 Century learning opportunity through operable walls in classrooms to allow for open learning opportunities to occur.
- To modify the entry of the school to improve disabled access and to modify the administration area to improve vision and to provide greater security access to the main learning areas.
- To create a second office area for administration purposes.
- To update student and staff amenities.
- Relocation of a permanent staffroom will provide staff facilities in close proximity to the general office area.

Limitations –

- The school boundaries are fixed and therefore this limits the enrolment numbers for the school.
- Maintenance of an aging site.
- The current administration area is limited due to the visibility of the main entrance to the school. Changes are required to improve security of the school, its students and staff.
- The bathrooms of the main school building require refurbishing. Fixtures and fitting are outdated and in need of updating.
- No current space exists for staff meeting/planning to occur.
- Parent meetings are currently held in a resource room.
- Staffroom is currently operating from the south east corner of the school which is removed from the general office area and main building.

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APPENDIX 4 – Area Analysis – dated December 2017

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Melbourne: 466 malvern road prahran victoria 3181 t 03 9510 7860 f 03 9521 1464 www.y2architecture.com.au
Bendigo: 5/41-43 mundy street (PO Box 660) bendigo victoria 3550 t 03 5407 2130 f 03 9521 1464 www.y2architecture.com.au
Young Lehmann & Co Pty Ltd trading as Y2 Architecture. Directors: Matthew Dwyer [Architect] AIA, Garry Thompson [Architect] AIA
Associate Directors: Walter Di Giangregorio, Peter Tonkin [Architect] AIA

St. Patrick's Primary School, Ballarat [Master Plan Area Schedule]

0000 1.6 / Master Plan ISSUE 4.12.2017
EXISTING & PROPOSED AREA SCHEDULE

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Space	Existing Area 2017		Proposed Masterplan Area		Variance	Comments	
	Area	No.	Area	No.			
PRIMARY							
Library	268.7	0.0	262.6	0.0			
Library / Work Areas		1	142.8	1	142.8	0	
Information Technology [located 116 Errard]			109.8		109.8	0	
Work Room			16.1		0	16 [assigned to Small Group General Learning]	
Reading Recovery			0		10	-10 [formerly storeroom]	
General Learning	721.4	0.0	785.4	0.0			
General Purpose Learning 1		1	82.6	1	82.6	0 Studio 1/2	
General Purpose Learning 2		1	79.7	1	79.7	0 Studio 1/2	
General Purpose Learning 3		1	76.2		0	76 [reassigned to Administration Staff Lounge]	
General Purpose Learning 4		1	65.3	1	65.3	0 Studio 3/4	
General Purpose Learning 5		1	79.3	1	79.3	0 Studio 3/4	
General Purpose Learning 6		1	66.7	1	66.7	0 Studio 3/4	
General Purpose Learning 7		1	61.7		0	62 [partially reassigned to Staff Planning and Studio 5/6]	
General Purpose Learning 8		1	62.2	1	89	-27 Studio 5/6 [partial surplus from former GPL7]	
General Purpose Learning 9		1	82.5	1	82.5	0 Studio 5/6	
General Purpose Learning 10		1	60.4	1	60.4	0 Studio 5/6	
New Learning Studio F/1			0	1	66	-66 Studio F/1	
New Learning Studio F/1			0	1	68	-68 Studio F/1	
Withdrawal 1			4.8		0	5 [reassigned to Circulation]	
Small Group Areas			0		45.9	-46 [formerly Library Workroom]	
Withdrawal 2 [see Admin]			0		0	0	
Withdrawal 3 [See Admin]			0		0	0	
Withdrawal 4 [See Library]			0		0	0	
Physical Education	220.9	0.0	233.2	0.0			
Multipurpose Activity		1	140.5	1	165	-25 [relocated to Errard St]	
Store 1			12.1		17	-5 modified - now Archive	
Store 2			10.8		0	11 reassigned to Reading Recovery	
Store 3			11.3		10	1 modified.	
Store 4			2.8		0	3 repurposed to Studio F/1	
Store 5			2.1		0	2 Repurposed to Studio F/1	
Canteen			17.1		17	0 repurposed to Staff Work	
Toilets / Change [Boys/Girls]			24.2		24.2	0 no change	
Administration / Staff	257.1	0.0	288.6	0.0			
Principals Office		1	18.4	1	21	-3	
Shared Office & Staff Work		1	17.3	3	40.1	-23	
Counselling/Interview [With'dl 2&3]			29.8		15	15 [assigned to Small Group General Learning]	
Staff Study [120 Errard]			40.5		23.5	Errard St Counselling	
Sick Bay			10.3		10.3	0	
Staff Planning Room			0	1	37	-37	
General Office			23.4		33	-10 incorporating office store	
Staff Lounge [120 Errard]			24.2		76.2	-52 [relocated to previous GPL 3]	
Staff Resource			19.6		0	20 incorporated into Staff Planning Room	
Staff Toilets			32.5		32.5	0	
Services/Utilities/Kitchen [120 Errard]			14.4		0	14 included in Staff Lounge	
Secure Store			26.7		0	27 incorporated into General Office	
Specialist Learning	74.8	0.0	74.8	0.0			
Environmental Science Centre [116 Errard]		1	74.8	1	74.8	0 no change	
PMP			0		0	0	
Music			0		0	0	
Pupils Amenities	50.7	0.0	50.7	0.0			
Toilets [Girls]			22.9		22.9	0 no change	
Toilets [Boys]			24.4		24.4	0 no change	
Toilets [Accessible]			3.4		3.4	0 no change	
Cleaner [Store 6 - Services]			0		0	0 no change	
Travel / Engineering	330.4	0.0	315	0.0			
Internal Circulation			292.5		300	-8	
Engineering/Services cupbds			37.9		15	23 Errard St store demolished	
Sub-total Primary	1924	15	1924.0	2010.3	18	2010.3	-103
TOTAL - EXISTING AREAS [Primary]	1924	15	1924.0	2010.3	18	2010.3	-103
PRIMARY - DISCOUNTED AREA							
116 Errard Street South	212.6	0.0	212.6	0.0			
Environmental Science		1	70.9	1	70.9	0	Heritage Controls Apply & non CCG areas
Enviro Store			3.9		3.9	0	
Toilets			17.4		17.4	0	
ICT Lab			88.6		88.6	0	
ICT Office			9.4		9.4	0	
ICT Store			11.8		11.8	0	
Circulation			10.6		10.6	0	
120 Errard Street South	146.3	0.0	123.4	0.0			
Staff Kitchen			14.4		14.4	0	Heritage Controls Apply
Staff Lounge			24.2		24.2	0	
Staff WC1			10.2		10.2	0	
Staff WC2			5		5	0	
Staff Study 1			17.2		17.2	0	
Staff Study 2			12.3		12.3	0	
Staff Study 3			11		11	0	
Store 1			8.4		8.4	0	
Store 2			22.9		0	23 demolished	
Circulation			20.7		20.7	0	
Sub-total Primary Discounted	358.9	0	358.9	336	0	336.0	23
TOTAL - EXISTING AREAS [Primary] After Discounted	1565.1	0	1565.1	1674.3	0	1674.3	

	Existing Area 2017	Proposed Masterplan
Master Planned Area	1924.0	2010.3
Less CCG Entitlement [LTE 250 students]	1520.24	1520.24
Less Heritage [discounted space 116 & 120 Errard Street]	358.9	336.0
Found Space over entitlement	44.9	154.1 m2

reconciled to remove partial demolition within Main School Building & Multipurpose

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