



JPE

# St John's Lutheran School Masterplan Report

Prepared for St John's Lutheran  
School, Eudunda

JPE Design Studio

Project Number: 10621

28.01.2022

C: Final Masterplan



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# Introduction

St John's Lutheran school was established in 1904 and is located in the rural town of Eudunda, approximately 112km north of Adelaide. The school caters for students from Foundation through to Year 6 (Levels F/1, 2/3, 4/5, 6) with approximately 70 students and 12 staff. The school is an authorised International Baccalaureate (IB) World School offering the Primary Years Programme. St John's is also one of only a few officially accredited dyslexia aware schools.

As a Christian school, St John's philosophy is about developing the whole child. Students are engaged in hands-on, inquiry-based learning. Driven by their own curiosity and interests, children actively investigate their world, discover new ideas, make connections across the curriculum and develop their own theories, learning to think critically and creatively. Inquiry-based activities engage students in authentic real world learning and connect them with their environment and community. St John's dynamic learning community is committed to meeting the needs of all students in a warm and caring atmosphere.

We understand that St John's Lutheran School's motto is 'Learning to Serve' - students, staff and parents serving Jesus and the wider community. Our approach and outcomes will aim to align with the school's mission statement to:

- build a passionate learning community
- Christ-centred
- child-focussed
- invest in families
- highly skilled, caring staff

The St John's Lutheran School Masterplan aims to strengthen the connection between students, parents, staff, St John's Lutheran Church and the wider community and to provide faith-centred and fit-for-purpose facilities for all members of the school community.

We understand the following facilities and improvements are needed within the Masterplan:

- Improve use and environmental quality of original heritage building (currently resource room) - highlight heritage nature as an asset
- A new covered gymnasium / stadium for winter sports and events (and new associated carpark)
- Improve reception area to be more welcoming
- Refurbish existing classroom into new artroom (good views)
- Refurbish existing library loft uniform shop space into a flexible learning space
- New outdoors courtyard space between heritage building + courts
- Rejuvenated entrance from street and drop-off area for an attractive and welcoming first impression of school including new planting to carpark
- Refurbish GLA's to be contemporary in feel and flexible with multi use ability
- New relocated staff room, sick bay and toilets (currently inefficient and tired)





# 01

**The Process**



Process

As a multi-disciplinary studio our philosophy is one of team collaboration and transparency on every level. We have developed our process of engagement beyond briefing, to design through dialogue. Our process is driven through a partnership with our clients and the empowerment of the wider team. The result of this process is a place that is unique within its concept and context.

Our belief is that great design and delivery starts with people, is dependent on the process and the result is the project. In this context, every project is unique within its time and place.

Throughout the development of the St John’s Lutheran School Masterplan, JPE have engaged in Co-Design with the school and community.

The adjacent timeline outlines the process that we have undertaken with the team throughout the Masterplan.

VISION STATEMENT

“We will be widely known as a warm, caring community in which students thrive academically and socially.

Learning at St John’s is inspired through innovative, contemporary approaches to teaching. We all challenge ourselves and support each other to learn and grow, to achieve our best. We make a positive contribution to our regional community and appreciate the generosity of others.

Our learning environment stimulates interest and enables us to engage with our surroundings and technologies and learn in new and exciting ways.”

MISSION STATEMENT

“We always strive to learn and improve, drawing on and applying up to date research to provide excellent teaching and learning. We continually search for new ideas and innovative ways to engage and inspire students to learn. We use data to measure achievement and growth and work as a team by sharing information, knowledge and ideas to provide the best outcomes for each student. We partner with parents to support learning at home by sharing information and resources and welcoming participation in class.

Learning develops through inquiry-based experiences with an emphasis on literacy, numeracy and technologies. We strive to engage in activities that develop real-world skills in practical settings, building relationships and making a positive contribution in the regional community.

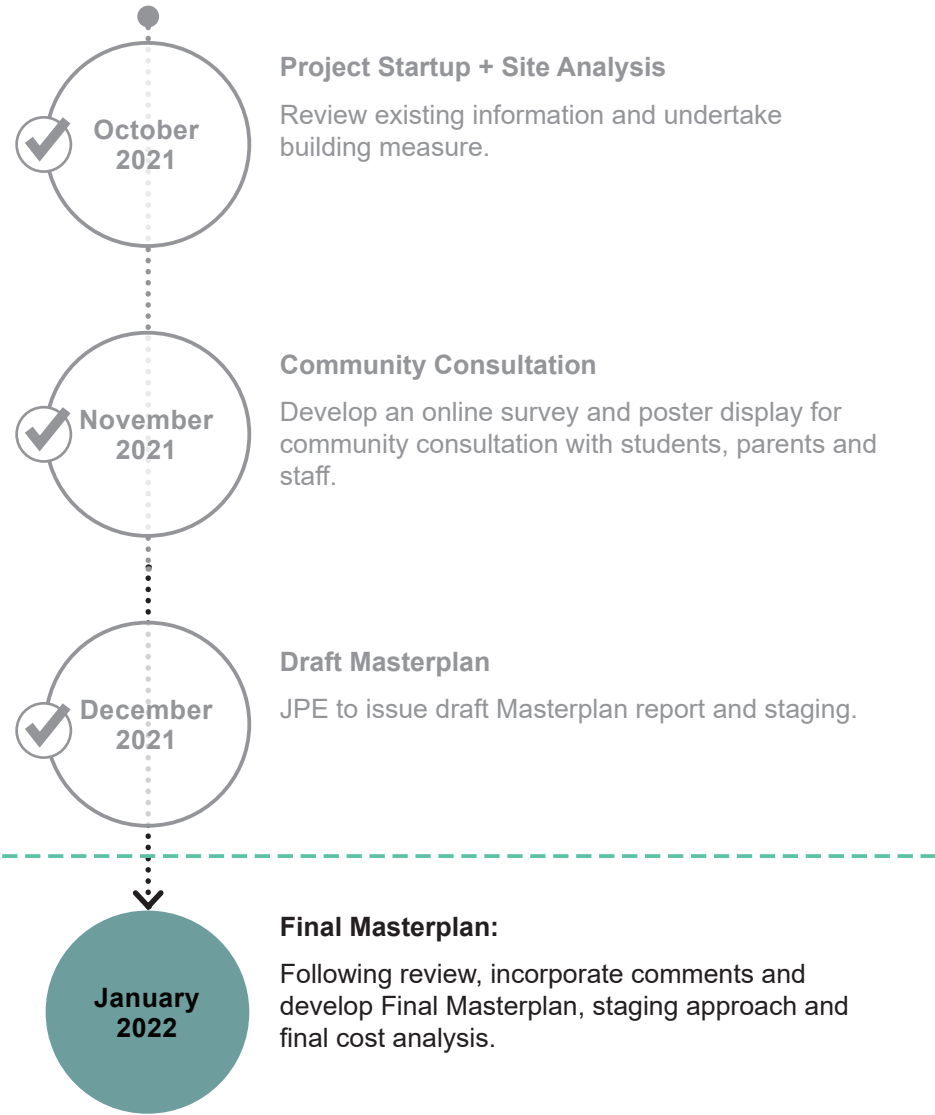
We continually adapt the learning environment to generate interest and enable contemporary, flexible approaches to learning.”

Purpose Statement

Our school community builds foundations for life by nurturing and inspiring each child to thrive, supported by Christian values.

Project Process

The following timeline illustrates the process undertaken:







02

## Consultation Outcomes



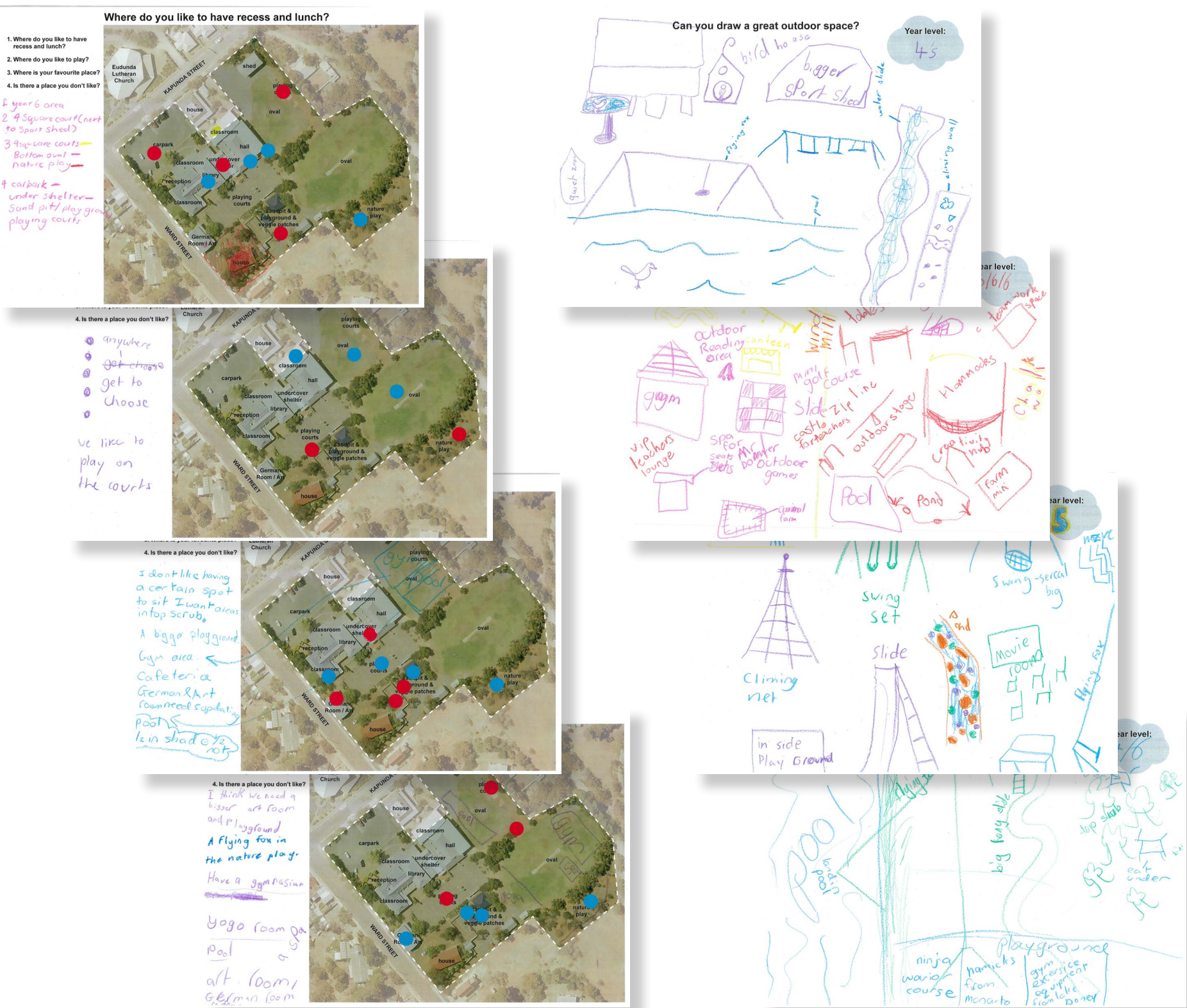
Process

The following consultation summary overleaf outlines the process that we have undertaken with the team throughout the Masterplan.

The design team met with the school early in Masterplan to undertake community consultation with students, staff and parents. We circulated two surveys - a staff survey and a parents/students survey - for feedback on the existing school, culture and wishes for the Masterplan direction.

We also undertook one-on-one workshops with each separate group - students, staff and parents. The format for the staff workshop and parents workshop was as an informal discussion accompanied by some questions / prompts for discussion. The student workshop was interactive, with students encouraged to show what they liked and disliked at the school currently with stickers, and also to draw some ideas for the school campus - examples opposite.

The design has evolved as a response to the consultation outcomes and feedback received from the community. The draft Masterplan allows the school community to undertake their own ongoing discussions to establish their needs and wants in the medium and long term.



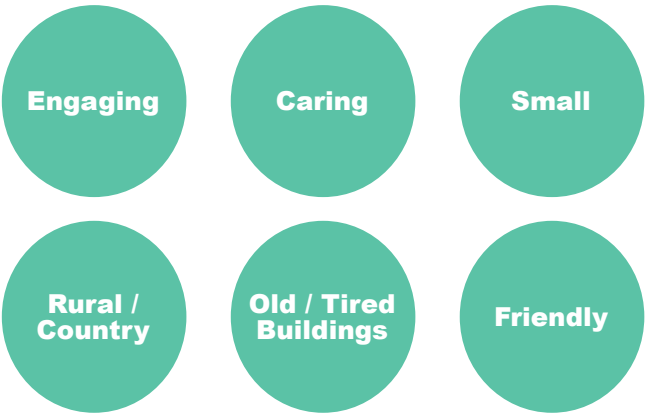


# Teacher: Survey Outcomes

As part of our consultation approach for this project, we invited teachers at St John's Lutheran School to provide input on their vision for the future of the school. The survey was sent out to teachers and a total of 9 responses were recieved. The survey group consisted of five (5) Teachers, two (2) LSO's, one (1) Administration and one (1) Care Coordinator. Of the five (5) teachers, four (4) taught Years 3-6 and one (1) taught Foundation - Year 2.

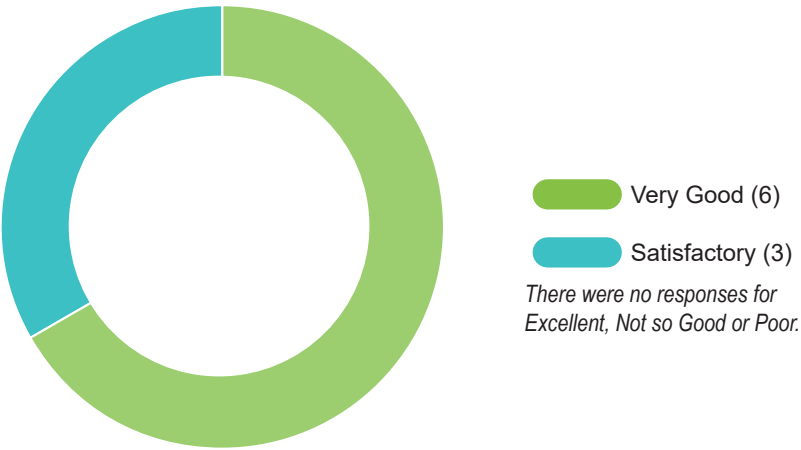
## How would you describe St John's Lutheran School?

Teachers were asked to describe St John's Lutheran School in three words. The common words that emerged from the survey were:

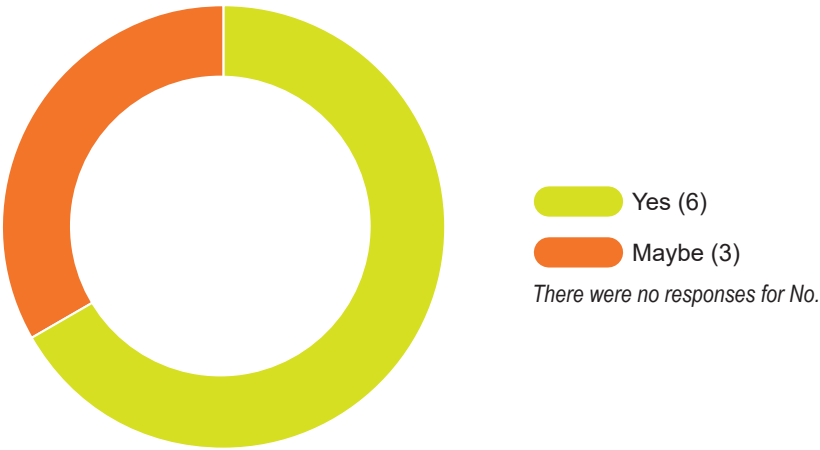


**Other Points (mentioned once):** Nurturing, Fun, Welcoming, Christian, Pokey, Unfinished, Loving, Family, Lutheran, Supportive, Busy, Open, Vibrant Learning

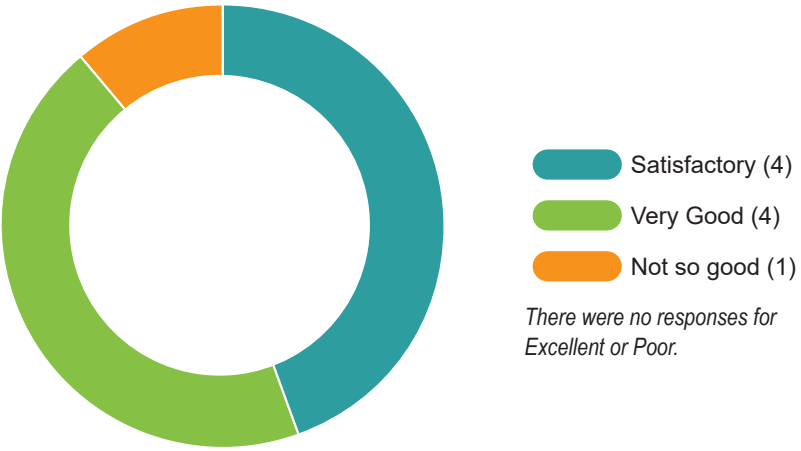
## How would you rate the student experience at St John's Lutheran School currently?



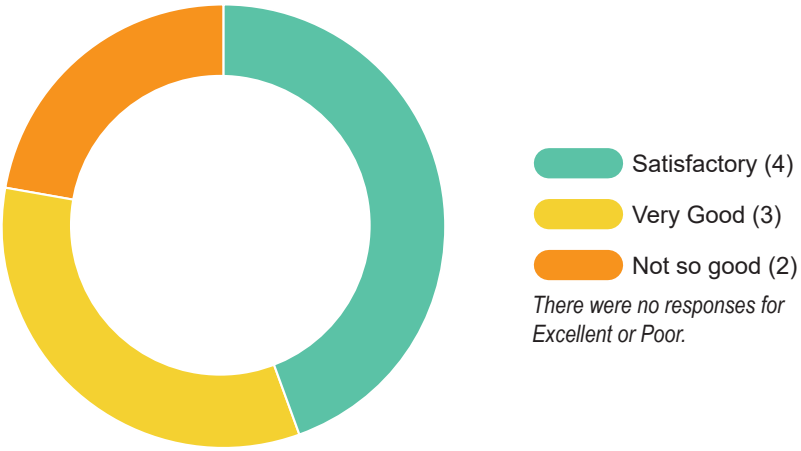
## Do you think more multi-functional spaces would benefit the school?



## How would you rate innovation and future focused learning at St John's Lutheran School currently?

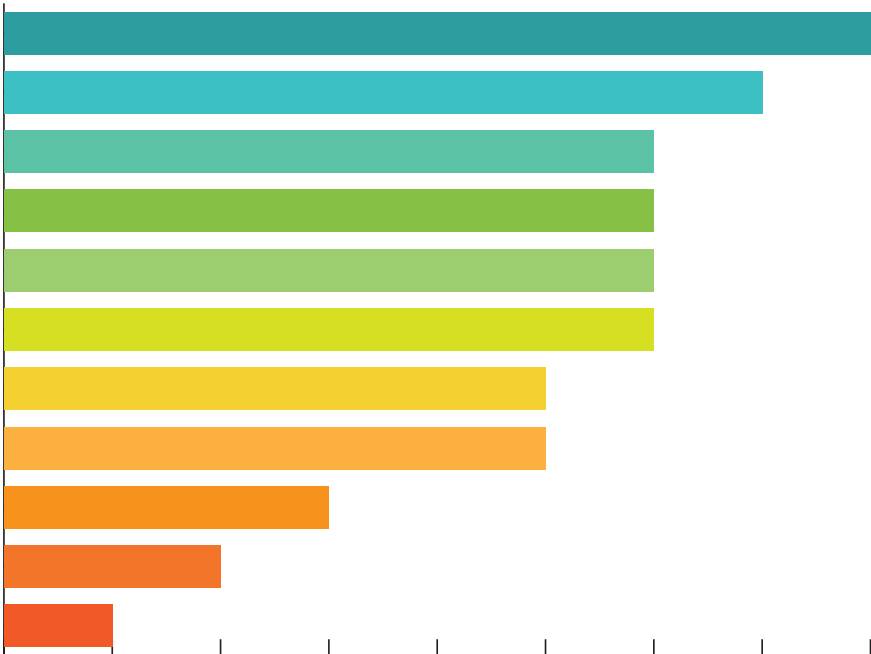


## How would you rate the flexibility of existing learning areas generally?





What do you believe is important to include in the Masterplan?



- Access to natural light (8)
- Focus on environmental sustainability (7)
- Flexible learning spaces (6)
- Collaborative learning spaces (6)
- Inclusivity (6)
- Focus on wellbeing (6)
- Access to technology (5)
- Outdoor learning areas (5)
- Innovation (3)
- Green space (2)
- Student areas (1)

What do you think is missing at St John's Lutheran School?

The most commonly mentioned themes have been listed below. The need for an indoor sports facility / gym / auditorium space was mentioned six (6) times. Natural light was mentioned two (2) times, as was collaborative learning / teaching environments.



**Other Points (mentioned once):** Indoor outdoor connectivity, wheelchair access, youthful & energetic staff, contemporary learning, gym storage, classroom storage, outdoor eating / sitting area for staff, inviting lunch area for kids, operable spaces

What do you see as the biggest opportunity for the Masterplan?

The most commonly mentioned themes have been listed below. Each of these were mentioned two (2) times in the responses.



**Other Points (mentioned once):** Shower for staff, undercover area for PE lessons, encouraging music more - dedicated space for students, more welcoming entry, points that make the school stand out - attract more families, maximise underutilised space, ease of access, improved usability

What do you see as the biggest challenge for the Masterplan?

The most commonly mentioned themes have been listed below. Each of these were mentioned two (2) times in the responses.



**Other Points (mentioned once):** Drawing in more students, space to make the big ideas happen, aligning the old with the new, keeping some of the heritage

What are your big ideas and long term dreams for the development of St John's Lutheran School?

The most commonly mentioned themes have been listed below. Each of these were mentioned two (2) times in the responses.



**Other Points (mentioned once):** More classes & teaching staff, continued improvement across the site, finances for improvements, a unique selling point for the school, focus on children's wellbeing, outdoor learning spaces, space for play, school garden, a gym, pool, indoor / Outdoor connectivity, aesthetically pleasing classrooms, bigger arts space, open areas for meeting, state of the art environments, modern, comfortable, practical, sinks in all classrooms, an inviting place, media centre, work spaces with natural light, learning hubs



# Student & Parent: Survey Outcomes

As part of our consultation approach for this project, we invited students and parents at St John's Lutheran School to provide input on their vision for the future of the school. The survey was sent out to parents with a total of twenty-one respondents. The survey group consisted of seventeen (17) parents, three (3) parents completing with a child and one (1) pastor. Out of the three (3) parents completing the survey with their child there were two (2) students aged between Foundation - Year 2 and one (1) in Year 3-6.

## How would you describe St John's Lutheran School?

The survey asked for users to describe St John's Lutheran School in three words. The reoccurring words have been listed below. There were eight (8) mentions of caring, three (3) of welcoming and the remainder were mentioned twice.



**Positive Points (mentioned once):** Close, happy, a good school, a nurturing environment, compassionate, excellent, spacious, historic, Christian, independent, offers good learning, clean, respectful, progressive, Christ centred, organised, educational, supportive, fun, kind, helpful, awesome, safe

**Negative Points (mentioned once):** no flow between rooms, dated, not easy to access, buildings & amenities are tired, uninviting, disunited, fake, run down, needs upgrading

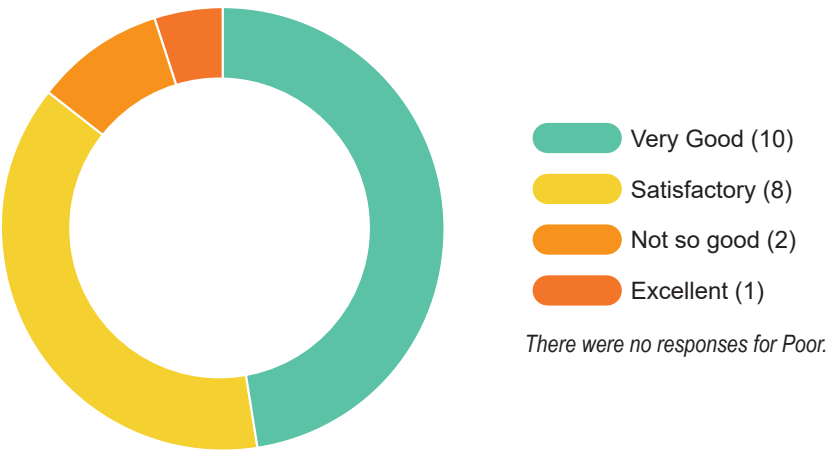
## What is your favourite space in the school?

The most commonly mentioned favourite space in the school was the Hall which received seven (7) mentions. The Nature Play / Playspace was next with three (3) mentions, followed by classrooms with two (2) mentions. Six (6) people skipped this question or mentioned that they did not have a favourite space.

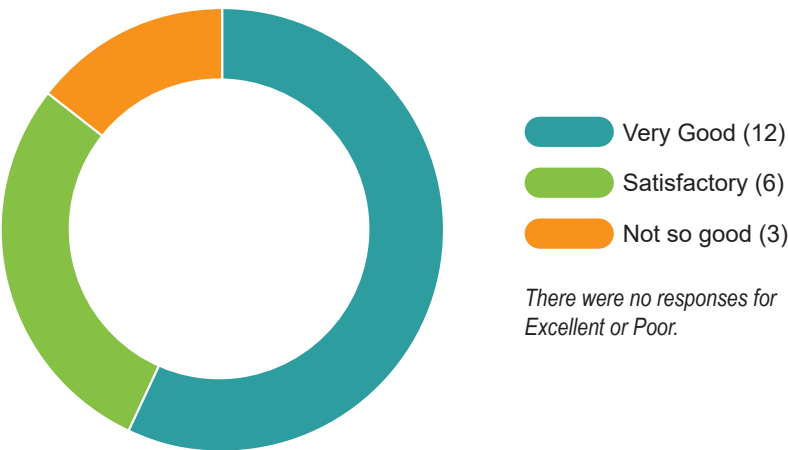
**Other Points (mentioned once):** Gym, chapel, new front lawn



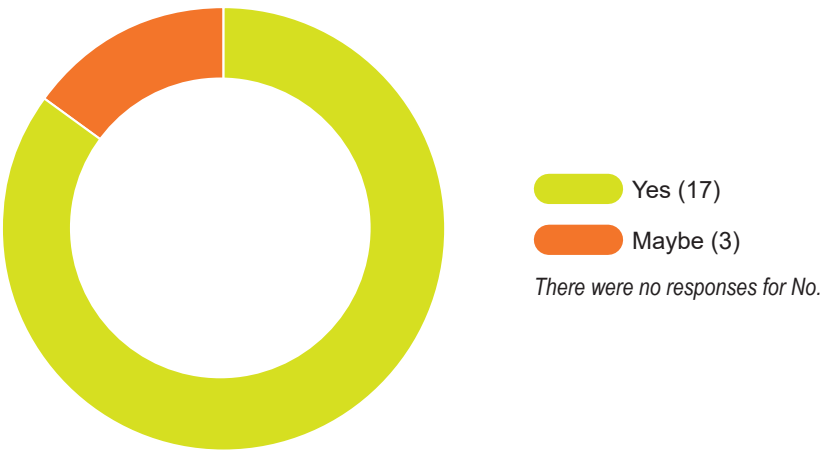
## How would you rate the student experience at St John's Lutheran School currently?



## How would you rate innovation and future focused learning at St John's Lutheran School currently?

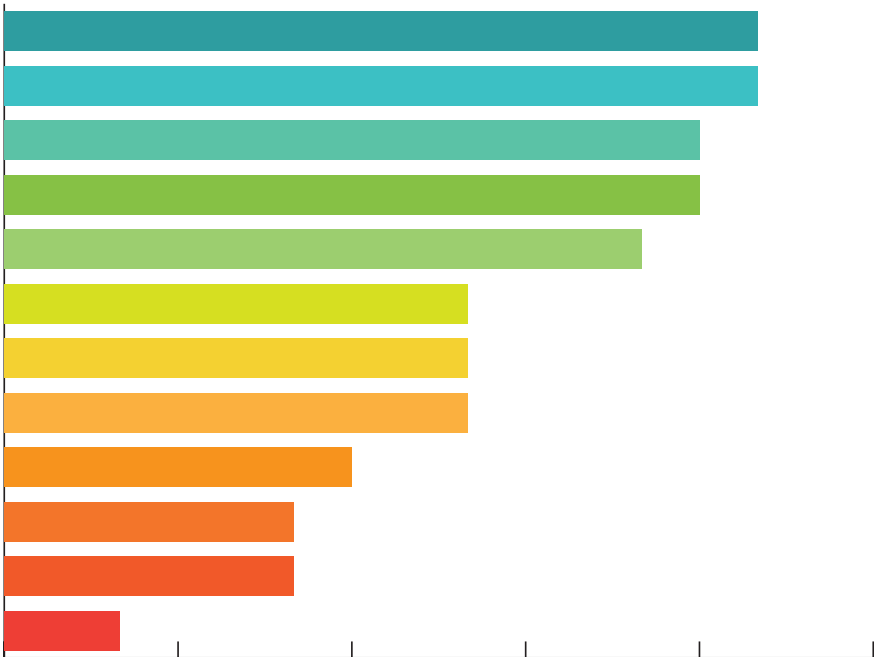


## Do you think more multi-functional spaces would benefit the school?





What do you believe is important to include in the Masterplan?



- Access to natural light (13)
- Flexible learning spaces (13)
- Access to technology (12)
- Outdoor learning areas (12)
- Focus on wellbeing (11)
- Innovation (8)
- Focus on environmental sustainability (8)
- Inclusivity (8)
- Student areas (6)
- Collaborative learning spaces (5)
- Other (5)
- Green space (2)

What do you think is missing at St John’s Lutheran School?

The most commonly mentioned themes have been listed below. There were four (4) responses for the addition of a gym, three (3) regarding science & technology spaces and two (2) regarding sheltered outdoor spaces. The need for more male teachers was mentioned three (3) times.



**Other Points (mentioned once):** More car-parking, flow, space, consistent design across all learning spaces, focus on wellbeing, updated & modern feel, innovation exposure, new art & language room, more students, discipline, better student support

What are your big ideas and long term dreams for the development of St John’s Lutheran School?

The most commonly mentioned themes have been listed below. There were three (3) mentions of growth and higher student intake, three (3) mentions of an improved and more welcoming entrance, two (2) increased offering with different subjects.

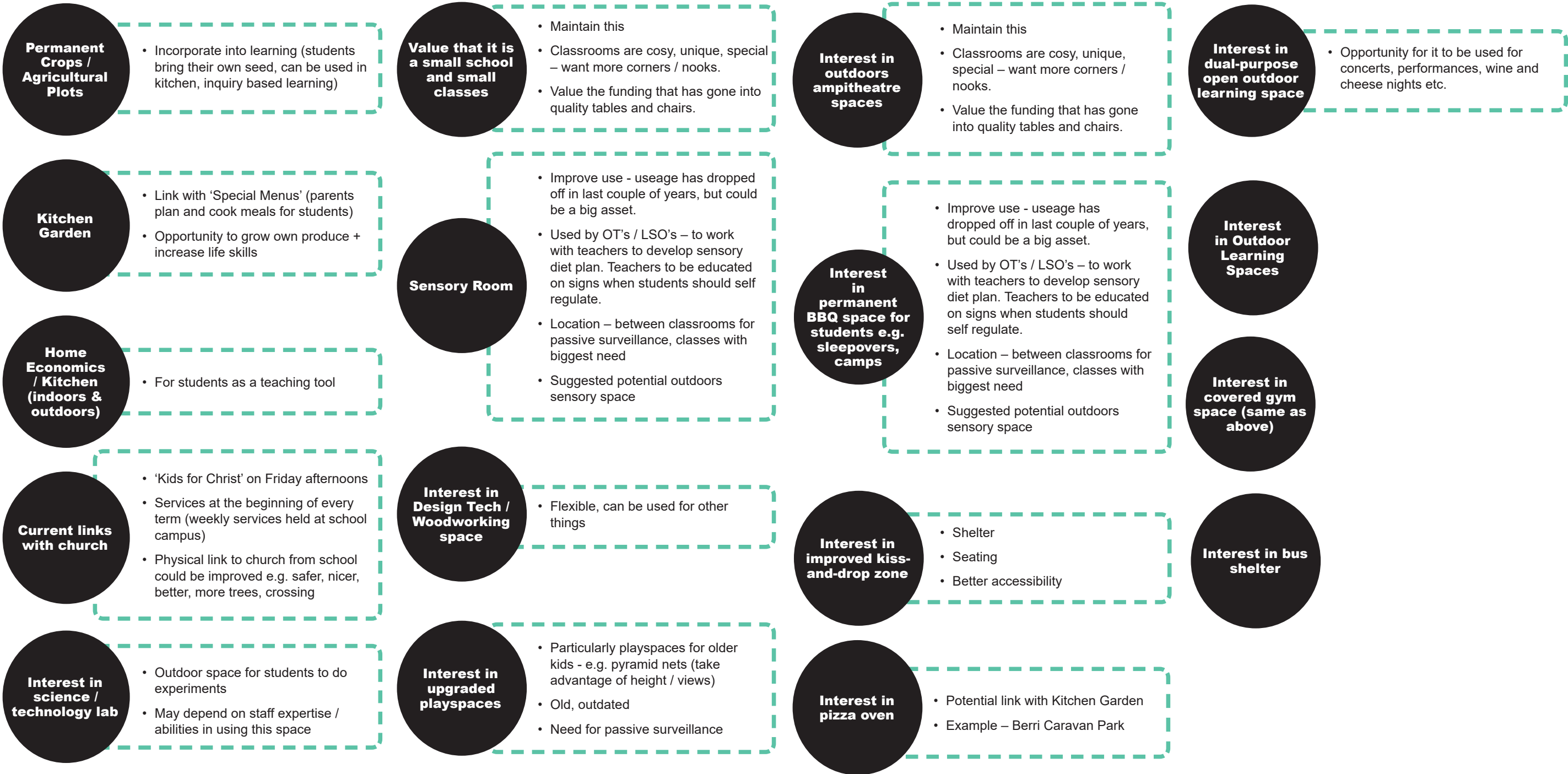


**Other Points (mentioned once):** Science lab, arts area, stadium with sheltered seating, mural, improved connection between the school and church, no more stairs, big classroom windows, sheltered lunch area (option to be closed off), improved safety, consistency through all spaces, open spaces, interactive environments, indoor pool, a fresher look, modern technology facilities, better utilising the space, improved student support, new surfaces for tennis & netball courts, stadium, green spaces, improved & diverse library, nature play, student garden (integrate seed to plate process), ninja exercise course, sensory garden, outdoor amphitheatre for learning, more sport equipment, STEM focused area, improved wellbeing for students & staff, improved education, remains affordable and viable, decent heating and cooling throughout



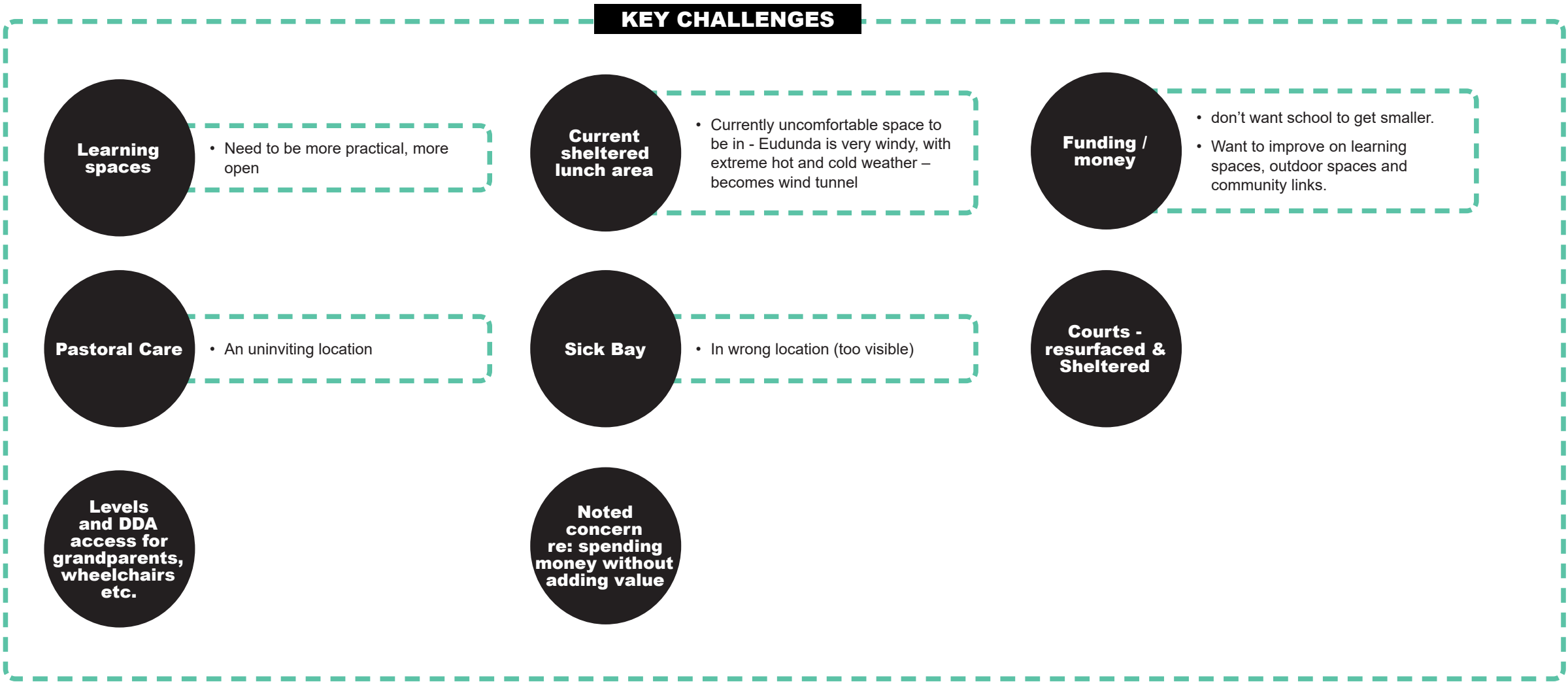
Consultation: Parents Workshop

OPPORTUNITIES





Consultation: Parents Workshop





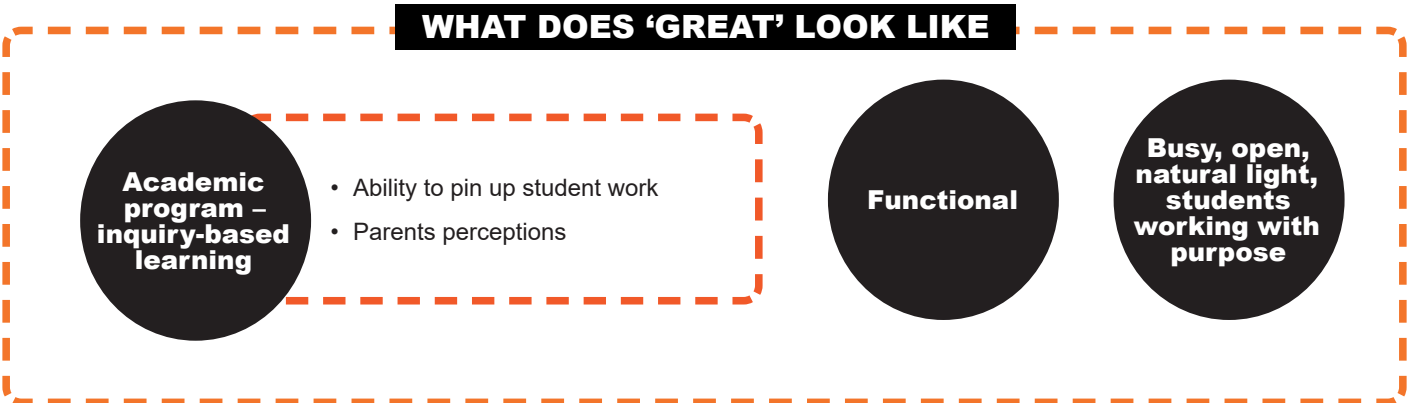
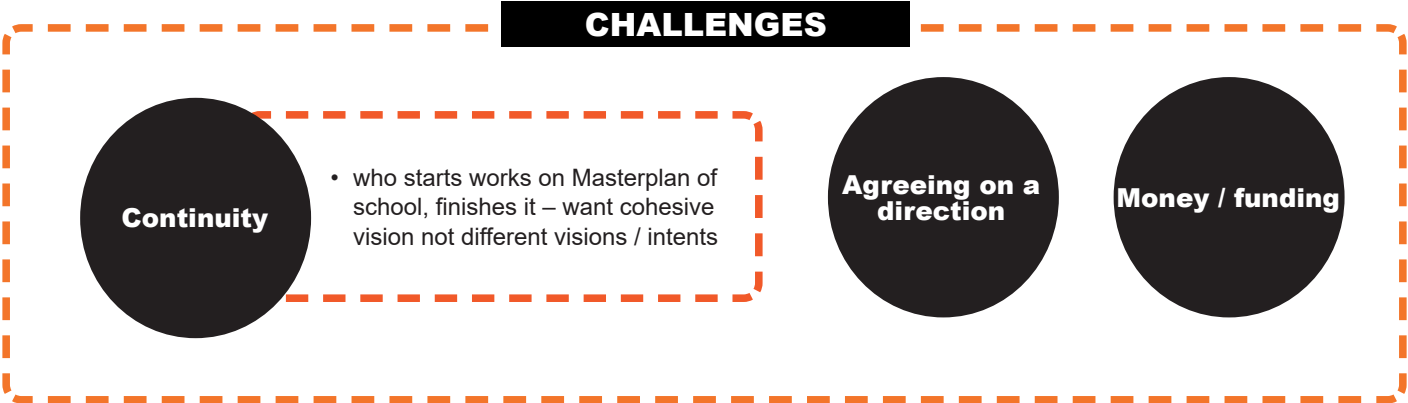
Consultation: Staff Workshop

OPPORTUNITIES

- |   |  |   |   |   |   |  |  |
|---|--|---|---|---|---|--|--|
| Want multi-purpose and flexible spaces                              | Upgrade current staff and student toilets    | Classrooms feel 'boxy'                            | Better maintenance  | Potential relocation of staff room for passive surveillance | Want Media centre and green screen                                | Want sinks in classrooms   | No OSCH  |
| Want outdoor learning + variety of tables and chairs to choose from | Want covered gym – for community to hire out | Soundproofing (finance, principals office)        | Impact of COVID on future learning (airflow / class sizes?) | Want outdoors exercise equipment                            | Library - more space, nooks, breakout spaces, shelving            | Want new veggie garden   | House - is church owned                            |
| Want playground upgrade (old) - tall climbing nets                  | Hall to be just a hall                       | Improve staff kitchen - shape & movement          | Want decking  | Want bike track   | Library mezzanine area - underutilised                            | Want breakout spaces (for quiet learning, recording videos etc.) | To create excitement, opportunities, create change |
| Want centralised storage (currently in 3 x different locations)     | Hall opportunity for performing arts space   | Sick room in wrong location                       | Want fresh air (windows / flyscreens)                       | What's the best class size? Suggested 20 is a good number   | Uniform shop - sales mostly done online / mostly used for storage | Counsellors room – wrong location                                | Showers (students and staff)                       |
| Want showers (for students and staff)                               | Want old house to be subdivided for funding  | Communal teacher prep space for lesson plans etc. | Sensory rooms   | Local bus shared with area school                           | Want change-rooms   | Want a specialist office for OT's / LSO's                        |  |



Consultation: Staff Comments







03

## Site Review & Assessment



Context



EXISTING SITE

St John's Lutheran School campus is located in Eudunda, approximately 112km north of Adelaide. The school's main entrance is via Ward Street, with carparking located off of Kapunda Street.





Existing Site



EXISTING SITE

St John's Lutheran School campus is located off of Ward Street and Kapunda Street in Eudunda. The school is immediately bordered by residential properties to the south and west, with large open properties to the north. To the east the school is bordered by St Hilda's Church and cemetery. The school utilises St John's Lutheran Church across Kapunda Street to the west as an assembly and worship space. The school has good views to the farmland / hills to the west. The campus facilitates primary students only.



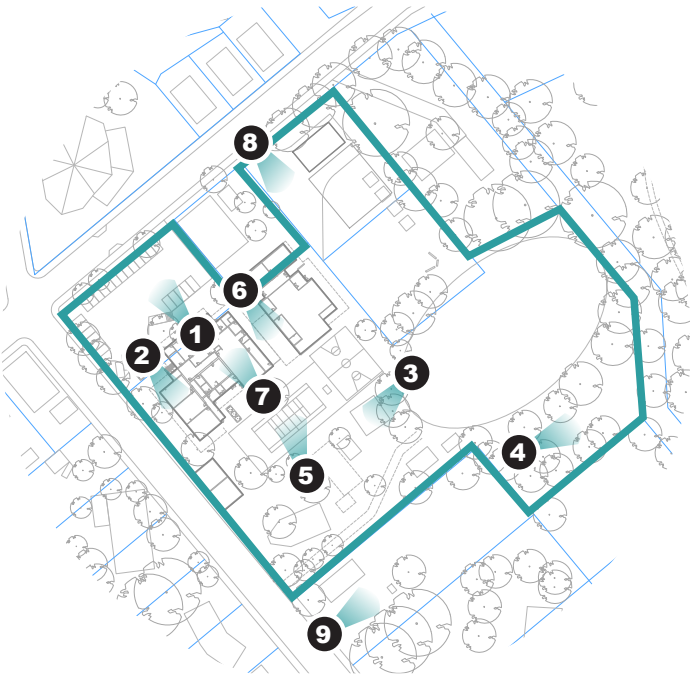


03 | Site Review & Assessment

Existing Site

The following images represent the existing site of St John's Lutheran School.

- 1 Existing school carpark looking towards church / Kapunda St from school
- 2 Existing main entry and bus-drop off location (new re-turfed) - looking from school carpark to Ward St
- 3 Existing playground
- 4 Natureplay zone (in top scrub)
- 5 Central playing courts (basketball, netball, tennis)
- 6 Undercover shelter / lunch zone
- 7 External sheltered outdoor space / steps to courts
- 8 Entry to lower oval & shed - looking from Kapunda St
- 9 Existing residence within school property boundary - looking from Ward St - potential for future subdivision and sale

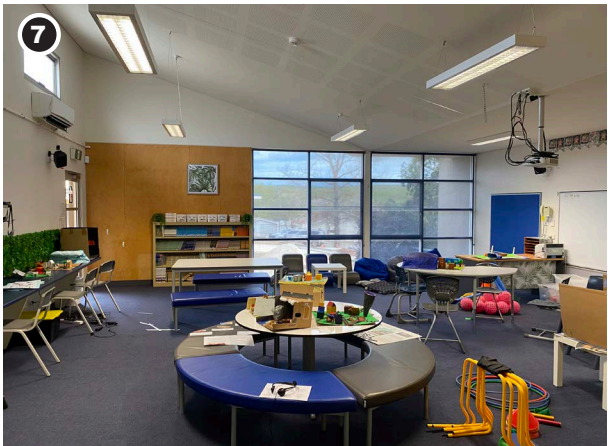
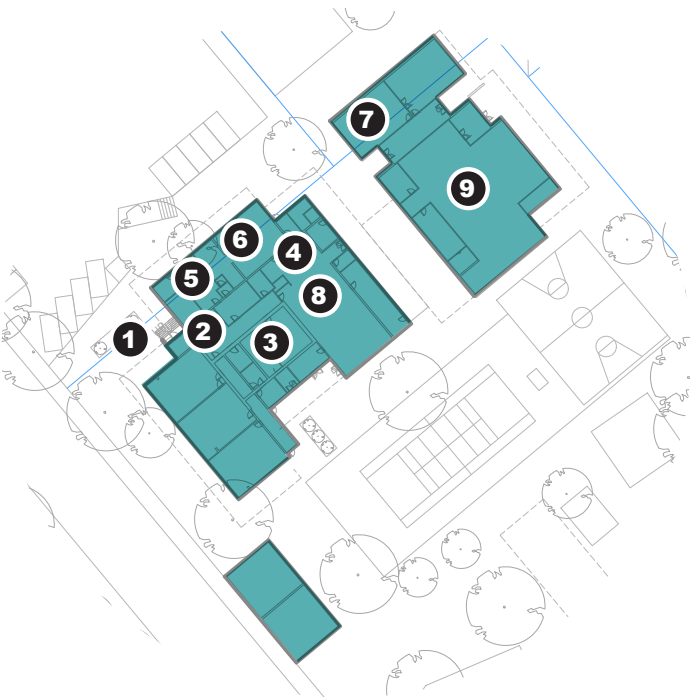
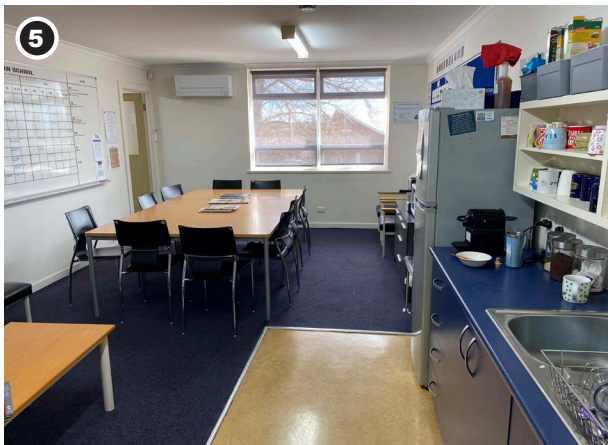
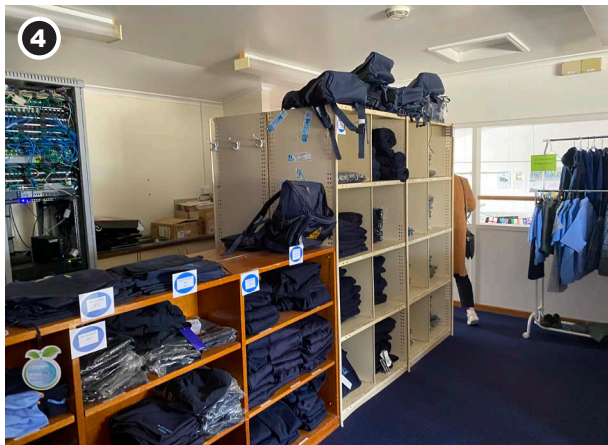
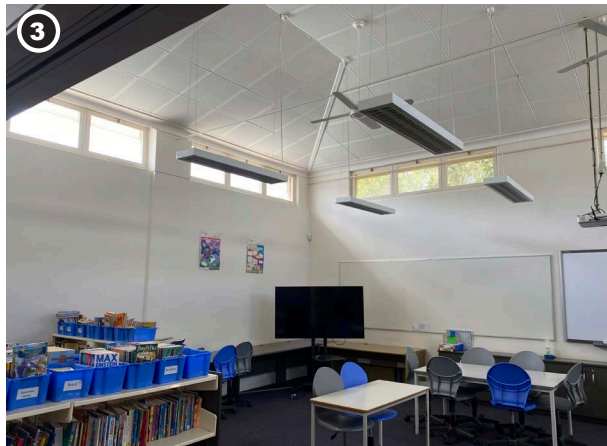




Existing Built Form

The following images represent the existing built fabric of St John's Lutheran School.

- 1 Main school building entry
- 2 Reception
- 3 Original school building - currently the Resource Room
- 4 Uniform shop (mezzanine level)
- 5 Staff room & kitchen
- 6 Classroom
- 7 Classroom (adjacent hall)
- 8 Library (looking down from Uniform Shop mezzanine)
- 9 Hall & worship space





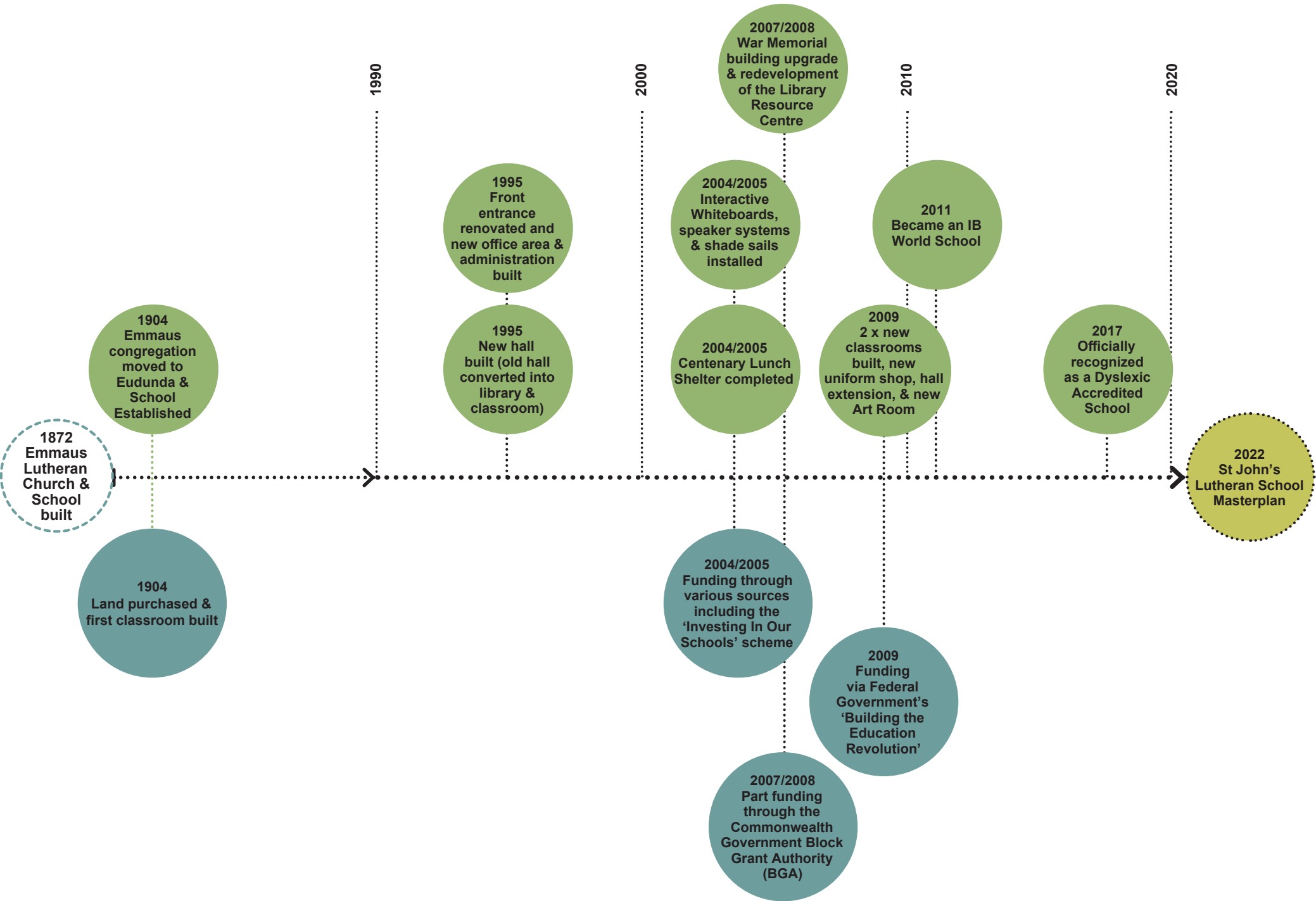
History



1890 - Emmaus School and Church at Point Pass

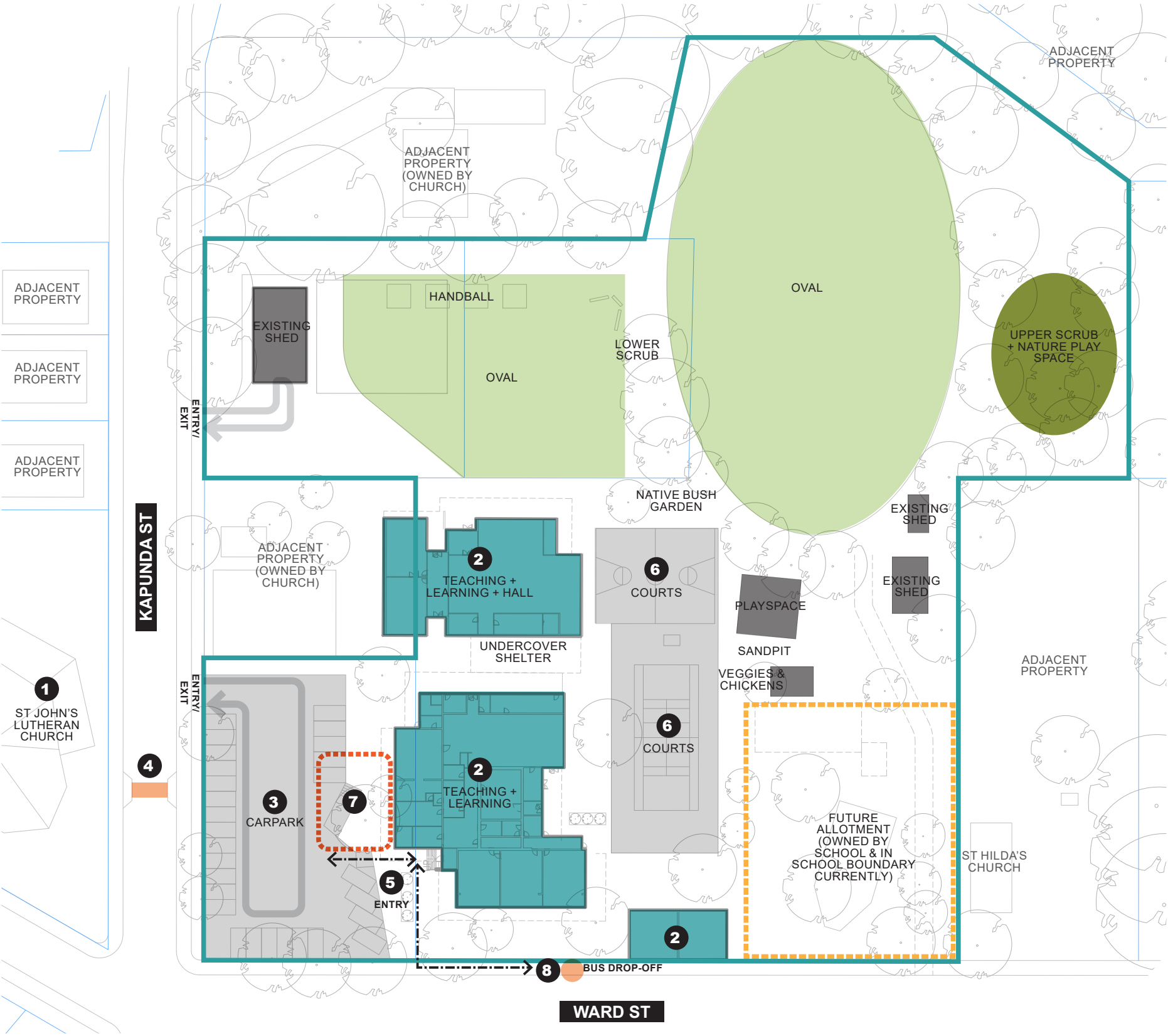


1916 - A group of pupils of Emmaus School with their teacher Mr. Kliche at Point Pass





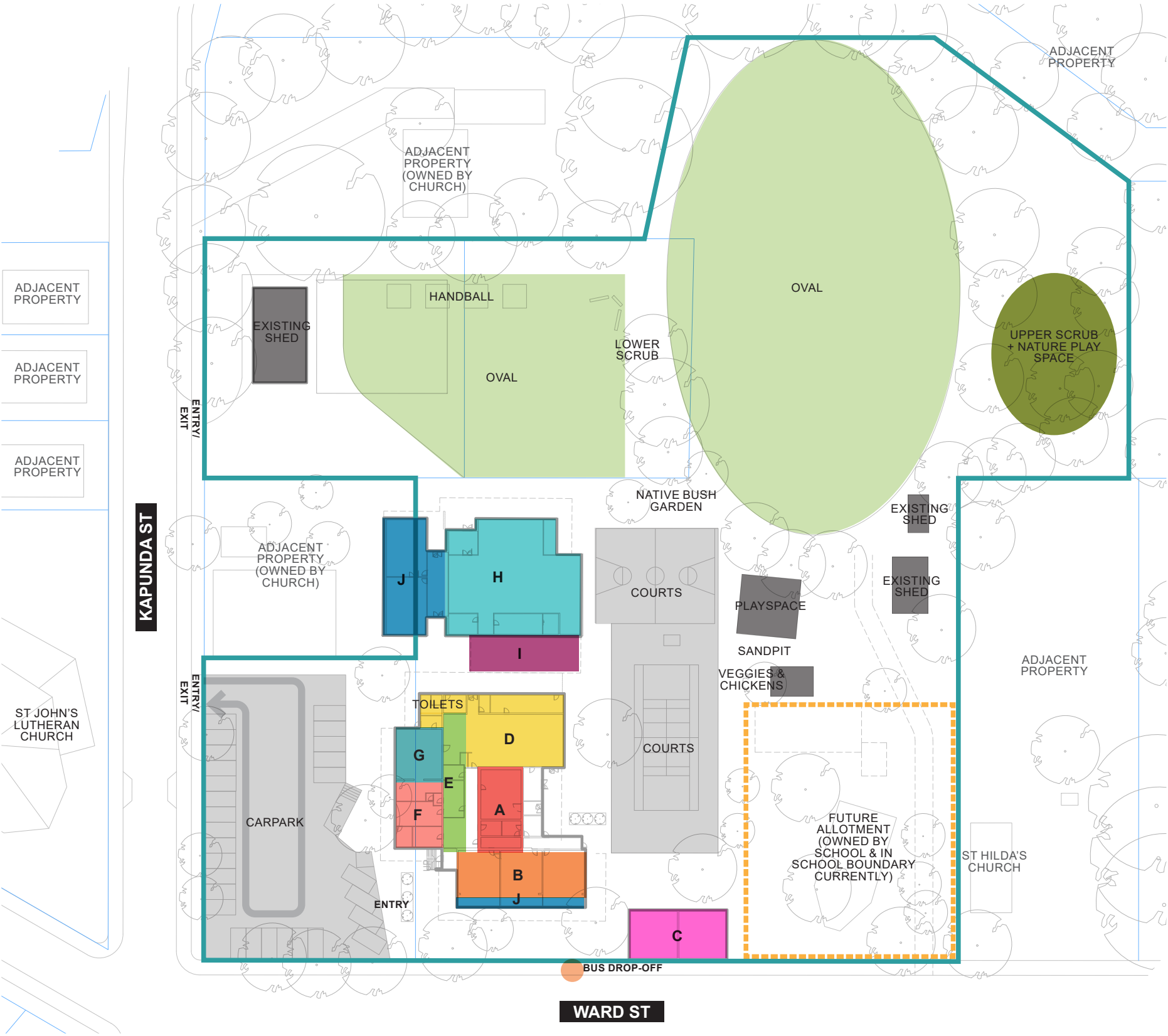
Site Analysis



- 1 St John's Lutheran Church
- 2 St John's Lutheran School teaching + learning spaces
- 3 Carparking
- 4 Informal pedestrian crossing to church
- 5 School entry
- 6 Playing courts (hard paved)
- 7 Kiss-and-drop zone
- 8 Bus drop-off



Previous Built Form Staging



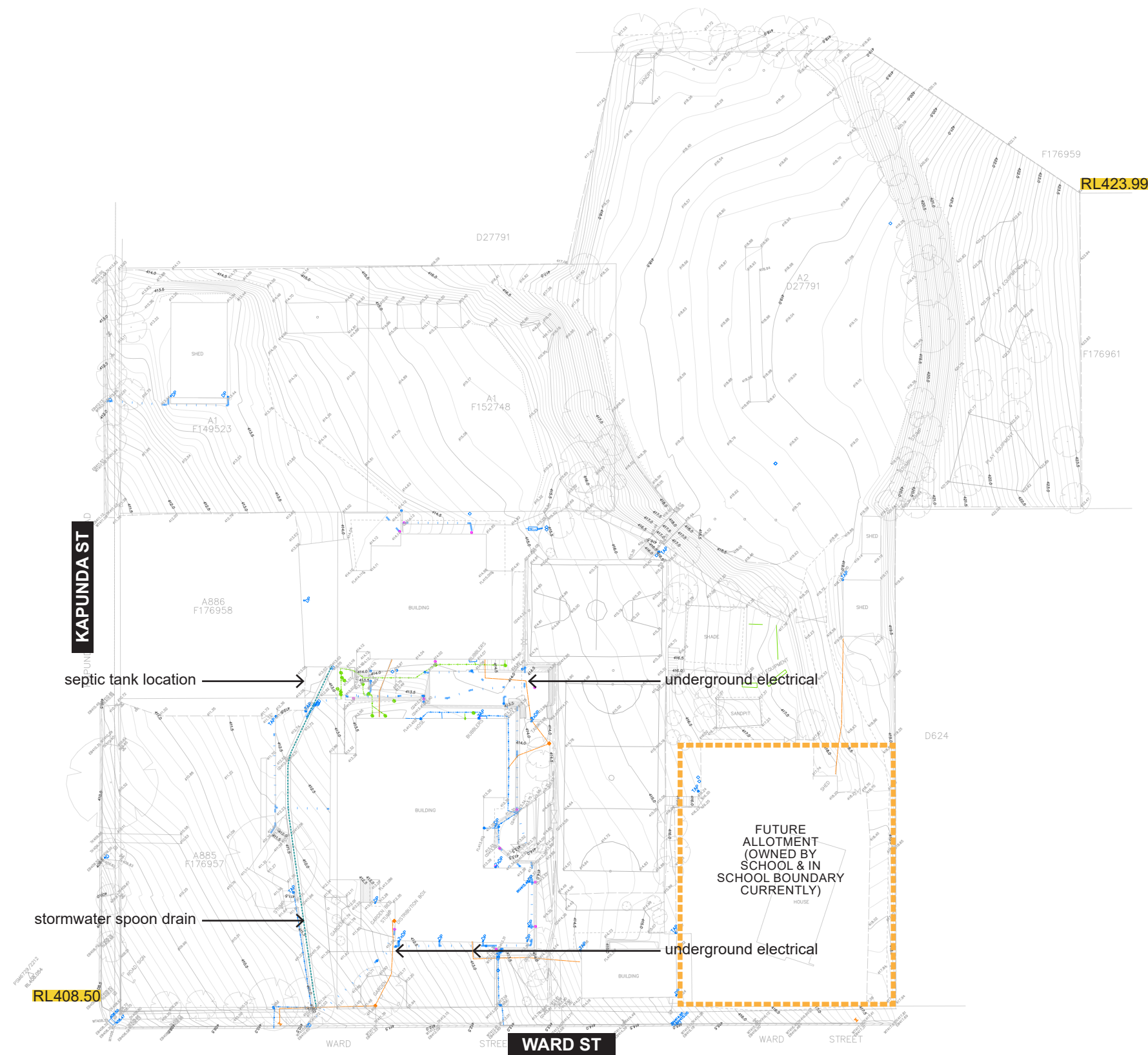
*\*NOTE: Indicative staging only - based on consultation and various materials provided by school.*

- A** 1904 - Original school building
- 1947 - School connected to electricity
- B** 1954 - First extension (Eudunda War Memorial Wing)
- C** 1963 - New building - pre-school / infant room
- D** 1964 - Second extension - new assembly hall & toilet
- E** 1976 - Third extension - mezzanine level + office area
- F G** 1983 - Fourth extension & fifth extension
- H** 1995 - New assembly hall (old hall converted into library)
- I** 2005 - Undercover shelter - two separate stages
- J** 2009-11 - BER additions x 2



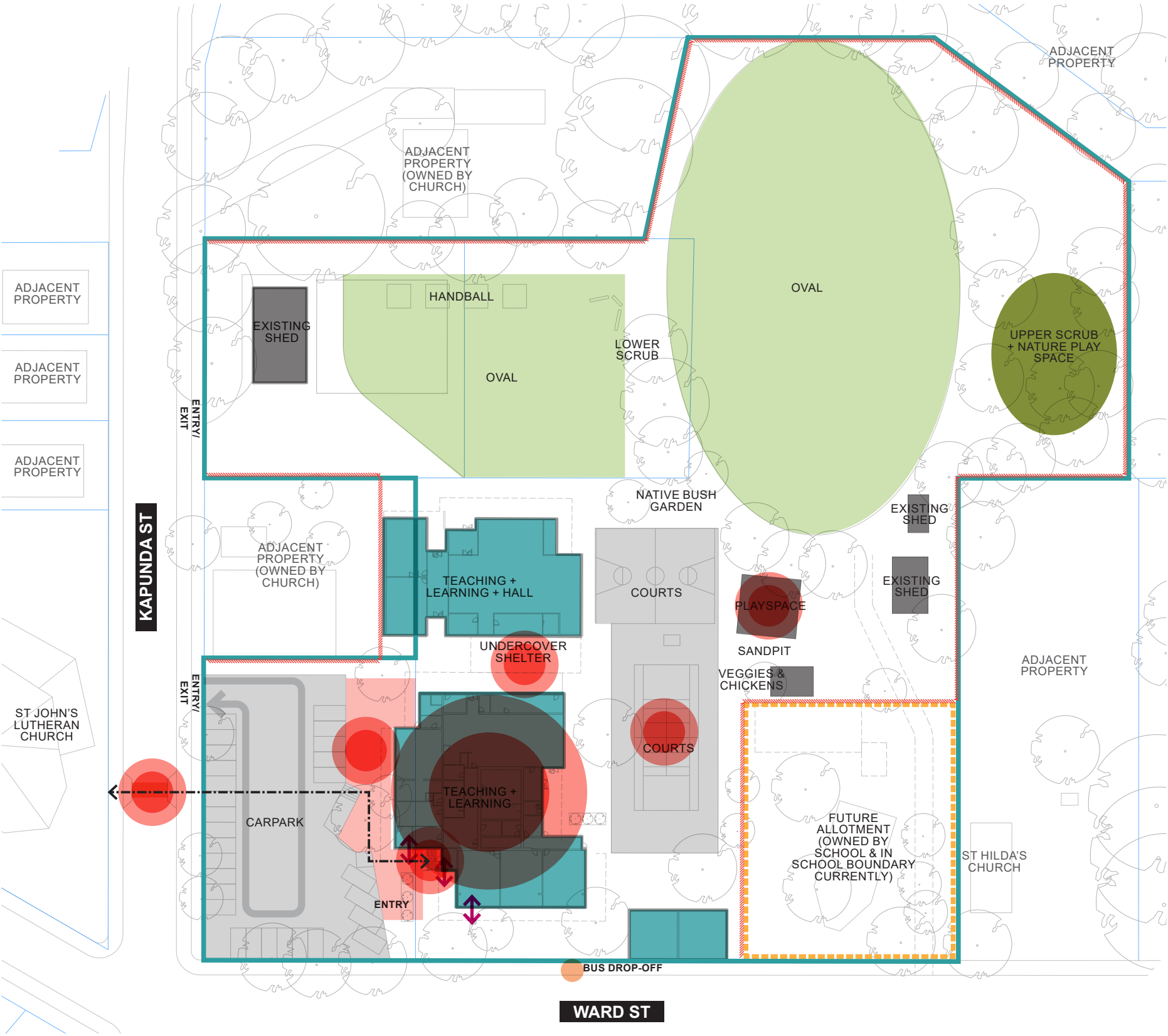


Topography & Services





Key Constraints



The St John's Lutheran School Masterplan has several challenges associated with the site, including:

- Built Form**
- Underutilised, disconnected and inefficient classrooms
  - Too many classrooms - reduce total number of GLA's from 9 to 5 and an art room
  - Relocation of staff toilets
  - Relocation of sick bay to be closer to reception
  - Lacks suitably sized indoors sports space for winter sports
  - Classrooms lack access to fresh air
  - Lacking breakout space
  - General maintenance - e.g. leaking classrooms (due to air-conditioning), gutters overflowing

- Landscape / Campus:**
- Outdoor covered lunch shelter becomes a wind tunnel
  - Site topography - challenging for DDA access and stormwater
  - Site boundary + fencing - visual impact
  - School frontage not prominent - not orientated in correct direction
  - Playing courts and playground - outdated, need to be upgraded

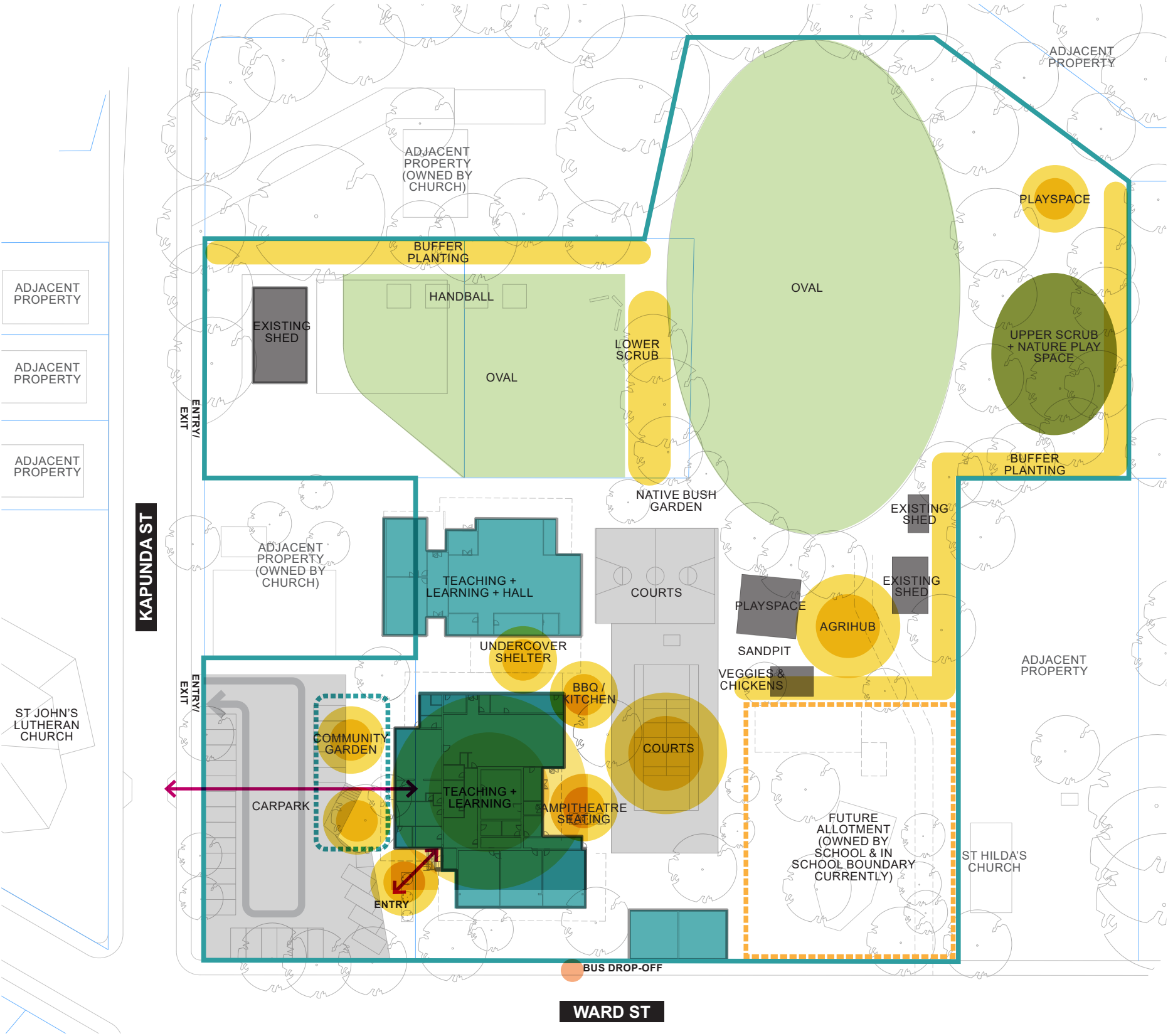
LEGEND

- Built form
- Pedestrian movement
- Issues / constraints
- School frontage
- Fencing





Key Opportunities



The St John's Lutheran School Masterplan has several challenges associated with the site, including:

- Built Form**
- Consolidated GLA's with improved quality and functionality of spaces
  - Improved inside-outside connection between GLA's and breakout spaces
  - New indoors sports space for winter sports
  - Review all building programming to identify whole of school opportunities
  - School owns several assets including adjacent house and the manse
  - Improved frontage and entry

- Landscape / Campus:**
- Increase ability for landscape as learning opportunity
  - Agri-hub section (chickens, plots)
  - Outdoor amphitheatre / terrace seating (lunch)
  - Improved covered lunch space - permanent BBQ space
  - Review DDA access paths, co-designed within the landscape
  - Opportunity for community engagement in outdoor community garden to carpark interface and public art opportunity on walls
  - Capitalise on unique qualities of site - excellent long views to hills and unique agricultural / rural setting
  - Improved frontage and entry
  - Buffer planting to fencing
  - Improved play + nature play

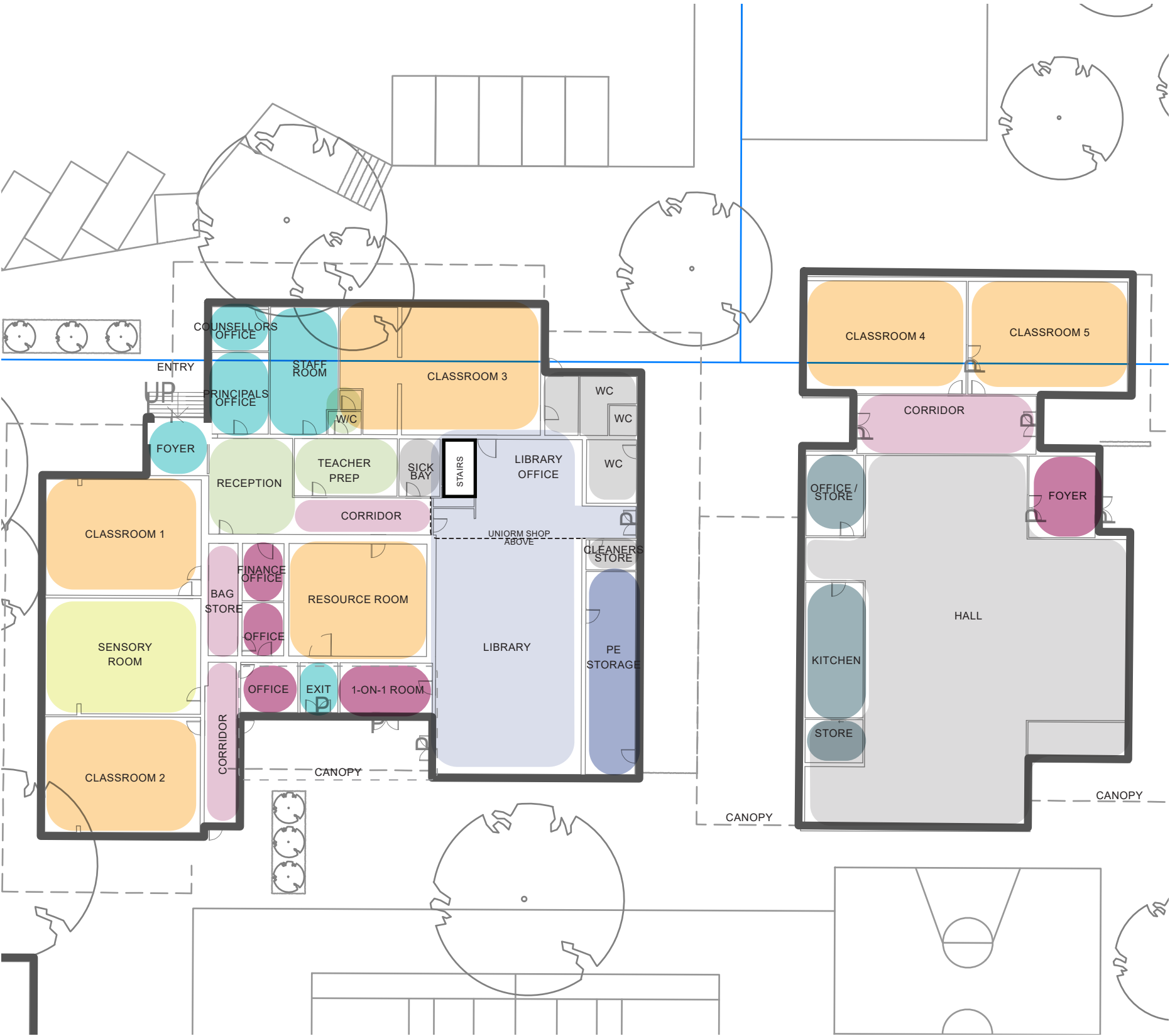
**LEGEND**

- Built form
- Pedestrian movement
- Opportunities
- School frontage
- Fencing

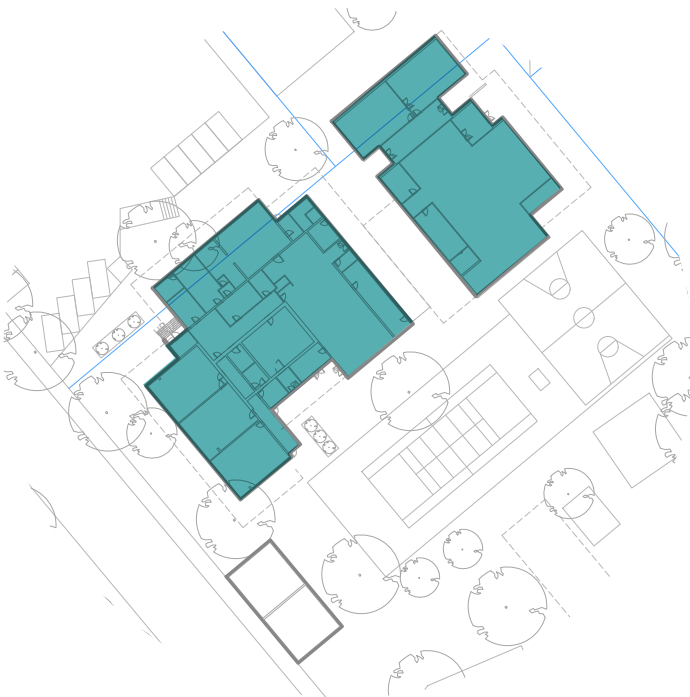




Existing Building Plans



*\*NOTE: Indicative spatial mapping only - based on approximate measurements taken onsite.*





Accommodation Schedule

EXISTING BUILDING PROGRAM	APPROX. AREA m2
BUILDING A	
General Learning Area (GLA) x 4 (including Resource Room)	256
Sensory room x 1	65
1-on-1 room x 1	16
Entry foyer x 1	7
Reception / waiting x 1	29
Sick room x 1	9
Staff room & kitchen x 1	30
Staff toilets x 1	5
Teacher prep room / printing x 1	21
Finance office x1	9
Principal's office x1	16
Other offices x 4	53
Library x 1	148
Library office x 1	30
Boys and girls toilets x 1	24
Disabled toilets x 1	8
PE store room x 1	36
Mezzanine level uniform shop / server room x 1	25
Cleaners store x 1	5
Circulation	36
TOTAL	828

BUILDING B	
General Learning Area (GLA) x 2	130
Hall / worship space (including stage)	305
Kitchenette	28
Storage (under stage)	64
Foyer (north)	19
Offices / storage	27
Circulation	37
TOTAL	610

BUILDING C	
General Learning Area (GLA) x 2 (German & Art Rooms)	124
TOTAL	124

*\*NOTE: Indicative areas only - based on approximate measurements taken onsite.*

PROPOSED STAGE 1A & 1B NEW WORKS	APPROX. AREA m2
BUILDING A	
Offices x 3	42
Sensory room x 1	41
Ramp	32
Entry Canopy	11
Reception / waiting	35
Sick room / Teacher prep	34
Staff room & kitchen x 1	50
Staff toilets x 1	9
Resource	25
Breakout space	33
Bag store	23
Outdoor GLA	135
Circulation / Gallery	44
TOTAL	514











# 04

**Masterplan**



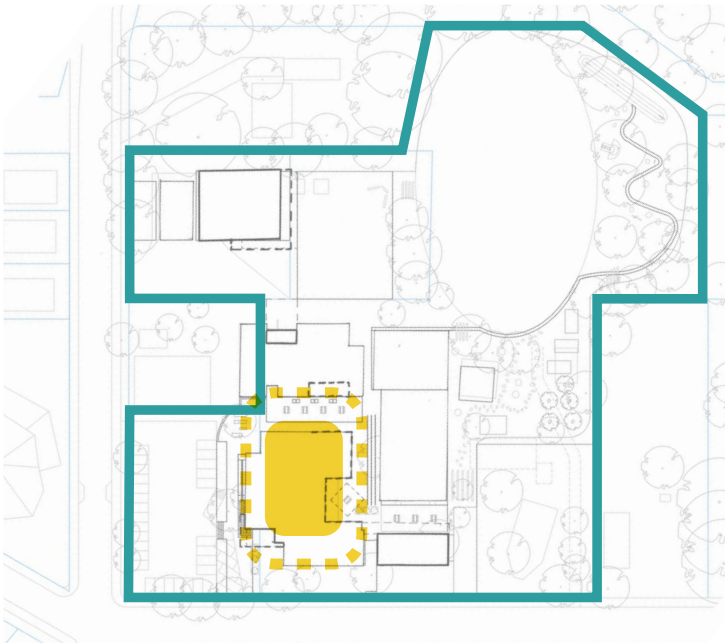
Design Drivers



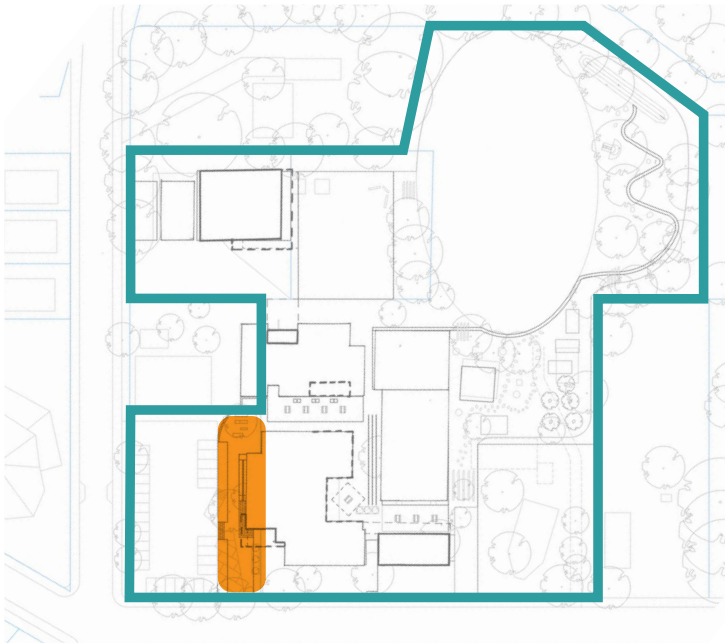
Quality indoors + outdoors spaces



Connected to outside green spaces + fresh air



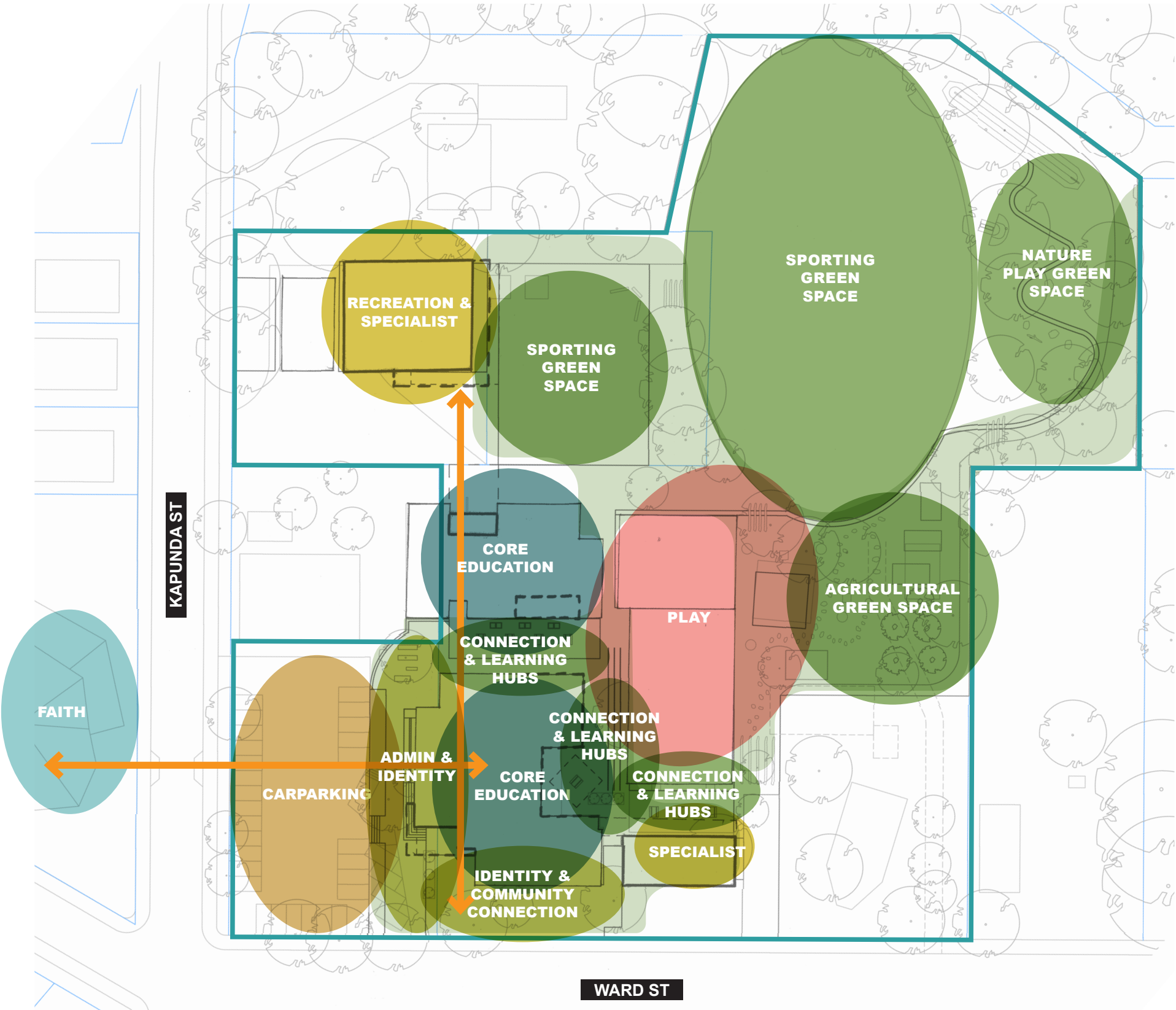
Community heart



Welcoming front door



Spatial Arrangement

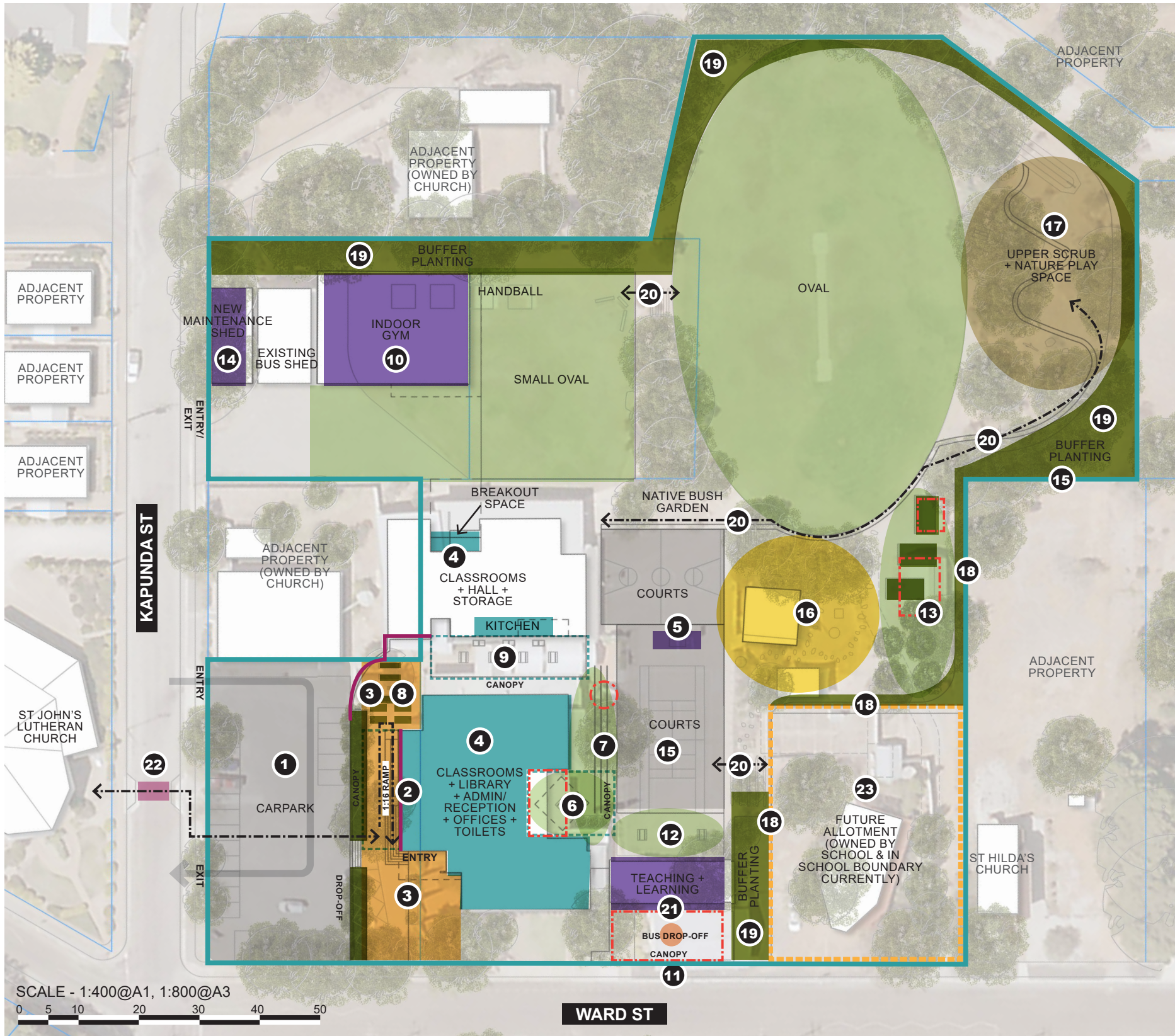


The St John's Primary School Masterplan addresses the identified challenges and provides:

- Increased pedestrian permeability through site
- Connection to green spaces
- Connected and permeable built form
- Consolidated carparking
- Visually predominant frontage to school from Kapunda Street
- High quality public realm
- Shared community spaces
- Increased access to external learning and play spaces



Preferred Site Masterplan



KEY MOVES

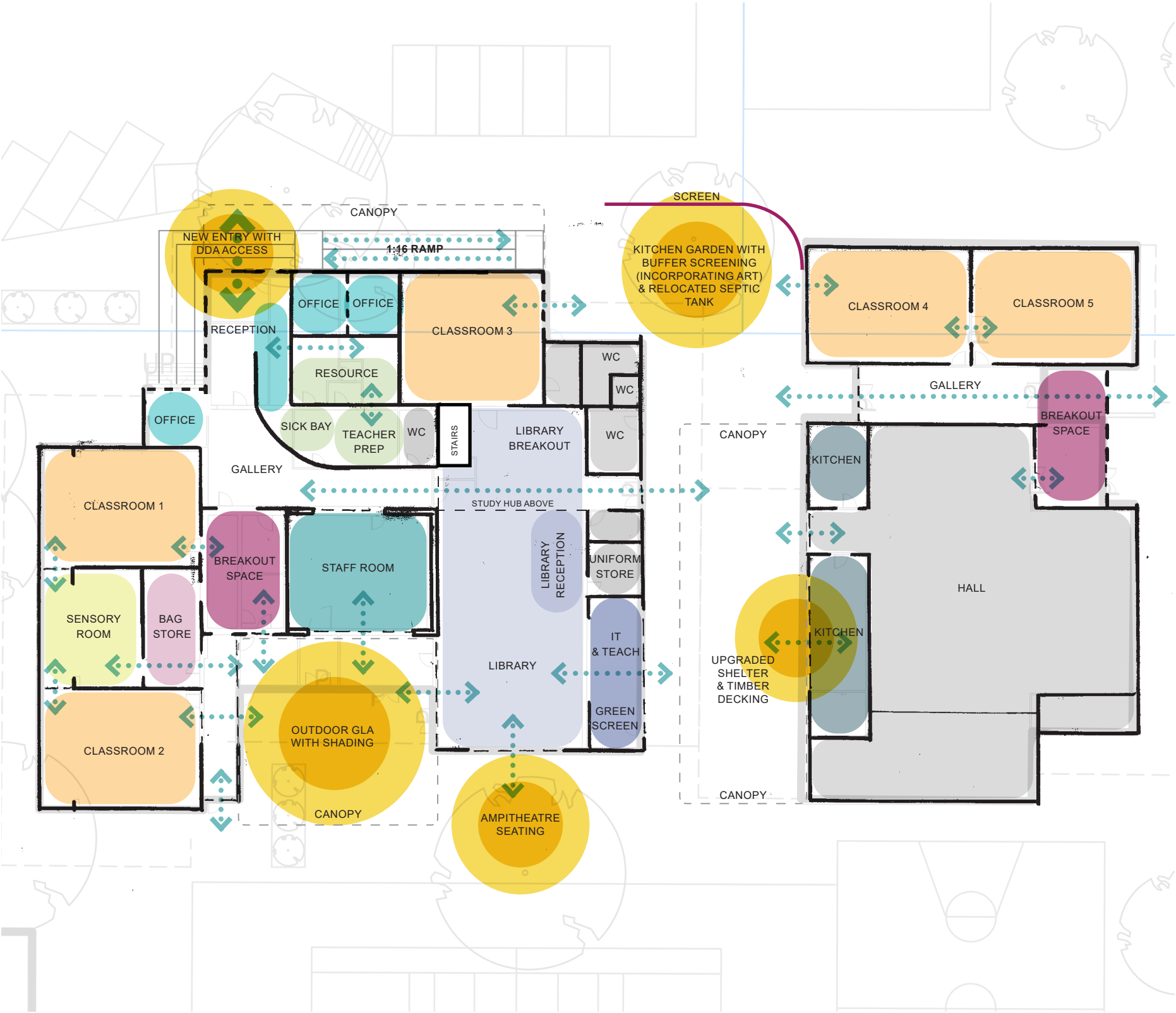
- 1 New re-configured carpark (shape squared off), new steps, ramp and new planting (wind buffer)
- 2 New art mural (painting / mosaic) to wall - opportunity for community input
- 3 Improved frontage to school incorporating terrace steps, new paving and new planting. Relocate septic tank.
- 4 Refurbished existing buildings including new entry / reception to main building & breakout spaces - refer overleaf. Also includes 1:16 ramp, and canopy / shelter for student drop-off.
- 5 New storage pod (for gym equipment etc.)
- 6 New outdoors GLA (with new shade structure, furniture)
- 7 Ampitheatre seating to serve as outdoors GLA - rainwater tank relocated, existing planting retained
- 8 New kitchen garden & breakout space with screening (wind buffer) incorporating art mural.
- 9 Upgraded outdoor shelter to include: outdoors kitchen (internal kitchen refurbished), BBQ facilities, new transparent roof, timber decking & edible planting in pots
- 10 New indoor gym (existing bus shed retained)
- 11 New bus shelter
- 12 New outdoors GLA (with new shade structure, furniture)
- 13 New irrigated 'agri-hub' - includes students crops, fruit orchard, veggie patches & chickens. Existing sheds demolished.
- 14 New maintenance shed
- 15 Reduced & resurfaced existing courts
- 16 Upgraded playspace - new play equipment e.g. climbing towers
- 17 Expanded natureplay - new equipment e.g. flying fox, embankment slide etc.
- 18 New fencing (consistent across site)
- 19 Buffer planting to screen adjacent residential properties
- 20 Improved pathways & steps
- 21 Future works - demolish existing Art & German Room. Replace with new GLA & associated outdoor learning space (undertaken by school)
- 22 Future works - formalised pedestrian crossing connection from St John's church to school (undertaken by Council)
- 23 Future works - land to be subdivided and sold (undertaken by school)

LEGEND

- site boundary
- pedestrian movement
- refurbished building
- new building
- overhead canopy / shelter
- demolished building / canopy / courts / rainwater tank
- art wall / screen



Preferred Built Form Masterplan



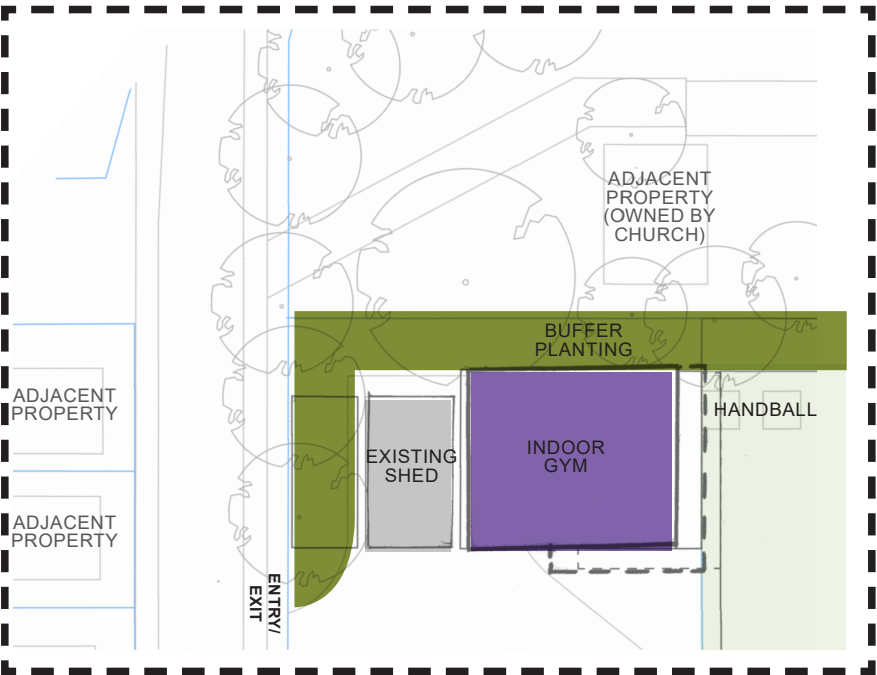
KEY MOVES

- Refurbish Resource room into staff room & breakout space
- Demolish existing office & 1-on-1 room, Refurbish with breakout space include structural works
- Refurbish entry & admin including canopy & DDA access
- Refurbish classroom
- New outdoor teaching space with shading & new amphitheatre seating to courts
- Library and Tech Zone refurbishment
- Refurbish existing GLA's & outdoor shelter (new roof and decking) for new outdoors kitchen, new kitchen garden and art screen
- New breakout space

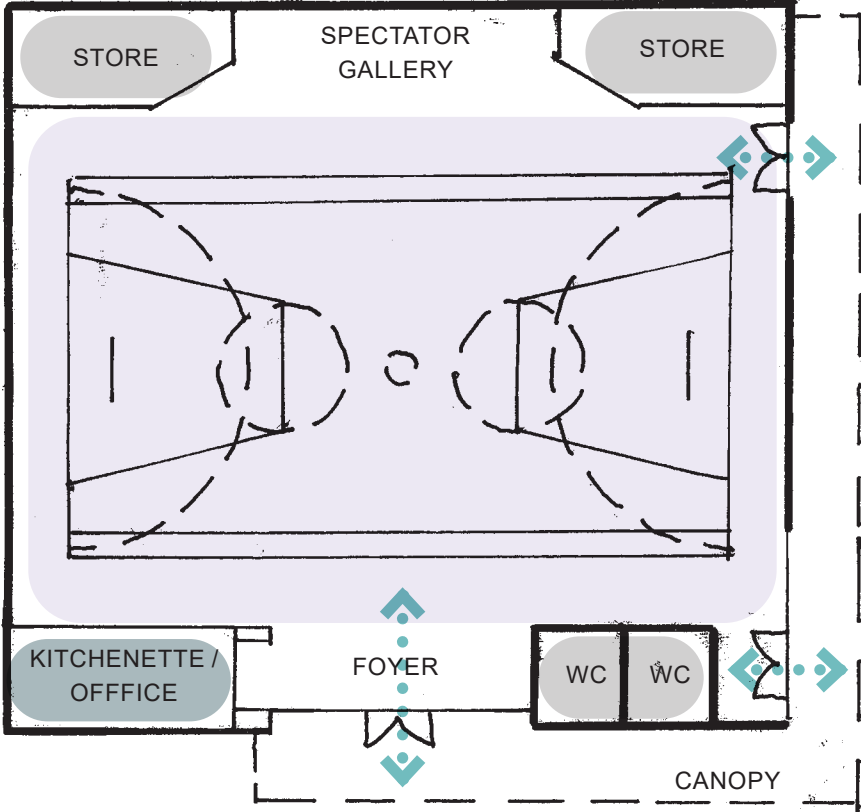




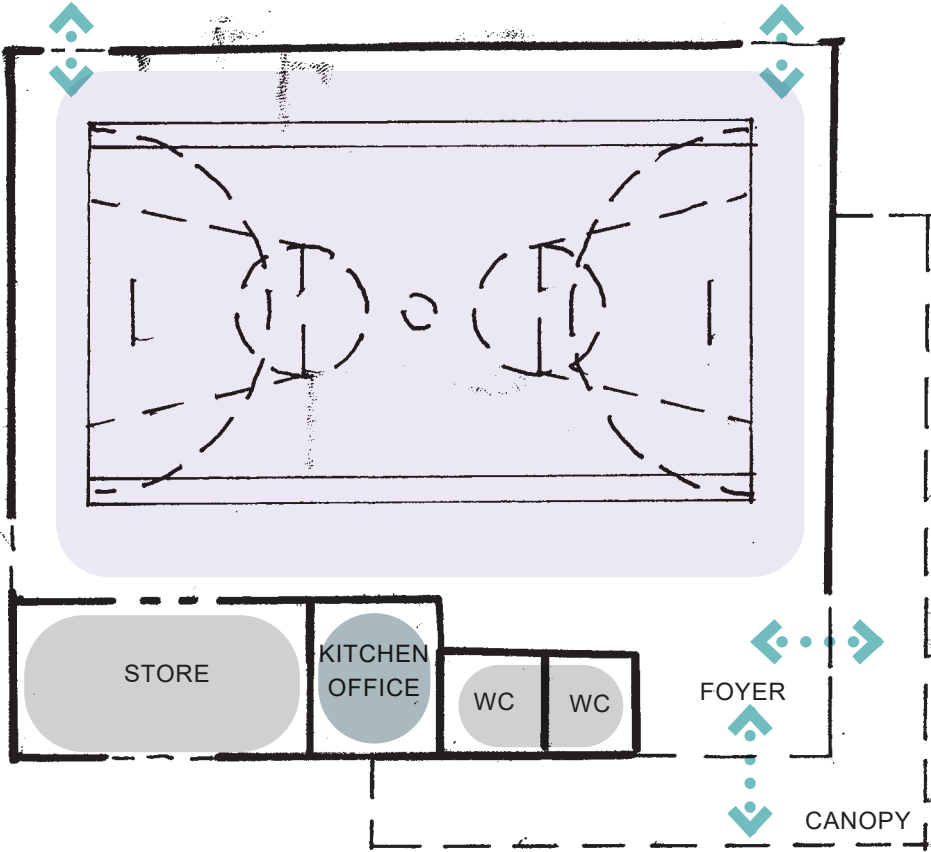
Indoor Gymnasium - Potential Option



**GYMNASIUM**  
HL.1 (DEPARTMENT OF EDUCATION STANDARD)  
PRIMARY SCHOOL <150 STUDENTS  
OPEN AREA 21M X 14M MIN



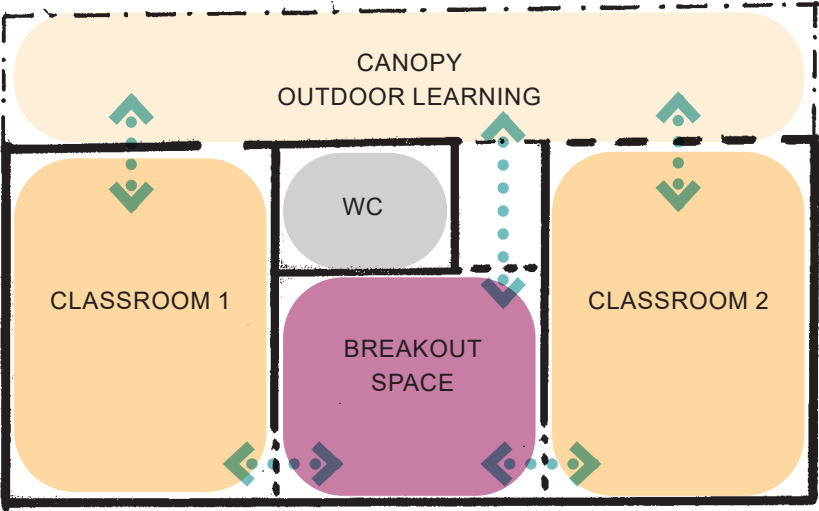
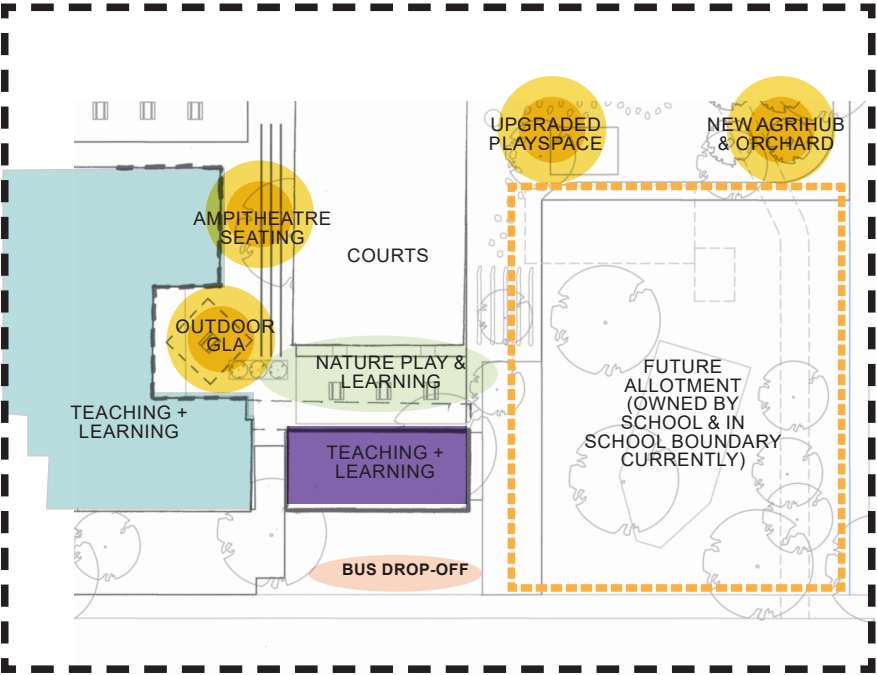
OPTION 1



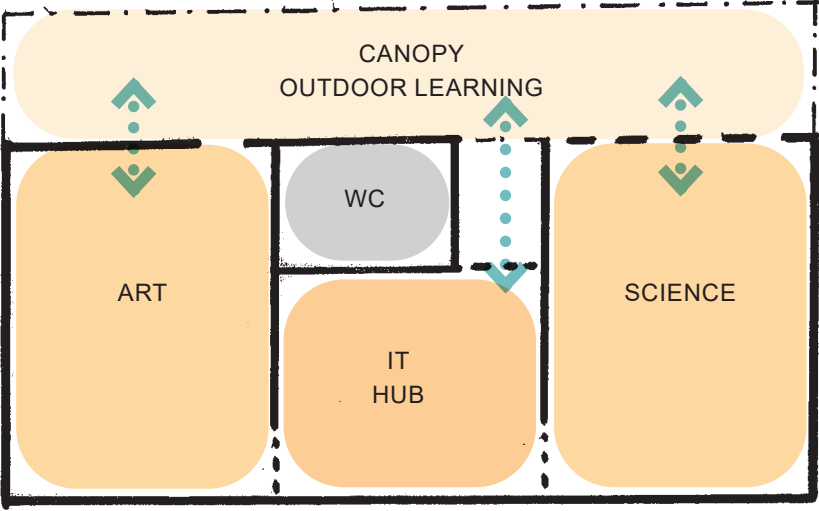
OPTION 2



Future Building - Potential Option



OPTION 1: GROWTH  
CLASSROOMS AND BREAKOUT SPACE



OPTION 2: INNOVATION HUB  
ART, SCIENCE AND IT



Built Form Character





Landscape Character





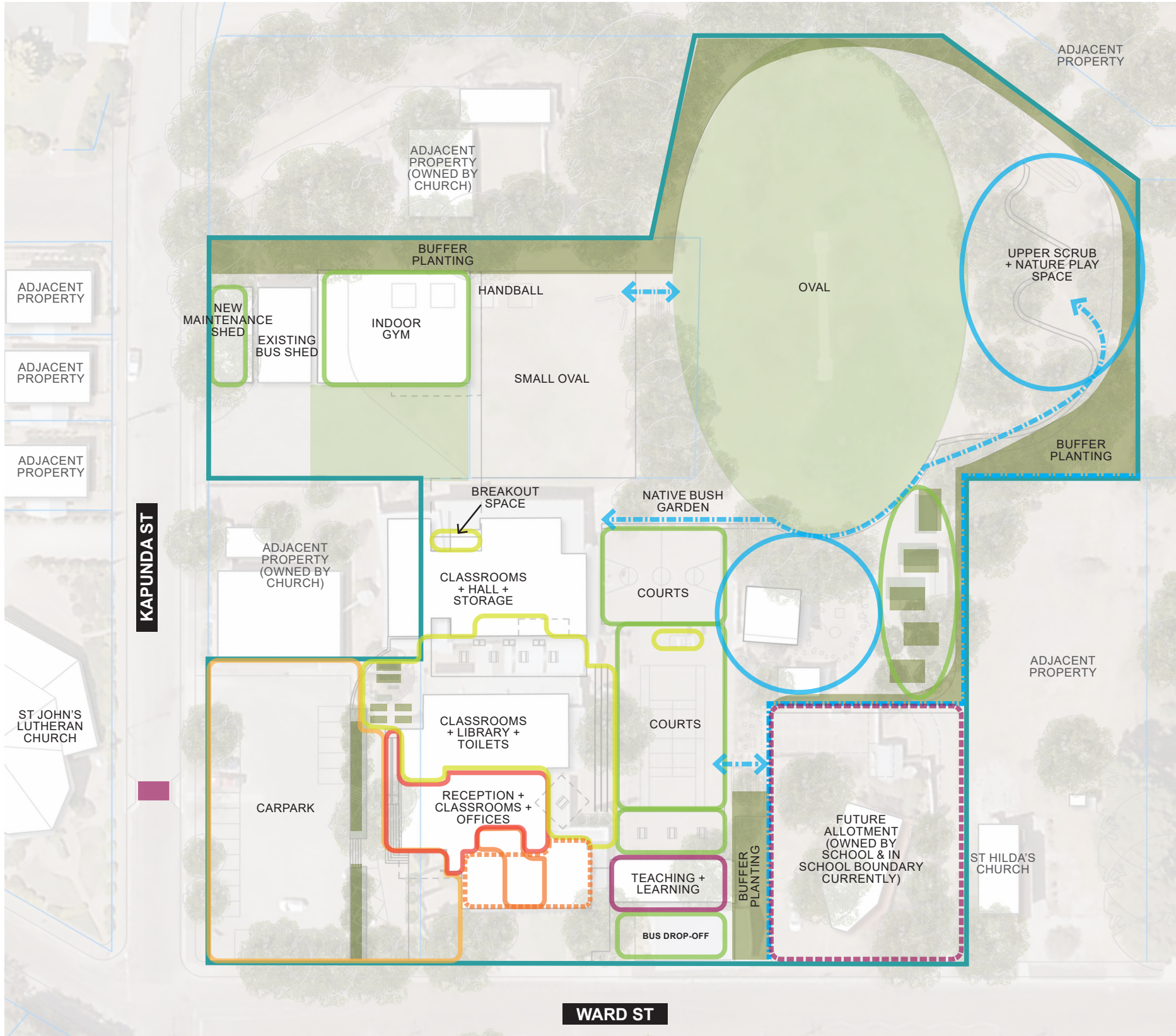


# 05

## Implementation



Overall Site Masterplan Staging

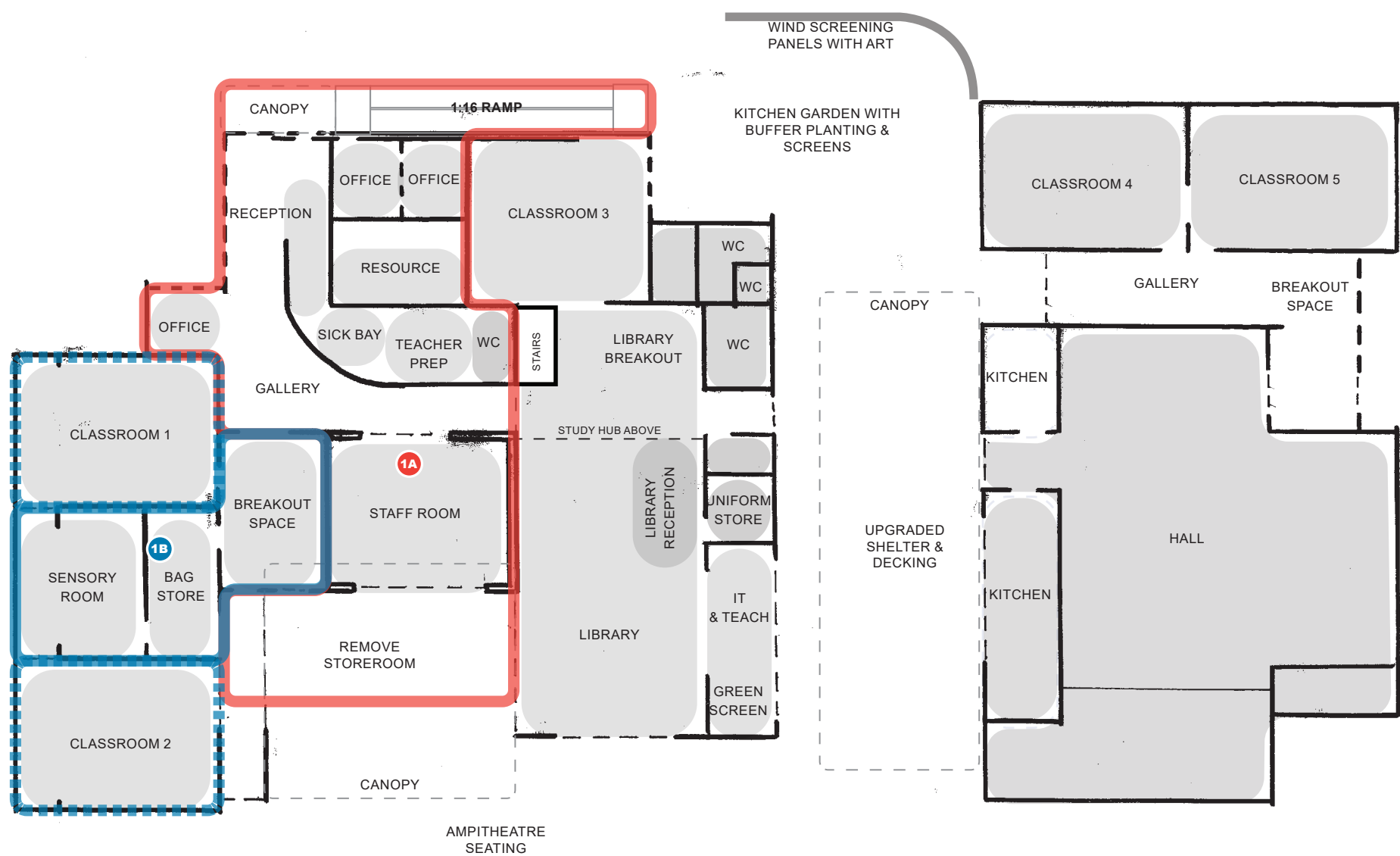


KEY MOVES

- Stage 1a** (refer overleaf)
  - Refurbished existing buildings (refer overleaf) including:
  - New entry / reception to main building (includes DDA compliant access and canopy for student drop-off)
  - Refurbish Resource room into staff room & breakout space
  - Internal reconfiguration including offices, resource space, sick bay, teacher prep, staff toilet.
  - Demolish existing office & 1-on-1 room, Refurbish with breakout space include structural works
- Stage 1b** (refer overleaf)
  - Create new breakout space and bag store
  - Refurbish classrooms
- Stage 2**
  - New re-configured carpark (shape squared off), new steps and new planting (wind buffer)
  - New art mural (painting / mosaic) to wall - opportunity for community input
  - Improved frontage to school incorporating terrace steps, new paving and new planting. Relocate septic tank.
- Stage 3**
  - Library and Tech Zone refurbishment
  - New storage pod (for gym equipment etc.)
  - New outdoor GLA (with shade structure)
  - Amphi-theatre seating to serve as outdoors GLA - rainwater tank relocated, existing planting retained.
  - New kitchen garden & breakout space with screening (wind buffer) incorporating art mural.
  - New breakout space.
  - Upgraded outdoor shelter to include: outdoors kitchen, BBQ facilities, new transparent roof, timber decking & edible planting in pots
- Stage 4**
  - New indoor gym (existing shed retained)
  - New bus shelter
  - New outdoors GLA
  - New irrigated 'agri-hub' - includes students crops, veggie patches & chickens. Demolish existing sheds.
  - New maintenance shed
  - Reduced & resurfaced existing courts
- Stage 5**
  - Upgraded playspace - new play equipment e.g. climbing towers etc.
  - Expanded natureplay - new equipment e.g. flying fox, embankment slide etc.
  - New fencing (consistent across site)
  - Buffer planting to screen adjacent residential properties
  - Improved pathways & steps
- Future / out of scope**
  - Future works - demolish existing Art & German Room. Replace with new GLA & associated outdoor learning space (undertaken by school)
  - Future works - formalised pedestrian crossing connection from St John's church to school (undertaken by Council)
  - Future works - land to be subdivided and sold (undertaken by school)



Built Form Masterplan Stage 1a & 1b



KEY MOVES

- Stage 1a**
  - Refurbish Resource room into staff room & breakout space (Heavy refurbishment)
  - Refurbish entry & admin including canopy & DDA access (Heavy refurbishment)
  - Internal reconfiguration including offices, resource space, sick bay, teacher prep, staff toilet.
- Stage 1b**
  - Refurbish classroom (Light refurbishment)
  - Create new breakout space and bag store
  - Demolish existing office & 1-on-1 room, Refurbish with breakout space include structural works (Heavy refurbishment)

*\*NOTE: School has indicated they will be applying for Stage 1a works only in the BGA grant application.*



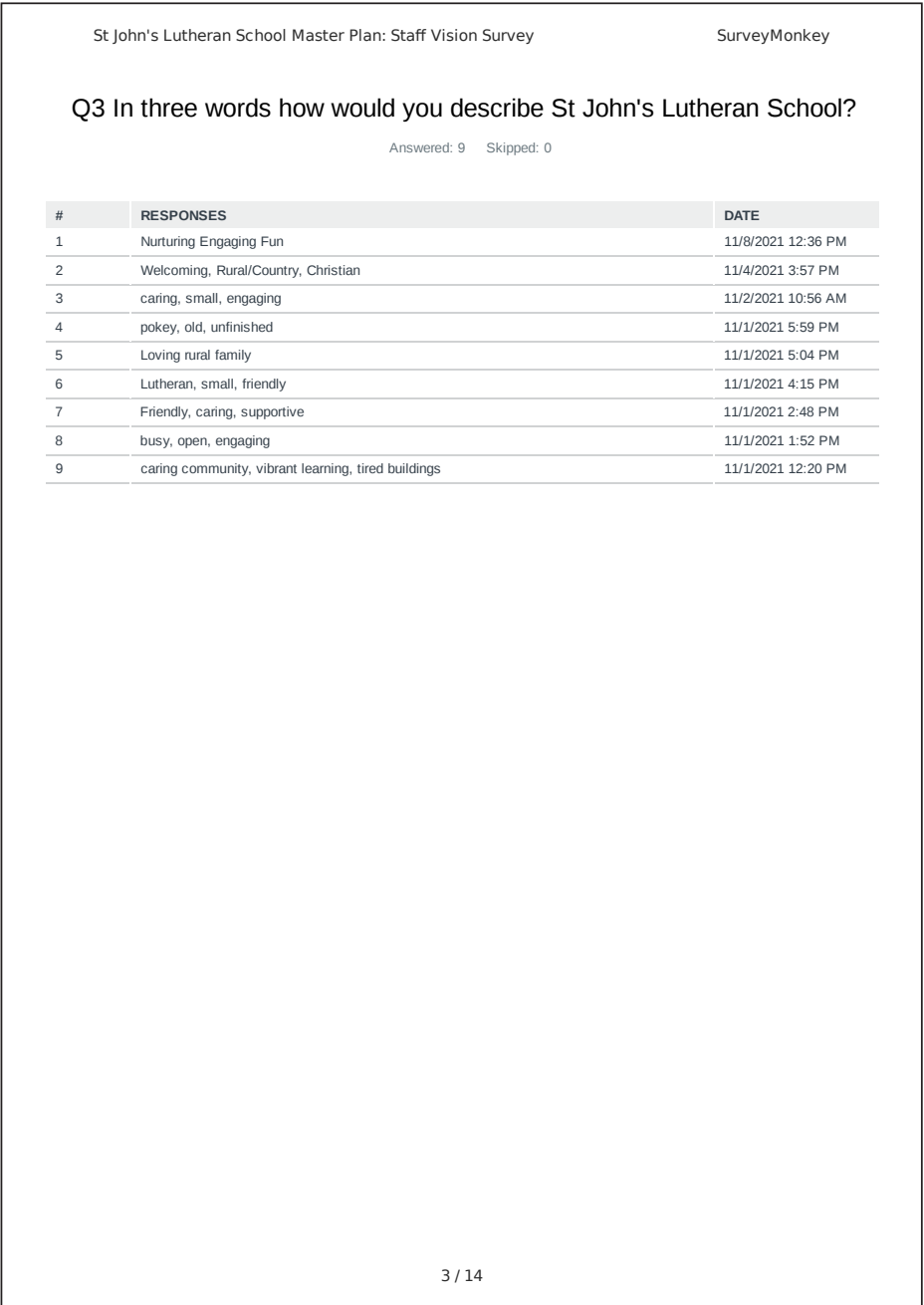
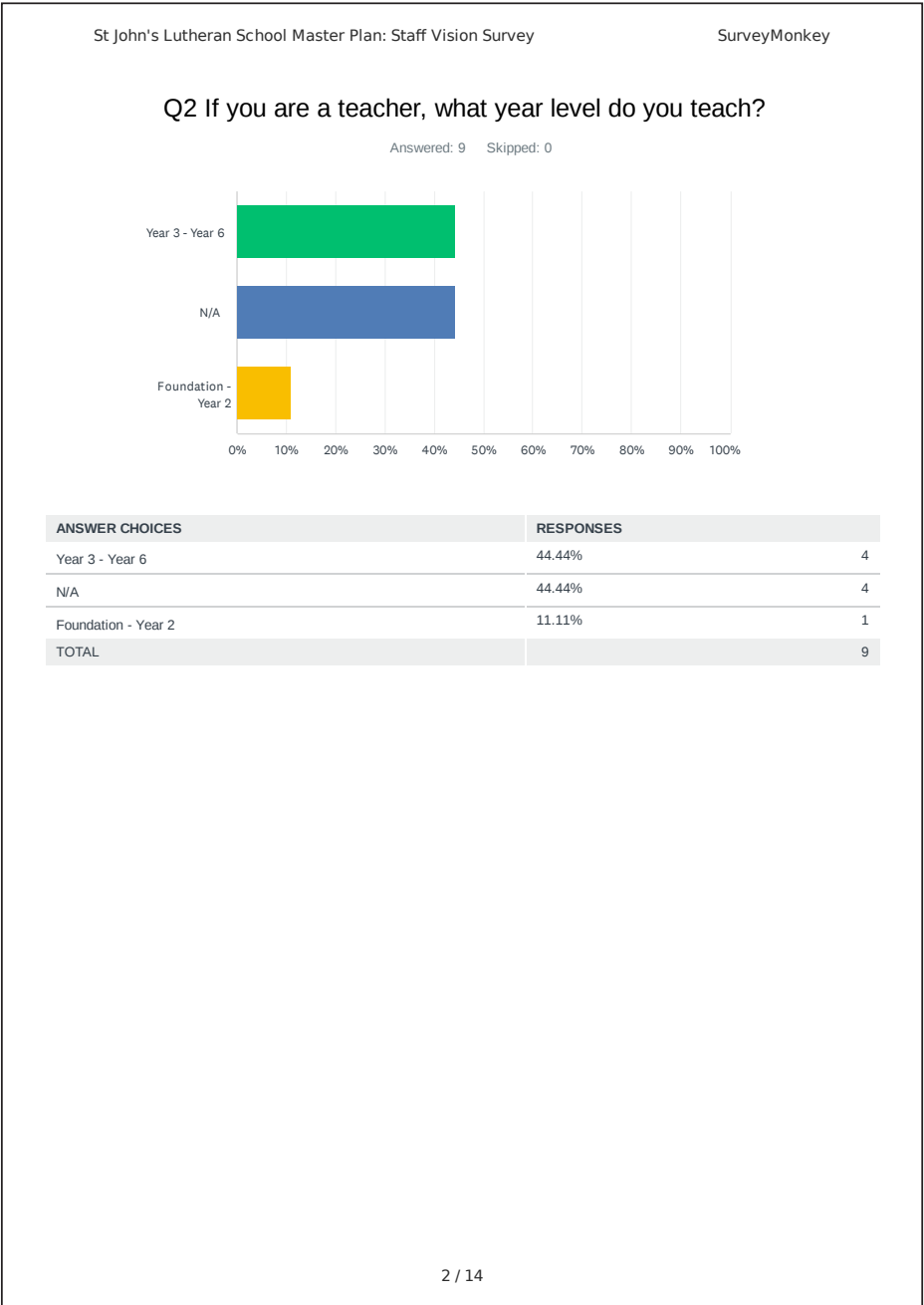
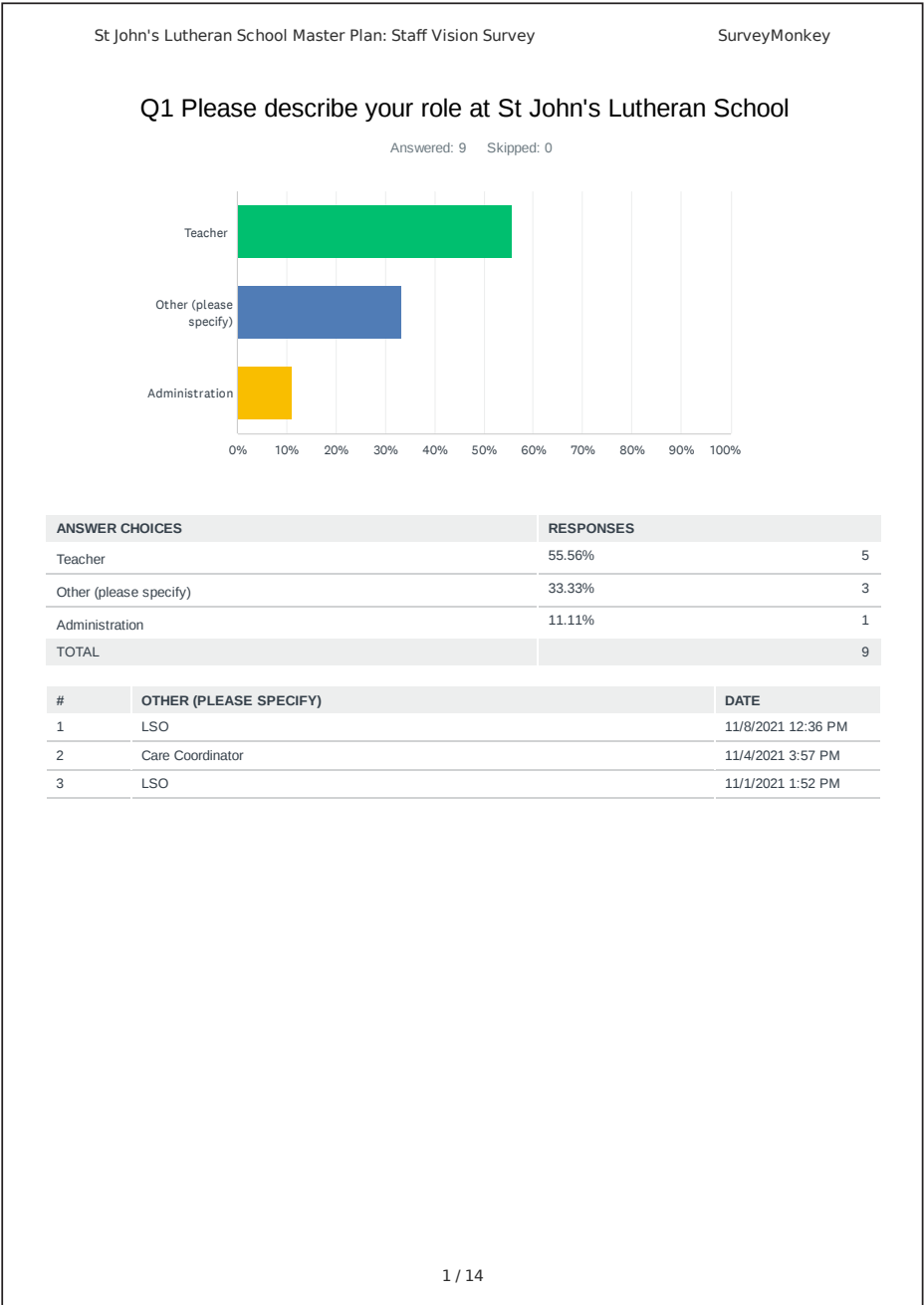


06

**Appendices**

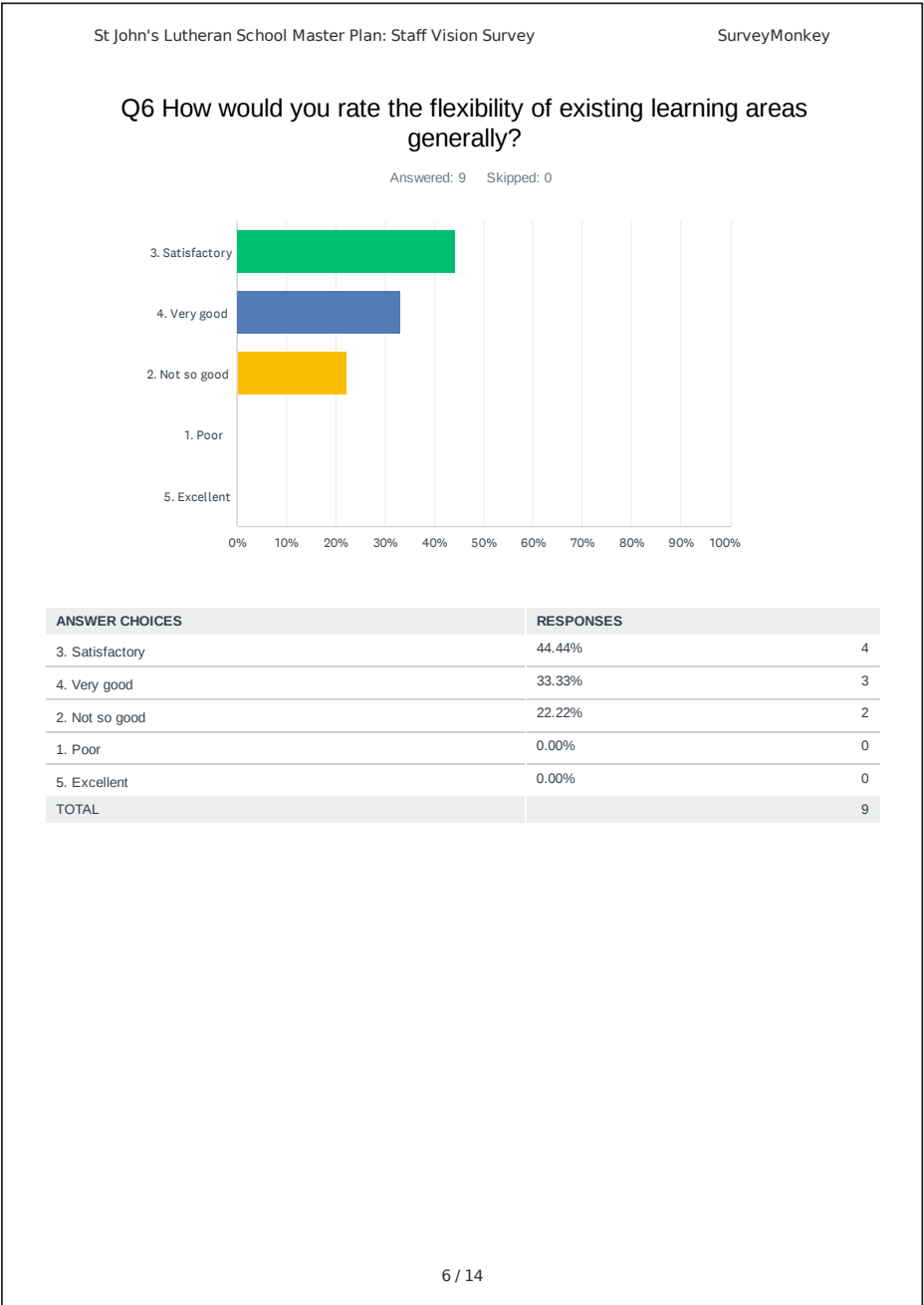
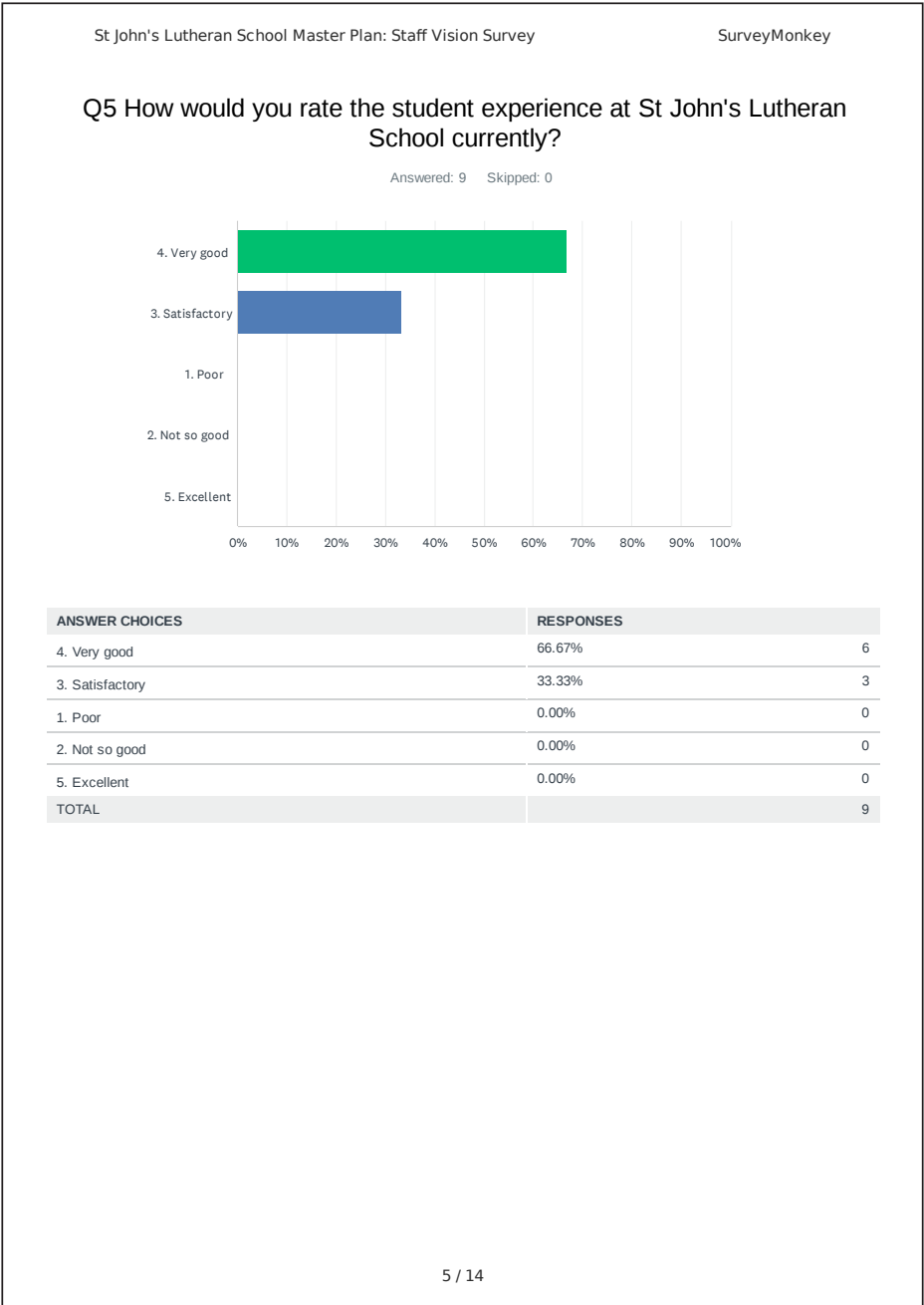
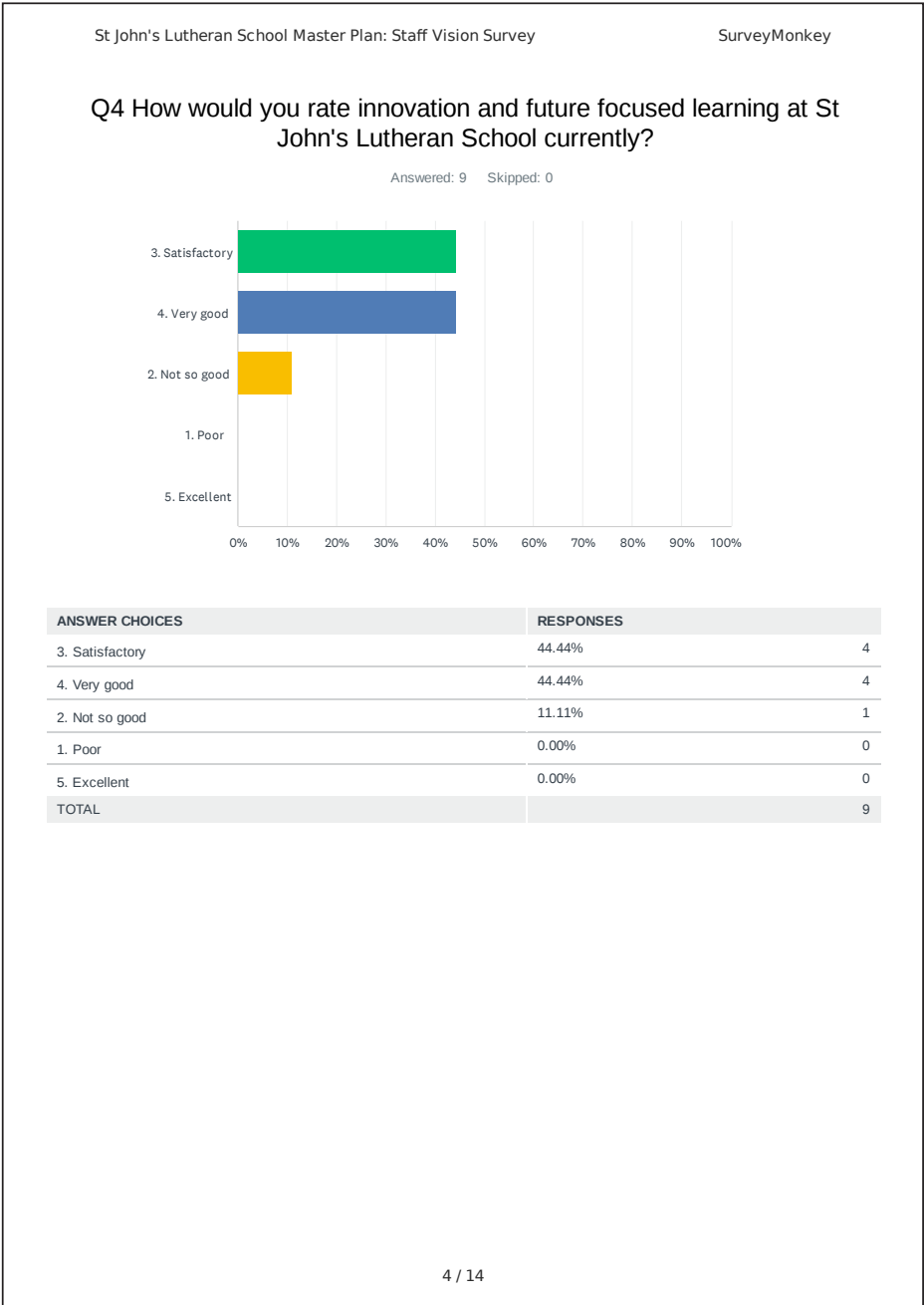


Full Survey Results: Teachers



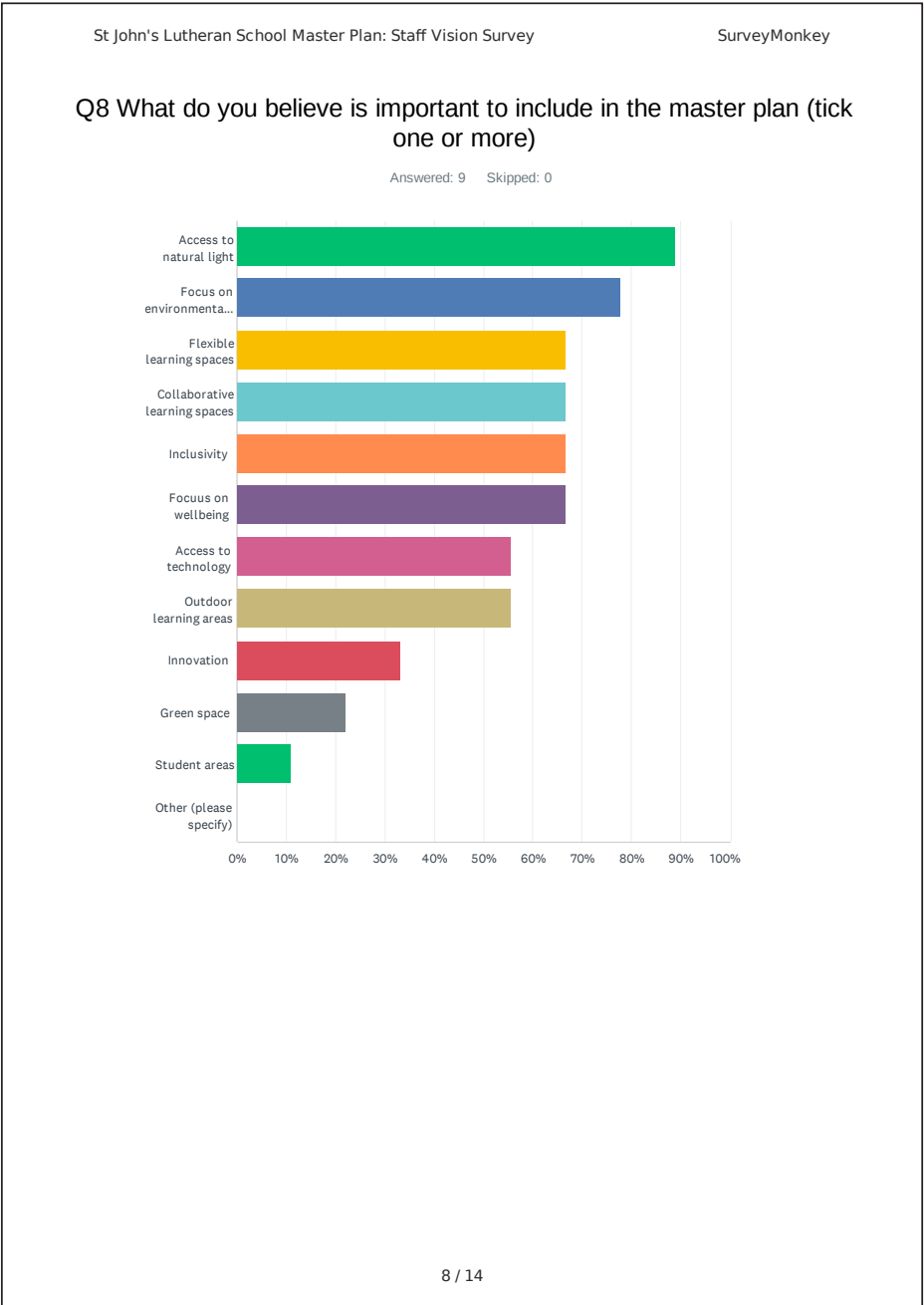
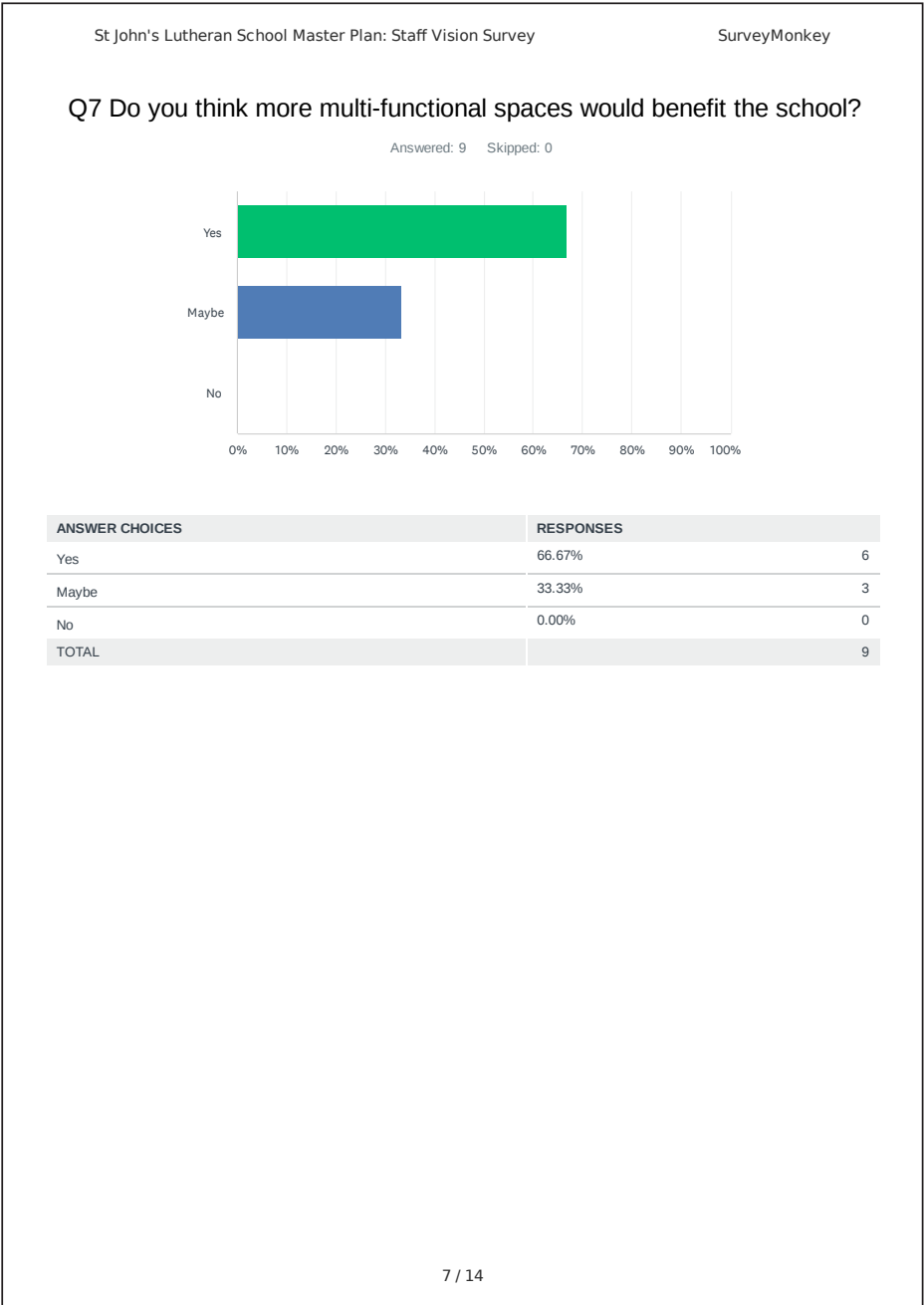


Full Survey Results: Teachers





Full Survey Results: Teachers



St John's Lutheran School Master Plan: Staff Vision Survey

SurveyMonkey

ANSWER CHOICES	RESPONSES
Access to natural light	88.89% 8
Focus on environmental sustainability	77.78% 7
Flexible learning spaces	66.67% 6
Collaborative learning spaces	66.67% 6
Inclusivity	66.67% 6
Focus on wellbeing	66.67% 6
Access to technology	55.56% 5
Outdoor learning areas	55.56% 5
Innovation	33.33% 3
Green space	22.22% 2
Student areas	11.11% 1
Other (please specify)	0.00% 0
Total Respondents: 9	

#	OTHER (PLEASE SPECIFY)	DATE
There are no responses.		

9 / 14



Full Survey Results: Teachers

St John's Lutheran School Master Plan: Staff Vision Survey

SurveyMonkey

Q9 What do think is missing at St John's Lutheran School?

Answered: 9   Skipped: 0

#	RESPONSES	DATE
1	More students to fill all our classrooms. I think our teaching staff are doing a great job but perhaps we are missing the new out if Uni youthful energetic staff we once had. The upper primary age group appreciate some younger staff members who can also be great role models.	11/8/2021 12:36 PM
2	Indoor Sports facility	11/4/2021 3:57 PM
3	An outdoor eating/sitting area for staff. Lunch area for kids could be more inviting/inspiring. a gym.	11/2/2021 10:56 AM
4	spaces that can open to larger spaces to allow supervised collaboration. Gym and storage for sports equipment. More storage in classroom spaces	11/1/2021 5:59 PM
5	A bright, open gathering area for assemblies etc.	11/1/2021 5:04 PM
6	Changing the things we do. We do things the way we have always done them.	11/1/2021 4:15 PM
7	Gymnasium	11/1/2021 2:48 PM
8	office space with natural light. gym and/or auditorium, collaborative teaching spaces	11/1/2021 1:52 PM
9	a gymnasium flexible spaces between indoors and outdoors wheelchair access innovation - often too traditional	11/1/2021 12:20 PM

10 / 14

St John's Lutheran School Master Plan: Staff Vision Survey

SurveyMonkey

Q10 What do you see as the biggest opportunity for the Master Plan?

Answered: 9   Skipped: 0

#	RESPONSES	DATE
1	Up date some areas such as the addition of a shower to one of our bathrooms. Also the construction of an undercover area for PE lessons rather than using the hall. I have always thought we should be encouraging music more, especially being a feeder school to a musical secondary school such as Faith. Our language room we have now could be an ideal spot on the days there are no art lessons where noisy musical instruments would therefore not be a problem. I realise Chris says she is happy with teaching in the backstage changeroom but in my opinion it seems a bit disrespectful and not very encouraging to piano students.	11/8/2021 12:36 PM
2	Opening up the school and making it modern	11/4/2021 3:57 PM
3	to incorporate some new ideas that could make the school stand out and be a 'hidden gem' that would attract more families.	11/2/2021 10:56 AM
4	to make use of space that is currently not being used, developing spaces that allow for collaboration inline with best practice.	11/1/2021 5:59 PM
5	Open up the building to have a welcoming entry with display space and wider flow to classroom areas rather than the current hotch pitch, closed in feel.	11/1/2021 5:04 PM
6	An opportunity to update our learning spaces and connect them better.	11/1/2021 4:15 PM
7	More open space and collaborative areas rather than just boxed in classrooms	11/1/2021 2:48 PM
8	flow on effect. ease of access	11/1/2021 1:52 PM
9	make better use of the existing spaces	11/1/2021 12:20 PM

11 / 14

St John's Lutheran School Master Plan: Staff Vision Survey

SurveyMonkey

Q11 What do you see as the biggest challenge for the Master Plan?

Answered: 9   Skipped: 0

#	RESPONSES	DATE
1	Having a greater number of students in our school once again. Being an innovative school doing things that the other primary schools in our area are not able to do could help towards greater enrolments.	11/8/2021 12:36 PM
2	Older existing building structure	11/4/2021 3:57 PM
3	making our big ideas happen with given funding / space / location / personnel	11/2/2021 10:56 AM
4	bringing change to a traditional school building, finding the blend of change without conforming to trends in education at this time.	11/1/2021 5:59 PM
5	Aligning the old with the new - respecting older spaces but also opening up new spaces, finding problems in old buildings that cost a lot to change.	11/1/2021 5:04 PM
6	Money?	11/1/2021 4:15 PM
7	Money and space	11/1/2021 2:48 PM
8	keeping some of the heritage	11/1/2021 1:52 PM
9	turning a 100 year old school into one that's leading innovation in curriculum and learning for the 21st Century	11/1/2021 12:20 PM

12 / 14



Full Survey Results: Teachers

St John's Lutheran School Master Plan: Staff Vision Survey

SurveyMonkey

Q12 What are your big ideas and long term dreams for the development of St John's Lutheran School?

Answered: 9   Skipped: 0

#	RESPONSES	DATE
1	Greater enrolements therefore more classes and teaching staff.	11/8/2021 12:36 PM
2	Continued improvement and financial means to do so	11/4/2021 3:57 PM
3	Being a small country school, I believe St John's needs a strong 'unique selling point' to attract enough families into the future. these could be: - children focused, caring and family feel - focused on children's wellbeing and 'team spirit' - focused on nature, outdoors and environmental issues - promoting and keep improving the IB program dreams that would help in doing that: - great outdoor learning and playing and eating spaces - school garden areas - a water play area, a pool / a gym - can we improve our recycling systems? - great playground equipment (solar powered equipment? Energy generating playground?)	11/2/2021 10:56 AM
4	opportunities for the outdoors to blend with indoor learning spaces, classrooms that are aesthetically pleasing and are flexible to cater for the needs of the school	11/1/2021 5:59 PM
5	A bigger arts space and open areas for meeting	11/1/2021 5:04 PM
6	Highly achieving students. State of the art work spaces - modern, comfortable, practical library 'pit' for lessons better use of the newest classrooms (Yr 5/6) sinks in all classrooms with a wet area room for every child to have a desk and chair, but also room for flexible learning furniture and spaces within a classroom cover the wooden walls in classrooms with something that can be pinned into pin up boards in corridors to display work	11/1/2021 4:15 PM
7	Inviting place for students to learn and adapt in as well as multi-purpose spaces	11/1/2021 2:48 PM
8	media centre, gym , working spaces with natural light, storage	11/1/2021 1:52 PM
9	learning hubs, light open spaces, a lot more natural light, environmentally friendly	11/1/2021 12:20 PM

13 / 14

St John's Lutheran School Master Plan: Staff Vision Survey

SurveyMonkey

Q13 Do you have any further comments?

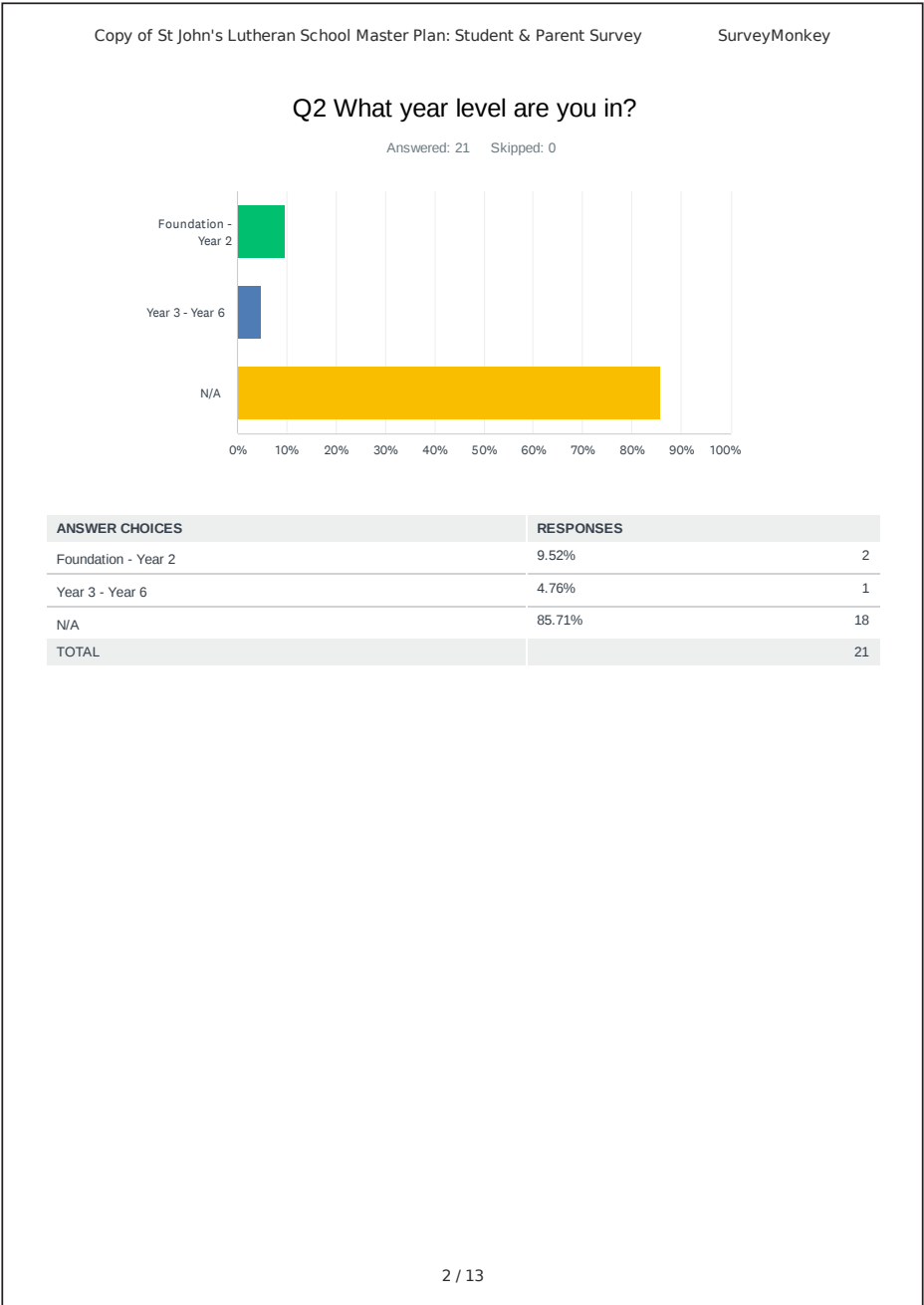
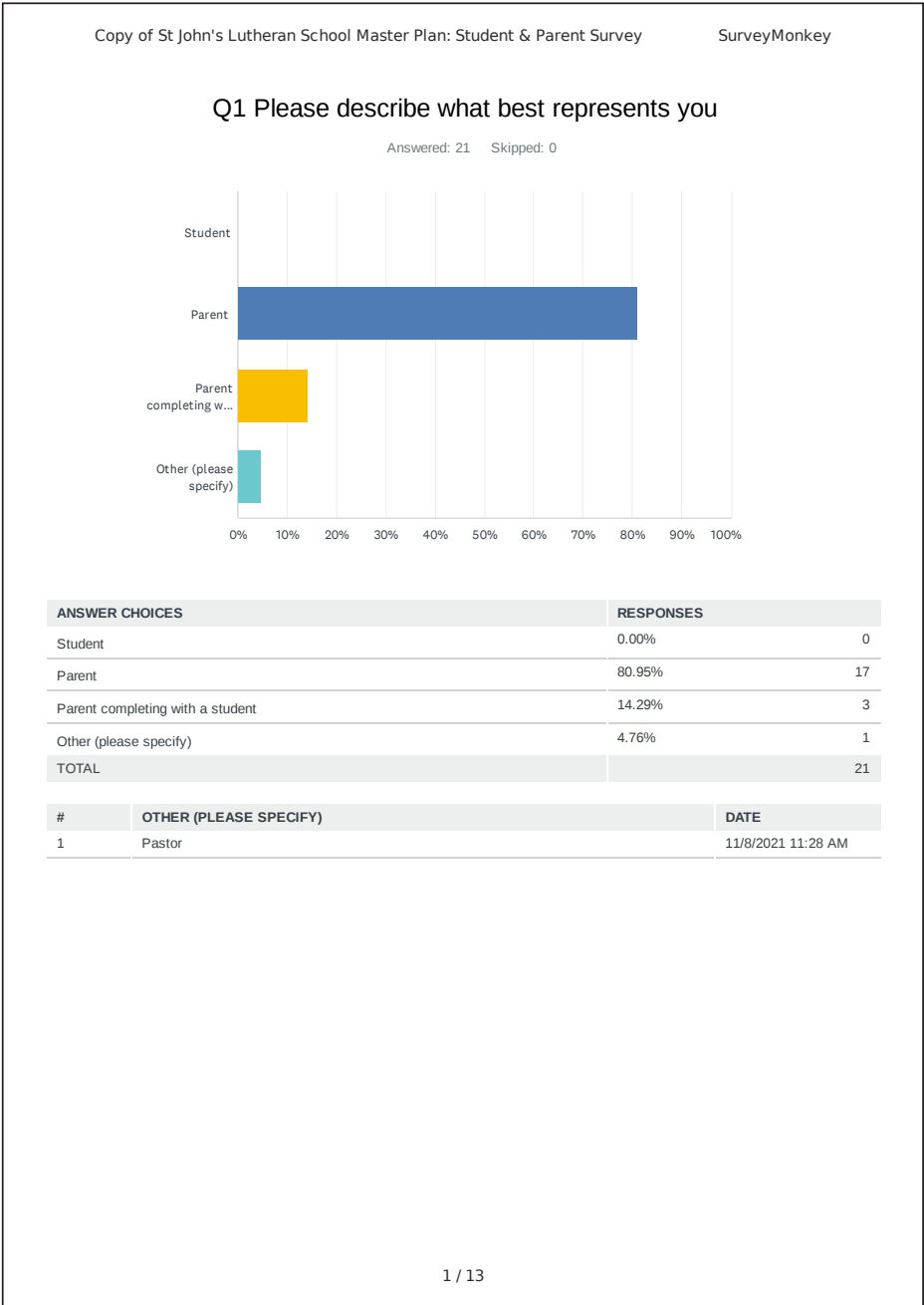
Answered: 2   Skipped: 7

#	RESPONSES	DATE
1	We are a great school but there is always room to improve.	11/8/2021 12:36 PM
2	everything should flow	11/1/2021 1:52 PM

14 / 14



Full Survey Results: Parents & Students



Copy of St John's Lutheran School Master Plan: Student & Parent Survey

SurveyMonkey

Q3 In three words how would you describe St John's Lutheran School?

Answered: 21 Skipped: 0

#	RESPONSES	DATE
1	small close happy	11/18/2021 3:05 PM
2	A good school	11/17/2021 4:36 PM
3	A nurturing environment	11/16/2021 4:59 PM
4	caring, compassionate welcoming	11/16/2021 2:39 PM
5	Welcoming Caring Excellent	11/16/2021 10:17 AM
6	no flow between rooms, dated and not easy to access	11/9/2021 10:35 AM
7	Caring spacious historic	11/8/2021 11:28 AM
8	School is welcoming, Christian, buildings / amenities tired	11/6/2021 9:18 PM
9	Inclusive caring independent	11/5/2021 10:46 PM
10	Caring learning environment	11/4/2021 9:46 PM
11	offers good learning	11/4/2021 7:59 PM
12	Uninviting, disunited, fake	11/4/2021 7:24 PM
13	Friendly, community based.	11/3/2021 11:06 PM
14	Clean, respectful, progressive	11/3/2021 4:50 PM
15	Christ centred	11/3/2021 3:59 PM
16	Friendly, organised and educational	11/3/2021 7:00 AM
17	Supportive, caring, fun	11/2/2021 7:35 PM
18	Run down, needs upgrading	11/2/2021 5:07 PM
19	kind, helpful, awesome	11/2/2021 4:38 PM
20	small, caring, safe	11/2/2021 1:34 PM
21	caring, community, inclusive	11/2/2021 11:26 AM

3 / 13



Full Survey Results: Parents & Students

Copy of St John's Lutheran School Master Plan: Student & Parent Survey

SurveyMonkey

Q4 What is your favourite space in the school?

Answered: 18 Skipped: 3

#	RESPONSES	DATE
1	Hall	11/18/2021 3:05 PM
2	School hall	11/16/2021 4:59 PM
3	I love when everyone comes together in the hall	11/16/2021 2:39 PM
4	Classrooms	11/16/2021 10:17 AM
5	none	11/9/2021 10:35 AM
6	Nature play	11/8/2021 11:28 AM
7	Not sure	11/6/2021 9:18 PM
8	Classrooms	11/5/2021 10:46 PM
9	Hall	11/4/2021 9:46 PM
10	hall	11/4/2021 7:59 PM
11	New front lawn	11/4/2021 7:24 PM
12	The Hall	11/3/2021 11:06 PM
13	The nature play area	11/3/2021 4:50 PM
14	Hall	11/3/2021 3:59 PM
15	Playground	11/3/2021 7:00 AM
16	Gym	11/2/2021 7:35 PM
17	chapel	11/2/2021 4:38 PM
18	no real stand out	11/2/2021 11:26 AM

4 / 13

Copy of St John's Lutheran School Master Plan: Student & Parent Survey

SurveyMonkey

Q5 How would you rate innovation and future focused learning at St John's Lutheran School currently?

Answered: 21 Skipped: 0

ANSWER CHOICES	RESPONSES
4. Very good	57.14% 12
3. Satisfactory	28.57% 6
2. Not so good	14.29% 3
1. Poor	0.00% 0
5. Excellent	0.00% 0
TOTAL	21

5 / 13

Copy of St John's Lutheran School Master Plan: Student & Parent Survey

SurveyMonkey

Q6 How would you rate the student experience at St John's Lutheran School currently?

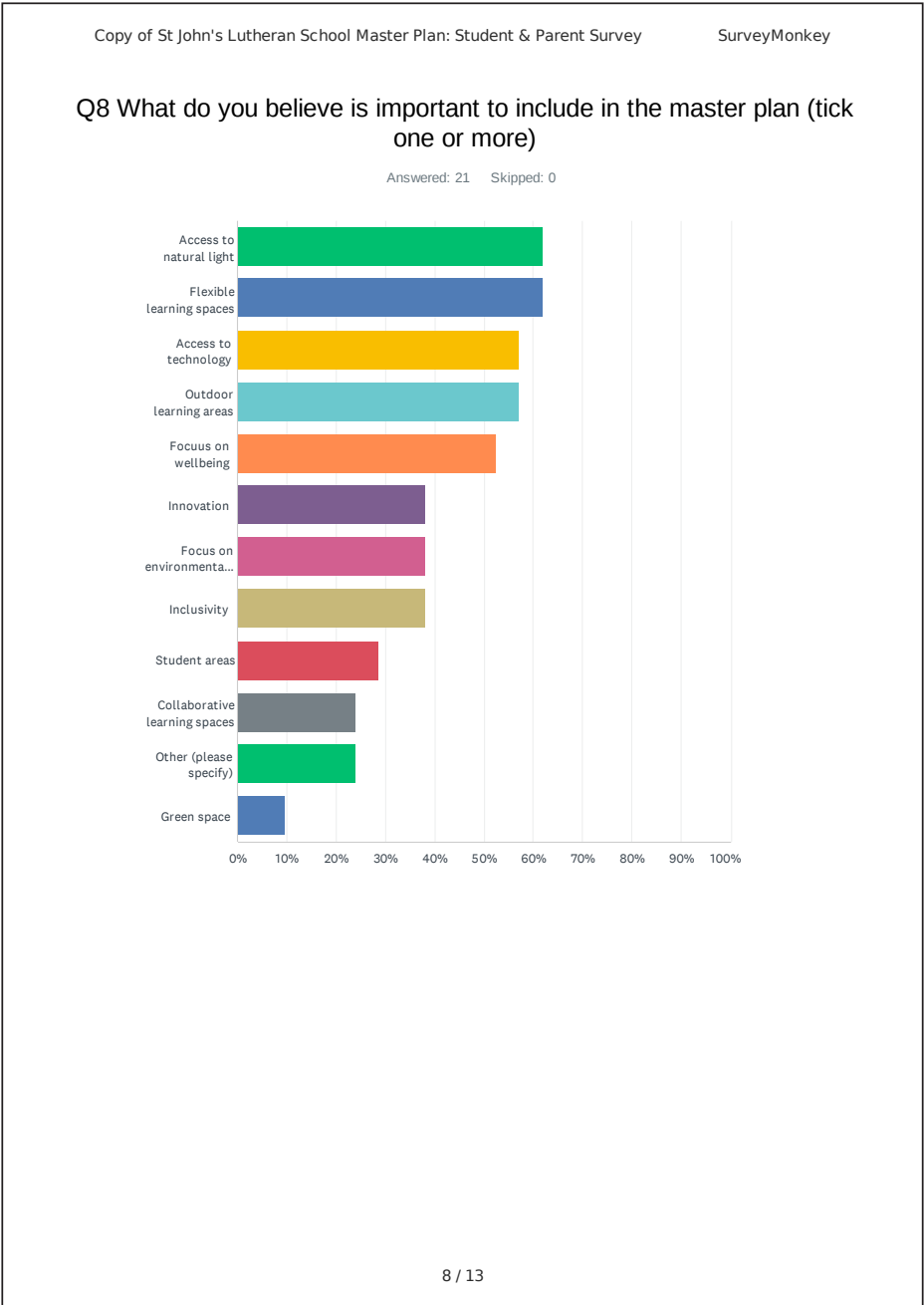
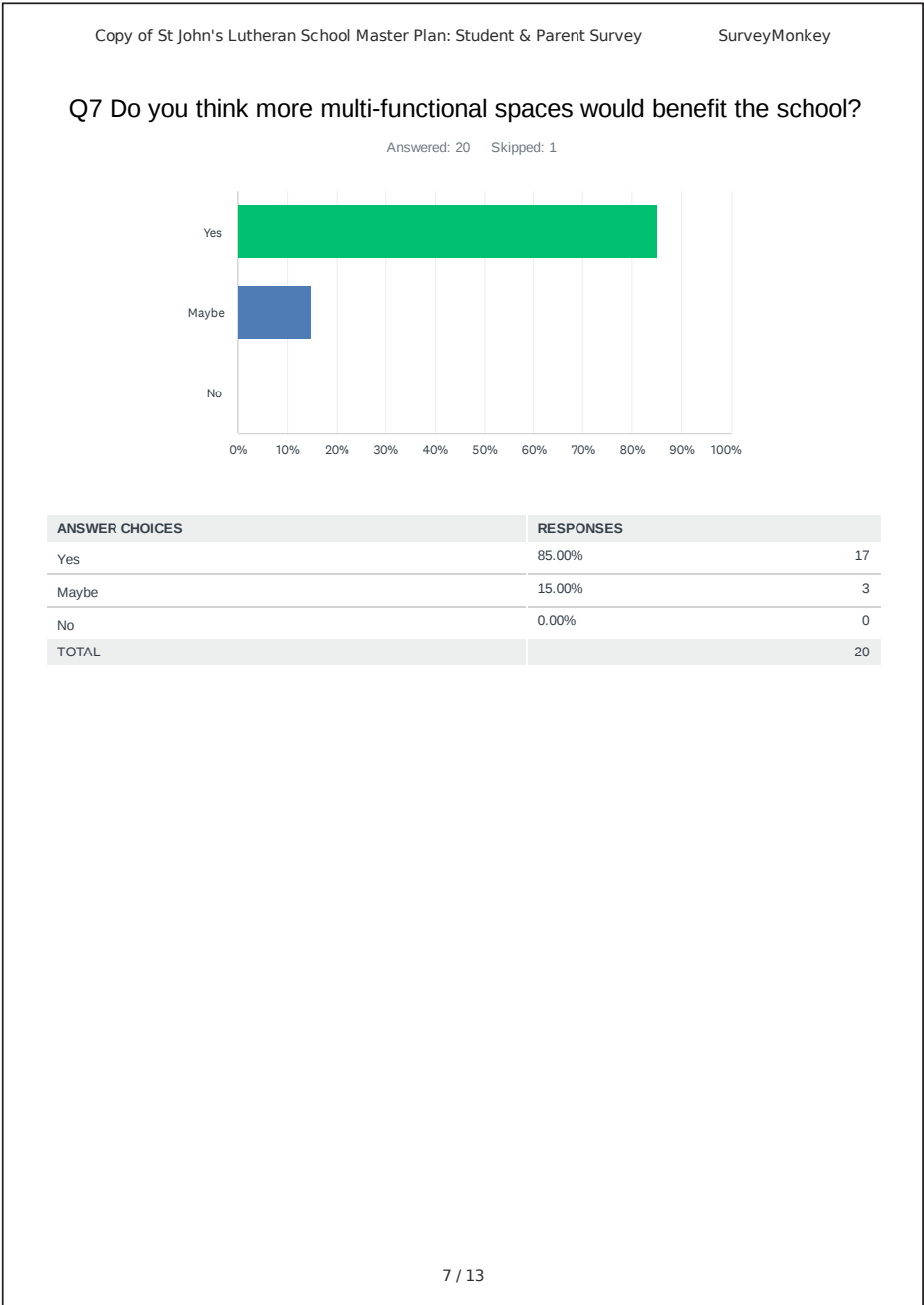
Answered: 21 Skipped: 0

ANSWER CHOICES	RESPONSES
4. Very good	47.62% 10
3. Satisfactory	38.10% 8
2. Not so good	9.52% 2
5. Excellent	4.76% 1
1. Poor	0.00% 0
TOTAL	21

6 / 13



Full Survey Results: Parents & Students



Copy of St John's Lutheran School Master Plan: Student & Parent Survey      SurveyMonkey

ANSWER CHOICES	RESPONSES
Access to natural light	61.90% 13
Flexible learning spaces	61.90% 13
Access to technology	57.14% 12
Outdoor learning areas	57.14% 12
Focus on wellbeing	52.38% 11
Innovation	38.10% 8
Focus on environmental sustainability	38.10% 8
Inclusivity	38.10% 8
Student areas	28.57% 6
Collaborative learning spaces	23.81% 5
Other (please specify)	23.81% 5
Green space	9.52% 2
Total Respondents: 21	

#	OTHER (PLEASE SPECIFY)	DATE
1	More hand writing not as much ipad use for learning to write, spelling etc	11/16/2021 2:39 PM
2	all of the above	11/9/2021 10:35 AM
3	Science technology specific space/classroom	11/5/2021 10:46 PM
4	designated garden spot for children to grow crops	11/4/2021 7:59 PM
5	These are all important and should be included but more staff and more kids are needed. The school is becoming smaller so social problems are the big issue	11/4/2021 7:24 PM

9 / 13



Full Survey Results: Parents & Students

Copy of St John's Lutheran School Master Plan: Student & Parent Survey

SurveyMonkey

Q9 What do think is missing at St John's Lutheran School?

Answered: 19   Skipped: 2

#	RESPONSES	DATE
1	Lack of Students Male Teacher	11/18/2021 3:05 PM
2	Gymnasium for indoor sports	11/17/2021 4:36 PM
3	Outdoor areas that allow for the frequent weather changes!	11/16/2021 4:59 PM
4	an undercover sports area not a huge gym but even a roof no walls like Freeling primary Tarfee primary have	11/16/2021 2:39 PM
5	Uniforms that are comfortable, more affordable and less strict/formal.	11/16/2021 10:17 AM
6	Flow and space	11/9/2021 10:35 AM
7	Consistent design across all learning spaces	11/8/2021 11:28 AM
8	Technology, updated facilities	11/6/2021 9:18 PM
9	Science Technology and Innovation exposure	11/5/2021 10:46 PM
10	Gym , somewhere to have sports activities even when the weather is not suitable	11/4/2021 9:46 PM
11	new art and language room	11/4/2021 7:59 PM
12	Kids-we need more numbers. Male staff. Dyslexia support. Support in every class room everyday. Discipline. Supporting students with confidence issues. Dealing with bullies.	11/4/2021 7:24 PM
13	An undercover sporting area	11/3/2021 11:06 PM
14	Definitely a well-being focus - friendships are rife with difficulties and the boy-girl divide is huge	11/3/2021 4:50 PM
15	Gym	11/3/2021 3:59 PM
16	Bigger car park	11/3/2021 7:00 AM
17	Science and technology spaces	11/2/2021 7:35 PM
18	male staff members	11/2/2021 1:34 PM
19	updated modern feel	11/2/2021 11:26 AM

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Copy of St John's Lutheran School Master Plan: Student & Parent Survey

SurveyMonkey

Q10 What are your big ideas and long term dreams for the development of St John's Lutheran School?

Answered: 19   Skipped: 2

#	RESPONSES	DATE
1	Grow - Need more students	11/18/2021 3:05 PM
2	To increase opportunities for different learning environments and subjects eg Home Economics and Science	11/17/2021 4:36 PM
3	A semi enclosed stadium area A science lab / arts area	11/16/2021 4:59 PM
4	as above for recreational time, some thing fun have a look at the Holly Geyer toilet murals she has done many schools.	11/16/2021 2:39 PM
5	More connection between the school and churches, e.g. encouraging staff to attend worship in the parish (as most dont), which would thereby encourage families to worship on Sundays.	11/16/2021 10:17 AM
6	No more stairs, pokey office spaces, smelly toilets, tight corners and skinny passages. Big classroom windows, sheltered lunch area that can be fully closed(bifold doors or similar)The entrance should be easier to access, not safe for staff carrying all their supplies up and down the front steps through 2 big heavy doors.	11/9/2021 10:35 AM
7	Welcoming front entrance and consistent access through to all spaces.	11/8/2021 11:28 AM
8	Open space, interactive, modern and updated technology facilities to support exceptional & individual educational learning. Support students with additional needs as I see this demand growing	11/6/2021 9:18 PM
9	New surface on tennis ball netball courts with open air covered sports stadium roof over the top. Could be dual purpose for open air assemblies and presentations year round Beautification of the entrance to the school entrance area more modern and green spaces. Improved and more diverse library incl. renewed recent reference materials that children are encouraged to use as well as tech. Online material. Areas outdoors for children to play in nature more during recess and lunch. A dedicated ag plot area this is a rural area and the children want there own plots to care for and grow and tend crops without them being sprayed destroyed or mowed off. They can also enter produce in local and state shows to represent and promote the school. A kitchen garden programme with seed to plate process growing and cooking food they can share together for lunch. Lunchtime programmes for boys as well as girls. Outdoor snakes and ladders, hopscotch, naughts and crosses, handball markings. More nature play eh a large climbing tower rope type spider net structure or ninja exercise course. A sensory garden with sound, smell, touch and visual appeal as a Breakout area. Whole school or at least a class size amphitheatre for an outdoor learning space. More sport equipment such as age appropriate tennis racquets. It is really important the development differentiates the school from state schools for example a dedicated science and technology (stem) focused area could expose children to current state of affairs relating to environmental factors and the economy so as to place them well to fit into the evolving career opportunities into the future. .	11/5/2021 10:46 PM
10	Improved education and well being of both students and staff	11/4/2021 9:46 PM
11	the school remains viable and affordable option for the district children to get a Christian education.	11/4/2021 7:59 PM
12	If there is no one willing to fully fly the IB flag and teach parents and engage the community then drop it. It is a reason why families have left. I feel topics are rushed and kids dont really understand what they are doing. I just want to see a focus on education really. so long as the rooms are open/spacious and have decent heating and cooling throughout. I really think before we build a grand castle we need more kids to fill it. Look at Robertstown, they built a shed when they needed to look at staff, they lost their kids now the place is a joke. In a perfect world with an absolute focus on students I have always wanted children to have limitless support in the classroom, if a student needs an SSO by their side all day they should get it. Another massive dream is for every school to have there own indoor pool. Swimming should be taught at schools. Too many children drown and the lack of affordable and accessible swimming lessons is to blame.	11/4/2021 7:24 PM

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13	An undercover outside sporting area or stadium.	11/3/2021 11:06 PM
14	I would love to see ASL taught instead of German - so much more inclusive and useful for students now and in the future. Focus on cooking, home economics... Most of all A better behaviour management policy/protocol such as really focusing on restorative behaviors program wholly and not involve missing playtime. This is something the school could really lean into and be super proud of.	11/3/2021 4:50 PM
15	Growth	11/3/2021 3:59 PM
16	I think its improving just fine the way it is	11/3/2021 7:00 AM
17	Support of staff needs and wants	11/2/2021 7:35 PM
18	to develop a more practical uniform, allow girls the freedom of choice to wear shorts/pants if they wish	11/2/2021 1:34 PM
19	a fresher look, utilising the spaces better	11/2/2021 11:26 AM

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Full Survey Results: Parents & Students

Copy of St John's Lutheran School Master Plan: Student & Parent Survey		SurveyMonkey
Q11 Do you have any further comments?		
Answered: 10   Skipped: 11		
#	RESPONSES	DATE
1	no	11/18/2021 3:05 PM
2	It's a great school community to be involved in.	11/16/2021 10:17 AM
3	-	11/9/2021 10:35 AM
4	As a private school St Johns is a really caring and nurturing environment it is important to promote the points of difference and the outcomes we can achieve for our students. Children are really invested in serving Community, volunteering and becoming good leaders now and later in their chosen business professions. St John's may be under funded compared to its state school counterparts but they are not a patch on the environment, teachers and holistic learning experiences that we and the PYP years programme can provide to students at St John's. Development should focus on extending this even further and making us a school of choice for this reason simply renewing classrooms and spending money on new but not improved or differentiating services will not achieve a significant point of difference. Visiting professionals in a couple of selected fields once a week to add to the current curriculum in key areas would be a great addition without putting current teachers under pressure in areas they are not experts and adding points of specific interest and added learning opportunities and exposure for the children. Surely the Lutheran schools network could provide access to these sorts of Stem professionals.	11/5/2021 10:46 PM
5	No	11/4/2021 9:46 PM
6	I don't want to see a new shiny object distract the attention that should be put on the real issues. Before the exterior can glow the internal needs to detox and heal	11/4/2021 7:24 PM
7	I love the school, and really love they way they are taught and cared for. The only issues are social emotional ones!	11/3/2021 4:50 PM
8	No	11/3/2021 3:59 PM
9	No	11/3/2021 7:00 AM
10	I think St John's really need to implement a more practical school uniform. The girls need to be allowed the choice to wear pants or shorts if they want to.. especially as they start puberty and their bodies begin to change..	11/2/2021 1:34 PM

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# Site Survey

VIDE SHEET 3 FOR CONTINUATION

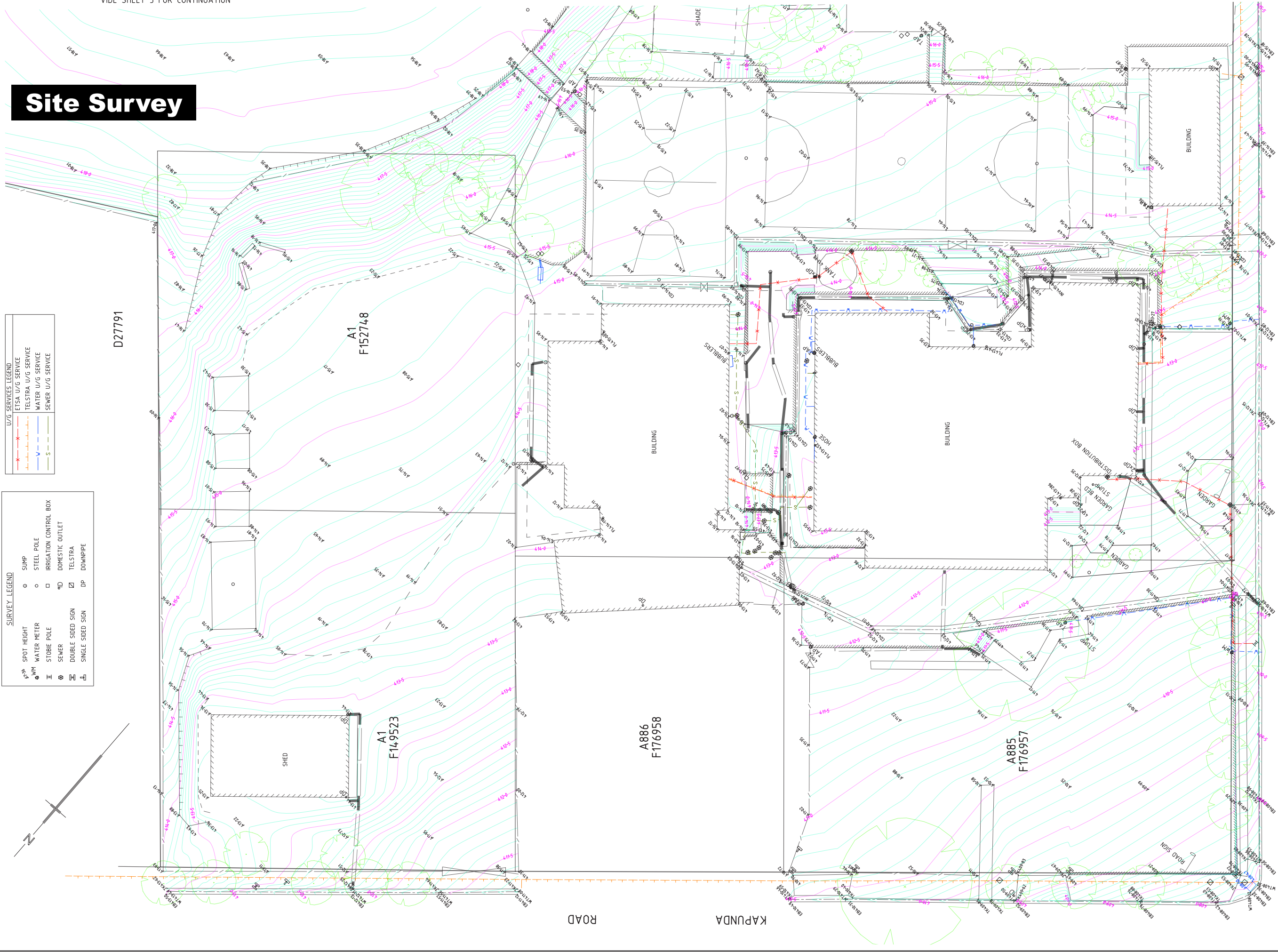
VIDE SHEET 2 FOR CONTINUATION

**SURVEY LEGEND**

SPOT HEIGHT	SUMP
WM WATER METER	STEEL POLE
STOBIE POLE	IRRIGATION CONTROL BOX
SEWER	DOMESTIC OUTLET
DOUBLE SIDED SIGN	TELSTRA
SINGLE SIDED SIGN	DP DOWNPIPE

**U/G SERVICES LEGEND**

ETSA U/G SERVICE	TELSTRA U/G SERVICE
WATER U/G SERVICE	SEWER U/G SERVICE



SKS SURVEYS PTY LTD  
43 EDWARD STREET  
Narwood SA 5067  
Ph: 0418 673 705  
REFERENCE: 528121

CONTOUR & DETAIL OF  
ST JOHN'S LUTHERAN SCHOOL  
8 WARD STREET  
EUDUNDA

BEARING DATUM: MGA2020  
PSMs: 6729/2212-6729/1479  
DATUM FOR LEVELS: AHD  
ELEVATION DATUM: PSM 6729/2212  
RL: 468.054m  
COORDINATE DATUM: PSM 6729/2212  
COORDINATE SYSTEM: PLANAR MGA

SCALE: 1:200  
PAGE: 1 OF 3  
SHEET SIZE: A1 0.1m  
CONTOURS MAX 0.5m  
SURVEYED BY: KG  
SURVEYED ON: 23/12/2021  
DRAFTED ON: 23/12/2021

Note: Boundaries derived from LTO property search and actual survey measurements





## 6959

D27791

A2  
D27791

F176961

D624

WIDE SHEET 1 FOR CONTINUATION



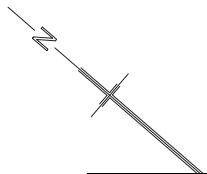
SKS SURVEYS PTY LTD  
43 EDWARD STREET  
Norwood SA 5067  
Ph: 0418 673 705  
REFERENCE: 528121

**Note: Boundaries derived from LT0 property search and actual survey measurements**

SCALE: 1/200  
PAGE: 2 OF 3  
SHEET SIZE: A1  
CONTOURS MIN: 0.1m  
CONTOURS MAJ: 0.5m  
SURVEYED BY: KG  
SURVEYED ON: 13/12/2021  
DRAFTED ON: 23/12/2021

BEARING DATUM: MGA2020  
PSM's: 6729/2212-6729/1479 348°5'  
DATUM FOR LEVELS: AHD  
ELEVATION DATUM: PSM 6729/2212  
RL: 408.054m  
COORDINATE DATUM: S001  
COORDINATE SYSTEM: PLANAR MGA



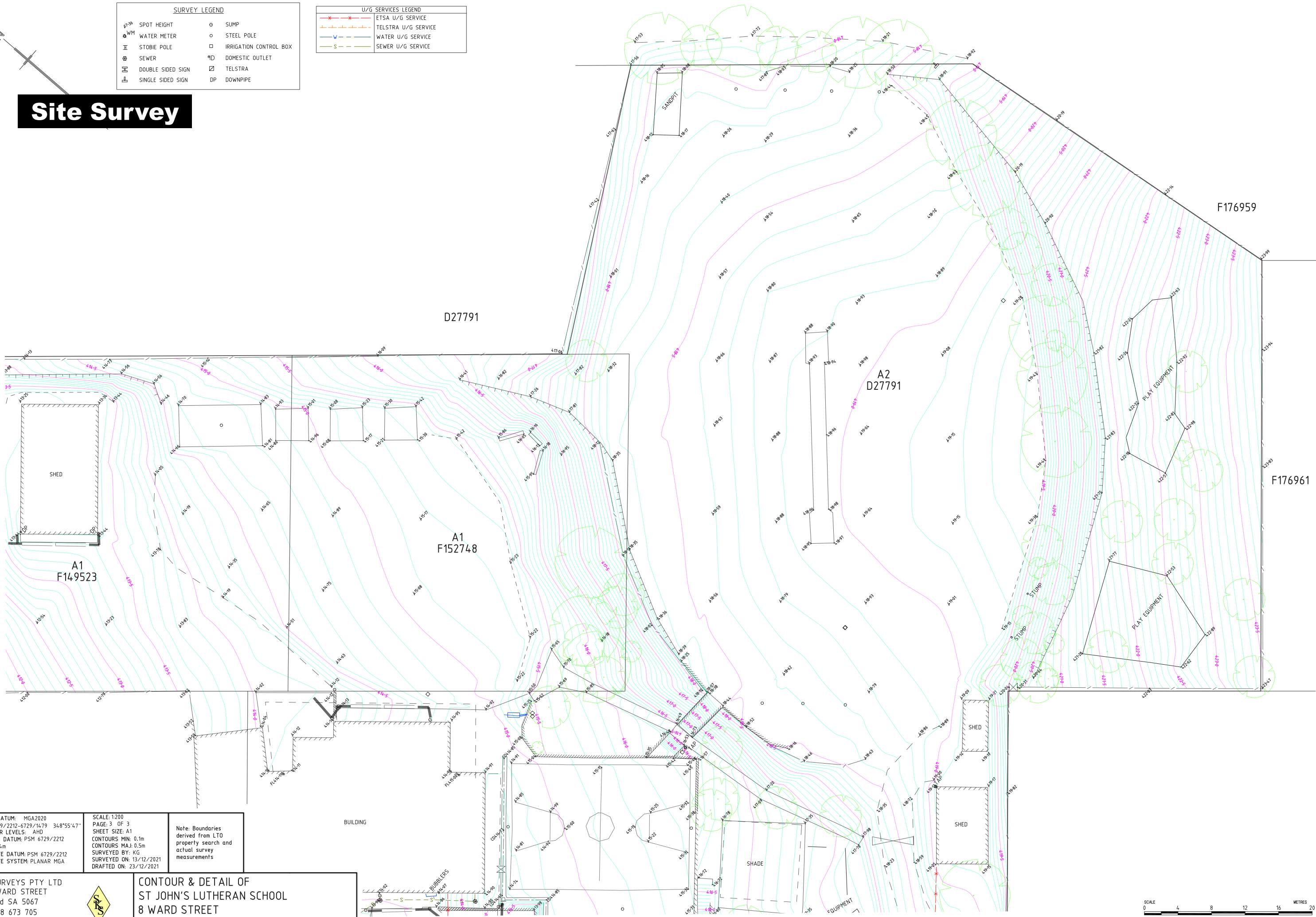


# Site Survey

SURVEY LEGEND			
	SPOT HEIGHT		SUMP
	WATER METER		STEEL POLE
	STOBIE POLE		IRRIGATION CONTROL BOX
	SEWER		DOMESTIC OUTLET
	DOUBLE SIDED SIGN		TELSTRA
	SINGLE SIDED SIGN		DOWNPIPE

U/G SERVICES LEGEND	
	ETSA U/G SERVICE
	TELSTRA U/G SERVICE
	WATER U/G SERVICE
	SEWER U/G SERVICE

VIDE SHEET 1 FOR CONTINUATION



BEARING DATUM: MGA2020 PSM's: 6729/2212-6729/1479 348°55'47" DATUM FOR LEVELS: AHD ELEVATION DATUM: PSM 6729/2212 RL: 408.054m COORDINATE DATUM: PSM 6729/2212 COORDINATE SYSTEM: PLANAR MGA	SCALE: 1:200 PAGE: 3 OF 3 SHEET SIZE: A1 CONTOURS MIN: 0.1m CONTOURS MAJ: 0.5m SURVEYED BY: KG SURVEYED ON: 13/12/2021 DRAFTED ON: 23/12/2021	Note: Boundaries derived from LTO property search and actual survey measurements
--	--	--

SKS SURVEYS PTY LTD  
43 EDWARD STREET  
Norwood SA 5067  
Ph: 0418 673 705  
REFERENCE: 528121



CONTOUR & DETAIL OF  
ST JOHN'S LUTHERAN SCHOOL  
8 WARD STREET  
EUDUNDA

VIDE SHEET 2 FOR CONTINUATION





# Cost Estimate Summary

## St John's Primary School, Eudunda Masterplan Cost Estimate (Rev A) COST SUMMARY FOR PART 1

Date: 27-Jan-22

### Inclusions

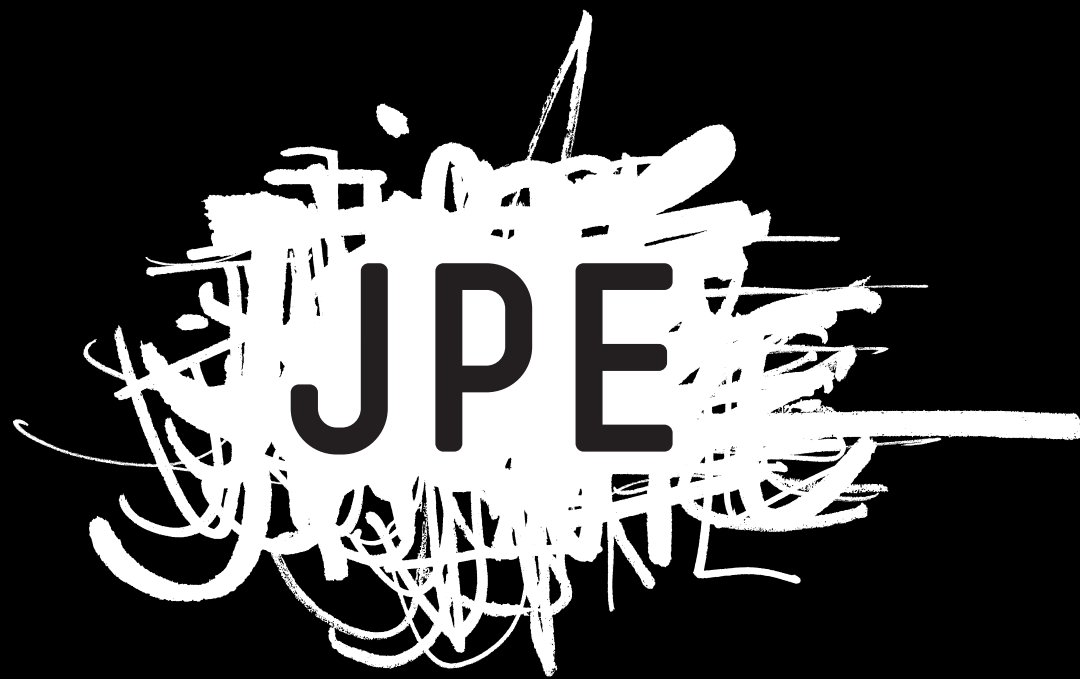
- a) Design development contingency
- b) Builder's preliminaries & margin
- c) Construction contingency
- d) Locality loading
- e) Professional fees & statutory authority charges (incl.CITB Levy)
- f) FF&E, ICT & AV equipment
- g) Play equipment

### Exclusions

- a) GST
- b) Land acquisition
- c) Work outside nominated site boundaries
- d) Staging
- e) Escalation
- f) Asbestos removal
- g) Rock excavation
- h) Contaminated soil removal / remediation
- i) Solar panels
- j) Removal of significant trees
- k) Additional building requirement for bushfire
- l) Seismic upgrade
- m) Formalised pedestrian crossing connection from St John's church to school (by council)
- n) SAPN upgrades
- o) Other exclusions as noted throughout estimate

	Elements	3-A	4-A	4-B	Total Part 1
1	Refurbishment Works	\$ -	\$ 602,350	\$ 210,000	\$ 812,350
2	<b>Sub-Total Building Works</b>	<b>\$ -</b>	<b>\$ 602,350</b>	<b>\$ 210,000</b>	<b>\$ 812,350</b>
3	Site Preparation	\$ 20,290	\$ -	\$ -	\$ 20,290
4	Roads, Footpaths & Paved Areas	\$ 65,500	\$ -	\$ -	\$ 65,500
5	Boundary Walls, Fencing & Gates	\$ 10,000	\$ -	\$ -	\$ 10,000
6	Outbuildings & Covered Ways	\$ 16,650	\$ -	\$ -	\$ 16,650
7	Landscaping & Improvements	\$ 3,375	\$ -	\$ -	\$ 3,375
8	External Stormwater Drainage	\$ 5,000	\$ -	\$ -	\$ 5,000
9	External Hydraulic Services	\$ -	\$ -	\$ -	\$ -
10	External Fire Protection	\$ -	\$ -	\$ -	\$ -
11	External Electrical Services	\$ 5,000	\$ -	\$ -	\$ 5,000
12	<b>Sub-Total External Works</b>	<b>\$ 125,815</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 125,815</b>
13	<b>Total Building &amp; External Works</b>	<b>\$ 125,815</b>	<b>\$ 602,350</b>	<b>\$ 210,000</b>	<b>\$ 938,165</b>
13	Design Contingency (7%)	\$ 9,000	\$ 43,000	\$ 15,000	\$ 67,000
14	Builders Preliminaries and Margin (10.5%)	\$ 15,000	\$ 68,000	\$ 24,000	\$ 107,000
15	Locality Loading (5%)	\$ 8,000	\$ 36,000	\$ 13,000	\$ 57,000
16	Staging	Excl	Excl	Excl	\$ -
17	<b>Total Builder's Work</b>	<b>\$ 157,815</b>	<b>\$ 749,350</b>	<b>\$ 262,000</b>	<b>\$ 1,169,165</b>
18	Construction Contingency (6%)	\$ 10,000	\$ 45,000	\$ 16,000	\$ 71,000
19	Professional Fees (12%)	\$ 21,000	\$ 96,000	\$ 34,000	\$ 151,000
20	Statutory Charges including CITB Levy (0.5%)	\$ 1,000	\$ 5,000	\$ 2,000	\$ 8,000
21	Loose Furniture, Fitting and Equipment	Excl	\$ 15,000	\$ 10,000	\$ 25,000
22	AV / ICT Equipment	Excl	\$ 5,000	\$ 5,000	\$ 10,000
23	Escalation	Excl	Excl	Excl	\$ -
24	Rounding	\$ 185	\$ 650	\$ -	\$ 835
25	<b>Total Cost (excl. GST)</b>	<b>\$ 190,000</b>	<b>\$ 916,000</b>	<b>\$ 329,000</b>	<b>\$ 1,435,000</b>





# JPE Design Studio

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