

**EMMAUS CHRISTIAN COLLEGE**

**7 LYNTON AVENUE,**

**SOUTH PLYMPTON**

**March 2016**

# EMMAUS CHRISTIAN COLLEGE-MASTER PLAN

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## 1 INTRODUCTION

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Following the completion of several major new buildings and refurbishments at Emmaus Christian College over the past 5 years, the College now wishes to embark on upgrading the remaining inadequate facilities. To date the following works have occurred;

- Installation of a fire detection system in the 3 storey building.
- Reconfiguration and upgrading of the tennis and basketball courts.
- Refurbishment of the 2 storey administration building and enclosing of a breezeway.
- Construction of a new music suite.
- Construction of a trade training classroom.
- Conversion of the ground floor assembly area to a dedicated Junior Primary facility including new play equipment.
- Construction of a multi-purpose facility.
- Removal of several transportable to increase on site car parking.
- Construction of new eastern fire stair and lift and additional student toilets.
- Removal of existing stairs and provision of additional offices and learning spaces.
- Commencement of staged installation of fire sprinklers throughout the 3 storey building.
- Construction of senior school locker area and upgrading of existing science facilities.

The aim now is to upgrade the middle and senior school facilities, canteen, library and associated facilities. Planning for upgrading the library is currently underway.

## 2 CURRENT FACILITIES

There is a mixture of building types and heights on the site as follows.

- Administration – this is a 2 storey clay brick structure with a flat roof and the east and west walls rendered and painted and the north and south being face cream brick.
- Main Learning Building – this is a 3 storey steel framed structure with cream brick end walls and pebble faced concrete panels and windows on the north and south facades. This building also has a float roof.
- Art, Home Economics and Library – this is a 2 storey building of the same style and construction as the 3 storey building. However a red brick colonnade has been constructed in front of the Lynton Avenue façade.
- Gymnasium – steel framed structure with painted concrete block walls and a pitched roof.
- Technology Studies – a single storey addition to the gymnasium constructed of red brick and with a flat roof.
- Ablutions and Canteen – concrete block and flat roofed extension of the gymnasium.
- Music / Drama – a double volume steel-framed building clad in precast concrete panels painted to graphic effect in clay-earth, cream and light grey

EXISTING SITE CONFIGURATION	DESCRIPTION
Site Area	16,256m <sup>2</sup>
Existing Building Footprint	3,766m <sup>2</sup>
Total Building Area	6,493m <sup>2</sup>
Car parking	47 spaces

Current enrolments stand at 710 from Reception to year 12. The current breakdown of the various student levels are as follows;

- Primary School – years Reception to 6 = 280
- Middle School – years 7, 8 and 9 = 215
- Senior School – years 10, 11 and 12 = 215

The maximum capacity of the College is capped at 740. The preferred class size is 28 students.

Staff numbers currently equate to 44 teaching staff and 21 school assistants.

Over the years the natural flows of students and staff have become “muddled”. For instance the senior learning spaces are spread out throughout the school without any logical link.

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## 3 SCHOOL FACILITIES

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The following is a description of the existing school facilities containing comments on suitability, shortcomings and desirable changes.

### 3.1 Administration Facility

#### 3.1.1 Current Facilities

- Ground floor consists of Reception/general office, various offices for administration staff, Principal and Business Manager, Sick Room, Photocopy Room, meeting room, stationery store, Student Services and Waiting area.
- First floor consists of staff room, copier space, staff toilets and showers.

#### 3.1.2 Shortcomings

- Student Services require an additional person.
- A mere window to Student Services from outside is not inviting.
- Front reception desk needs to accommodate 2 people.
- Registrar office (old uniform shop) needs a window.
- Even with the recent addition of several offices staff spaces are lacking.
- First Aid is becoming too small.

#### 3.1.3 Future Needs

- Increase the size of the First Aid facilities.
- Require a delivery area away from the busy corridor but near the front Reception.
- A separate Student Services reception is required.
- Space for one more student services person.

### 3.2 Counselling

#### 3.2.1 Current Facilities

- Chaplain is located in a ground floor office.

#### 3.2.2 Shortcomings

- No focus or time-out room.

#### 3.2.3 Future Needs

- Need a Sensory Room.

### 3.3 Staff Amenities

#### 3.3.1 Current Facilities

- Located on the first floor of the administration building and consists of staff room, copier space, staff toilets and shower.

#### 3.3.2 Shortcomings

- No lockers associated with use of shower.

#### 3.3.3 Future Needs

- Lockers- for 6 people.

### 3.4 Deliveries

#### 3.4.1 Current Facilities

- Deliveries are currently deposited in the small room near the lift.

## 3.4.2 Shortcomings

- In sufficient space and on a busy corridor.

## 3.4.3 Future Needs

- Larger lockable room preferably adjacent the ground floor reception.

## 3.5 Junior School

### 3.5.1 Current Facilities

- Located on first floor of the Main Building.
- Rainbow room for special needs.
- 7 GLA's

### 3.5.2 Shortcomings

- Rainbow room used for activities other than special needs.
- No general access PC pods on first floor.
- Timetable conflicts in main art room.
- No primary art/science space.
- No staff prep. area. Staff use classrooms as a base. No staff work space if their classroom used in NIT time.
- Noise from a/c a concern.

### 3.5.3 Future Needs

- Refurbish entire floor.
- Primary art/science room including storage
- Collaborative learning – 6 GLA's.
- Staff prep for 10 staff.

## 3.6 Middle School

### 3.6.1 Current Facilities

- Located on top (second floor) of main building.
- 9 GLA's and computer suite.
- Lockers are located in classrooms.
- Middle School students use eastern stairs.

### 3.6.2 Shortcomings

- Decor and facilities are poor and require updating.
- No withdrawal space with pc's.
- Library on first floor is too small and is currently being redesigned.
- Some Classrooms are too small.
- Minimal staff preparation spaces.
- No natural light in corridor and corridor has a closed in feel.
- Inadequate shading of northern windows.
- Windows to computer room are unsightly.
- Lack of storage for laptop trolley, art supplies and sports equipment.

### 3.6.3 Future Needs

- 9 classrooms – interactive whiteboards or similar.
- Computer pod.
- Staff Preparation space for 12 staff and Head of School office.
- Entry space to portray a young, vibrant feeling where student projects can be displayed.
- Refurbishment of entire Middle School facilities.
- Flexible learning spaces.
- Move lockers out of classrooms.
- Introduce more natural light.

## 3.7 Senior School

### 3.7.1 Current Facilities

- Located on ground and first floors of main building.
- 3 multi-use learning spaces, chemistry, physics and biology labs.
- Have 9 home groups and 11 classes.
- Classrooms have window mounted ac units.
- Year 12 pigeon holes on first floor link to staff room.

### 3.7.2 Shortcomings

- No dedicated subject rooms (i.e. math, geography or English).
- Sewing clashes with use of home Economics room.

### 3.7.3 Future Needs

- Spaces for math, geography, history and English rooms also for home rooms. Two GLA's as a minimum but 4 preferred.
- Math and English rooms to hold 30 students. The others to hold 18 to 24.
- Video editing room containing 8 pc's.
- Dedicated sewing room.
- Year 12 pigeon holes.
- Quiet study space.

## 3.8 Home Economics

### 3.8.1 Current Facilities

- Located on ground floor of 2 storey resource building.
- Consists of a large teaching space with a Commercial kitchen and adjacent teaching space.

### 3.8.2 Shortcomings

- Sewing classes clash with home economics.

### 3.8.3 Future Needs

- There is a need for a second middle school Home Ec area that is flexible and can be used for other uses such as sewing and theory. Preferably located together. Room does not need to be as large as the Home Ec facility

## 3.9 Resource Centre

### 3.9.1 Current Facilities

- Located on the first floor of the 2 storey resource building.
- Consists of an open space resource area, separate computer room, staff office, work room and compactus storage

### 3.9.2 Shortcomings

- Library is too small.
- No language lab.
- No quiet study area.
- First floor verandah is in the process of being enclosed for other uses.

### 3.9.3 Future Needs

- Redevelop to modern learning environment.
- Additional book display.
- Quiet reading areas.
- Study area and space for digital study.
- LOTE room.

## 3.10 Performing Arts

## 3.10.1 Current Facilities

- New facilities including music suite, music practice and recording rooms, storage, one music tutorial classroom, multi-purpose space, .GLA, toilets, change rooms and store.

## 3.10.2 Shortcomings

- The entry corridor is too small for large gatherings.
- No weather protection at the entry to the performing arts facilities.

## 3.10.3 Future Needs

- Requires a formal enclosed or covered entry.
- Consider a servery for use during performances either from canteen or home economics.
- External canopy to provide a covered outdoor space around the performing arts facility and gymnasium.

## 3.11 Technical Studies

### 3.11.1 Current Facilities

- Located in the single storey building adjoining the gymnasium.
- Consists of a wood and metalwork workshop, spray painting booth and a trade training classroom.
- The trade training room is brand new.

### 3.11.2 Shortcomings

- Insufficient space for electronics practicals.

### 3.11.3 Future Needs

- School is currently addressing many issues as part of TTC implementation.
- Additional practical space.

## 3.12 Gymnasium

### 3.12.1 Current Facilities

- Basketball court size gym with masonry block walls, acoustic ceiling and timber floor.

### 3.12.2 Shortcomings

- Not air conditioned.

### 3.12.3 Future Needs

- Air conditioning.
- Circuit training Weights room.

## 3.13 Canteen

### 3.13.1 Current Facilities

- Small annex to gymnasium.
- Servery faces outdoor space around performing arts precinct.

### 3.13.2 Shortcomings

- Inadequate weather protection for students lining up to be served.

### 3.13.3 Future Needs

- Redevelop and relocate.
- Frost free freezers, dishwasher facility,
- Increased cupboard storage
- Space for preparation, more machinery, increased display shelving, delivery trolley
- Flooring suitable for a commercial kitchen



## 3.14 Uniform Shop

### 3.14.1 Current Facilities

- Located in entry to canteen.
- A temporary arrangement with storage spread over 4 separate locations

### 3.14.2 Shortcomings

- Too small.
- Insufficient hanging space
- No workspace for staff

### 3.14.3 Future Needs

- Redevelop and possibly relocate. Current size is adequate.
- Individual room for storage of uniforms, change cubicles, counter and work desk.
- Air conditioned space.
- Storage adjacent the uniform shop

## 3.15 Physical Education

### 3.15.1 Current Facilities

- Sports store located on verandah facing tennis courts.
- Gym store on western side of Hall.

### 3.15.2 Shortcomings

- No circuit or weights room.

### 3.15.3 Future Needs

- Circuit training/Weights room.

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## 4 BUILDING SERVICES

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### 4.1 Air Conditioning

#### 4.1.1 Current Facilities

- A mixture of individual wall mounted split and package units to classrooms
- Administration building, music suite and the performing arts facility all have relatively new air conditioning systems.
- Staff preparation offices throughout the 3 storey building have individual wall mounted units.
- Resource Centre and Home Economics have ducted systems.
- Tech Studies is about to be upgraded with new split units.

#### 4.1.2 Shortcomings

- Air conditioning of staff offices and many classrooms are old and do not provide the required amount of fresh air.
- These old units are inefficient to today's standards and expensive to operate.
- Outdoor units are mounted on the roof and in windows with no consideration of access for maintenance.

#### 4.1.3 Future Needs

- Reverse cycle package units throughout the school to be considered.
- Provision of timer switches to control individual units.
- Provision of fresh air to all teaching spaces and offices.
- Provide a master on/off switch.

### 4.2 Electrical

#### 4.2.1 Current Facilities

- The 100amp supply from Lynton Avenue has been decommissioned.
- The current supply is at capacity.

#### 4.2.2 Shortcomings

- Load shedding currently occurs.
- Main Switchboard is at capacity and has no space for additional main switches.
- Any future extensions will require upgrading of the incoming supply.

#### 4.2.3 Future Needs

- New consumer mains and possibly a new transformer from the street and possible new cabling from the transformer to a new switchboard.
- Proxy card access system may be considered in the future.

### 4.3 Fire Safety

#### 4.3.1 Current Facilities

- Smoke detection system has been installed in the administration building and the 3 storey building.
- Booster and hydrants are installed around the school.
- New diesel fire pump has been installed as part of the new eastern stair.
- Fire sprinklers have been installed on the ground floor and western end of the 3 storey building. SAMFS require that the other two floors are completed over the next few years.

#### 4.3.2 Shortcomings

- The western stairs in the 3 storey school building need to be fire isolated and include a hydrant outlet at each level.
- First and second floors need to be sprinklered.

## 4.3.3 Future Needs

- Fire isolate the western stairs.
- Extend the eastern hydrant system to the western stairwell.
- Complete installation of fire sprinklers in remainder of 3 storey building.

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## 5 EXTERNAL FACILITIES

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The following is a description of the existing external facilities containing comments on suitability, shortcomings and desirable changes.

### 5.1 Car Park

- On site carparking for 47 cars.
- The 6 school buses are parked on the site after hours.
- Consider all parking relocated to the sports courts.

### 5.2 Tennis Courts

- Investigate conversion to car parking.
- Possible cover to the Courts.

### 5.3 Oval

- This is the only outdoor grassed space and must be retained.

### 5.4 Maintenance & Storage

- Large shed behind gymnasium needs to remain.
- Is this the most appropriate location? Consider moving with the car parks.

### 5.5 Covered Outdoor Space

- No covering linking the music suite, canteen and art/Home Ec.

### 5.6 Resource Centre Link

- The first floor link between the main building and resource centre is open to the elements.
- Explore options for an upgrade or mezzanine.

## 6 THE PROPOSAL

### 6.1 General

The class structure of Emmaus College is such that a maximum of 740 students could be enrolled subject to the addition of several more classrooms and refurbishment of existing facilities. For this number of students, teaching staff would increase from 44 to 46.

The College is currently at its limit in respect to available teaching spaces. To maintain its current high standard of Christian education, the College needs to improve the amenity of the campus and provide the ability to maximize class sizes should enrolments dictate.

### 6.2 Description

In general terms the master plan needs to consider;

- A covered area to link canteen/music/home economics buildings.
- Refurbishment of first and second floor classrooms need not be considered as part of this master plan.
- 6 Junior School classrooms are required for 28 students each.
- One additional year 7 classroom in Middle School.
- A dedicated primary art/science space may be a future need.
- Senior School subject rooms for math/English/history/etc. 2 Extra classrooms minimum, 4 preferred.
- New weights/circuit room.
- New canteen and Uniform shop.
- 2<sup>nd</sup> Food and hospitality which will be provided in the existing art room next to Home Economics provided an Art space is created elsewhere.
- Extra space needed for trade training usage.
- Trade centre including storage, meals work spaces.
- Require office space in the administration for one more person.
- More lockers areas.
- More general storage space.
- A delivery point and room for temporary storage of goods.
- Larger first aid room.
- Improve the student services facilities.
- Under cover outdoor sitting/eating spaces.
- Relocation of car park and possible loss of some of the hard courts to provide more student friendly spaces around the existing buildings.
- Oval must be retained.

The ideal outcome would be to create individual Primary, Middle and Senior School zones where all staff and teaching spaces are on the same level of the buildings. The master plan has endeavored to achieve this wherever possible. The provision of flexible teaching spaces has also been the aim through the use of sliding walls to classrooms and the creation of small group work areas outside of the classroom proper.

### 6.3 Spaces Required Upon Completion

The following is a summary of the physical spaces required by each school within the College at the completion of the master plan.

#### 6.3.1 Junior School – Year 3 to year 6

- 6 classrooms
- Special education space (Rainbow room).
- Art/science space

- Art Store
- Computer pods
- Primary staff preparation space – allow for 10 staff.
- Office for Primary Head
- School Assistant office and work area

## **6.3.2 Middle School – Year 7 to 9**

- 9 classrooms
- E-centre for extension classes
- Computer pods
- LOTE-could be part of language suite)
- Use existing laboratories for science
- Preparation areas for 17 staff.
- Office for Head of school

## **6.3.3 Senior School**

- Use existing laboratories (refurbished)
- Math room
- English Room
- 2 multi-use rooms for geography, history, business studies, psychology, aboriginal studies, child studies
- Year 12 quiet study.
- Computer room-computing, IT, information processing, desktop publishing, electronic publishing
- Video editing space
- Quiet study areas
- Preparation areas for 11 staff
- Office for Head of School

## **6.3.4 Administration**

- No change.

## **6.3.5 Student Services**

- Chaplain's office.
- A Sensory room.
- Behavior Management office.
- Student services reception.

## **6.3.6 Home Economics**

- No change to current space.
- Need a second multi-purpose Home Economics room for cooking, sewing and craft activities.

## **6.3.7 Art**

- Existing art to remain.
- See Primary School notes for dedicated primary art room

## **6.3.8 Music and Drama**

- No changes to current facilities
- Provide an enclosed entry to performing arts precinct and an external covered area with links to the canteen or server direct from canteen.

## **6.3.9 Resource Centre**

- Book display
- Quiet reading areas
- Research area with computers
- Network resource room-computer room
- Small and large group activity areas
- Workroom for library school assistant
- Office for librarian

- Storage-books, audio visual media
- Teacher resources

## **6.3.10 Physical Education**

- Heating and cooling of gym
- Weights room
- Staff office for 2 people

## **6.3.11 Technical Studies**

- Metalwork workshop.

## **6.3.12 Canteen**

- New canteen with servery onto performing arts entry.
- Student access to canteen from outside.
- Consider this as part of a possible 2 storey extension in the EPAC courtyard.

## **6.3.13 Uniform Shop**

- Purpose designed uniform shop including storage.
- Consider this as part of a possible 2 storey extension in the EPAC courtyard

## **6.3.14 Trade Training Centre**

- Space for small meal preparation for visiting students.

## **6.4 Car Parking**

Any proposal should not reduce the amount of car parks currently provided on the site.

## **6.5 Building Code Compliance**

The following are the main issues that will need to be considered in the master plan.

### **6.5.1 Building Classification**

Class 9b

### **6.5.2 Type of Construction & Area Limitations**

1 storey is Type C construction and  $< 3000\text{m}^2$

2 storey is Type B construction and  $< 5500\text{m}^2$

3 storey is Type A construction and  $< 8000\text{m}^2$

The main difference between the type A and B construction is that floors in a 3 storey building needs to be 2 hour fire rated.

### **6.5.3 Separation of Construction Types**

Buildings of different types of construction need to be a minimum of 6m apart or the wall needs to be fire rated and all openings protected by sprinklers or fire rated windows and doors.

If we assume that the existing buildings comply with the Type of construction for their rise (this section of the BCA has not changed greatly for many years) then;

- Library building should be Type B
- Tech studies, music and performing arts are Type C
- Gymnasium is very old but should be Type C
- Main 3 storey is relatively old and does not comply with Type A construction.

The installation of fire sprinklers in the 3 storey building has addressed the need for the building to be of Type A construction.

The construction that occurs above or adjoining the tech studies and library building will require that these existing buildings be upgrade to Type B construction. What this means is that the columns and floor beams in the Resource building may need to be fire rated. The other alternative is to extend the fire sprinkler system into these buildings.

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The gymnasium can remain as Type C because the floor directly below the roof need not have fire rated elements.

## 6.5.4 Sanitary Facilities

The following is a summary of the existing sanitary facilities and the numbers required by the NCC for 740 students assuming a 50:50 mix of male to female and 65 staff with a mix of 25:75 male to female.

User Group	Persons	Pans		Basins		Urinals	
		Exist	NCC	Exist	NCC	Exist	NCC
Students – Male	370	7	6	9	7	10	5
Students – Female	370	13	10	10	7	Na	Na
Students - Unisex		3		3			
Staff – Male	17	1	1	2	1	2	1
Staff - Female	48	2	4	2	2	Na	Na
Staff – Unisex		3		3			

From this survey it would appear that there are sufficient sanitary facilities except for female staff. Overall there are sufficient facilities for staff, however a number are unisex which is not compliant with the NCC which only allows up to 2 staff of the opposite sex to share the same facility. Considering the location of individual toilets in the library and second floor of the main building, the sharing of facilities may be acceptable. Should the design require removal of the second floor toilet another female facility will need to be provided elsewhere. The requirements of the NCC would be satisfied simply by naming the unisex toilets as male or female.

## 6.6 The Design

Two options are presented in this report. They are labelled as Options 2 and 3. Both options are similar in the respect of the proposed new learning space. Note that Option 1 was the first iteration of the design which was discussed with the user group and re-designed into Options 2 and 3.

### 6.6.1 Common To Both Options

The existing central carpark is reclaimed for student usage creating an open plaza between the buildings. It is envisaged that this area will be paved in a similar manner to the Lynton Avenue frontage and contain street furniture and places for sitting and mingling. This plaza would also be used for learning activities with a deck created with access into the Junior Primary area. This deck will also link to the science laboratory ramp.

Locating the Uniform shop in this area also helps to create a very active space.

This area will be shaded to a fair extent by the surrounding buildings so it will essentially be open to the sky. Coverings would be provided to the Uniform Shop and the Outdoor Learning Deck. Shade tolerant plants would need to be used in this area and possibly a section of artificial grass would enhance the space.

Paving will link the Plaza with the Hall, main building and the technical studies areas. This will become a main pedestrian route across the school.

It is proposed to replace the existing Canteen with a new one. The Canteen will open onto what we have termed a Covered Amphitheatre. This space will link the Performing Arts, Music and Home Economics functions. It will also provide a protected area for



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students to gather during inclement weather. We envisage that this space will contain street furniture and may have a stepped area due to the floor level differences between the buildings. The Amphitheatre will also provide a meeting space for performances held in the Multi-purpose building or Hall and catering can come direct from the canteen or the Home Economics kitchen.

A formal entry will be created to the performing arts precinct and hall. This will create for guests to congregate before and after performances and will enable catering to the space from the canteen.

A covered deck is proposed between the Science Laboratories and the Home Economics buildings to better utilise this barren corridor. The existing plant serving the Home Economics buildings would need to be relocated, possibly to the roof.

The maintenance shed will be located to the courts facing Ayre Street and a new circuit/weights room would be constructed on the west side of the Hall. The southern entry to the Hall would be relocated to the western side and the existing entry corridor used for Technical Studies purposes.

In both options the new Senior School facilities are proposed to be built over the existing technical studies building. The electronics room has been constructed ready for a first floor extension. The area between the new building and the existing 3 storey building will remain open to allow natural light to enter the new student plaza.

The original link to the library would be moved in a westerly direction and the existing stairs removed. A new staircase would be located at the western end of the new Senior School building. The exact internal layout of the Senior School facility requires more discussion but the aim would be to create flexible learning spaces and incorporate the circulation space as part of the learning space.

The College advised that refurbishment of the second and third floors need not be included in this master plan.

## 6.6.2 Option 2

In this option we propose extending the Student Services onto the existing eastern veranda. This would provide a student reception, student services office space and an office for the Registrar. Goods delivery could be either through the Student Services Reception or the main reception with a room for the temporary storage of goods.

In this option the stairs from the first floor would be relocated to the southern end of the administration building to allow for a small extension to the first aid room.

In this option the carpark is extended on both sides of the Wheaton Street driveway which will partially encroach onto the existing playing field. This driveway will also be used for bus parking and access to the maintenance workshop. Student and car segregation is not as complete as in Option 3.

A new structure will be constructed on the western side of the Hall to house the sports store, circuit/weights room, gym entry and maintenance workshop.

## 6.6.3 Option 3

In this option we propose extending the Student Services further east to allow for the collocation of the first aid room with the student services functions. The existing first aid room could then become extra office space. In this option the first floor stairs do not need to be relocated.

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In this option all car parking and the maintenance workshop is relocated to the sports courts with access from Ayre Street. Three of the existing courts and the cricket nets would be retained. One additional hard court would be constructed in the existing driveway from Wheaton Street. Space for 6 cars will be required as the existing 53 car parks cannot be accommodated in the Ayre Street carpark without losing the cricket nets. This option segregates the parking from student play areas.

### **6.7 Staging**

The proposals as depicted in this master plan will require extensive staging and decanting of facilities throughout the works. The College is currently undertaking strategic planning for the future composition of the campus, hence staging priorities have not been determined as part of this report.

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## 7 AREA ANALYSIS

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The following table indicates those areas of the College that require attention as part of the master plan. The columns indicate the following;

- Existing Room No – if the facility current exists this column shows the current room number.
- Existing Facilities – this column indicates the quantity of each facility and the existing floor area if the room currently exists.
- Preferred Areas – this column indicates the preferred area of each functional space. In many instances this is the same area as the current facility.

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Functional Space	room no	Existing Facilities			Preferred areas			REMARKS
		Qty	Area (m2)	Total Area (m2)	Qty	Area (m2)	Total Area (m2)	
EXISTING SPACES SUBJECT TO CHANGE								
ADDITIONAL SPACES REQUIRED ELSEWHERE								
<b>Administration</b>								
Delivery space					1.0	8.0	8.0	Adjoining reception
<b>Total Floor Area (m²)</b>				0.0			8.0	
<b>Student Services</b>								
Uniform Shop	Gym	1.0	10.3	10.3	1.0	40.0	40.0	need much more storage- 4.5x1.2compactus, change cubicles, display
Student Counsellor/Mentoring	RmG1 b	1.0	8.1	8.1			0.0	May need to relocate so that it can be adjoining Sensory Room
Detention/Focus Room					1.0	10.0	10.0	Adjoining Counsellor office
First Aid Room		1.0	25.9	25.9	1.0	25.9	25.9	includes office and WC
First Aid Room-expansion					1.0	10.0	10.0	
Student Services reception				0.0	1.0	15.0	15.0	May need to look at relocating the Student Services Office somewhere else to accommodate this
<b>Total Floor Area (m²)</b>				44.3			100.9	
<b>Staff Amenities</b>								
Staff Lockers				0.0				Need not be a dedicated room but need to be near showers- Place in corridor to Staff Room or in Link
<b>Total Floor Area (m²)</b>				0.0			0.0	
<b>Resource Centre</b>								
Office	L 2.1	1.0	13.3	13.3	1.0	13.3	13.3	size OK
Resource Centre / Reading Area	L 2.4	1.0	194.4	194.4	1.0	250.0	250.0	Not large enough. Needs study alcoves
Work Room	L 2.2	1.0	18.4	18.4	1.0	18.4	18.4	size OK
Storage	L 2.5	1.0	17.7	17.7	1.0	17.7	17.7	size OK
Network Resources	L 2.3	1.0	49.5	49.5	1.0	49.5	49.5	size OK
Entry	L 2	1.0	9.4	9.4	1.0	9.4	9.4	Rework as part of the new layout
Digital study					8.0	2.4	19.2	recently renovated
<b>Total Floor Area (m²)</b>				302.7			377.5	
<b>Junior Primary</b>								
<b>Total Floor Area (m²)</b>				0.0			0.0	No Changes

# EMMAUS CHRISTIAN COLLEGE-MASTER PLAN

Functional Space	room no	Existing Facilities			Preferred areas			REMARKS
		Qty	Area (m2)	Total Area (m2)	Qty	Area (m2)	Total Area (m2)	
Junior School								
General Learning Area-year 3/4	Rm 1.2	1.0	53.3	53.3	1.0	54.0	54.0	Whole space needs refurbishing
General Learning Area-year 3/4	Rm 1.4	1.0	53.5	53.5	1.0	54.0	54.0	
General Learning Area-year 3/4	Rm 1.6	1.0	53.3	53.3	1.0	54.0	54.0	
General Learning Area-year 5/6	Rm 1.8	1.0	53.3	53.3	1.0	54.0	54.0	
General Learning Area-year 5/6	Rm 1.10	1.0	53.3	53.3	1.0	54.0	54.0	
General Learning Area-year 5/6	Rm 1.12	1.0	53.3	53.3	1.0	54.0	54.0	
Art/Science Room					1.0	80.0	80.0	provide a dedicated primary art/science area
Art Store		0.0			1.0	7.0	7.0	adjoining art room
Art Prep					1.0	9.0	9.0	adjoining art room
Special Education - Rainbow Room	Rm 1.1	1.0	48.6	48.6	1.0	50.0	50.0	
Office-adjoining rainbow room	Rm 1.1a	1.0	7.8	7.8	1.0	9.0	9.0	
Computer Suite 01	Rm 1.5	1.0	71.4	71.4			0.0	
Computer Pods				0.0	8.0	1.2	9.6	Part of open learning areas
Office-Primary Aide	Rm 1.11	1.0	14.6	14.6	1.0	9.0	9.0	
Office-Primary Head	Rm 1.2a	1.0	17.3	17.3	1.0	12.0	12.0	
Corridors	Rm 1	1.0	195.3	195.3	1.0		0.0	
Learning Commons								Remainder of the space used as circulation, student learning and lockers
Total Floor Area (m <sup>2</sup> )		675.0			509.6			

# EMMAUS CHRISTIAN COLLEGE-MASTER PLAN

Functional Space	room no	Existing Facilities			Preferred areas			REMARKS
		Qty	Area (m2)	Total Area (m2)	Qty	Area (m2)	Total Area (m2)	
<b>Middle School</b>		0.0			Whole space needs refurbishing			
General Learning Area-Year 8	Rm 2.2	1.0	53.4	53.4	1.0	54.0	54.0	
General Learning Area-Year 8	Rm 2.4	1.0	63.9	63.9	1.0	54.0	54.0	
General Learning Area-Year 8	Rm 2.6	1.0	65.4	65.4	1.0	54.0	54.0	
General Learning Area-year 7	Rm 2.8	1.0	65.4	65.4	1.0	54.0	54.0	
General Learning Area-year 7	Rm 2.10	1.0	65.4	65.4	1.0	54.0	54.0	
General Learning Area-year 9	Rm 2.3	1.0	53.3	53.3	1.0	54.0	54.0	
General Learning Area-year 9	Rm 2.5	1.0	44.4	44.4	1.0	54.0	54.0	
General Learning Area-year 9	Rm 2.7	1.0	62.3	62.3	1.0	54.0	54.0	
General Learning Area - Year 7					1.0	54.0	54.0	
Office-Middle School Head	Rm 2.1b	1.0	15.2	15.2	1.0	12.0	12.0	
Office-6 people	Rm 2.8a	1.0	21.2	21.2	6.0	4.0	24.0	
Office-6 people	Rm 2.11	1.0	14.6	14.6	6.0	4.0	24.0	
Computer Suite 02	Rm 2.1	1.0	71.4	71.4			0.0	
Computer pods					8.0	1.2	9.6	
E-Centre					1.0	30.0	30.0	
Corridor	Rm 2	1.0	95.8	95.8			0.0	
Learning Commons								To utilise the remaining space for learning, circulation and lockers
<b>Total Floor Area (m²)</b>				691.7			585.6	

# EMMAUS CHRISTIAN COLLEGE-MASTER PLAN

Functional Space	room no	Existing Facilities			Preferred areas			REMARKS
		Qty	Area (m2)	Total Area (m2)	Qty	Area (m2)	Total Area (m2)	
Senior School								
General Learning Area 1	Rm G4	1.0	53.4	53.4	1.0	40.0	40.0	
General Learning Area 2	Rm G6	1.0	53.3	53.3	1.0	40.0	40.0	
General Learning Area 3	Rm 2.1a	1.0	53.3	53.3	1.0	52.0	52.0	Relocate to new area to free up space on the second floor for the Middle School
General Learning Area 4	Rm 2.1b	1.0	35.3	35.3	1.0	52.0	52.0	Relocate to new area to free up space on the second floor for the Middle School
Maths Room					1.0	52.0	52.0	new
English Room					1.0	52.0	52.0	new
Computing, electronic based subjects					1.0	60.0	60.0	new
Year 12 Common Room	Ad-1	1.0	33.9	33.9	1.0	34.0	34.0	
Year 12 Lockers	Ad-1	1.0	36.6	36.6	1.0	20.0	20.0	
IT Hub - Senior Students				0.0	8.0	2.5	20.0	new room for 8 PC's
Office-Head of School	Rm G2c	1.0	10.1	10.1	1.0	12.0	12.0	locate near senior student learning spaces
PA Head of Senior School	RmG2d	1.0	6.9	6.9	1.0	7.0	7.0	locate near senior student learning spaces
Staff Prep-5 senior staff	Rm G8	1.0	17.3	17.3	5.0	4.0	20.0	locate near senior student learning spaces
Staff Prep-3 staff	Rm 2.9	1.0	17.3	17.3	3.0	4.0	12.0	locate near senior student learning spaces
Staff Prep -3 staff					3.0	4.0	12.0	Additional spce required for 11 senior staff
Quiet Study area					1.0	15.0	15.0	new
Total Floor Area (m²)		317.4			500.0			
Language								
LOTE	Rm 1.7	1.0	55.6	55.6	1.0	52.0	52.0	for indonesian taught in primary school. Relocate to free up more spce on the first floor for the Junior School. Possibly locate adjoining Resource Centre.
Total Floor Area (m²)		55.6			52.0			
Home Economics and Hospitality								
Home Ec, Sewing & Crafts					1.0	80.0	80.0	Ideally located adjoining existing Home Ec
Total Floor Area (m²)		0.0			80.0			

# EMMAUS CHRISTIAN COLLEGE-MASTER PLAN

Functional Space	room no	Existing Facilities			Preferred areas			REMARKS
		Qty	Area (m2)	Total Area (m2)	Qty	Area (m2)	Total Area (m2)	
<b>Trade Training &amp; Tech Studies</b>								
Metalwork Workshop					1.0	40.0	40.0	Adjoining woodwork shop
TTC Student breakout					1.0	20.0	20.0	For visiitng students to have lunch and not mix with Emmaus students
<b>Total Floor Area (m<sup>2</sup>)</b>				<b>0.0</b>			<b>60.0</b>	
<b>Music, Dance and Drama</b>								
Performing Arts precinct entry					1.0	100.0	100.0	Enclosed entry to contain a servery from the canteen
<b>Total Floor Area (m<sup>2</sup>)</b>				<b>0.0</b>			<b>100.0</b>	
<b>Physical Education</b>								
Staff Prep								Existing satisfactory
Weights room					1.0	40.0	40.0	Adjoining Gym
<b>Total Floor Area (m<sup>2</sup>)</b>				<b>0.0</b>			<b>40.0</b>	
<b>Student Amenities</b>								
Canteen	<b>ZG14d</b>	1.0	23.2	23.2	1.0	40.0	40.0	Servery onto performing arts entry
<b>Total Floor Area (m<sup>2</sup>)</b>				<b>0.0</b>			<b>0.0</b>	



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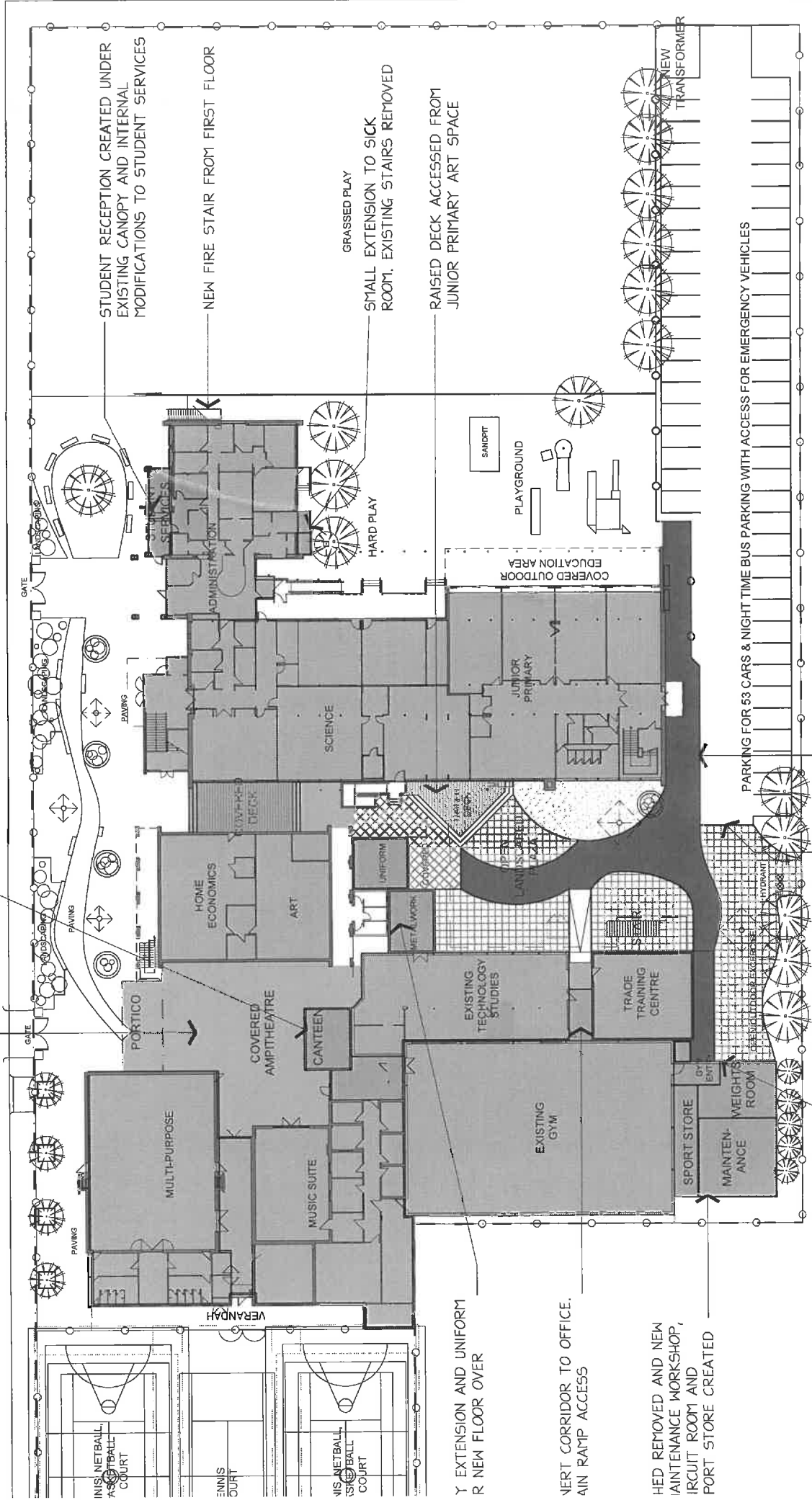
## 8 OPTION 2 - CONCEPT LAYOUTS

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FORMAL ENTRY PORTICO  
AND ROOF TO COURTYARD

NEW CANTEEN AND IMPROVED  
ENTRY TO GYM

LYNTON AVENUE



WHEATON STREET

Y EXTENSION AND UNIFORM  
R NEW FLOOR OVER

VERT CORRIDOR TO OFFICE.  
MAIN RAMP ACCESS

HED REMOVED AND NEW  
MAINTENANCE WORKSHOP,  
RECREATION ROOM AND  
PORT STORE CREATED

GATES FOR ACCESS  
TO HYDRANT AND

ENTRY TO GYM RELATER

ENTRY  
CANOPY

AIR LOCK

ENTRY

UNSELLOR

SPA

AIR  
LOCK

CREATE SPACE FOR DELIVERIES  
ACCESS THROUGH STUDENT  
RECEPTION

RECEPTION

SICK ROOM

MEETING

PRINCIPAL

PRINCIPAL  
ASSISTANT

BUSINESS  
MANAGER  
ASSISTANT

ACCOUNTS BUSINESS  
MANAGER

REGISTRAR

STUDENT  
SERVICES

STUDENT  
RECEPTION

ACCESS  
WC

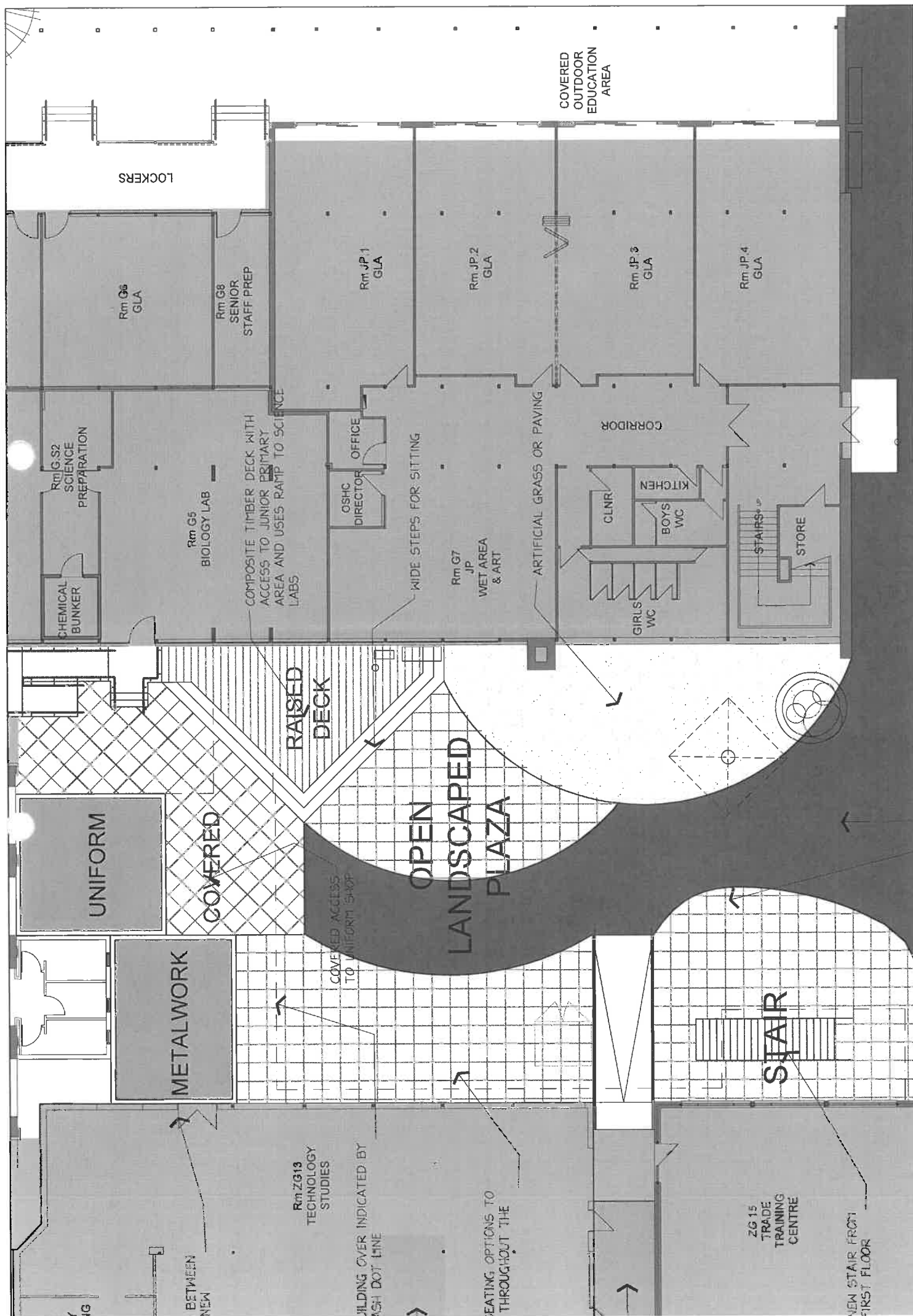
DELIVERIES

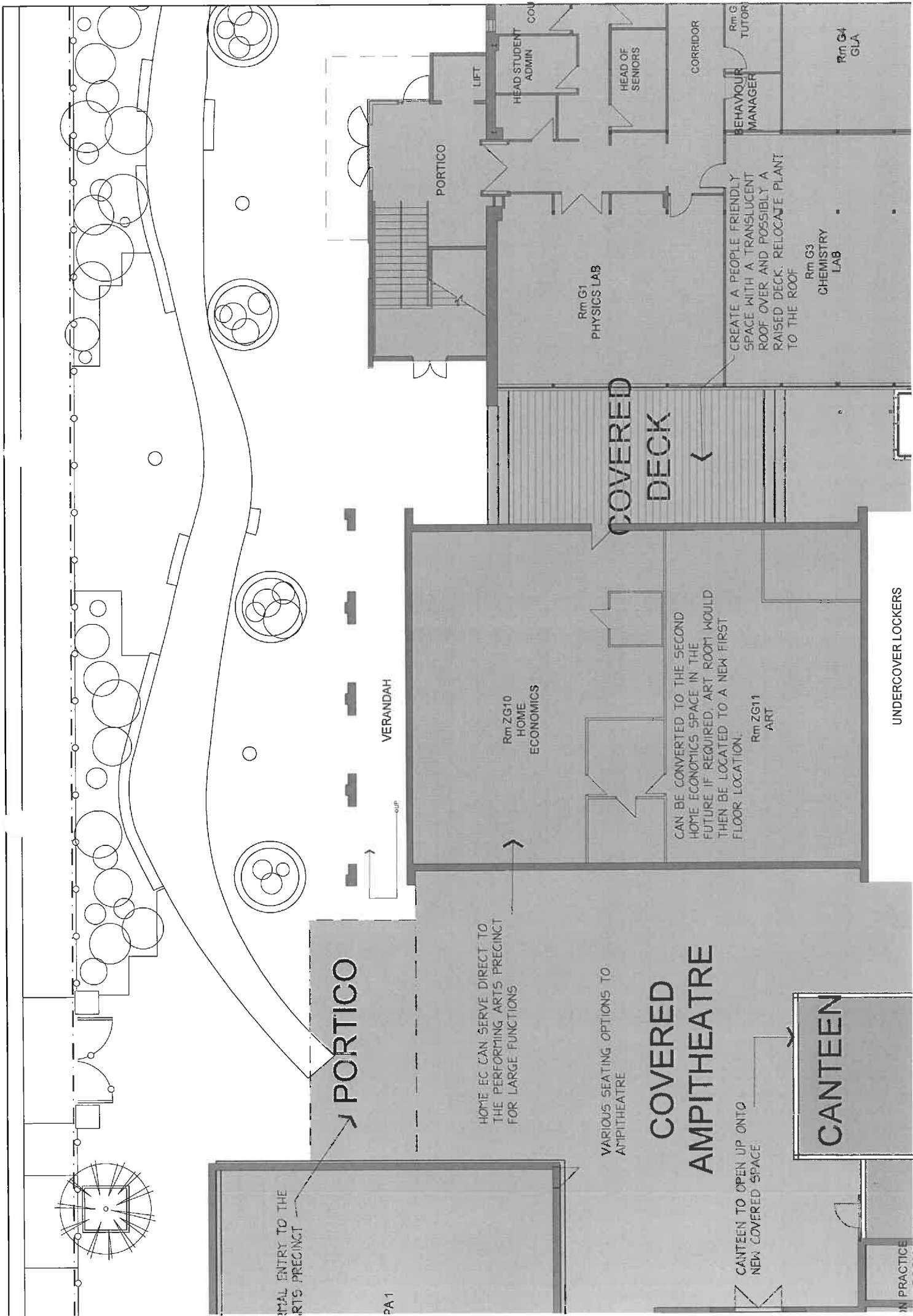
WORKROOM

NEW STUDENT SERVICES  
RECEPTION AND OFFICE

NEW REGISTRAR OFFICE

STAIR





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## 9 OPTION 3 – CONCEPT LAYOUTS

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FORMAL ENTRY PORTICO  
AND ROOF TO COURTYARD

NEW CANTEEN AND IMPROVED  
ENTRY TO GYM

LYNCK AVENUE

