



Beaumont Road Public School
Campus Master Plan
Stage 1

For Consultation

February 2016

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Preamble

This document has been prepared by the Building and Grounds Sub-Committee¹ of the School Council.

Aim:

The aim of this Master Plan is to guide future decisions in relation to the requirements for new buildings, capital expenditure on existing buildings, and other infrastructure projects that will affect the long term future of the school. In addition, it is intended to provide information that will inform decisions regarding priorities for expenditure of funds held by both the school and the P&C.

It contains the first stage of the Campus footprint showing proposed major building locations and works.

Whilst planning is still underway in many areas, consultation at this stage will provide further input to the planning process, help shape the completion of the Campus Master Plan scheduled for 2016 and initiate priority works.

Summary:

In summary the Plan:

Sets five themes for consideration in campus planning:

- Buildings - locations and functions;
- Learning environments;
- Outdoor spaces;
- Infrastructure support; and
- Amenities.

Proposes six major changes to the campus footprint:

- Location of a new demountable;
- Relocation of an existing senior demountable classroom;
- Construction of a new multi-purpose facility to support curriculum based activities and OSHC² services
- Relocation of the demountable currently used for OSHC and used as a classroom
- Location of further demountable classroom in response to growth in student numbers; and
- Construction of permanent school buildings.

Recognises BRPS P&C priorities for:

- Improving ventilation in the school hall; and
- Renovations to the canteen kitchen.

¹ Sub Committee members: Richard Webster, Rob Turchini and Chris Carr – Architects; Jane Coad and Tim Jenkins – President and Secretary, School Council; Carey Francis – P&C President; Malcolm McDonald – School Principal

² Outside School Hours Care (commonly known as OOSH)

Consultation:

BRPS School Council is seeking feedback on the first stage of the Campus Master Plan. Of particular interest is feedback on the key themes, priorities and proposals, as well as any additional ideas, opportunities or concerns that should be considered in the plan.

Where you can access the Plan

- BRPS's website at <http://www.beaumont-rd-p.schools.nsw.edu.au/news>
- Skoolbag app
- On display in the school office
- Summary and schematic displayed in the notice board outside the canteen.

Ways to provide feedback:

- Email BRPSCampus@gmail.com
- Post a written submission in the Feedback Box at the school office.

Feedback closes 4 March 2016.

1. A history of growth

Over the last decade Beaumont Road Public School has undergone extensive development and growth in student numbers. Student numbers have increased by 127 over the last 10 years and the Department of Education and Communities projects that student numbers will exceed 450 by 2020.

In the last ten years previous building committees have achieved:

- The construction of 4 new permanent classrooms and toilet block funded by the Building the Education Revolution , \$2.1 million;
- Enhancement of the kindergarten classrooms through the National School Pride program, \$150,000;
- Extension of the school library, funded by DEC, \$200,000;
- Upgrade of the toilet block, funded by DEC, \$100,000;
- Extension of the school canteen, funded by the P&C, ~\$40,000;
- Resource Room jointly, funded by the school and the P&C, ~\$40,000;
- Construction of the school's netball court, funded by the P&C, \$63,000;
- Play equipment and soft-fall area, funded by the P&C, ~\$65,000.

With such as strong an active parent and community interest in Beaumont Road it is timely to consider the next phase for the school campus, both internally as we endeavour to create better learning environments in classrooms, and externally as we ensure the investments in building infrastructure and grounds are planned in a way which enables future growth.

The proposals contained in this draft plan represent an investment in the current and future requirements of students and teachers and are a welcome and exciting new phase in the development of Beaumont Road Public School.

The Sub-Committee met several times during October and November 2015, and gathered information from several sources (see Appendix A) in order to be as informed as possible prior to making any recommendations.

2. Key considerations and risks

In 2014 a Building Sub Committee of BRPS P&C developed plans for the construction of a multi-purpose room to support and enable the extension of curricular and co-curricular activities and be dedicated to activities including arts, music, science and speciality programs, as well as after school activities (excluding OSHC). BRPS P&C committed \$125,000 to the development which was matched by a further \$125,000 from school funds³.

³ School funds have been allocated in the School's capital works budget and is derived from accumulated rental income from the OSHC service.

Architectural plans were drawn and building estimates were sought, both of which were submitted to the Department of Education and Communities in 2014 for approval. The Department advised in late 2015 that the financial estimates for construction were significantly lower than Departments' estimates. The P&C further considered the priority of expenditure of accumulated funds as part of their planning process.

Being a 'bricks and mortar' designed building also presents a risk that the multi-purpose room could be converted to a classroom in the future as student numbers rise. Thus the significant contribution provided by P&C would be lost. This was illustrated by the increasing student numbers in the junior school which necessitated the conversion of the Resource Room, the establishment of which was previously funded by P&C, to a small kindergarten room in 2015. The current arrangement (maximum class size 15 students) will not be sustainable if the current trend of new enrolments in the kindy classes continues.

School Council separately considered the arrangements for before and after school and vacation care services at the school. The growing number of enrolments in recent years and the projected increases in future years has necessitated an increase in enrolment capacity for OSHC services.

The current location of the OSHC service is also under pressure as increasing student enrolments results in the need for more classrooms. There is a foreseeable risk that the Department would insist that the demountable used currently for OSHC, should be used as a classroom.

A number of other campus related issues were being discussed regularly at School Council including sports facilities, storage and electricity supply. What was lacking in the discussion was a holistic framework for considering the priorities for the school. With this in mind, the School Council established the Building and Grounds Sub Committee to review available information and develop a range of options.

3. Key themes

Five major themes were determined for consideration in the Campus Master Plan:

- *Buildings - locations and functions* – including current resource room plan, location of additional demountable to support classroom numbers, OSHC facilities;
- *Learning environments* – indoor learning spaces and technology;
- *Outdoor spaces* – COLA, playground equipment, landscape;
- *Infrastructure support* – security, lighting, power; and
- *Amenities* – canteen facilities, storage, awnings and hall.

The Sub-Committee considered that Stage 1 of the plan should focus on the buildings, locations and functions to ensure a well considered footprint for the campus was available to guide future decisions.

In developing the themes and the priorities below, the Sub Committee adopted the following principles:

1. Ensure immediate classroom needs are met for 2016;
2. Provide multi-purpose learning spaces to support curriculum based activities and after school activities such as band and art;
3. Improve facilities for OSHC services and allow for future growth;
4. Ensure minimal disruption to the operation of the school as consequence of future enhancements;
5. Allow for long term growth whilst maintaining or reclaiming outdoor green and common; and
6. Locating future buildings on the perimeter of the school grounds.

The following proposals, some of which it have already been actioned, see the immediate needs for classrooms in 2016 accommodated with medium and long term goals to deliver all aspects of the above principles. They should be read in conjunction with the Campus drawing which graphically identifies each site location.

4. Major Proposals

A. Demountable classrooms

Indicative timing – 2016

Status – In progress

Proposals

- a) New demountable classroom to accommodate additional student numbers in 2016 to be located at Site 1 (completed);
- b) Demountable classroom (year 6-L) to be relocated to Site 2; and
- c) Lay a new pathway, landscaping and lighting to connect the demountable classrooms to the school, seniors toilet and netball court area.

Comments

- New demountable to be located in an under-utilised space. Existing services available from toilet block.
- Relocating the year 6-L demountable establishes a new senior precinct and avoids an isolated classroom (new demountable).
- Increasing grassed area next to the library and opening line of sight to the northern fence in the short term.
- Reserves space for future classrooms or resource rooms next to the library in the long term.
- New demountable funded by DEC.
- Relocation of a year 6 demountable and new pathway funded by BRPS and P&C.

B. Construction of new multi-purpose facility to support curriculum based activities, incorporating OSHC and using the demountable for a classroom

Indicative timing - 2016-2018

Status – planning

Proposals

- a) Relocation of the demountable currently used for OSHC to Site 3 for use as full size classroom
- b) Construction of a 200+sqm pre-fabricated building to be used for curriculum and non-curriculum based purposes by the school between 9am and 3pm and OSHC in non core hours⁴. The proposed location is in Site 4 - the existing OSHC location. At least 6 locations were considered initially. A shortlist of 3 was then analysed using many different criteria. Refer to Appendix C for details.
- c) It is proposed that the new multi-purpose building would contain a small secure office, kitchen, and toilet, plus flexible learning settings provided by the use of operable walls allowing the room to be divided into two rooms. A verandah would face the netball courts.
- d) In addition, substantial storage areas for both school supplies and OSHC supplies and equipment. A separately accessed internal storage room would be designated for use by P&C for uniform shop.

Comments

- These proposals would mitigate the foreseeable risk that the Department reclaims the OSHC demountable by insisting on its use as a classroom and OSHC would be relocated to the hall and other classrooms which are already utilised for other before and after school activities.
- Relocating the existing demountable used for OSHC allows it to be used as a full sized classroom, and allows the school to reclaim the resource room that currently contains a kindergarten class.
- New building provides a larger modern facility to better accommodate current OSHC services with room to grow as student numbers steadily increase in future years. Secure office maintaining confidentiality of OSHC administration.
- Internal bathroom supports all weather facility negating the need to use the adjoining toilet block in poor weather.
- Provides space for curriculum based sessions during school hours (cooking, science, dance, music)
- Provides additional recreational space in poor weather or other social events eg rainy weather when children are confined to classrooms in recess and lunch times; bivouac; concerts
- Could be divided into 2 rooms with a movable wall for before and after school P&C and school operated activities (band practice, dance classes, art class etc) subject to acoustic issues.
- Provides a larger more practical storage solution for the uniform shop and alleviating canteen space encroachment
- Represents a direct investment of rental income provided under OSHC contracts

⁴ Non core hours include before 9am and after school 3pm school days and between 7am and 6pm school vacation days (except public holidays)

- Commitment of funds entrusted to P&C from the wind up of the previous OSHC would satisfy the intent to use funds for the direct benefits of OSHC children
- Fast construction as prefabricated off site, thereby limiting the disruption caused by building site.
- Modular construction is cost effective and allows ease of future extension. Finishes can be blended to complement current BER building.
- Possibly requires additional fund raising before proceeding.

C. Future demountable classroom

Indicative Timing - 2019-2020

Status – Future action

Proposal

- a) New demountable classroom to accommodate additional student numbers forecast by DEC in 2019-2020 to be located at Site 5.

Comments

- Located adjacent to other demountable classrooms and extending the senior school precinct.

D. Construction of permanent school buildings

Indicative Timing – 2020+

Status – Future action

Proposal

- a) Replacement of the 4 demountable buildings, seniors toilet block and the 2 Bristol buildings in the junior school (with the mural) with a new permanent classroom complex and toilet block.

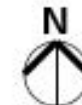
Comments

- Preserves open grassed areas
- Removal of Bristol rooms to reclaim hard surface area and improve line of sight issues between the junior school buildings and the main paved area.
- Minimal disruption to the school as senior precinct already established.

5. Campus drawing

BEAUMONT ROAD PUBLIC SCHOOL

CAMPUS MASTERPLAN – STAGE 1 – PREPARED BY BUILDING AND GROUNDS SUB-COMMITTEE OF SCHOOL COUNCIL



6. Priorities

After significant analysis and discussions the following summary of priorities for requirements/projects for the school over the next 5 years was determined:

No.	Item	Indicative Timing
1	Locate an additional demountable classroom to cater for increased student number	Complete
2	Improve hall ventilation	First half 2016 In progress
3	Renovate canteen kitchen	First half 2016 In progress
4	Relocation of the year 6 (6L) demountable to Site 2	2016
5	Construction of new multi-purpose facility incorporating OSHC	2016-2018
6	Relocating the existing Kindy class to full sized classroom(the current demountable used for OSHC) and reclaim resource room	2016-2018
7	Future additional classroom to cater for increased student numbers	2019-2020

Items 1-4 are self-explanatory, however, item 6 was considered to be important in light of the fact that increasing student numbers mean that the existing OSHC facility may need to be reclaimed in the near future as a classroom. This would result in the OSHC service not having a dedicated room to operate from. The Panel considered this to be a very important project for the school, and it would also provide other benefits which are described in the Plan (Proposal B).

The following projects were identified but were considered to be less of a priority and would be considered more thoroughly in Stage 2 of the plan:

- Upgrade electricity supply – the recent redistribution of the power supply will be re-evaluated during Stage 2 to determine any further works required; and
- New playground equipment.

Furthermore, the following projects were considered and deemed undesirable due to the substantial costs involved and minimal benefits gained, or other more cost effective options being available:

Item	Reason
Extension of the hall	More cost effective options available. E.g. hire larger venue for concerts that are only held a few times a year
Air conditioning of the hall	Large electrical demand and running costs. Improving ventilation more beneficial in the short term.
Multi-purpose room for before and after school hours usage by bands and dance groups	High cost for minimal usage and risk of converting to classroom in the future. Refer Section 2 Key considerations and risks.

Shade structure over asphalt area	Substantial costs involved and minimal benefits gained
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The Sub-Committee also considered the need to ensure minimal disruption to the operation of the school as a consequence of future enhancements and to allow for long term growth whilst maintaining or reclaiming outdoor green and common spaces.

Appendix A - Information Sources

The Sub-Committee sought information from a wide variety of sources in developing this plan. The information gathered included:

- several inspections of the school grounds;
- summaries of previous surveys of the school community;
- discussion with P&C members at a meeting to present initial ideas and gather feedback;
- confirmation of existing numbers of classrooms and resource rooms;
- research into the uses of school facilities before and after school hours;
- historical student enrolments and future student population forecasts provided by the Department of Education (DEC);
- review of previous decisions regarding the desire for a multi-purpose building;
- review of the spatial and operational requirements of the OSHC facility;
- overview and understanding the history of the accumulation of funds by the P&C and the reasons for which fundraising was carried out;
- understanding of sources of school funding for building works;
- listening to concerns, expressed in several meetings, with neighbouring property owners;
- review of arborist reports, considering funding constraints;
- research into the approval processes and understanding the role of the Department in future decisions regarding school buildings.

The collection and review of the above data has enabled many previous assumptions to be thoroughly examined.

Appendix B – Analysis proposed locations of multi-purpose building

This analysis was carried out independently by the three architect members of the committee (Architect Panel). Each location was given a ranking score of 0-2 for each of the different criteria. The ranking system was not intended to be an exact science, but rather a method that would enable the merits of each location to be assessed and considered. The ranking score was conceived as follows:

- 0 - Undesirable
- 1 -Satisfactory
- 2 -Desirable

In no particular order of preference, the criteria were listed and ranked as follows:

Criteria	Site 4 (Existing OSHC location)	Site 5 (Netball court location)	Site 6 (Existing 6L location)
Security and lighting	1	2	2
Ease of parent access	1	0	2
Proximity to WC's	2	0	2
Proximity to grassed areas	1	2	2
Proximity to asphalt/hard court areas	2	2	1
Shade	1	1	1
Line of Sight	0.5	2	2
Proximity to power/water/sewer	2	0	2
Impact on neighbours	0	0	2
Impact on teachers	2	2	0
Visual impact from within the school	2	1	1.5
Future growth of OSHC	1	1	1
Impact on other after school activities eg chess, soccer, netball	1	1	0
Fire separation	2	2	2
Disabled access	1	1	1
Proximity to kindergarten rooms	2	2	0
Proximity to hall	1	1	1
Use of vacant space	2	1.5	0
Fit within Master Plan	2	0.5	1
Cost implications	1	0	2
TOTAL SCORE	27.5	22	25.5

Preferred location:

Based on the above quantitative assessment Site 4 is the preferred location. However, further qualitative assessment was carried out to support the above assumptions.

Comments:

The Architect Panel ruled out Site 5 as a preferred location partly due to the ranking score, but also due to the fact that if the multi-purpose building was located there, it would prevent the future placement of a demountable classroom that is projected to be required by DEC by 2019-2020. It also ranked undesirable for proximity to WC's, existing services, and impact on neighbours.

The Architect Panel then compared Site 4 and Site 6 as the 2 remaining locations. All criteria that were considered equal or similar were then dismissed. These included proximity to WC's, proximity to grass, asphalt and services, shade, line of site (it was considered that this was an important issue for classrooms but not for OSHC due to staff being present at all times), future growth, fire separation, disabled access and proximity to the hall.

Therefore, the key differences between the 2 sites were parent access, impact on neighbours, impact on teachers, visual impact, impact on other activities after school, proximity to kindergarten rooms, use of vacant space and fit within the Master Plan. It was initially felt that access for parents was better at Site 6 due to its proximity to the small car park on Beaumont Rd. However, that assumption failed to consider parents who may access the school from the path that leads to Lady Game Drive. Due to this we considered access for parents to be similar.

Apart from impact on neighbours, The Panel considered Site 4 was better than Site 6 for all of the remaining reasons. In fact, the only criteria for which Site 4 scored an undesirable mark was impact on neighbours. Whilst it is acknowledged that the neighbouring property owners raised concerns over the proposed Site 4 location, the Panel considered that Site 4 is a permissible location and it is the preferred location for the school and its students.

It should be acknowledged that whilst the proposed multi-purpose building would replace the existing demountable, albeit a larger sized building, the activities to be undertaken in the new facility would present marginal additional impact (due to increased children enrolled in OSHC services) than that which is currently conducted on the same site.

The Panel recommends that the detailed design of the future multi-purpose building incorporates design features to mitigate visual and acoustic impacts to neighbouring properties, such as high level window sills/ frosted glazing / privacy screens and, if feasible, acoustically engineered windows.