



Education &
Communities

Schools Planning: Building better partnerships

Ku-ring-gai Council
13 December 2016

School Assets Strategic Planning



Sydney's growth

- NSW Plans
 - A Plan for Growing Sydney
 - Greater Sydney Commission
 - Draft District Plans expected this year
- NSW Education's awareness of enrolment pressures
- Liaison with NSW Planning
- Population data incorporated into DEC's projections
- Resulting need for school and community infrastructure to meet population growth.

New directions

Significant changes in NSW Education over past 2 years:

- Changing planning direction and approach
- Recognition of need to address significant challenges: enrolment growth, asset management, site sizes...

- NSW Education has approximately 2,200 public schools
- 2016 NSW Public Enrolments: 781,411

- Round figures of 10,000 additional students each year. 9,000 Sydney metro and 1,000 to regional NSW (mainly Hunter, North Coast and Central Coast)
- One of the biggest risk is assumption that private sector will retain their current proportion.

Key issues and measures

- Joint venture opportunities – community and stakeholder access and investment.
- Overall asset improvement and continued shift to FFL (modern teaching pedagogy).
- Commitments, programs and \$\$ factors – Rebuild NSW, linking funding to Districts and enrolment, enrolment shifts within Regions.
- New benchmarks/ guidelines – eg sqm of open space per enrolment; size of schools...

Shared Use and Joint Use

“Shared use” means parts of an existing school where the school’s assets remains within full control of the school and there is little embellishment to the asset required to allow for shared uses.

“Joint Use” is where new or upgraded facilities or planned “community hubs” are provided, whether or not it is on school land, and is jointly shared between the school and another organization.

The State Government and GSC strongly supports the shared use of school infrastructure with the community.

Joint Venture Opportunities

- Outdoor sporting fields
- Indoor sporting facilities
- Performing arts
- Library
- Hall, meeting rooms
- Childcare – OHSC, Day Care...
- Fine Arts (?)
- TAS – wood work, metal work (?)
- Hospitality (?)

- Other ???

Example: Ballina

Council 2030 strategy No.1 priority is a regional indoor sporting centre. Desire for the equivalent of a complex that has capacity for 4 courts. Investigated for 5+ years

Department Education and Ballina Council have been actively working together on the project including:

- Council representative on Project Planning Group
- Direct presentation to Councillors (3 times) and staff (monthly) on joint venture.

Joint venture progressing towards Heads of Agreement:

- Capital
- Operations
- Management

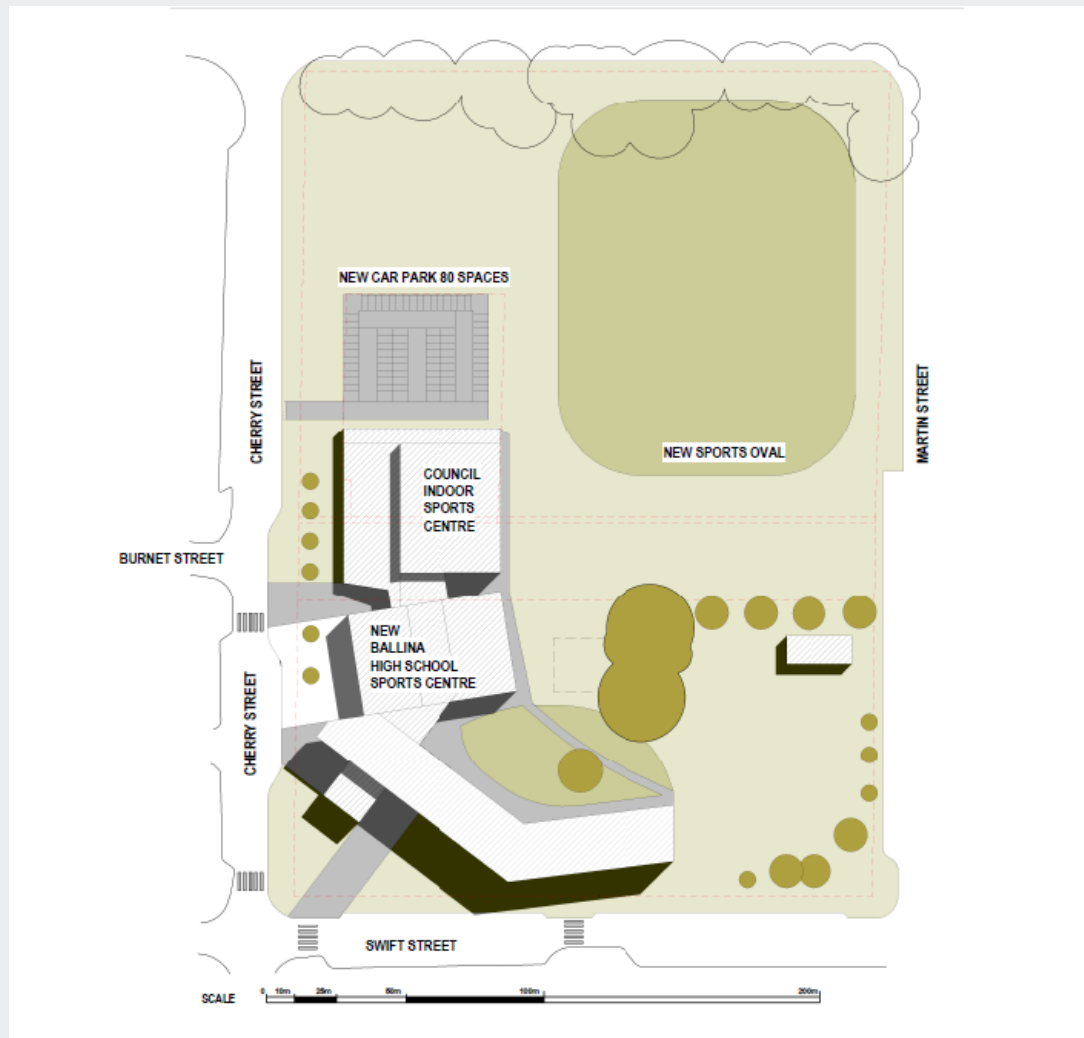
New School Example: Ballina

NSW Education in detailed phase of building new High School at Ballina. Intent that it will be benchmark 'normal' high school in NSW.

Consolidation of Ballina HS and Southern Cross School (secondary portion) into a new built HS at the existing Ballina HS site.

- Total students approx 1,000
- Site is in CBD
- Over 6ha in size
- Council have been involved since announcement
- Opening 2019

New Ballina HS – Draft overall plan



AREA SUMMARY

BALLINA INDOOR SPORTS CENTRE COMPONENT

GROUND FLOOR AREA:

A	INDOOR SPORTS COURT	1560 m ²
B	SPECTATOR AREA	200 m ²
C	FOYER+COMMUNICATION	447 m ²
D	POP-UP MERCHANDISING (WITHIN FOYER)	(40) m ²
E	OFFICE SPACES	45 m ²
F	RECEPTION	30 m ²
G	CAFE	120 m ²
H	MULTI PURPOSE/ MEETING ROOM	150 m ²
I	STORAGE	306 m ²
J	AMENITIES	140 m ²
K	CHANGING ROOMS	150 m ²
L	CONTROL/ OPERATIONS ROOM	31 m ²
M	REFEREE CONTROL + CHANGE ROOM	31 m ²
N	FIRST AID	15 m ²
GF TOTAL :		3225 m²

FIRST FLOOR AREA:

O	PLANT	90 m ²
FF TOTAL :		90 m²

TOTAL COMPONENT AREA: 3315 m²

BALLINA HIGH SCHOOL COMPONENT

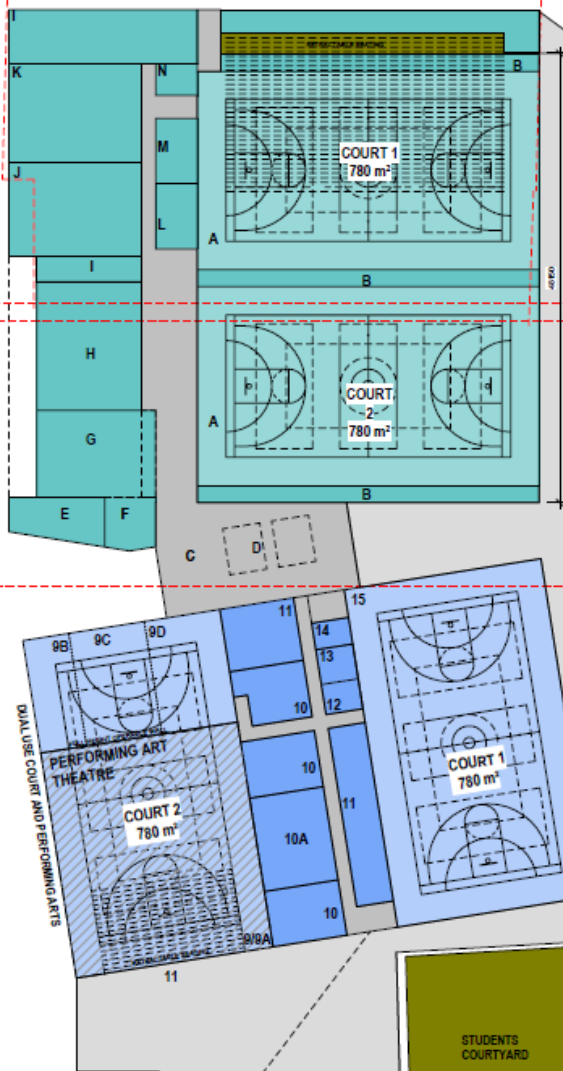
GROUND FLOOR AREA:

9	COURT 2/ IN DUAL USE 9A, 9B, 9C, 9D	780 m ²
9A	PERFORMING ARTS THEATRE (300 SEATS)	(520) m ²
9B	GENERAL LEARNING SPACE	(60) m ²
9C	'MOVEMENT STUDIO'	(100) m ²
9D	SHARED PE FITNESS LAB	(100) m ²
10	CHANGING ROOMS	140 m ²
10A	AMENITIES	80 m ²
11	STORAGE	171 m ²
12	FIRST AID	13 m ²
13	OFFICE	15 m ²
14	STAFF AMENITIES	12 m ²
15	COURT 1	780 m ²
GF TOTAL:		2097 m²

FIRST FLOOR AREAS:

16	GENERAL LEARNING SPACES	180 m ²
17	SEMINAR ROOMS	51 m ²
18	FILM AND RECORDING STUDIO	90 m ²
19	AMENITIES	27 m ²
20	MUSIC PRACTICE ROOMS	44 m ²
21	CONTROL ROOM	25 m ²
CIRCULATION		77 m²
FF TOTAL:		494 m²

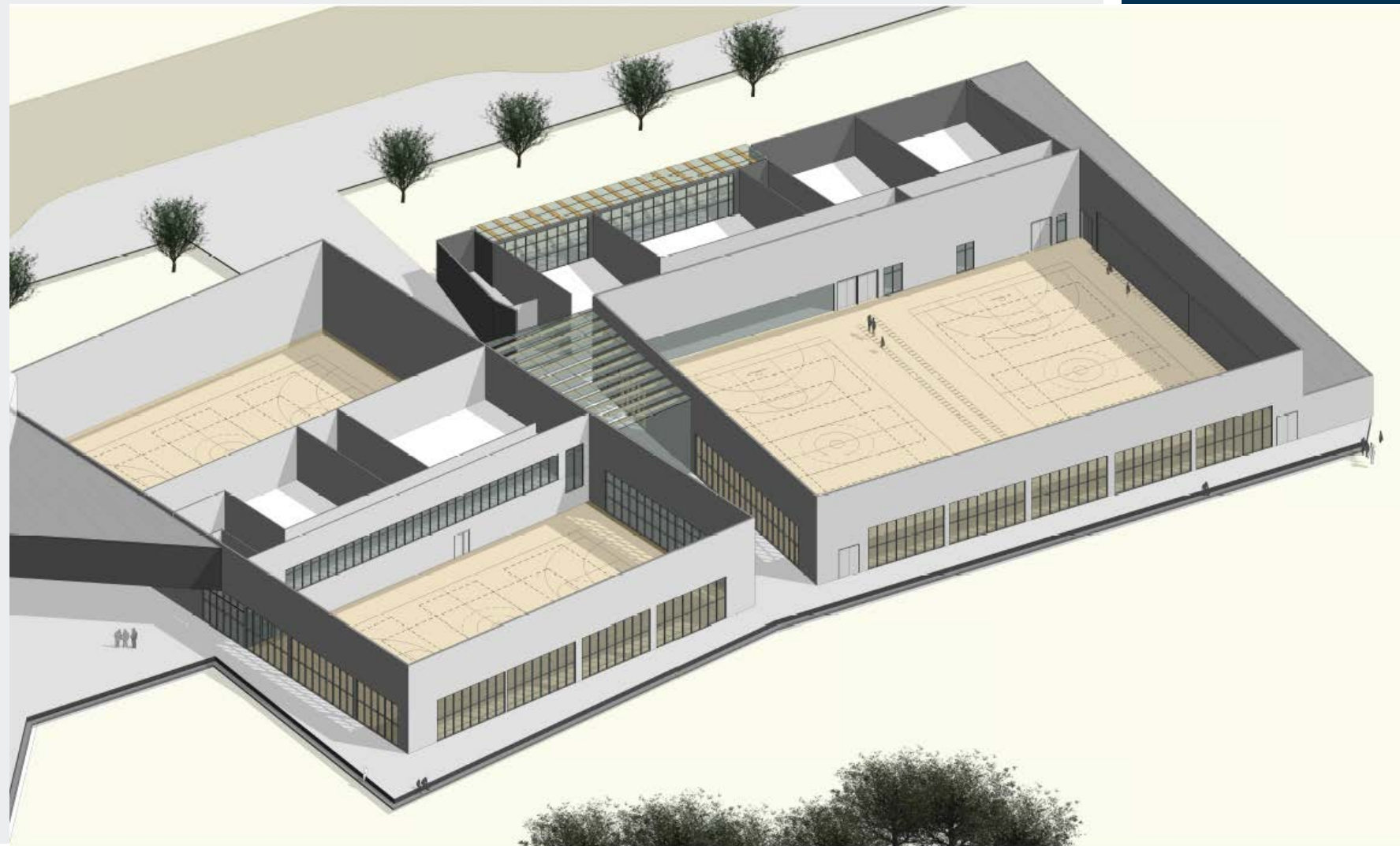
TOTAL COMPONENT AREA: 2591 m²



Ballina Concepts



Ballina Joint Venture facilities



Joint Venture with Ballina Council

Department and Council apportioning capital cost along day to day use.

Note that the Department in line with its Facility Guidelines needs to provide:

- Single indoor court
- Performing arts and movement facilities

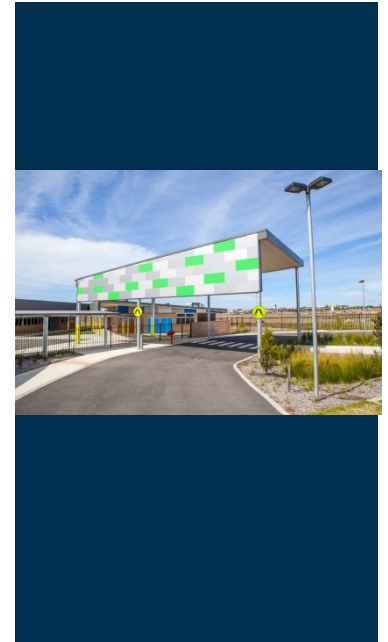
Design focuses on ability to operate separately as needed (community access direct to portion of the site)

Both parties leverage each other to obtain a significant increase facility and quality scale – Department supporting grant applications of Council.

LGA Joint Venture Example: The Hills Council

Department of Education and Council preparing an LGA based strategy for joint venture opportunities throughout The Hills LGA.

- Initial identification of 10 school sites
- Link to Council strategies
- Link to Department's Cluster Plans (TBD) and TAM (funding)
- Immediate: New PS + 2 court basketball and Synthetic Field
- Short term: 7 grassed + 2 times synthetic fields
- Medium term: 2 times Full community/ education facility



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1 PERSPECTIVE - SPORTS HALL ENTRY



2 PERSPECTIVE - REAR OF SPORTS HALL



3 PERSPECTIVE - MAIN ENTRY



4 AERIAL PERSPECTIVE

Client:	
Project Name:	
Location:	
Scale:	
Date:	
Author:	
Reviewer:	
Project Manager:	
Architect:	
Structural Engineer:	
Mechanical/Electrical/HVAC Engineer:	
Civil Engineer:	
Quantity Surveyor:	
Cost Consultant:	
Other:	

PRELIMINARY



Joint Venture: Ku-ring-gai Council

Department and Council working on 3 key joint venture opportunities:

- Lindfield Learning Village
- Ku-ring-gai High School
- St Ives HS

Ku-ring-gai HS

Drivers and opportunities:

- State initiative to replace all Bini Domes. Bini Dome is the current hall for the HS – performing arts, indoor sports...
- Existing sand based hockey field – over 20 years old and licence needs consideration. Identified opportunity to make more effective through provision of 2 fields.
- Opportunity to improve teaching spaces within the school. Over 16 vacant TS.
- Improved access/ carparking at site to encourage community access.

Ku-ring-gai HS - Indicative concept (10.2 ha)



PRELIMINARY

1. Dimensions are in millimetres unless otherwise stated.
2. Work to general dimensions. Do not scale from drawings.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the project's Quantity Surveyor.

NOTES

THIS MASTERPLAN HAS BEEN COMPLETED BASED ON MINIMAL SITE INFORMATION. THE FEASIBILITY OF THE MASTERPLAN WOULD REQUIRE ADDITIONAL INVESTIGATION IN REGARDS TO ENVIRONMENTAL, TOPOGRAPHIC, HERITAGE AND ACCESSIBILITY RESTRICTIONS.

OPTION 01 - AREA SUMMARY

1. GENERAL REFURBISHMENT OF EXISTING HIGH SCHOOL BUILDINGS TO FUTURE FOCUSED LEARNING.
2. DEMOLISH EXISTING BIN DOME (BLOCK 10).
3. NEW DEDICATED SPORTS HALL CARPARK, WITH APPROX. 72 CAR SPACES. EXPANSION OF CAR PARK ADJACENT MAIN SCHOOL ENTRY.
4. NEW CONSTRUCTION 2 STOREY SPORTS CENTRE WITH 2 COURTS, SUPPORT ROOMS FOR COMMUNITY USE, CHANGE ROOMS AND AMENITIES, FITNESS LEARNING UNIT AND HIGH SCHOOL HALL ALLOWANCES (4,400 m²).
5. FORMALISE AND OPEN UP EXISTING SPORTS OVAL TO ESTABLISH CONNECTION BETWEEN HIGH SCHOOL AND SPORTS FIELDS.
6. NEW WATER BASED SYNTHETIC HOCKEY FIELD WITH LIGHTING TO SUPPORT NIGHT TIME USE. NEW 1-2 STOREY HOCKEY ASSOCIATION FACILITIES WITH STORAGE AND AMENITIES SHARED BETWEEN THE EXISTING AND PROPOSED FIELDS.

TOTAL FLOOR AREA	8,485 m ²
HIGH SCHOOL	4,400 m ²
SHARED SPORTS FACILITY	4,085 m ²
TOTAL	12,845 m²

SITE AREA	
TOTAL SITE AREA (APPROX)	101,625 m ²

SITE OCCUPANCY RATE	9.5%
(BASED ON BUILDING FOOTPRINTS, NOT FLOOR AREA)	

OPTION 01 - PARKING SUMMARY

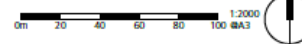
KU-RING-GAI COUNCIL DCP 2015 STIPULATES THAT FOR A GYMNASIUM FACILITY, 1 CAR SPACE MUST BE PROVIDED PER 17 m² OF GROSS FLOOR AREA.

REQUIRED FOR THE PROPOSED SPORTS FACILITY THIS EQUATES TO:	
PUBLIC COMPONENT (1,954 m ²)	112 CAR SPACES
HIGH SCHOOL COMPONENT (1,904 m ²)	112 CAR SPACES
TOTAL	224 CAR SPACES

PROPOSED ON GRADE PARKING	92 CAR SPACES
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SK2201
RevA 06.10.16

Masterplan Option 01 - Site Plan
Ku-ring-gai High School
Bobbing Head Road, North Turramurra



SHAC
Nominated Architect John Hamilton (01) 621 1311 | AIN 22 131 588 866

Ku-ring-gai HS - Indicative scale



PRELIMINARY

1. Dimensions are in millimetres unless otherwise stated.
2. Block layout dimensions do not include landscaping.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring your observations to the attention of the project & architect.

LEGEND

- HIGH SCHOOL - EXISTING BUILDING STOCK
- HIGH SCHOOL - REFURBISHED FACILITIES
- SHARED SPORTS FACILITY - HIGH SCHOOL COMPONENTS
- SHARED SPORTS FACILITY - PUBLIC COMPONENTS

OPTION 01 - AREA BREAKDOWN

EXISTING BUILDING STOCK	
BLOCK F - ART	150 m ²
BLOCK G - PERFORMANCE	130 m ²
BLOCK I - ADMIN	85 m ²
BLOCK K - SERVICES	30 m ²
BLOCK L - STORE	75 m ²
BLOCK M - STORE	15 m ²
REFURBISHED FACILITIES	
BLOCK A - ADMIN, STAFF, ART + GLA	1,800 m ²
BLOCK B - TAS, FOOD TECH + PERFORMANCE	1,600 m ²
BLOCK C - FITNESS + CANTEN	800 m ²
BLOCK D - LIBRARY + GLA	2,400 m ²
BLOCK E - SCIENCE + GLA	1,600 m ²
NEW CONSTRUCTION	
BLOCK N - SHARED SPORTS FACILITY	
- HIGH SCHOOL FUNCTIONAL AREA	1,904 m ²
- PUBLIC FUNCTIONAL AREA	1,904 m ²
- CIRCULATION AREA	592 m ²
BLOCK P - HOCKEY ASSOCIATION FACILITY	-
TOTAL	12,885 m²

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RevA 06.10.16

Masterplan Option 01 - Massing
Ku-ring-gai High School
Bobbin Head Road, North Turramurra



SHAC

Horizontal Architect | Architects | 151403 | AIN 22 121 184 866

Ku-ring-gai HS - Indicative costings

	\$ DE	\$ KSC	Total
Upgrading of KHS teaching spaces	6M		6M
Indoor centre – equivalent of a 2 court indoor sports centre, amenities, change rooms, canteen/ kitchen and stage. (Note: assumes sharing of supporting facilities to be funded by DE).	4.5M	3M	7.5M
Car parking –160 spaces		TBC	TBC
Resurface existing sand based hockey field for more multi-purpose use	0.5M	0.5M	1M
New water -based (or similar) hockey field with floodlighting		2.4M	2.4M

* The school works do not involve any additional parking. Discussions have indicated that the additional 120 spaces would be constructed by KSC.

St Ives HS

Drivers and opportunities:

- Hall and movement studio in 'average condition' – require upgrade to improve.
- Council identified opportunity to make provision for a significant indoor sporting/ performing arts facility.
- Council identified opportunity to improve access to sporting field.
- Improved access/ carparking at site to encourage community access.

St Ives HS - Indicative concept (6.2 ha)



Education
Public Schools

PRELIMINARY

1. Dimensions are without any other alterations.
2. All measurements are to the centre line, unless otherwise stated.
3. Check all dimensions on a plan to avoid confusion and fabrication.
4. All survey measurements are to the centre line of the proposed building.

NOTES

THIS MASTERPLAN HAS BEEN COMPLETED BASED ON MINIMAL SITE INFORMATION. THE FEASIBILITY OF THE MASTERPLAN WOULD REQUIRE ADDITIONAL INVESTIGATION IN REGARDS TO ENVIRONMENTAL, TOPOGRAPHIC, HERITAGE AND ACCESSIBILITY RESTRICTIONS.

OPTION 04 - AREA SUMMARY

1. DEMOLISH HALL AND MULTIPURPOSE HALL (BLOCKS B AND G).
2. REFURBISH EXISTING ADMIN. LIBRARY (BLOCK D).
3. REFURBISH EXISTING TAFE FACILITIES (BLOCK C), NEW COLA FRONTING FORMALISED INTERNAL COURTYARD.
4. EXPAND EXISTING SCHOOL CARPARK - ALLOW OUT OF HOURS USE FOR SPORTING COMPLEX.
5. NEW CONSTRUCTION 2-3 STOREY SPORTS CENTRE WITH 4 COURTS, SUPPORT ROOMS FOR COMMUNITY USE, CHANGE ROOMS AND AMENITIES, FITNESS LEARNING UNIT AND HIGH SCHOOL HALL ALLOWANCES (7,200 m²), CLEAR CONNECTION AND CIRCULATION PATHS THROUGH THE BUILDING TO PROMOTE ACCESS TO SPORTS FIELDS.
6. NEW FULL SIZED ARTIFICIAL PLAYING FIELD.
7. NEW ACCESS ROAD AND CARPARK TO EASTERN BOUNDARY AS WELL AS NORTHERN EDGE OF NEW SPORTING COMPLEX. ENSURE ESTABLISHED PEDESTRIAN ACCESS FROM SCHOOL - SHARED USE FOR COMMUNITY AND SCHOOL.

TOTAL FLOOR AREA	
HIGH SCHOOL	7,710 m ²
SHARED SPORTS FACILITY	7,200 m ²
TOTAL	14,910 m²

SITE AREA	
TOTAL SITE AREA (APPROX)	62,252 m ²

SITE OCCUPANCY RATE	
(BASED ON BUILDING FOOTPRINTS, NOT FLOOR AREA)	13.98%

OPTION 04 - PARKING SUMMARY

KULRING-GA COUNCIL DCP 2015 STIPULATES THAT FOR A GYMNASIUM FACILITY, 1 CAR SPACE MUST BE PROVIDED PER 17 m² OF GROSS FLOOR AREA.

REQUIRED

FOR THE PROPOSED SPORTS FACILITY THIS EQUATES TO:

PUBLIC COMPONENT (0,858 m ²)	124 CAR SPACES
HIGH SCHOOL COMPONENT (0,432 m ²)	144 CAR SPACES
TOTAL	368 CAR SPACES

PROPOSED

ON GRADE PARKING - SCHOOL SITE	95 CAR SPACES
ON GRADE PARKING - SPORTS FACILITY	210 CAR SPACES
TOTAL	305 CAR SPACES

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RevB 31.10.16

Masterplan Option 04 - Site Plan

St Ives High School
Yarrabung Road, St Ives



SHAC

Notated Architect Lavinia Hutton (0142) | ABN 22 13 58 866

St Ives HS - Indicative scale



PRELIMINARY

- 1. Dimensions to include site information boxes.
- 2. Note to be given dimensions to correct scale from drawing.
- 3. Check all dimensions and a prior to construction and fabrication.
- 4. Do a copy of the plan to be put on file of the project file & on file.

LEGEND

- HIGH SCHOOL - EXISTING BUILDING STOCK
- HIGH SCHOOL - PROPOSED MASSING
- HIGH SCHOOL - REFURBISHED FACILITIES
- SHARED SPORTS FACILITY - HIGH SCHOOL COMPONENTS
- SHARED SPORTS FACILITY - PUBLIC COMPONENTS

OPTION 04 - AREA BREAKDOWN

EXISTING BUILDING STOCK	
BLOCK A - SCIENCE + TAS LEARNING	1,300 m ²
BLOCK E - GLA + SCIENCE LEARNING	1,420 m ²
BLOCK F - LIBRARY, GLA + SCIENCE LEARNING	1,950 m ²
BLOCK H - TAS LEARNING	200 m ²
REFURBISHED FACILITIES	
BLOCK C - PERFORMANCE + TAS LEARNING	1,280 m ²
BLOCK D - ADMIN + STAFF	1,500 m ²
NEW CONSTRUCTION	
BLOCK J - SHARED SPORTS FACILITY	
- HIGH SCHOOL FUNCTIONAL AREA	2,482 m ²
- PUBLIC FUNCTIONAL AREA	3,808 m ²
- CIRCULATION AREA	950 m ²
TOTAL	14,910 m²

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RevB 31.10.16

Masterplan Option 04 - Massing
St Ives High School
Yarrabung Road, St Ives



St Ives HS - Indicative costings

	\$ DE	\$ KSC	Total
Upgrading of SIHS teaching spaces	6M		6M
Indoor centre – equivalent of a 4 court indoor sports centre, staff rooms, storage, amenities, change rooms, canteen/ kitchen and stage. (Note: assumes sharing of supporting facilities to be funded by DE).	7M	5M	12M
Car parking – indicative of 305 spaces		TBC	TBC
New synthetic sports field with floodlighting	1M	1.5M	2.5M

Consultation and processes

- One single Heads of Agreement to cover 3 projects, with -
- Individual Joint Use Project (JUP) agreements for each site:
 - Ku-ring-gai HS
 - St Ives HS and
 - Lindfield Community College: reports on asset condition, costings etc by late-December, with options for the use of facilities to be discussed with Council early 2017.
- Detailed documentation - concept masterplans, capital funding contributions (with cash flow), management and operational plans with apportioned recurrent costs and charges to NSW ED, security, insurance, long-term tenure and project timetable.
- The Department would set up project working groups with representatives of each school, Council, relevant sporting bodies etc (e.g. Basketball, Hockey and/or others, to be determined with Council).
- The Department welcomes the opportunity to liaise with Council on these proposals.
- Draft similar agreements can be provided.