

05 Concept Design Strategy

05.24 Maintenance Strategy

As part of the Hayball's consultation with the Project Reference Group and Department of Education Technical Stakeholders the design has considered the long term maintenance strategy of all proposed work.

Key strategies adopted in the new learning building include:

- Selection of external materials which have low maintenance and longevity such as face brick, concrete, aluminium, Zincalume roofing.
- Avoiding paint finishes which require ongoing maintenance.
- Roof drainage strategy utilising eave gutters and maintaining appropriate pitches.
- Safety roof access systems and independent access to AC plantrooms at roof level.
- Selection of internal materials with resilient finishes to allow cleaning and provide durability.



06 Schedules of Accommodation
06.1 EFSG Area Schedule

LIBRARY & SPECIAL PROGRAMS UNIT COMBINED			
EFSG (20 Teaching Spaces)		APPROVED CONCEPT DESIGN PROPOSED	
ROOM / UNIT	AREA (sqm)	ROOM / UNIT	AREA (sqm)
HOMEBASE UNIT (20 teaching spaces)	1840	3 LEARNING COMMUNITIES (20 teaching spaces)	1995
(Assumed 10% internal circulation in learning common)	2024	Learning Studio-Including Quiet Spaces (20)	1255
		Small Group Rooms	42
		Pod	88
		Learning Common / Circulation / Mobile Storage (4)	473
		Store	65
		RTLS	73
STUDENT AMENITIES	no.		no.
General student toilets (Girls) - WCs	Site specific	Girls Airline Toilets	0
General student toilets (Boys) - WCs	Site specific	Boys Airline Toilets	0
General student toilets (Boys) - Urinals	Site specific	General student toilets (Boys) - Urinals	0
Access student toilets (unisex)	Site specific	Access student toilets (unisex)	20
Access change shower (unisex)	Site specific	Access change shower (unisex)	10
Laundry	30	Laundry	23.5
LIBRARY & SPECIAL PROGRAMS UNIT COMBINED			
EFSG (21-24 Teaching Spaces)		APPROVED CONCEPT DESIGN PROPOSED	
ROOM / UNIT	AREA (sqm)	ROOM / UNIT	AREA (sqm)
LIBRARY & SPECIAL PROGRAMS UNIT COMBINED	255	LIBRARY & SPECIAL PROGRAMS UNIT COMBINED	283
Library Main Area	110	Library	160
Office/ Workroom	18	Office/ Workroom	18
Communications Room	8	Communications Room	12
KLA Resource Store Room	25	Special Programs Dining	48
Special Programs Room	64	Kitchen / Servery	38
Kitchenette	20	Special Programs Store	8
Special Programs Store Room	12		
SCHOOL HALL			
EFSG (21-24 Teaching Spaces)		APPROVED CONCEPT DESIGN PROPOSED	
ROOM / UNIT	AREA (sqm)	ROOM / UNIT	AREA (sqm)
HALL UNIT	260	HALL UNIT	282
Multipurpose Space	190	Communal Hall	211
Chair Store Room	9	Chair Store Room	9
PE Store Room (SSP)	13	PE Store + Sports Store Combined SSP	26.2
Sports Store Room (SSP)	13		

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PE Store Room (PS)	13	PE Store + Sports Store Combined PS	26.2
Sports Store Room (PS)	13		
Performance Store	9	Performance Store	10.1
	no.		no.
Access Toilet	1		1
Access Toilet/Shower/Change	1		1
Boys Toilets	1		1
Girls Toilets	2		1
SCHOOL ADMIN			
EFSG (21-24 Teaching Spaces)		APPROVED CONCEPT DESIGN PROPOSED	
ROOM / UNIT	AREA (sqm)	ROOM / UNIT	AREA (sqm)
ADMIN UNIT	213	ADMIN UNIT	258.1
Entry Vestibule	16	Foyer / Waiting Area	61.1
Principals Office	17	Principal	17.9
Deputy Principal Office (s)	26	Deputy Assistants	29.8
		Deputy Principals	17.5
Interview Room(s)	26	Interview	16.1
Interview/Office - Type 3	17	Interview / Meeting	12.8
		Counsellors	14.2
Interview/Office - - Type 4	26	Meeting Room	23.1
Clerical / Printing	60	Administration	43
Security Store Room	13	Security Store	12.8
Sick Bay	12	Sick Bay	9.8
STAFF HUB			
EFSG (21-24 Teaching Spaces)		APPROVED CONCEPT DESIGN PROPOSED	
ROOM / UNIT	AREA (sqm)	ROOM / UNIT	AREA (sqm)
STAFF UNIT	110	STAFF UNIT	117
Staff Room	82	Staff Room Combined	117
Staff Room Annex	28		
STAFF AMENITIES	no.	STAFF AMENITIES	no.
Staff Toilet	4	Staff Toilets	4
Access Shower/Toilet	1	Staff Access Shower/ Toilet	1

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STORAGE UNIT			
EFSG (21-24 Teaching Spaces)		APPROVED CONCEPT DESIGN PROPOSED	
ROOM / UNIT	AREA (sqm)	ROOM / UNIT	AREA (sqm)
STORAGE UNIT	51	STORAGE UNIT	138.3
Garden Store Room	13		
Cleaning Supplies Room	7	Combined Garden and Cleaners Store Room	20.6
Bulk Store Room	16	Bulk Store Room	16.9
Cleaning Distributed Store	15	Cleaning Distributed Store	12.8
		Building Distributors (COMM's Rooms)	29.2
		A/C Plant	45.2
		Fire Services	6.6
		EDB	7
		Main Switch Room	16.1
		Lift	13.4

MAINSBRIDGE SITE			
EFSG (21-24 Teaching Spaces)		APPROVED CONCEPT DESIGN PROPOSED	
ROOM / UNIT	NO.	ROOM / UNIT	NO.
Games Court	289	Games Court	362
Assembly Area - Type 1	250	Assembly Area - Type 1	278
Assembly Area- Type 2	150	Assembly Area- Type 2	128
Paved Areas	990	Paved Areas	1040
Bulk Waste Pad	9	Bulk Waste Pad	34
Carparking (Maximum)	39 cars	Carparking (Maximum)	24
Bicycle Storage	30 bicycles	Bicycle Storage	tbc
COLA - Type 2	90	COLA - Type 2	90
COLA - Type 3	150	COLA - Type 3	220
COLA with seating - Type 1	15	COLA with seating - Type 1	40
COLA with seating - Type 2	45	COLA with seating - Type 2	80

+ Project Specific Brief Provided
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