



JORDAN RIVER LEARNING FEDERATION SCHOOL FARM

MASTERPLAN

May 2020

Revision: A

For DEPARTMENT OF EDUCATION

EXISTING SITE

The existing farm has expanded over time in an ad hoc manner without any clear masterplan strategy. The result is a collection of randomly located buildings & structures, many that are rundown and pose an occupational health and safety (oh&s) risk. They are not suitable to continue to be used on an educational campus.

There are three primary uses of the site; an educational facility, a working farm, and an op shop. They currently overlap in regards to circulation that poses an oh&s risk and lacks clear identification of the different functions.

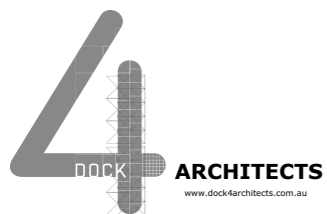
The farm requires a clear separation of the three primary uses while creating more efficient spaces.



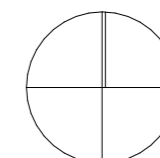
BUILDING USE	AREA (m2)
1. Farm House	-
2. Op Shop	100
3. Op Shop containers and storage	115
4. Classroom and outdoor learning area	164
5. Storage containers, cages and sheds	236
6. Shearing and machinery shed	195
7. Cottage	90
8. Cottage Feed shed	75
9. Chook shed	60
10. Seedling tunnel	40
11. Kiosk	16
12. Potting shed	45
13. Shade house	38
14. Old barns	80
15. Old hay and chook sheds	75
16. Jackie Brown Pavilion (open shed)	72
17. Toilet Block	46
18. Disabled Toilet and Shower	12
19. Pig Pen	15
20. Animal Nursery	175
21. BBQ gazebo	35
22. Poly-tunnels	-

EXISTING SITE PLAN
1:1500

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Drawing title
**MASTERPLAN
EXISTING SITE PLAN**

Drawing number Revision

01 A

SITE DEMOLITION

A number of existing structures have been identified for demolition. The decision of which buildings to demolish has been based on the following reports;
 - Brief as provided by Jordan River Learning Federation School Farm
 - Feasibility Report - Pudding Lane Building Surveyors
 - Hazmat report - Pensa

The majority of existing structures will require to be demolished as they are either an oh&s risk or the cost involved in renovating/restoring outweighs the value they bring to the school.

In addition to the demolition of existing structures there will also be removal of the existing show area round yard, existing paddock fences & removal of select trees.


REPURPOSING/RENOVATION

Of the buildings remaining on site the following work is required to be undertaken;

- Classroom**
- To become new staff offices & break room.
 - Requires re-flashing of windows & excavation & drainage externally around floor.
 - New internal office & breakroom fit out.

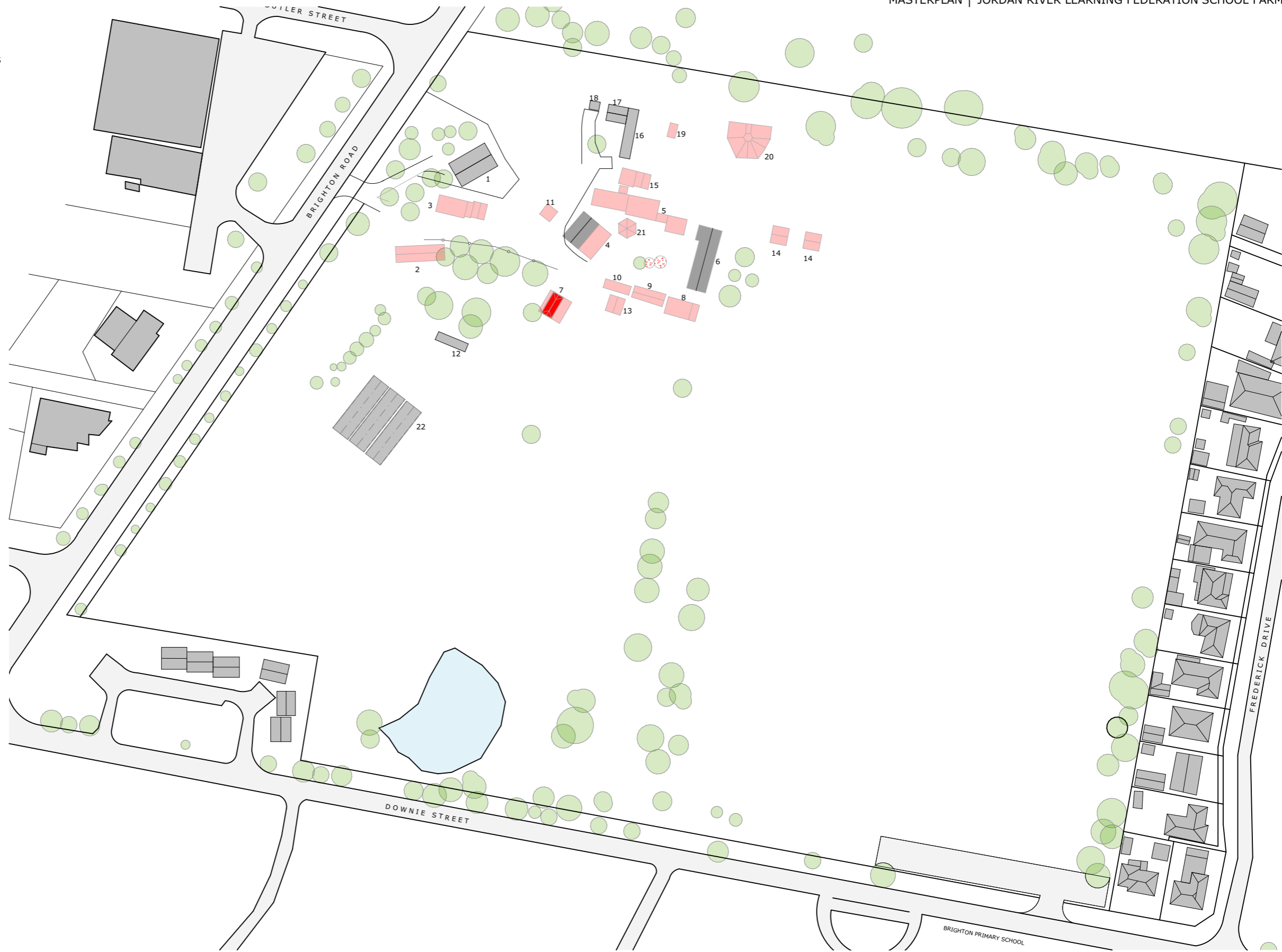
- Shearers shed**
- Repurpose Machinery store into education breakout space.
 - New paint externally as required.

LEGEND

 BUILDINGS & STRUCTURES TO BE DEMOLISHED

BUILDING USE

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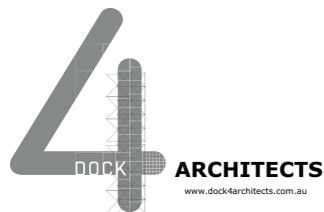


DEMOLITION PLAN

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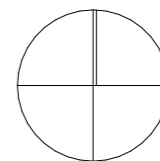


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MASTERPLAN
EXISTING SITE DEMOLITION

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02 A



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SITE ZONING

In addition to identifying buildings that require demolition the site zoning has been based on the *Site report and management plan for the Jordan River school farm* produced by Macquarie Franklin.

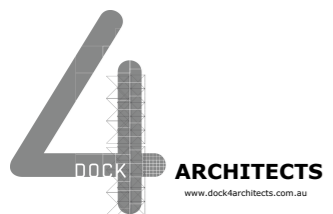
Primary moves have been taken to maximise use of the site;

- 1 Relocation of Op Shop**
To the unused North West corner of the site. This is the area with poorest soil quality for farming. A new separate entry point is to be provided to give clear separation between the op shop & working farm.
- 2 Proposed education & farm shed building**
To be located centrally to the site allowing for good visual connection to all areas of the farm & an ease in circulation to the various zones.
- 3 Retention of show animal area, shearing shed, classroom & poly tunnels**
Buildings & structures are all in good condition. They will maintain their location with the new facilities located to allow for easy flow between these facilities.
- 4 Rearrangement of paddocks**
The paddocks are to be re-Setout based on a fixed irrigation system running along fence line that will allow for ease in irrigation. This will encourage high intensity paddock rotation, reducing strain on the paddocks soil & providing best practice education. A dual paddock lane system will be implemented allowing for ease in circulation & also providing an easy connection to the Primary school.
- 5 Mixed use zone**
The area around the existing poly tunnels currently have mixed uses, housing an olive grove & bee hives. This area is to remain a mixed use zone into the future.
- 6 Rehabilitation of existing flora**
There are two areas of existing flora that has the potential to be rehabilitated to become areas to educate about native flora. These are the trees near the site entry & the existing wetland in the south western corner.
- 7 Pig pen**
The pig pen is to be relocated to the centre of the site. This will minimise odour to neighbouring residential properties and allow for easy access for the removal of waste.
- 8 Test paddocks & green house**
Small test paddock and a green house are to be located adjacent to educational building to allow for ease in experiments & to provide an engaging entry area to the educational end of the building.
- 9 Upgraded site entrance**
The entry will be upgraded to become more inviting with new clear signage identifying the farm school. From the entrance the road will split into two dividing the educational area from the farm operations. This will provide improved safety to the students & assist in efficiency in running the farm

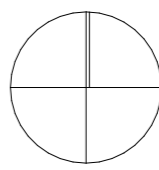


PROPOSED SITE ZONING 1:1500

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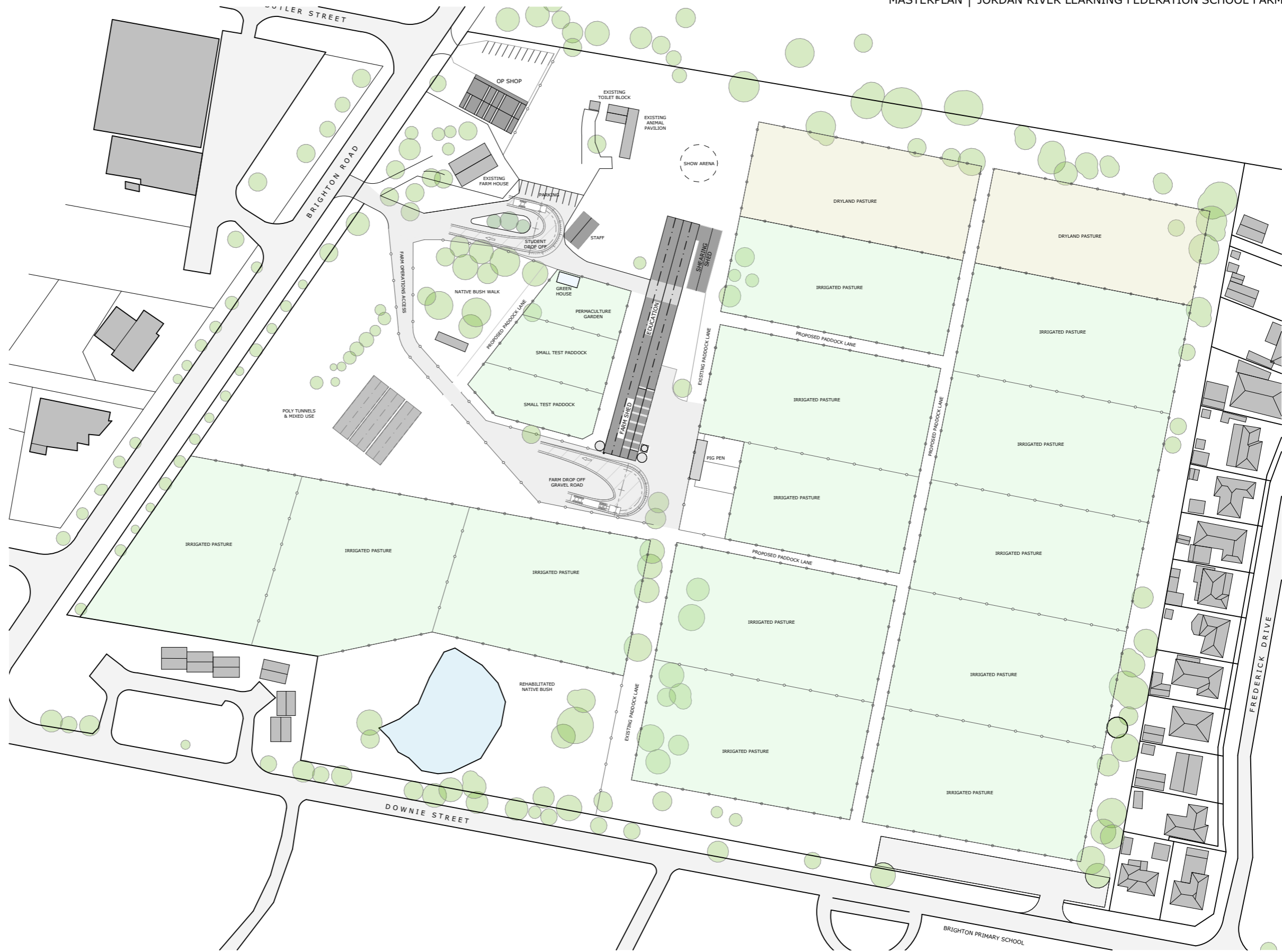
PROPOSED SITE PLAN

The proposed site plan aims to consolidate & streamline education & working farm facilities, leaving the maximum amount of land available for farming.

The new building aims to bring together currently disjointed areas of the farm through providing a central circulation spine in the middle of the site.

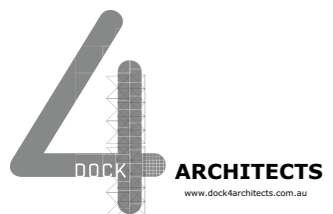
The separation of circulation between the educational & farm operations allows for improved safety for children visiting the farm & will allow for reduced time for farm operations due to centralised location & reduced need to navigate around the educational facilities.

The farm operations access allows for a semi-trailer as well as providing a direct connection to the pig pen for waste management.

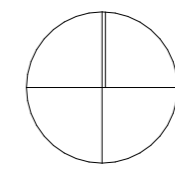


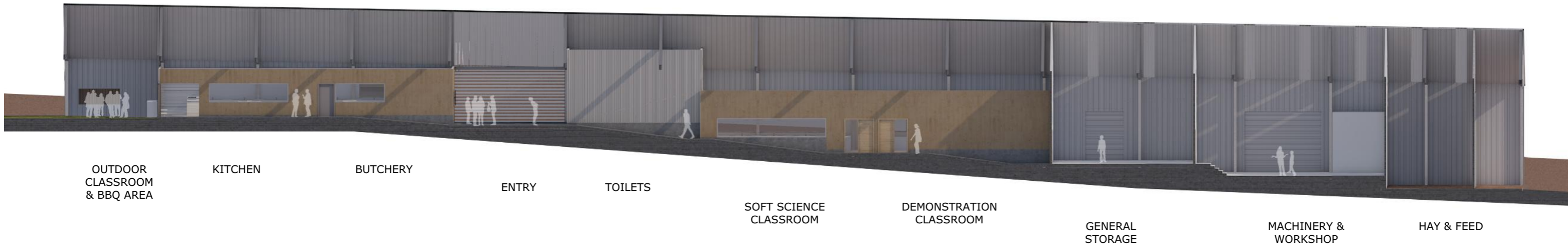
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OUTDOOR CLASSROOM & BBQ AREA

KITCHEN

BUTCHERY

ENTRY

TOILETS

SOFT SCIENCE CLASSROOM

DEMONSTRATION CLASSROOM

GENERAL STORAGE

MACHINERY & WORKSHOP

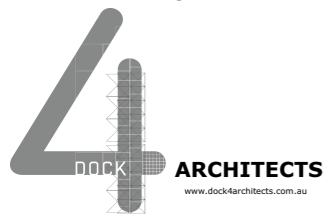
HAY & FEED

INTERNAL ZONES



EXTERNAL VIEW

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**MASTERPLAN
 LOOK & FEEL**

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EXTERNAL VIEW

CORRIDOR VIEW

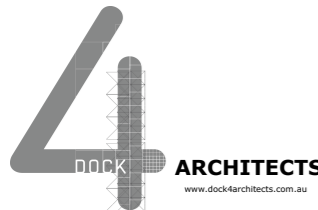


OUTDOOR CLASSROOM & KITCHEN VIEW
Outdoor kitchen space to be available for community events. The space allows the capacity for students to demonstrate the paddock to plate program to members of the community.

KITCHEN VIEW
Indoor kitchen space to be available for community events. The space allows the capacity for students to demonstrate the paddock to plate program to members of the community.

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