

Attachment 2 – Architectural Plans

MASTER PLAN

- FUTURE GROWTH OF THE EMMANUEL ANGLICAN COLLEGE -

62, HORIZON DRIVE, BALLINA, NSW, 2478



DEVELOPMENT APPLICATION

DRAWING LIST	
Layout ID	Layout Name
17281-000_REV A	COVER PAGE
17281-100_REV O	EXISTING MASTER PLAN
17281-101_REV H	STAGING PLAN
17281-103_REV X	LONG TERM MASTER PLAN



61 7 5531 6430 P
61 7 5531 6424 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

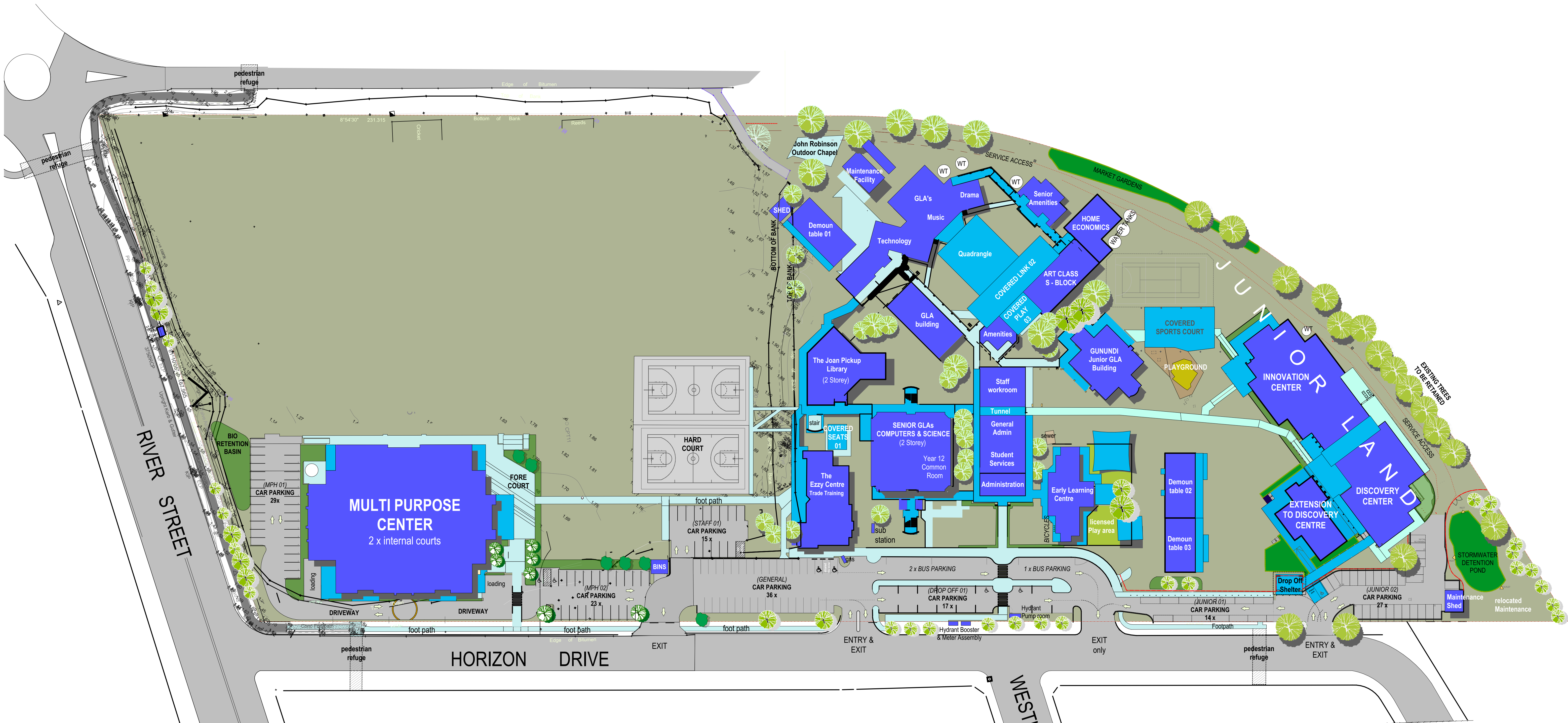


Registered QLD 2843

MASTER
NOT FOR CONSTRUCTION

26/04/2023





EXISTING

- Existing Building
- Pedestrian Walkways
- Covered Walkways and Shaded Spaces

CAR PARKING

CURRENT

MPH 01	- 29no.
MPH 02	- 23no.
STAFF 01	- 15no.
DROP OFF 01	- 17no.
CAR PARK GENERAL	- 36no.
JUNIOR 01	- 14no.
JUNIOR 02	- 27no.
TOTAL	- 161no.
plus	
BUS BAYS	- 3 no.

NOTES

- Confirm all dimensions and levels on site before commencing work
- Figured dimensions shall take precedence over scaled dimensions

EMMANUEL ANGLICAN COLLEGE
EXISTING MASTER PLAN



PROPERTY DESCRIPTION
LOT 10
DP 1001995
SHIRE OF BALLINA

MASTER
NOT FOR CONSTRUCTION

26/04/2023

RAUNIK
design group
architects
master planners
interior designers
61 7 5531 6430 P
61 7 5531 6424 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

RAUNIK
Member
Australian
Institute of
Architects
Registered NSW 11433

COPYRIGHT - Raunik Design Group
All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.
Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

REV	DATE	BY	DESCRIPTION
J	30-04-21	CT	for Development application
K	19-05-21	CT	pump room setout
L	29-06-21	CT	for prelodgement meeting
M	18-10-21	CT	parking location amendments
N	07-02-22	CT	for development application
O	20-04-23	CT	entry/exit only on southern driveway

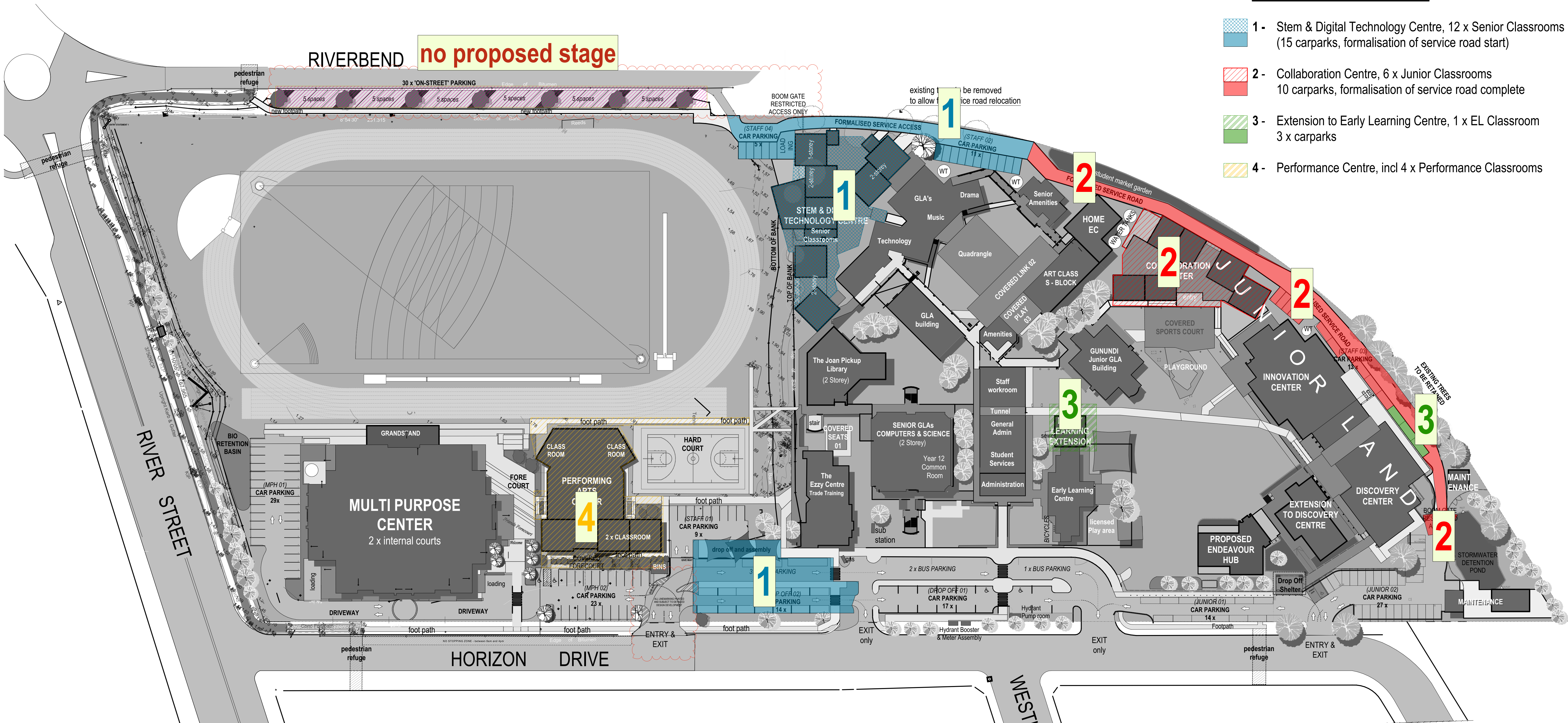
PROJECT
MASTER PLAN
62 HORIZON DRIVE, BALLINA, NSW, 2478
for
EMMANUEL ANGLICAN COLLEGE



EXISTING MASTER PLAN
SCALE AS SHOWN @ A1
DATE 26/04/2023
ARCHITECT CT
PROJECT NUMBER 17281-100
PAGE NUMBER
17281-100_REV 0

PROPOSED BUILDINGS

- 1 - Stem & Digital Technology Centre, 12 x Senior Classrooms (15 carparks, formalisation of service road start)
- 2 - Collaboration Centre, 6 x Junior Classrooms 10 carparks, formalisation of service road complete
- 3 - Extension to Early Learning Centre, 1 x EL Classroom 3 x carparks
- 4 - Performance Centre, incl 4 x Performance Classrooms



EXISTING

- Existing Building
- Pedestrian Walkways
- Covered Walkways and Shaded Spaces

PROPOSED

- Future Building
- Internal Breakout space
- Proposed Outdoor Recreation
- Future Pathways, Roadway & Carpark

CAR PARKING

CURRENT

MPH 01	- 29no.
MPH 02	- 23no.
STAFF 01	- 15no.
DROP OFF 01	- 17no.
CAR PARK GENERAL	- 36no.
JUNIOR 01	- 14no.
JUNIOR 02	- 27no.
TOTAL	- 161no.
plus	
BUS BAYS	- 3 no.

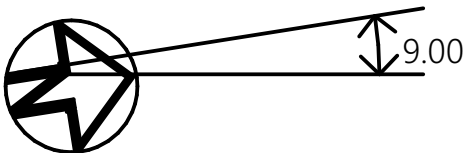
COMPLETED

MPH 01	- 29no.
MPH 02	- 23no.
STAFF 01	- 9no.
DROP OFF 01	- 17no.
DROP OFF 02	- 14no.
JUNIOR 01	- 14no.
JUNIOR 02	- 27no.
STAFF 02	- 11no.
STAFF 03	- 13no.
STAFF 04	- 5no.
TOTAL	- 162no.
plus	
BUS BAYS	- 6 no.
RIVERBEND DR	- 30no.

NOTES

- Confirm all dimensions and levels on site before commencing work
- Figured dimensions shall take precedence over scaled dimensions

EMMANUEL ANGLICAN COLLEGE
PROPOSED LONG TERM MASTER PLAN



PROPERTY DESCRIPTION
LOT 10
DP 1001995
SHIRE OF BALLINA

MASTER
NOT FOR CONSTRUCTION

26/04/2023

RAUNIK
design group

architects
master planners
interior designers

61 7 5531 6430 P
61 7 5531 6424 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845



Registered NSW 11433

Member
Australian
Institute of
Architects

COPYRIGHT - Raunik Design Group

All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.

Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

REV	DATE	BY	DESCRIPTION
C	18-10-21	CT	staging amendments
D	21-12-21	CT	car park staging added
E	07-02-22	CT	for development application
F	16-06-22	CT	for development application
G	05-12-22	CT	pedestrian crossing moved
H	20-04-23	CT	entry/exit only on southern driveway

PROJECT
MASTER PLAN

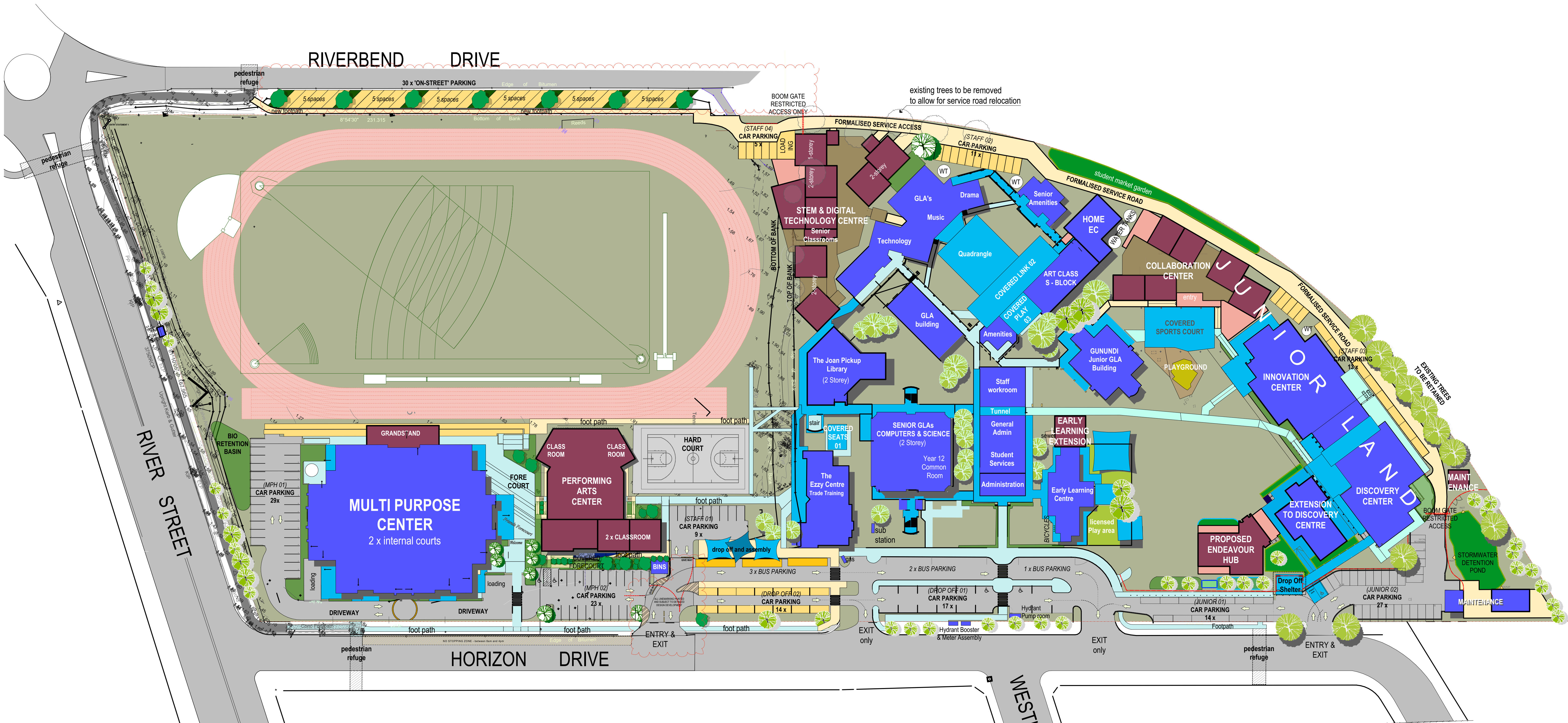
62 HORIZON DRIVE, BALLINA, NSW, 2478

for
EMMANUEL ANGLICAN COLLEGE



STAGING PLAN

SCALE	DATE	ARCHITECT
AS SHOWN @ A1	26/04/2023	CT
PROJECT NUMBER	PAGE NUMBER	
17281-101	REV	H



EXISTING

- Existing Building
- Pedestrian Walkways
- Covered Walkways and Shaded Spaces

PROPOSED

- Future Building
- Internal Breakout space
- Proposed Outdoor Recreation
- Future Pathways, Roadway & Carpark

CAR PARKING

CURRENT

MPH 01	- 29no.
MPH 02	- 23no.
STAFF 01	- 15no.
DROP OFF 01	- 17no.
CAR PARK GENERAL	- 36no.
JUNIOR 01	- 14no.
JUNIOR 02	- 27no.
TOTAL	- 161no.
plus	
BUS BAYS	- 3 no.

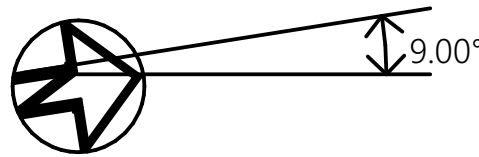
COMPLETED

MPH 01	- 29no.
MPH 02	- 23no.
STAFF 01	- 9no.
DROP OFF 01	- 17no.
DROP OFF 02	- 14no.
JUNIOR 01	- 14no.
JUNIOR 02	- 27no.
STAFF 02	- 11no.
STAFF 03	- 13no.
STAFF 04	- 5no.
TOTAL	- 162no.
plus	
BUS BAYS	- 6 no.
RIVERBEND DR	- 30no.

NOTES

- Confirm all dimensions and levels on site before commencing work
- Figured dimensions shall take precedence over scaled dimensions

EMMANUEL ANGLICAN COLLEGE
PROPOSED LONG TERM MASTER PLAN



PROPERTY DESCRIPTION
LOT 10
DP 1001995
SHIRE OF BALLINA

MASTER
NOT FOR CONSTRUCTION

26/04/2023

RAUNIK
design group

architects
master planners
interior designers

61 7 5531 6430 P
61 7 5531 6424 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845



Registered NSW 11433

COPYRIGHT - Raunik Design Group

All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical photocopying) without the written permission of Raunik Design Group.

Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Raunik Design Group and the instructing party.

REV	DATE	BY	DESCRIPTION
R	09-11-21	CT	parking location amendments
S	11-11-21	CT	parking location amendments
T	10-01-21	CT	parking location amendments
U	07-02-22	CT	for development application
V	05-12-22	CT	pedestrian crossing moved
X	20-04-23	CT	entry/exit only on southern driveway

PROJECT
MASTER PLAN

62 HORIZON DRIVE, BALLINA, NSW, 2478

for
EMMANUEL ANGLICAN COLLEGE



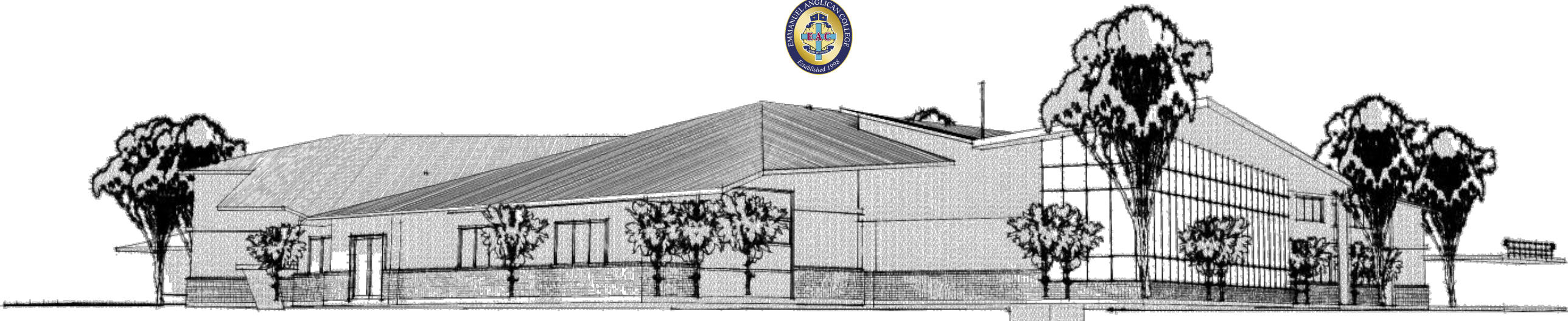
LONG TERM MASTER PLAN

SCALE	DATE	ARCHITECT
AS SHOWN @ A1	26/04/2023	CT
PROJECT NUMBER	PAGE NUMBER	
17281-103	REV	X

STEM & DIGITAL TECHNOLOGY
CENTRE
- SENIOR SPECIALIST CLASSROOMS -

62 HORIZON DRIVE , BALLINA
FOR EMMANUEL ANGLICAN COLLEGE

27/04/2023
JOB:19457



ARTIST IMPRESSION ONLY.
NOT FOR CONSTRUCTION OR PRICING

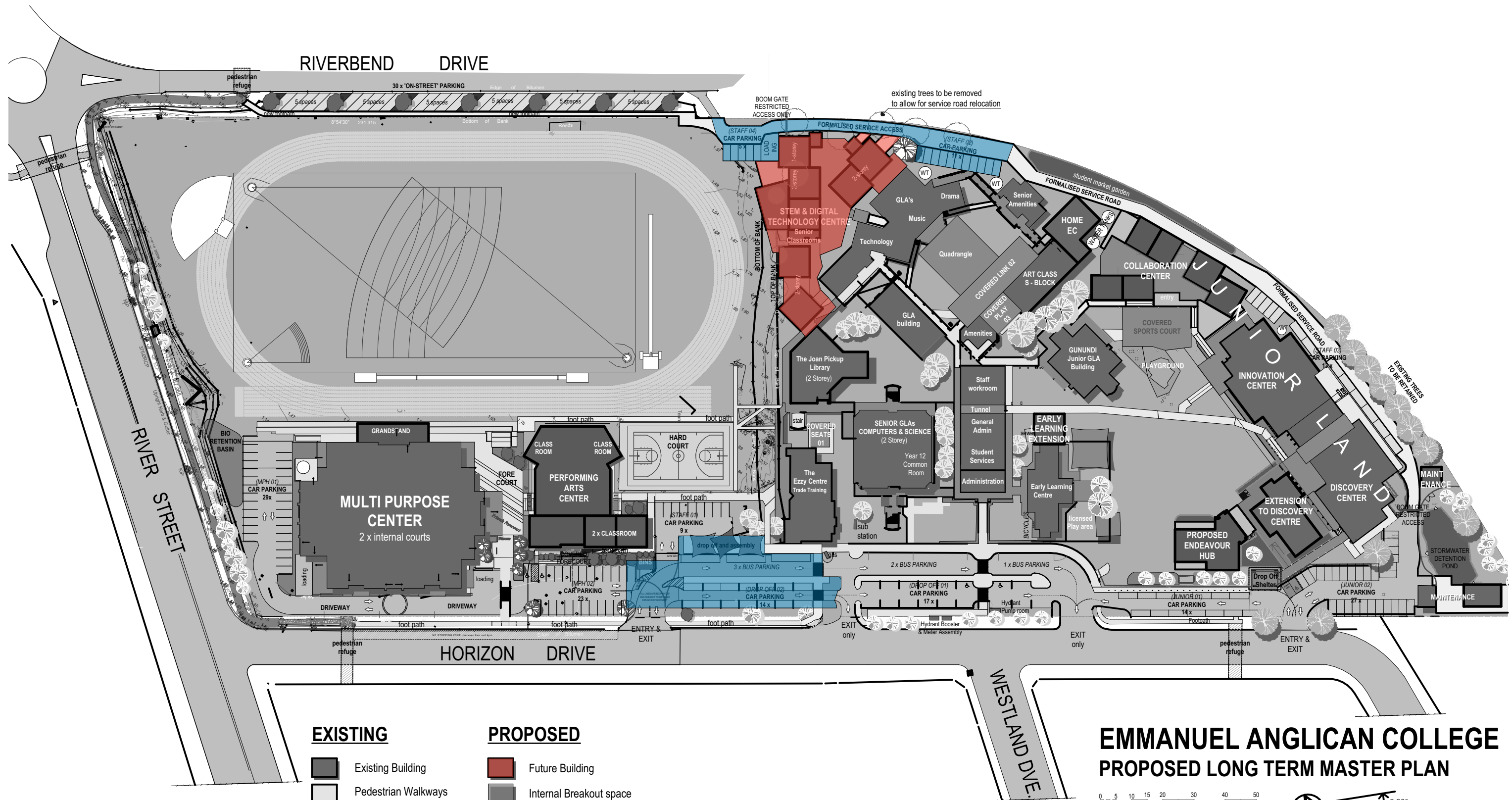
DRAWING	DESCRIPTION
19457_SK-000_Rev A	COVERPAGE
19457_SK-100_Rev D	SITE PLAN
19457_SK-101_Rev B	SITE SURVEY_November 2021
19457_SK-102_Rev C	SITE WORKS PLAN
19457_SK-130_Rev B	GROUND FLOOR PLAN
19457_SK-131_Rev B	FIRST FLOOR PLAN
19457_SK-132_Rev B	ROOF PLAN
19457_SK-200_Rev B	ELEVATIONS
19457_SK-300_Rev C	SECTIONS 1, 2 & 3
19457_SK-301_Rev C	SECTIONS 5 - 10
19457_SK-900_Rev B	21st CENTURY LEARNING- GROUN...
19457_SK-901_Rev B	THE FLOOR PLAN & IT'S FLEXIBILITY
19457_SK-902_Rev A	PERSPECTIVE - SOUTH EAST
19457_SK-903_Rev A	PERSPECTIVE - SOUTH WEST
19457_SK-904_Rev A	MATERIALS
19457_SK-905_Rev B	CPTED LAYOUT
19457_SK-906_Rev A	HEIGHT MAP OVERLAY

DEVELOPMENT APPLICATION



61 7 5531 6430 P
61 7 5531 6424 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845





EMMANUEL ANGLICAN COLLEGE PROPOSED LONG TERM MASTER PLAN



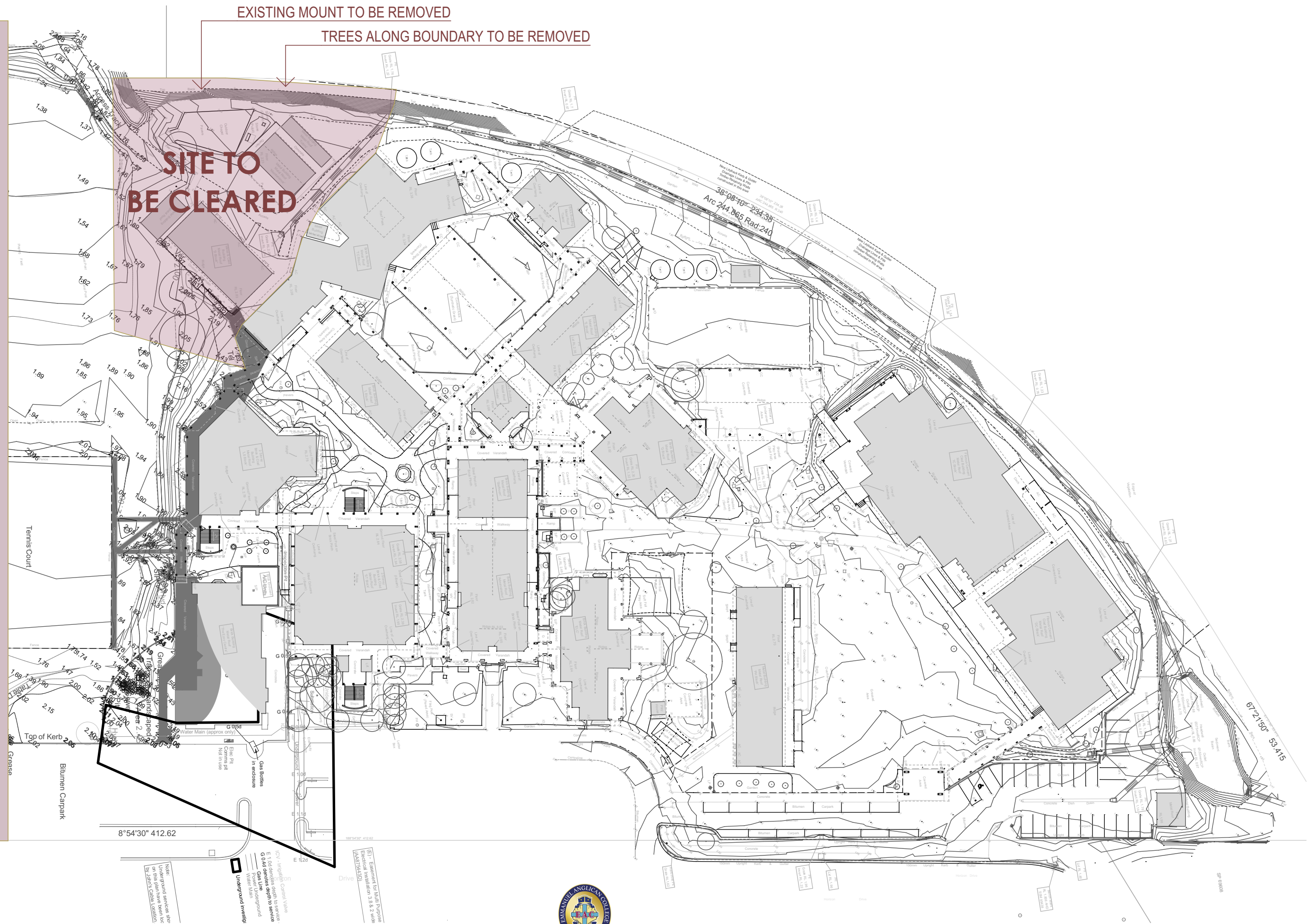
PROPERTY DESCRIPTION
LOT 10
DP 1001995
SHIRE OF BALLINA

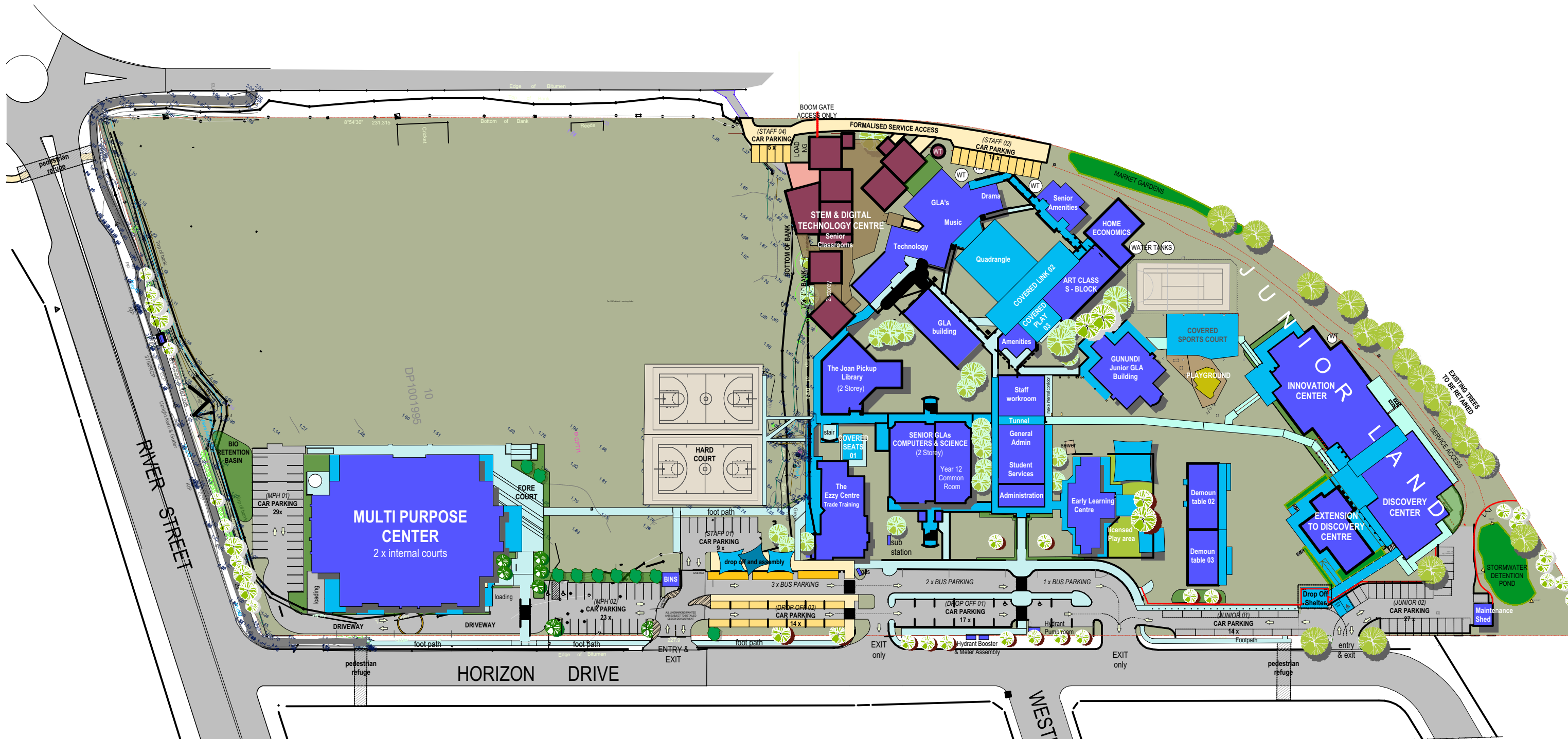
**PROPOSED MASTERPLAN WORKS
WITH THIS APPLICATION:**

- PROPOSED BUILDING WORKS
- PROPOSED ROAD WORKS



TO BE UPDATED





EXISTING

- Existing Building
- Pedestrian Walkways
- Covered Walkways and Shaded Spaces

PROPOSED

- Future Building
- Internal Breakout space
- Proposed Outdoor Recreation
- Future Pathways, Roadway & Carpark

CAR PARKING

PROJECTION FOR 2024

Student population	
Senior Students	- 505no.
Junior Students	- 50no.
Early Learning Centre	- 40no.
Staff	- 112no.

Car park requirements	
to Ballina Shire DCP	
Senior Students (1/10)	- 50no.
Junior Students (1/12)	- 31no.
Early Learning Centre (1/12)	- 3no.
Staff (1/2)	- 56no.

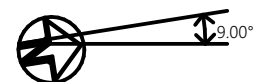
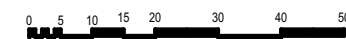
TOTAL - 140no

COMPLETED for 2024

MPH 01	- 29no.
MPH 02	- 23no.
STAFF 01	- 9no.
DROP OFF 01	- 17no.
DROP OFF 02	- 14no.
JUNIOR 01	- 14no.
JUNIOR 02	- 27no.
STAFF 02	- 11no.
STAFF 04	- 5no.

TOTAL - 147no
plus BUS BAYS - 6 no.

EMMANUEL ANGLICAN COLLEGE SITE WORKS PLAN 2023

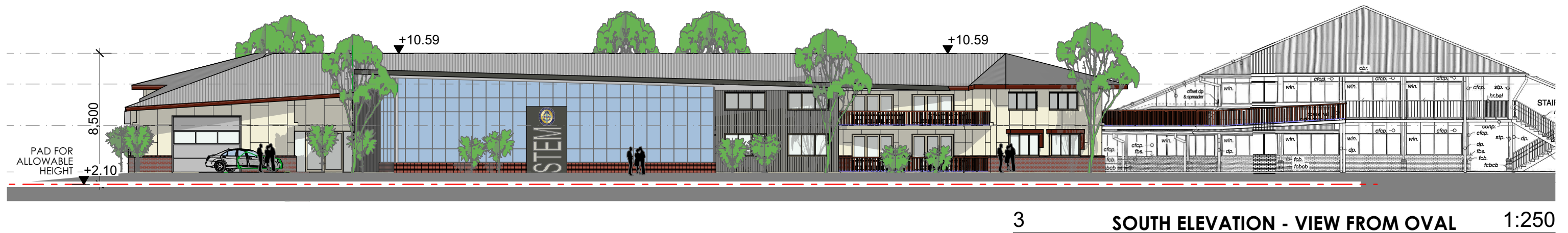
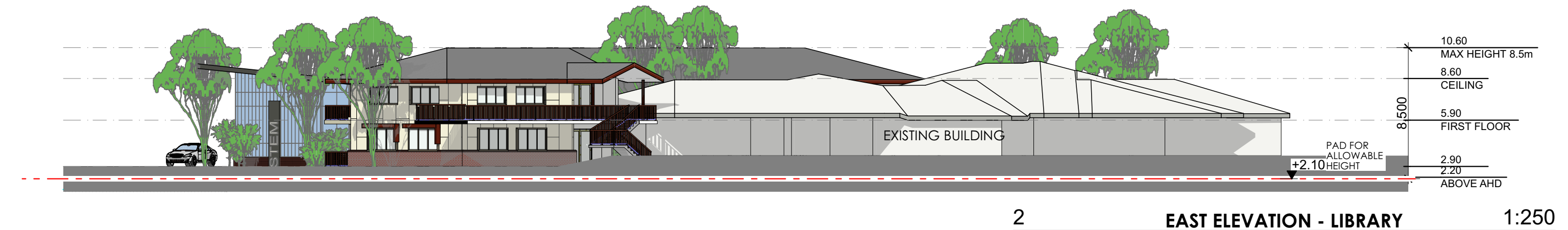
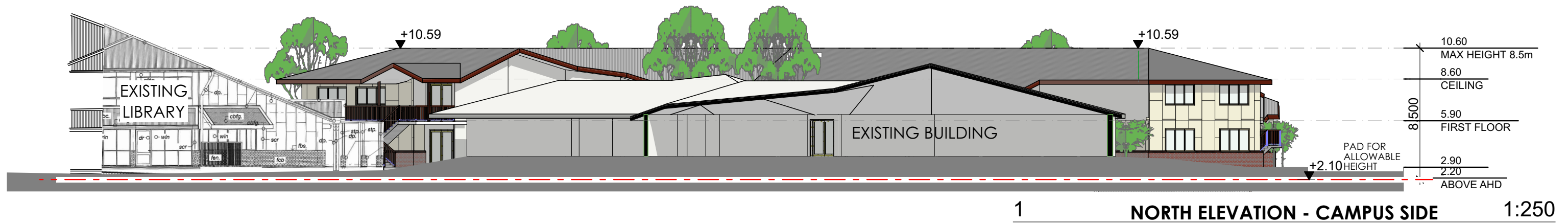


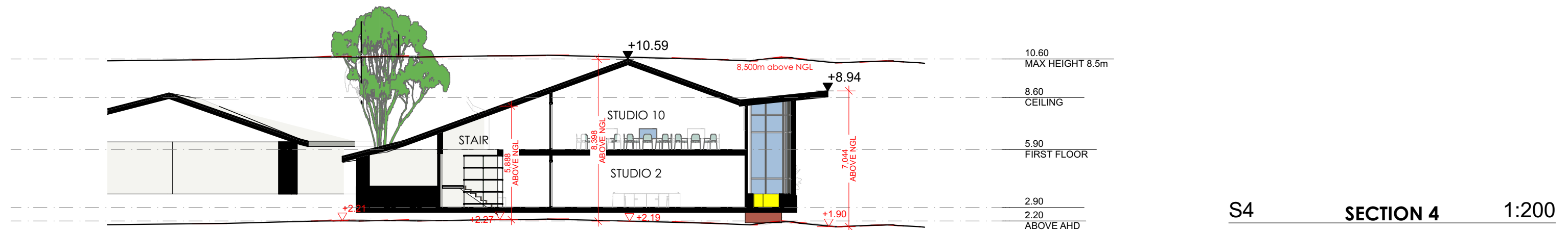
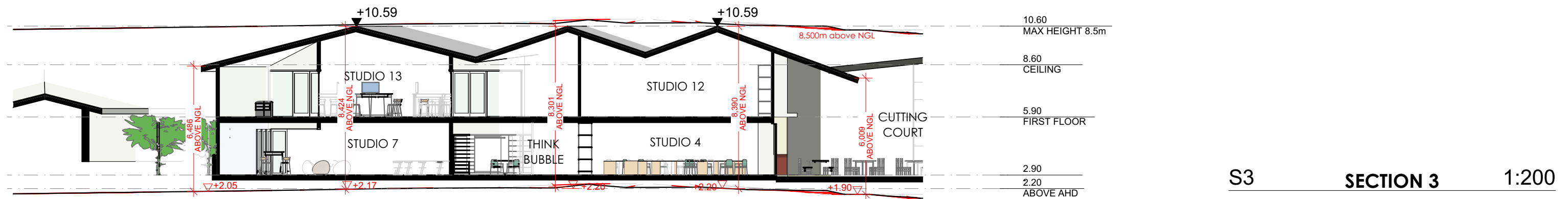
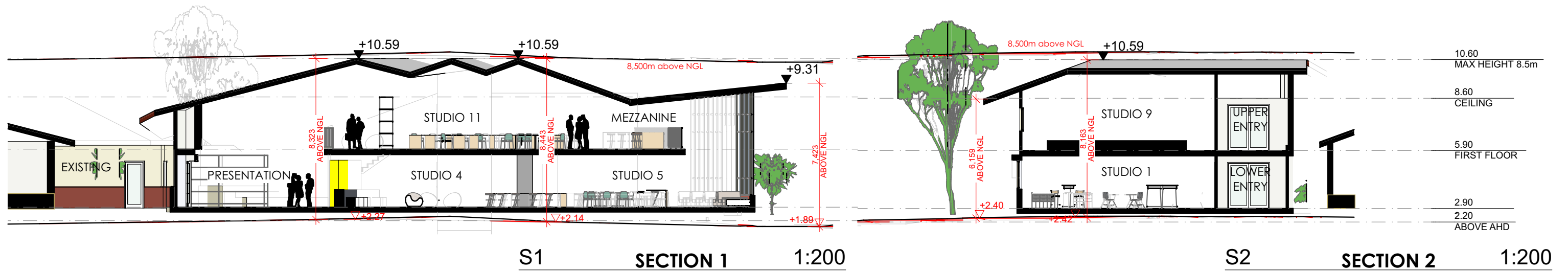
PROPERTY DESCRIPTION
LOT 10
DP 1001995
SHIRE OF BALLINA

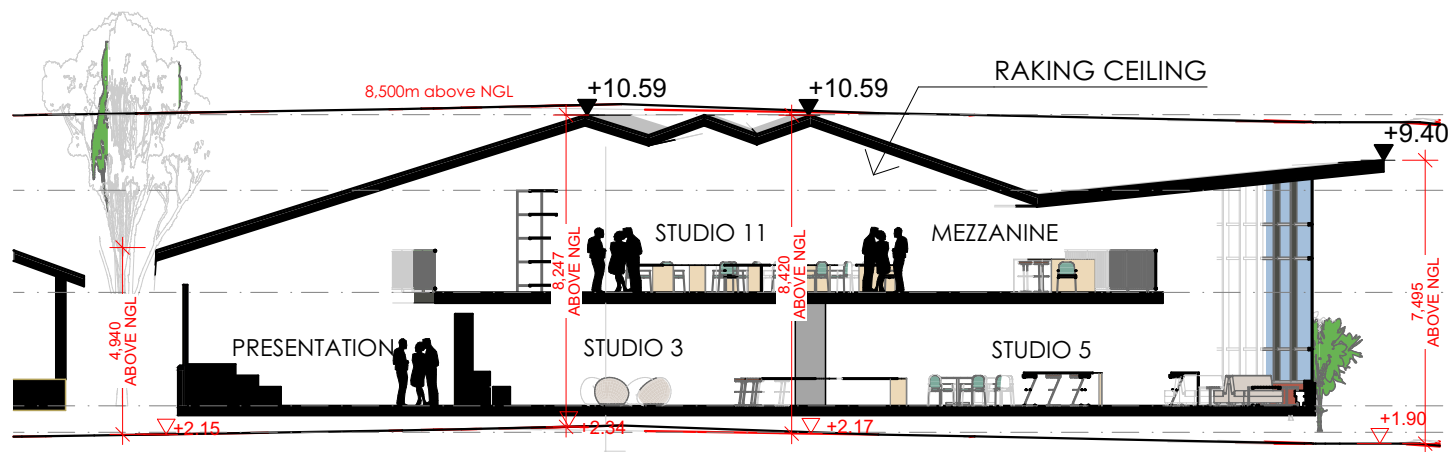




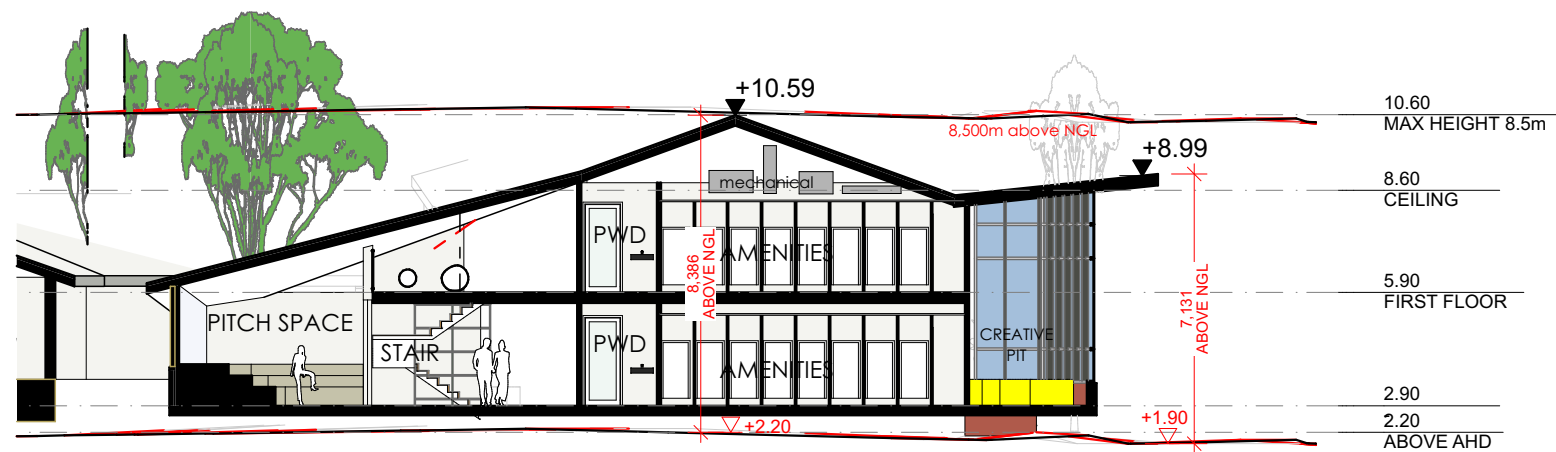




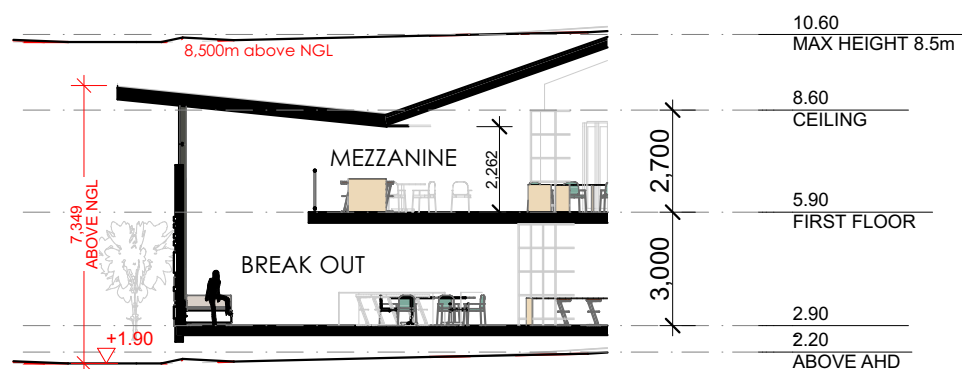




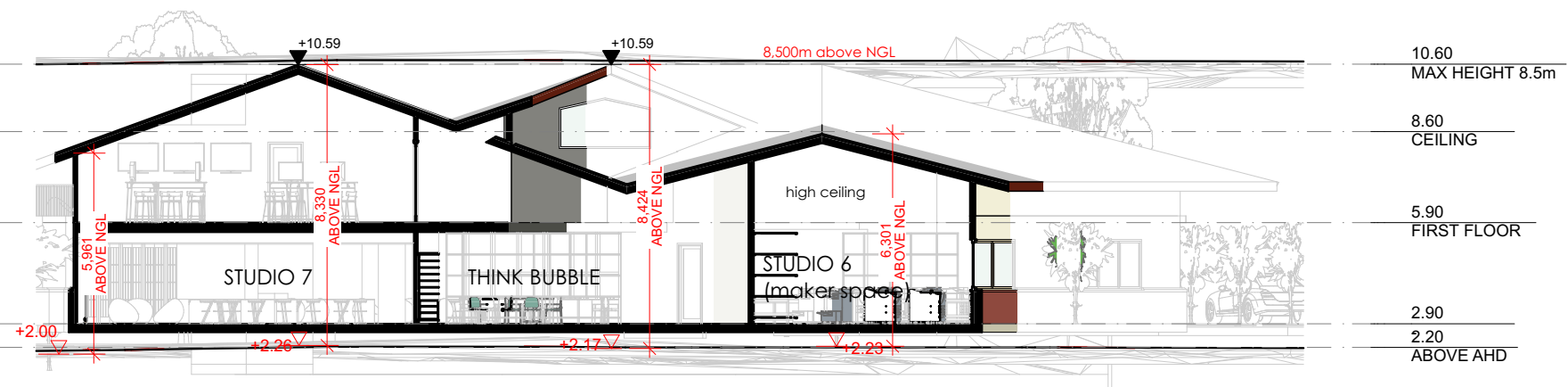
S5 SECTION 5 1:200



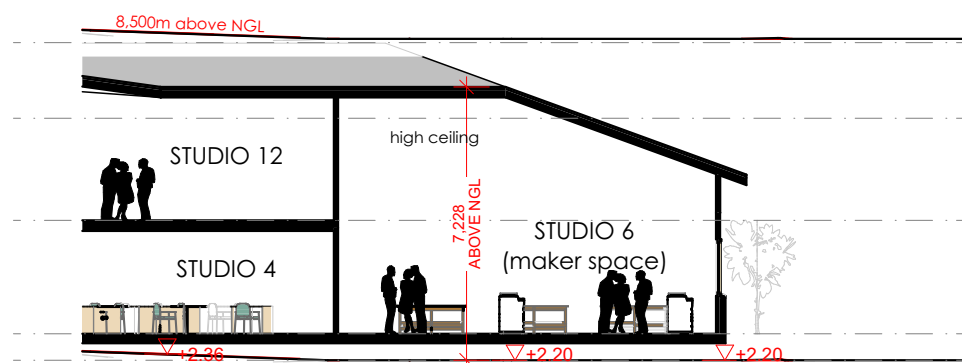
S6 SECTION 6 1:200



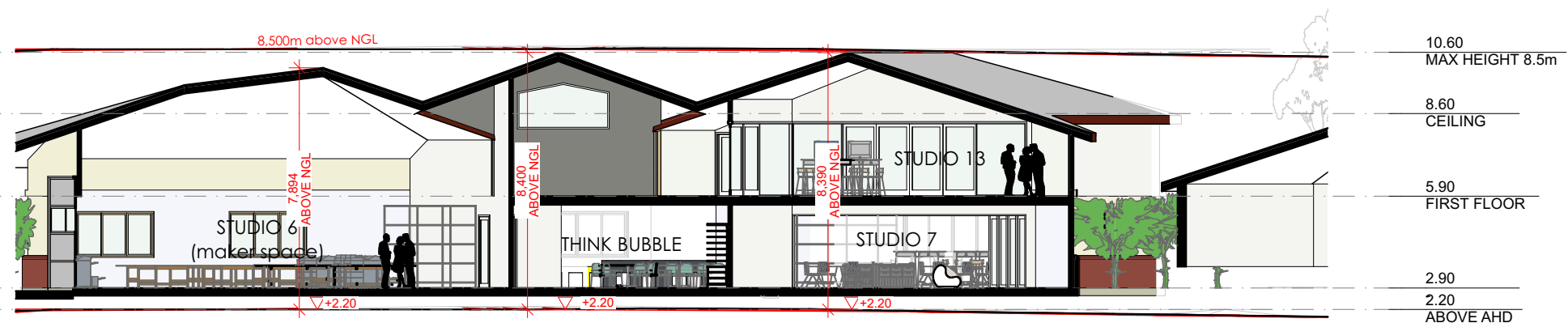
S7 SECTION 7 1:200



S8 SECTION 8 1:200



S9 SECTION 9 1:200



S10 SECTION 10 1:200

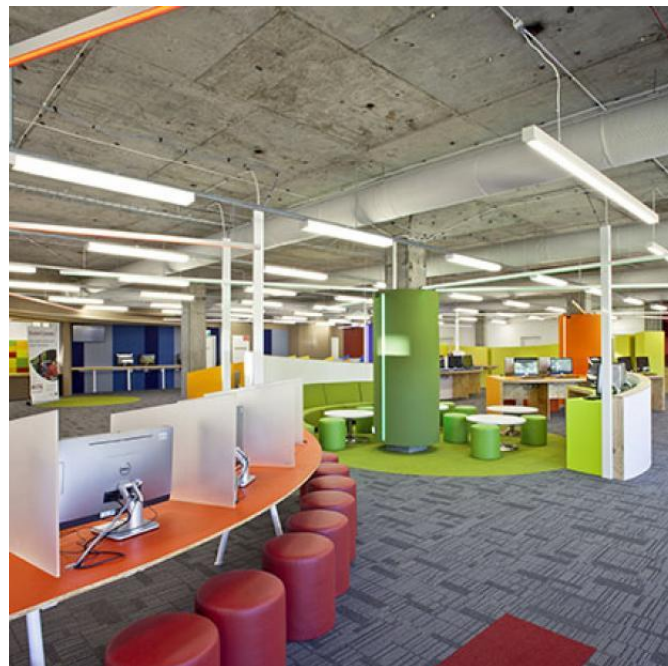
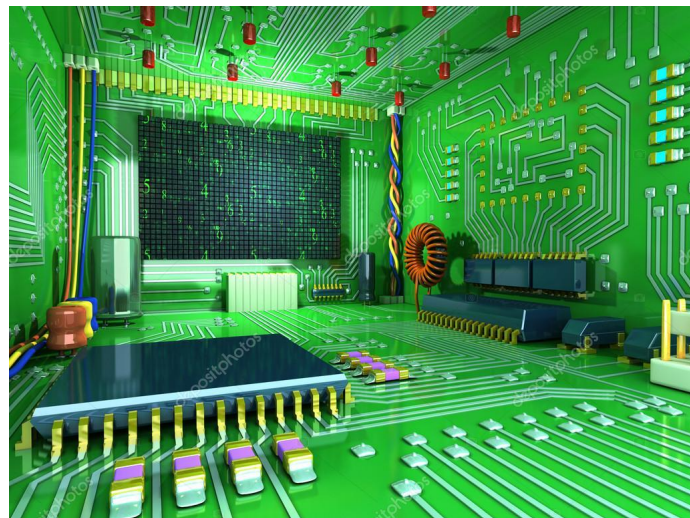


INVESTIGATE



INNOVATIVE SPACE THAT:

- INSPIRES TO BE CREATIVE
- PROVIDES NEW INTERACTIONS
- ALLOWS INVESTIGATION OF NEW



RAUNIK
design group
ARCHITECTS

architects master planners interior designers

61 7 5531 6430
www.raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 12 887 885 845

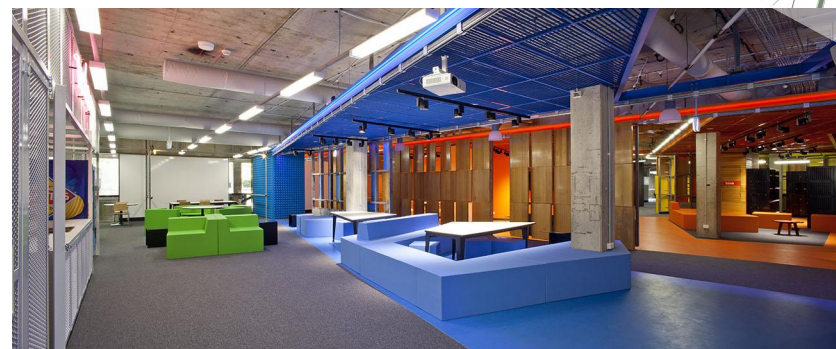


HANDS-ON



PROPOSED AIM:

Avoid the use of fixed projector screens and TV's,
all surfaces can be projected on.
Glass, Walls, Cupboards



TECHNOLOGY THAT:

- CONNECTS WITH EACH OTHER
- ALLOWS MULTIPLE PROJECTION SURFACES
- ALLOWS FLEXIBILITY AND SPACE ADJUSTMENT

COLLABORATE



STEM & DIGITAL TECHNOLOGY CENTRE
SENIOR SPECIALIST CLASSROOMS
62 HORIZON DRIVE, BALLINA
For EMMANUEL ANGLICAN COLLEGE

Development
application
NOT FOR CONSTRUCTION



MULTIPLE PLATFORMS

FOR

MULTIPLE USERS

FOR

MULTIPLE PRESENTATIONS

ON

MULTIPLE SURFACES

FLEXIBLE



THE FLOOR PLAN & IT'S FLEXIBILITY

Project	Date	Scale	Page	Revision
19457	27/04/2023	as shown@A3	19457_SK-901	Rev B





COLORBOND CUSTOM ORB - WOODLAND GREY



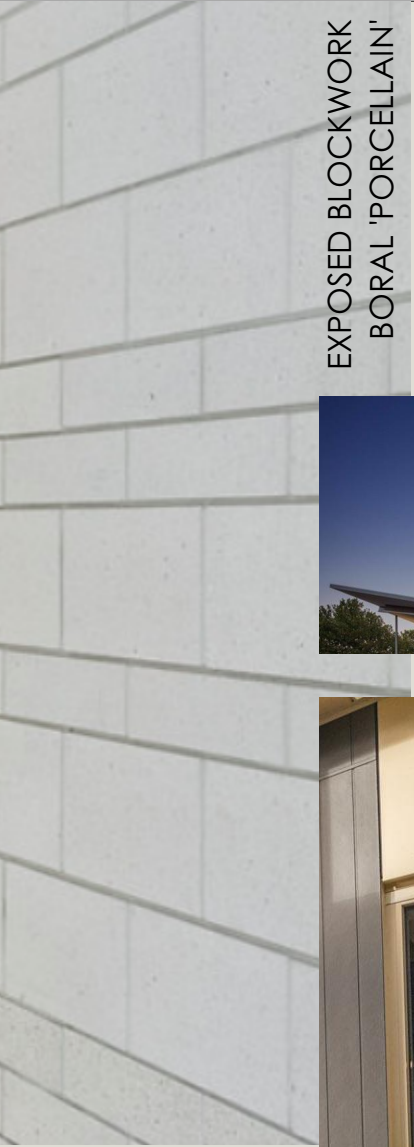
EXPRESSED JOINT FC SOFIT



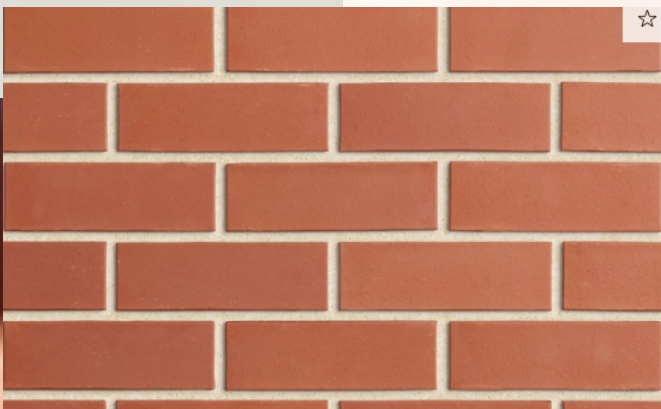
COMBINATION OF
EXPRESSED JOINT FC CLADDING &
FEATURE FC CLADDING -SCYON AXON-



EXPOSED BLOCKWORK
BORAL 'PORCELLAIN'



SMOOTH RED BRICK



MANOR RED STRUCTURAL STEEL



MEATLUX BRICK



POWDERCOAT ALUMINIUM DOOR & WINDOW FRAMES

ENGINEERED TIMBER DECKING



