



SUBMISSION

MAJOR REDEVELOPMENT OF WINDERMERE PRIMARY SCHOOL

SUBMISSION TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS
22 March 2017



Introduction.....	3
Current Educational Needs and Priorities.....	4
21 st Century Pedagogy and Learning Opportunities.....	4
School Philosophy and Community Connections	4
Enrolment Demand.....	5
Existing Facilities	5
Community Consultation	5
Proposed Works.....	7
Site Planning and School Design	7
Architectural Statement.....	7
Building Materials	8
Sustainable Design	9
Project Management.....	11
Funding and Budget Estimates	11
Project Timeline	12
Potential Project Constraints	13
Conclusion	14

Drawings

1. Current Site Plan
2. Master Plan Drawings
3. Quantity Surveyor Report

Introduction

This submission seeks approval from the Parliamentary Standing Committee on Public Works for a major development at Windermere Primary School to provide an additional learning pod comprising general learning areas, support area, staff office, amenities and discovery room and associated exterior improvements for playgrounds, pedestrian and vehicle movement.

Windermere Primary School is a large suburban primary school which was established in 2011 as the result of the amalgamation of Abbotsfield, Claremont, Mt Faulkner and Roseneath Primary Schools. The school community is quite diverse, with the student population being derived from the local Claremont and Chigwell community.

The school was built for 450 students and opened in 2012 with 448 students. The school has increased its enrolment since 2012 to 490, and is anticipated to continue to increase over the next three years to at least 550.

The school comprises 18 classrooms and 3 discovery rooms which are designed for specialist classes such as Art, Science, Drama as well as the 24 Carrot Kitchen Garden program. Currently the school utilises all 21 spaces as classrooms. As a result specialist programs have no place to be offered.

A new building will provide purpose built early years learning. An associated exterior learning environment with fencing is also important and will be provided. The building will contain learning areas as well as support spaces. A general purpose room will also be included to provide an extended range of experiences for early years programs.



Current Educational Needs and Priorities

21st Century Pedagogy and Learning Opportunities

Children are strong, powerful and rich in potential. Children are naturally inquisitive from the moment they are born. Learning programs place children at the centre where they can explore the world around them in. As children see the world through an interdisciplinary lens the spatial support needed for their enquiry based learning must include a variety of connected settings. The environment is the third teacher and provides a space that provokes and promotes many learning possibilities; and supports children to wonder, to experiment and to question. The environment, together with adults, allows children to follow their own interests and investigations

The spatial variety for children's learning will also support others present including teachers and parents in the early years. The setting gives rise to a pedagogy of relationships where parents, teachers and children can have dialogue and chat. The spaces are safe, warm and welcoming and support community engagement with families including learning for the LIFT program (Learning In Families Together).

School Philosophy and Community Connections

The Windermere Primary School vision is for '*Respectful, Responsible, Contributing Citizens*'.

The mission statement for the school is '*to teach all students to be literate, numerate, responsible citizens who value learning and continually challenge themselves*'.

The key focus areas for the school are:

- An explicit improvement agenda;
- Australian Curriculum implementation;
- Supporting numeracy;
- Supporting literacy;
- Respectful behaviour;
- Supporting student need;
- Community engagement; and
- Launching into Learning.

Enrolment Demand

The enrolment history and projections are summarised below:

	Actual FTE			Projected FTE				
	2014	2015	2016	2017	2018	2019	2020	2021
Kindergarten	71	70	59	76	79	70	69	73
Preparatory	69	71	72	61	76	79	71	70
Year 1	73	67	71	73	63	76	79	72
Year 2	63	75	69	72	74	65	76	79
Year 3	42	66	71	69	72	74	65	75
Year 4	54	41	63	71	69	72	74	65
Year 5	62	52	43	64	71	69	72	74
Year 6	56	63	54	45	64	71	69	72
Total Persons	490	505	502	531	568	576	575	580
Total FTE	462	477	478	501	536	548	547	551

The school has a design enrolment capacity of 450 FTE. The school currently exceeds design capacity and is expected to continue to do so over coming years.

The above projections do not include the potential impact from proposed changes to the Education Act, however, it is anticipated that the early starting age will increase enrolments above these projections should the changes proceed.

Existing Facilities

The school is situated in Cadbury Road Claremont. It has an area of 4.675 ha, with a current site FECA of 4,150m². The school has a current enrolment capacity of 450 FTE.

The Windermere Primary School includes the following facilities:

- Administration building which includes reception, meeting room, offices, consulting rooms and staff room;
- Three learning pods which each include 6 general learning areas (GLA), a multi-purpose learning room, a central learning hub, staff office and student amenities;
- Multi-purpose hall including canteen and a separate music room; and
- Exterior learning areas including covered way connections between all buildings.

Community Consultation

The Department of Education established a Project Working Group comprising representatives from the following organisations:

- Learning Services South;
- School Association;
- School Management and Student support staff;
- Project Consultant Team;

- DoE Capital Project Officer; and
- DoE IT Project Officer.

The Project Working Group undertook the detailed additional briefing and design reviews for the consultant's design work. Design drawings through the process were shared with the School Association and agreed on by the Chair of the Association.

Design drawings for the progress of the design are made available in the foyer of the school's administration building. The displays include a comments and ideas box to receive comments. Comments received have been supportive and these have also included comments from school students.

The design progress has been communicated in the school newsletter which is shared with all the community by print as well as the school website, the school app product and by school social media channels.

Proposed Works

Proposed works will fulfil the agreed campus master plan to add a new early years learning pod and associated exterior improvements for playgrounds, pedestrian and vehicle movement.

A new building will provide purpose built early years learning. An associated exterior learning environment with fencing is also important. The building will contain learning areas as well as support spaces. A general purpose room will also be included to provide an extended range of experiences.

Existing buildings are expected to be unaffected apart from minor changes once the kindergarten groups have moved into new accommodation. Some changes to site roadways and pedestrian paths are anticipated to assist with vehicle movements and keep pedestrian movements separate from vehicles.

Site Planning and School Design

The proposed early-years learning pod building position allows for a separate early years entry point to the campus with northerly orientation and playground connection for the majority of the main learning spaces. This aspect facilitates the range of play-based learning experiences to naturally flow between inside and outside with good general supervision.

The building is to include seven learning areas together with support spaces to provide flexible arrangements for autonomy or connectivity according to need. Every main learning area includes direct access to supervised and secure external learning and play areas. The learning areas will flexibly cater for pre-enrolment age groups through to kindergarten, prep and grade one needs. This will ensure that the building will remain adaptable for varying year group sizes and grade groupings.

The foyer space is linked with one of the general learning areas and includes a kitchen for promoting a range of community settings for pre-enrolment age programs in the school where parents are present like Launching-Into-Learning.

Access to the learning areas may be gained from the building exterior via covered areas, or internally via a series of linked multi-functional access ways. Public access within the school learning areas will be securely controlled.

The building form is single storey with broad overhanging eaves for sun and weather protection and provide a covered outdoor play area including a weather protected sand-pit.

Articulation of the roof forms and exterior building material choices will be respectful of the existing school buildings ensuring that there is consistency and strong visual links.

Architectural Statement

Children – especially young children – have a sense of fun and wonder that we can nurture through a caring and supportive learning environment. We seek to use colour, texture and sensitively scaled space together with elements of surprise and playful design to enhance the physical learning experience.

With that in mind, and in conjunction with the Project Working Group, we have developed an appreciation of the site, its context, and school identity. The concept that has emerged will provide the school community with a welcoming, playful and practical facility that will enhance the school and serve the community needs.

The particular siting chosen for the new building achieves:

- Convenience of access from the turning circle and existing school circulation;
- Visibility within the school context;
- Connection to and extension of existing play ground areas;
- Excellent orientation to sun and views; and
- Excellent connection to the site, facilitating indoor-outdoor activities and play.

Key considerations behind the conceptual plan layout include:

- Creation of a welcoming and homely public entrance to the Early Years Centre that will encourage community participation with the school and provide a comfortable home environment for the Launch-into-Learning program;
- Integrating the Launch-into-Learning program in a way that can be separated from or conjoined to the other school activities;
- Creation of a safe environment for learning and working;
- Flexibility in the design, allowing for changing arrangements of space over time, for new technologies, changing teaching methodologies and flexibility in student grouping;
- Economical placement of suitably scaled shared toilet and storage facilities also permitting ease of supervision;
- Location of staff work area that will facilitate team planning meetings as well as provide work areas whilst also maintaining supervision over student areas;
- The adoption of sustainable design principles to ensure these flexible and safe environments are also energy efficient and provide enhanced levels of comfort; and
- Integration of information technology and making computer resources available to every student within the new facilities.

The proposal will create an Early Years Learning Centre focus for the school that will provide a caring and inspiring environment for the children, staff and community.

Our aim is to provide an environment that will provide the best possible start to school years.

Building Materials

Building materials are under consideration and their precise selection will be determined according to cost effectiveness, durability and maintenance requirements. Compatibility with the materials palette used for the existing school will also be considered.

The building cladding is to include face brickwork and painted cement sheet panels. The roof will be metal decking.

The building structure will be timber framed for both roofing and walls.

Sustainable Design

The proposed Early Years Learning Centre will be designed to incorporate as many sustainable design features as possible and will include the following strategies:

- The creation of flexible and adaptable spaces that can be used for multiple uses, particularly the Library hub central circulation space and collaborative learning areas. Whilst the building will be purpose designed to suit the Early Years Learning environment, it will also be adaptable for other future uses if required.
- The building design will allow for natural ventilation and good access to natural light, assisting with energy efficiency.
- Building will be orientated and designed to promote passive solar principles, making best use of the sun for solar gain during the winter months and properly shaded during the warmer months, assisting with energy efficiency.
- Rain water will be collected and stored for use in toilet flushing and irrigation of landscaped areas, promoting water efficiency.
- Use of plantation timber for roof and wall framing where practical.
- Use of energy efficient glazing systems.
- Environmentally responsible building materials and room fit outs.

Accessibility

The Early Learning Centre will be designed to facilitate full equitable access in accordance with AS 1428 throughout.

- Connections to the existing school campus and proposed carpark entry and playground areas will be on-grade and inside the new building consideration of door size and placement and hardware design will allow ease of movement and full equity for all users.
- An access toilet will be provided in accordance with the Department of Education standards that will allow for assisted toileting of young children and also function as an adult facility.
- Each bank of toilets will be provided with an ambulant toilet facility.
- All requirements of the National Construction Code will be met.

Project capabilities for Increased Enrolments

The Early Learning Centre will have sufficient flexibility for enrolment increases into the future. Initially it is expected that six of the seven classroom spaces will be fully utilised as a class space. Of those one will function as a Launch-into-Learning program area.

All new classroom spaces will be suitable to function as Kindergarten or Prep/Grade 1 according to enrolment need thereby provide flexibility .

The proposed works will increase the school capacity from the existing 450 students to 600 students FTE.

Master Plan Options

The proposal for the new Early Years Centre has been sited after consideration of a number of factors:

- Location to provide a separate early-years entry point for the school campus with proximity to vehicle entry for extended drop-off and pick-up arrangements suitable for younger children;
- Proximity to the existing early-years playground area to enable it to expand to connect with the new building;
- Northerly aspect to optimise the connection between indoors and outdoors for extended play; and
- Managing the site contours and levels to suit the above arrangement.

The building form was determined after careful thought to take advantage of the master plan factors. The proposal is to gently wrap the new building around the early-years playground in a gentle arc. The two ends of the arc will connect the public entry point at the western end through the building to the neighbouring learning pod at the other end.

Tasmanian Government Art Site Scheme

The briefing process for the Art Site scheme has commenced with the Project Working Group. Expressions of interest will be sought from the Tasmanian artist community and a selection committee will select the preferred artwork. It is expected that this selection process will be undertaken in the first half of 2017.

The opportunities identified for a suitable art work have focussed on the opportunity for stimulating sculptural works both inside the hub space and in the playground.



Project Management

Funding and Budget Estimates

Funding to the amount of \$5.5 million has been provided by the Tasmanian State Government for the project. (\$1 million in 2016-17, \$4.5 million in 2017-18)

The project funding is divided into the following components:

Description	Budget Component (\$'000)
Construction, including design and construction contingency	4,233
Up-front expenses including consultants' fees	450
Furniture and Equipment	275
Contingency and Post-Occupancy works	462
Art in Public Buildings	80
Total	5,500

The furniture and equipment budget will provide for appropriate furniture and Information Technology for this specific early-years setting.

Upfront expenses include architectural and engineering fees and permit authority fees.

In line with project management best practice, a contingency sum has been allowed for to provide additional funds in the event of design amendments, unforeseen construction costs, additional expert advice and post-occupancy changes.

M2a Architects and Exsto management Quantity Surveyors have provided cost information and estimates for the project based on the proposed master plan design. The project is currently in design development and the construction estimate may vary by the time tenders for construction are called. A design contingency has been allowed to cover this. The project scope will be managed within the budget parameters to ensure budget overruns do not occur.

Details of the preliminary cost estimate are as follows:

Construction Budget	Cost Estimate (\$'000)
Building works	2,945
External works	895
Design and construction contingency	393
Total Construction Budget	4,233

Project Timeline

The key upcoming dates for the project are as follows:

Project Task / Phase	Completion Date
PSCPW hearing	March 2017
Development Application submission	February 2017
Design development finalised	March 2017
Documentation, preparation for tender	April 2017
Tender date, 3.5 weeks	April 2017
Tenders close	April 2017
Tender assessment and approval	May 2017
Contractor appointed	May 2017
Construction commences	May 2017
Construction completed	February 2018
Defects liability period	February 2019
Post completion review and evaluation	February 2019
Project completion	February 2019

Potential Project Constraints

Risks and constraints identified in relation to the project budget, timeline and scope include the following:

Identified Risks	Risk Mitigation Strategy
The pre tender estimate will exceed the total available budget.	The tender will be packaged to allow reduction in scope should the tender sum exceed the pre tender estimate.
Planning approval will not be forthcoming to meet the time frame for tender.	Application for a planning approval was submitted in February 2017 to ensure approval is received prior to proceeding to tender.
Design development will not progress in a timely manner to meet the time frame for tender.	Weekly project working group meetings have been scheduled to ensure design can progress in the timeframe required working with consultants and the school to expedite this process.
Design not meeting requirements for 21st century pedagogy.	Weekly project working group meetings with key school staff to ensure 21st century pedagogy can be achieved in the new facility. Senior DoE Educators are involved with the design development process.
Delays occur during construction.	Regular site meetings will be held throughout the construction phase that updates the construction programme. Adequate programming has allowed full documentation of the construction package to minimise the risk of technical difficulties during construction.
The school community and broader community do not support the development.	Consultation has occurred throughout the project and support has been provided throughout. Ongoing communication will continue.

Conclusion

The major redevelopment of Windermere Primary School will provide a new early years learning pod and associated exterior improvements for playgrounds, pedestrian and vehicle movement. Seeking approval from the Parliamentary Standing Committee on Public Works at this stage in the process aims to provide assurance to the Windermere Primary School community that this project will proceed to tender and construction as soon as possible.

The provision of 21st century learning environments with adequate capacity for the foreseeable future at Windermere Primary School is critical to the provision of contemporary learning practices and improving student outcomes and retention. Whilst the need to undertake these redevelopment works is high, it should also be noted that the \$5.5 million funding allocation provides a much needed injection into the State economy.

It is therefore recommended to the Parliamentary Standing Committee on Public Works that the construction works proposed for Windermere Primary School proceed as detailed in this submission.



WINDERMERE PRIMARY SCHOOL

DISTRICT: South

ASSET No: 6544

FECA (m²): 4,150.00

TOTAL SITE AREA (Ha): 4.6750

JULY 2011
Update

BUILDING No.

1 ADMINISTRATION

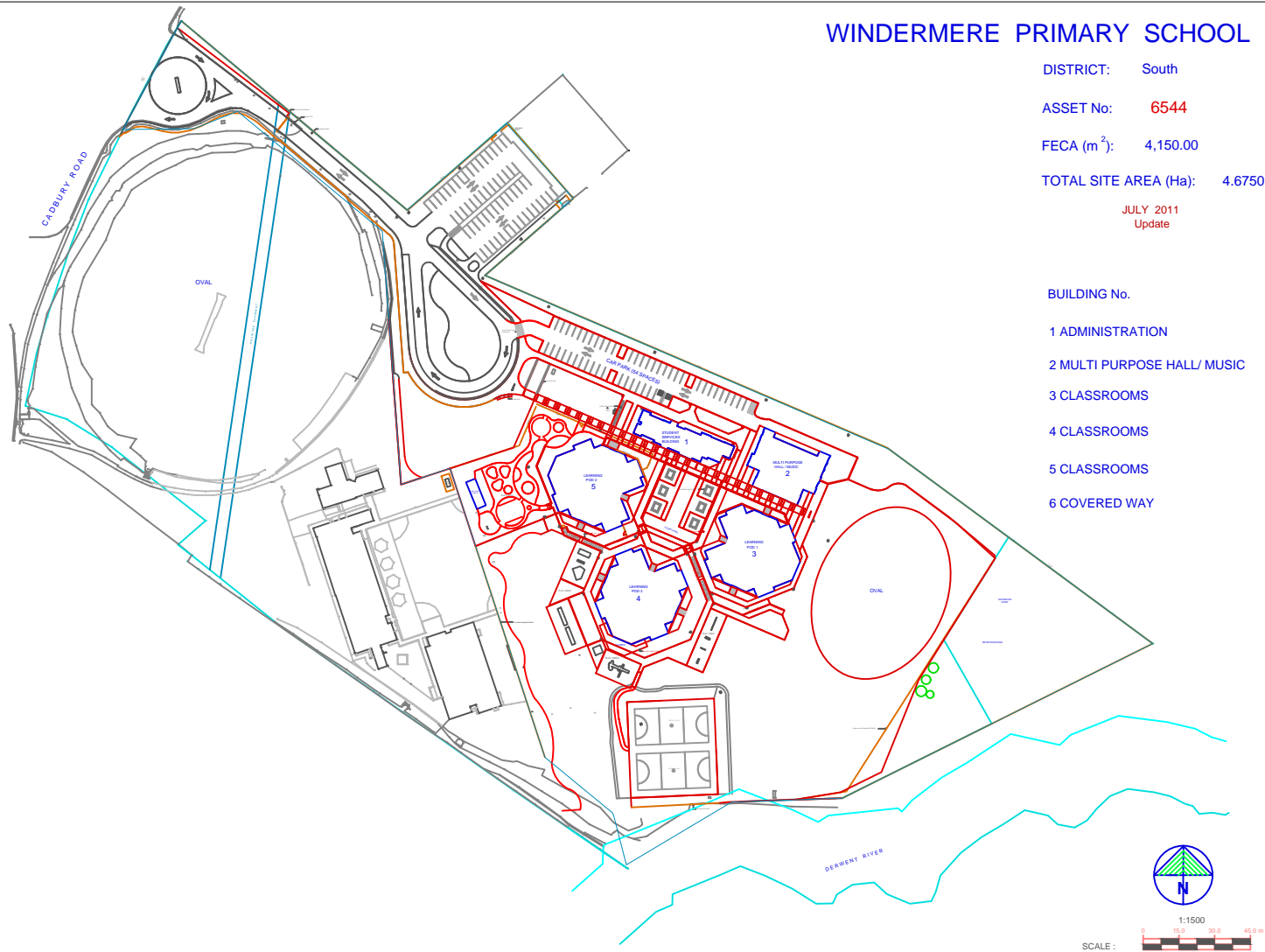
2 MULTI PURPOSE HALL/ MUSIC

3 CLASSROOMS

4 CLASSROOMS

5 CLASSROOMS

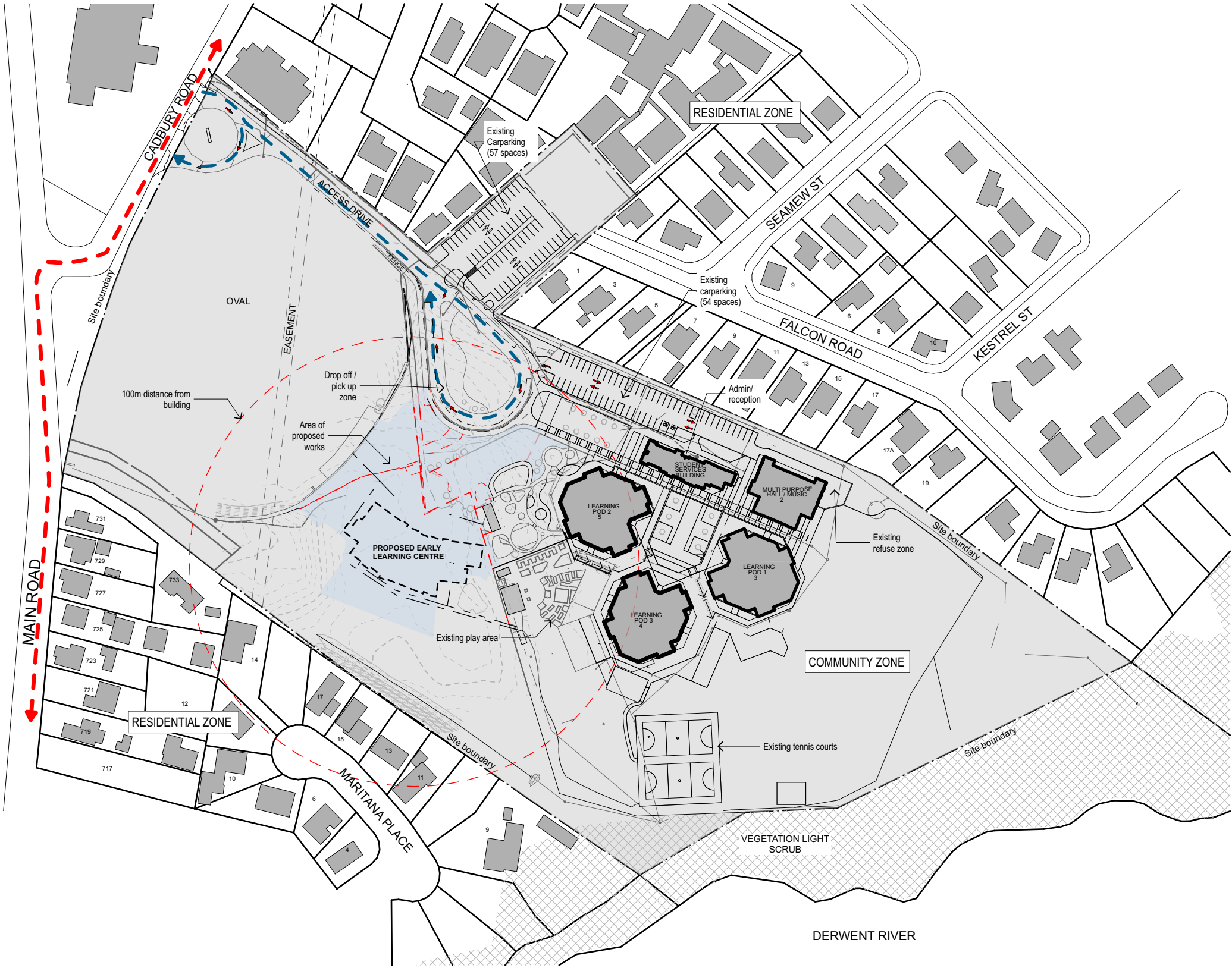
6 COVERED WAY



Area of proposed works

Existing buildings

Subject site



A DA Issue 06/02/17
Status/Rev Issue Date

Project Name
Windermere Primary School J022

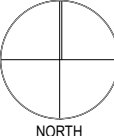
Address
**2 Cadbury Road
Claremont
Hobart 7011**

Client
Department of Education

Drawing Title:
Existing site analysis

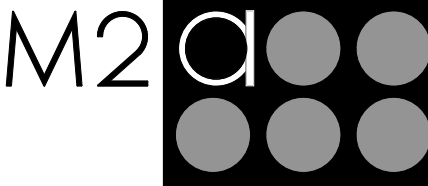
Status:	Drawing No.:	Revision:
B	90	A

DO NOT SCALE DRAWING
© M2architecture. Unauthorised copying prohibited

Plot Date: 6/02/2017	
Project No: 1631	
Scale @ A3: 1:2000	

t 03 6234 3307
f 03 6234 3192
www.m2a.com.au
25 Arthur St
North Hobart, 7000
PO Box 114
North Hobart, 7002
abn. 300474080443

Menzies & Marshall Pty Ltd trading as m2architecture

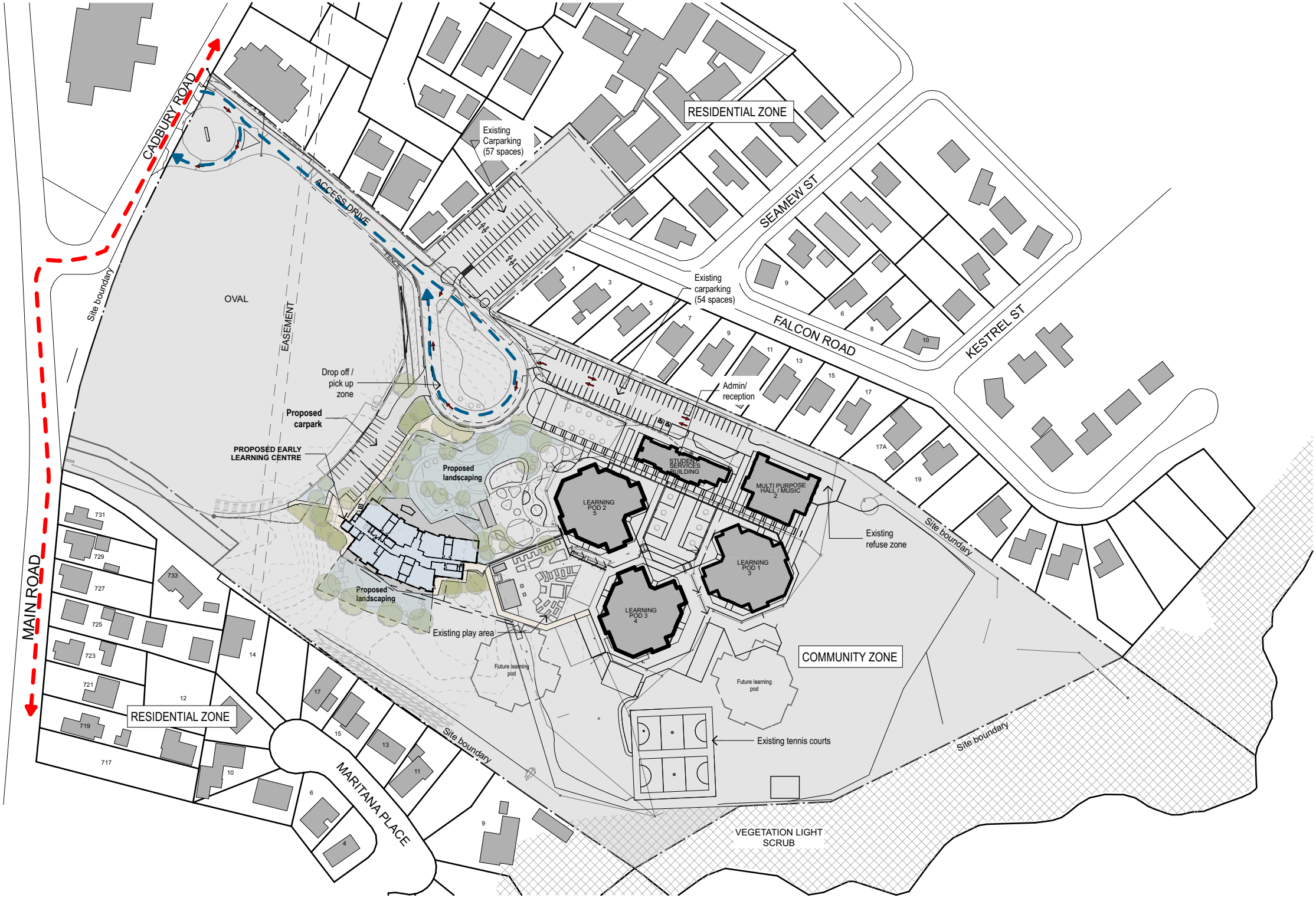


1. Existing site analysis
1:2000

Area of proposed works

Existing buildings

Subject site



01

Site plan
1:2000

A DA Issue 06/02/17
Status/Rev Issue Date

Project Name
**Windermere Primary
School J022**

Address
**2 Cadbury Road
Claremont
Hobart 7011**

Client
**Department of
Education**

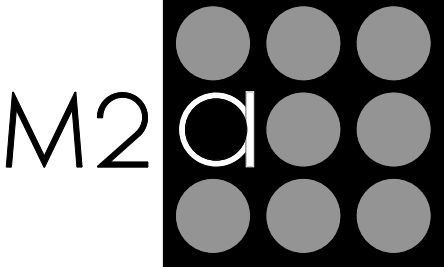
Drawing Title:
Site plan 1:2000

Status:	Drawing No.:	Revision:
B	100	A

DO NOT SCALE DRAWING
© M2architecture. Unauthorised copying prohibited

Plot Date: 6/02/2017	
Project No: 1631	
Scale @ A3: 1:2000	

t 03 6234 3307
f 03 6234 3192
www.m2a.com.au
25 Arthur St
North Hobart, 7000
PO Box 114
North Hobart, 7002
abn. 300474080443
Menzies & Marshall Pty Ltd trading as m2architecture

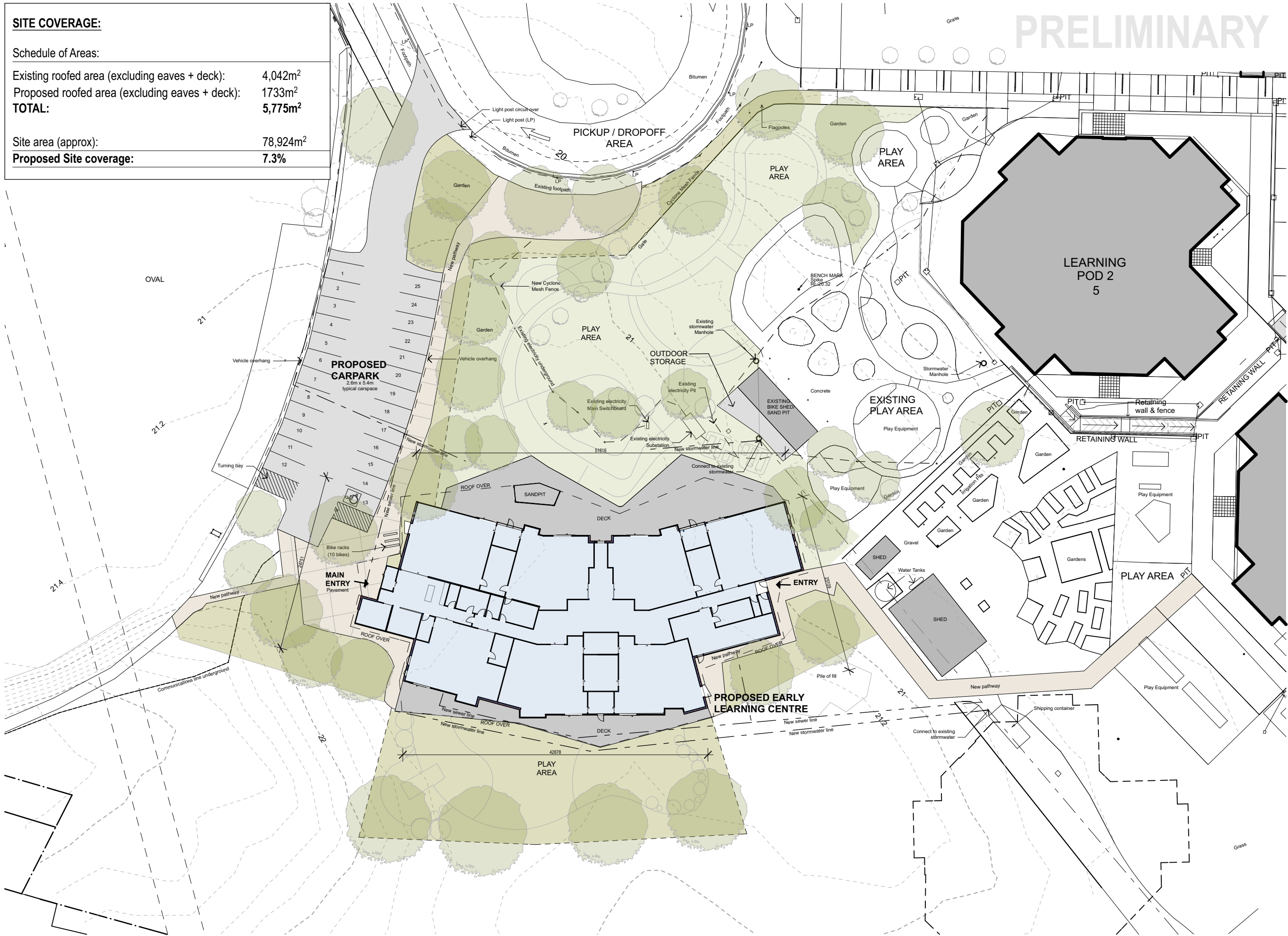


SITE COVERAGE:

Schedule of Areas:

Existing roofed area (excluding eaves + deck):	4,042m ²
Proposed roofed area (excluding eaves + deck):	1733m ²
TOTAL:	5,775m²

Site area (approx):	78,924m ²
Proposed Site coverage:	7.3%



2. Site plan
1:500

A DA Issue 06/02/17
Status/Rev Issue Date

Project Name
Windermere Primary School J022

Address
**2 Cadbury Road
Claremont
Hobart 7011**

Client
Department of Education

Drawing Title:
Site plan

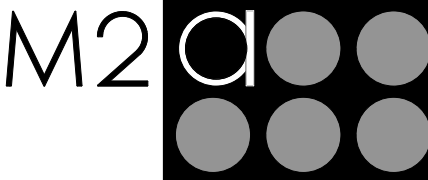
Status:	Drawing No.:	Revision:
B	101	A

DO NOT SCALE DRAWING
© M2architecture. Unauthorised copying prohibited

Plot Date: 6/02/2017	
Project No: 1631	
Scale @ A3: 1:500	

t 03 6234 3307
f 03 6234 3192
www.m2a.com.au
25 Arthur St
North Hobart, 7000
PO Box 114
North Hobart, 7002
abn. 300474080443

Menzies & Marshall Pty Ltd trading as m2architecture

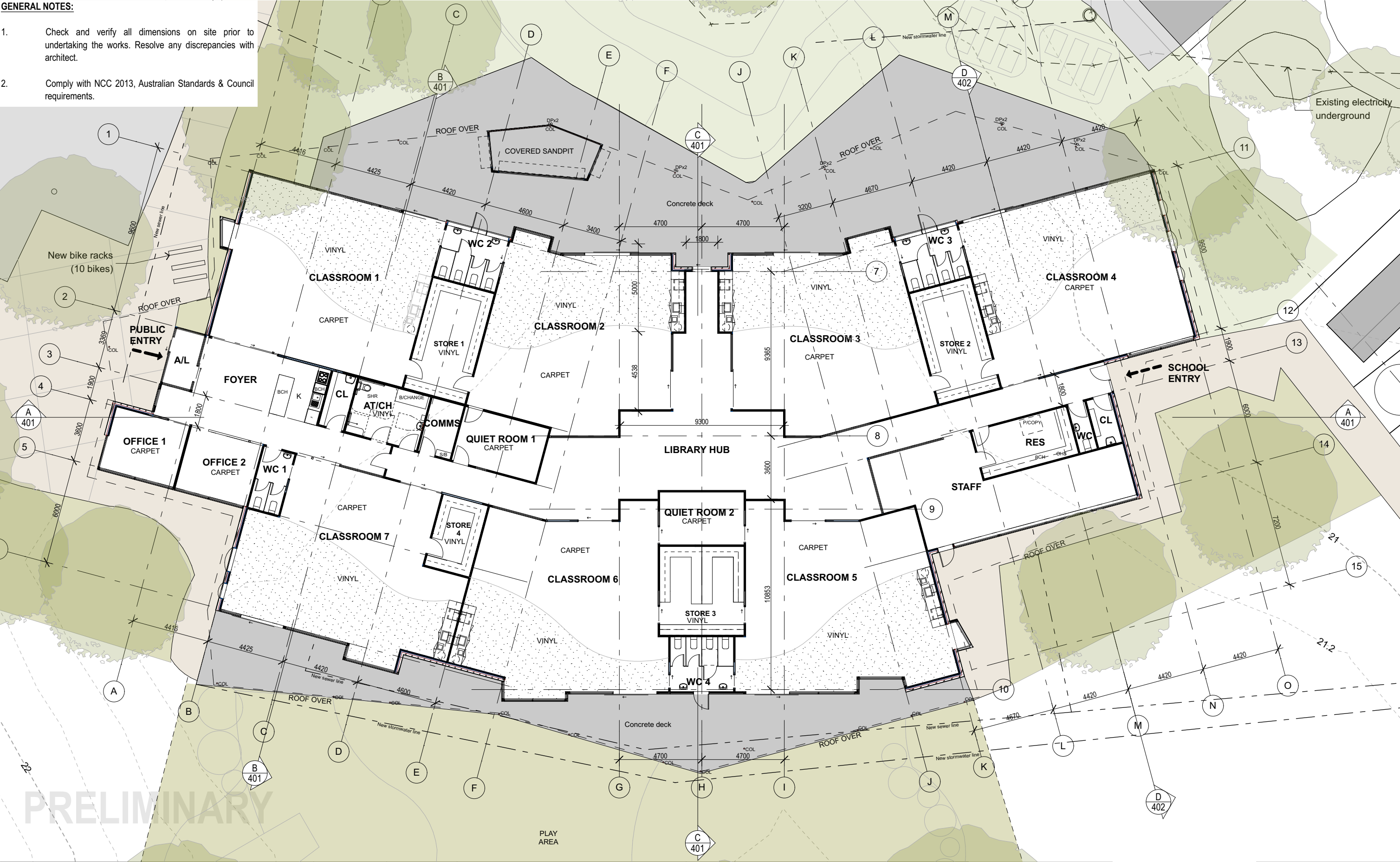


GENERAL NOTES:

1.
- Check and verify all dimensions on site prior to undertaking the works. Resolve any discrepancies with architect.

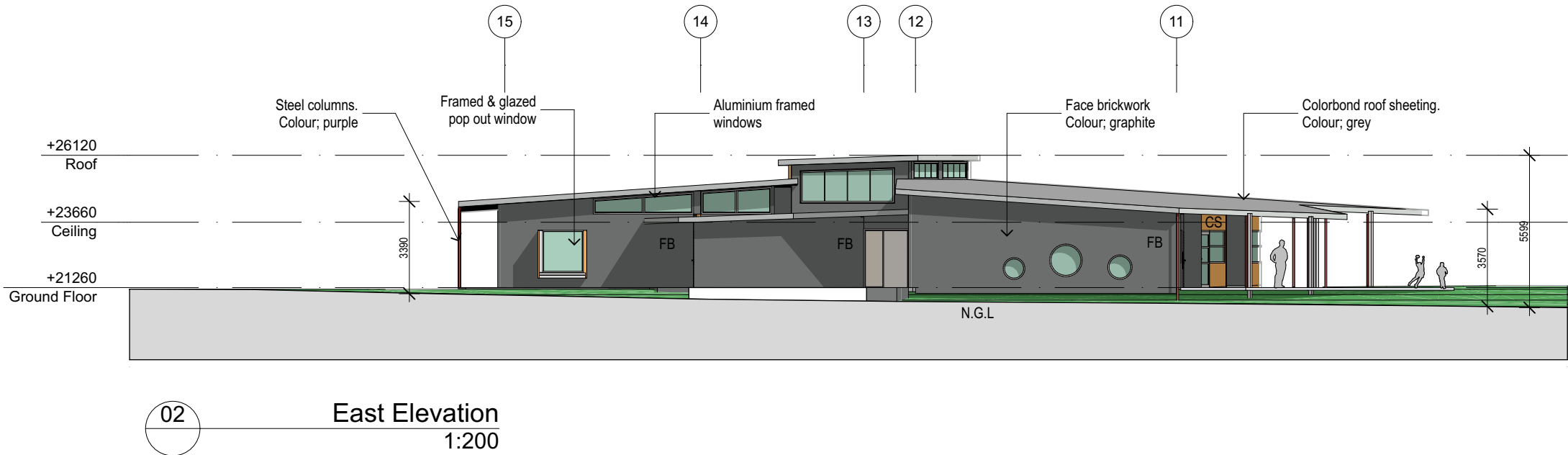
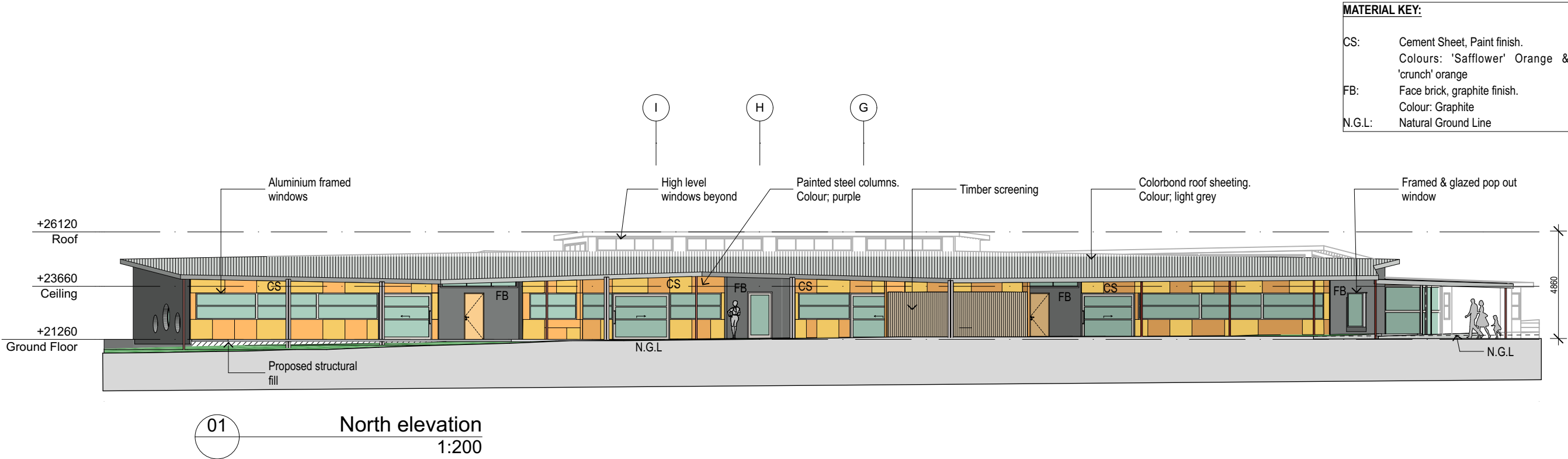
2.

Comply with NCC 2013, Australian Standards & Council requirements.



Status/Revision	Issue	Date	Plot Date:	Project Name	Client	Drawing Title:	<div><div>03 6234 3307</div><div>03 6234 3192</div><div>www.m2a.com.au</div><div>25 Arthur St North Hobart, 7000</div><div>PO Box 114 North Hobart, 7002</div><div>abn. 300474080443</div><div>Menzies & Marshall Pty Ltd trading as m2architecture</div></div>
A	DA Issue	06.02.17	6/02/2017	Windermere Primary School J022	Department of Education	Ground floor plan	
			Project No:	Address		Status:	
			1631	2 Cadbury Road		Drawing No.:	
			Scale @ A3:	Claremont		Revision:	
			1:200	Hobart 7011		B102A	
DO NOT SCALE DRAWING							
© M2architecture. Unauthorised copying prohibited							
A = Measured Drawings C = Design Development E = Contract Admin							
B = Schematic Design D = Contract Documentation F = As Constructed							





A DA Issue 06/02/17
Status/Rev Issue Date

Project Name
**Windermere Primary
School JO22**

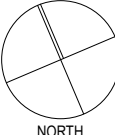
Address
**2 Cadbury Road
Claremont
Hobart 7011**

Client
**Department of
Education**

Drawing Title:
Elevation Sheet 1

Status:	Drawing No.:	Revision:
B	301	A

DO NOT SCALE DRAWING
© M2architecture. Unauthorised copying prohibited

Plot Date: 6/02/2017	
Project No: 1631	
Scale @ A3: 1:200	

t 03 6234 3307
f 03 6234 3192

www.m2a.com.au

25 Arthur St
North Hobart, 7000

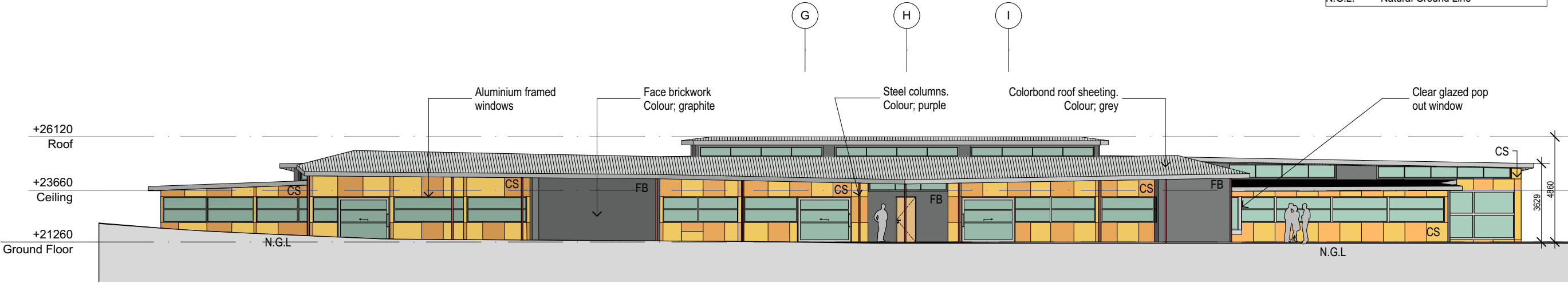
PO Box 114
North Hobart, 7002

abn. 300474080443

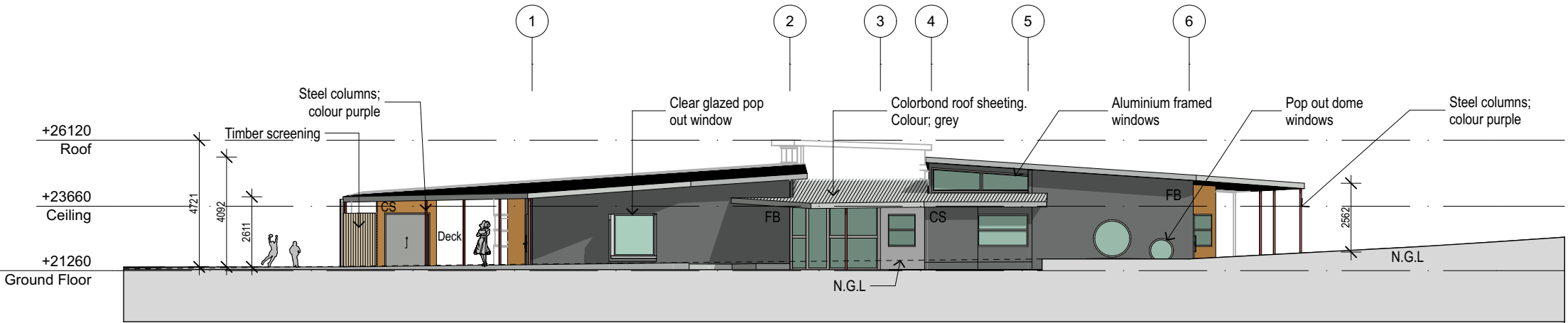
Menzies & Marshall Pty Ltd trading as m2architecture

M2a

MATERIAL KEY:	
CS:	Cement Sheet, Paint finish. Colours: 'Safflower' Orange & 'crunch' orange
FB:	Face brick, graphite finish. Colour: Graphite
N.G.L:	Natural Ground Line



03 South elevation
1:200



04 West elevation
1:200

A DA Issue 06/02/17
Status/Rev Issue Date

Project Name
**Windermere Primary
School JO22**

Address
**2 Cadbury Road
Claremont
Hobart 7011**

Client
**Department of
Education**

Drawing Title:
Elevation Sheet 2

Status:	Drawing No.:	Revision:
B	302	A

DO NOT SCALE DRAWING
© M2architecture. Unauthorised copying prohibited

Plot Date: 6/02/2017	
Project No: 1631	
Scale @ A3: 1:200	

t 03 6234 3307
f 03 6234 3192

www.m2a.com.au

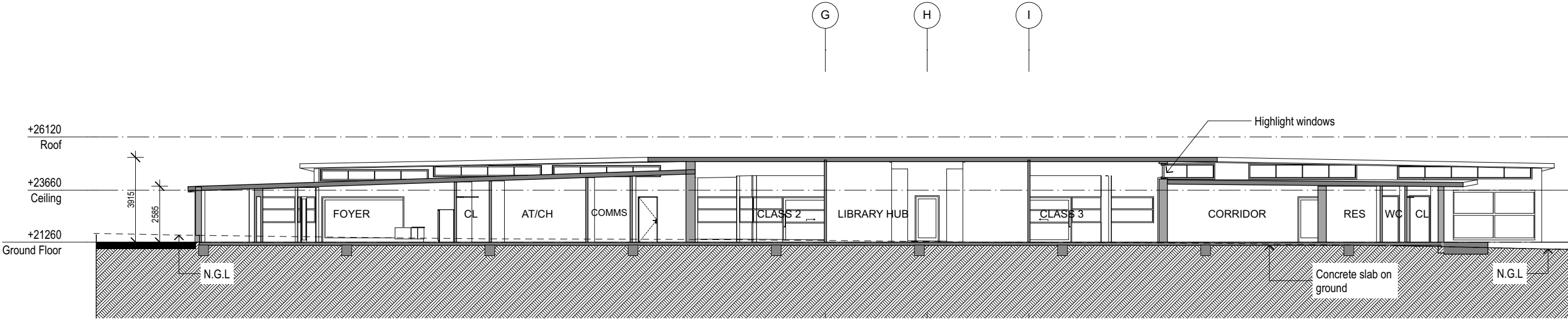
25 Arthur St
North Hobart, 7000

PO Box 114
North Hobart, 7002

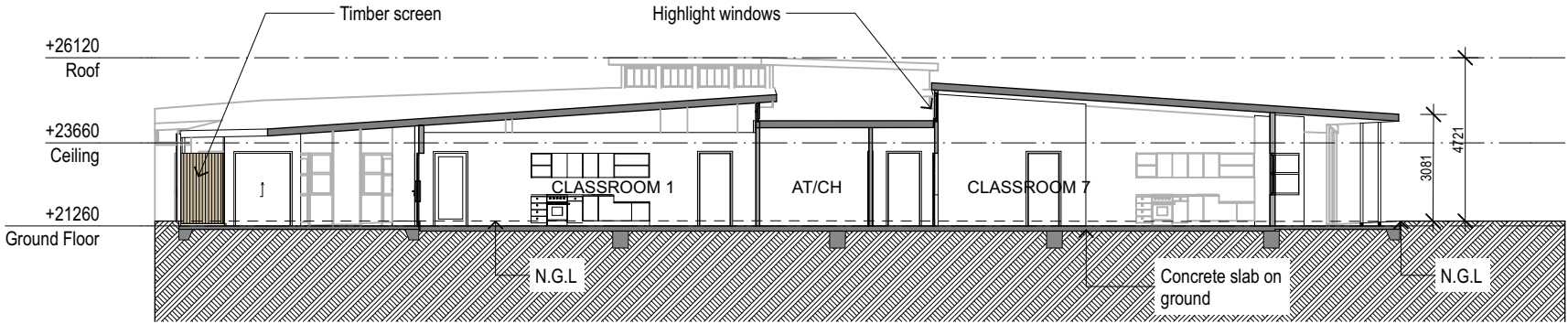
abn. 300474080443

Menzies & Marshall Pty Ltd trading as m2architecture

M2a



A SECTION
1:200



B SECTION
1:200

A DA Issue 06/02/17
Status/Rev Issue Date

Project Name
**Windermere Primary
School J022**

Address
**2 Cadbury Road
Claremont
Hobart 7011**

Client
**Department of
Education**

Drawing Title:
Section Sheet 1

Status: B	Drawing No.: 401	Revision: A
---------------------	----------------------------	-----------------------

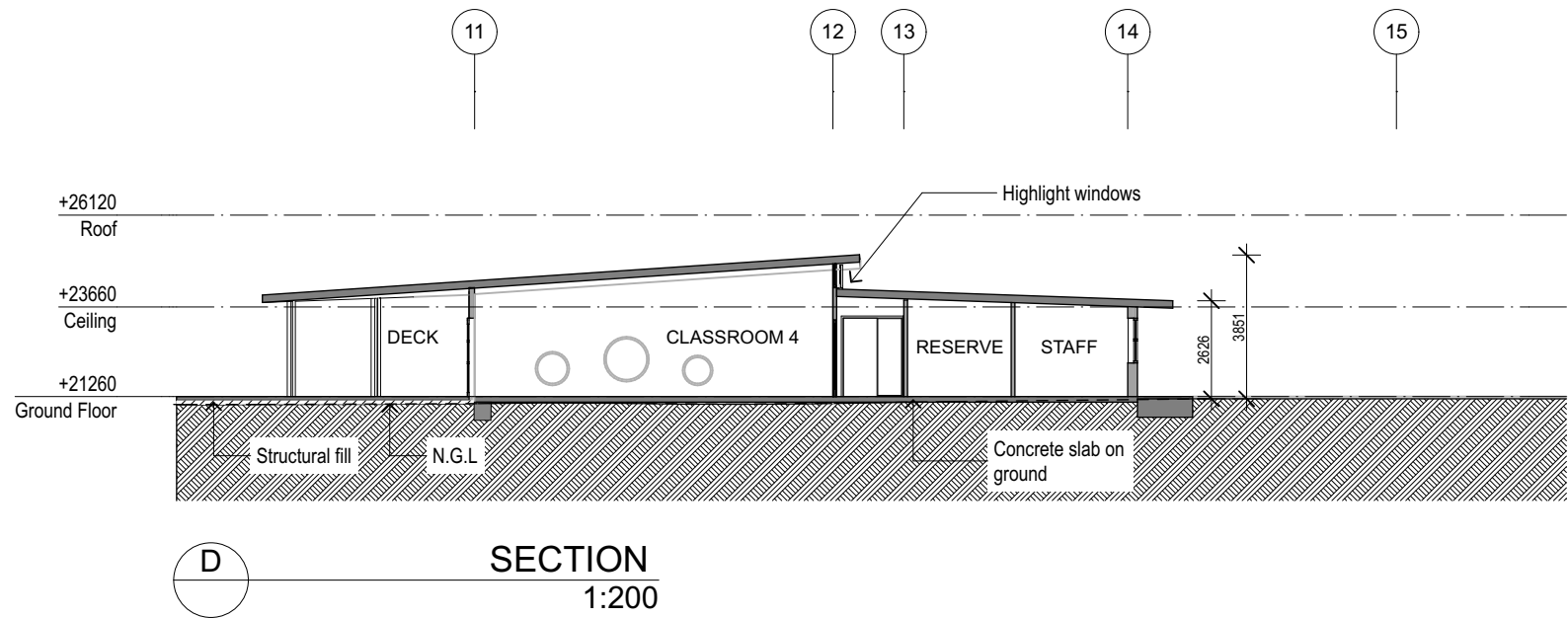
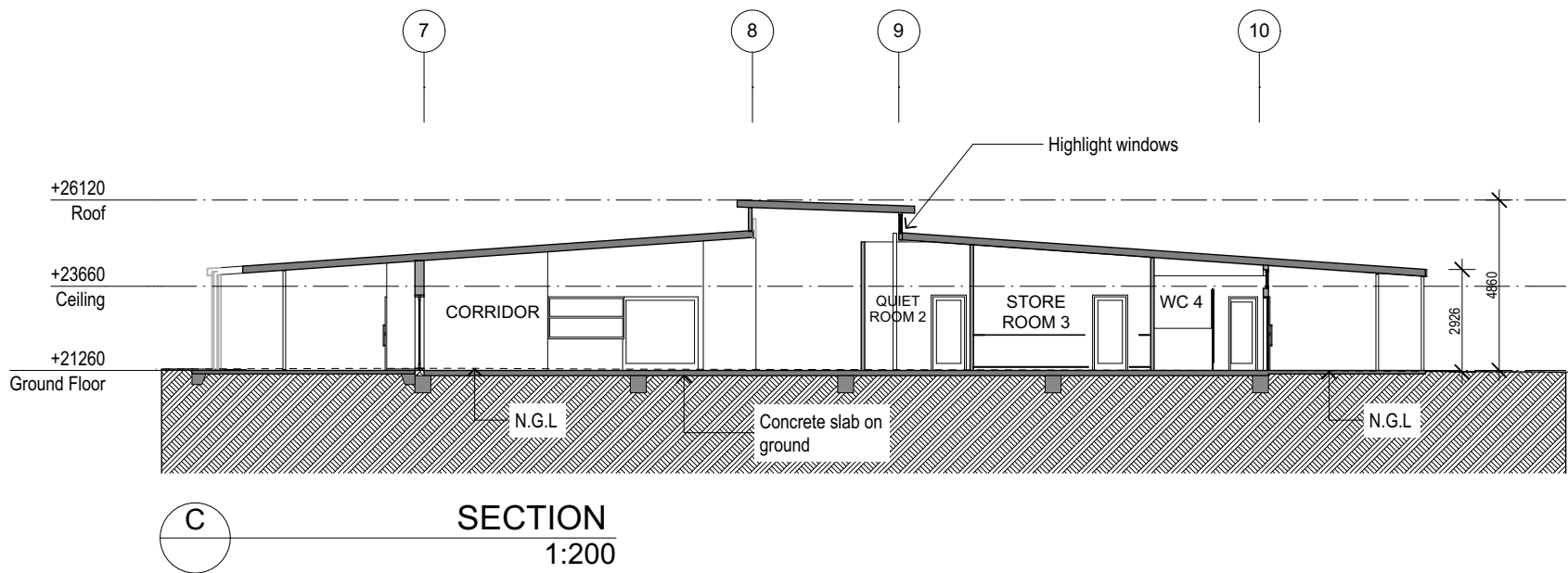
DO NOT SCALE DRAWING
© M2architecture. Unauthorised copying prohibited

Plot Date: 6/02/2017	
Project No: 1631	
Scale @ A3: 1:200	

t 03 6234 3307
f 03 6234 3192
www.m2a.com.au
25 Arthur St
North Hobart, 7000
PO Box 114
North Hobart, 7002
abn. 300474080443

Menzies & Marshall Pty Ltd trading as m2architecture

M2a



A DA Issue 06/02/17
Status/Rev Issue Date

Project Name
**Windermere Primary
School JO22**

Address
**2 Cadbury Road
Claremont
Hobart 7011**

Client
**Department of
Education**

Drawing Title:
Section Sheet 2

Status:	Drawing No.:	Revision:
B	402	A

DO NOT SCALE DRAWING
© M2architecture. Unauthorised copying prohibited

Plot Date:	Project No:	Scale @ A3:
6/02/2017	1631	1:200

NORTH

t 03 6234 3307
f 03 6234 3192

www.m2a.com.au

25 Arthur St
North Hobart, 7000


PO Box 114
North Hobart, 7002

abn. 300474080443


Menzies & Marshall Pty Ltd trading as m2architecture

M2a



 Aerial view 1 - West view (public entry)



 Aerial view 2 - East View (school entry)

PRELIMINARY



 West view (Main entry)



 North view



 South East view

A DA Issue 06/02/17
Status/Rev Issue Date

Project Name
**Windermere Primary
School JO22**

Address
**2 Cadbury Road
Claremont
Hobart 7011**

Client
**Department of
Education**

Drawing Title:
Perspectives

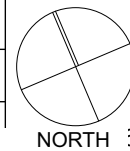
Status: B	Drawing No.: 700	Revision: A
---------------------	----------------------------	-----------------------

DO NOT SCALE DRAWING
© M2architecture. Unauthorised copying prohibited

Plot Date:
6/02/2017

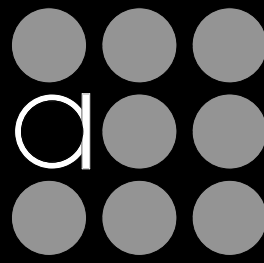
Project No:
1631

Scale @ A3:



t 03 6234 3307
f 03 6234 3192
www.m2a.com.au
25 Arthur St
North Hobart, 7000
PO Box 114
North Hobart, 7002
abn. 300474080443

Menzies & Marshall Pty Ltd trading as m2architecture





WINDEMERE PRIMARY SCHOOL

Early Learning Centre SITE PLAN DEVELOPMENT APPLICATION

FEBRUARY SCALE 1:1000@ A3



KEY:

- 1 Pick up/drop off zone with low seating walls, and trees set in tree grates flush with paving
- 2 Bike racks
- 3 Car Park on existing hard stand, using existing kerb and channel where possible. ~26 spaces. Entry / exit of existing pick-up, drop off turning circle
- 4 Concrete pathway to new classrooms; pathway ties into existing path levels at existing pick-up drop off turning circle. Pathway utilises same banded pattern and aggregate used elsewhere in existing school campus. Vegetated buffer to new playground fence
- 5 New fencing indicated by orange dashed line. Fencing along western edge of playground to be a solid panel system. Fencing elsewhere to playground A.R.C tubular metal fencing or similar
- 6 Undercover concrete deck to new classrooms. See Architect's drawings
- 7 Curving pathway to play area framed by low block work walls. Alternating coloured concrete surface and concrete aggregate surface
- 8 Painted bitumen and concrete play area, with 2 x trees inset in tree grate flush with surrounding pavement
- 9 Open grass play
- 10 Blockwork seating walls
- 11 Compacted gravel zone with seating boulders
- 12 Bike path - alternating bands of coloured and exposed aggregate concrete. Bike path ties in with existing bike path in existing playground
- 13 Garden beds featuring native shrubs and selected tree species. Existing trees retained
- 14 Soft fall surface (indicated by blue tone)Dinghy play feature. Play area edged by boulder feature
- 15 Water play; featuring elevated pump on modwood deck, elevated water run and decorative rock drainage channel
- 16 Timber or modwood bridge over water channel
- 17 Mud kitchen bench. Compacted gravel surround
- 18 Fenced compacted gravel 'works' area. Location of existing substation. Fencing A.R.C tubular metal fencing or similar
- 19 Pathway and steps down into existing play area
- 20 New covered way / path to exsting campus. Fencing locations shown by orange dashed line
- 21 Mulch play area with nature play features, including balance beams, boulders, log stepping stones and other items
- 22 Slide with boulder / rope climb access, using natural topography. Soft fall to base of slide area
- 23 Proposed extension to existing shed; see Architect's drawings
- 24 White dotted line indicates approximate boundary of works to main playground area
- 25 Wind break planting to main entry area
- 26 Existing path to main road



WINDEMERE PRIMARY SCHOOL


Early Learning Centre PLAYGROUND PLAN DEVELOPMENT APPLICATION

FEBRUARY SCALE 1:250 / A1



PRELIMINARY

Duncan Groves : 

SANDRA QUINN : 

PRUE JONES : 



A Client Issue 02/12/16
Status/Rev Issue Date

Project Name
**Windermere Primary
School J022**

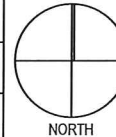
Address
**2 Cadbury Road
Claremont
Hobart 7011**

Client
**Department of
Education**

Drawing Title:
Master plan

Status:	Drawing No.:	Revision:
A	100	A

DO NOT SCALE DRAWING
© M2architecture. Unauthorised copying prohibited

Plot Date: 2/12/2016	
Project No: 1631	
Scale @ A3: 1:2000	

t 03 6234 3307
f 03 6234 3192

www.m2a.com.au
25 Arthur St
North Hobart, 7000
PO Box 114
North Hobart, 7002
abn. 300474080443

Menzies & Marshall Pty Ltd trading as m2architecture

M2a

1.

Master plan
1:2000

Project: 61209

Details: Masterplan Cost Estimate

Building: Windermere Primary School Early Learning Centre

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
	Windermere Primary School								
	Early Learning Centre								
	Masterplan								
	December 2016								
	New Early Learning Centre	69.57		1,250	m2	2,355.92	2,944,900		2,944,900
	External Works & Services	21.14		1	Item		894,566		894,566
	Subtotal								3,839,466
	Design Contingency	4.54		5	%		191,973		191,973
	Construction Total								4,031,439
	Construction Contingency	4.77		5	%		201,572		201,572
	Subtotal								4,233,011
	Authority Fees and Charges	0.00		1	Item	Excl	0		0
	Professional Fees	0.00		1	Item	Excl	0		0
	Head works fees and charges	0.00		1	Item	Excl	0		0
	FFE	0.00		1	Item	Excl	0		0
	IT/AV	0.00		1	Item	Excl	0		0
	Artwork	0.00		1	Item	Excl	0		0
	GST	0.00		1	Item	Excl	0		0
	Project Total								4,233,011
GFA: 0.00 m2		100.00	0.00						4,233,011

Project: Windermere Primary Early Learning Centre
Building: Windermere Primary School Early Learning Centre

Details: Masterplan Cost Estimate

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
	Functional Areas								
	Classrooms	41.63		766	m2	2,300.00	1,761,800		1,761,800
	Stores	4.26		90	m2	2,000.00	180,000		180,000
	Offices	1.54		27	m2	2,400.00	64,800		64,800
	Staff	2.72		50	m2	2,300.00	115,000		115,000
	Circulation/Hub/Library	9.36		165	m2	2,400.00	396,000		396,000
	Foyer	2.61		46	m2	2,400.00	110,400		110,400
	Amenities - Children	3.10		41	m2	3,200.00	131,200		131,200
	Amenities - Adults/Assisted Change	2.13		29	m2	3,100.00	89,900		89,900
	Cleaner	0.74		10	m2	3,100.00	31,000		31,000
	Quiet	0.77		14	m2	2,300.00	32,200		32,200
	Resource	0.66		12	m2	2,300.00	27,600		27,600
	Extra over Allowances								
	Tea making facilities to foyer	0.12		1	Item	5,000.00	5,000		5,000
									2,944,900
	Note : preliminaries included in above rates								
	External Works and Services								
	Site Preparation								
	Site strip for buildings	0.16		1,295	m2	5.00	6,475		6,475
	Allow for cut/fill	0.92		1,295	m2	30.00	38,850		38,850
	Site strip for external landscaping	0.24		2,009	m2	5.00	10,045		10,045
	Allow for cut/fill	1.43		2,009	m2	30.00	60,272		60,272
	Roadways and Paving								
	Pedestrian pavement	0.99		554	m2	75.00	41,518		41,518
	<u>Carpark - South</u>								
	Reshape existing carpark hardstand	0.23		934	m2	10.00	9,344		9,344
	Reseal	0.34		934	m2	15.00	14,016		14,016
	line marking	0.04		934	m2	1.50	1,402		1,402
	Lighting	0.89		934	m2	40.00	37,376		37,376
	Kerbs	0.25		185	m	55.00	10,161		10,161
	Allow to connect with existing roadway	0.12		1	Item	5,000.00	5,000		5,000
	<u>Carpark - North</u>								
	Reshape existing carpark hardstand	0.36		1,497	m2	10.00	14,970		14,970
	Reseal	0.54		1,497	m2	15.00	22,454		22,454
	line marking	0.06		1,497	m2	1.50	2,245		2,245
	Lighting	1.42		1,497	m2	40.00	59,878		59,878

Project: Windermere Primary Early Learning Centre
Building: Windermere Primary School Early Learning Centre

Details: Masterplan Cost Estimate

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
	Kerbs (Continued)	0.22		162	m	55.00	8,903		8,903
	Allow to connect with existing roadway	0.12		1	Item	5,000.00	5,000		5,000
	External Shelter								
	External Shelter areas	4.45		342	m2	550.00	188,100		188,100
	Covered Way								
	Covered way form Learning Pod 5	1.05		80	m2	550.00	44,055		44,055
	Play Area								
	General play landscaping	1.67		2,009	m2	35.00	70,317		70,317
	Fencing	0.18		50	m	150.00	7,500		7,500
	Site retaining walls	0.00		1	Item	Excl	0		0
	Stormwater								
	Connect to existing	0.05		1	Item	2,000.00	2,000		2,000
	<u>Carpark - South</u>								
	Stormwater line and pits	0.34		934	m2	15.00	14,016		14,016
	<u>Carpark - North</u>								
	Stormwater line and pits	0.54		1,497	m2	15.00	22,454		22,454
	<u>Building</u>								
	Stormwater line	0.44		230	m	80.00	18,400		18,400
	Allowance for manholes/pits	0.10		2	No	2,000.00	4,000		4,000
	Sewer								
	Connect to existing	0.05		1	Item	2,000.00	2,000		2,000
	Sewer line	0.35		180	m	80.00	14,400		14,400
	Allowance for manholes/pits	0.10		2	No	2,000.00	4,000		4,000
	Water								
	Connect to existing	0.03		1	Item	1,000.00	1,000		1,000
	Water line	0.24		180	m	55.00	9,900		9,900
	Allowance for valves/etc	0.09		1	Item	3,500.00	3,500		3,500
	Electrical								
	Allowance for electrical connection	0.24		1	Item	10,000.00	10,000		10,000
	Electrical substation	0.00		1	Item	Excl	0		0
	Fire								
	Connect to existing	0.05		1	Item	2,000.00	2,000		2,000
	Fire line	0.52		180	m	120.00	21,600		21,600
	Fire plug	0.11		1	no	4,500.00	4,500		4,500
	Preliminaries								791,651
	Unmeasured sundries	0.94		5.00	%		39,583		39,583
	Preliminaries	1.50		8	%		63,332		63,332
									894,566

Project: Windermere Primary Early Learning Centre

Details: Masterplan Cost Estimate

Building: Windermere Primary School Early Learning Centre

Code	Description	% BC	Cost/m2	Quantity	Unit	Rate	SubTotal	Factor	Total
	GFA: 0.00 m2	100.00	0.00						3,839,466