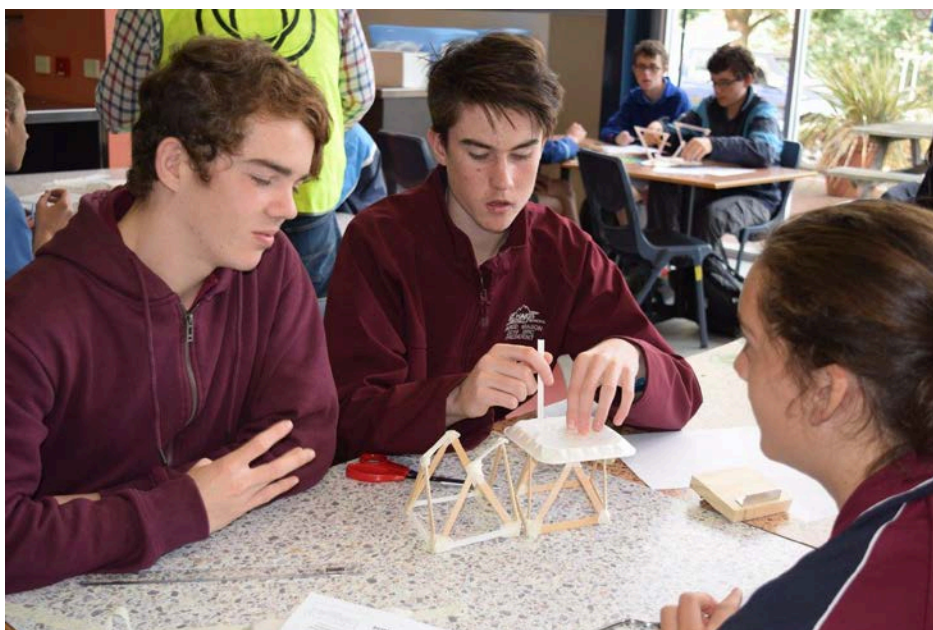




SUBMISSION

MAJOR REDEVELOPMENT OF ST MARYS DISTRICT SCHOOL

SUBMISSION TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS
26 July 2017



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Introduction

This submission seeks approval from the Parliamentary Standing Committee on Public Works for the major redevelopment of existing learning areas at St Marys District School to provide contemporary learning environments including music and performing arts, sufficient staff and support areas, amenities and administration facilities.

St Marys District School is using a number of aging buildings, which provide inadequate learning spaces and office administration areas. The buildings have poor energy efficiency and are very cold in winter. The existing canteen is small and a number of areas have poor layout. The proposed major redevelopment addresses these issues within the available funding.

Current Educational Needs and Priorities

21st Century Pedagogy and Learning Opportunities

School Philosophy and Community Connections

St Marys District School offers a supportive and inclusive education in a Kinder to Year 12 environment. Students are respected for their individuality and feel safe and supported. They are challenged to fulfil their goals and to find their place in the school and wider community. Trusting relationships create the foundation for quality teaching and learning.

St Marys District School has a strong focus on literacy and numeracy. Through the state 'Raising the Bar and Bridging the Gap' initiative, the school expects to have an even greater literacy focus K to 6 to maximise the number of students meeting the National Benchmarks in reading and writing.

The Trade Training Centre located on the St Marys District School site offers a range of courses for students and adults interested in furthering their education. Besides a wide range of VET courses the Trade Training Centre also offers pre-tertiary and foundation TCE subjects – for example English, Communications, Maths, Applied Physical Sciences and Computer Science. Existing year 11 & 12 students currently study out of the Trade Training Centre.

Enrolment Demand

The enrolment history and projections are summarised below:

	Actual FTE				Projected FTE				
	2014	2015	2016		2017	2018	2019	2020	2021
Kindergarten	28	21	20		20	24	24	22	22
Preparatory	16	26	25		19	19	23	23	21
Year 1	25	18	26		24	19	19	22	22
Year 2	21	23	19		25	23	19	19	21
Year 3	20	18	24		19	24	22	19	19
Year 4	27	21	16		24	19	24	22	19
Year 5	21	28	24		18	25	21	25	23
Year 6	22	21	26		25	19	26	22	25
Year 7	29	39	32		33	33	31	37	31
Year 8	36	27	40		32	33	33	31	37
Year 9	38	38	30		40	32	33	33	32
Year 10	35	32	36		29	39	31	32	32
Total Persons	318	312	318		308	309	306	307	304
Total FTE	306	303	309		300	299	296	298	295

The above table and projections are produced annually by the Department. This table was produced in October 2016. The first term census for student enrolments as at March 2017 confirms St Marys FTE at 298. St Marys District School also has 15 students studying agriculture and science programs in 2017.

The school has a design enrolment capacity of 525 FTE.

Existing Facilities

St Marys District School has two campuses – Gray Street, St Marys and Fingal (previously Fingal Primary School). The Fingal campus is located on the corner of Victoria and Seymour Streets, Fingal and has a Fully Enclosed Covered Area (FECA) of 591m². The Gray Street campus is located at 13 Gray Street, St Marys, 7215. This site comprises 16.34ha, and has a building FECA of 5,291m². The overall FECA for St Marys District School is 5882m².

The Gray St campus includes the following facilities:

- A high school and administration block, comprising two classrooms, eight offices, a general purpose hall, facilities, etc.;
- A primary school block, comprising six classrooms, two multipurpose rooms, offices, external breakout space and facilities;
- A kindergarten block (terrapin);
- Trade training centre, comprising a classroom, work area and propagation room;
- Free standing gymnasium, library and kiosk buildings;
- Manual arts building for metal/wood work;
- Science building, including two laboratories, a preparation room, staff room and storage areas;
- Home economics building, comprising a classroom, kitchen, laundry and office space;
- Music building including an instrumental and vocal room, and six practice rooms;
- Swimming pool;
- Two learning pods comprising seven classrooms, breakout space, staff rooms and covered outdoor areas.

The Fingal campus includes the following:

- Two classrooms, metal work room, student amenity room, facilities – each free standing.

Community Consultation

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

- Learning Services North;
- School Association;
- School Management and Student support staff;
- Project Consultant Team;
- DoE Capital Project Officer; and
- DoE IT Project Officer.

The PWG met fortnightly throughout the design process to consider project issues from a student, school and community perspective.

Consultation to date has included:

- Initial drafts of plans shared through all staff meetings;
- Information and feedback shared from school and site visits;
- Intensive consultation with the teaching staff of key areas impacted on by the building programme;
- Consultation with non-teaching staff regarding design elements and impact on roles;
- Regular updates, sharing of plans and seeking feedback from School Association members during their meetings;
- Student feedback; and
- Updates via the school newsletter to parents and school community.

A formal presentation to the school community of the concept plans was held on March 1st. Participants were provided supporting information and the design team gathered valuable feedback from parents, staff and other interested parties present.

The School Association has been an interested participant in the consultation process and the school has provided timely updates on project progress via their newsletter. The School, School Association and Department support the proposed major redevelopment presented in this submission.

The Department via a concerned member of the public did receive correspondence proposing an early years development as a priority. This proposal was shared with the School and School Association for consideration. While it was agreed that such a development was important, the School and School Association agreed that the proposed redevelopment contained in this submission was a higher priority.

The response to the concerned member of the public acknowledged the importance of early years education and the commitment that the Tasmanian Government has made to ensuring that all Government Kindergarten facilities comply with the National Quality framework by 2020. This is being managed by the Department through a separate process to this submission and the proposed major redevelopment.

Proposed Works

The project will include the following works:

- Provision of additional general learning areas of 90m² for the junior school and 75m² floor area for the senior cohort with appropriate withdrawal and support facilities;
- Consolidation of the performing arts into a central facility including a new school canteen. The canteen will provide catering facilities for school functions;
- Refurbishment of the administration centre to provide suitable accommodation for all staff;
- Works to improve campus connectivity;
- Rationalisation of external learning and social space, ensuring improved facilities for each age cohort to enhance amenity and a reduction of safety incidents;
- Provision of an efficient solution to student lockers to reduce anti-social behaviour;
- Provision of appropriate student amenities to reduce anti-social behaviour;
- Creation of a new staff room and staff amenities; and
- Improved accessibility.

The proposed redevelopment will increase the overall FECA by 100m².

Master planning also addressed options for Early Childhood facilities, however, as stated this is being managed under a separate process.

The existing Kindergarten building was opened in 1988 and comprises a modular demountable type structure with more contemporary additions. The facility is remote from the main school campus by an approximate distance of 60 metres. It is serviced by the common campus driveway and shares car parking.

A recent audit of the Kindergarten revealed that whilst the facility is aged, it is in generally in good condition and serviceability. There were minor defects, superficial wear and tear, some deterioration to finishes and major maintenance is not required.

Site Planning and School Design

A complete master plan review was conducted as the first step in the design process for the school to ensure the scope as briefed was achieved for the budget.

The design team developed three options with the preferred construction option being costed at \$3.65 million.

This option focused a fair portion of the development budget on establishing the performing arts complex with refurbishment works on several existing buildings to accommodate displaced functions. The selected option focused on refurbishment of existing buildings rather than construction of new buildings and was selected as it best met the requirements of the Project Brief and satisfied the Project Budget.

The site master plan has been determined and identifies the location of the following facilities.

- A performing arts complex accommodating music, dance and drama (including a stage) to be in building 1 along with storage, amenities, canteen and a foyer space;
- Administration accommodating main reception, staff offices, amenities, and meeting room;
- General learning areas to be located in building 3 along with a break out space, staff office and student amenities;
- General learning areas to be redeveloped in building 4 along with breakout spaces and student amenities;
- Staff room and staff amenities to be relocated into building 5; and
- The library will be relocated into the western end of building 7.

The site master plan also identifies locations for the following learning spaces should the need be confirmed and if future funding becomes available:

- Grade 11 and 12 classrooms, to be in the dry lab of building 9; or
- Grade 11 and 12 classrooms to be accommodated in the current art area in building 1 and art is co-located into MDT.

The site master plan has the following advantages:

- Utilises the existing building fabric and site infrastructure;
- Reinforces the flow of year groups through the school;
- Creates and identifies year level learning precincts within the structure of the campus;
- Clusters all year groups around the centre of the school;
- Reinforces the links between year groups and the supporting functions;
- Locates the performing arts complex for easy access by parent and community groups off the existing car park; and
- Maintains existing access, bus and car parking areas.

Architectural Statement

The primary focus for the redevelopment of the St Marys District School is the creation of a flexible performing arts complex and flexible and adaptable learning spaces for senior students that support 21st century teaching and learning.

The design approach has revolved around developing spaces for students to excel in the digital age. Schools must provide high quality learning environments where students are engaged, stimulated and encouraged to be creative thinkers and learners.

Many areas of the school have had little or no money spent on them and as such the school community is seeking to provide a new environment that supports their students through flexible and collaborative learning. The design for the redeveloped buildings has focused on the student as the learner and creates spaces that can be changed and altered to provide a variety of settings that support a range of teaching and learning activities.

The external building forms will generally remain familiar to the school community but they will be added to and modified indicating that they now belong to the 21st Century. The learning environment will feature an array of ecological sustainable design features, including natural lighting and ventilation, the use of sustainable materials and dispersed technology.

Building orientation presents challenges for limiting unwanted summer solar heat gain and glare and through the selection of appropriate glazing methods these aspects will be controlled.

Performing Arts Complex and Administration

The existing performing arts functions are currently being accommodated in the old school hall and a substandard house on the school campus. These facilities are substandard and do not support the teaching methods required in the 21st Century.

There is a drive by the school to combine music, dance and drama into one complex where they can be combined to support each other but also be provided with a building that can support the specialised teaching that is required. The new performances spaces will be designed to provide:

- Individual learning spaces for music, drama and dance that can open into one space for whole of school performances;
- Acoustic privacy between the individual spaces;
- A stage within the drama area;
- A lobby that can double up as a senior student common area and a breakout teaching space for performing arts;
- Practice rooms in the music area; and
- Appropriate storage for each of the arts.

The building will be extended into the existing courtyard with the view of creating an improved external social space that opens off the lobby. In addition, a new school canteen will be constructed as part of this complex to replace the substandard facility located on the southern side of the school. The canteen will double as a catering hub and has been positioned so that it can serve when the complex is catering for school performance or community event.

This design has maintained the front façade of the school to which, we understand, the local community has a strong connection. The façade was a standard design back in the 1950/1960's and is part of this local community.

The school's administration is currently located in building 1 adjacent to the existing school hall. As part of the development for the performing arts centre, administration will be redeveloped to provide:

- New entry foyer;
- Main and student reception;
- Meeting/board room;
- Offices for the Principal and Assistant Principal;

- Amenities and kitchenette;
- Offices for the Business Manager, Guidance Officer, School Nurse, Social Worker and IT;
- Counselling Room; and
- Printing and storage.

The new area will provide a unified administration with sufficient space to operate from. The spaces will be acoustically treated for privacy and benefit from natural light and ventilation.

General Learning Areas

The existing senior classrooms within the school are of a cellular design that do not support 21st Century collaborative learning. Whilst the preferred master plan option revolves around maintaining the existing buildings it is imperative, from the school's perspective that the design of the new general learning areas create an environment that will be obviously different to what is currently offered whilst maintaining building envelopes that were purposefully designed for teaching methodologies of the past.

The new general learning areas are contained within the existing footprints but have been reconfigured to facilitate flexibility and adaptability. In so doing the learning spaces provide:

- A range of spaces, such as clusters of classrooms, which are responsive to future changes, including ICT;
- Social spaces and informal study areas. We have endeavoured to maximise each buildings footprint by eliminating indoor circulation spaces;
- Inspiration that captures the imagination and promotes the best possible teaching and learning outcomes;
- Inclusion and accessibility for all students and teachers; and
- Innovative ideas to maximise the comfort and sustainability for school facilities, through effective use of materials, natural daylight, ventilation, acoustics and sustainable materials.

Learning areas for each Gr 7, 8, 9 and 10 will accommodate students in 6 general learning areas, with the option to connect with its partner general learning areas, and for them to both have physical and visual connections to the adjoining indoor flexible learning areas and associated external spaces. These options allow for multiple teaching modalities and provide a seamless connection between the learning groups when using all areas of the building. The design for the learning areas has incorporated increase glazing to provide greater visibility throughout for passive supervision of students and to promote a visually transparent environment between spaces and the outdoors.

The design for the improved flexible learning spaces provides the school with greater opportunities to use spaces for other purposes. Learning areas can open up to provide a gathering space for larger groups or the spaces can shut down to provide small group learning.

The general learning areas are supported by improved staff work areas, offices and amenities thus allowing the students and staff to adequately function during the day.

The new general learning area designs have taken full advantage of the existing building forms to create inspiring spaces and this combined with appropriate décor selection will provide an appropriate sophisticated learning setting for young adults.

Building Materials

Materials have been selected for longevity and low maintenance. Externally the materials will be a combination of powder coated aluminium windows frames and robust wall and roof linings that complement the design of the original school building and subsequent construction projects. The original buildings were designed to withstand the day to day use by students and this philosophy will carry through into today's selections.

The selected materials will provide a weather tight skin that will withstand deterioration and require very little maintenance for years to come.

Internally a similar philosophy will apply to combine a combination of robust materials with existing modified forms to create an inspiring environment that will encourage teaching and learning and be a place that students and teachers will be proud to call their own.

The colour selection will be drawn from the corporate world based on the notion that these facilities are preparing its students for the adult world. Many students believe that they have out grown the bright colours and playful spaces of primary school and they are looking for acknowledgment, through building design, that they are responsible and in return they respect their environment. It has been proven that this approach will give the buildings' occupants greater wellbeing and increased productivity.

Sustainable Design

The master plan review for this school highlighted that it was more cost effective to remodel and renovate existing buildings rather than build from scratch. To this end the existing buildings have been overlayed with today's education principles to create an environment for 21st century learning.

More importantly, renovating the 1960s school can be a form of our self-preservation of history and a self-continuity, since the neighbourhood school building is looked upon as a hub for the community. Not only is learning taking place here, but also the collective events from sports to social debates has a home at the local schoolhouse.

To this end the design for the St Marys District School will provide an environment that places the students and teachers at the centre and provide them with a suitably designed place with access to appropriately conditioned spaces and good natural light. In so doing the remodel will address the poor aspects of the original design such as poor building orientation, poor acoustics, deteriorated building fabric and inadequate access for all. The important aspect of this approach is that the design process is recycling all that it can from the existing building fabric and upgrading finishes and fittings to provide an appropriate learning environment.

Students and teachers can spend up to 90% of their day indoors so it is no surprise that they can benefit from buildings with improved natural light, fresh air and access to better views from within the learning spaces. The proposed redevelopment of the learning spaces and amenities will feature the following strategies:

- Use of energy and water efficiency strategies;
- Reduction of greenhouse gas emissions through the reuse of existing materials;
- Waste management and recycling during demolition;
- Internal spaces designed to maximise daylight and air quality;
- Larger and more efficient glazing systems that provided improved visual connections to the outdoors;
- Environmentally responsible building materials and room fit outs;
- Improved acoustic performance using appropriate material selection;
- Productive and healthier environments;
- The creation of flexible and adaptable spaces that can be used for multiple uses; and
- Retaining and reusing as much site infrastructure as possible such as walkways, car parking and roadways, stormwater and sewerage systems. Upgrading the electrical system as is required to improve energy efficiencies.

Accessibility

Consideration has been given to ensuring universal access is provided into all areas where redevelopment is to take place.

Access in each of the buildings that are being remodelled will be via a new compliant ramp connecting the existing pathways to the main entrance of each of the buildings. This will provide easier access for all staff and students and create better pedestrian movements throughout the school campus.

Project capabilities for Increased Enrolments

The classroom planning generally throughout the school aims to maximise student numbers in each year level. The school planning is such that there are additional rooms available to accommodate increased enrolments. Additional classrooms already exist in the primary area and there will be an additional 2 classrooms built as part of the redesign in the senior area. These 2 speciality classrooms are being provided to accommodate the displaced classrooms from building 1.

In addition, the school has several project rooms that could be repurposed to accommodate increased enrolments. They are in the Science, Art and MDT areas.

Project Capabilities for Year 11 and 12 Future Integration

The master plan has identified 2 areas that could accommodate these year groups in the future as required.

Location 1 is to position these year groups in the dry lab at the northern end of the science block in building 9.

Location 2 is to position these year groups in the current art area at the eastern end of building 1. This option has been selected as preferred due to its ability to provide a standalone space for the Gr 11 and 12 students whilst still being part of the main school. It also allows the science labs to continue operation without restricting the use of certain spaces. It also has the added benefit of relocating art into the allied MDT area.

Investigation will need to be conducted on both areas to ensure that the appropriate learning spaces can be provided within a framework conducive to creative learning.

Master Plan Options

A variety of options were considered before agreement on the preferred Master Plan in this submission.

Tasmanian Government Art Site Scheme

The project budget allows for \$72,000 for the provision of artwork via the Tasmanian Government Art Site Scheme.

The objective of the Tasmanian Government Art Site Scheme is to enhance the general public's access to and understanding of contemporary art and reflects the diversity and skill of the Tasmanian artistic community.

The briefing process for the Art Site scheme has yet to commence 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 finalised by September 2017 with evaluation criteria that will include comment from the student school population.

Project Management

Funding and Budget Estimates

Funding to the amount of \$5 million has been provided by the Tasmanian State Government for the project with \$375,000 available 2016-17 and \$4,625,000 available 2017-18.

The project budget is divided into the following components:

Proposed budget

Details of the preliminary cost estimate are as follows:

Item	\$'000
Construction	3,650
Up-front expenses including consultant fees	389
Furniture and Equipment	450
Construction, Infrastructure and Post-Occupancy contingencies	439
Art Work	72
Total:	5,000

The furniture and equipment budget will provide for appropriate furniture and Information Technology for contemporary learning environments.

Consultants and upfront planning fees 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.

6TY° Architects and Stehel Consultants Pty Ltd 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	2,815
External Works	345
Isolation Allowance	330
Design Contingency	160
Total Construction Budget	3,650

Project Timeline

The key upcoming dates for the project are as follows:

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

Conclusion

The major redevelopment of St Marys District School will provide contemporary learning environments including music and performing arts, sufficient staff and support areas, amenities and administration facilities. Seeking approval from the Parliamentary Standing Committee on Public Works at this stage in the process aims to provide assurance to the St. Marys District 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 St Marys District 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 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 redevelopment works proposed for St Marys District School proceed as detailed in this submission.



ST. MARYS DISTRICT SCHOOL

DISTRICT: North

ASSET No: 0193

FECA (m²):this site 5,291.00₂

TOTAL SITE AREA (Ha): 16.3400

NOVEMBER 2016
Update

Fingal PS now Amalgamated
with St. Marys DHS 2011

Total FECA 5291 + 591= 5882m

BLDG.No.

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| 1 | HIGH SCHOOL |
| 2 | GYMNASIUM |
| 3 | LIBRARY |
| 4 | CLASSROOMS |
| 5 | HOME ECONOMICS |
| 6 | KIOSK |
| 7 | PRIMARY SCHOOL (BER Addition) |
| 8 | MANUAL ARTS |
| 9 | SCIENCE (Upgrade 2016) |
| 10 | KINDERGARTEN (TPIN) |
| 11 | CLASSROOMS (New BER) |
| 12 | MUSIC |
| 18 | POOL ENCLOSURE (New BER) |
| 19 | TRADE TRAINING CENTRE |

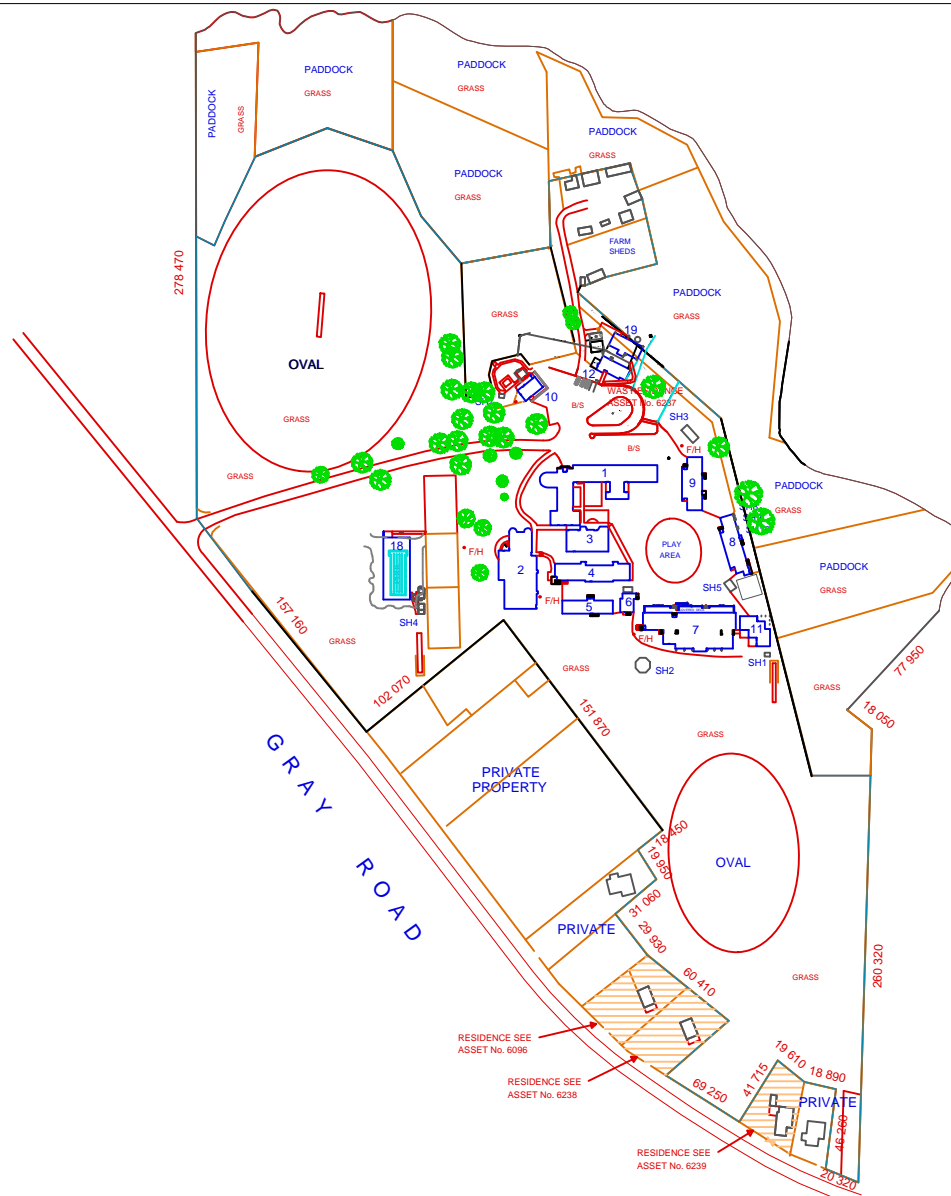
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| SH2 | PERGOLA |
| SH3 | BIKE SHELTER |
| SH4 | POOL SHELTER |
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| SH6 | STORE |
| SH7 | STORE |
| SH8 | GAS |
| SH9 | GAS |
| SH10 | GAS |

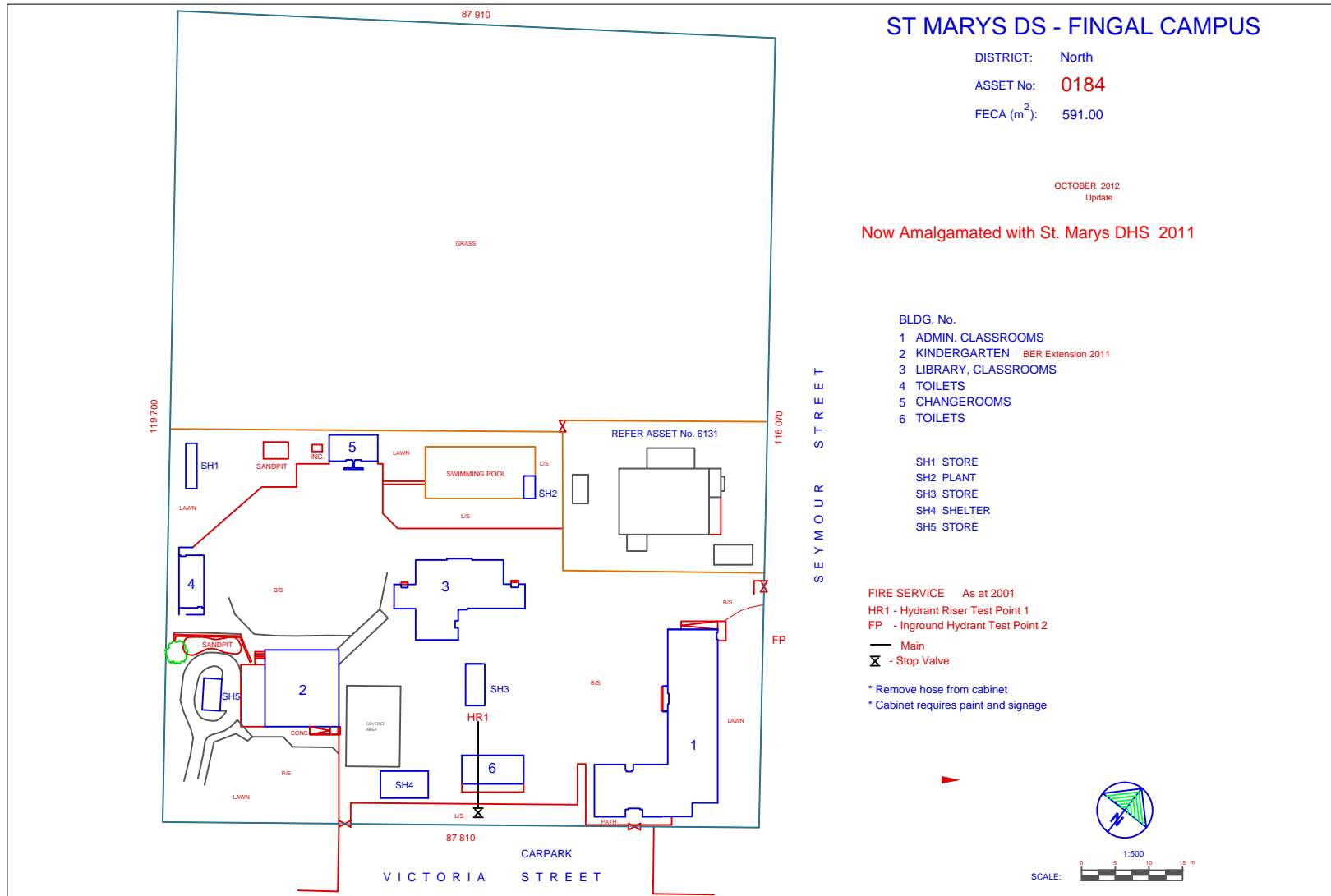


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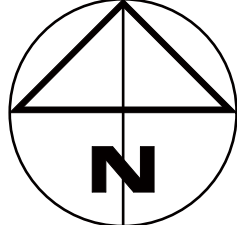
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Structural / Civil
ABP No. CC1633i



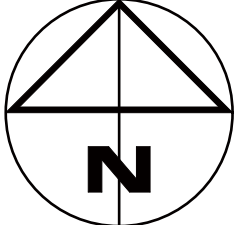
PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE	ISSUED FOR	REV.
01	15-02-17	PRELIMINARY INFORMATION	-
02	28-02-17	PRELIMINARY INFORMATION	A
03	09-03-17	PRELIMINARY INFORMATION & ESTIMATE	B
04	24-03-17	AMENDED TO SUIT REVISED SCOPE. ISSUED FOR PRELIMINARY INFORMATION	C





TRUE NORTH



PROJECT NORTH

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: ST MARYS DISTRICT SCHOOL
MASTERPLAN

AT: 13 GRAY ROAD, ST MARYS

FOR: DEPARTMENT OF EDUCATION

DRAWING: OVERALL SITE PLAN

DESIGNED: DVG

SCALES: 1:850

PROJECT NO: 17.036

DRAWN: ADB

AT A1 SIZE DRAWING SHEET

DRAWING NO: As01

CHECKED:

REV: C



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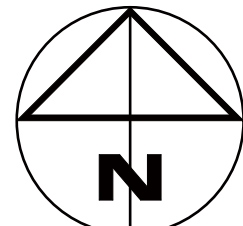
6ty Pty Ltd
ABN 27 014 609 900

Architectural
ABP No. CC4874f
Structural / Civil
ABP No. CC1633i

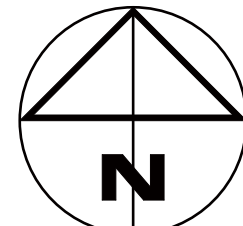


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TRUE NORTH



PROJECT NORTH

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PROJECT: ST MARYS DISTRICT SCHOOL
MASTERPLAN

AT: 13 GRAY ROAD, ST MARYS

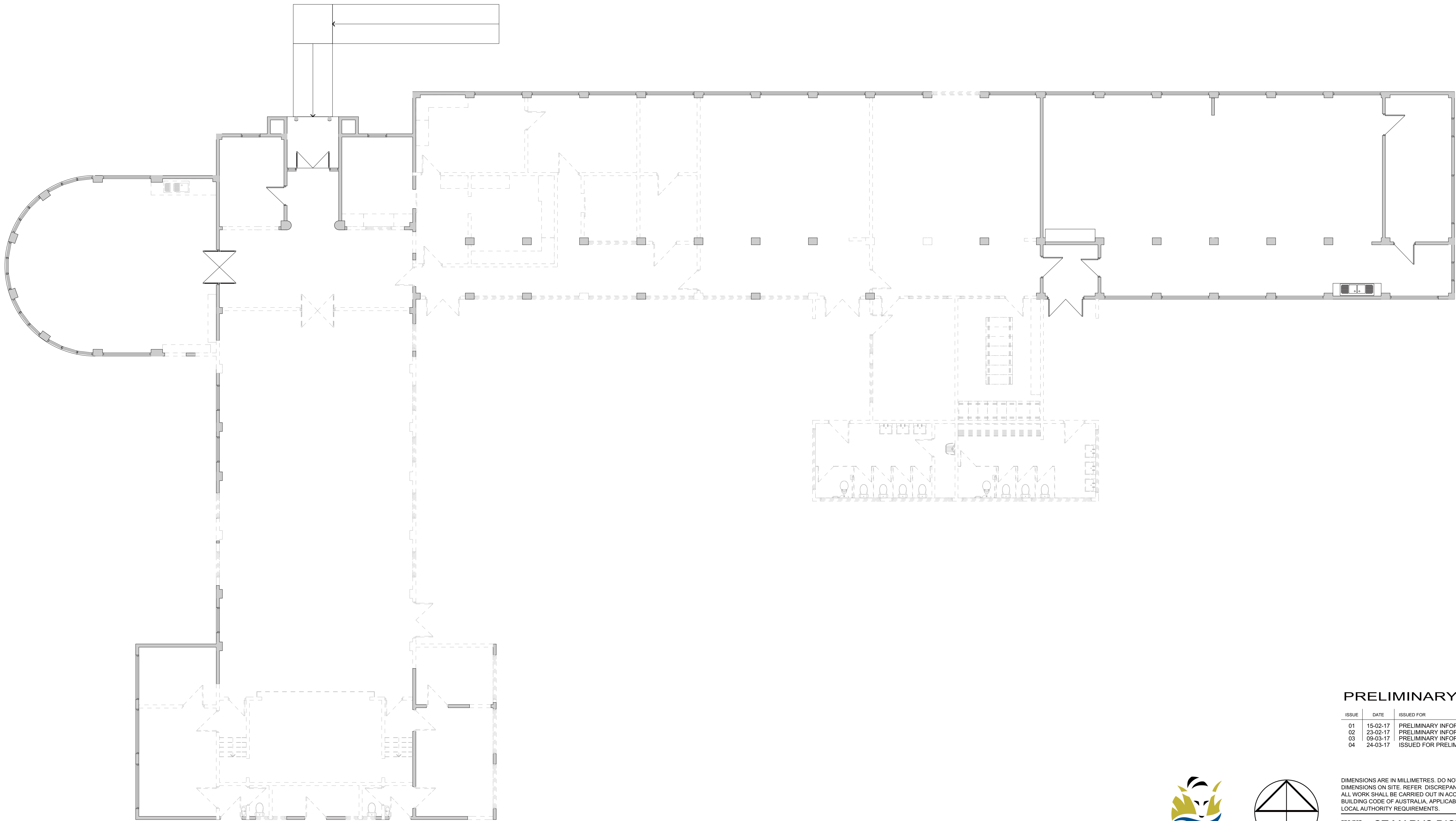
FOR: DEPARTMENT OF EDUCATION

DRAWING: PART SITE PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. As02 REV C



PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE	ISSUED FOR	REV.
01	15-02-17	PRELIMINARY INFORMATION	-
02	23-02-17	PRELIMINARY INFORMATION	A
03	09-03-17	PRELIMINARY INFORMATION & ESTIMATE	B
04	24-03-17	ISSUED FOR PRELIMINARY INFORMATION	B

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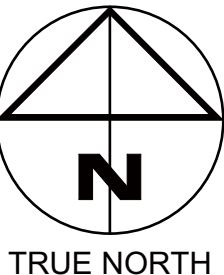
PROJECT: ST MARYS DISTRICT SCHOOL
MASTERPLAN
AT: 13 GRAY ROAD, ST MARYS

FOR: DEPARTMENT OF EDUCATION

DRAWING: BUILDING 1 DEMOLITION PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. As03 REV. B



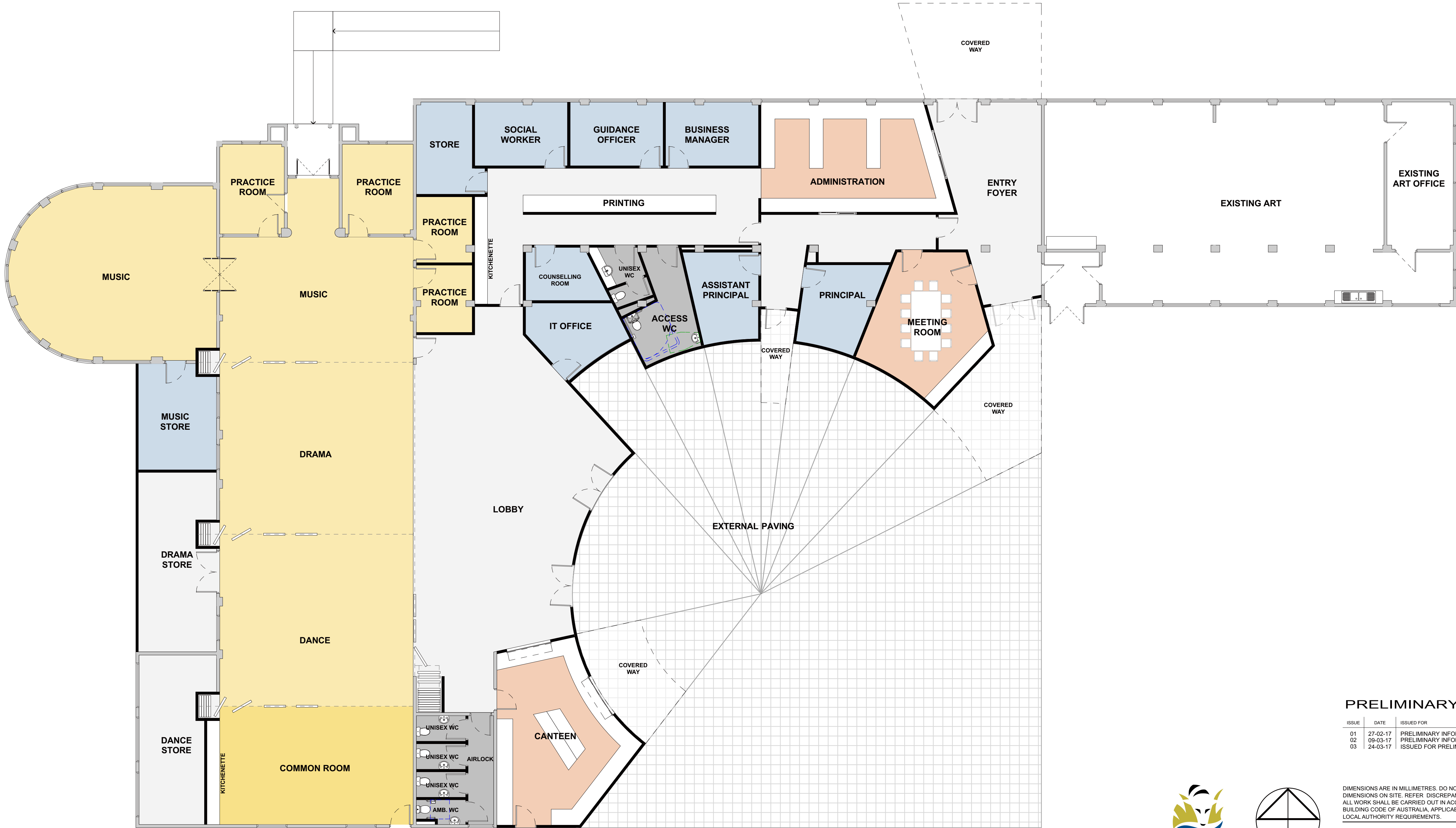
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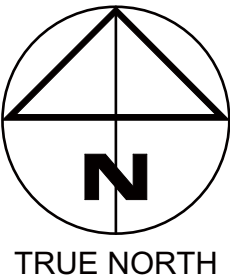
PROJECT: ST MARYS DISTRICT SCHOOL
MASTERPLAN
AT: 13 GRAY ROAD, ST MARYS

FOR: DEPARTMENT OF EDUCATION

DRAWING: BUILDING 1 FLOOR PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. As04 REV B



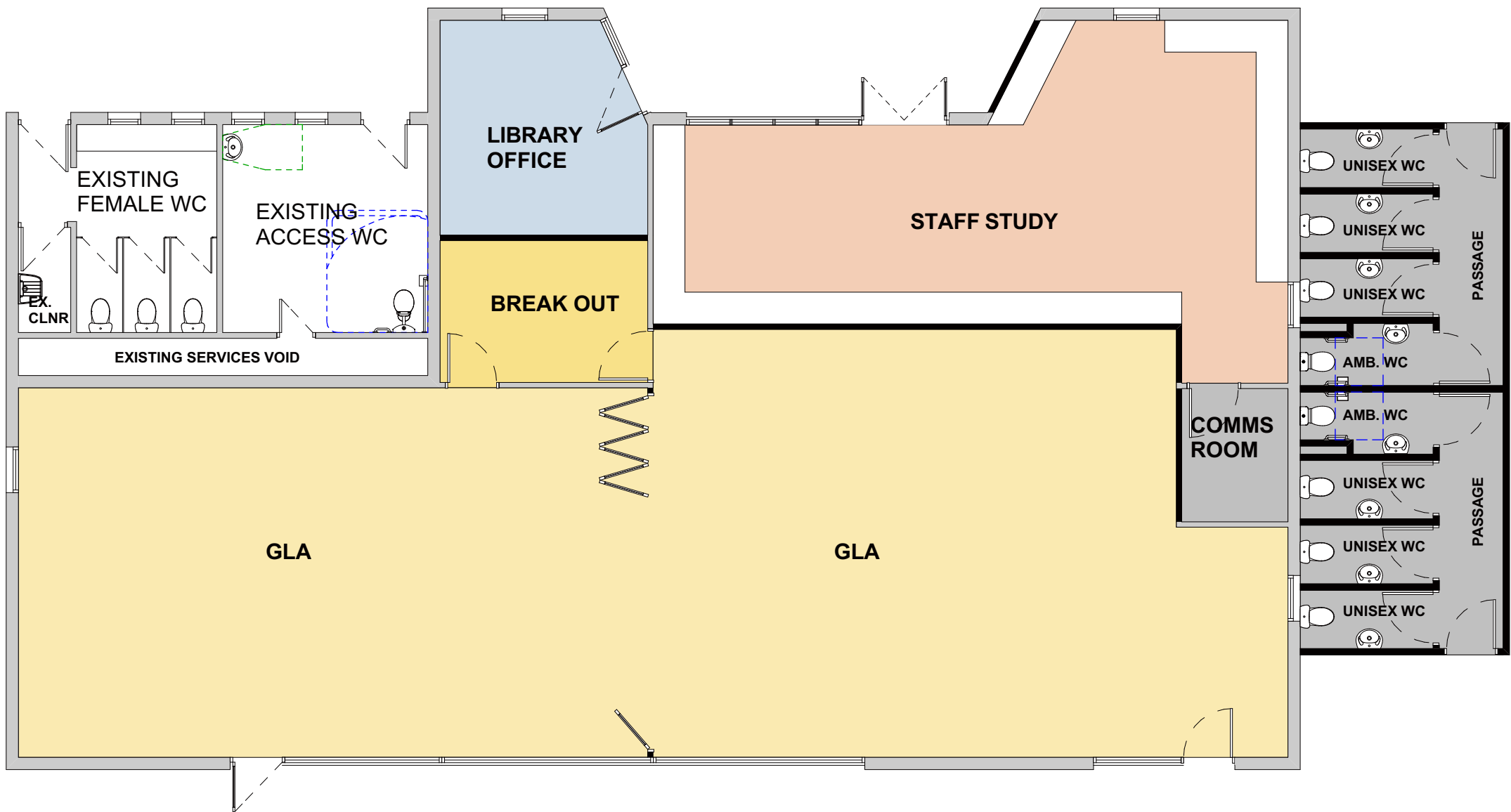
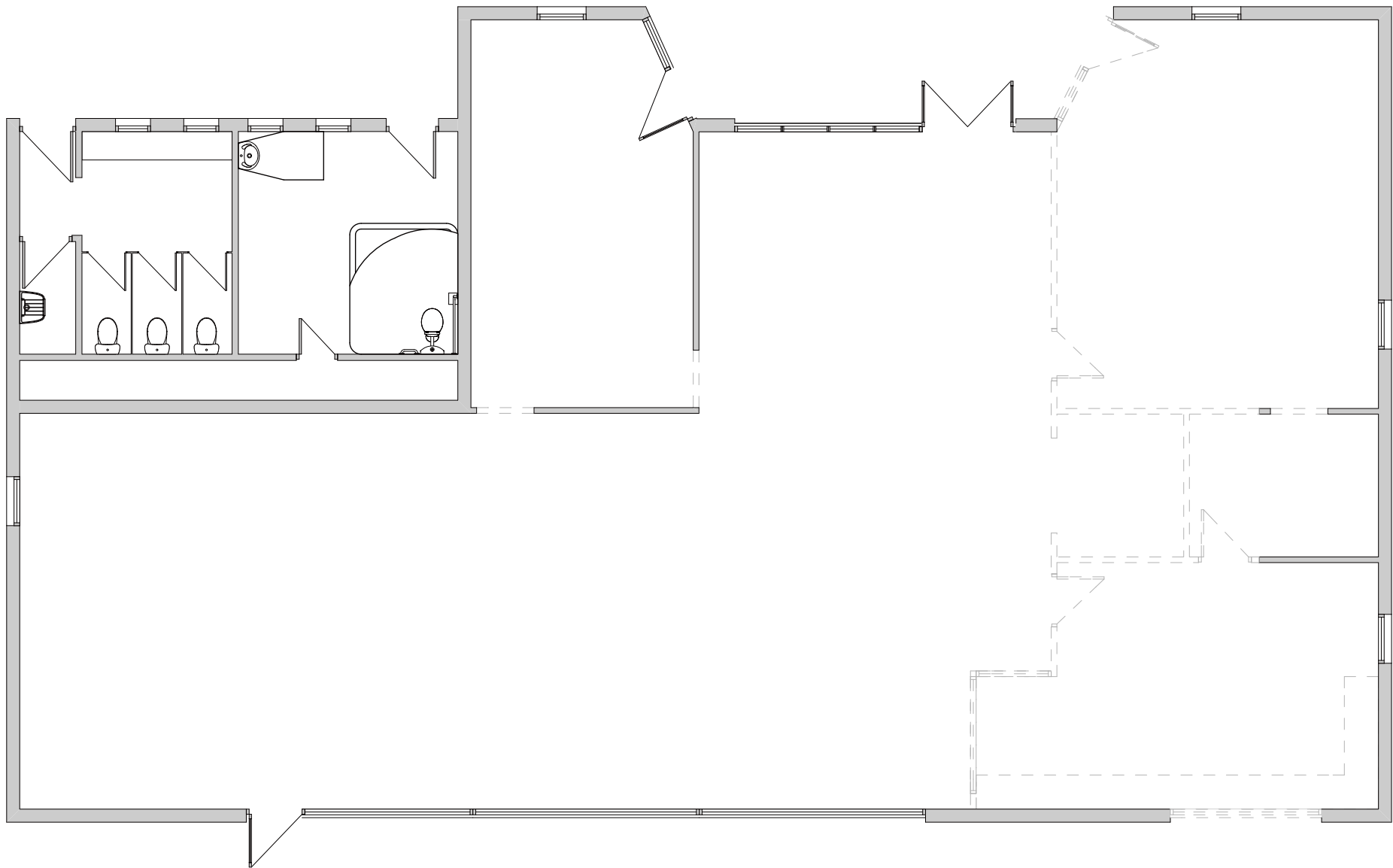
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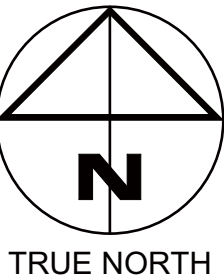
PROJECT: ST MARYS DISTRICT SCHOOL
MASTERPLAN
AT: 13 GRAY ROAD, ST MARYS

FOR: DEPARTMENT OF EDUCATION

DRAWING: BUILDING 3 DEMOLITION & FLOOR PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. As05 REV. B



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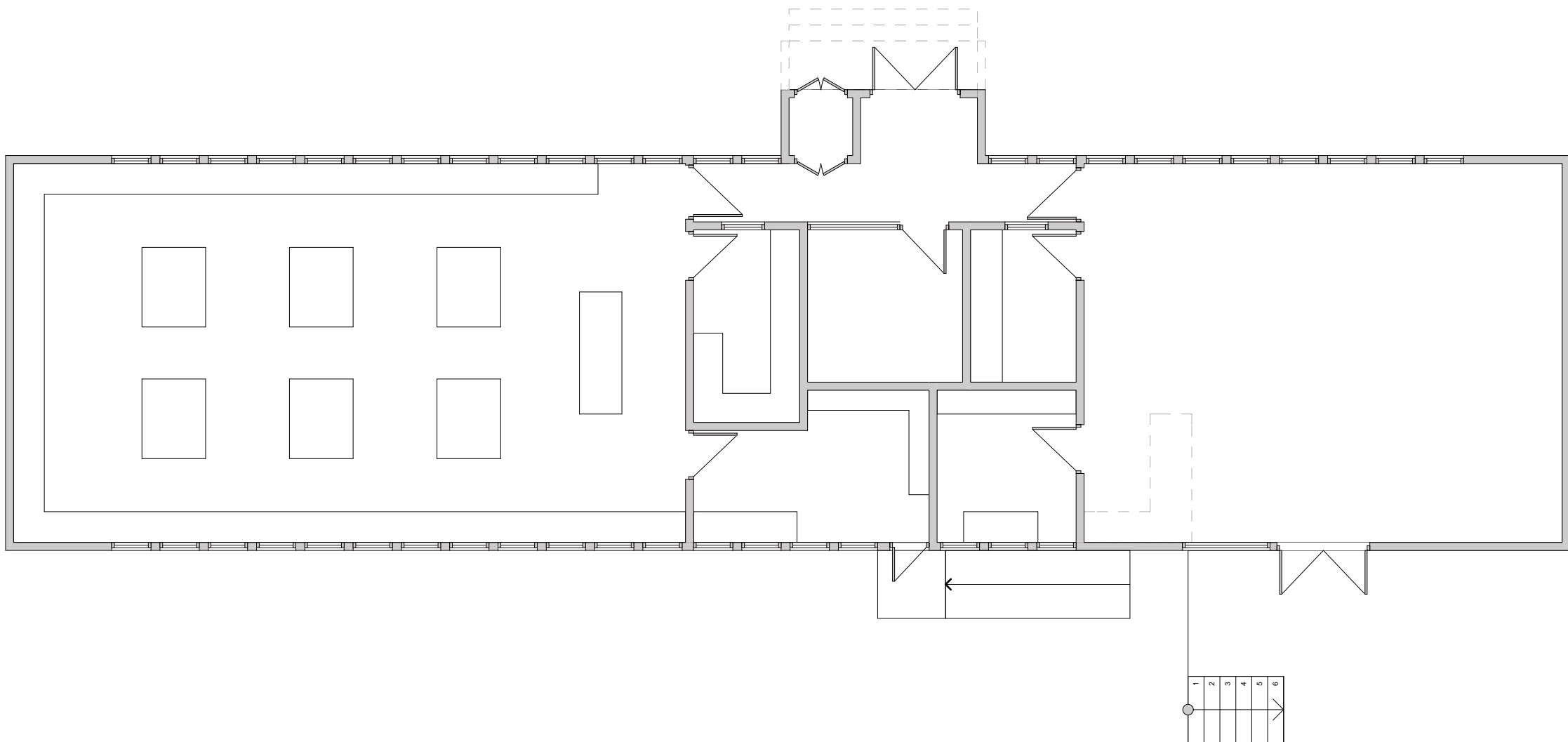
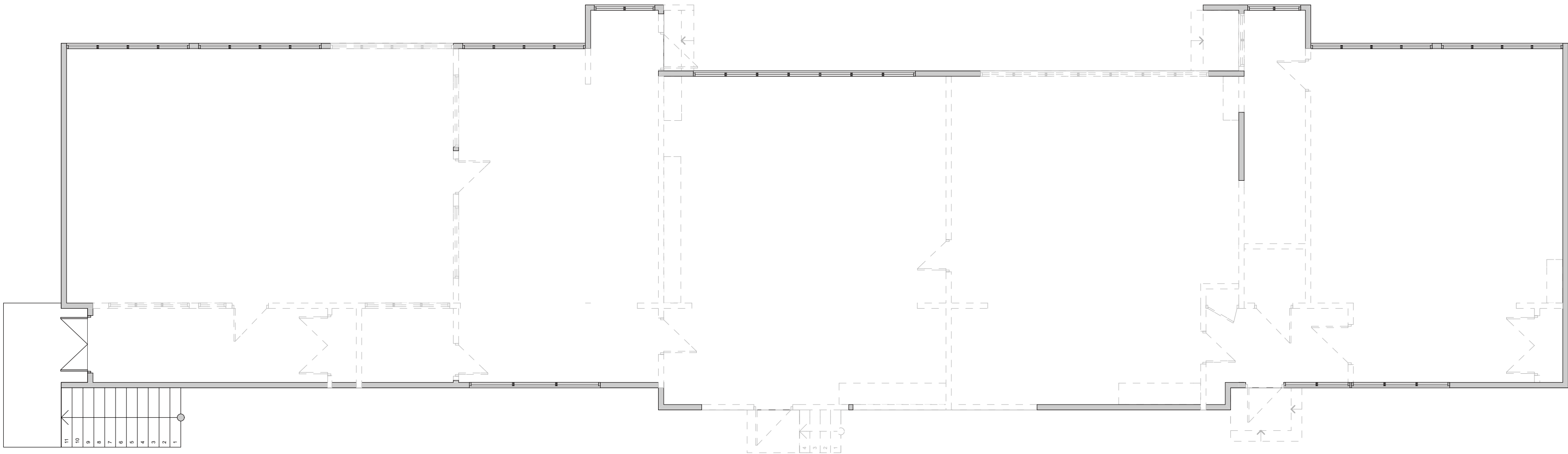
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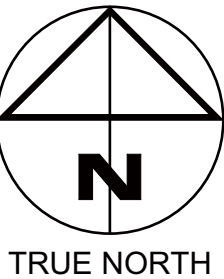
PROJECT: ST MARYS DISTRICT SCHOOL
MASTERPLAN
AT: 13 GRAY ROAD, ST MARYS

FOR: DEPARTMENT OF EDUCATION

DRAWING: BUILDING 4 & 5 DEMOLITION
PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. As06 REV. B



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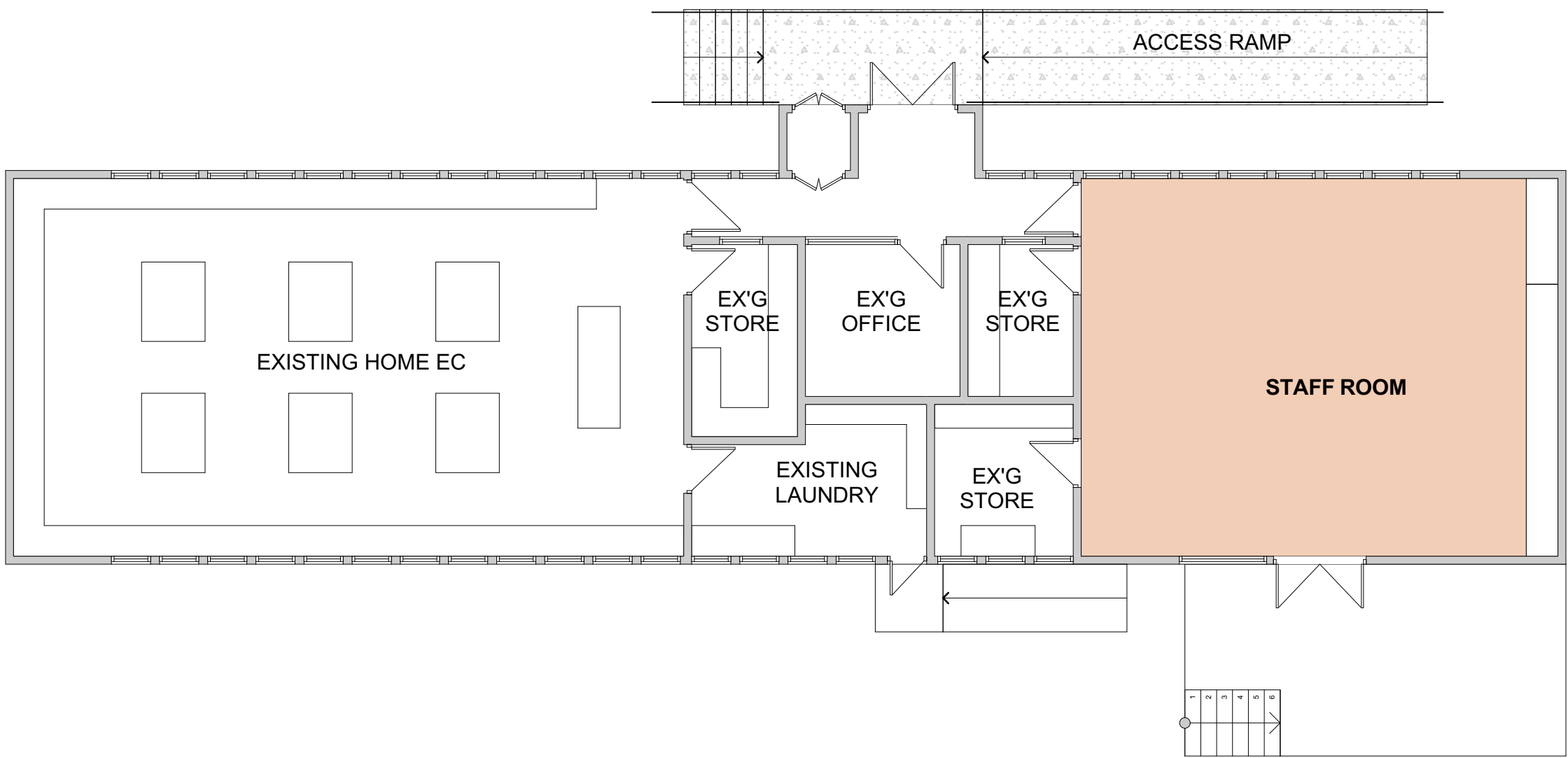
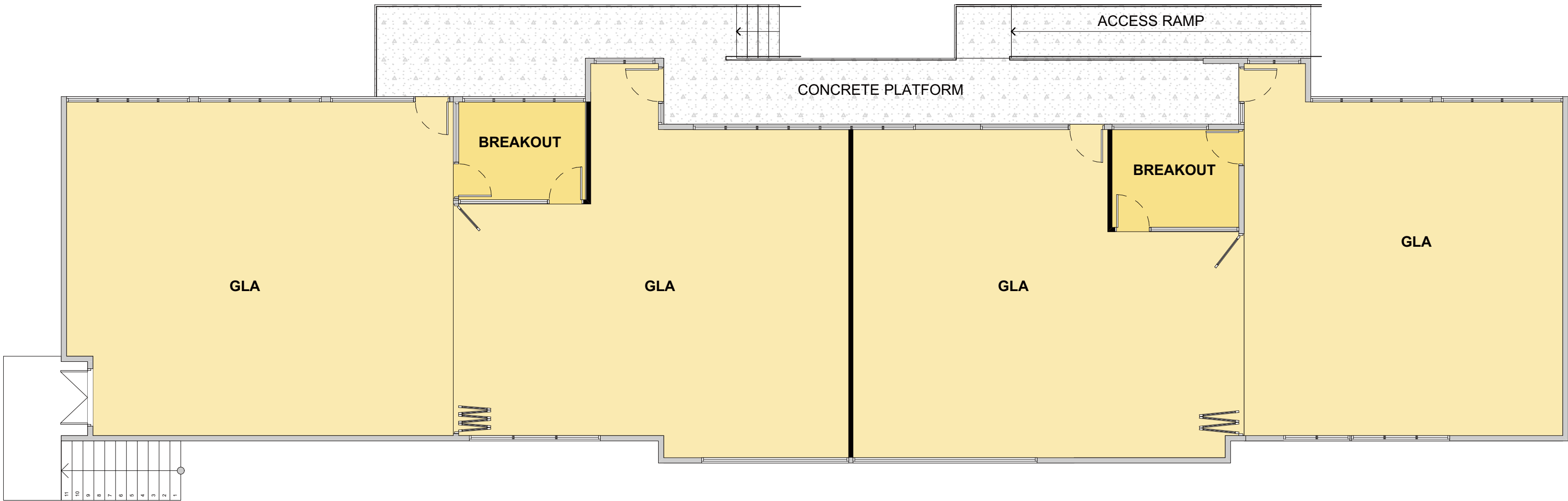
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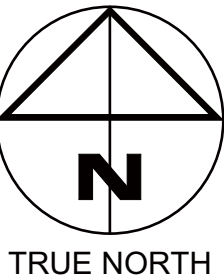
PROJECT: ST MARYS DISTRICT SCHOOL
MASTERPLAN
AT: 13 GRAY ROAD, ST MARYS

FOR: DEPARTMENT OF EDUCATION

DRAWING: BUILDING 4 & 5 FLOOR PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. As07 REV B



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Project: REDEVELOPMENT OF

At: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS

For: DEPARTMENT OF EDUCATION

Project: 17.036

Drawings:

- Ap01 Cover Sheet
- Ap02 SITE PLAN
- Ap03 PART SITE DEMOLITION PLAN
- Ap04 PART SITE PLAN
- Ap05 BUILDING 1 DEMOLITION PLAN
- Ap06 BUILDING 1 FLOOR PLAN
- Ap07 BUILDING 1 ROOF PLAN
- Ap08 BUILDING 1 ELEVATIONS
- Ap09 BUILDING 1 ELEVATIONS
- Ap10 BUILDING 3 DEMOLITION PLAN
- Ap11 BUILDING 3 FLOOR PLAN
- Ap12 BUILDING 3 ROOF PLAN
- Ap13 BUILDING 3 ELEVATIONS
- Ap14 BUILDING 4 DEMOLITION PLAN
- Ap15 BUILDING 4 FLOOR PLAN
- Ap16 BUILDING 4 ROOF PLAN
- Ap17 BUILDING 4 ELEVATIONS
- Ap18 BUILDING 5 DEMOLITION PLAN
- Ap19 BUILDING 5 FLOOR PLAN
- Ap19 BUILDING 5 ELEVATIONS

DEVELOPMENT APPLICATION

Issue date: 26-06-2017

Measured form and function

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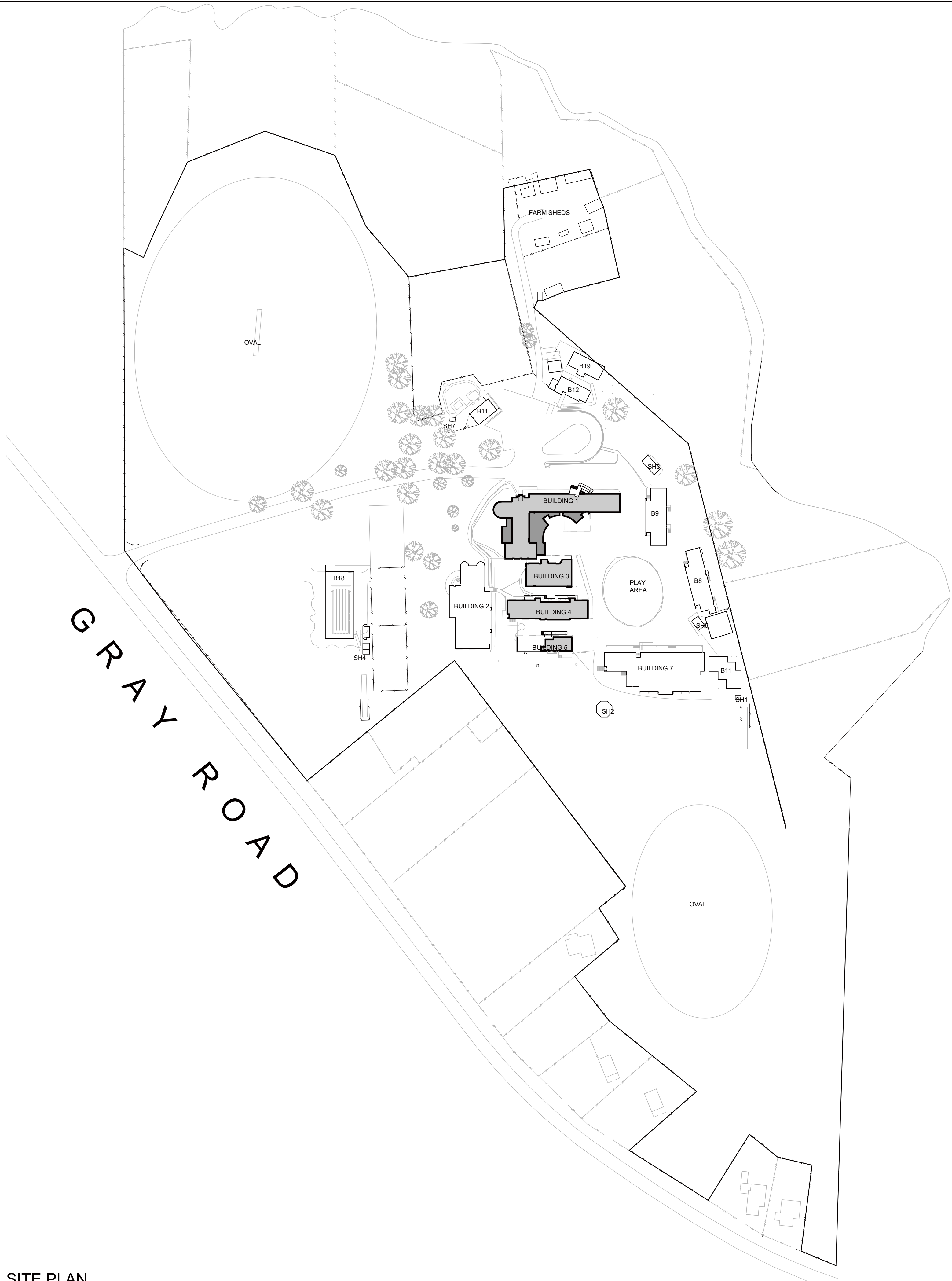
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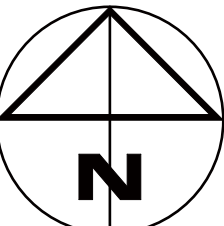




SITE PLAN
SCALE 1:1250

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PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION

DRAWING: SITE PLAN

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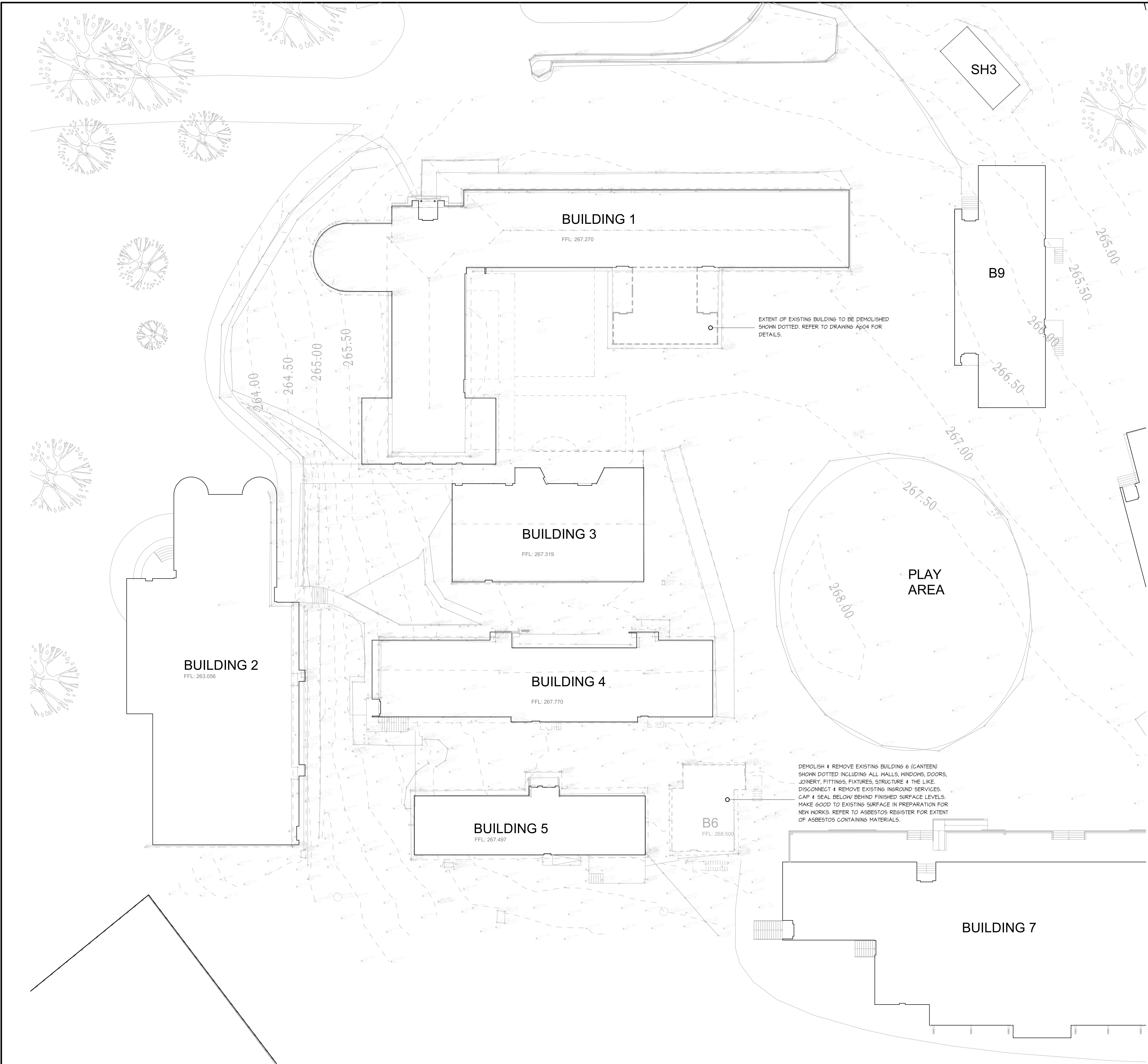
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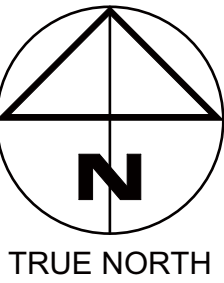


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PROJECT No. 17.036 DRAWING No. Ap01 REV.



PART SITE DEMOLITION PLAN
SCALE 1:250



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PROJECT: REDEVELOPMENT OF

AT: ST MARYS DISTRICT SCHOOL

13 GRAY ROAD, ST MARYS

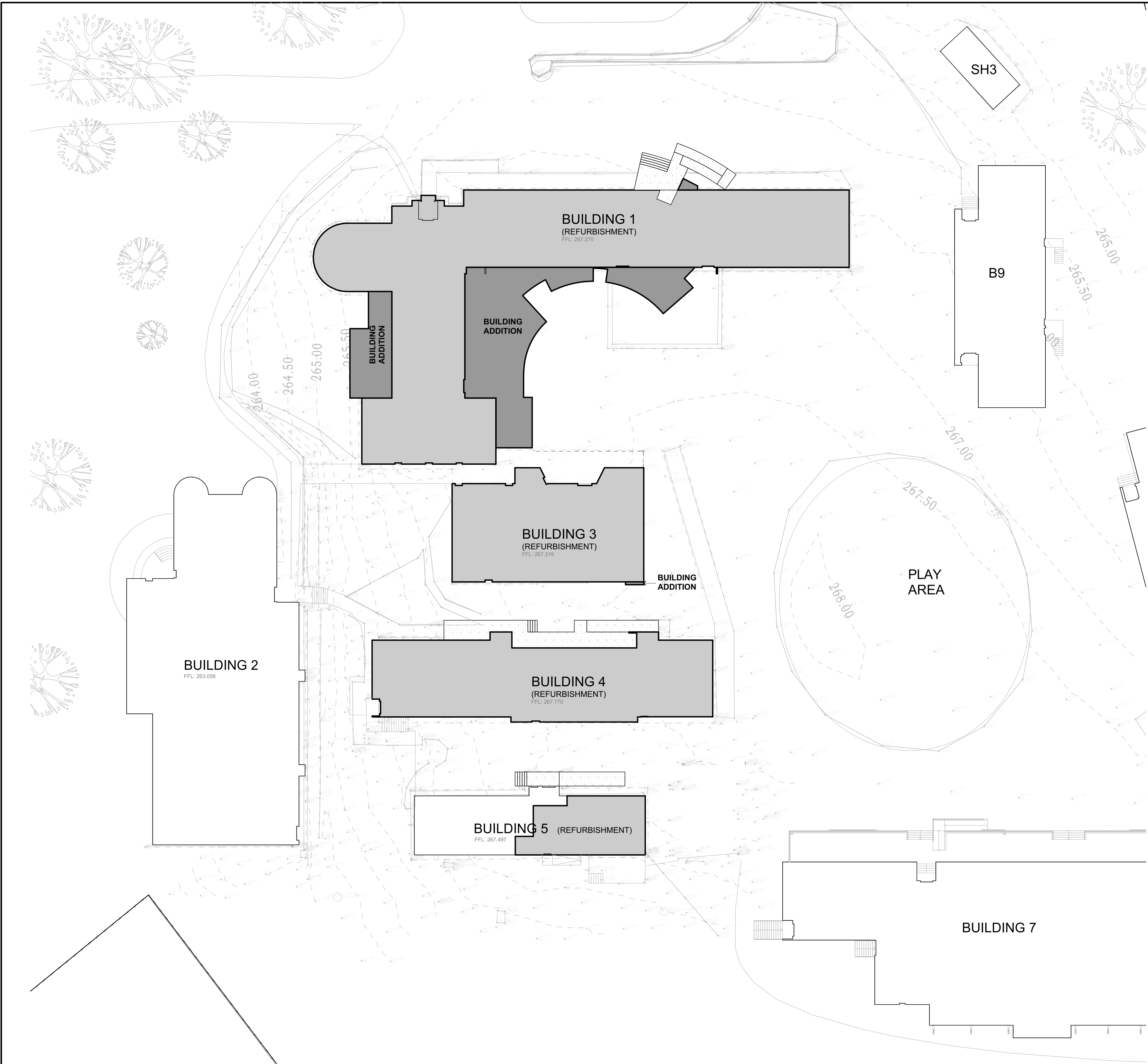
FOR: DEPARTMENT OF EDUCATION

DRAWING: PART SITE DEMOLITION PLAN

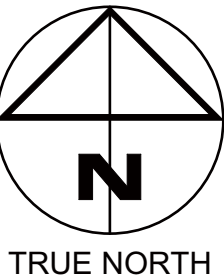
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PART SITE PLAN
SCALE 1:250



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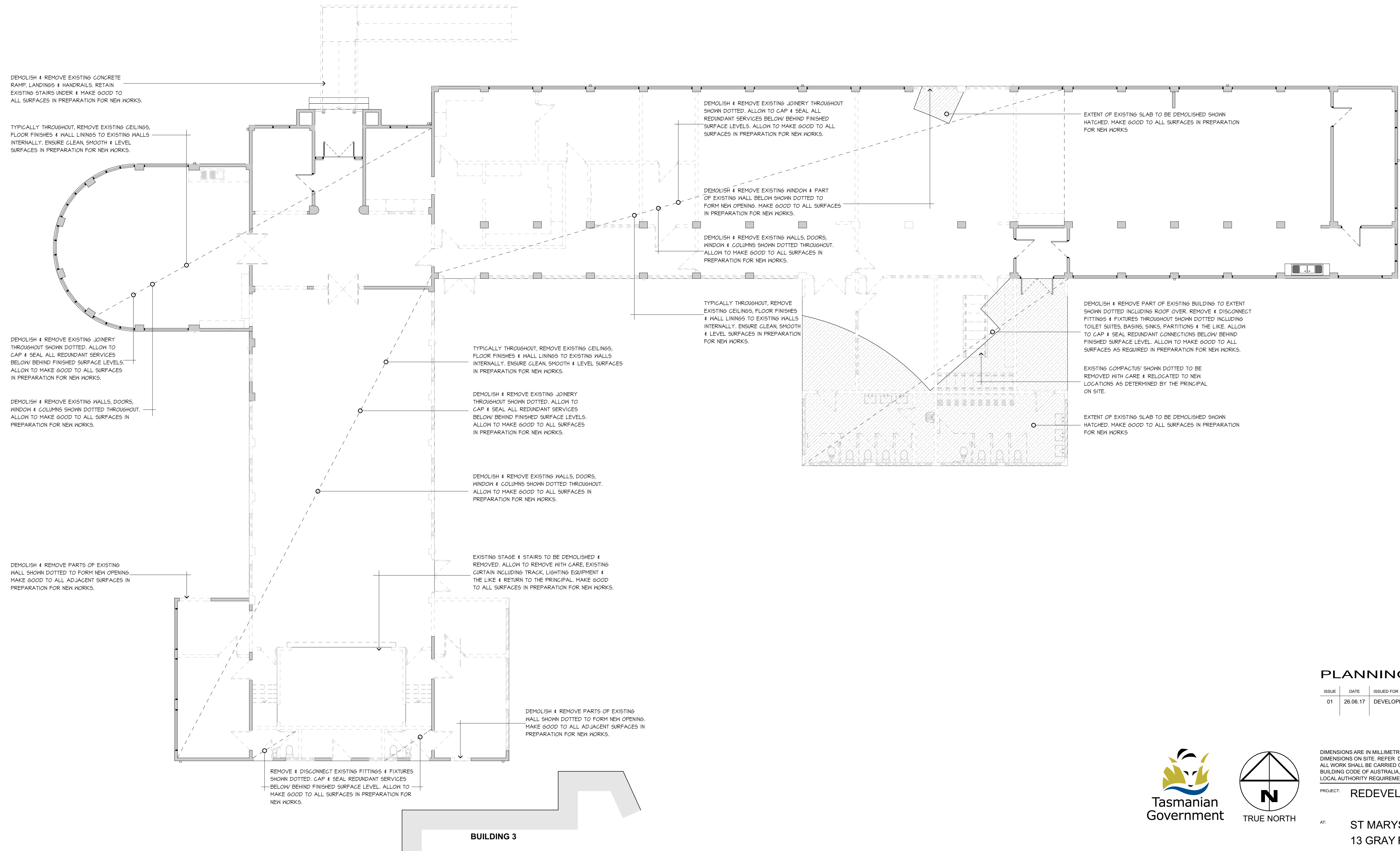
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AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: PART SITE PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
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DEMOLITION PLAN
SCALE 1:100

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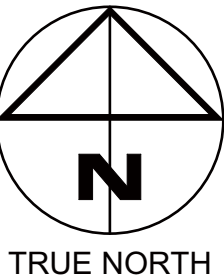
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PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 1 DEMOLITION PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
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PROJECT No. 17.036 DRAWING No. Ap04 REV.



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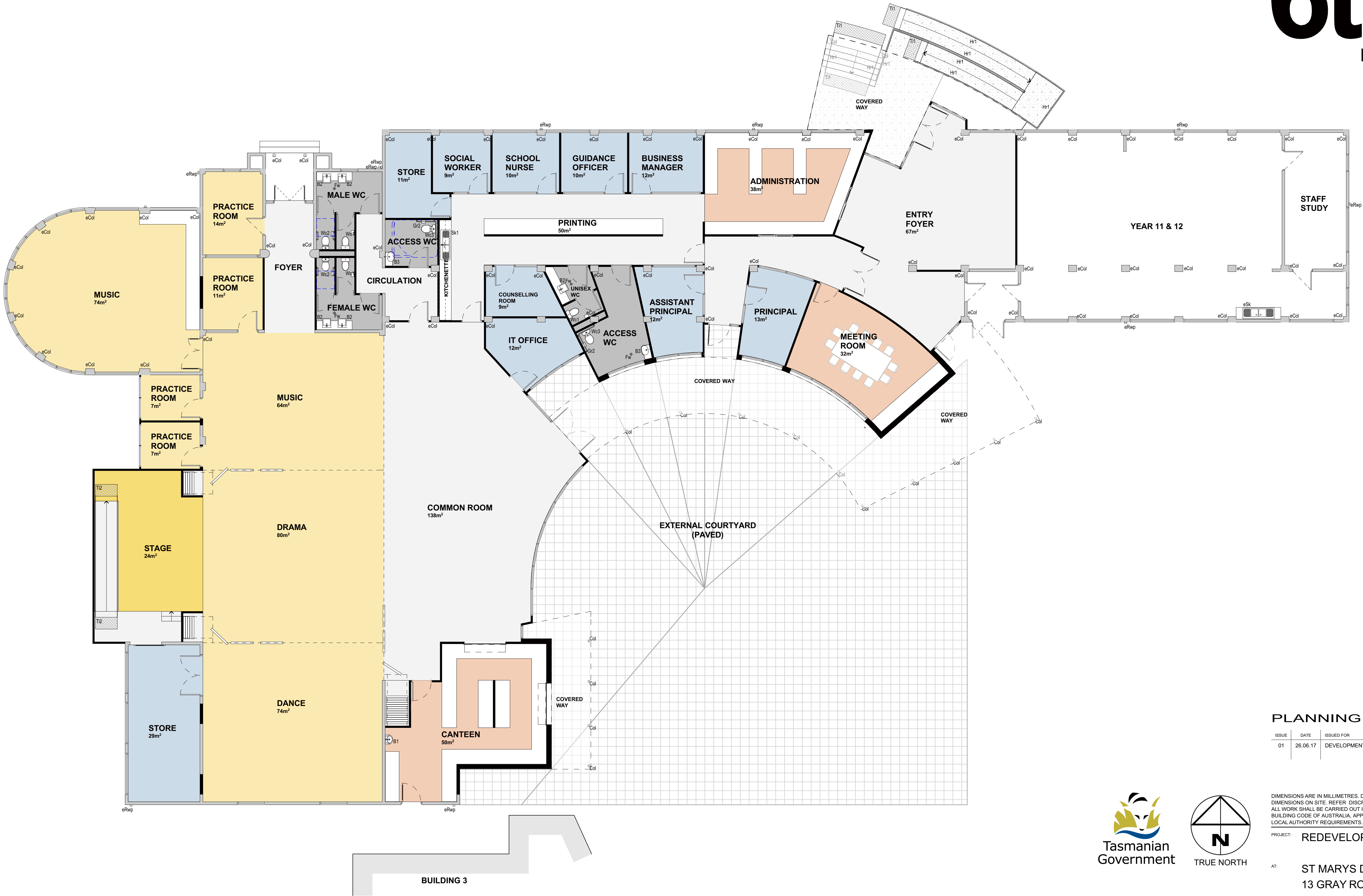
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FLOOR PLAN
SCALE 1:100

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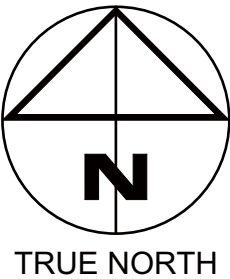
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AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 1 FLOOR PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. Ap05 REV.



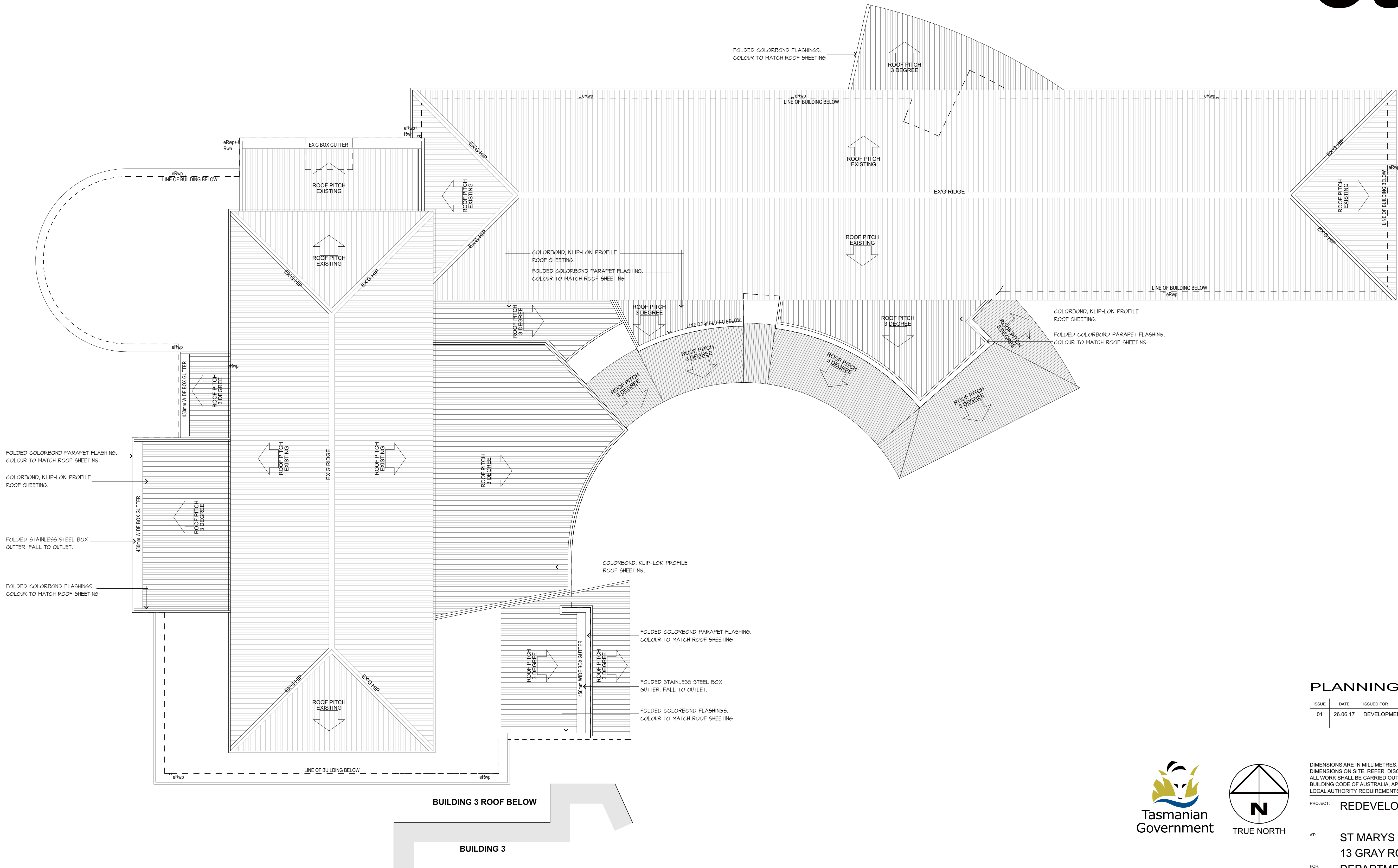
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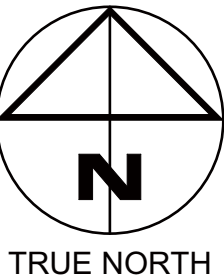
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PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
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FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 1 ROOF PLAN

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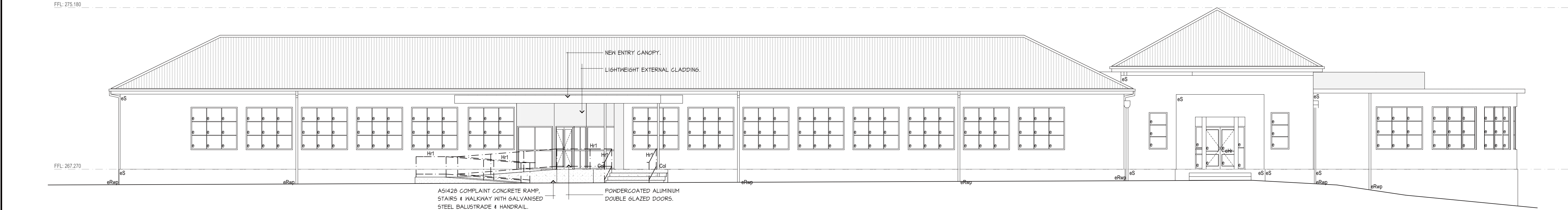
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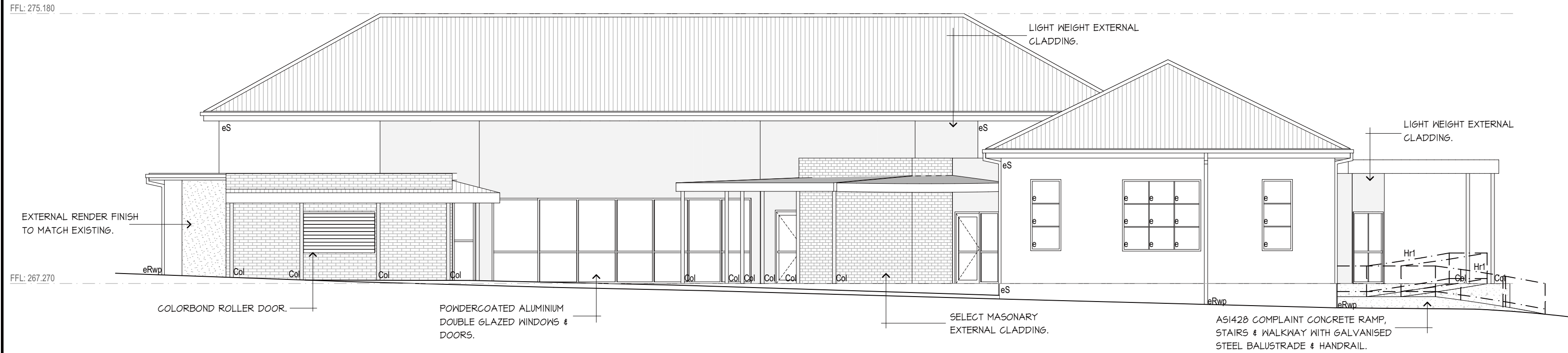
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NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

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PROJECT: REDEVELOPMENT OF

AT: ST MARYS DISTRICT SCHOOL

13 GRAY ROAD, ST MARYS

FOR: DEPARTMENT OF EDUCATION

DRAWING: BUILDING 1 ELEVATIONS

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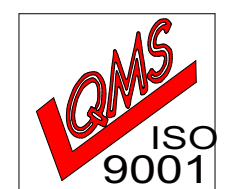
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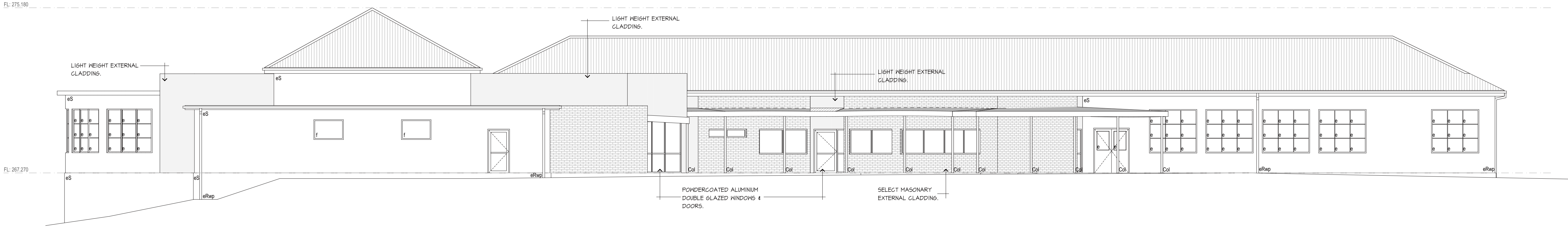
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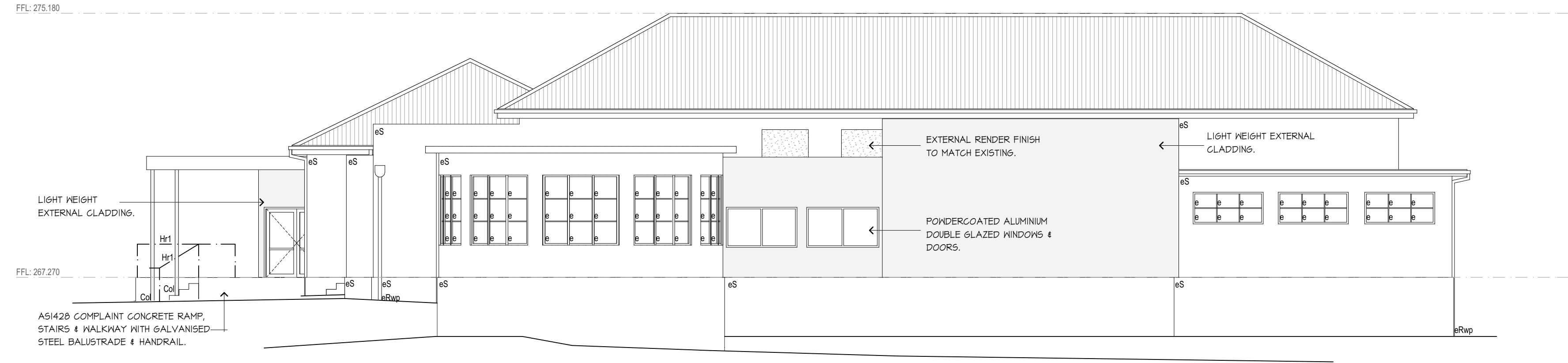
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SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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01	26.06.17	DEVELOPMENT APPLICATION	-

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PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 1 ELEVATIONS

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100, 1:314.90 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. Ap08 REV.



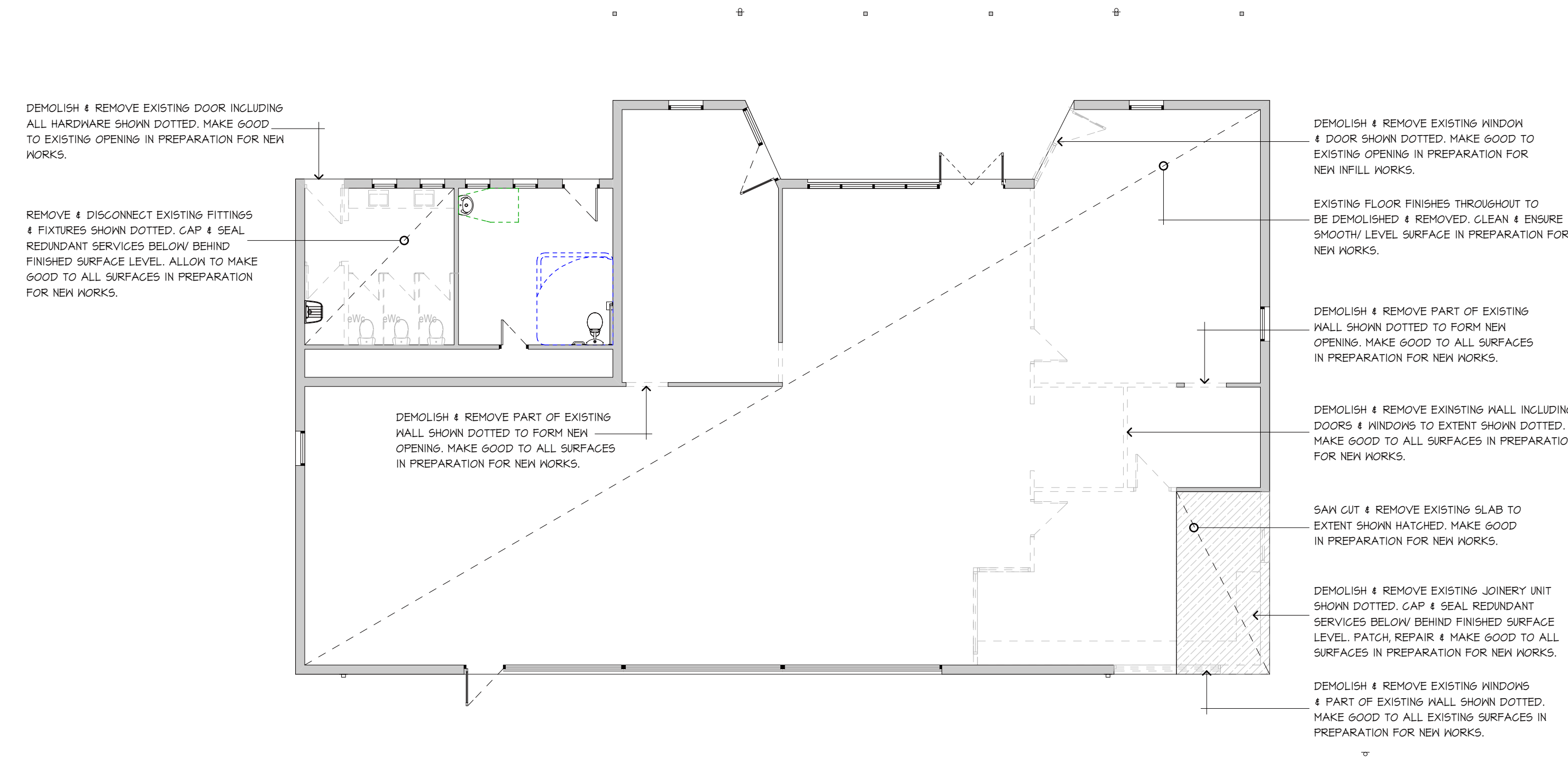
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Architectural
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Structural / Civil
ABP No. CC1633i





DEMOLITION PLAN
SCALE 1:100

PLANNING DOCUMENT

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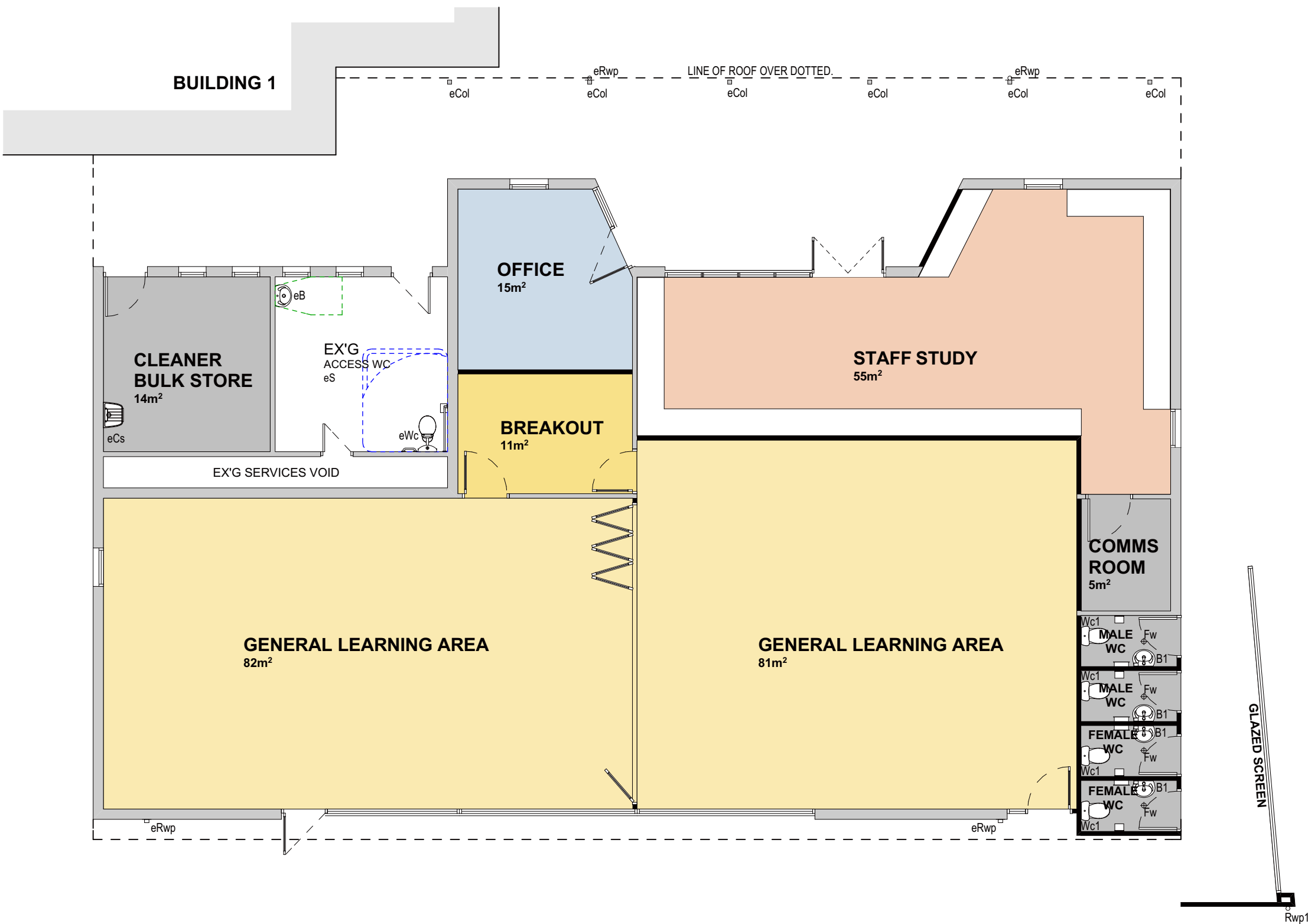


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PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 3 DEMOLITION PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

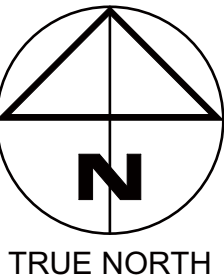
PROJECT No. 17.036 DRAWING No. Ap09 REV.



FLOOR PLAN
SCALE 1:100

PLANNING DOCUMENT

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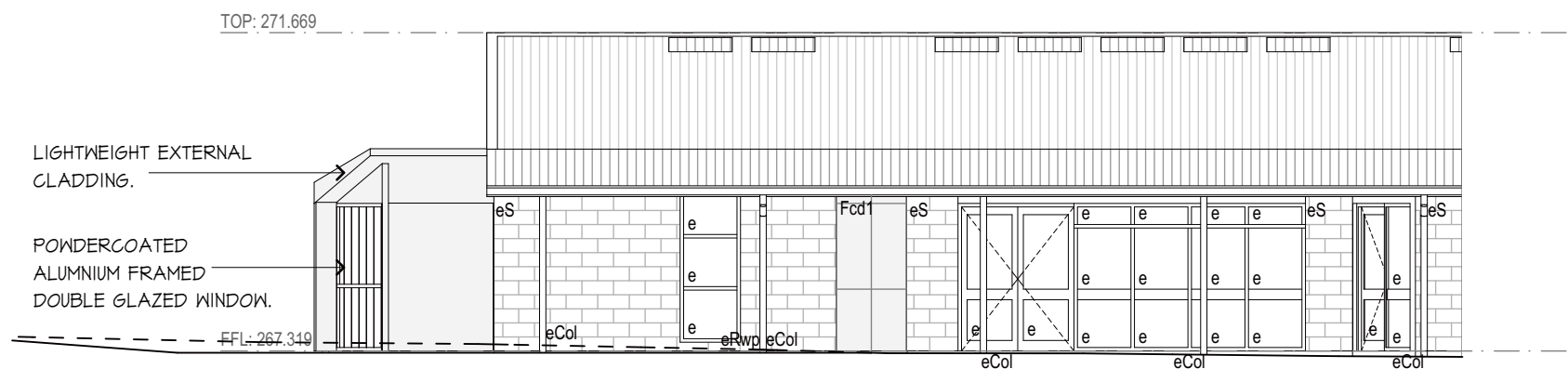
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PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 3 FLOOR PLAN

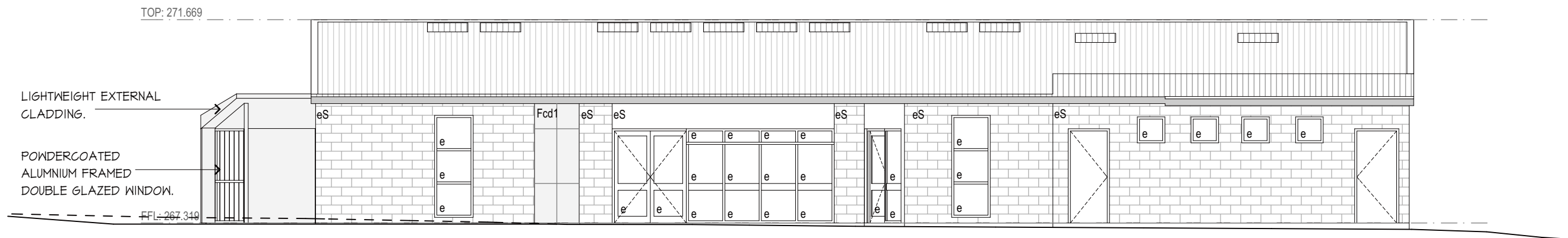
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SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. Ap10 REV.

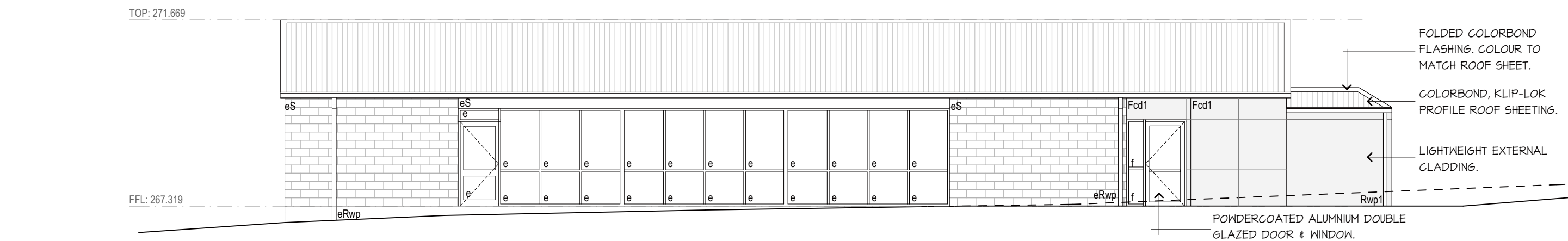
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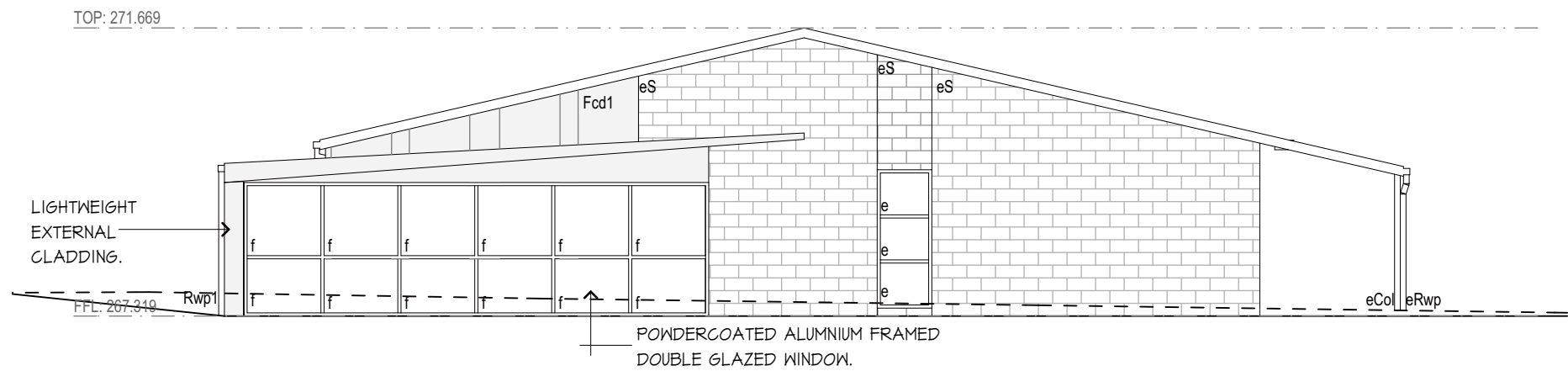
PART NORTH ELEVATION
SCALE 1:100



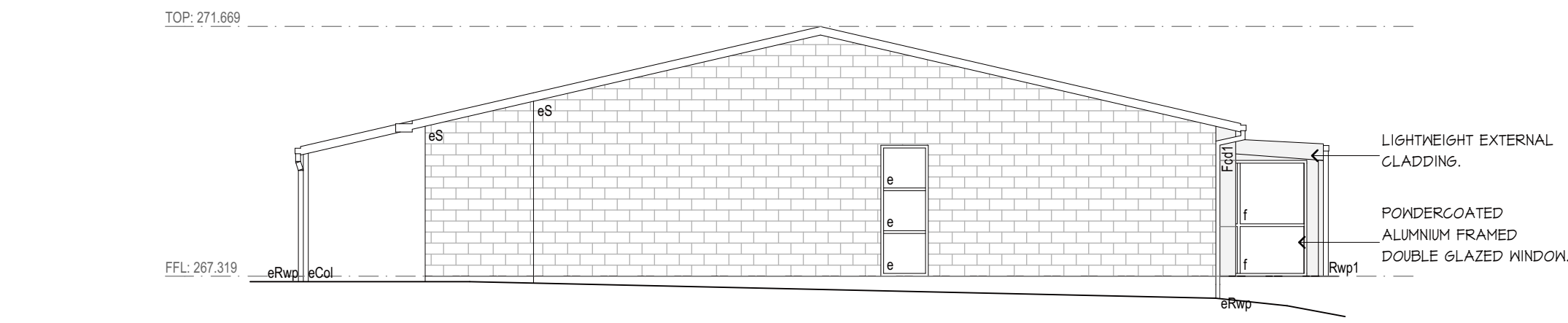
NORTH SECTION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

PLANNING DOCUMENT

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PROJECT: REDEVELOPMENT OF

AT: ST MARYS DISTRICT SCHOOL

13 GRAY ROAD, ST MARYS

FOR: DEPARTMENT OF EDUCATION

DRAWING: BUILDING 3 ELEVATIONS

DESIGNED: DVG DRAWN: ADB CHECKED:

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. Ap12 REV.



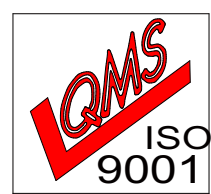
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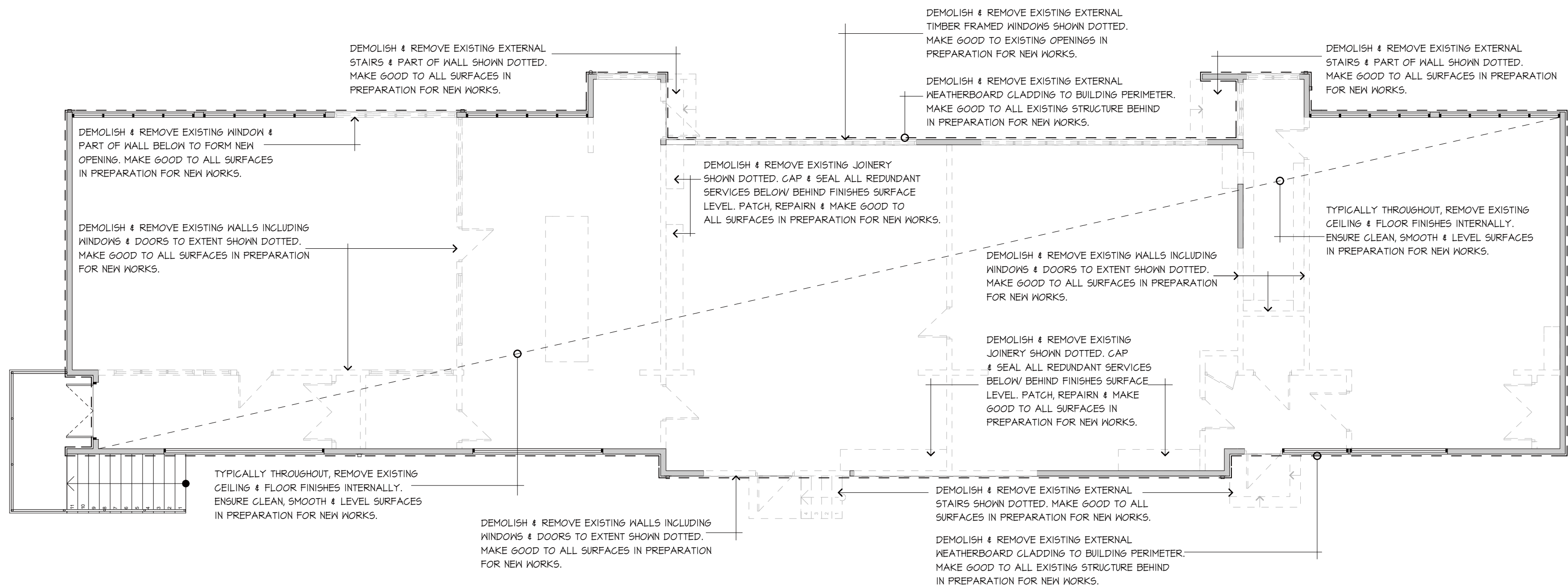
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Structural / Civil
ABP No. CC1633i



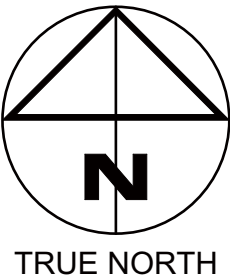
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Company



DEMOLITION PLAN
SCALE 1:100

PLANNING DOCUMENT

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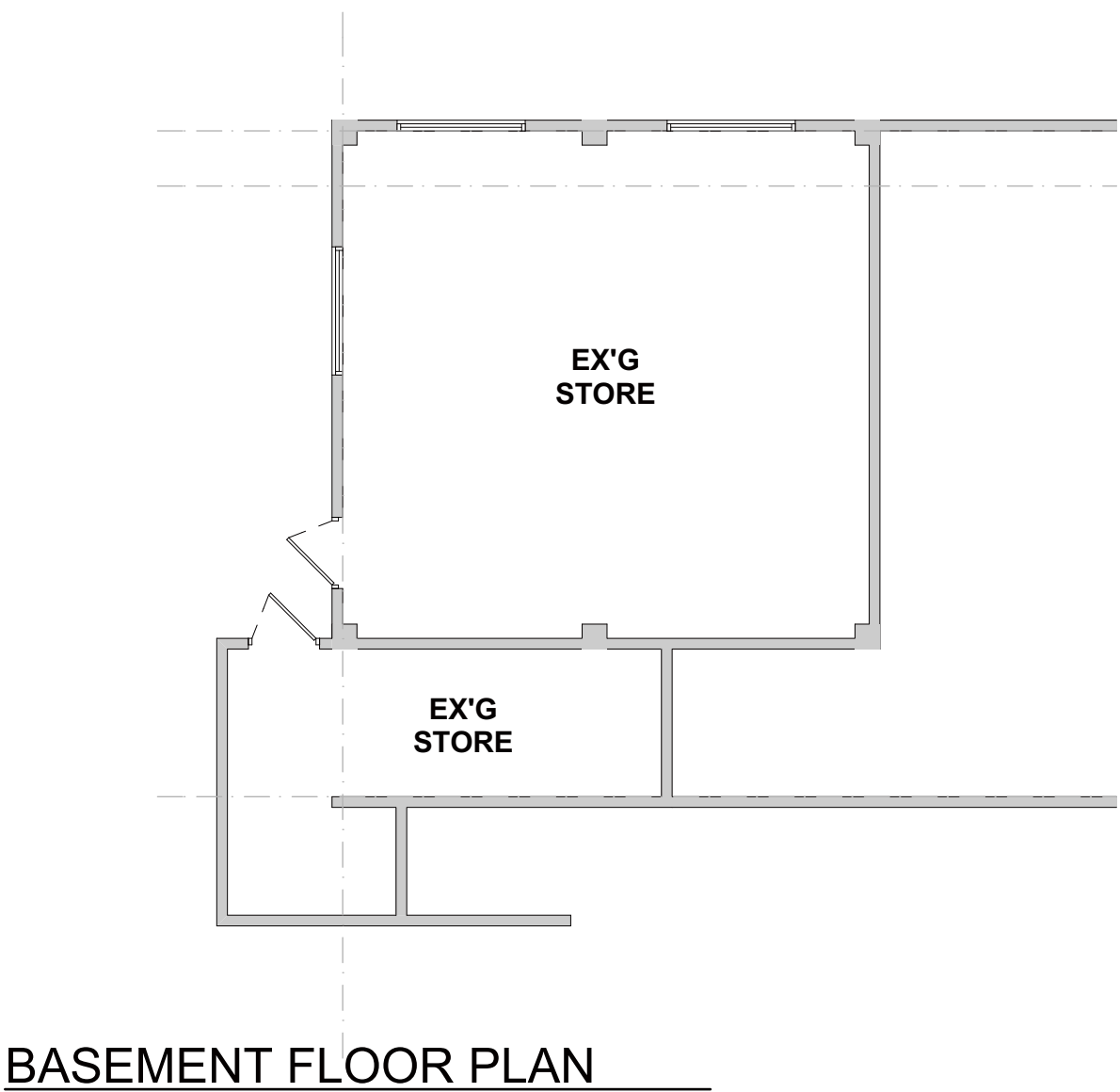


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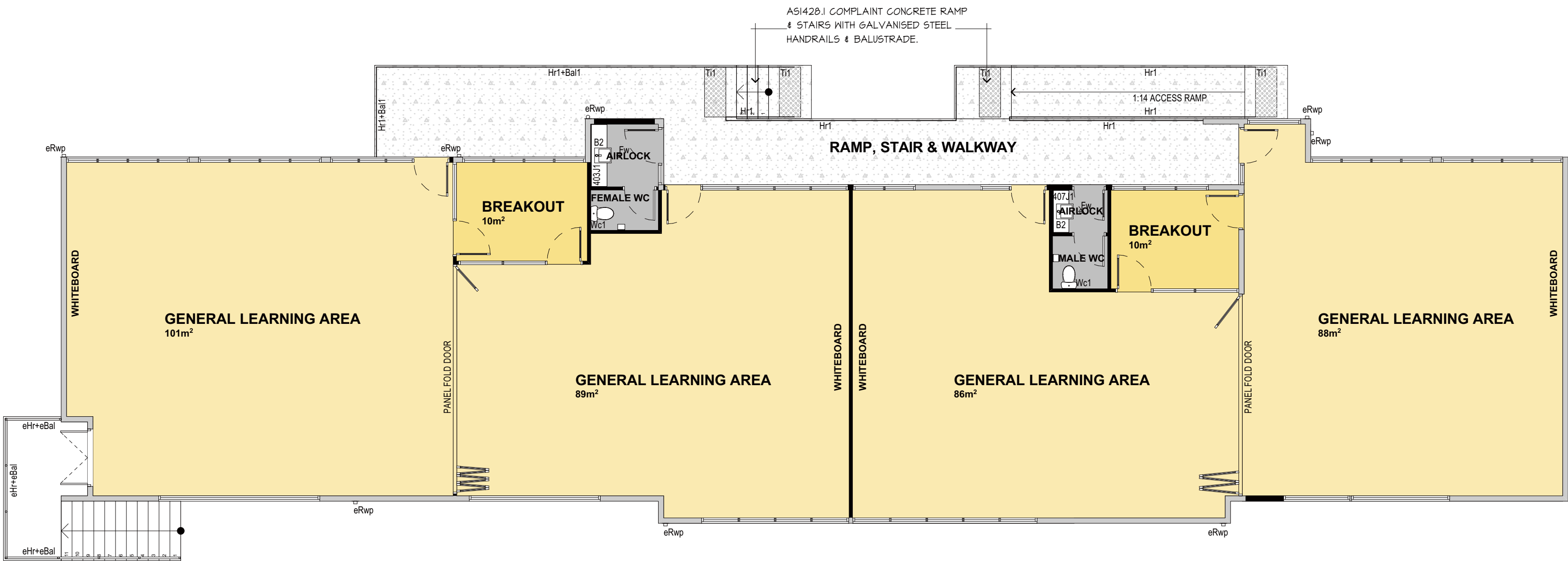
PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 4 DEMOLITION PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. Ap13 REV.



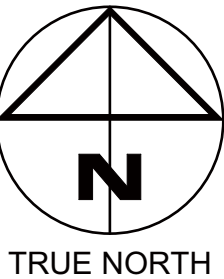
BASEMENT FLOOR PLAN
SCALE 1:100



FLOOR PLAN
SCALE 1:100

PLANNING DOCUMENT

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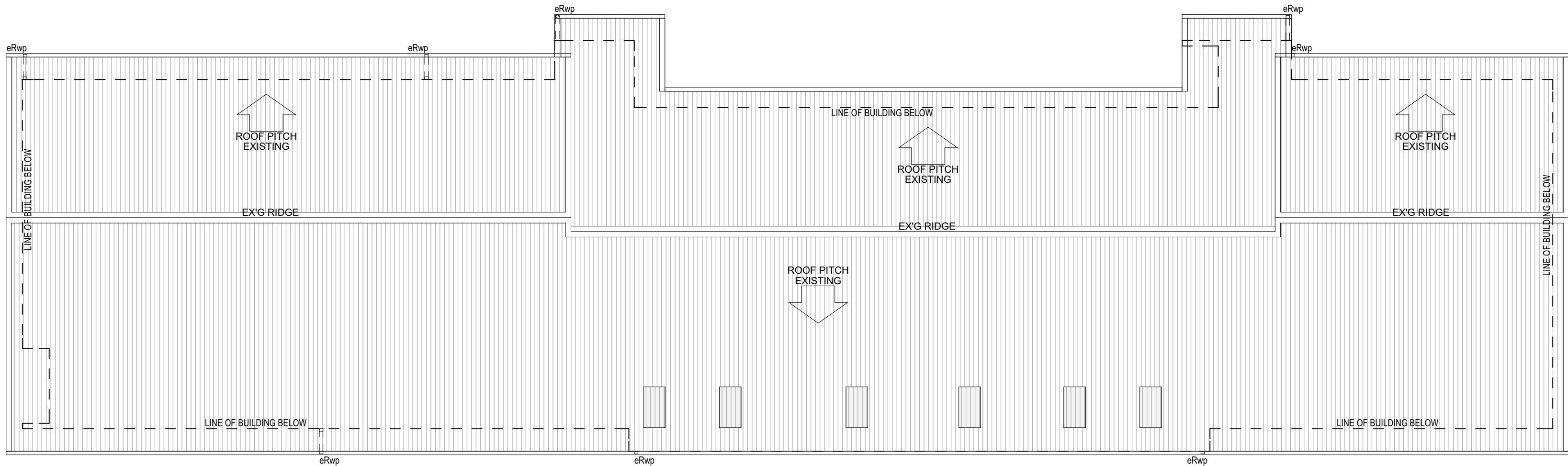


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PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 4 FLOOR PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

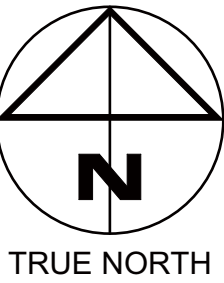
PROJECT No. 17.036 DRAWING No. Ap14 REV.



ROOF PLAN
SCALE 1:100

PLANNING DOCUMENT

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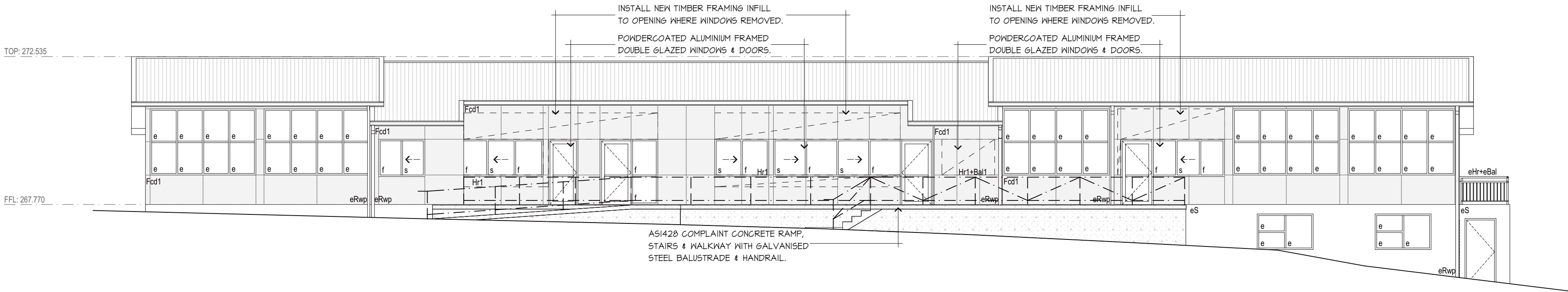
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Company

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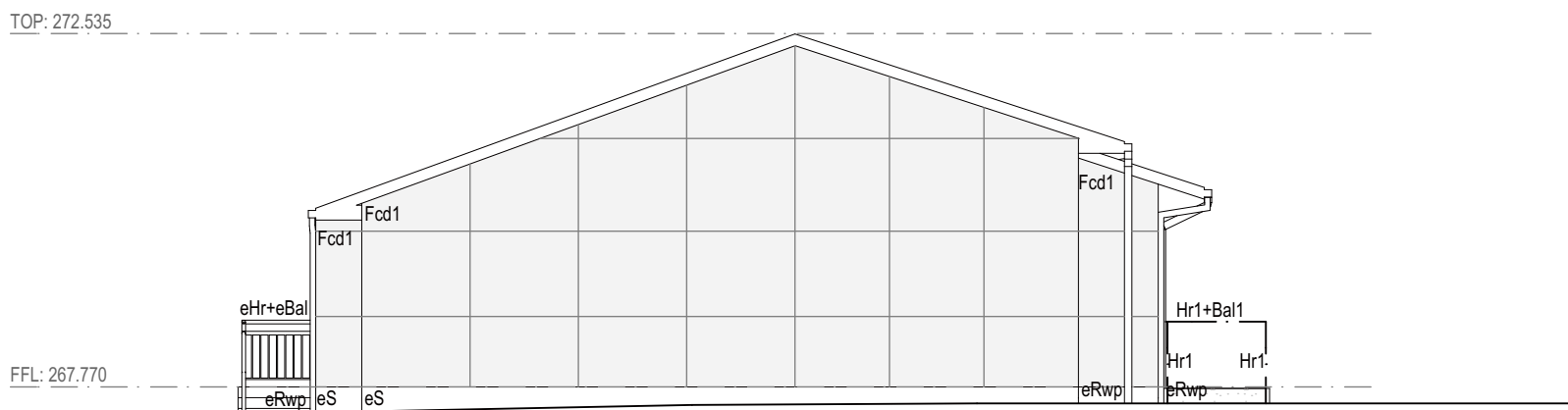
PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 4 ROOF PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

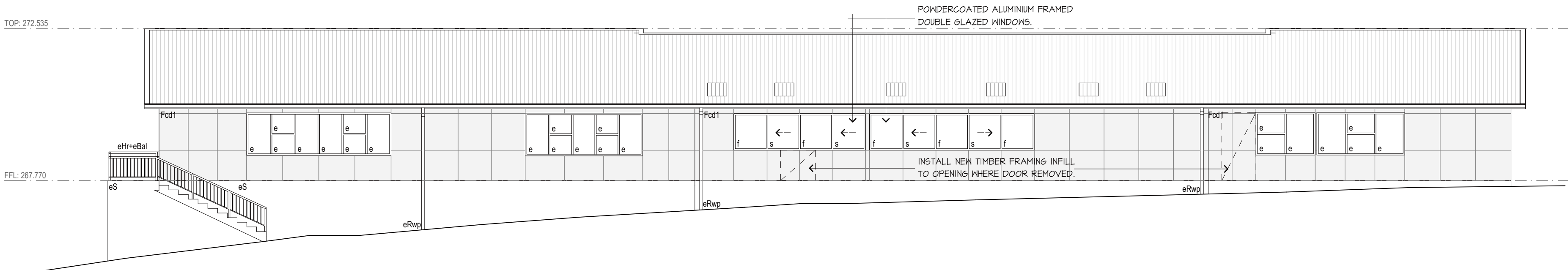
PROJECT No. 17.036 DRAWING No. Ap15 REV.



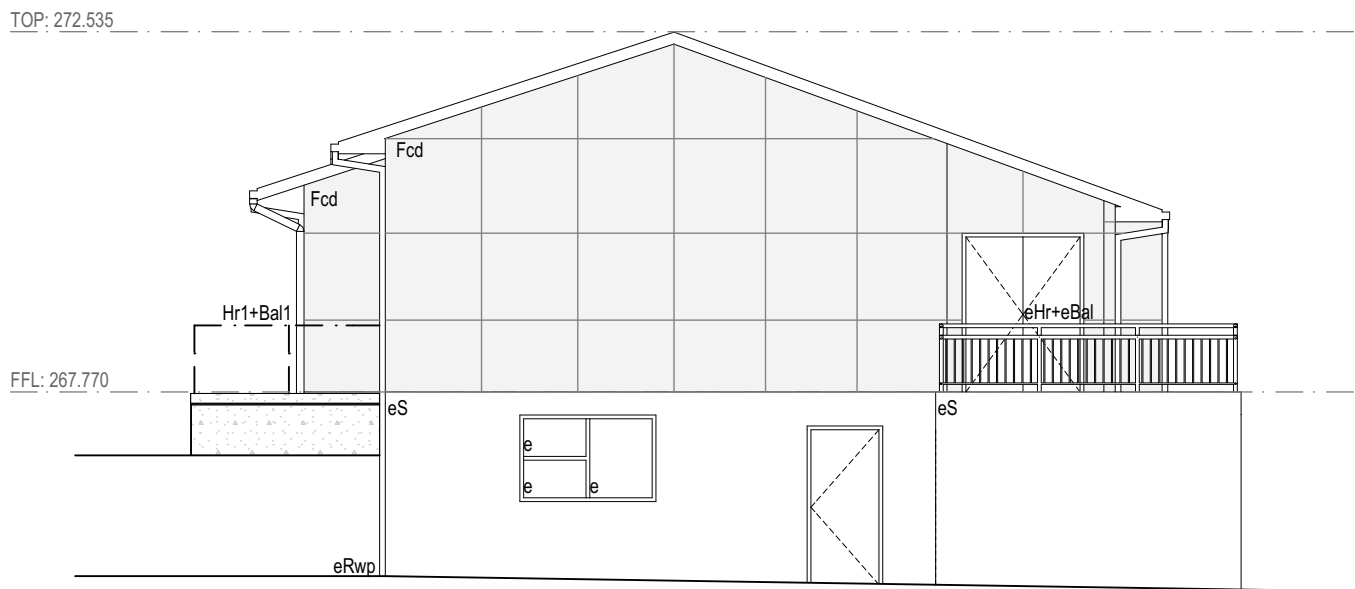
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

PLANNING DOCUMENT

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PROJECT: REDEVELOPMENT OF

AT: ST MARYS DISTRICT SCHOOL

13 GRAY ROAD, ST MARYS

FOR: DEPARTMENT OF EDUCATION

DRAWING: BUILDING 4 ELEVATIONS

DESIGNED: DVG DRAWN: ADB CHECKED:

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. Ap16 REV.



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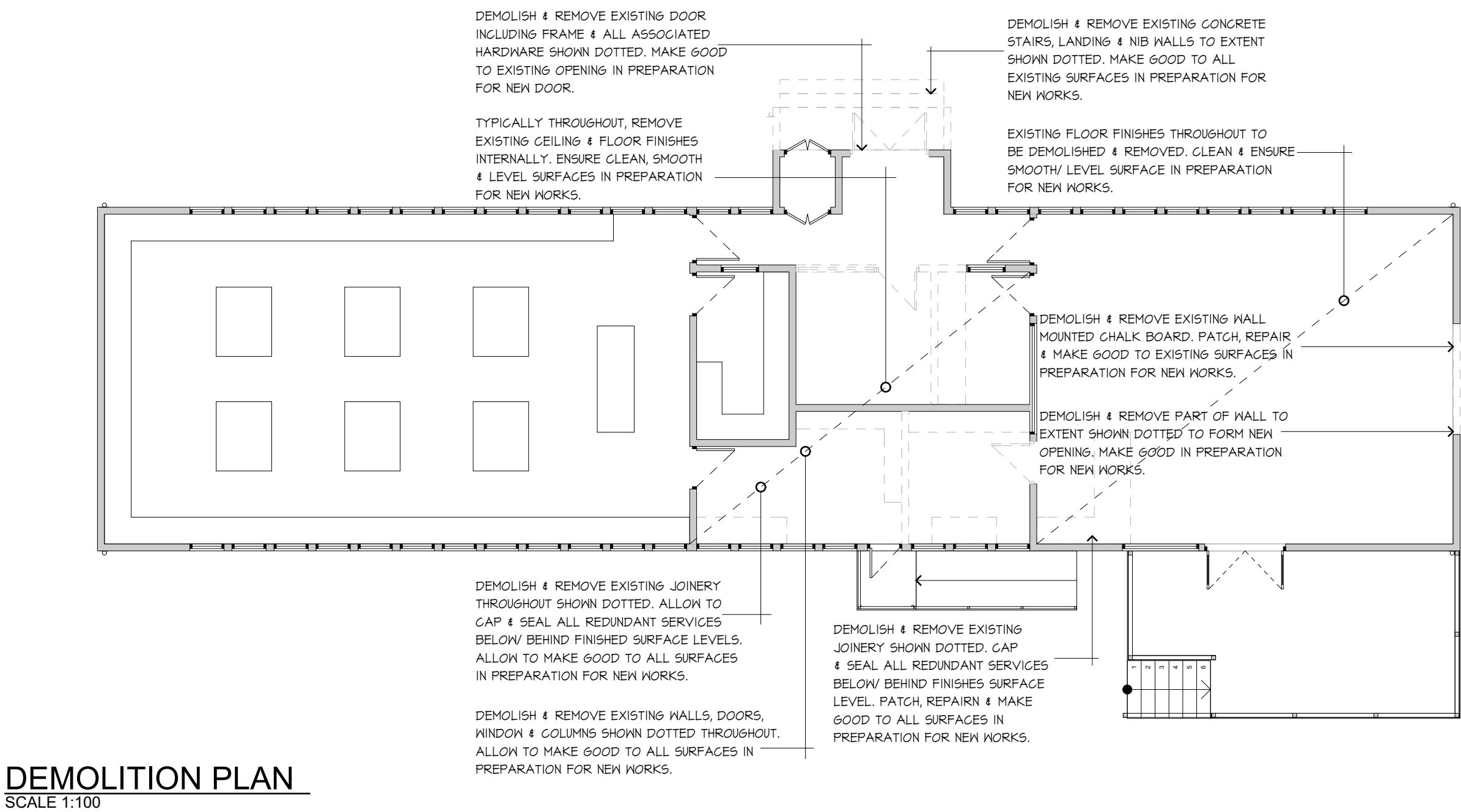
57 Best Street
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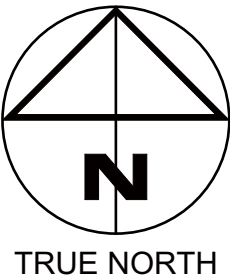
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DEMOLITION PLAN
SCALE 1:100

PLANNING DOCUMENT

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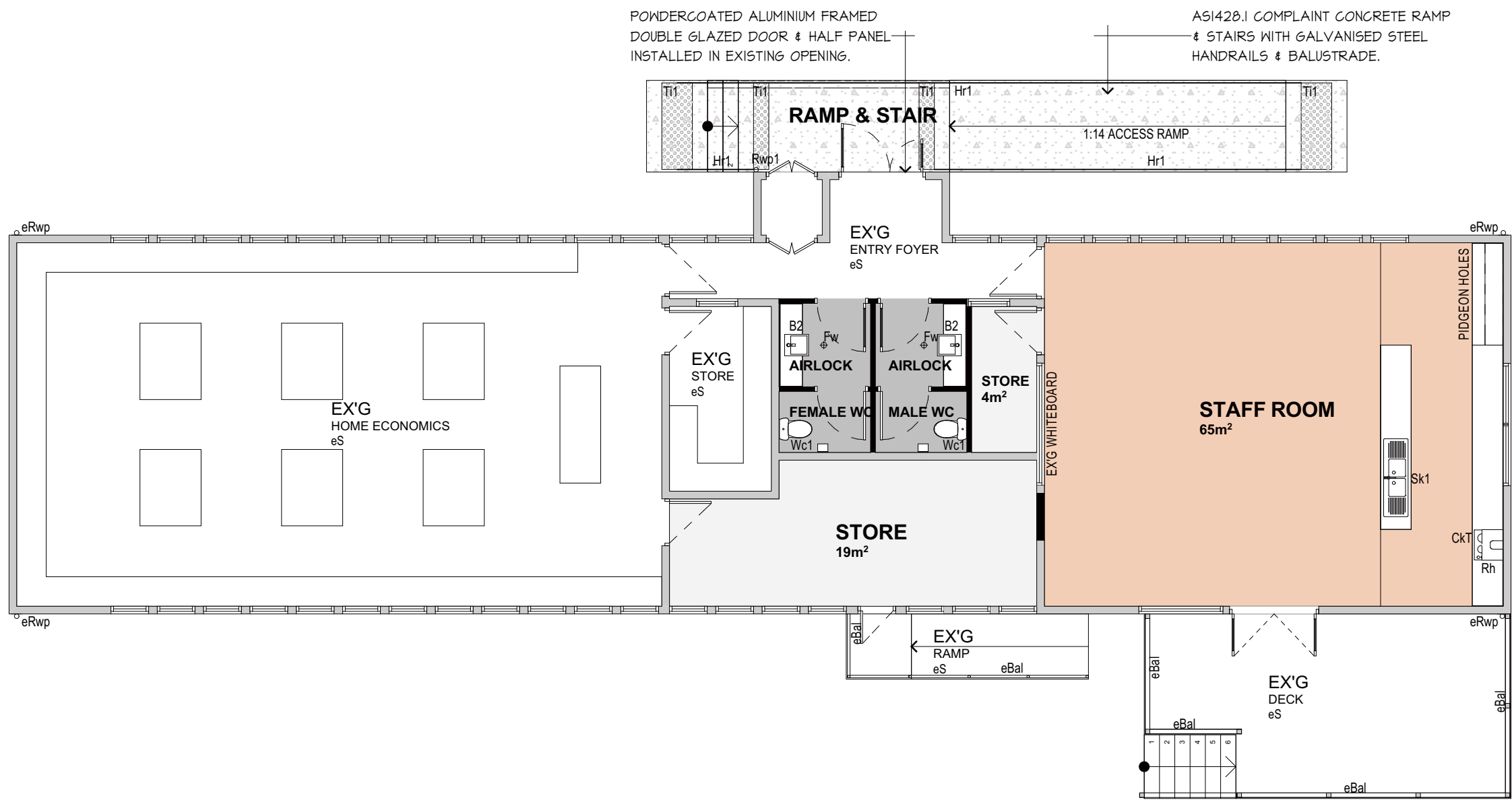


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PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 5 DEMOLITION PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

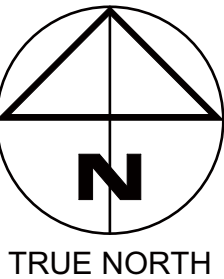
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FLOOR PLAN
SCALE 1:100

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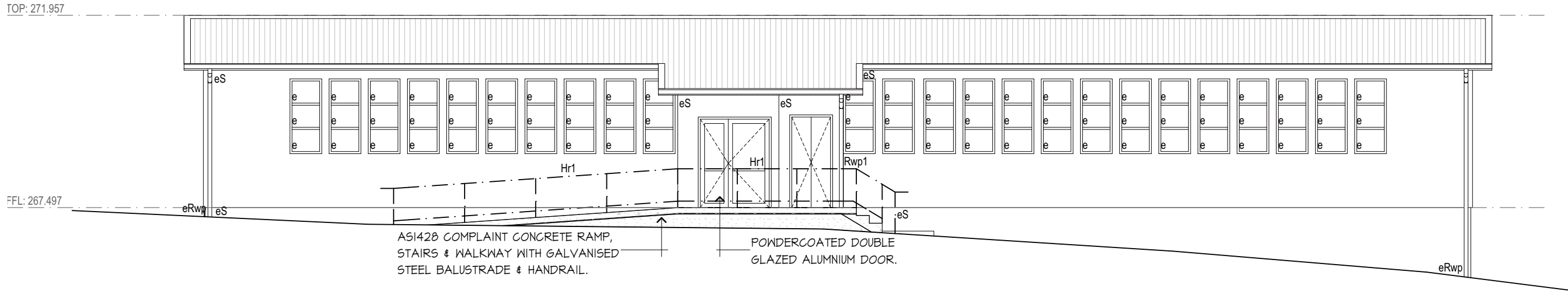
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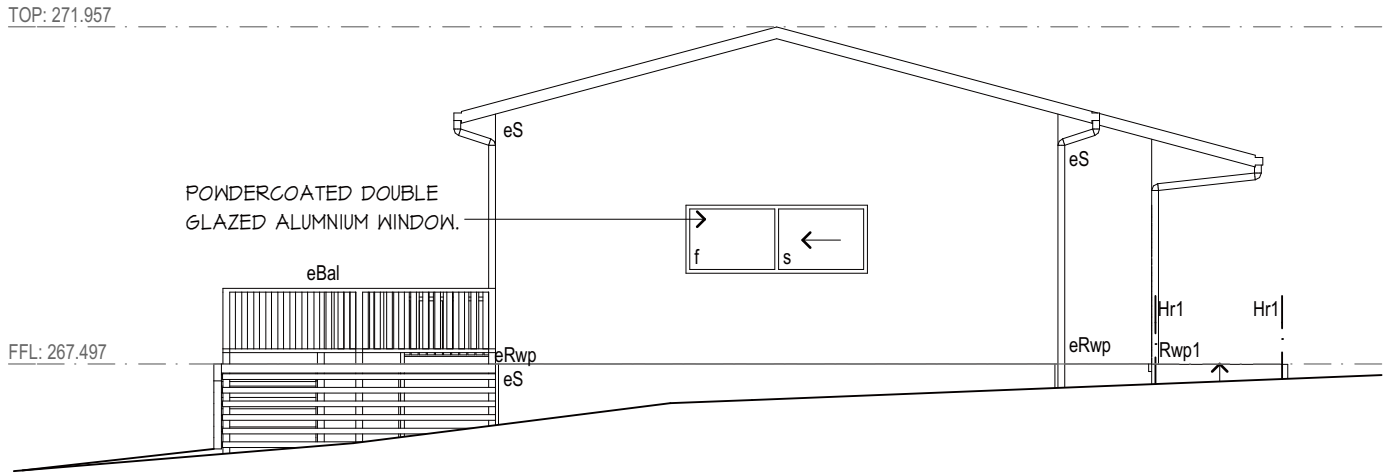
PROJECT: REDEVELOPMENT OF
AT: ST MARYS DISTRICT SCHOOL
13 GRAY ROAD, ST MARYS
FOR: DEPARTMENT OF EDUCATION
DRAWING: BUILDING 5 FLOOR PLAN

DESIGNED: DVG DRAWN: ADB CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. Ap18 REV.



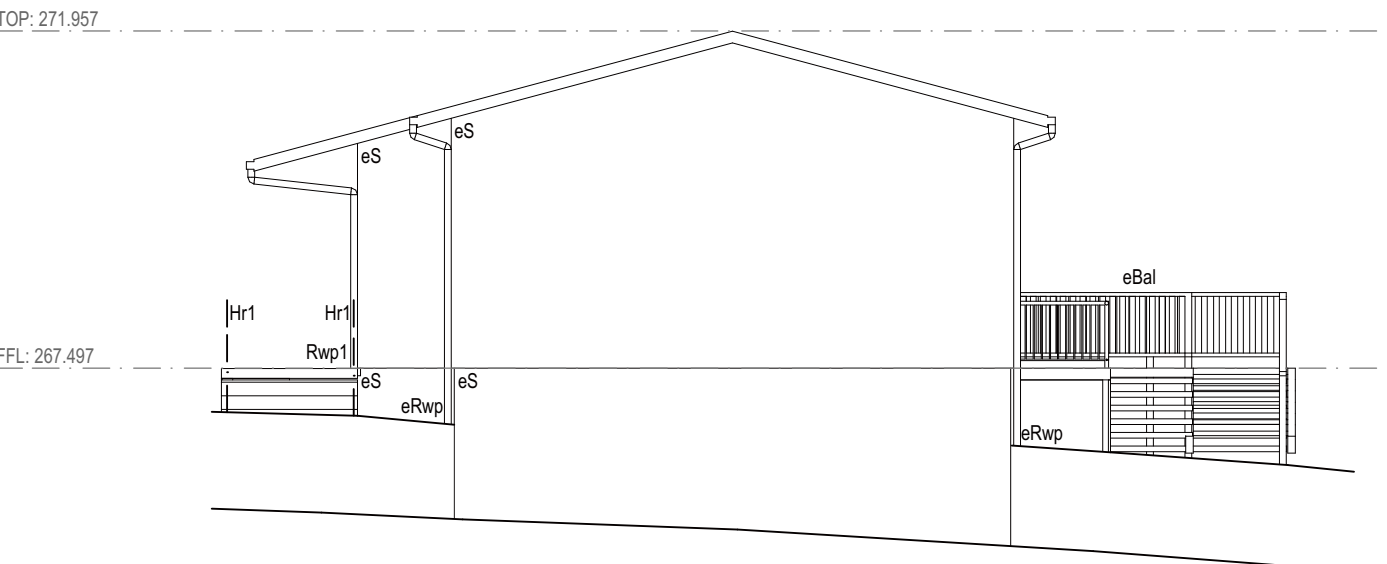
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

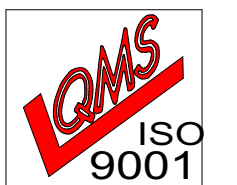


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PROJECT: REDEVELOPMENT OF

AT: ST MARYS DISTRICT SCHOOL

13 GRAY ROAD, ST MARYS

FOR: DEPARTMENT OF EDUCATION

DRAWING: BUILDING 5 ELEVATIONS

DESIGNED: DVG DRAWN: ADB CHECKED:

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 17.036 DRAWING No. Ap19 REV.

St Mary's District School - Redevelopment

Budget Estimate

2.1 Estimate Summary

COMPONENTS

20	22nd March Option	3,650,000.00
		3,650,000.00

ESTIMATE

10	Budget Estimate	3,650,000.00
		3,650,000.00

DATE

10	March 2017	3,650,000.00
		3,650,000.00

ELEMENTS

AL	BUILDING WORKS GENERALLY	2,814,094.00
PX	PRELIMINARIES - EXTERNAL	23,747.00
XP	SITE PREPARATION	67,834.00
XR	ROADS, FOOTPATHS AND PAVED AREAS	151,825.00
XL	LANDSCAPING AND IMPROVEMENTS	30,000.00
XV	EXTERNAL SERVICES GENERALLY	72,500.00
YY	SPECIAL PROVISIONS	330,000.00
CT	CONTINGENCIES	160,000.00
PF	FEES	-

CURRENT TOTAL \$ 3,650,000.00

Estimate Summary

St Mary's District School - Redevelopment

Budget Estimate

2.2 Estimate Details

Item	Description	Unit	Qty	Rate	Price
ELEMENTS AL BUILDING WORKS GENERALLY					
New Buildings or Extensions					
Building 1					
45	Lobby and Canteen etc extension with tall ceilings including sliding/stacking glass wall to adjacent spaces (See section 4 for rate assessment)	m2	176	2976	523,776.00
46	Skillion extension for Music and Drama store	m2	50	1500	75,000.00
47	Skillion extension for Admin including access toilet (COP facade)	m2	56	2500	140,000.00
48	External covered areas attached to new or existing buildings	m2	75	930	69,750.00
Building 3					
85	Toilets extension	m2	38	3000	114,000.00
Work in Existing Buildings					
Building 1					
51	Redevelop existing staff room etc for new Music room (Lower ceiling)	m2	72	1750	126,000.00
52	Redevelop existing hall etc for new Music, Drama and Common room (High ceiling) (See Section 4.0 for rate assessment)	m2	288	1405	404,640.00
53	Redevelop existing Classrooms and Admin area for new Admin and Main Entry	m2	278	1750	486,500.00
54	Strip out existing building change rooms and toilets, convert to Dance Store	m2	31	1250	38,750.00

St Mary's District School - Redevelopment

Budget Estimate

2.2 Estimate Details

Item	Description	Unit	Qty	Rate	Price
55	Strip out existing toilets/change and redevelop new toilets	m2	19	2750	52,250.00
Building 3					
56	Redevelop existing space for new staff study	m2	57	1100	62,700.00
57	Redevelop existing space for new library office	m2	16	900	14,400.00
58	Redevelop existing space for new GLA's and breakout space	m2	182	750	136,500.00
Buildings 4 and 5					
59	Gut existing building 4, redevelop for new GLA's (See Section 4 for rate assessment)	m2	386	1128	435,408.00
64	Allowance to replace existing weatherboard cladding with new lightweight low maintenance cladding (Building 4)	m2	216	270	58,320.00
65	Replace existing timber framed windows only with new aluminium framed double glazed windows (Building 4)	m2	58	650	37,700.00
86	Redevelop existing GLA in building 5 for new staff room	m2	64	600	38,400.00
ELEMENTS PX PRELIMINARIES - EXTERNAL					
Preliminaries					
66	Allowance for preliminaries associated with external works	Item			23,747.00

Estimate Details

St Mary's District School - Redevelopment

Budget Estimate

2.2 Estimate Details

Item	Description	Unit	Qty	Rate	Price
ELEMENTS XP SITE PREPARATION					
Demolitions					
67	Demolish existing access ramp (plan area measured) and make good paving (Building 1)	m2	24	250	6,000.00
68	Demolish sections of building including toilet block wing (Building 1)	m2	110	100	11,000.00
69	Demolish unenclosed covered areas complete with concrete paving (Building 1 adjacent demolished toilets)	m2	30	75	2,250.00
70	Demolish redundant steps and landing at entries to building 4	Item			2,000.00
71	PROVISIONAL allowance to remove asbestos products from existing building where new alteration works occur	Item			15,000.00
Levels Preparation					
72	Remove existing pavements, associated landscape works, grass, topsoil and trees etc and prepare levels for new buildings and associated pavements (Building 1)	m2	752	42	31,584.00
ELEMENTS XR ROADS, FOOTPATHS AND PAVED AREAS					
Courtyards and Pavements					
76	Allowance for new pavements and associated hard landscaping (Buildings 4,5 West side) (DELETE)	m2	26	0	-
77	2200 Wide flight of building access steps 6No. risers high (Buildings 4 and 5) (DELETE)	No.	1	0	-

Estimate Details

St Mary's District School - Redevelopment

Budget Estimate

2.2 Estimate Details

Item	Description	Unit	Qty	Rate	Price
Building 1					
74	Allowance for new external courtyard pavement complete with associated hard landscaping	m2	443	175	77,525.00
Building 4					
75	Elevated concrete platform (less than 1m above ground) complete with perimeter support structure and levels preparation	m2	50	450	22,500.00
89	Concrete access ramp and landing (rising less than 1m above ground) complete with perimeter support structure and levels preparation	m2	14	550	7,700.00
87	Balustrade to platform and ramp	m	36	400	14,400.00
88	1500 Wide flight of steps 5 risers high	No.	1	3200	3,200.00
Building 5					
90	Concrete access ramp and landing (rising less than 1m above ground) complete with perimeter support structure and levels preparation	m2	22	600	13,200.00
92	Balustrade to platform and ramp	m	22	400	8,800.00
91	1700 Wide flight of steps 6 risers high	No.	1	4500	4,500.00
ELEMENTS XL LANDSCAPING AND IMPROVEMENTS					
Soft Landscaping					
78	PROVISIONAL allowance only	Item			30,000.00

Estimate Details

St Mary's District School - Redevelopment

Budget Estimate

2.2 Estimate Details

Item	Description	Unit	Qty	Rate	Price
ELEMENTS XV EXTERNAL SERVICES GENERALLY					
Hydraulics					
79	Allowance for new stormwater, sewer and water services as required for new building, courtyards and pavements	m2	1	47500	47,500.00
80	Allowance only for external electrical services including power supply modifications, sub-mains, external lighting and communications links	Item			25,000.00
ELEMENTS YY SPECIAL PROVISIONS					
Locality Allowance					
81	Allowance for additional costs associated with construction at St. Mary's	Item			330,000.00
ELEMENTS CT CONTINGENCIES					
Allowance					
82	Design development allowance	Item			160,000.00
83	Construction stage variables (EXCLUDED)	Item			-
ELEMENTS PF FEES					
Allowance					
84	Allowance for professional fees (EXCLUDED)	Item			-
CURRENT TOTAL					\$ 3,650,000.00

Estimate Details