
**Our Lady of Grace
Glengowrie, SA**

Master Plan Report
2024

Master Plan Report: Version 12

Contact
Nick Grbin, Associate Director
nick.g@swanburypenglase.com



REV 1	May 22 2023	Draft for review Issue for Board meeting
REV 2	June 21 2023	Draft for review Issue for meeting with parish
REV 3	June 26 2023	Draft for review Issue for Board Approval
REV 4	June 26 2023	Draft for review Updated & Issue for Board Approval
REV 5	June 27 2023	Final Master Plan Issue
REV 6	August 10 2023	Revised Final Master Plan Issue
REV 7	October 13 2023	Revised Final Master Plan Issue
REV 8	January 19 2024	Revised Final Master Plan Issue
REV 9	February 15 2024	Revised Final Master Plan Issue
REV 10	February 16 2024	Revised Final Master Plan Issue
REV 11	February 19 2024	Revised Final Master Plan Issue
REV 12	March 6 2024	Revised Final Master Plan Issue



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01 Project Overview



GLENGOWRIE, SOUTH AUSTRALIA
Glengowrie is a suburb situated 8 km south-west of Adelaide



Swanbury Penglase was engaged by Catholic Education South Australia (CESA) and Our Lady of Grace School (OLOG) to prepare a Master Plan for the school in order to assess the current needs and future development opportunities for the campus.

This Master Plan has been developed through a process of physical investigation of the School facilities and information gathering through workshops held with all stakeholders within the school community (Principal, Staff, Specialised Staff, Students, Parish, Parents and School Board Members).

From detailed surveys, interviews and workshops with the all the stakeholders a number of reports, minutes, tables, spatial diagrams and a large amount of constructive feedback has helped to formulate this Master Plan report. The report identifies key project stages and accompanying cost budget estimates for each stage.

Two overarching key priorities were identified early on in the briefing phase. The priority is to allow additional flexible learning spaces to accommodate growing student enrolments. The second priority was carrying out a thorough review of the original 1960's building to establish whether further additions/alterations to its existing fabric was a viable option considering its age, upgrade requirements and malleability to create contemporary learning spaces.

Refer to Appendix C Workshops outcomes as a record of project briefing information.



OUR LADY OF GRACE SCHOOL
38 Beadnall Terrace, Glengowrie SA 5044



Key Brief Items

Based on investigations and consultation with school leadership group, parish, staff, parents and students the key objectives for the Master Plan are as follows:

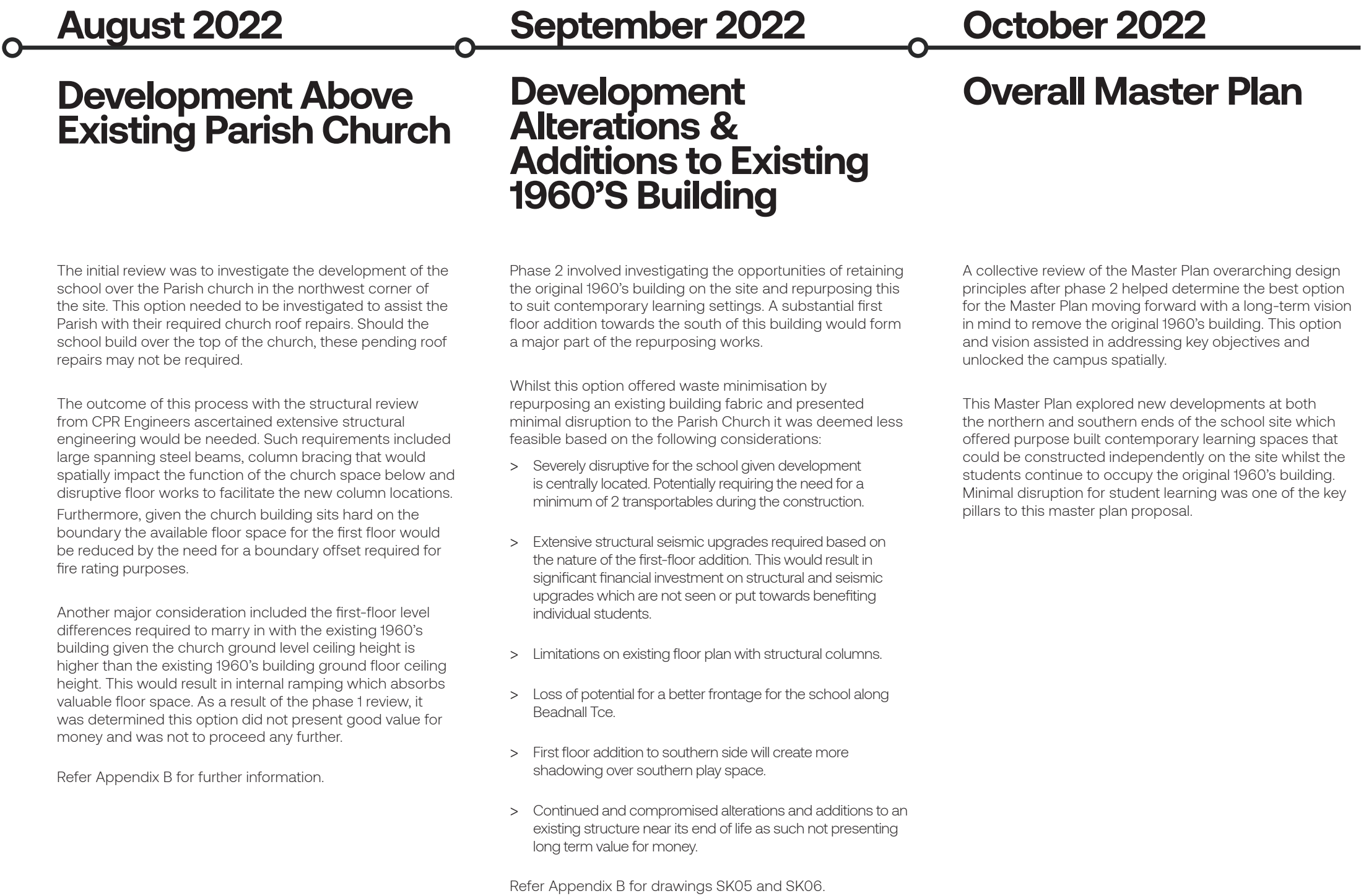
- > Grow student enrolments with a maximum target of 390 students. Note current school enrolments are 220.
- > Provide 17 flexible GLA's (General Learning Areas) with multiple opportunities to breakout internally and externally.
- > Provide 2 specialist GLA's
- > Provide Music Instrumental rooms with improved passive supervision
- > Provisions for a Sensory Room/SSO Room with improved passive supervision.
- > Increased number of meeting/quiet room spaces

- > Improved street presence and connection to community
- > Improved equitable site access and safer movement throughout the site. All current movement externally is forced along the eastern boundary edge
- > Improved site security through the relocation of Administration to a boundary edge providing a clear entry and sense of arrival for visitors.
- > New nature play areas, play features and equipment
- > Improved open turf area
- > Improved Sports courts appropriately located with improved runoff
- > General landscaping improvements and exterior presentation.
- > New maintenance service area

Master Plan Context

During the Master Plan process, the residential property to the west of the site was purchased (3 Joan Ave, Glengowrie) by the school altering the final master plan option put forward.

To assist in understanding the evolution of the OLOG Master Plan please refer to the below process timeline.



Master Plan Context



OLOG MASTER PLAN OBJECTIVES



**Set out a flexible framework
for future development of the
campus over the next 5-20
years.**



**All initial design moves do not
preclude future development
and are done in consideration of
the final Master Plan vision**

**Master Planning should be
considered an evolutionary
process that produces a ‘living’
document that is updated and
refined as the school’s needs
and strategic direction unfold
over time.**

OLOG MASTER PLAN PROCESS

1

User Group consultation.
Workshops with students, staff,
parents and parish

2

Develop overarching design
principles with the school as a
result of the workshop outcomes

3

Initial Concept

4

Testing (review and feedback)

5

Development of Master plan

6

Present to board

7

Additional land was acquired,
master plan was redeveloped and
tested

8

Finalisation of the master plan

02 History: Key Building Projects



02 History: Key Building Projects



Two Storey Block 1960

This was to replace the use of the Parish Church as school classrooms.



Three Room Addition

This addition was to the original building, allowing for a new classroom, wet areas and withdrawal room.



Multi Purpose Room

Located adjacent the original two story building.

**Note: Smaller project omitted for clarity*

02 History: Key Building Projects



Administration Block
Connecting Parish church to the original 1960 building. New front office, General Work Room, Staff Commons, Staff Preparation Area, Canteen and Principle Office.

Building the Education Revolution (BER)
New First Floor Addition to the north of the original 1960's building comprising of Multi Purpose Hall, and equitable access with new Lift.

Internal and External Upgrade
Internal works to allow for more Improved GLA's, STEM room addition and Library Upgrade.. New outdoor space to the south of the building.

02 History: Key Building Projects

Current context image



1960s Original Building

1978s Extension

1991s Administration Block

2010 Building the Education
Revolution (BER) Extension

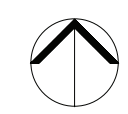
1960s Parish building

2023



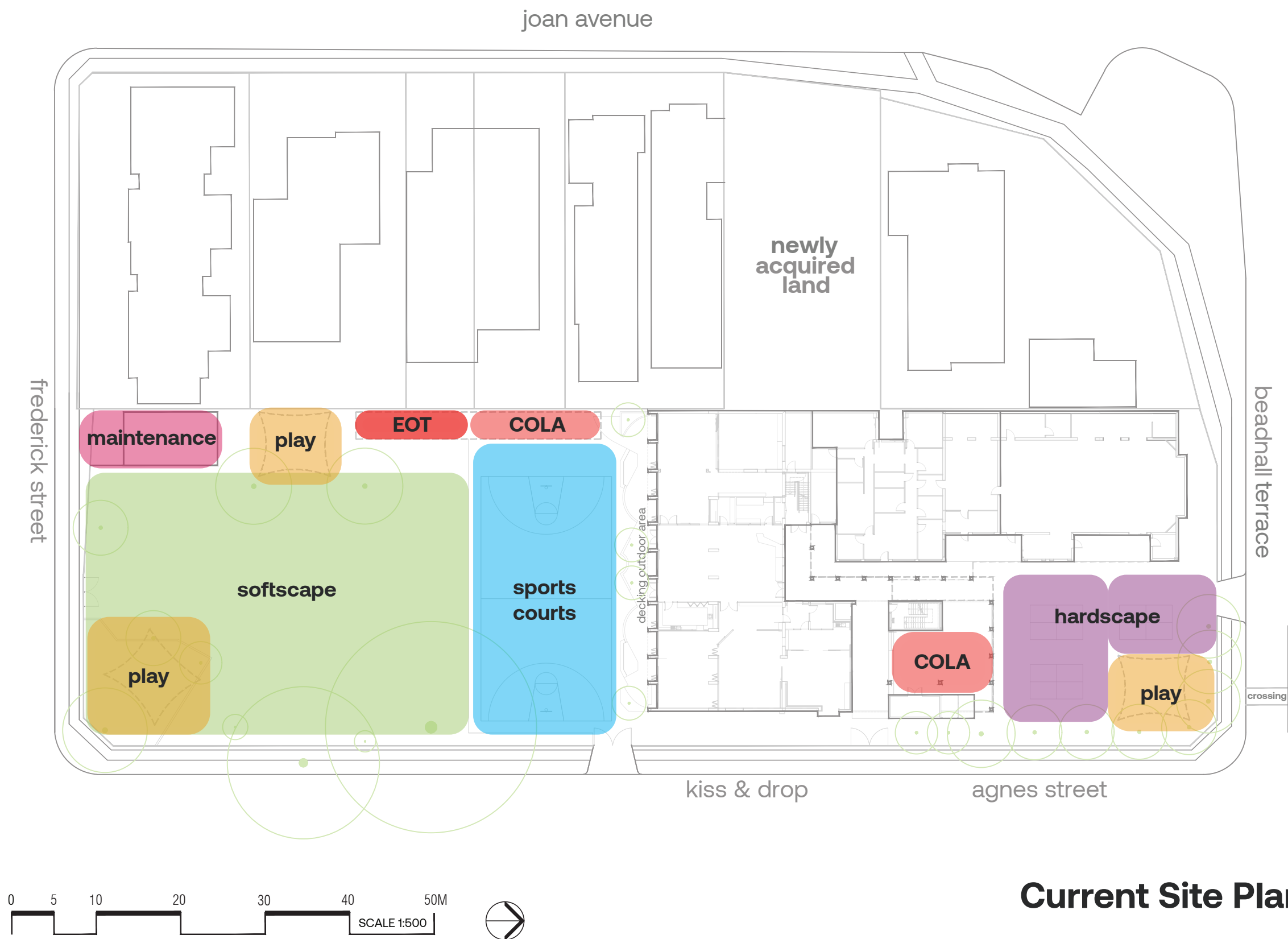
2022 December;
New land acquisition.
During the masterplan process.

*Properties highlighted in pink
are currently on the CESA Land
Acquisition Register*





03 Accommodation



Current Site Plan

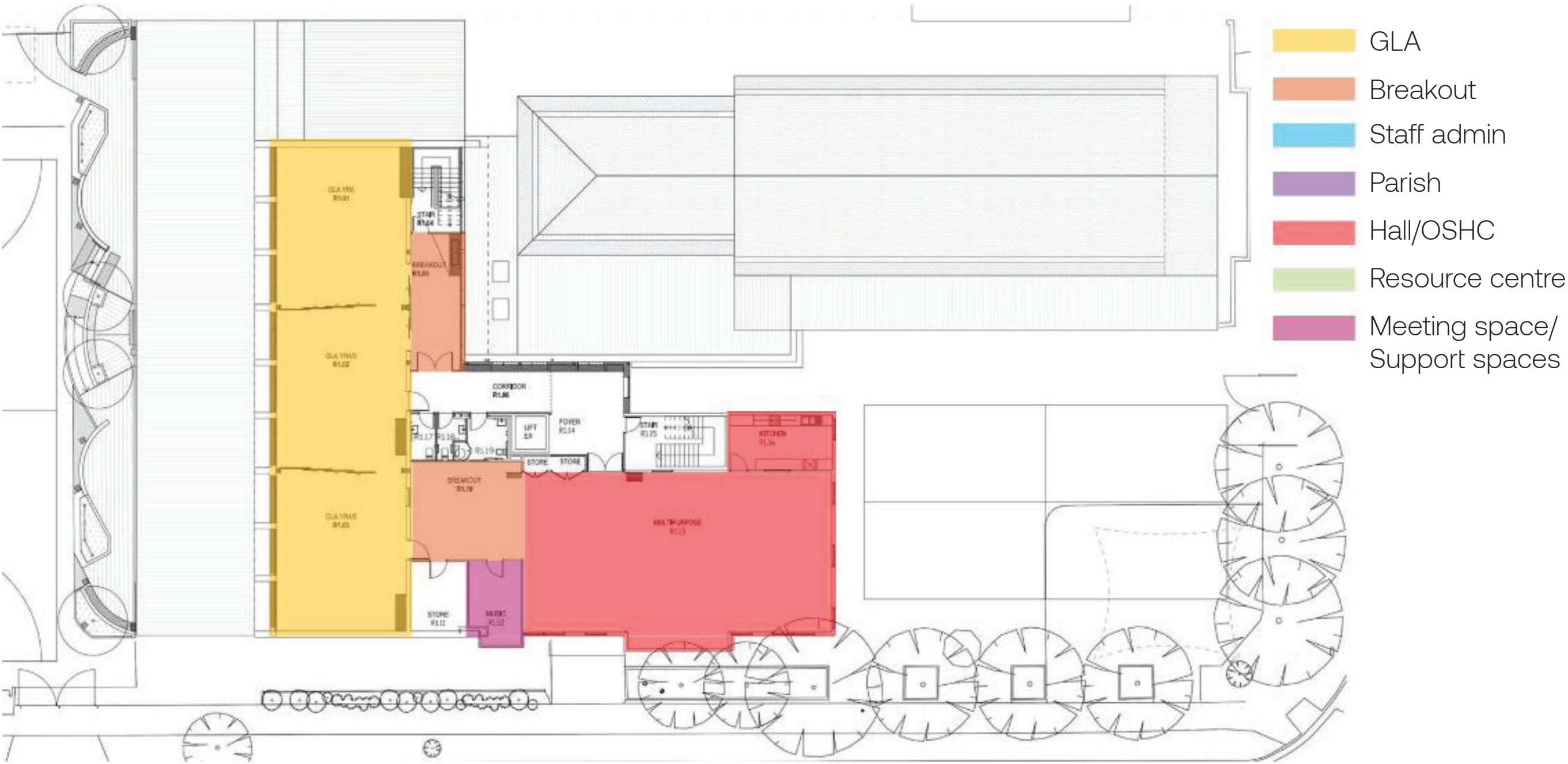
03 Accommodation



Existing Ground Floor Plans



03 Accommodation



Existing First Floor Plans

03 Accommodation

Current Learning Spaces

SPACE	No.	Area m ²
GLAs*	7 (8)*	520
STEM*	1 (0)*	75
Open plan collaborative breakout spaces	2	58
Multi use spaces – PE, Music, Art & Drama	0	-
OSHC / Hall	1	175
Library / Resource Centre	1	165
Digital	0	-
Canteen	1	14
Church	1	345

*Note currently using STEM room as a GLA

Current Staff Spaces

SPACE	No.	Area m ²
Meeting Rooms	0	-
Staffroom / Staff commons	1	70
Reception and Administration	1	30
Utility Room (printing)	1	18
Staff preparation	2	43
Office	1	8
First Aid Room	1	10
Parent Interview Room	0	-
APRIM / Counsellor Office	1	9
Principal	1	19
Student Support Officer Room	0	-
Finance Officer	1	9

04 Site Analysis



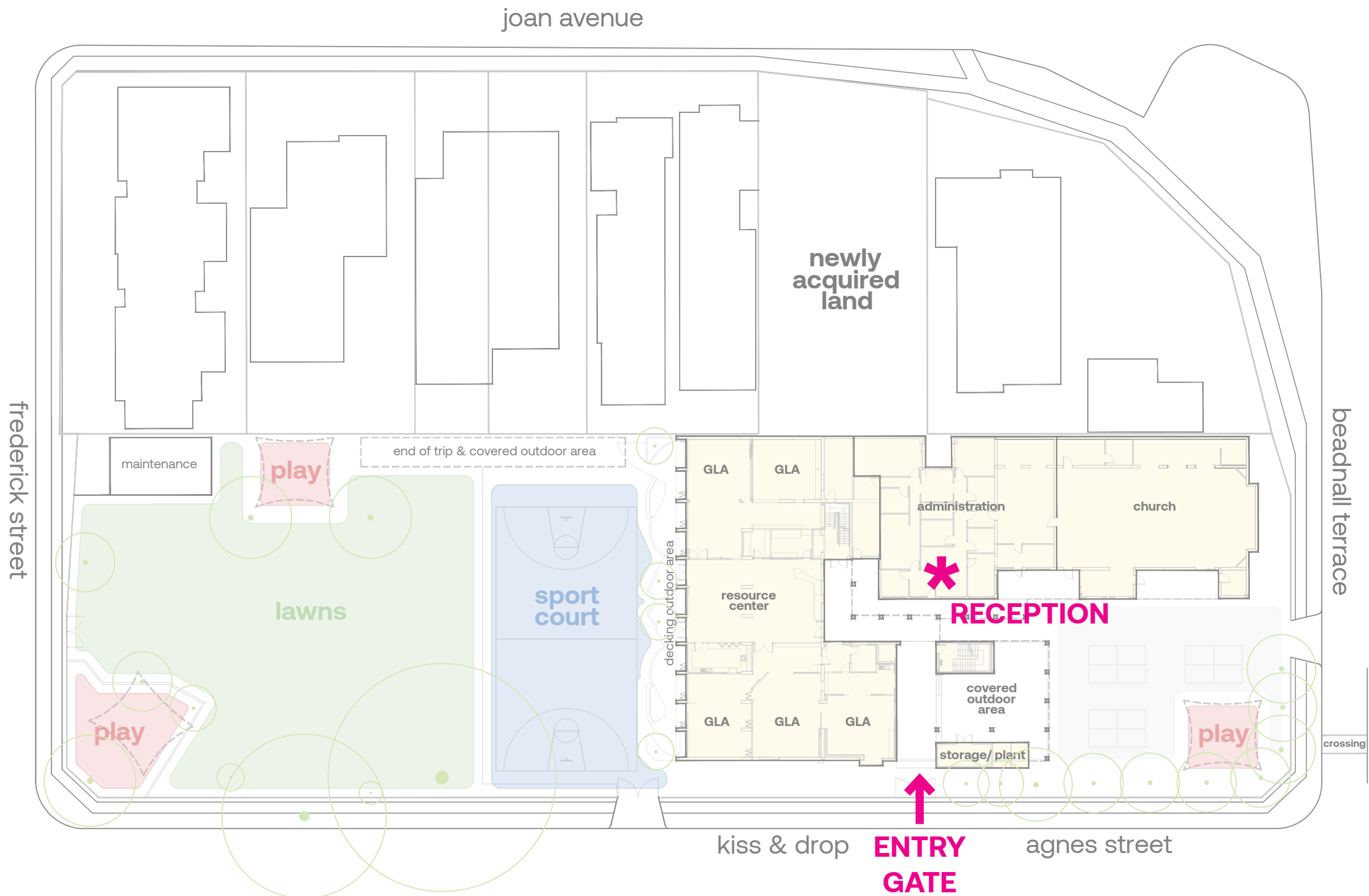
04 Site Analysis



Admin/ Reception shown beyond



Entry to campus is with a control button but you don't have to pass Admin to get access to children. For child safety the school wants to change this.



Safety and Disconnection

A photograph of a narrow alleyway. On the left is a blue building with a vertical downspout and three small white rectangular lights. On the right is a dark blue metal fence. A tree with yellow-green leaves stands in the center, with a blue bench at its base. The ground is covered in fallen leaves. In the background, a yellow pedestrian crossing sign is visible.

The site plan illustrates the layout of the Church of the Holy Spirit, bounded by Joan Avenue to the north, Beadnall Terrace to the east, Agnes Street to the south, and Frederick Street to the west. The plan includes several key areas:

- Building Footprints:** A large section of the northern boundary is labeled "newly acquired land". The existing building complex includes a "church", "administration", "resource center", and several "GLA" (General Living Area) units. A "storage/plant" area is located near the southeast corner.
- Outdoor Spaces:** A large "lawns" area is situated on the west side, featuring two "play" areas (indicated by red dashed outlines) and a "sport court". A "decking outdoor area" is located between the lawns and the resource center. An "end of trip & covered outdoor area" is located near the top center.
- Circulation and Access:** Orange arrows highlight a "BOTTLENECK / CONNECTION TO OPEN SPACE" at the intersection of the resource center and the storage/plant area. A "crossing" is marked on Beadnall Terrace near the southeast corner.
- Other Features:** A "maintenance" area is located near the top left. A "covered outdoor area" is located near the storage/plant area.

Page 22

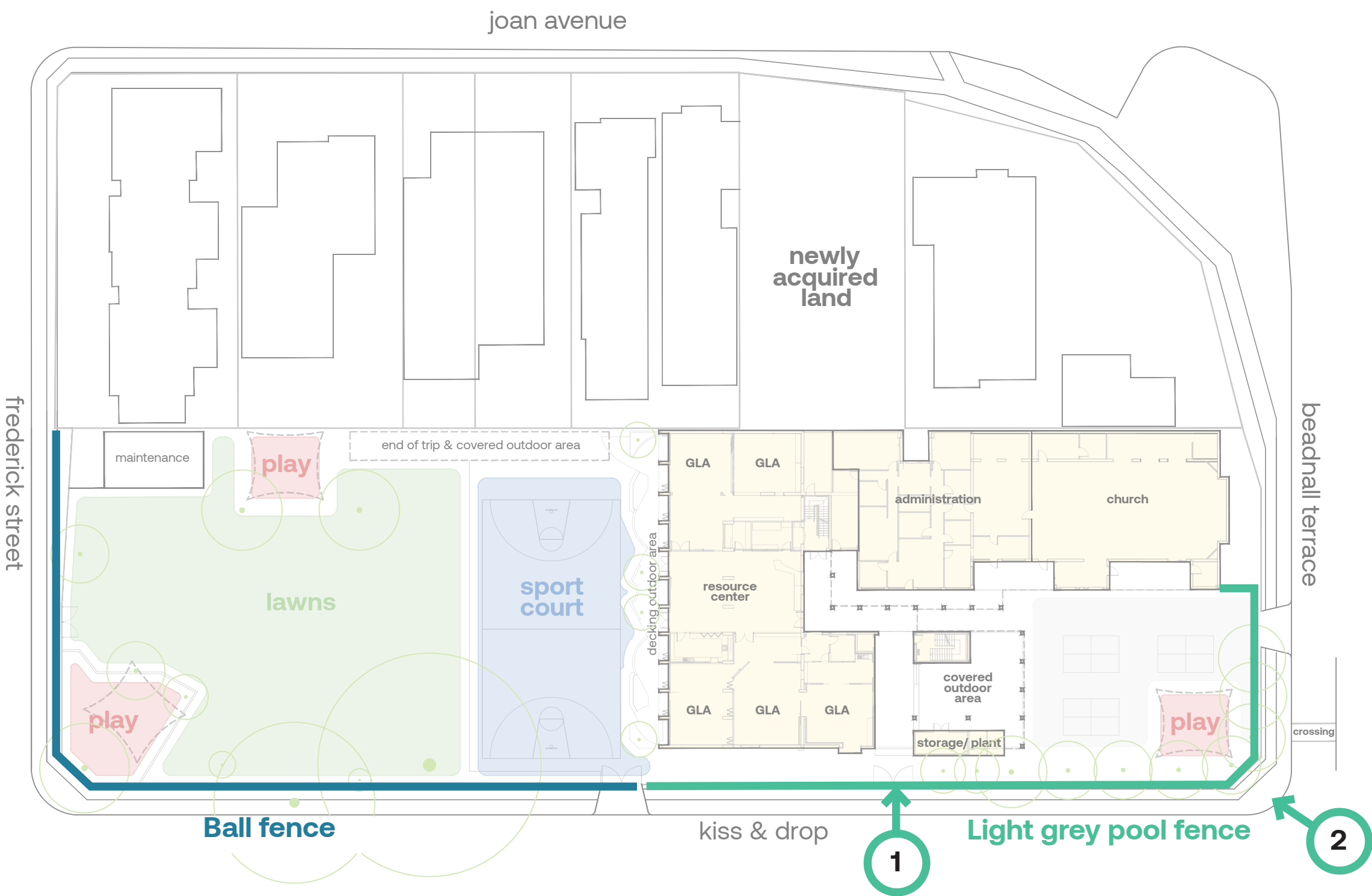
04 Site Analysis



Point of arrival



View from the street. Sense of arrival.
Low street presence.



First impression and sense of arrival

05 Overarching Design Principles

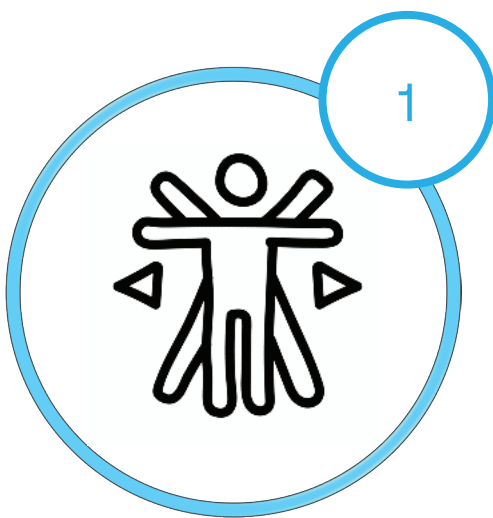


Overarching Design Principles

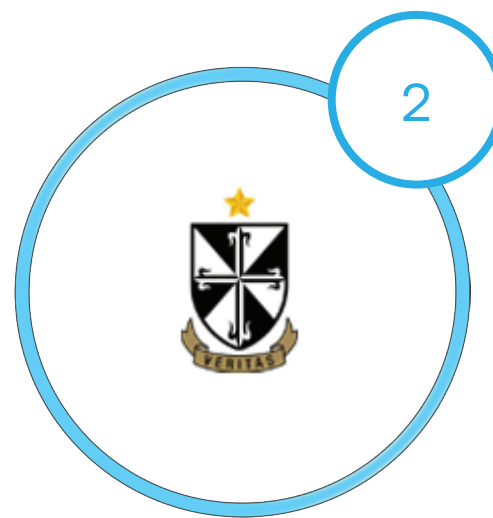


The development of the overarching design principles was created with the school as a result of the workshop outcomes

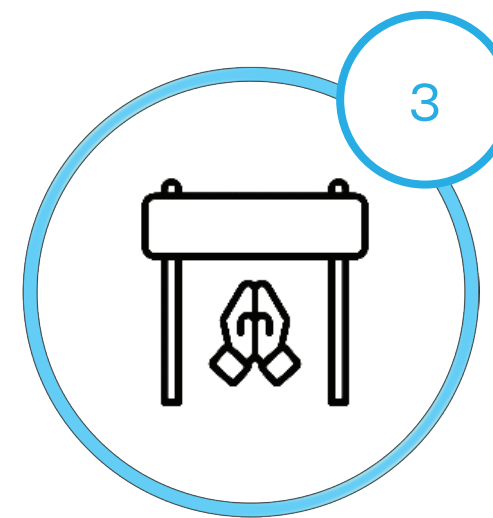
Overarching Design Principles



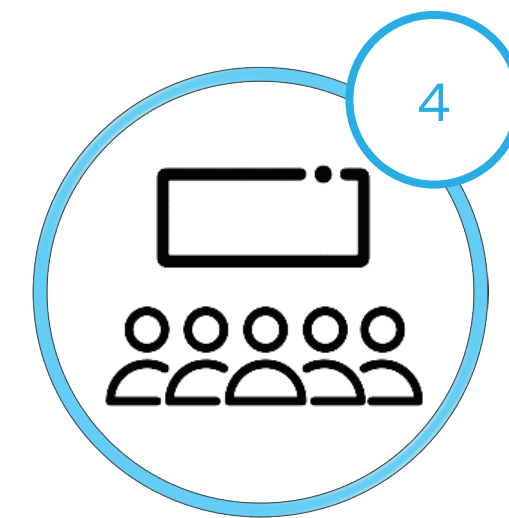
Improve and provide effortless equitability throughout the school site, that above all else, considers the safety of all students



Spaces shall foster greater school community and parish connection. Expressing the core Dominican faith principles.



Enhance presence, identity and access to make a lasting positive, welcoming and safe first impression

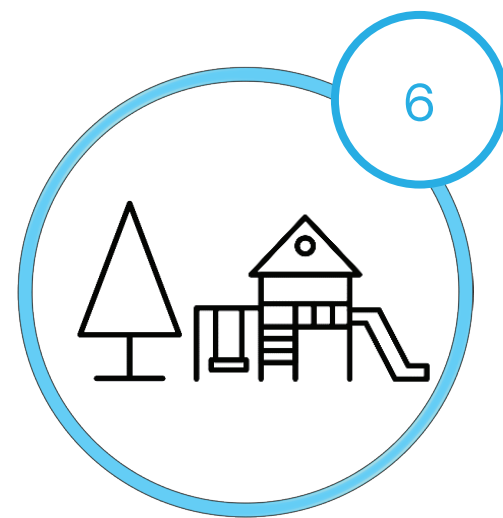


Increase breakout and small meeting/quiet space opportunities

Overarching Design Principles



Create greater connections for outdoor learning opportunities



Play shall encompass all types of students with various age's, ability and social differences



Allow and plan for both School and community growth. Due to the restraints of the site, all future development should either be two-storey or allow for a staged second-storey expansion within the master plan



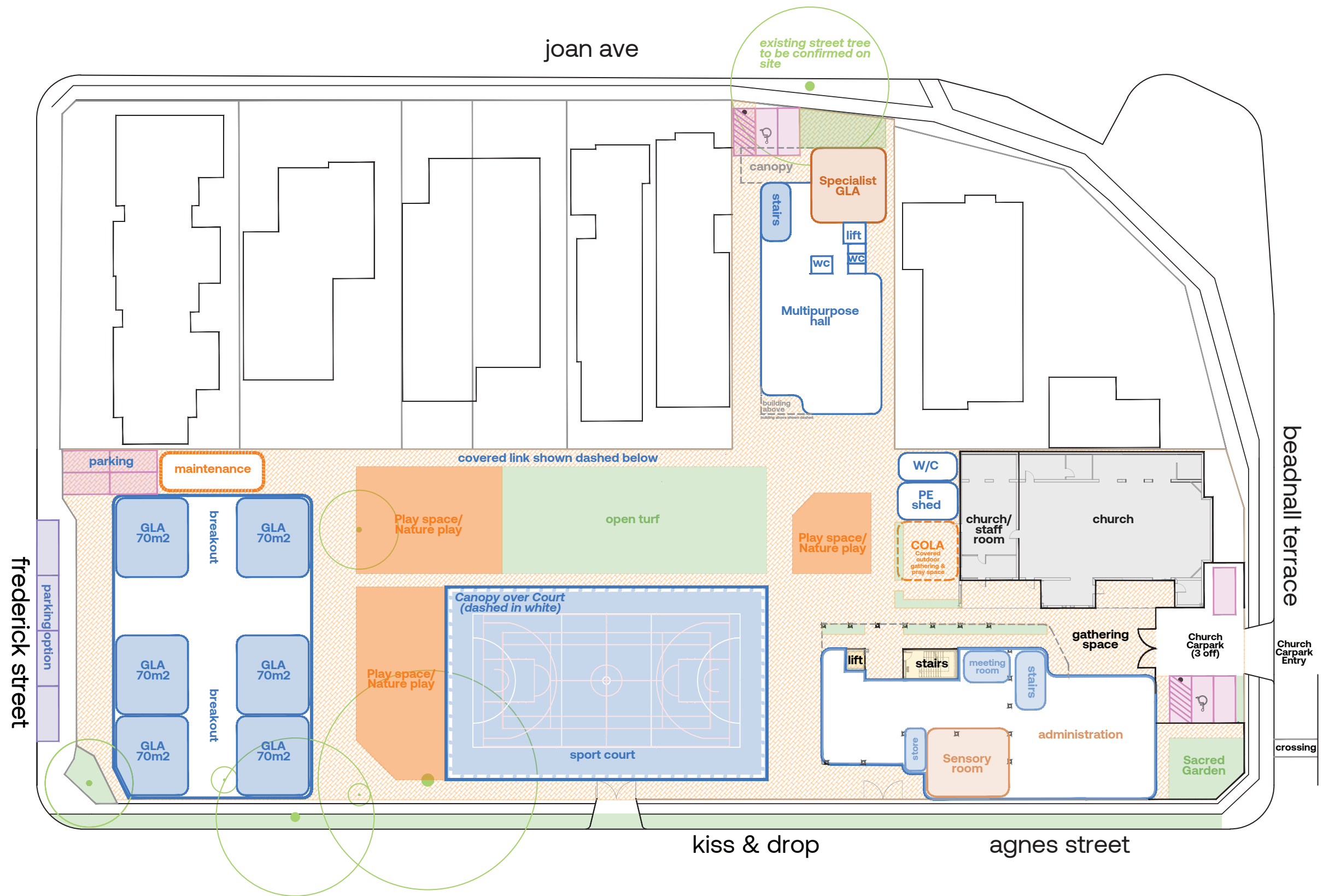
06 Future Accommodation

THE MASTER PLAN

ACCOMMODATION AIMS & OUTCOMES

Brief Item	Current	Master plan
Student Numbers	220	390
GLAs	8	17
Extra Specialist Rooms	nil	2
Students With Additional Needs		3 per class
Teaching Staff (FTE)	21	30
Music Tutorial Room	nil	2
Sensory Room/ SSO Room	1	1
Improved Equitable Site Access	X	✓
Safer Movement Throughout The Site	X	✓
Improved Site Security	X	✓
Nature Play Areas	Nil	✓
Play Features / Equipment	3 areas	3 areas
Open Turf Area	✓	✓
Sports Courts	✓	✓
General Landscaping Improvements		✓
Maintenance Service Area	✓	✓

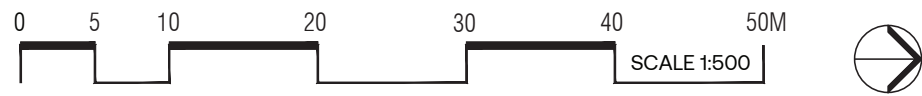
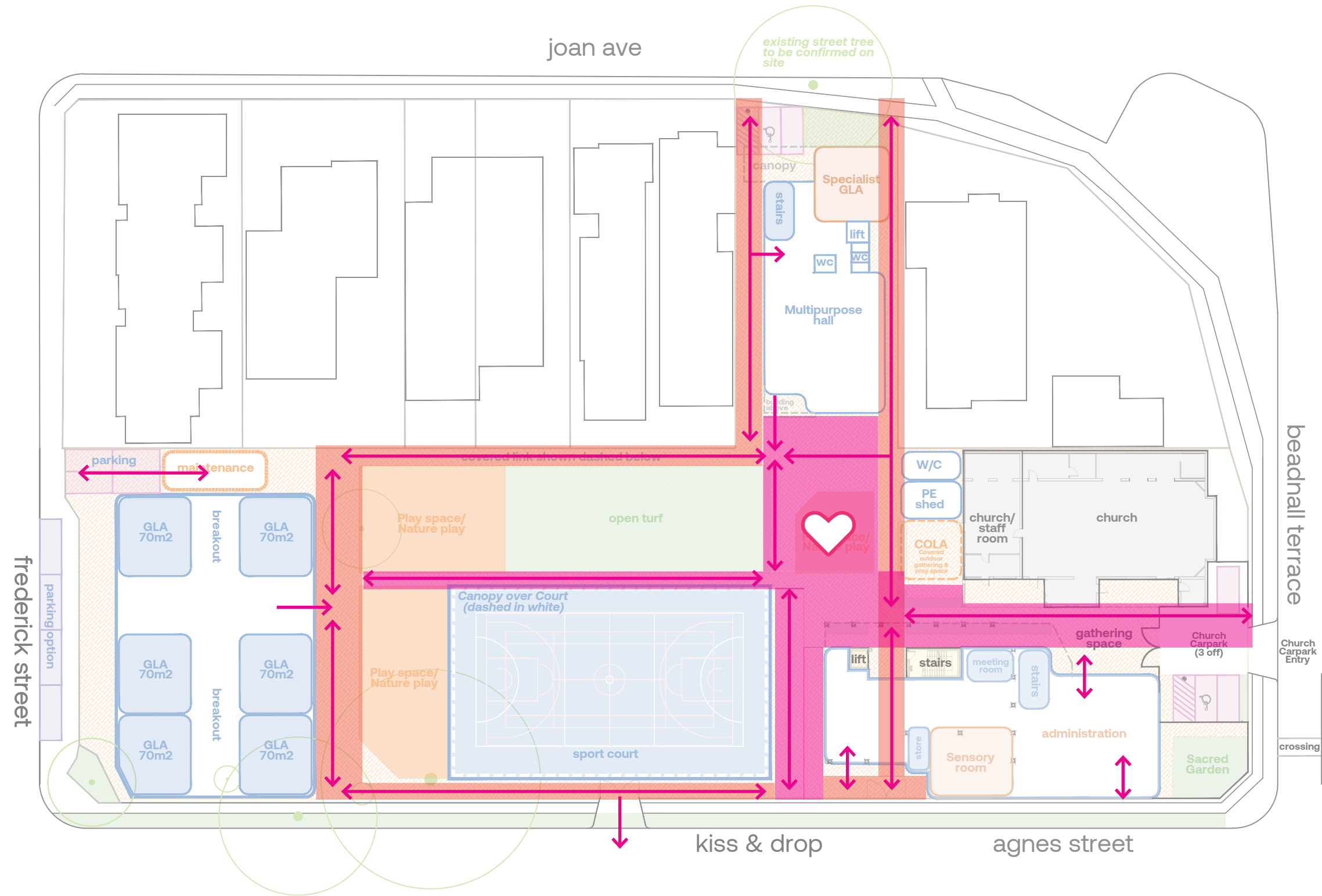




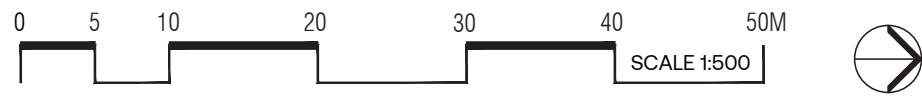
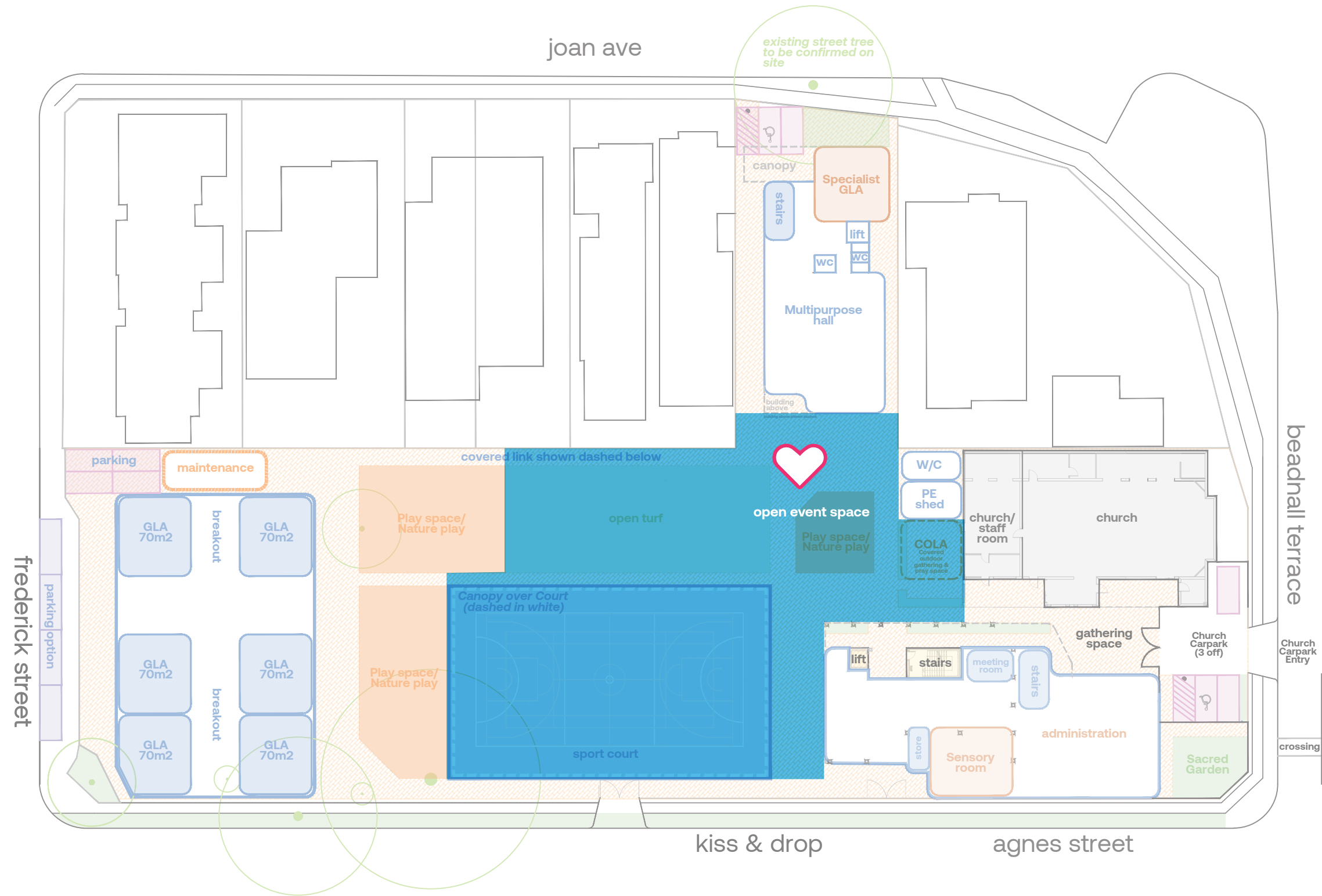
Master Plan SK158
Ground Floor



Master Plan SK157
First Floor



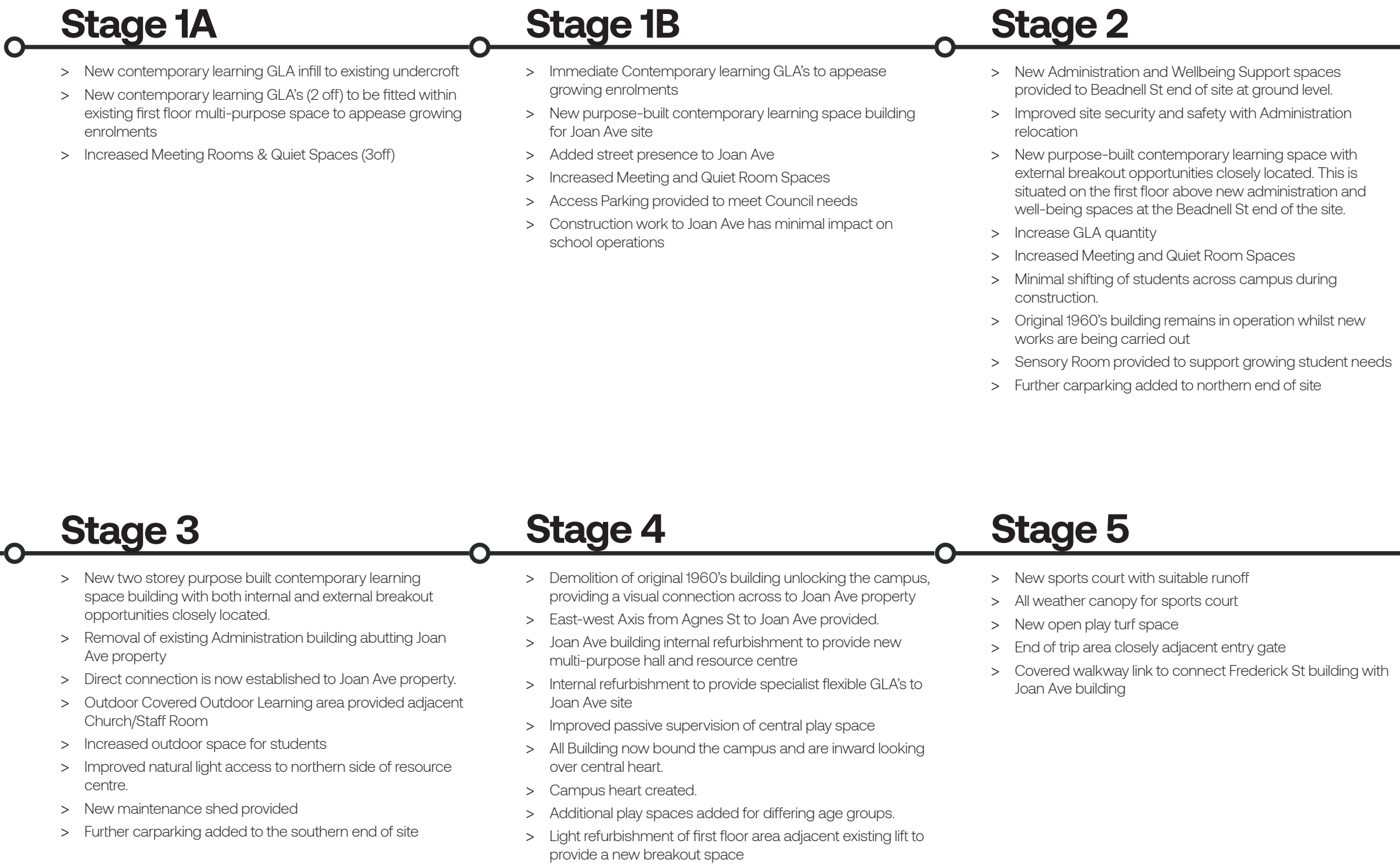
Master Plan Movement Plan



Master Plan
open space plan / event space

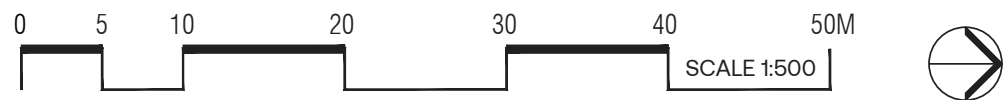


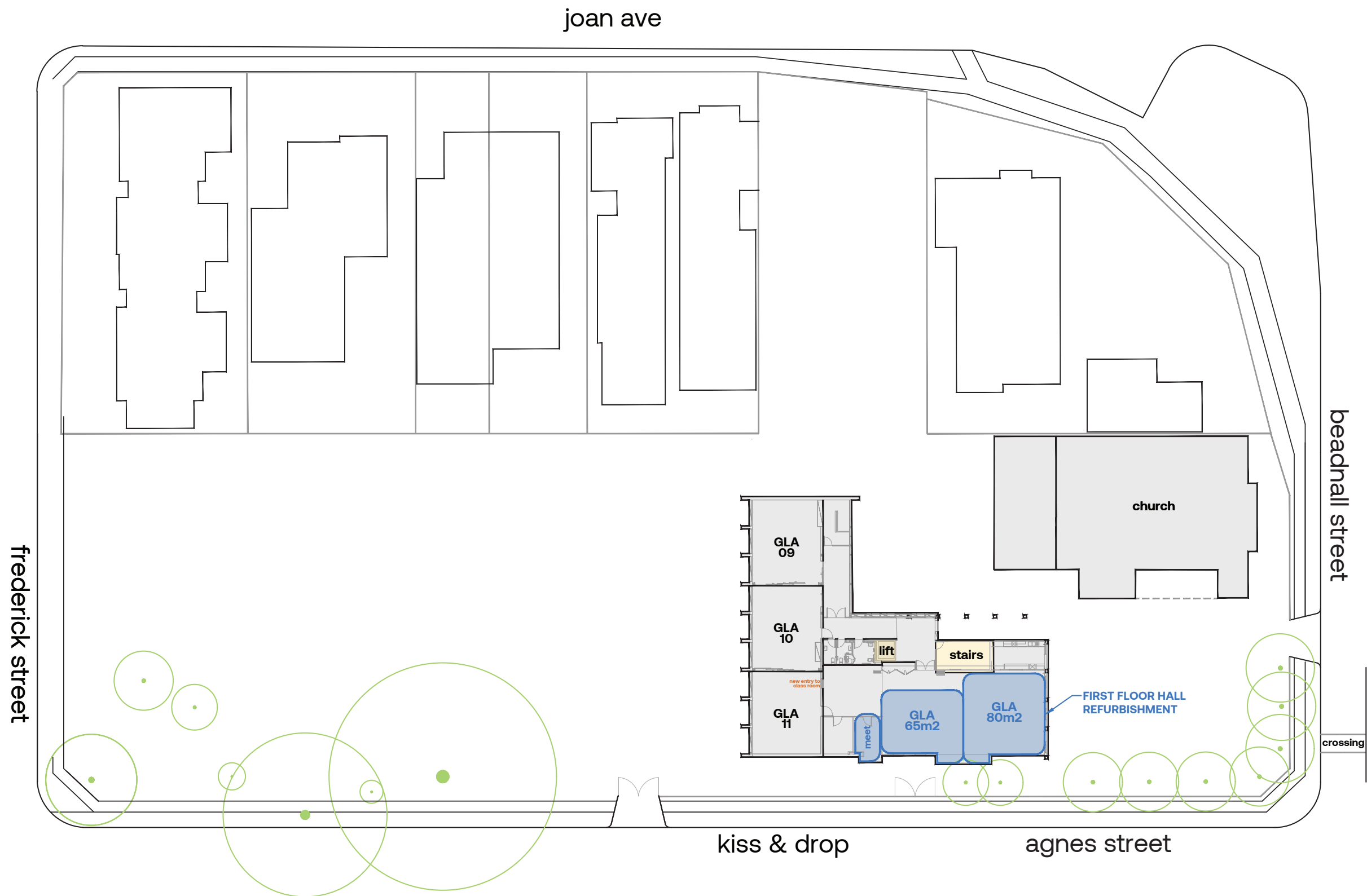
Stage Summary





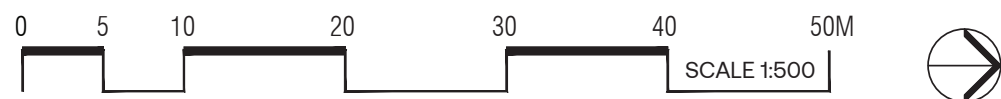
- Stage 1A**
- > New contemporary learning GLA infill to existing undercroft
 - > New contemporary learning GLA's (2 off) to be fitted within existing first floor multi-purpose space to appease growing enrolments
 - > Increased Meeting Rooms & Quiet Spaces (3off)

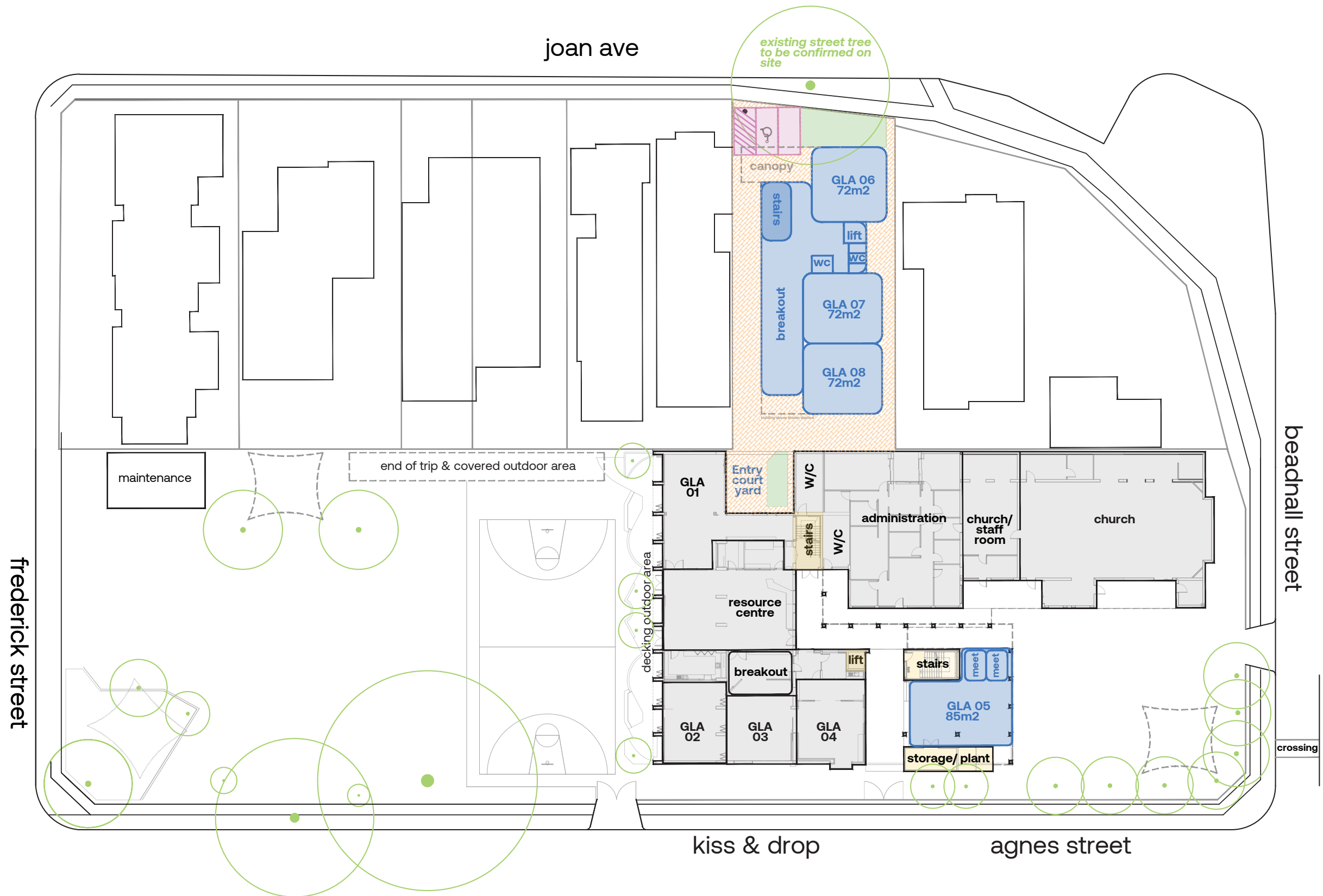




Stage 1A

- > New contemporary learning GLA infill to existing undercroft
- > New contemporary learning GLA's (2 off) to be fitted within existing first floor multi-purpose space to appease growing enrolments
- > Increased Meeting Rooms & Quiet Spaces (3off)





Stage 1B

- > Immediate Contemporary learning GLA's to appease growing enrolments
- > New purpose-built contemporary learning space building for Joan Ave site
- > Added street presence to Joan Ave
- > Increased Meeting and Quiet Room Spaces
- > Access Parking provided to meet Council needs
- > Construction work to Joan Ave has minimal impact on school operations

1B Stage



Stage 1B

- > Immediate Contemporary learning GLA's to appease growing enrolments
- > New purpose-built contemporary learning space building for Joan Ave site
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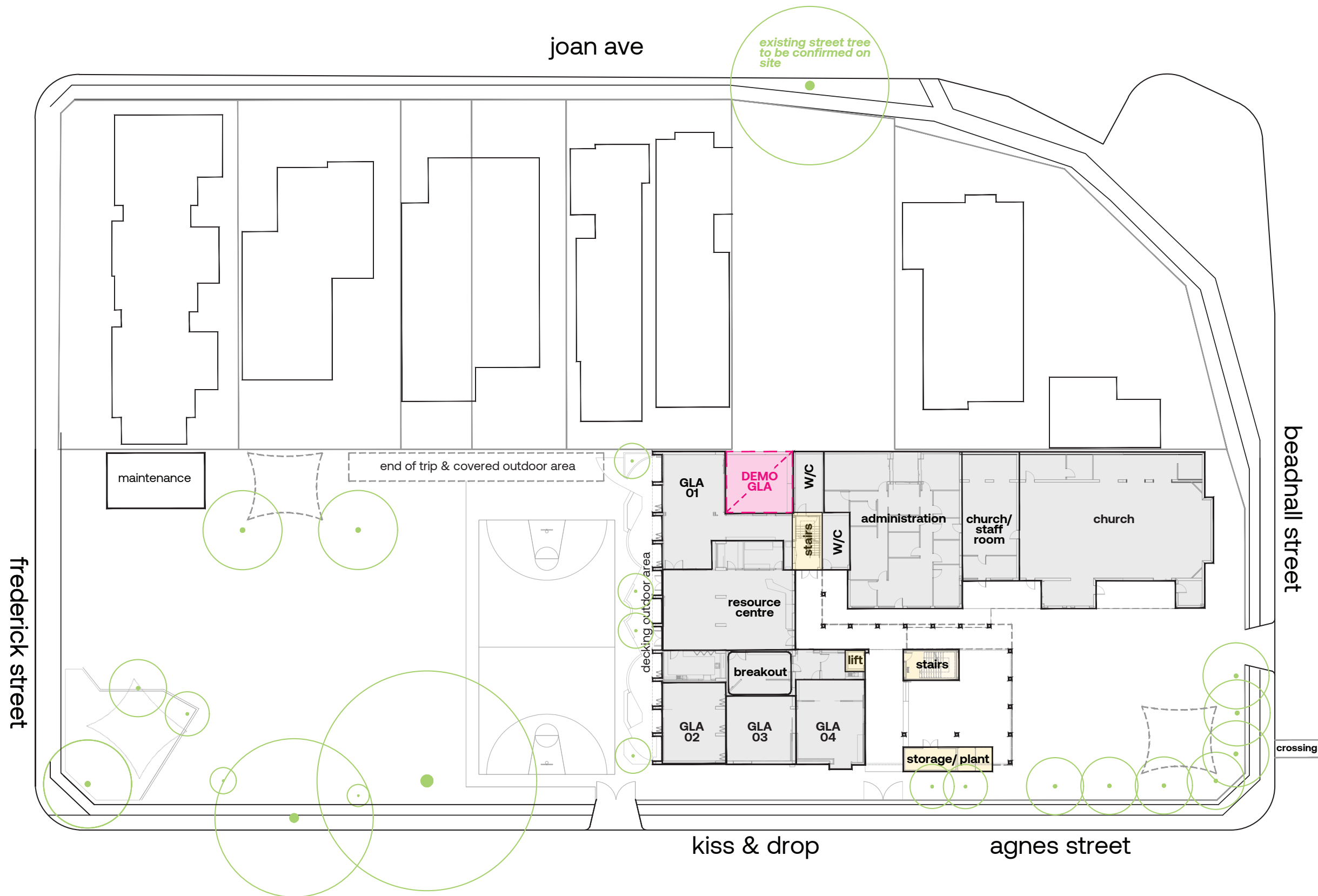
Master Plan SK152 First Floor - Stage 1B

1B Stage

Stage 1B

- > Immediate Contemporary learning GLA's to appease growing enrolments
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 Demo elements shown pink

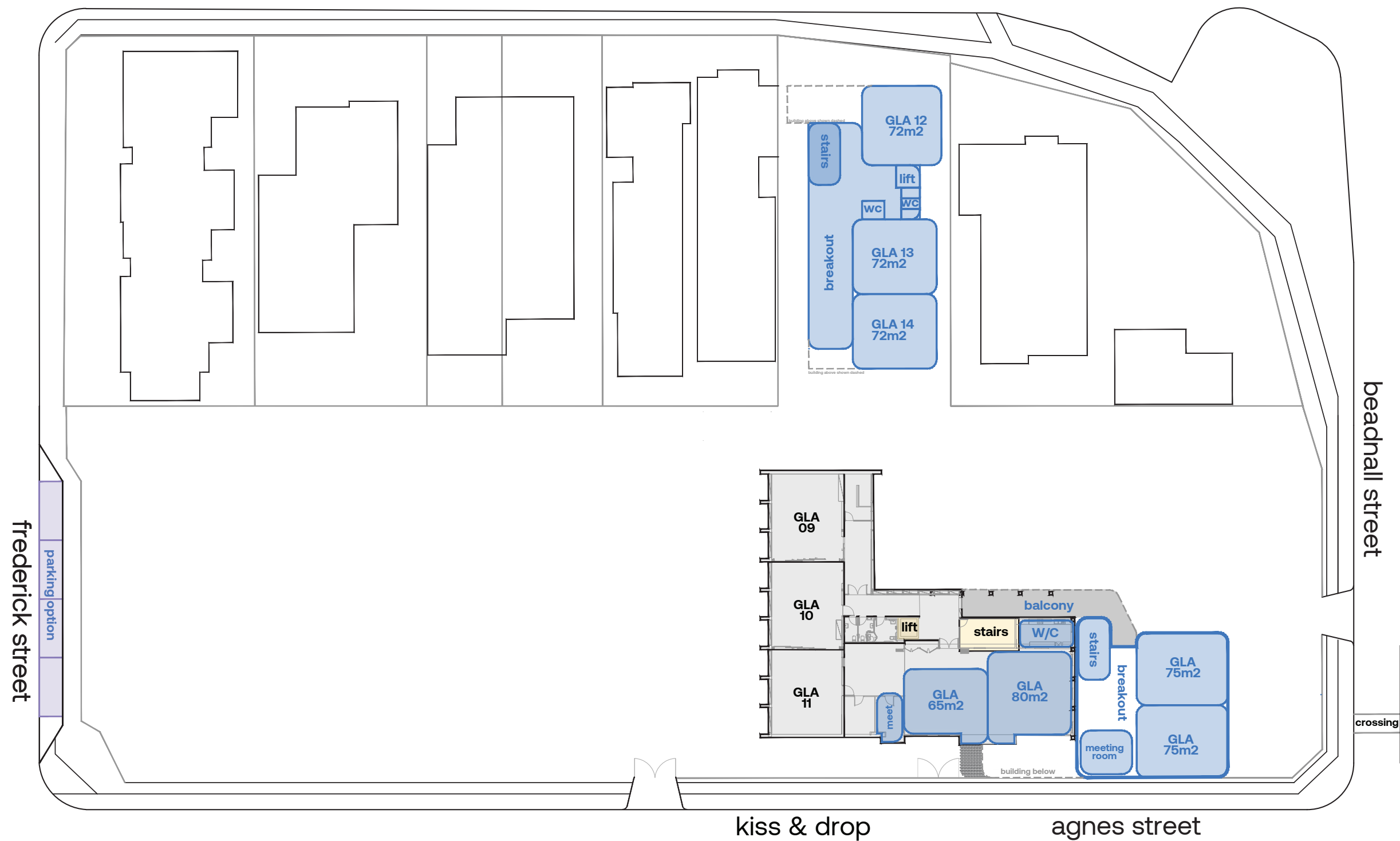


Demolition Plan SK153 Ground Floor - Stage 1B



- Stage 2**
- > New Administration and Wellbeing Support spaces provided to Beadnell St end of site at ground level.
 - > Improved site security and safety with Administration relocation
 - > New purpose-built contemporary learning space with external breakout opportunities closely located. This is situated on the first floor above new administration and well-being spaces at the Beadnell St end of the site.
 - > Increase GLA quantity
 - > Increased Meeting and Quiet Room Spaces
 - > Minimal shifting of students across campus during construction.
 - > Original 1960's building remains in operation whilst new works are being carried out
 - > Sensory Room provided to support growing student needs
 - > Further carparking added to northern end of site

Master Plan SK159
Ground Floor - Stage Two



Stage 2

- > New Administration and Wellbeing Support spaces provided to Beadnell St end of site at ground level.
- > Improved site security and safety with Administration relocation
- > New purpose-built contemporary learning space with external breakout opportunities closely located. This is situated on the first floor above new administration and well-being spaces at the Beadnell St end of the site.
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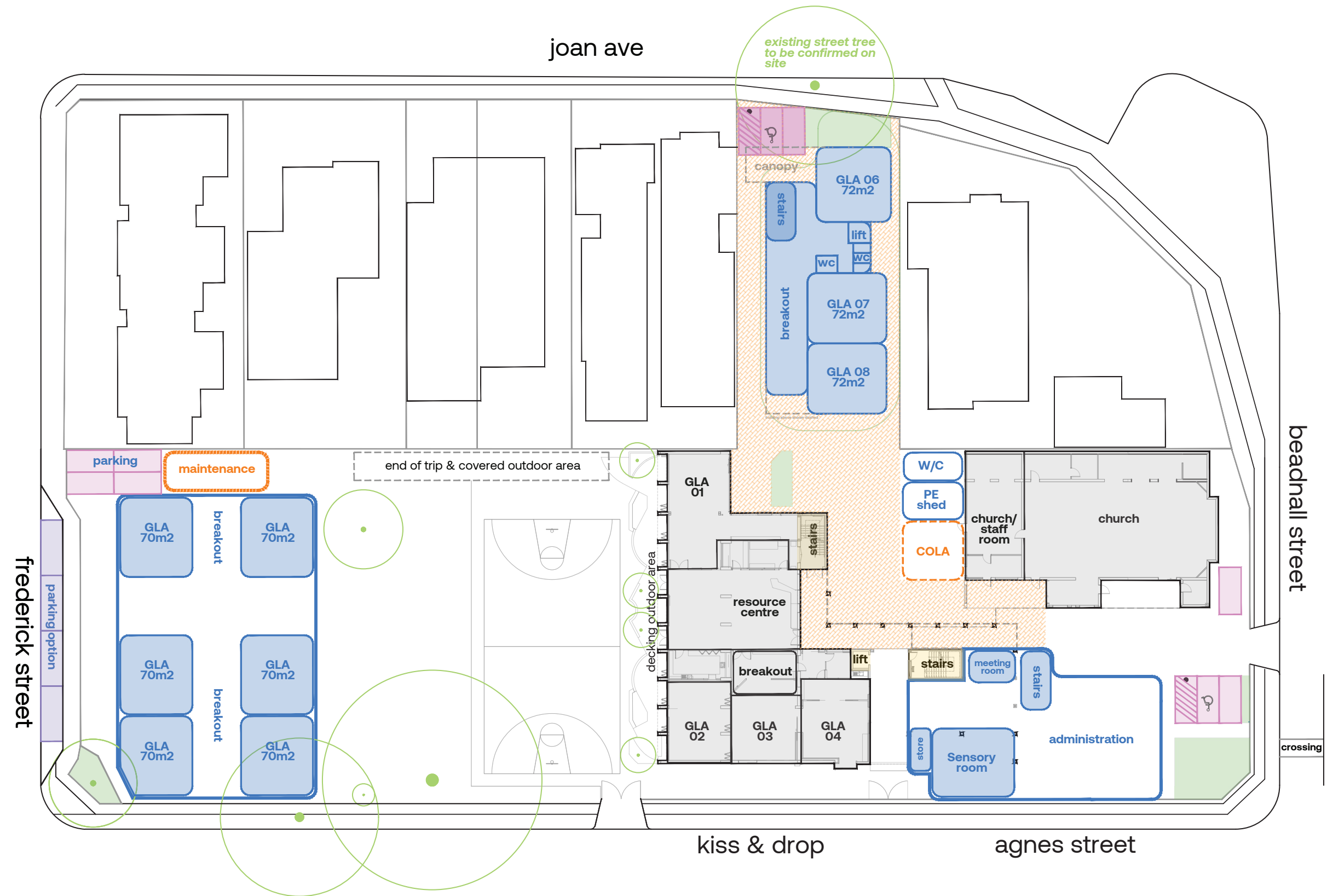




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 - > Sensory Room provided to support growing student needs
 - > Further carparking added to northern end of site

Demo elements shown pink

Demolition Plan SK137
Ground Floor - Stage Two



- Stage 3**
- > New two storey purpose built contemporary learning space building with both internal and external breakout opportunities closely located.
 - > Removal of existing Administration building abutting Joan Ave property
 - > Direct connection is now established to Joan Ave property.
 - > Outdoor Covered Outdoor Learning area provided adjacent Church/Staff Room
 - > Increased outdoor space for students
 - > Improved natural light access to northern side of resource centre.
 - > New maintenance shed provided
 - > Further carparking added to the southern end of site



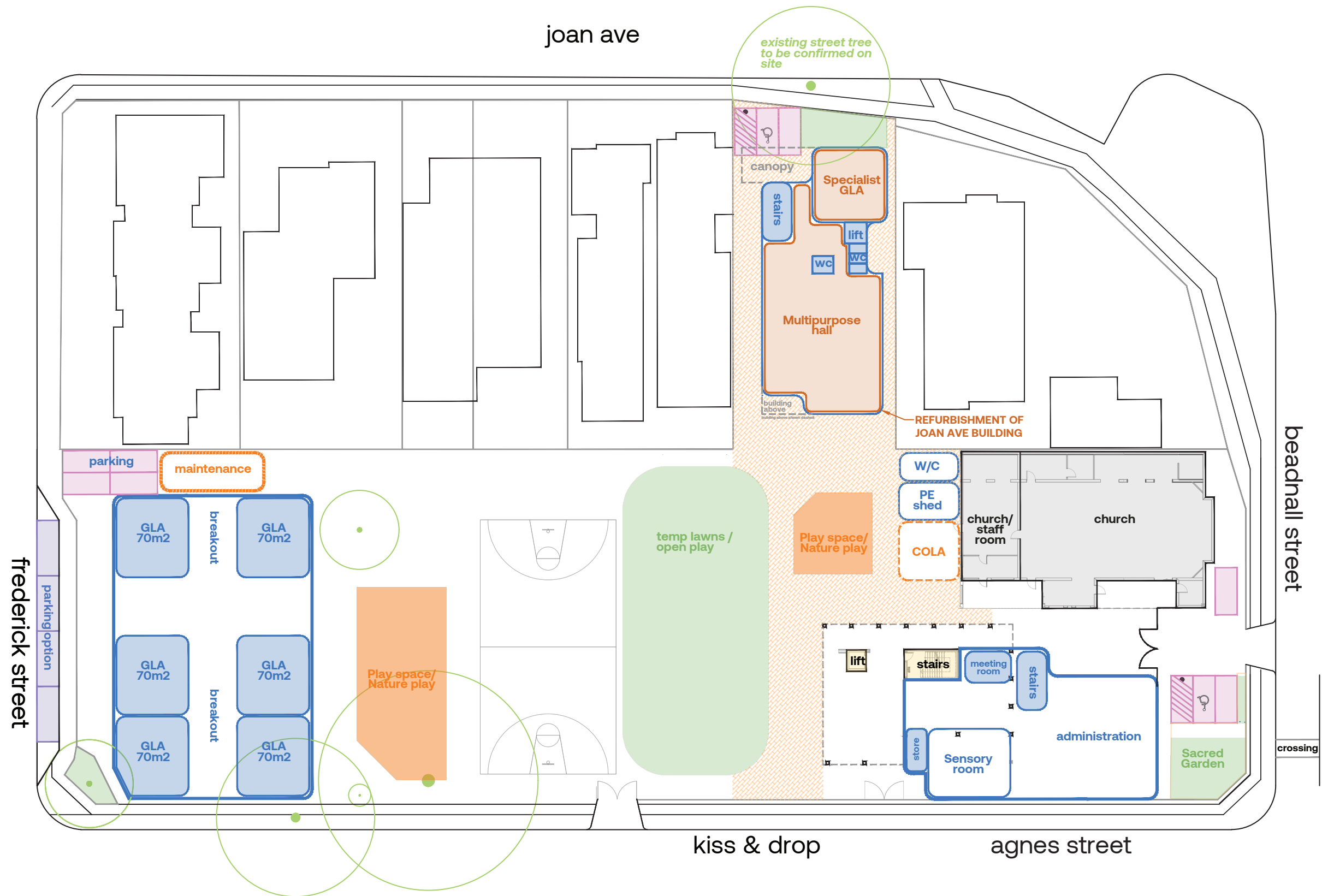
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Stage 3

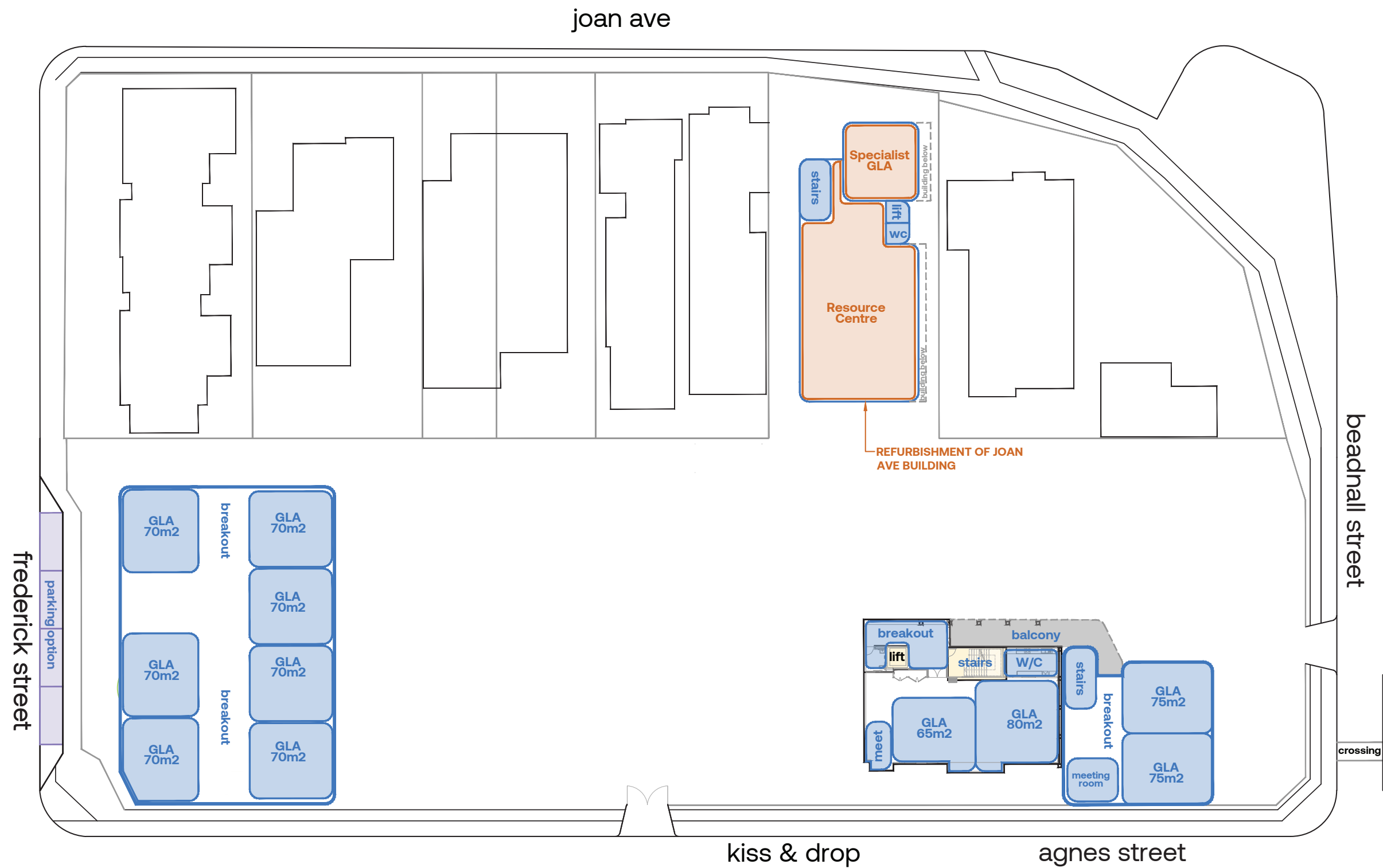
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- > Increased outdoor space for students
- > Improved natural light access to northern side of resource centre.
- > New maintenance shed provided
- > Further carparking added to the southern end of site

Demo elements shown pink



Stage 4

- > Demolition of original 1960's building unlocking the campus, providing a visual connection across to Joan Ave property
- > East-west Axis from Agnes St to Joan Ave provided.
- > Joan Ave building internal refurbishment to provide new multi-purpose hall and resource centre
- > Internal refurbishment to provide specialist flexible GLA's to Joan Ave site
- > Improved passive supervision of central play space
- > All Building now bound the campus and are inward looking over central heart.
- > Campus heart created.
- > Additional play spaces added for differing age groups.
- > Light refurbishment of first floor area adjacent existing lift to provide a new breakout space



Stage 4

- > Demolition of original 1960's building unlocking the campus, providing a visual connection across to Joan Ave property
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- > Campus heart created.
- > Additional play spaces added for differing age groups.
- > Light refurbishment of first floor area adjacent existing lift to provide a new breakout space



Master Plan SK142
First Floor – Stage Four



- Stage 4**
- > Demolition of original 1960's building unlocking the campus, providing a visual connection across to Joan Ave property
 - > East-west Axis from Agnes St to Joan Ave provided.
 - > Joan Ave building internal refurbishment to provide new multi-purpose hall and resource centre
 - > Internal refurbishment to provide specialist flexible GLA's to Joan Ave site
 - > Improved passive supervision of central play space
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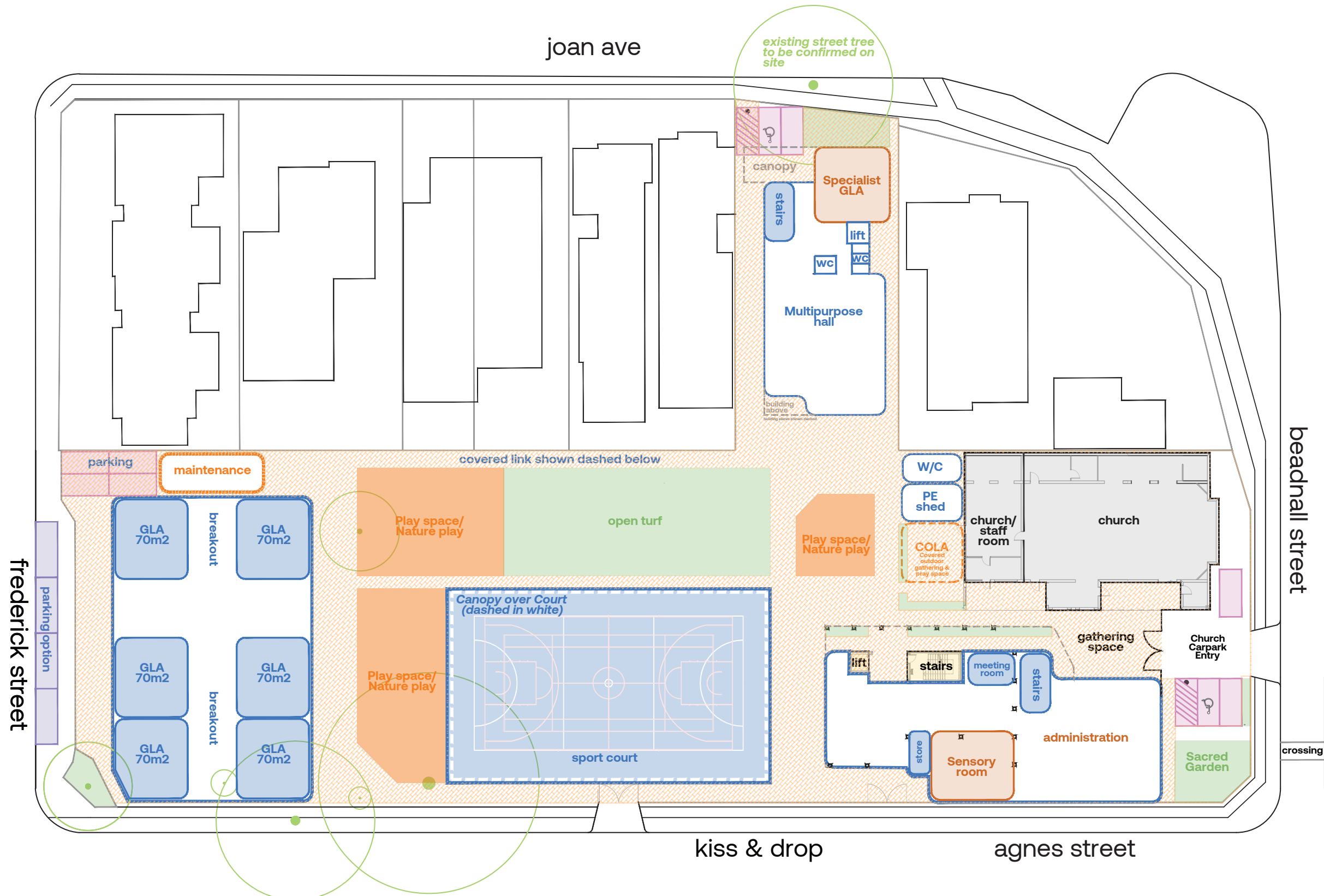
Demo elements shown pink

Demolition Plan SK163
Ground Floor - Stage Four



- Stage 4**
- > Demolition of original 1960's building unlocking the campus, providing a visual connection across to Joan Ave property
 - > East-west Axis from Agnes St to Joan Ave provided.
 - > Joan Ave building internal refurbishment to provide new multi-purpose hall and resource centre
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 - > All Building now bound the campus and are inward looking over central heart.
 - > Campus heart created.
 - > Additional play spaces added for differing age groups.
 - > Light refurbishment of first floor area adjacent existing lift to provide a new breakout space

Demo elements shown pink



Stage 5

- > New sports court with suitable runoff
- > All weather canopy for sports court
- > New open play turf space
- > End of trip area closely adjacent entry gate
- > Covered walkway link to connect Frederick St building with Joan Ave building



- Stage 5**
- > New sports court with suitable runoff
 - > All weather canopy for sports court
 - > New open play turf space
 - > End of trip area closely adjacent entry gate
 - > Covered walkway link to connect Frederick St building with Joan Ave building





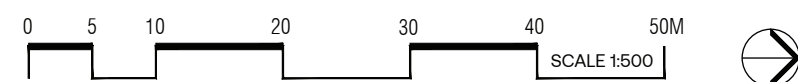
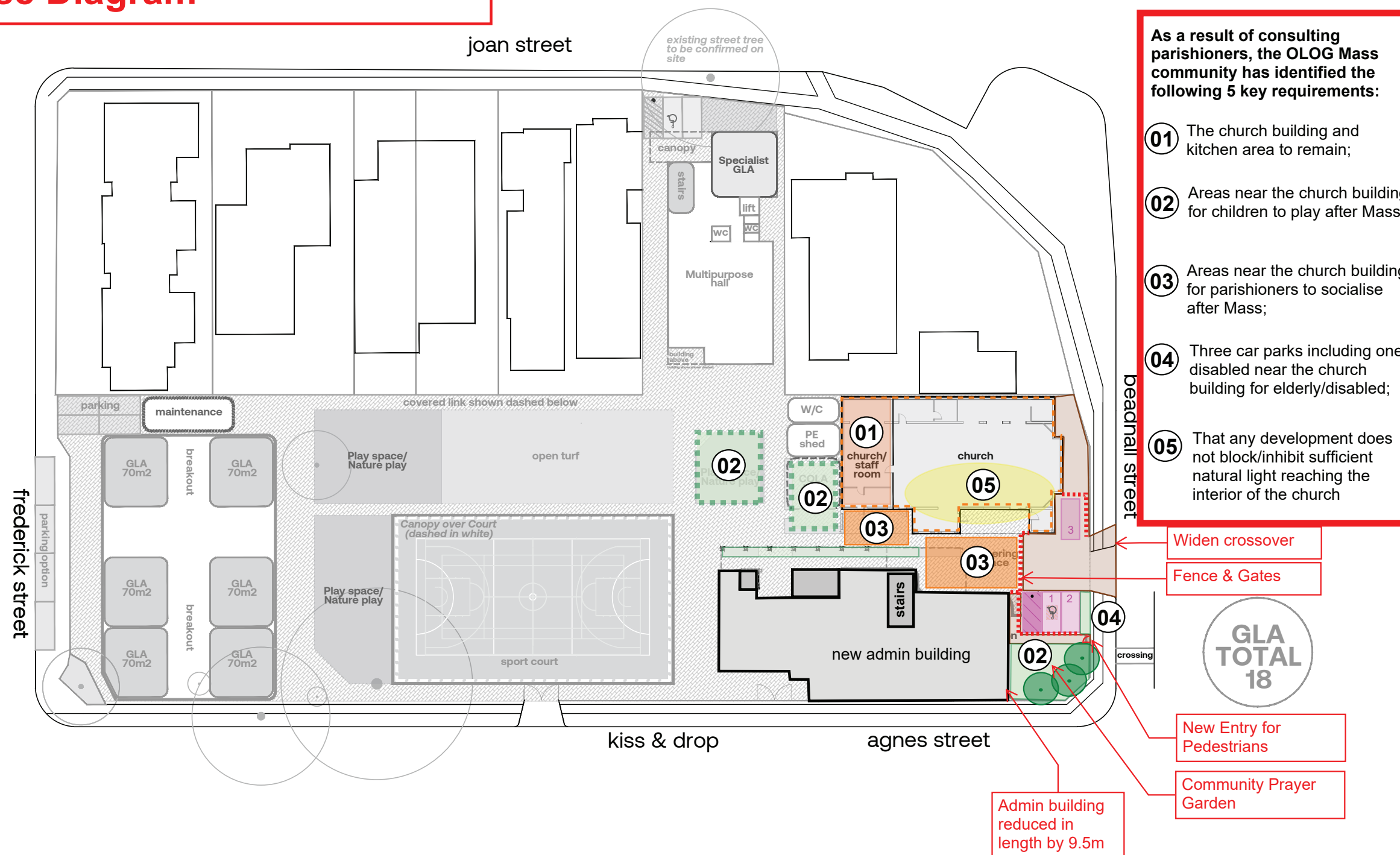
Demolition Plan SK165
Ground Floor - Stage Five



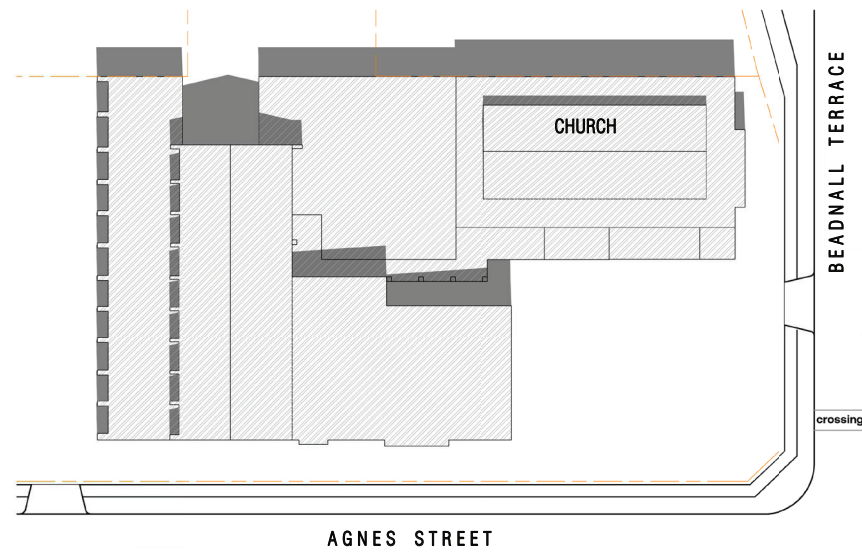
09 Parish Consultation Five Key Requirements & Shadow Diagrams

OLOG Parish 5 Key Requirements Response Diagram

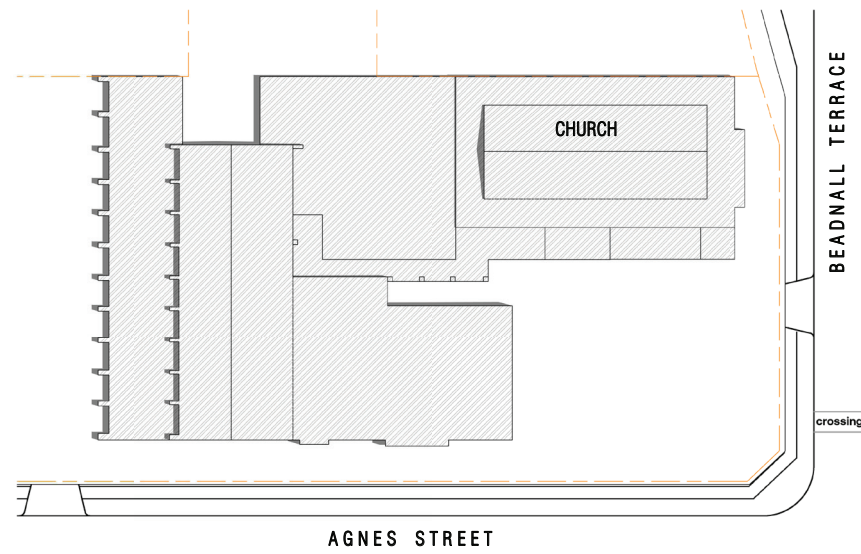
SPA 22122
12/03/24



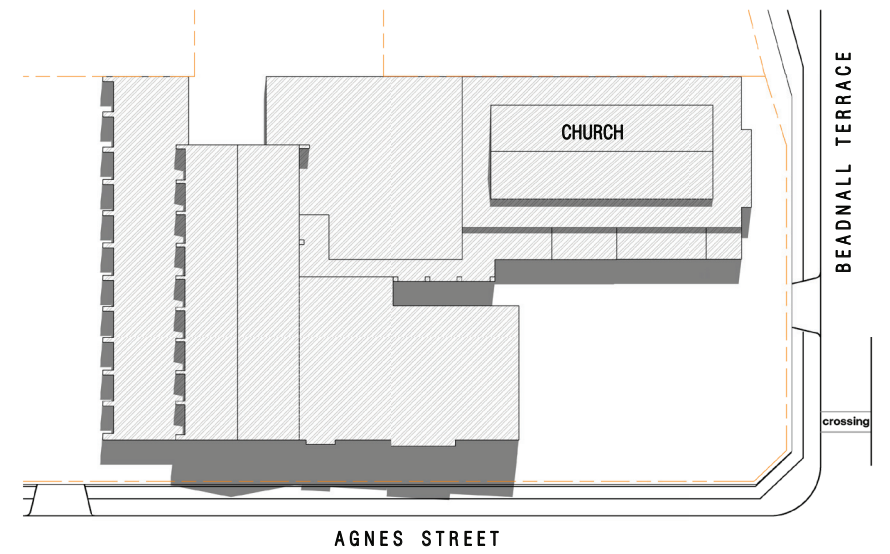
Master Plan SK148B
Ground Floor



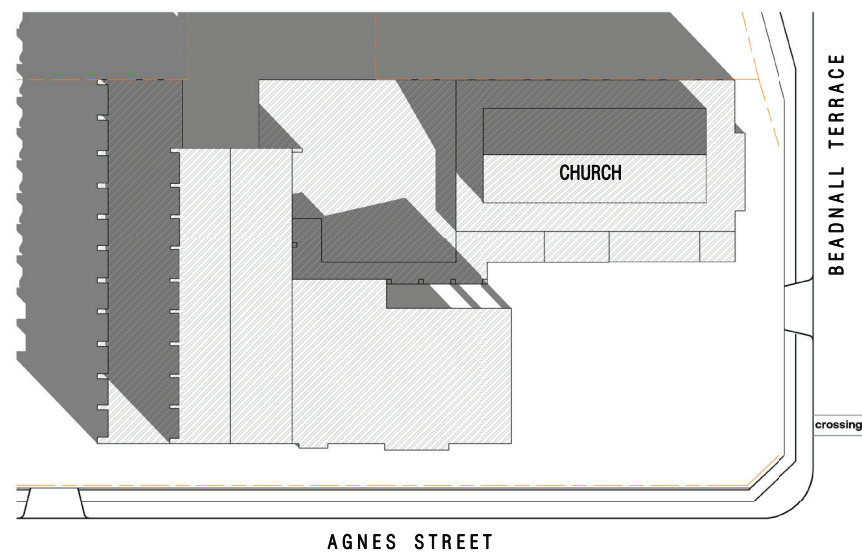
Existing - 21/12 9am
1 : 350



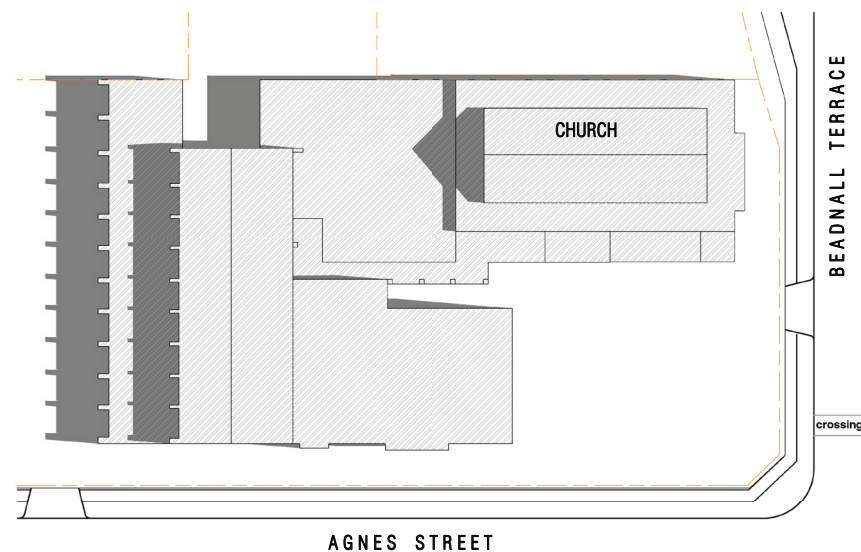
Existing - 21/12 12pm
1 : 350



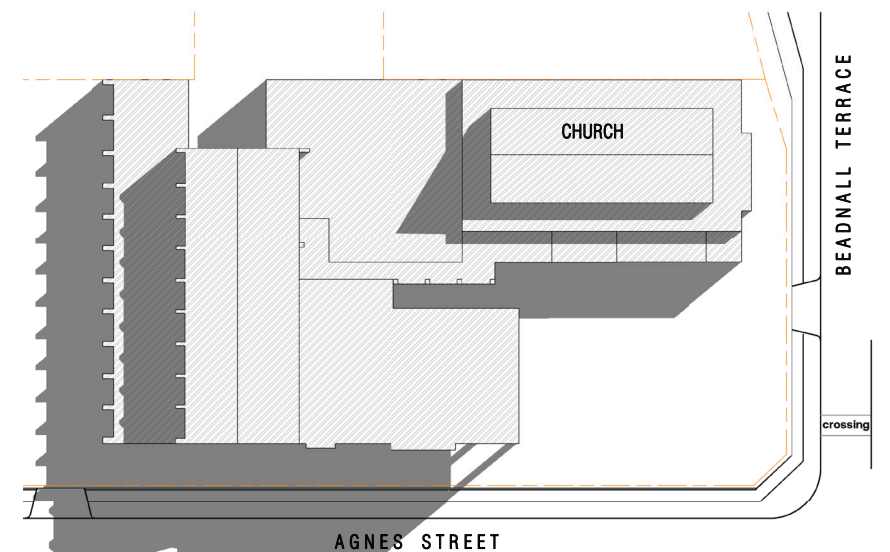
Existing - 21/12 3pm
1 : 350



Existing - 21/06 9am
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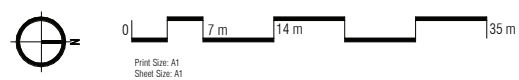


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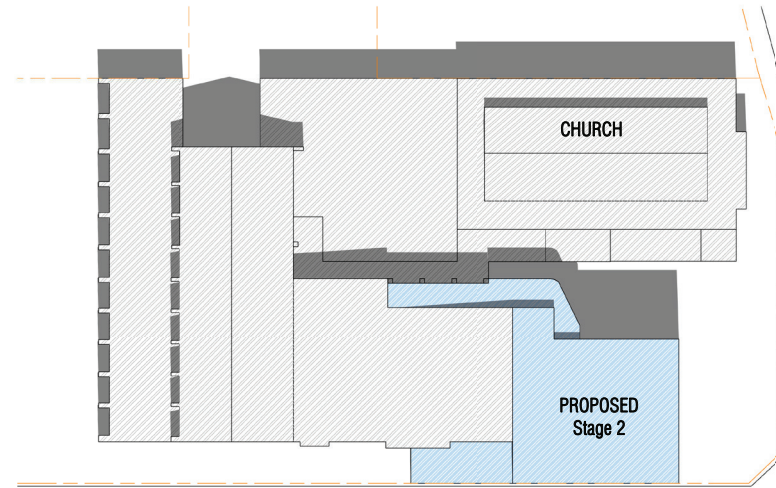


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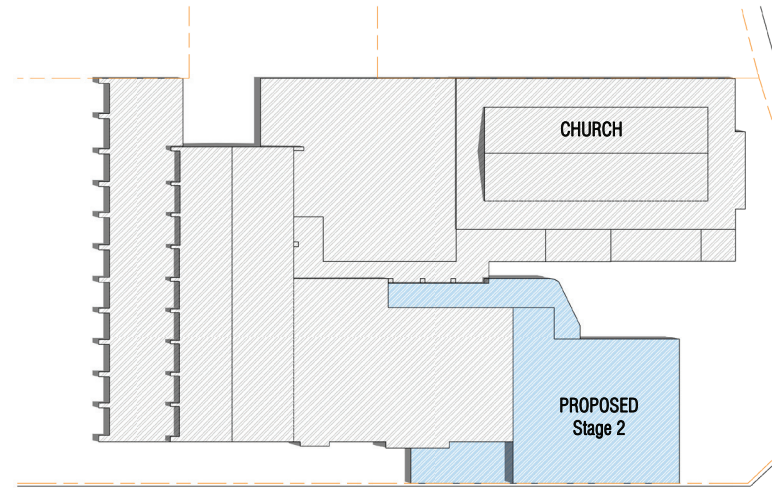
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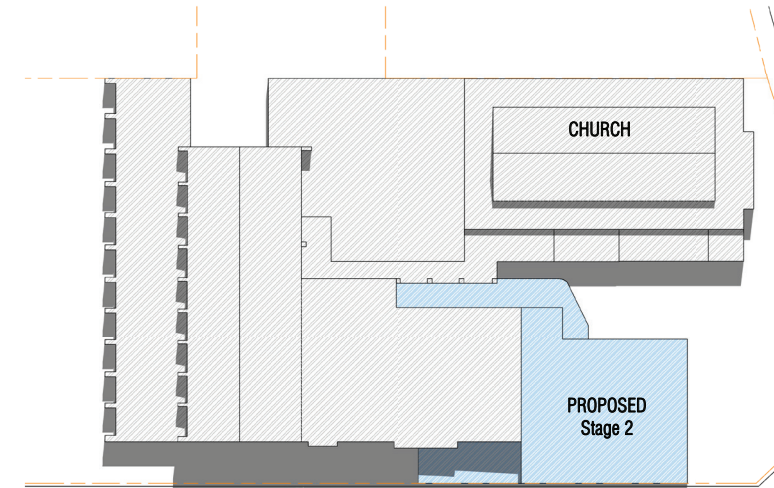
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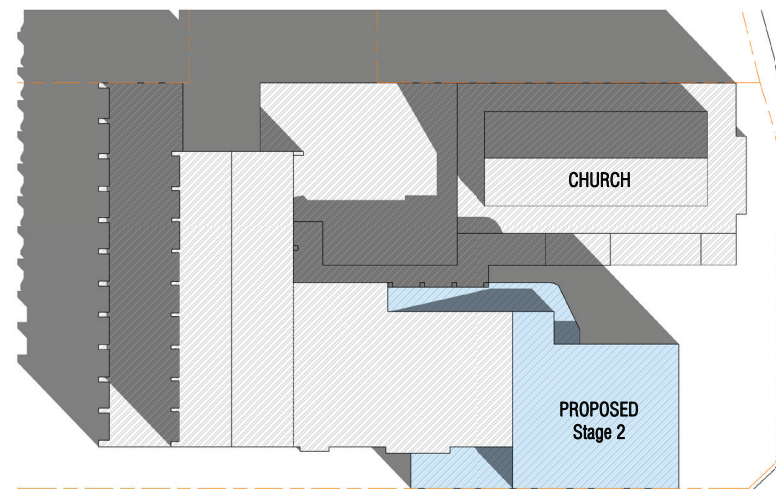
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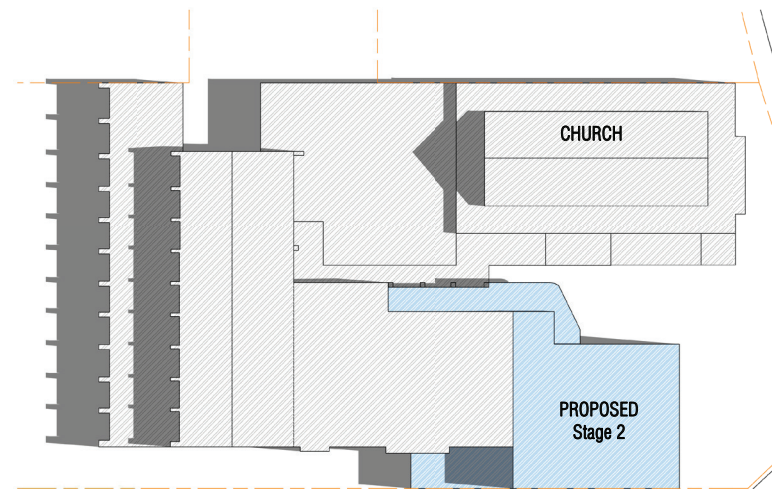
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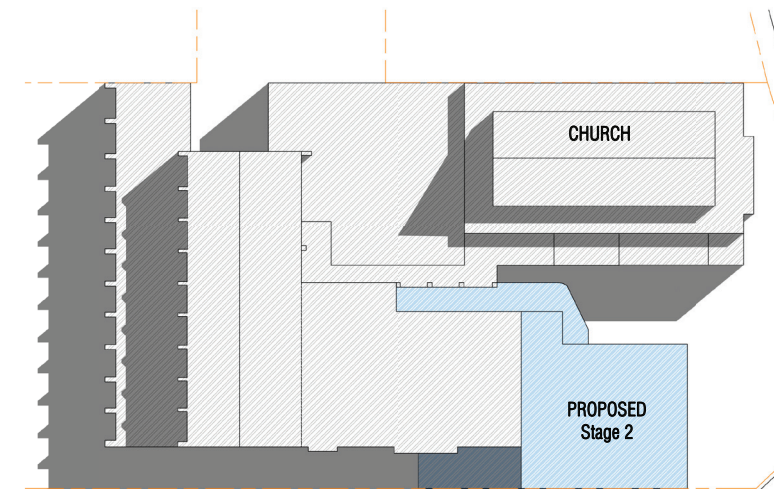
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Proposed - 21/06 12pm
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Proposed - 21/06 3pm
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10 Cost Estimate and Staging Table

Parish Consultation Five Key Requirements & Staging Plans

Cost Estimate

The total predicted project budget is approximately \$32M over the next 12 years. All funding is subject to the amount of capital reserves used to date, borrowing costs, all potential CESA grant funding and the future financial position of the school.

An indicative order of the preliminary Master Plan costs for each stage has been summarised below as provided by Donald Cant Watts Corke (DCWC). Refer to Appendix A for summary pages with further assumptions and exclusions noted.

Additional school funding should be considered beyond the figures below to ensure land acquisition of any future surrounding residential sites. These figures and assumptions have been excluded from the figures below.

Table to be read in conjunction with Staging Plans.

Stage	Item	Total Project Cost Estimate (ex GST)	Notes
01A	First Floor GLA Refurbishment & GLA Undercroft Infill	\$795,000	GLA total of 11 achieved.
01B	New double storey GLA Building at Joan Ave	\$5,050,000	GLA total of 16 achieved
02	New Administration and GLA Building Addition at Beadnell Terrace End	\$3,950,000	GLA total of 17 achieved. Frederick Street on-street carpark work may be triggered by council and required to be incorporated as part of this stage or alternatively as part of Stage 4.
03	New Double Storey GLA Building at Frederick St End Demolition of Existing Administration Building & New COLA / PE Shed & WC Block	\$12,730,000	GLA total of 25 achieved
04	Multi-Purpose Hall and Resource Centre Fitout in existing Joan Ave GLA Building & Demolition of Original 1960's Double Storey Building	\$5,450,000	GLA total of 17 achieved and 2 specialist GLA's.
05	New Sports Court with Canopy and New External Play Spaces	\$3,870,000	All external works
Sub Total		\$31,845,000	

Assumed above order of costs include design development contingency, construction contingency, professional fees, escalation and an indicative FF&E and AV allowance.

Note recent Joan Ave land acquisition has not been included within the above figures or within Appendix A.

All figures exclude GST and all other exclusions are noted in Appendix A.

Below the line items			
	Frederick St On Street Carpark	\$115,000	Work on council land including a land swap arrangement. Work may be triggered as part of Stage 2 or 4 subject to council assessment at the time.

**Our Lady of Grace
Glengowrie, SA**

**Swanbury
Penglase**

Appendix A

Cost Estimate Report



**DONALD
CANT
WATTS
CORKE**

Catholic Education South Australia

Our Lady of Grace School

Master Plan Estimate Report Rev.5

19 February 2024

Catholic Education South Australia

Our Lady of Grace School

Master Plan Estimate Report Rev.5

19 February 2024

CONTACT:

JP Jacobs

Associate

Donald Cant Watts Corke (SA) Pty Ltd

ABN 86 137 760 966

Level 5, Wyatt House
115 Grenfell St
Adelaide SA 5000

P: +61 8 7002 8020

M: +61 411 638 670

jp.jacobs@dcwc.com.au

www.dcwc.com.au

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I EXECUTIVE SUMMARY

I.1 INTRODUCTION

We have been engaged by Catholic Education South Australia (CESA) in collaboration with Swanbury Penglase to provide cost management services for the Our Lady of Grace School project.

Our deliverable is the Master Plan Estimate.

I.2 PROJECT BUDGET

We have not been advised of the approved budget.

I.3 PROJECT SCOPE

The project scope of work includes, but is not limited to:

- Stage 1A – New contemporary learning GLA infill to existing undercroft, New Contemporary learning GLA's (2 off) to be fitted within existing first floor multi-purpose space, Increased Meeting Rooms & Quiet Spaces.
- Stage 1B – New purpose-built contemporary learning space building for Joan Ave site, Added Street presence to Joan Ave, Increased Meeting and Quiet Room Spaces, and Access Parking.
- Stage 2 – New Administration and Wellbeing Support spaces provided to Beadnell St end of site at ground level, Improved site security and safety with Administration Relocation, New Administration and Wellbeing spaces at the Beadnell St end of the site, and further carparking added to northern end of site.
- Stage 3 – New two storey purpose built contemporary learning space building, removal of existing Administration building abutting Joan Ave property, Outdoor Covered Outdoor Learning area provided adjacent Church/Staff Room, New Maintenance Shed, and further carparking added to the southern end of site.
- Stage 4 – Demolition of original 1960's building, Joan Ave building internal refurbishment to provide new Multi-Purpose Hall and Resource Centre, internal refurbishment to provide specialist flexible GLA's to Joan Ave site, light refurbishment of first floor area adjacent existing lift to provide a new breakout space.
- Stage 5 – New sports court with suitable runoff, all weather canopy for sports court, new open play turf space and Nature Play.

I.4 PROGRAM & STAGING

The current program anticipates construction works tender and construction commencement thereafter as following:

- Stage 1A – Q3 2024
- Stage 1B – Q4 2025
- Stage 2 – Q4 2028
- Stage 3 – Q4 2031
- Stage 4 – Q4 2033
- Stage 5 – Q3 2035

No Early Works Package has been considered.

We note that the anticipated program will need to be reviewed and aligned to the contractor's construction program once the project has been tendered and awarded.

I.5 PROCUREMENT & TENDERER SELECTION

We would propose that the procurement will be via a competitively tendered lump sum contract to a select list of contractors.

The above procurement route, and proposed tenderers are key to how our Master Plan Estimate has been generated and if this procurement route and tenderer selection alters, then we would reserve our position on the figures presented in our Master Plan Estimate.

2 MASTER PLAN ESTIMATE

We have produced our Master Plan Estimate on 19 February 2024, which is representative of the documentation developed and issued to us at the time, representing the Master Plan phase milestone with a number of additional details and updates provided by the design team during the course of the estimating process.

2.1 BASIS OF MASTER PLAN ESTIMATE

Our Master Plan Estimate has been based on the following documentation:

- Swanbury Penglase Masterplan Drawings received on 22 January 2024.
- Detailed discussions from various meetings, phone calls, etc with the project team.

2.2 MASTER PLAN ESTIMATE SUMMARY

Table 1 – Master Plan Estimate Summary

Description	Amount
Stage 1A – Q3 2024	\$795,000
Stage 1B – Q4 2025	\$5,050,000
Stage 2 – Q4 2028	\$3,950,000
Stage 3 – Q4 2031	\$12,730,000
Stage 4 – Q4 2033	\$5,450,000
Stage 5 – Q3 2035	\$3,870,000
Total Project Cost (Excluding GST)	\$31,845,000

Please refer to our detailed Master Plan Estimate included in Appendix A to our report.

2.3 BELOW THE LINE ITEMS

The following items have been identified below the line:

Description	Amount
Frederick Street Car Park – Q4 2028	\$115,000

The above amount includes all add-ons such as Design Contingency, Construction Contingency, Escalation, Preliminaries and Margin, etc however exclude GST.

2.4 COST RISKS

We have identified a number of cost risks to the current budget detailed as follows:

- Corona Virus (COVID-19) – Covid-19 continues to present challenges in the construction industry including the potential of further industry wide shutdowns, materials supply from overseas/interstate and trade personnel vaccination requirements to name a few.
- Construction industry conditions, rates, and price escalation - while we have included current market rates within our Master Plan Estimate, it is difficult to predict exactly how construction price might escalate over coming months/years. We are seeing monthly price increases in some materials and sub-contractors who are unwilling to hold their submitted prices for any longer than 30 days, which will have a flow-on effect with tender pricing.
- Asbestos Removal – we have included an allowance for Asbestos removal at this stage, and we will monitor this at the next stage of the design process once the Asbestos register becomes available.
- Contamination – we have included an allowance for contamination removal at this stage, and we will monitor this at the next stage of the design process once a soil investigation becomes available.

- Site Services Infrastructure Upgrades – we have included an allowance for site services infrastructure upgrades at this stage, and we will monitor this at the next stage of the design process.

3 QUALIFICATIONS AND ASSUMPTIONS

The following assumptions have been made in the preparation of our Master Plan Estimate:

- Construction industry conditions and rates, which we believe applicable in February 2024.
- We have assumed procurement via competitive tender using a Lump Sum AS2124 Contract and that the contract for the Stage 1 will be let around Quarter 3 2024. We are aware that the South Australian construction industry is currently in a peak of General Building Contractor tendering and specifically advise that while our Master Plan Estimate includes for some price escalation, it is difficult to predict exactly how the market will respond to the increased number of tendering opportunities at this time.
- Notwithstanding staging requirements, the required areas of site will be available and unrestricted to the General Building Contractor.
- We have assumed the majority of the works will be undertaken during typical construction industry working hours, no allowance has been made for night works.

4 EXCLUSIONS

The following have specifically been excluded from our Master Plan Estimate, which should be considered when assessing overall financial modelling:

- Restricted contract periods necessitating a fast-track design/documentation phase and/or construction phase.
- Latent conditions including but not limited to striking ground water, unfavourable soil profiles, hazardous materials, services infrastructure risks, etc unless otherwise identified.
- Additional Building Code of Australia upgrades, unless otherwise identified.
- Repairs, refurbishment, making good external building elements including facades, windows, etc unless otherwise identified.
- Any repairs/refurbishment to existing internal areas/zones not identified on the drawings and/or included in the scope of works.
- Loose furniture, modular/ flexible furniture, fixtures, and fittings (such as artwork, curtains, televisions, and the like), to be funded by the FF&E Budget.
- Active information and communication technologies (ICT) equipment such as computers/laptops, projectors, telephone handsets, etc, to be funded by the AV Budget.
- Audio/ Visual Systems (AV) equipment, Hearing Augmentation Systems, to be funded by the AV Budget.
- The supply of kitchen equipment such as stoves, range hoods, dishwashers, refrigerators, microwaves, etc., to be funded by the FF&E Budget.

- Back-up diesel generator, Uninterruptible Power Supply Systems (UPS), etc.
- Solar Array.
- Diesel fire pumps and water storage tanks hydrant system.
- Replacement of fencing to adjacent neighbours.
- Removal or relocation of any SAPN stobie poles.
- Night works.
- Land, legal or finance costs.
- As noted in our Master Plan Estimate.
- GST.

APPENDIX A – MASTER PLAN ESTIMATE

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
<u>STAGES</u>				
STAGE 1A - Q3 2024	290	m2	2,741	795,000
STAGE 1B - Q4 2025	785	m2	6,433	5,050,000
STAGE 2 - Q4 2028	795	m2	4,969	3,950,000
STAGE 3 - Q4 2031	1,676	m2	7,595	12,730,000
STAGE 4 - Q4 2033	785	m2	6,943	5,450,000
STAGE 5 - Q3 2035	2,025	m2	1,911	3,870,000
TOTAL MASTER PLAN (EXCLUDING GST)	4,331	m2	7,353	31,845,000
<u>BELOW THE LINE</u>				
Frederick Street Car Park - Q4 2028	1	Item	115,000	115,000

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 1A - Q3 2024				
<u>Demolition & Site Clearance</u>				
Clear site and demolish minor structures	118	m2	30	3,540
<u>Building Works</u>				
GLA and Meeting Room Infill; Ground Fill; no roof required	118	m2	2,800	330,400
GLA's and Meeting Room Refurbishments; First Floor (Provisional Sum)	1	PS	100,000	100,000
Allowance for acoustic screening to plant enclosure	1	Item	20,000	20,000
<u>External Works</u>				
Allowance to make good paving surrounding construction zone	1	Item	10,000	10,000
Allowance for external stormwater drainage (Provisional Sum)		Note		EXCL
<u>External Services</u>				
Allowance for Hydraulic Services (Provisional Sum)	1	PS	2,500	2,500
Allowance for Fire Services (Provisional Sum)	1	PS	2,500	2,500
Allowance for Electrical Services (Provisional Sum)	1	PS	5,000	5,000
Trade Sub-Total (Excluding GST)	290	m2	1,634	473,940
Design Contingency (10%)	10	%	473,940	48,000
Preliminaries (10%)	10	%	521,940	53,000
Margin (5%)	5	%	574,940	29,000
Locality Loading (0%)	0	%	603,940	0
Escalation to construction commencement @ (4%) PA (Considered Q3 2024)	4	%	603,940	19,000
Escalation during the construction period @ (4%) PA (considered at 3 months discounted for cashflow)	4	%	622,940	5,000
Total Estimated Construction Cost (Excluding GST)	290	m2	2,165	627,940
Construction Contingency (7.5%)	7.5	%	627,940	48,000
Professional Fees (8%)	8	%	675,940	55,000
CITB Levy (0.25%)	0.25	%	730,940	2,000
Council Planning Fees (0.1%)	0.10	%	732,940	1,000
FF & E (Provisional Sum)	1	Item	40,000	40,000
AV & IT (Provisional Sum)	1	Item	20,000	20,000
Temporary Classrooms / Decanting		Note		EXCL
SAPN Upgrades (Provisional Sum)		Note		EXCL
Rounding	1	Item	1,060	1,060
Total Project Cost (Excluding GST)	290	m2	2,741	795,000

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 1B - Q4 2025				
<u>Demolition & Site Clearance</u>				
Clear site and demolish minor structures; Residential Site	473	m2	30	14,190
Demolish existing House; single-storey	250	m2	100	25,000
Demolish existing GLA	58	m2	100	5,800
Allowance for Asbestos (Provisional Sum)	1	PS	10,000	10,000
Allowance for Contamination (Provisional Sum)	1	PS	10,000	10,000
<u>Building Works</u>				
New Double-Storey GLA Building	753	m2	3,250	2,447,250
New Canopy	33	m2	1,100	36,300
Vertical Transportation	1	Item	130,000	130,000
Allowance for Building Signage (Provisional Sum)	1	PS	30,000	30,000
Allowance to make good walls where existing GLA were demolished (Provisional Sum)	1	PS	25,000	25,000
Allowance to make good roof where existing GLA were demolished (Provisional Sum)	1	PS	25,000	25,000
<u>External Works</u>				
Brick Unit Paving	304	m2	150	45,600
Mulched garden bed	60	m2	80	4,800
Bitumen Car Park; including wheel stops and line marking	42	m2	150	6,300
Fencing; Joan Street	19	m	250	4,750
Entrance gate; Joan Street	1	No.	2,500	2,500
Galvanised steel bollard	1	No.	750	750
Allowance for external furniture (Provisional Sum)	1	PS	20,000	20,000
Allowance for external stormwater drainage (Provisional Sum)	1	PS	25,000	25,000
<u>External Services</u>				
Allowance for Hydraulic Services (Provisional Sum)	1	PS	25,000	25,000
Allowance for Fire Services (Provisional Sum)	1	PS	25,000	25,000
Allowance for Electrical Services (Provisional Sum)	1	PS	50,000	50,000
Trade Sub-Total (Excluding GST)	785	m2	3,781	2,968,240
Design Contingency (10%)	10	%	2,968,240	297,000
Preliminaries (10%)	10	%	3,265,240	327,000
Margin (5%)	5	%	3,592,240	180,000
Locality Loading (0%)	0	%	3,772,240	0
Escalation to construction commencement @ (4%) PA (Considered Q4 2025)	4	%	3,772,240	265,000

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 1B – Q4 2025			(Continued)	
Escalation during the construction period @ (4%) PA (considered at 10 months discounted for cashflow)	4	%	4,037,240	90,000
Total Estimated Construction Cost (Excluding GST)	785	m2	5,258	4,127,240
Construction Contingency (7.5%)	7.5	%	4,127,240	310,000
Professional Fees (8%)	8	%	4,437,240	355,000
CITB Levy (0.25%)	0.25	%	4,792,240	12,000
Council Planning Fees (0.1%)	0.10	%	4,804,240	5,000
FF & E (Provisional Sum)	1	Item	110,000	110,000
AV & IT (Provisional Sum)	1	Item	55,000	55,000
Temporary Classrooms / Decanting		Note		EXCL
SAPN Upgrades (Provisional Sum)	1	Item	75,000	75,000
Rounding	1	Item	760	760
Total Project Cost (Excluding GST)	785	m2	6,433	5,050,000

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 2 - Q4 2028				
<u>Demolition & Site Clearance</u>				
Clear site and demolish minor structures; Existing Playground	654	m2	30	19,620
Demolish existing Store and Plant Room	30	m2	100	3,000
Take out and remove existing trees	9	No.	550	4,950
Take down and remove existing signage	1	Item	500	500
Take down and remove existing playground equipment including shelter	1	Item	2,500	2,500
<u>Building Works</u>				
Ground Floor Refurbishment; Undercroft Area	127	m2	1,850	234,950
Ground Floor Extension; Administration	358	m2	3,250	1,163,500
First Floor WC Refurbishment	25	m2	3,500	87,500
First Floor Extension; GLA's		m2	3,250	
New Open Covered Link Bridge	113	m2	1,750	197,750
Allowance to connect Link Bridge to existing building (Provisional Sum)	1	PS	25,000	25,000
Allowance to relocate existing plant to roof, including plant platform, screening and access hatch (Provisional Sum)	1	PS	75,000	75,000
Allowance for Building Signage (Provisional Sum)	1	PS	30,000	30,000
No allowance for vertical transportation		Note		EXCL
<u>External Works</u>				
Sacred Garden	87	m2	100	8,700
Car Park	48	m2	150	7,200
Brick Unit Paving	163	m2	150	24,450
Replace existing perimeter fence; section only; Beadnall/Agnes Street	77	m	250	19,250
Entrance gate; Beadnall Street	1	No.	2,500	2,500
Allowance to widen existing road cross-over; Beadnall Street	1	Item	15,000	15,000
Allowance for external furniture (Provisional Sum)	1	PS	20,000	20,000
Allowance for external stormwater drainage (Provisional Sum)	1	PS	20,000	20,000
<u>External Services</u>				
Allowance for Hydraulic Services (Provisional Sum)	1	PS	25,000	25,000
Allowance for Fire Services (Provisional Sum)	1	PS	25,000	25,000
Allowance for Electrical Services (Provisional Sum)	1	PS	50,000	50,000
Trade Sub-Total (Excluding GST)	795	m2	2,593	2,061,370
Design Contingency (10%)	10	%	2,061,370	207,000
Preliminaries (10%)	10	%	2,268,370	227,000
Margin (5%)	5	%	2,495,370	125,000
Locality Loading (0%)	0	%	2,620,370	0

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 2 - Q4 2028			(Continued)	
Escalation to construction commencement @ (4%) PA (Considered Q4 2028)	4	%	2,620,370	525,000
Escalation during the construction period @ (4%) PA (considered at 8 months discounted for cashflow)	4	%	3,145,370	56,000
Total Estimated Construction Cost (Excluding GST)	795	m2	4,027	3,201,370
Construction Contingency (7.5%)	7.5	%	3,201,370	241,000
Professional Fees (8%)	8	%	3,442,370	276,000
CITB Levy (0.25%)	0.25	%	3,718,370	10,000
Council Planning Fees (0.1%)	0.10	%	3,728,370	4,000
FF & E (Provisional Sum)	1	Item	115,000	115,000
AV & IT (Provisional Sum)	1	Item	55,000	55,000
Temporary Classrooms / Decanting		Note		EXCL
SAPN Upgrades (Provisional Sum)	1	Item	50,000	50,000
Rounding	1	Item	-2,370	-2,370
Total Project Cost (Excluding GST)	795	m2	4,969	3,950,000

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 3 - Q4 2031				
<u>WC, PE Shed & COLA</u>				
<u>Demolition & Site Clearance</u>				
Clear site and demolish minor structures	169	m2	30	5,070
Demolish existing Admin Building; single-storey	292	m2	100	29,200
Allowance for Asbestos (Provisional Sum)	1	PS	30,000	30,000
Allowance for Contamination (Provisional Sum)	1	PS	30,000	30,000
<u>Building Works</u>				
New WC Block	23	m2	5,000	115,000
New Covered Outdoor Learning Area	48	m2	1,500	72,000
New PE Shed	31	m2	500	15,500
<u>External Works</u>				
Brick Unit Paving	360	m2	150	54,000
Allowance for external furniture (Provisional Sum)	1	PS	15,000	15,000
Allowance for external stormwater drainage (Provisional Sum)	1	PS	20,000	20,000
<u>External Services</u>				
Allowance for Hydraulic Services (Provisional Sum)	1	PS	5,000	5,000
Allowance for Fire Services (Provisional Sum)	1	PS	5,000	5,000
Allowance for Electrical Services (Provisional Sum)	1	PS	5,000	5,000
<u>New GLA Building - Frederick Street</u>				
<u>Demolition & Site Clearance</u>				
Clear site and demolish minor structures	1,303	m2	30	39,090
Demolish existing Shed	65	m2	50	3,250
Take out and remove existing trees	4	No.	550	2,200
Take down and remove existing playground equipment including shelter	1	Item	5,000	5,000
Allowance for Asbestos (Provisional Sum)	1	PS	5,000	5,000
Allowance for Contamination (Provisional Sum)	1	PS	5,000	5,000
<u>Building Works</u>				
New Double-Storey GLA Building	1,575	m2	3,250	5,118,750
Covered Walkways	82	m2	1,100	90,200
New Maintenance Shed	65	m2	500	32,500
Vertical Transportation	1	Item	130,000	130,000
Allowance for Building Signage (Provisional Sum)	1	PS	30,000	30,000
<u>External Works</u>				
Bitumen Car Park; including wheel stops and line marking	57	m2	150	8,550

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 3 - Q4 2031				(Continued)
Allowance for pavement or landscaping to balance of area highlighted	470	m2	200	94,000
Replace existing perimeter fence; section only; Frederick/Agnes Street	71	m	250	17,750
Entrance gate; Frederick Street	1	No.	2,500	2,500
Allowance for external furniture (Provisional Sum)	1	PS	20,000	20,000
Allowance for external stormwater drainage (Provisional Sum)	1	PS	30,000	30,000
Frederick Street car park below the line		Note		EXCL
<u>External Services</u>				
Allowance for Hydraulic Services (Provisional Sum)	1	PS	25,000	25,000
Allowance for Fire Services (Provisional Sum)	1	PS	25,000	25,000
Allowance for Electrical Services (Provisional Sum)	1	PS	50,000	50,000
Trade Sub-Total (Excluding GST)	1,676	m2	3,660	6,134,560
Design Contingency (10%)	10	%	6,134,560	614,000
Preliminaries (10%)	10	%	6,748,560	675,000
Margin (5%)	5	%	7,423,560	372,000
Locality Loading (0%)	0	%	7,795,560	0
Escalation to construction commencement @ (4%) PA (Considered Q4 2031)	4	%	7,795,560	2,495,000
Escalation during the construction period @ (4%) PA (considered at 12 months discounted for cashflow)	4	%	10,290,560	275,000
Total Estimated Construction Cost (Excluding GST)	1,676	m2	6,304	10,565,560
Construction Contingency (7.5%)	7.5	%	10,565,560	793,000
Professional Fees (8%)	8	%	11,358,560	909,000
CITB Levy (0.25%)	0.25	%	12,267,560	31,000
Council Planning Fees (0.1%)	0.10	%	12,298,560	13,000
FF & E (Provisional Sum)	1	Item	230,000	230,000
AV & IT (Provisional Sum)	1	Item	115,000	115,000
Temporary Classrooms / Decanting		Note		EXCL
SAPN Upgrades (Provisional Sum)	1	Item	75,000	75,000
Rounding	1	Item	-1,560	-1,560
Total Project Cost (Excluding GST)	1,676	m2	7,595	12,730,000

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 4 - Q4 2033				
<u>Demolition & Site Clearance</u>				
Clear site and demolish minor structures	699	m2	30	20,970
Demolish existing decking outdoor area	182	m2	30	5,460
Demolish existing End Of Trip covered area	101	m2	50	5,050
Demolish existing Double-Storey Building	931	m2	150	139,650
Take out and remove existing trees	4	No.	550	2,200
Allowance for Asbestos (Provisional Sum)	1	PS	100,000	100,000
Allowance for Contamination (Provisional Sum)	1	PS	50,000	50,000
<u>Building Works</u>				
Multi-Purpose Hall and Resource Centre Fitout in existing GLA Building	753	m2	1,800	1,355,400
GLA Fitout in existing Hall	305	m2	1,600	488,000
Allowance for Building Signage (Provisional Sum)	1	PS	30,000	30,000
<u>External Works</u>				
Brick Unit Paving	484	m2	150	72,600
Turf; not irrigated (temporary)	582	m2	30	17,460
Mulched garden bed	41	m2	80	3,280
Nature Play	319	m2	350	111,650
Allowance for external stormwater drainage (Provisional Sum)	1	PS	30,000	30,000
<u>External Services</u>				
Allowance for Hydraulic Services (Provisional Sum)	1	PS	15,000	15,000
Allowance for Fire Services (Provisional Sum)	1	PS	15,000	15,000
Allowance for Electrical Services (Provisional Sum)	1	PS	25,000	25,000
Trade Sub-Total (Excluding GST)	785	m2	3,168	2,486,720
Design Contingency (10%)	10	%	2,486,720	249,000
Preliminaries (10%)	10	%	2,735,720	274,000
Margin (5%)	5	%	3,009,720	151,000
Locality Loading (0%)	0	%	3,160,720	0
Escalation to construction commencement @ (4%) PA (Considered Q4 2033)	4	%	3,160,720	1,265,000
Escalation during the construction period @ (4%) PA (considered at 8 months discounted for cashflow)	4	%	4,425,720	79,000
Total Estimated Construction Cost (Excluding GST)	785	m2	5,738	4,504,720
Construction Contingency (7.5%)	7.5	%	4,504,720	338,000
Professional Fees (8%)	8	%	4,842,720	388,000
CITB Levy (0.25%)	0.25	%	5,230,720	14,000

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 4 - Q4 2033			(Continued)	
Council Planning Fees (0.1%)	0.10	%	5,244,720	6,000
FF & E (Provisional Sum)	1	Item	150,000	150,000
AV & IT (Provisional Sum)	1	Item	50,000	50,000
Temporary Classrooms / Decanting		Note		EXCL
SAPN Upgrades (Provisional Sum)		Note		EXCL
Rounding	1	Item	-719	-719
Total Project Cost (Excluding GST)	785	m2	6,943	5,450,000

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 5 - Q3 2035				
<u>Demolition & Site Clearance</u>				
Clear site and demolish minor structures	2,025	m2	30	60,750
Allowance for Asbestos (Provisional Sum)		Note		EXCL
Allowance for Contamination (Provisional Sum)		Note		EXCL
<u>External Works</u>				
Irrigated turf; including subsoil drainage	378	m2	100	37,800
Nature Play	444	m2	350	155,400
Sports Court; including Rebound Sports Surface	822	m2	250	205,500
Canopy over Sports Court	822	m2	1,150	945,300
Tensile mesh screen to Sports Court	474	m2	100	47,400
Allowance for pavement or landscaping to balance of area highlighted	383	m2	200	76,600
Replace existing perimeter fence; section only; Agnes Street	73	m	250	18,250
Entrance gate; Agnes Street	1	No.	2,500	2,500
Allowance for sports equipment	1	Item	5,000	5,000
Allowance for line marking	1	Item	3,000	3,000
Allowance for external furniture	1	PS	20,000	20,000
Allowance for external stormwater drainage (Provisional Sum)	1	PS	75,000	75,000
<u>External Services</u>				
Allowance for Hydraulic Services (Provisional Sum)	1	PS	50,000	50,000
Allowance for Fire Services (Provisional Sum)		Note		EXCL
Allowance for Electrical Services (Provisional Sum)	1	PS	50,000	50,000
Trade Sub-Total (Excluding GST)	2,025	m2	865	1,752,500
Design Contingency (10%)	10	%	1,752,500	176,000
Preliminaries (10%)	10	%	1,928,500	193,000
Margin (5%)	5	%	2,121,500	107,000
Locality Loading (0%)	0	%	2,228,500	0
Escalation to construction commencement @ (4%) PA (Considered Q3 2035)	4	%	2,228,500	1,048,000
Escalation during the construction period @ (4%) PA (considered at 6 months discounted for cashflow)	4	%	3,276,500	44,000
Total Estimated Construction Cost (Excluding GST)	2,025	m2	1,640	3,320,500
Construction Contingency (7.5%)	7.5	%	3,320,500	250,000
Professional Fees (8%)	8	%	3,570,500	286,000
CITB Levy (0.25%)	0.25	%	3,856,500	10,000
Council Planning Fees (0.1%)	0.10	%	3,866,500	4,000

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
STAGE 5 - Q3 2035				(Continued)
FF & E (Provisional Sum)		Note		EXCL
AV & IT (Provisional Sum)		Note		EXCL
Temporary Classrooms / Decanting		Note		EXCL
SAPN Upgrades (Provisional Sum)		Note		EXCL
Rounding	1	Item	-500	-500
Total Project Cost (Excluding GST)	2,025	m2	1,911	3,870,000

2024.02 MASTER PLAN REV.5

Description	Quantity	Unit	Rate	Total
Frederick Street Car Park - Q4 2028				
<u>Demolition & Site Clearance</u>				
Clear site and demolish minor structures	160	m2	30	4,800
Cut/fill to create required levels of new car park	39	m3	60	2,340
<u>External Works</u>				
Bitumen Car Park; including wheel stops and line marking	78	m2	150	11,700
Concrete foot path in new position	83	m2	180	14,940
Allowance for spoon drain	35	m	250	8,750
Allowance for traffic control (Frederick Street)	1	Item	10,000	10,000
Allowance for external stormwater drainage (Provisional Sum)	1	PS	5,000	5,000
Frederick Street car park below the line		Note		EXCL
<u>External Services</u>				
Allowance for Hydraulic Services (Provisional Sum)		Note		EXCL
Allowance for Fire Services (Provisional Sum)		Note		EXCL
Allowance for Electrical Services (Provisional Sum)		Note		EXCL
Trade Sub-Total (Excluding GST)	160	m2	360	57,530
Design Contingency (10%)	10	%	57,530	6,000
Preliminaries (15%)	15	%	63,530	10,000
Margin (5%)	5	%	73,530	4,000
Locality Loading (0%)	0	%	77,530	0
Escalation to construction commencement @ (4%) PA (Considered Q4 2028)	4	%	77,530	18,000
Escalation during the construction period @ (4%) PA (considered at 3 weeks discounted for cashflow)	4	%	95,530	1,000
Total Estimated Construction Cost (Excluding GST)	160	m2	603	96,530
Construction Contingency (7.5%)	7.5	%	96,530	8,000
Professional Fees (8%)	8	%	104,530	9,000
CITB Levy (0.25%)	0.25	%	113,530	1,000
Council Planning Fees (0.1%)	0.10	%	114,530	1,000
FF & E (Provisional Sum)		Note		EXCL
AV & IT (Provisional Sum)		Note		EXCL
Temporary Classrooms / Decanting		Note		EXCL
SAPN Upgrades (Provisional Sum)		Note		EXCL
Rounding	1	Item	-530	-530
Total Project Cost (Excluding GST)	160	m2	719	115,000

Appendix B Design Options Previously Considered

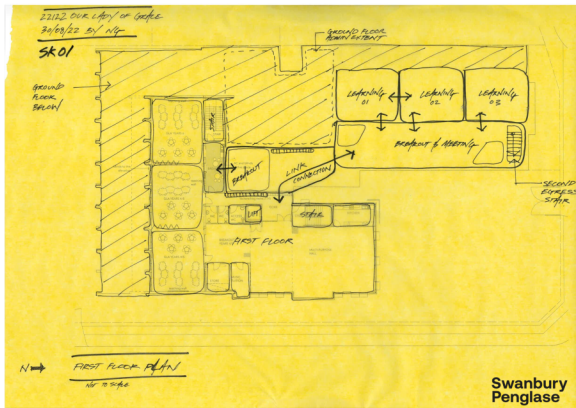
Our Lady of Grace School

Development Review Report in relation to Existing Parish

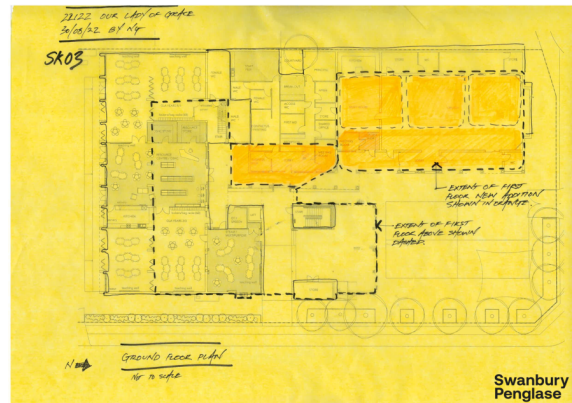
Job No: 22122 Date: 12/09/22

OPTION A: Development over entire extent of Parish

SK01: First Floor Plan / SK03: Ground Floor Plan



First Floor Plan (SK01)



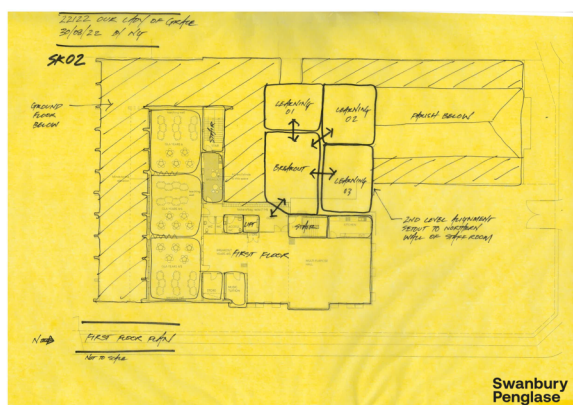
Ground Floor Plan (SK04)

Pros	Cons
Possibly provide a better frontage/ identity for both the school and church / parish.	Disruptions and major intrusion to the Parish for possibly for 12-18 months.
Link connection opportunity to existing first floor	Link connection will have to resolve difference in levels as floor level of proposed development over Parish will be some 1200-1500mm in difference. This poses accessibility issues.
Lineal x 3 GLA's with potential external breakout area. Benefits here include: <ul style="list-style-type: none"> - Opportunities to team teach - Provide much needed breakout space given current school shortfall - Overlooking the play space - Eastern views of the hills region 	Stair on frontage – near entrance of existing Parish.
Opens up existing admin area and allows for potential of other uses such as added play spaces or outdoor learning areas. Furthermore, this offers a possible / potential connection to the southern side of the school.	Costs associated to building above existing Parish could potentially outweigh costs for a completely new build.

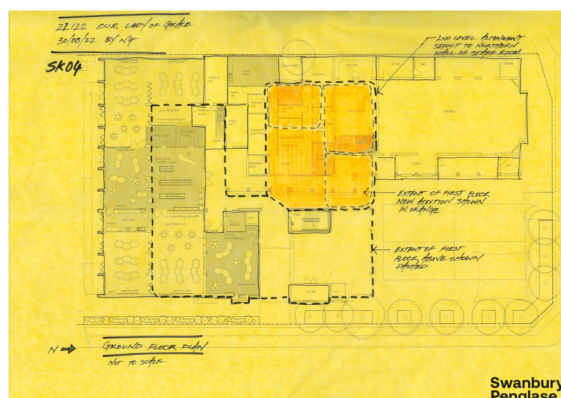
Provides a “L” shape learning arrangement to the school	Linkage below would potentially create more “dark” area on ground level.
Possibly eliminate current Parish Roof issue.	Existing Parish floors, ceiling and internal walls would need additional works.
Less disruptive for the school and its students as it is more of an isolated build project above Parish.	Possibly restricts further development in future years.
Administration may be able to still operate during construction of the development above existing Parish.	Orientation has a lot of eastern and western sun exposure.
No loss in of physical external play space.	

OPTION B: Development over rear Shared Staff/Morning Tea Room of Parish

SK02: First Floor Plan / SK04: Ground Floor Plan



First Floor Plan (SK02)



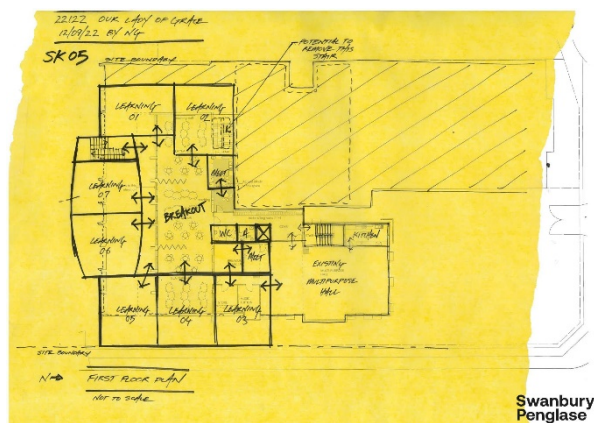
Ground Floor Plan (SK04)

Pros	Cons
Minimal intrusion to the Parish community apart from Staff/Morning Tea Room	Loss of potential better frontage for the school.
Possible partial rectification of Parish Roof issue	No enhancement of the parish frontage.
Achieves a “hub” arrangement for x 3 GLA's with potential central breakout area which offers a closely connection to existing multipurpose hall and other first floor GLA's.	No complete re-roofing for parish, only partial.
Link connection could potentially provide better access to existing lift and exit stair. Potential for no additional exit stairs.	Building above through the internal area of the school could potentially create more “dark” areas for the school.

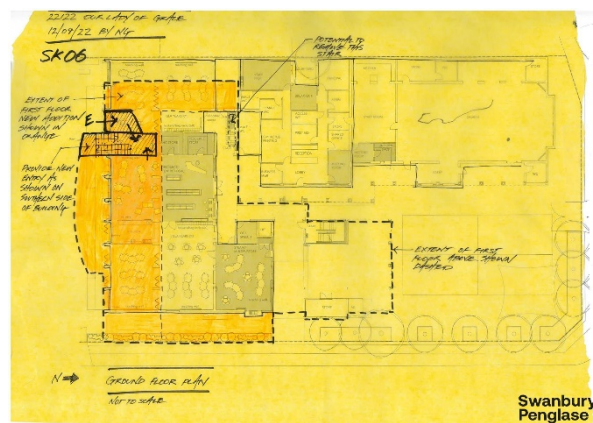
Potential for no additional exit stairs.	Possibly restricts future growth (if ever required)
Brings learning to a more central “heart” of the school.	Void area between the existing southern end of the school and the new upper build possibly creates “unusable space”
Provides more consistent daylight to front play space when compared to Option A which will block the north-western sun at various times of the year.	More disruptive for the school as build is more centrally located.
Potential to revise central first floor amenities in core location surrounding existing lift. Option A may require additional amenities at northern end of development which requires more services coordination.	Administration would need to be relocated prior to construction commencing. Where as Option A may be able to still operate whilst development over existing Parish is occurring.
Orientation has less western sun exposure.	

OPTION C: Development to Existing First Floor and Southern Rear Section

SK05: First Floor Plan / SK06: Ground Floor Plan



First Floor Plan (SK05)



Ground Floor Plan (SK06)

Pros	Cons
Minimal intrusion to the Parish	Loss of potential better frontage for the school to Beadnall Tce.
Potential stair relocation offering a greater direct access to the southern play space and hardcourts.	No enhancement of the parish frontage.

Revised stair location offers better spread of movement which assists in making better sense of existing first floor WC and Lift position.	First floor addition to southern side will create more shadowing over southern play space.
Achieves a “hub” arrangement for x 7 GLA’s with potential large central breakout area which offers a closely connection to existing multipurpose hall. Opportunity for central breakout space to capture southern light through high level clearstory	Severely disruptive for the school given development is centrally located. Potentially requiring the need for 2 transportable at a minimum during construction placed in a suitable location.
The “hub” arrangement of 7 GLA’s offers more communal learning shared passive supervision	Structural Seismic review of existing structure required to establish extent of upgrade.
First floor addition towards east and Agnes St offers a covered walkway at ground level for students along with enhanced street presence to Agnes St	Council may question the need to building on Agnes St boundary at first level.

Fire Engineering Review for OPTION A by BCA Engineers:

Note review was only carried out for this Option thus far. Additional reviews can be sourced if required for other options.

NCC/BCA assessment below of the proposed modified/extended building

BCA Clauses Considered		BCA Requirement/Description	Compliance Comment
A3.2	Building Classification	Class 9b	School/Church
C1.1	Type of Construction Required	B	-
Specification C1.1	Fire resisting construction	120 FRL Columns 60 FRL Beams/Floor	Unknown if compliant.
C1.2	Rise in stories	2 storeys	-
C1.9	Non-combustible building elements	External walls and common walls and their components must be non-combustible	Unknown if existing extension incorporates any combustible cladding. Any new works will be required to comply including any attachments to the façade.
C2.2	Maximum size of largest fire compartment	Class 9b, Type B – 5,500m ²	The building fire compartment is approximately 2,395m ² – considered compliant
D1.2	Number of Exits required	Minimum 2 exits.	More than two are provided – considered compliant
D1.3	Fire Isolated Stairs	Only required where stair connects three or more levels	Not required
D1.4	Travel Distance	20m to one exit, or 20m to a choice of two exits and 40m max to one of those exits.	New extended first floor area appears to be more than 20m to a choice of two exits and more than 40m to one of those exits - considered non-compliant Additional stair required.
D1.5	Distance between exits	Exits required as alternative means of egress must be located not less than 9m apart, not more than 60m apart and must not converge such that they become less than 6m apart	The existing stairs appear to discharge to a semi-internal/external space, however the two egress paths converge to be less than 6m apart prior to final discharge to open space – considered non-compliant.
D1.6	Dimensions of exits	Minimum exit width must be not less than 1m. If the storey accommodates more than 100 people then the aggregate egress width must be 1m + 250mm for each 25 peoples over 100.	The existing stairs appear to provide approx 2m egress width. This will be suitable for a maximum of 200 persons currently – considered non-compliant. Additional stair required.

BCA Clauses Considered		BCA Requirement/ Description	Compliance Comment
D2.8	Enclosure of space under stairs and ramps	Any space under a required non-fire isolated stair must not be enclosed to form a cupboard unless the closing walls have an FRL of 60mins and the door is a self closing - /60/30 fire door.	There appears to be an existing server room located under one of the stairs – <i>this room is required to be fire rated.</i>
D2.20	Swing Doors	A swinging door in a required exit must – (a) Not encroach any part of its swing by more than 500mm on stairwell, ramp or passageway (b) Swing in the direction of egress (c) Not impede the path/direction of egress	Appears to comply
D2.21	Operation of latch	Exit doors, or doors forming part of a required exit, or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress and be a single hand pushing action on a single device.	<i>Required to comply</i>
E1.3	Fire Hydrants	Required if floor area is over 500m ²	Required. Fire hydrant coverage appears to be provided by street plugs. Flow and pressure information required from SA Water to confirm if compliant flows and pressures are available. Fire hydrant coverage will need to be confirmed as part of the proposed works. If more than one street plug
E1.4	Fire hose reels	Required if floor area is over 500m ² to serve any areas not considered as a classroom or associated corridor.	Building appears to have fire hose reels currently. <i>Unsure if existing installation is compliant to AS2441.</i> New extension likely to not require fire hose reels.
E1.5	Sprinklers	Not required.	-
E1.6	Portable Fire Extinguishers	Required	Required to comply

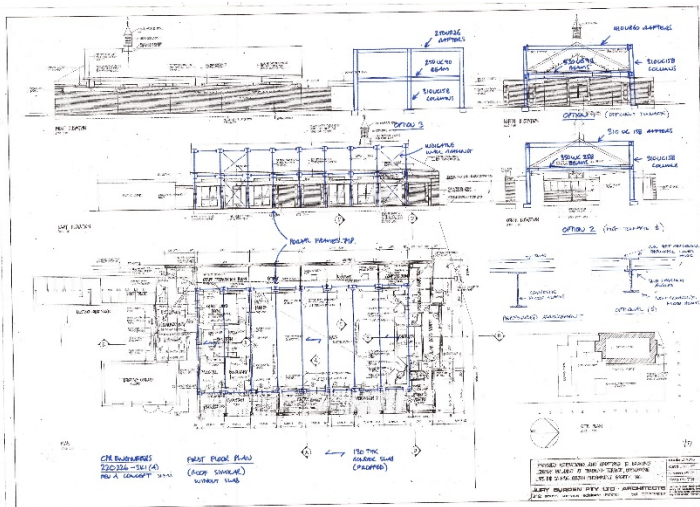
BCA Clauses Considered		BCA Requirement/ Description	Compliance Comment
E2.2	Smoke Hazard Management	Smoke detection and alarm system is not required generally for a 9b school building. However, 9b public hall or exhibition hall etc will require A/C shutdown on fire alarm.	<i>Not required pending certifier review of public hall or exhibition hall use of the building.</i>
E4.2	Emergency Lighting	In every storey where the floor area exceeds 300m ² .	Required to comply
E4.5	Exit Signage	Required to indicate egress paths and exit doors.	Required to comply
E4.9	Emergency warning and intercommunication system	Required in public hall or exhibition hall buildings with a floor area of over 1,000m ² .	<i>Not required pending certifier review of public hall or exhibition hall use of the building.</i>

In summary from a fire perspective the major considerations for Option A is that an additional stair is required, and flow rate fire hydrant testing is required to establish if existing coverage is appropriate. If flow test does not meet relevant standards, additional measures may be required resulting in added costs. Irrespective of Option A we recommend a flow test be carried out immediately in any instance.

Structural Engineering Review for OPTION A by CPR Engineers:

Note review was only carried out for this Option thus far. Additional reviews can be sourced if required for other options.

Refer attached drawing 220226 SK -1A Concept Sketch and note the following review comments below in *blue italics* from CPR Engineers.



220226 SK -1A Concept Sketch

We have included three options (two of a similar concept) showing economical steelwork (deeper sections) vs a thinner floor and roof profile that comes with a heavy tonnage premium. The third option utilises a line of central columns to help reduce the portal frame beams sections if the floor layouts can accommodate the inconvenience of the columns. This does come with extra footing costs but a slight reduction in overall tonnage but might be the go to interface better with the existing first floors.

We have shown the main columns on the outside of the main church space walls but equally they could also be place inside if that allows better use of the outer teaching spaces that are quite small already (it wouldn't work very well though to have some of the columns inside and outside this wall so keeping them in the one alignment is needed).

As part of this cost study, allowances need to be made for footing installation through the existing floor and some pretty extensive seismic retrofitting works to the existing surrounding building classroom areas and the verandah such as solid masonry wall stabilization/tying-in including the end gables (if staying) and roof bracing. It is likely new bracing bays (or existing solid masonry walls) will also need extended footings to account for higher loadings. The interfaces to the adjacent existing buildings will need to have seismic isolation joints and flashings etc provided to them.

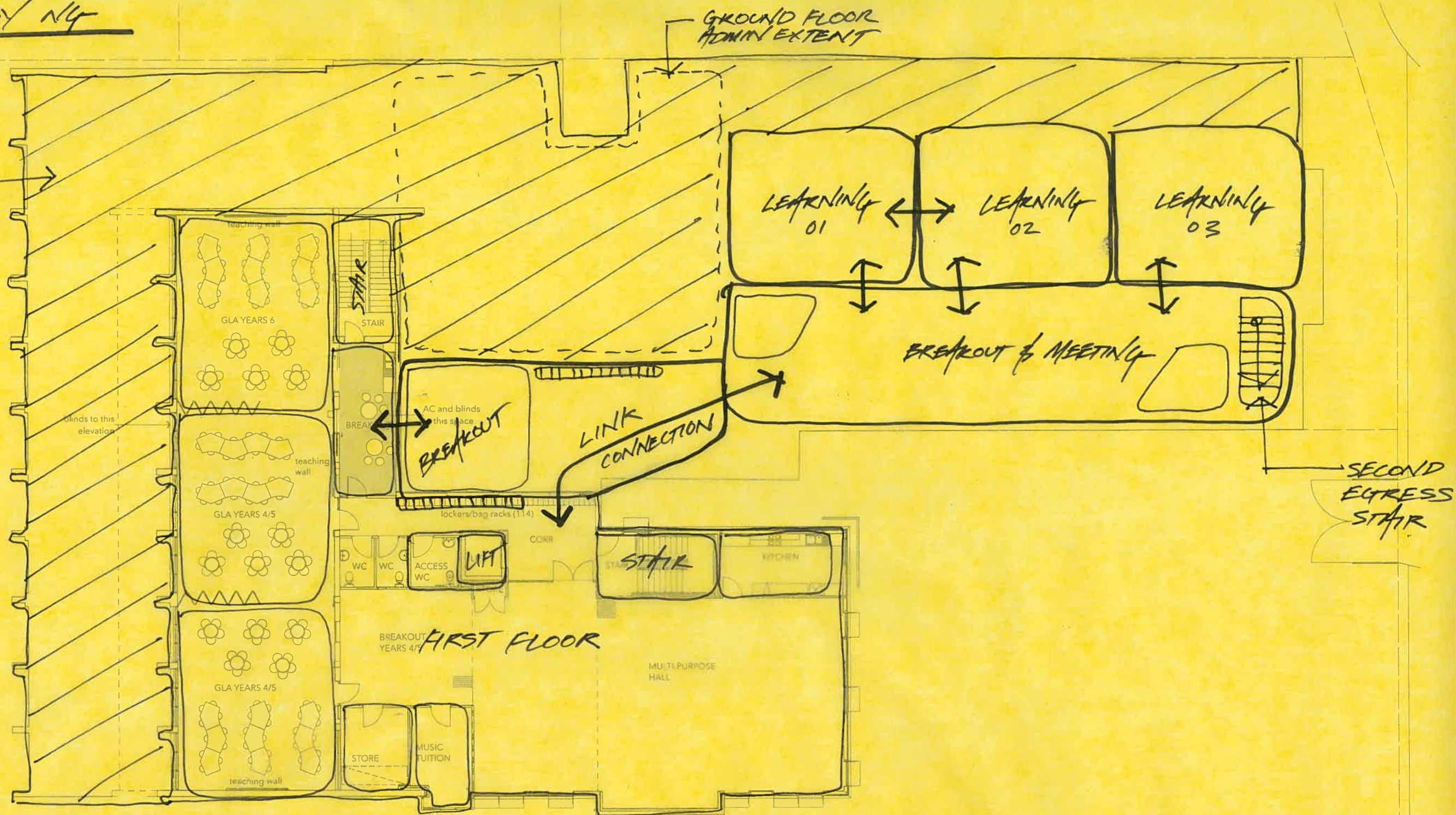
In summary option 3 within the CPR attached sketch is not actually an appropriate option but demonstrates what difference another column make for steel tonnage and heights. Essentially Option 1 is “larger beams and less expensive” whilst Option 2 is “shallower beams but more expensive”. Also see the sketches of potential slab options to try and save a bit more height – although the “slab in same plane as steel beam” will have some limitations. Overall as you see all options are rather invasive on the actual Parish space below which would translate to this space not being operational for 12-18 months.

22122 OUR LADY OF GRACE

30/08/22 BY NY

SK 01

GROUND
FLOOR
BELOW



FIRST FLOOR PLAN

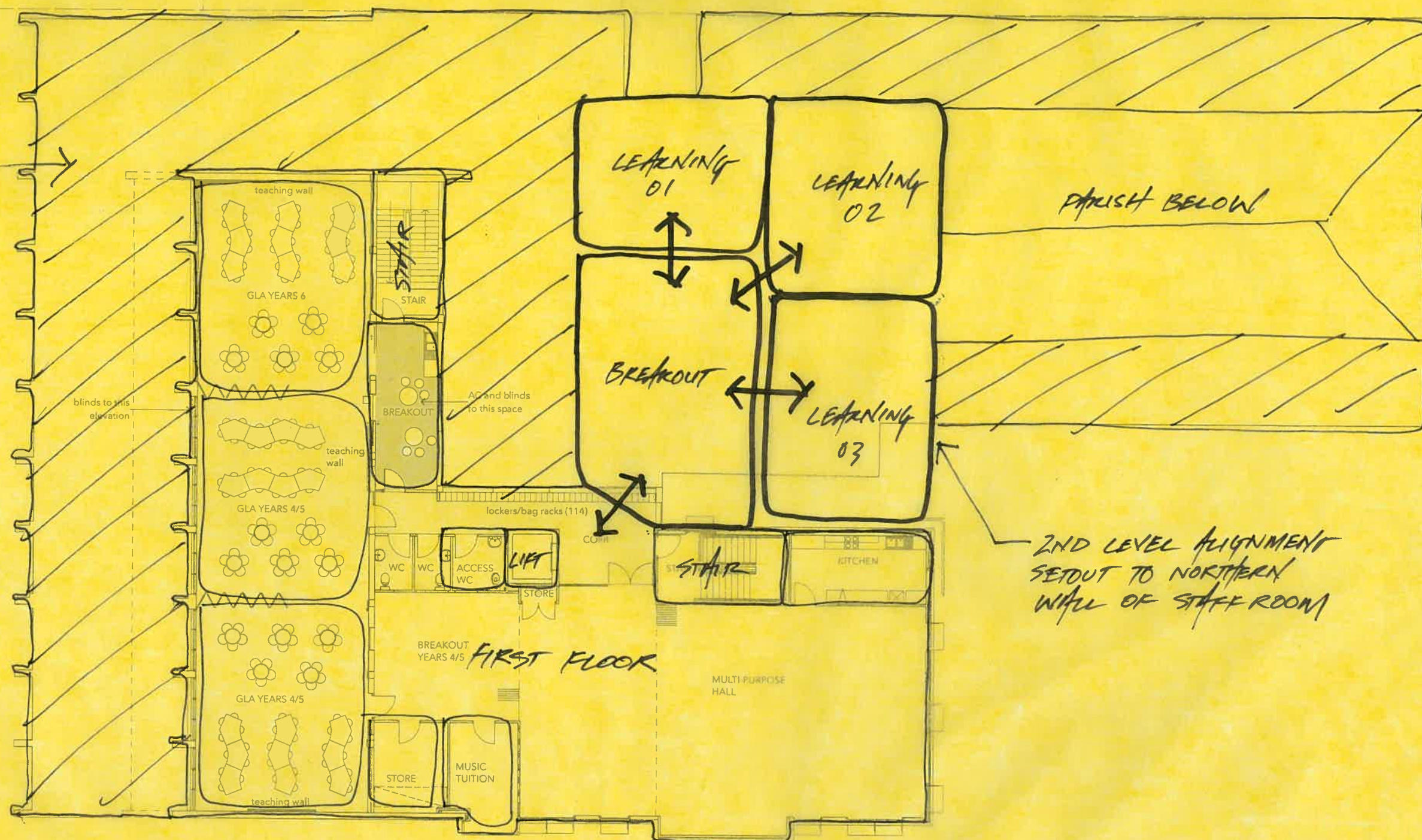
NOT TO SCALE

Swanbury
Penglase

22122 OUR LADY OF GRACE
30/08/22 B/NY

SK02

GROUND
FLOOR
BELOW



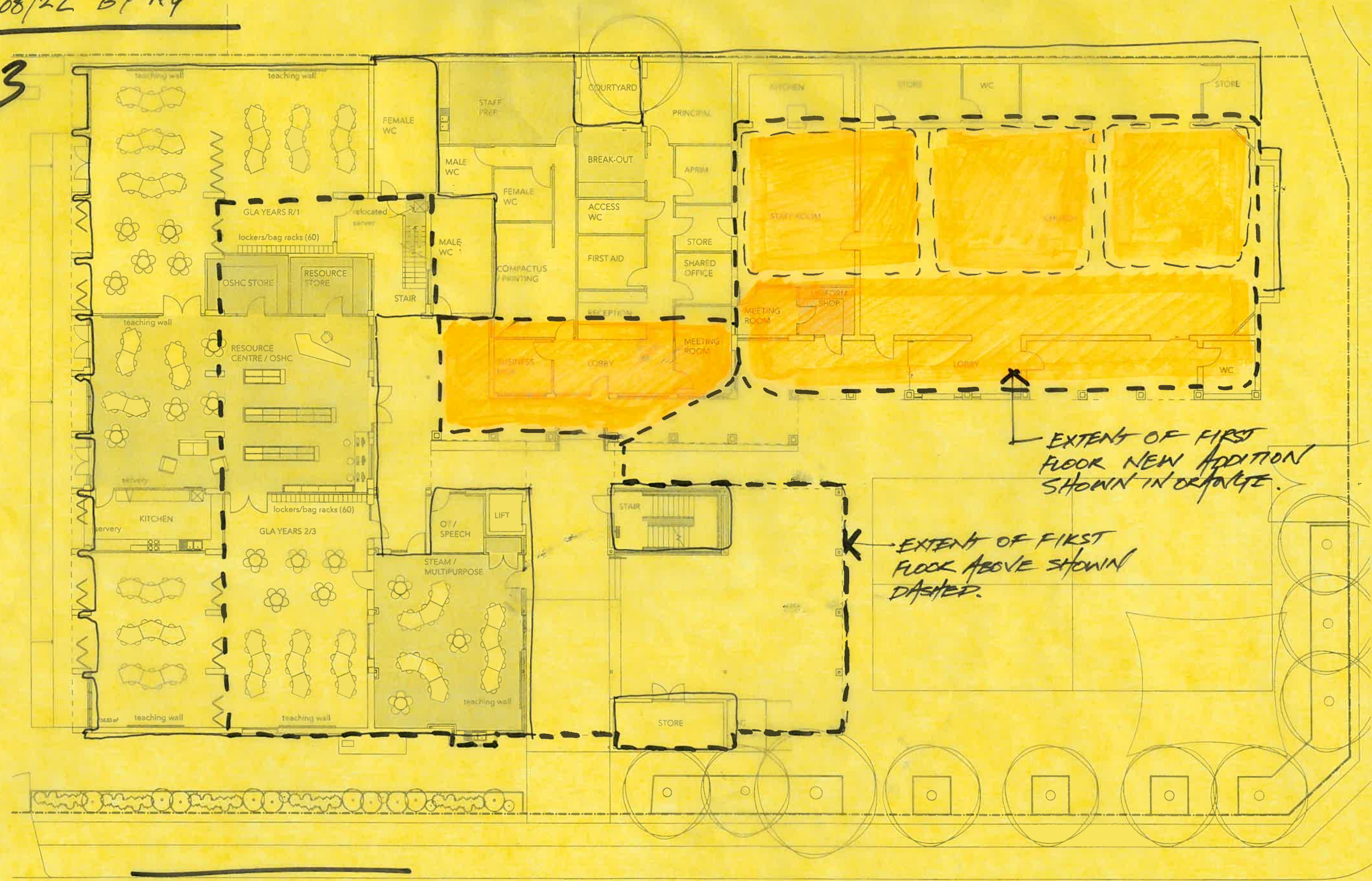
- 2ND LEVEL ALIGNMENT
SETOUT TO NORTHERN
WALL OF STAFF ROOM

FIRST FLOOR PLAN

Not to suffer

22122 OUR LADY OF GRACE
30/08/22 BY NY

SK03



EXTENT OF FIRST FLOOR NEW ADDITION SHOWN IN ORANGE.

EXTENT OF FIRST FLOOR ABOVE SHOWN DASHED.



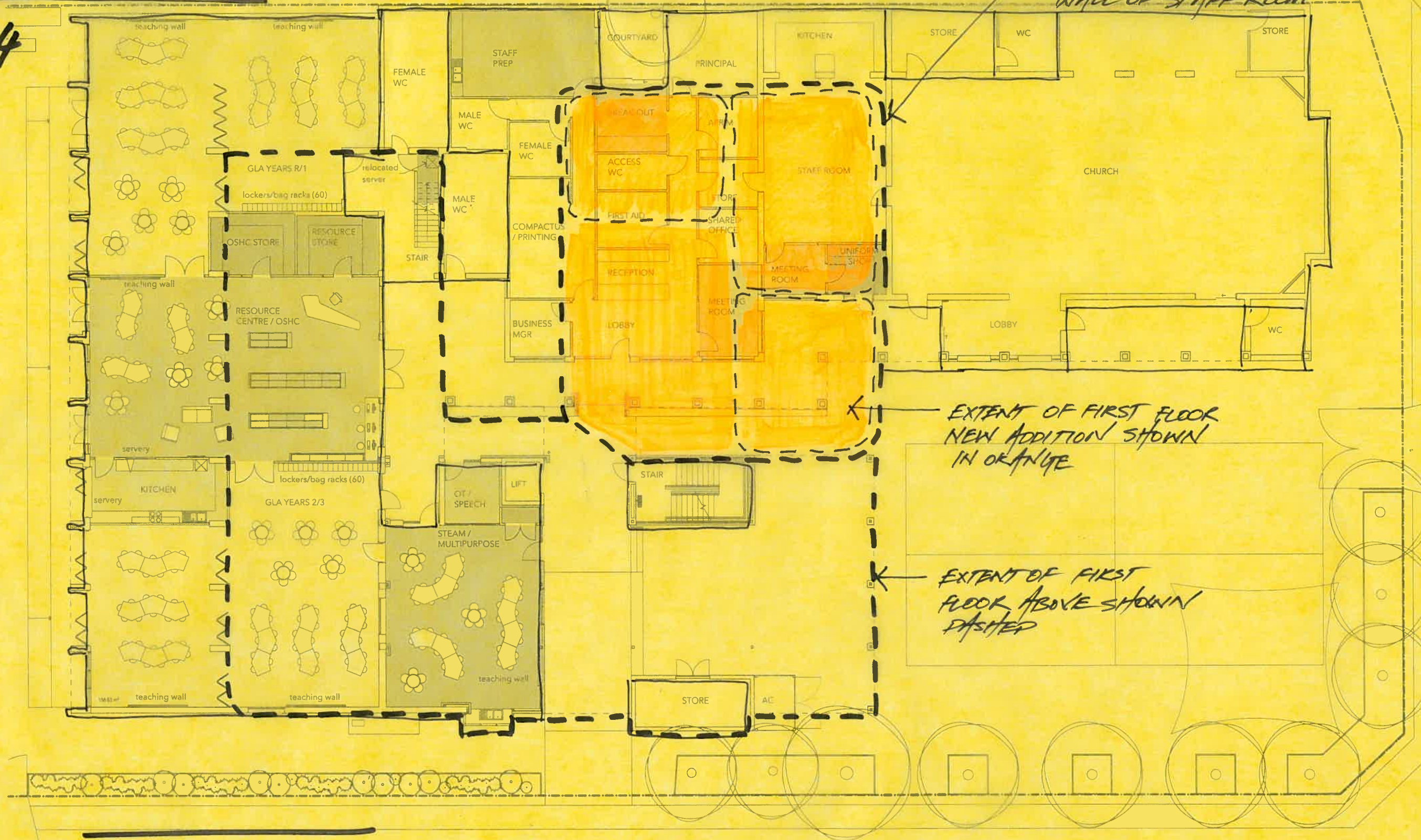
GROUND FLOOR PLAN
NOT TO SCALE

Swanbury
Penglase

30/08/22 BY NG

SK04

2ND LEVEL ALIGNMENT
SETOUT TO NORTHERN
WALL OF STAFF ROOM



- EXTENT OF FIRST FLOOR
NEW ADDITION SHOWN
IN ORANGE

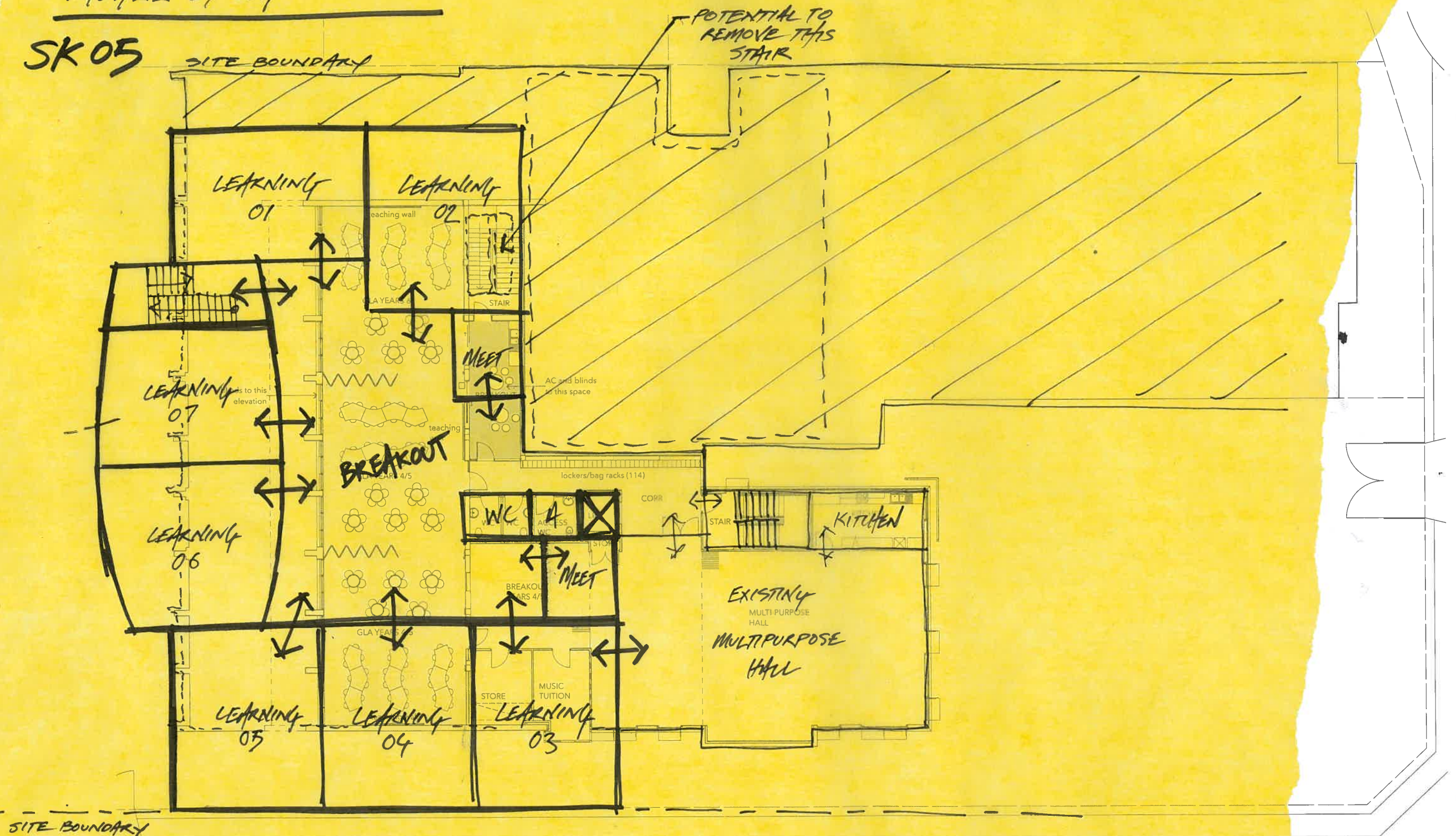
EXTENT OF FIRST
FLOOR ABOVE SHOWN
DASHED

GROUND FLOOR PLAN

NOT TO SCALE

22122 OUR LADY OF GRACE
12/09/22 BY NG

SK 05



N

FIRST FLOOR PLAN

NOT TO SCALE

Swanbury
Penglase

12/09/22 BY NG

SK 06

EXTENT OF —
FIRST FLOOR
NEW ADDITION
SHOWN IN
ORANGE

PROVIDE NEW
ENTRY AS
SHOWN ON
SOUTHERN SIDE
OF BUILDING

- POTENTIAL TO REMOVE THIS STAR

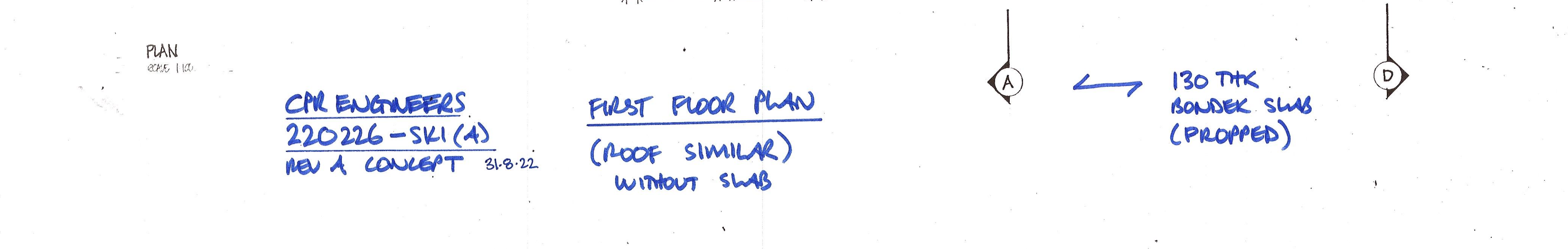
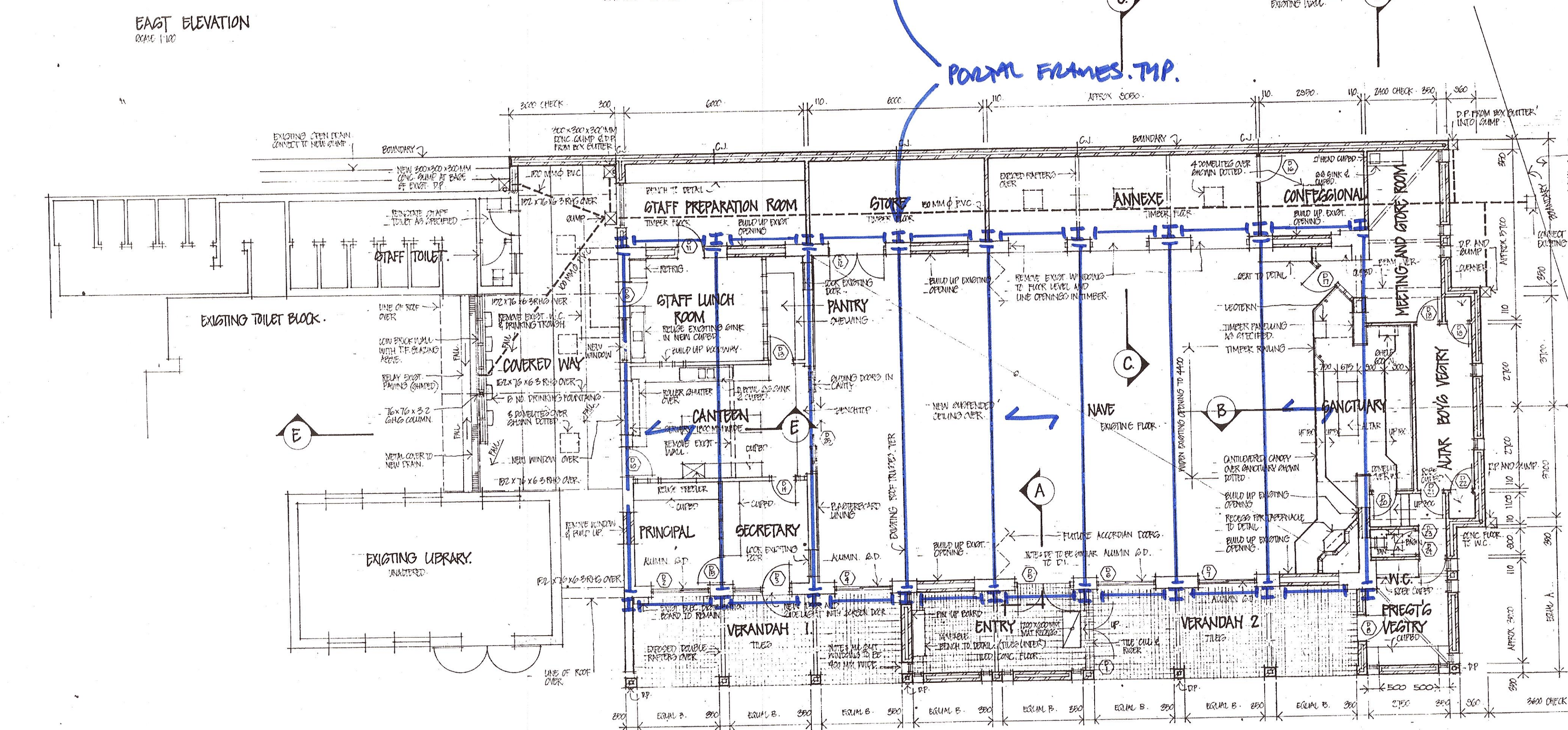
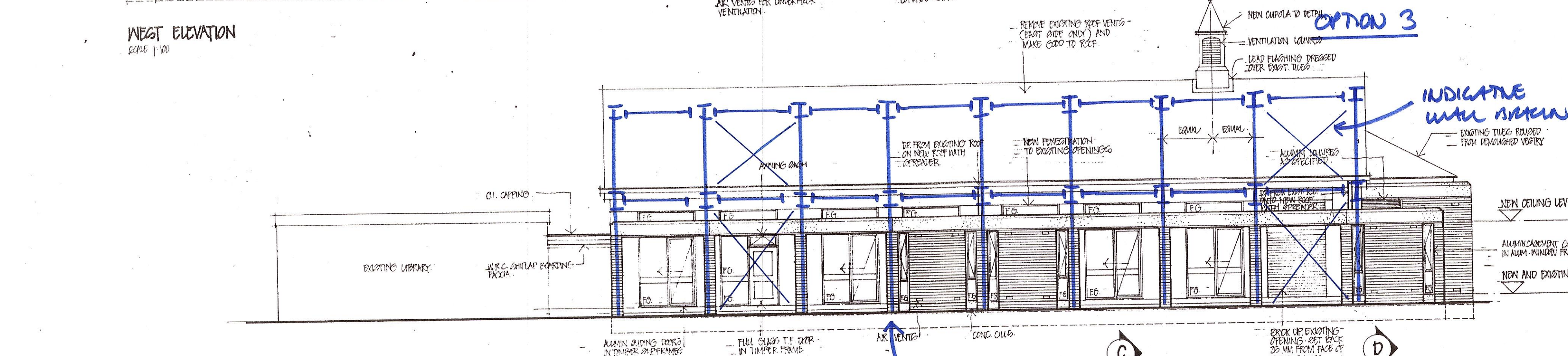
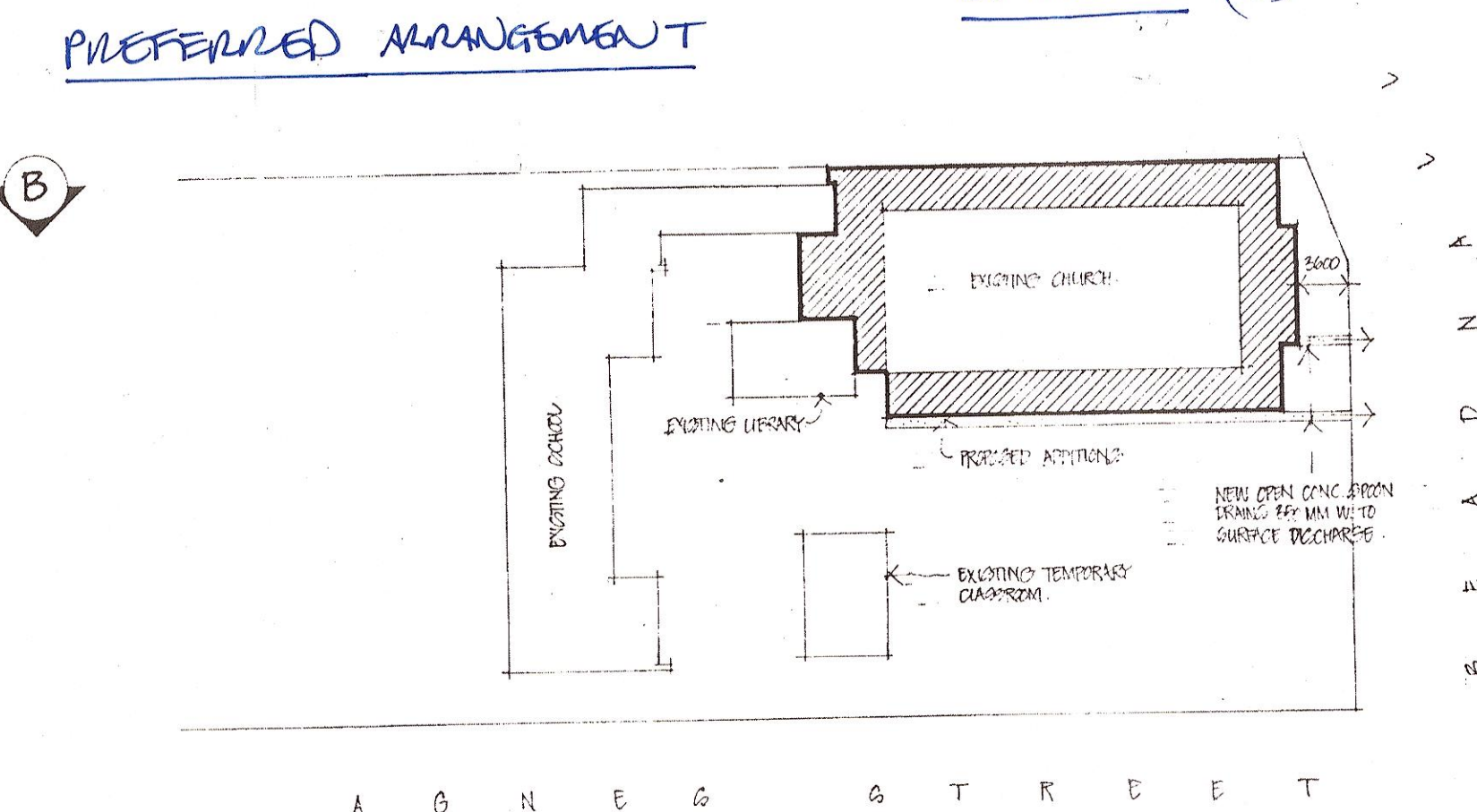
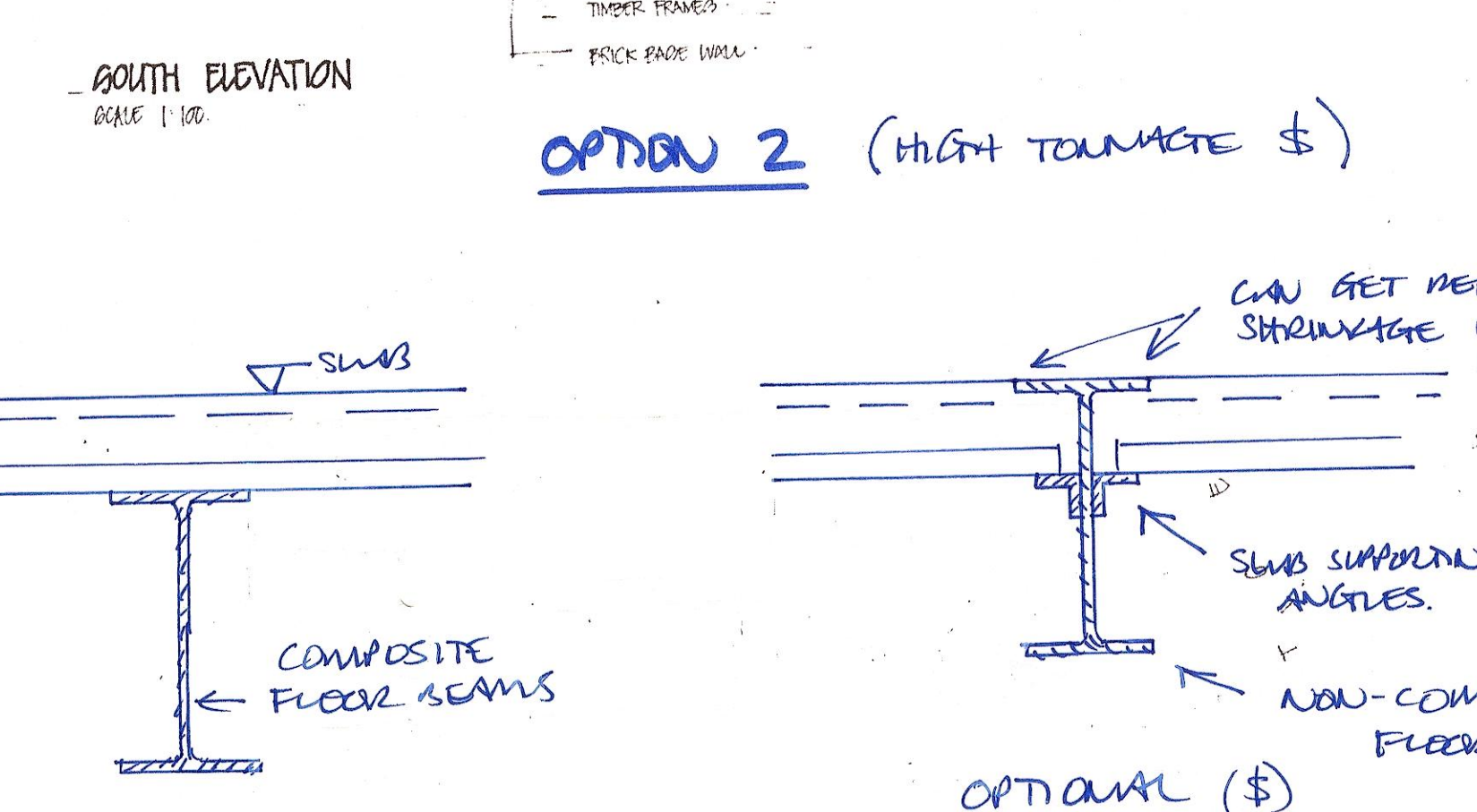
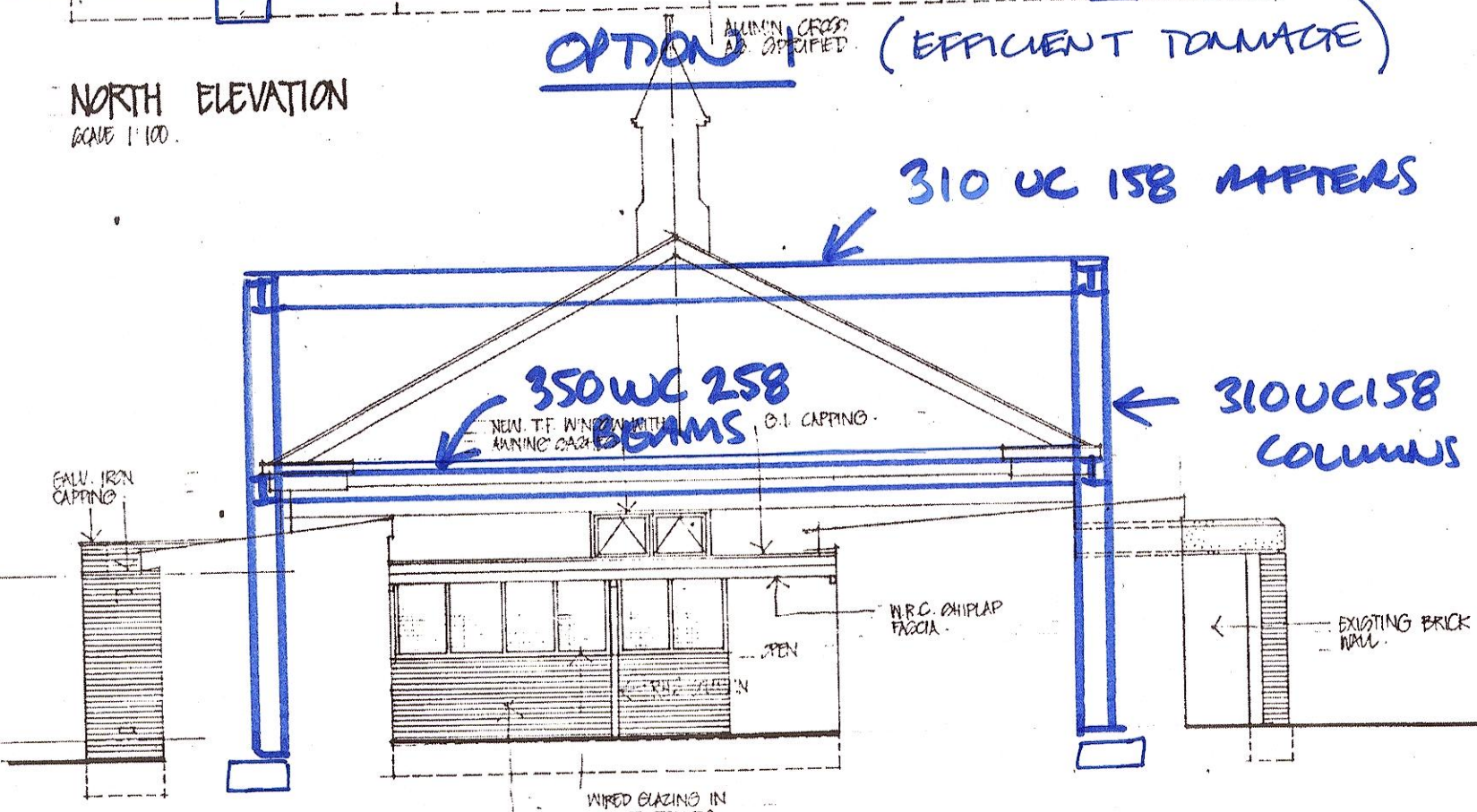
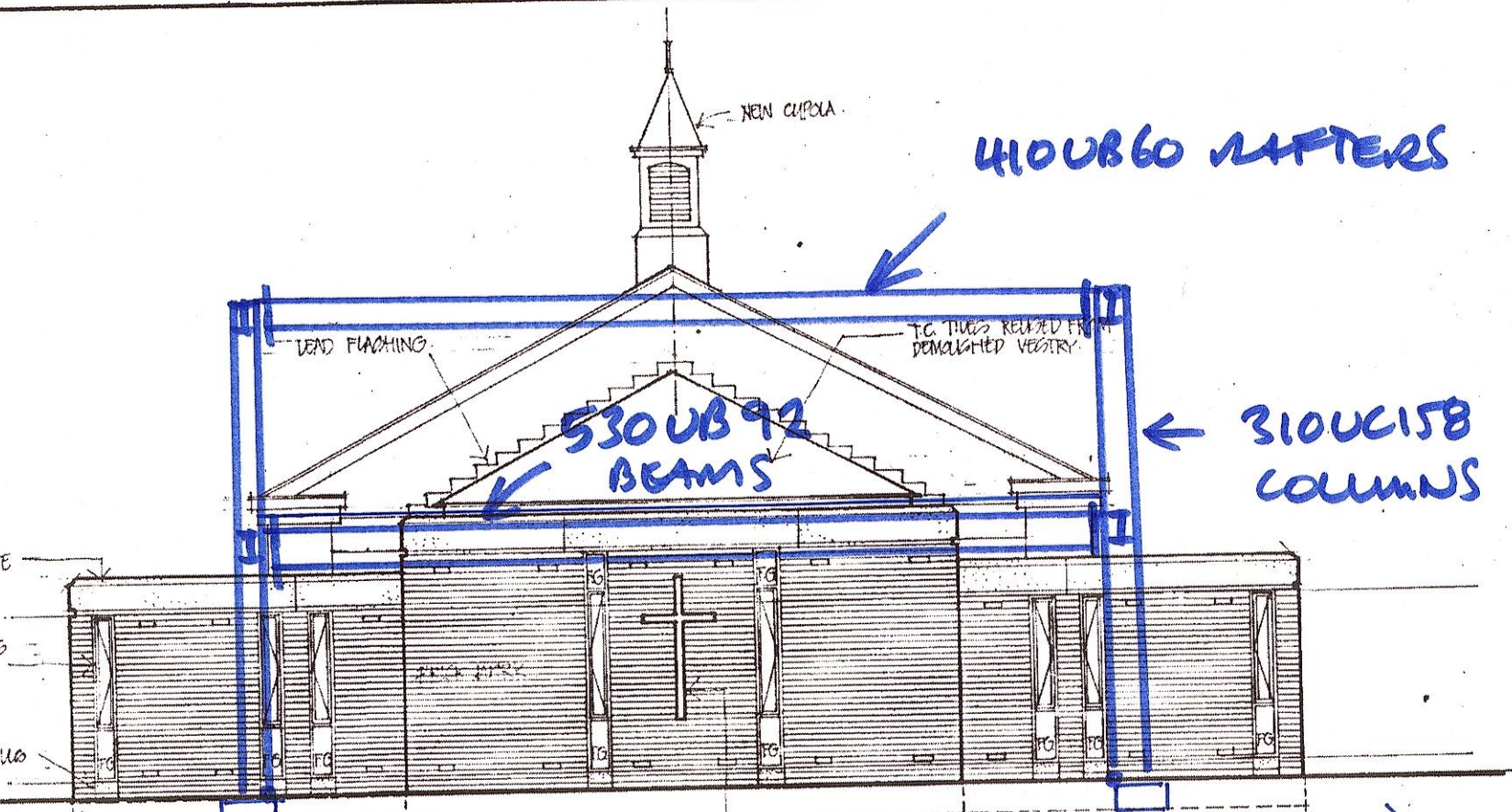
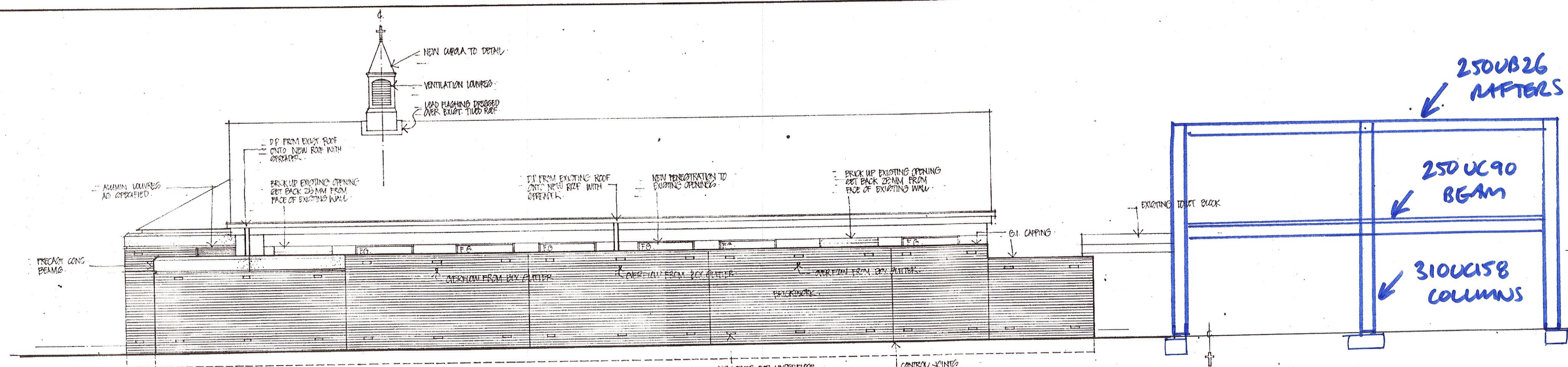
- EXTENT OF FIRST FLOOR ABOVE SHOWN DAMAGED

N →

GROUND FLOOR PLAN

NOT TO SCALE

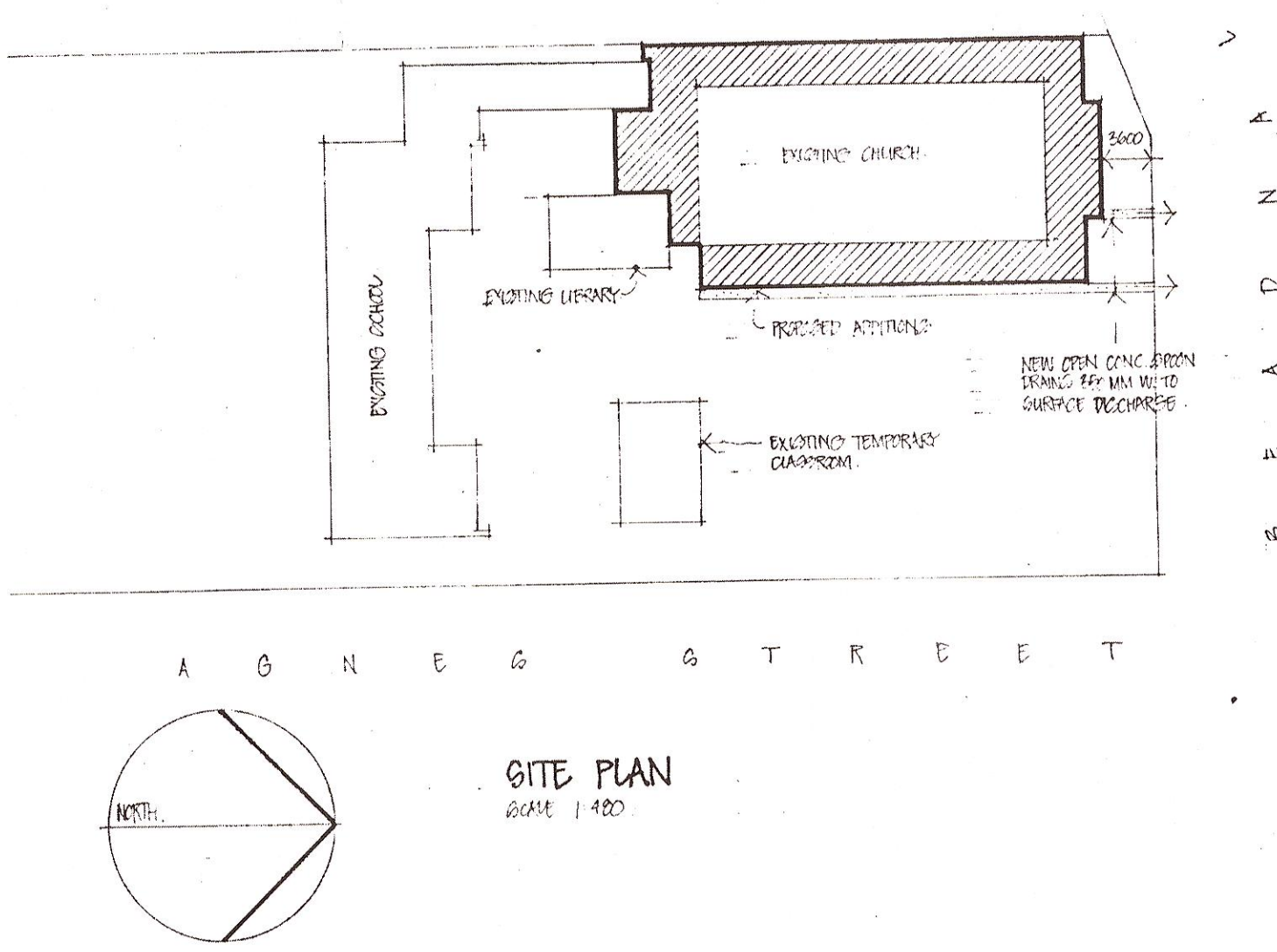
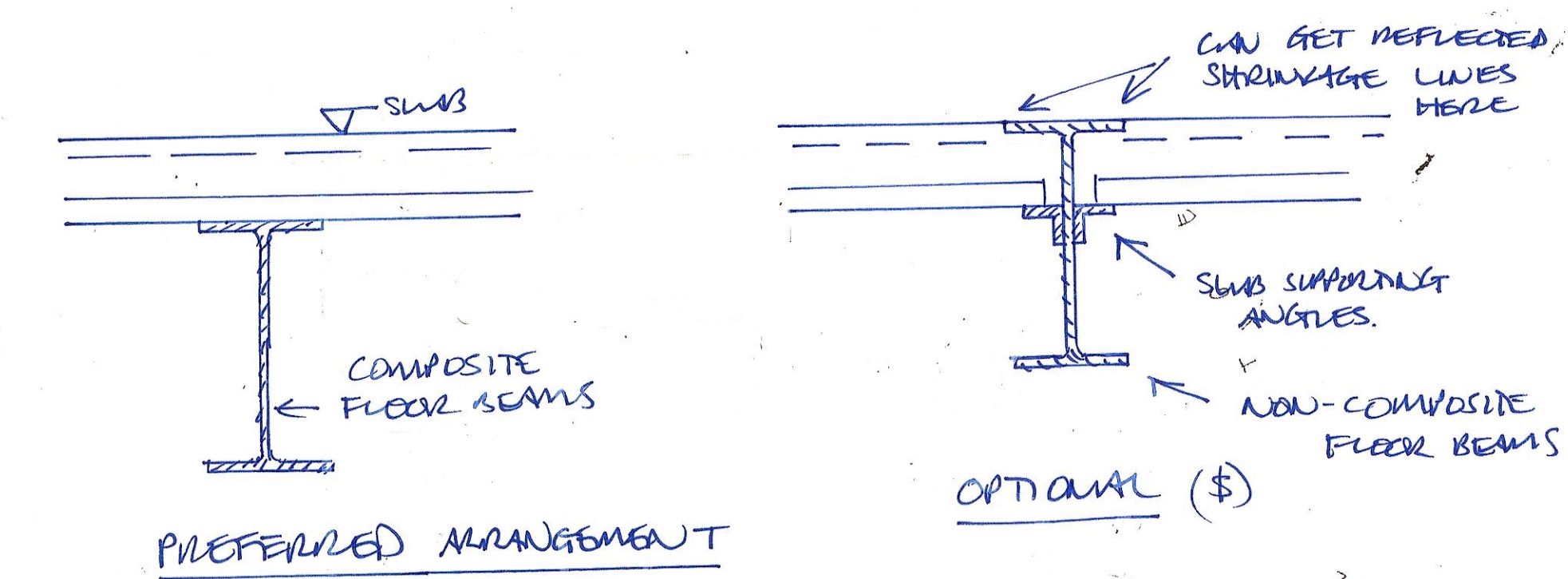
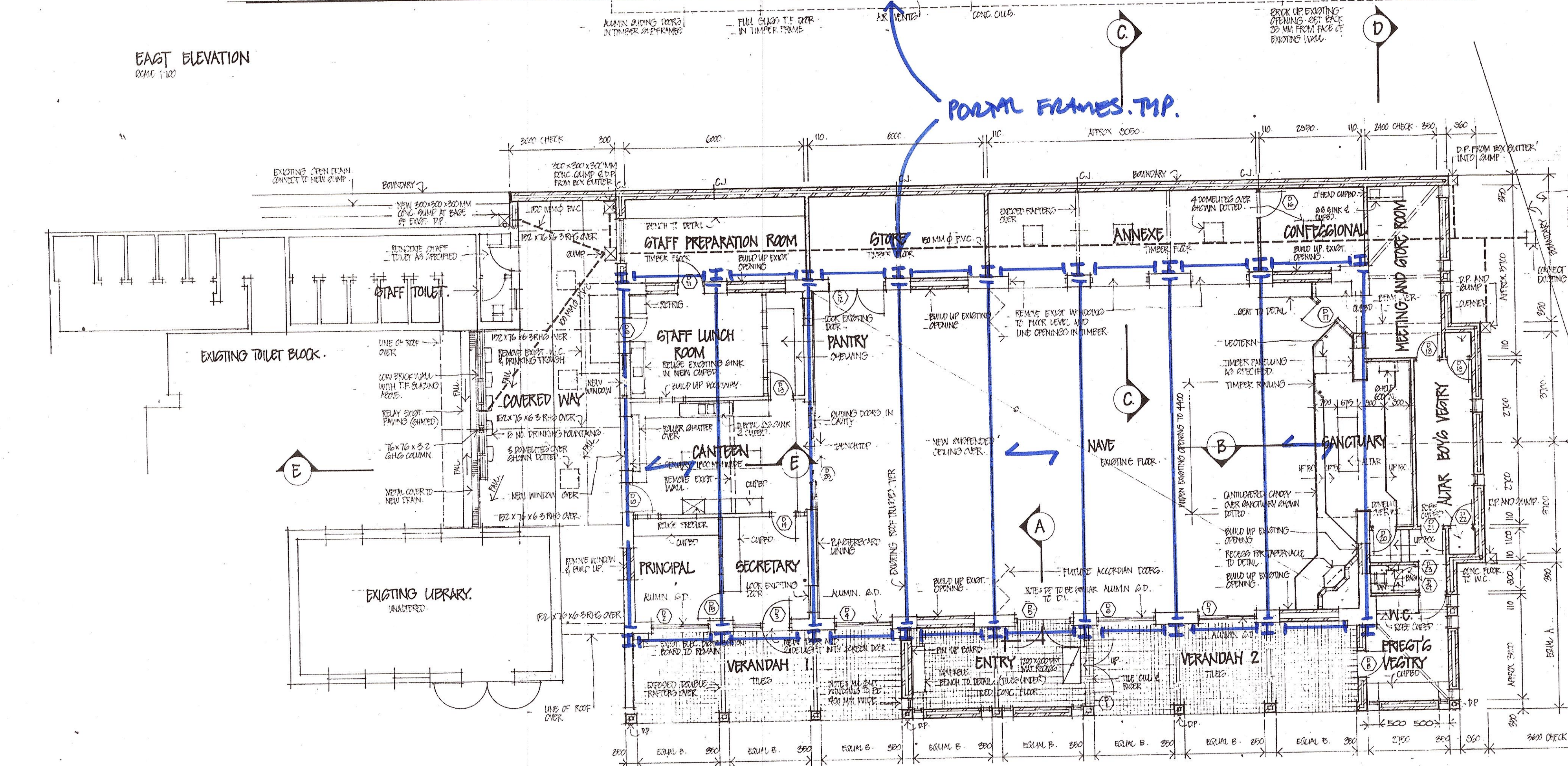
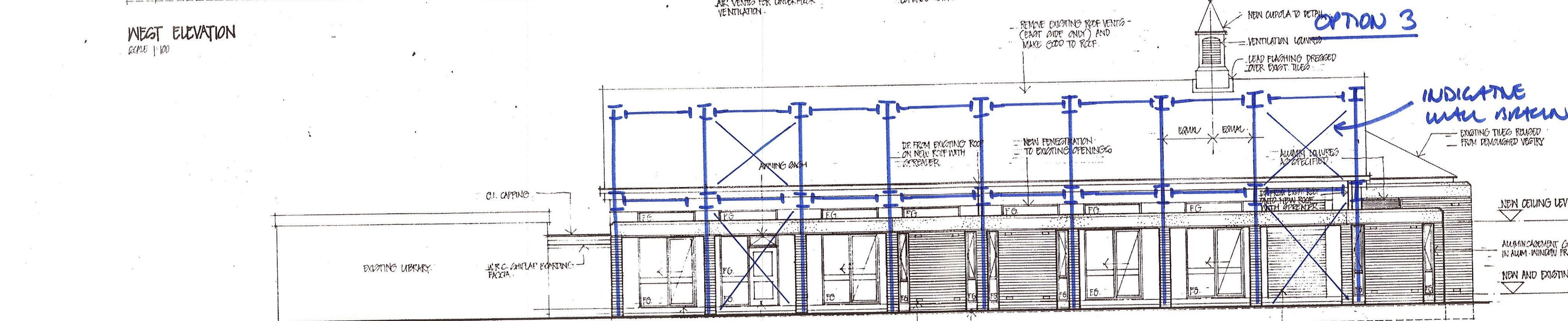
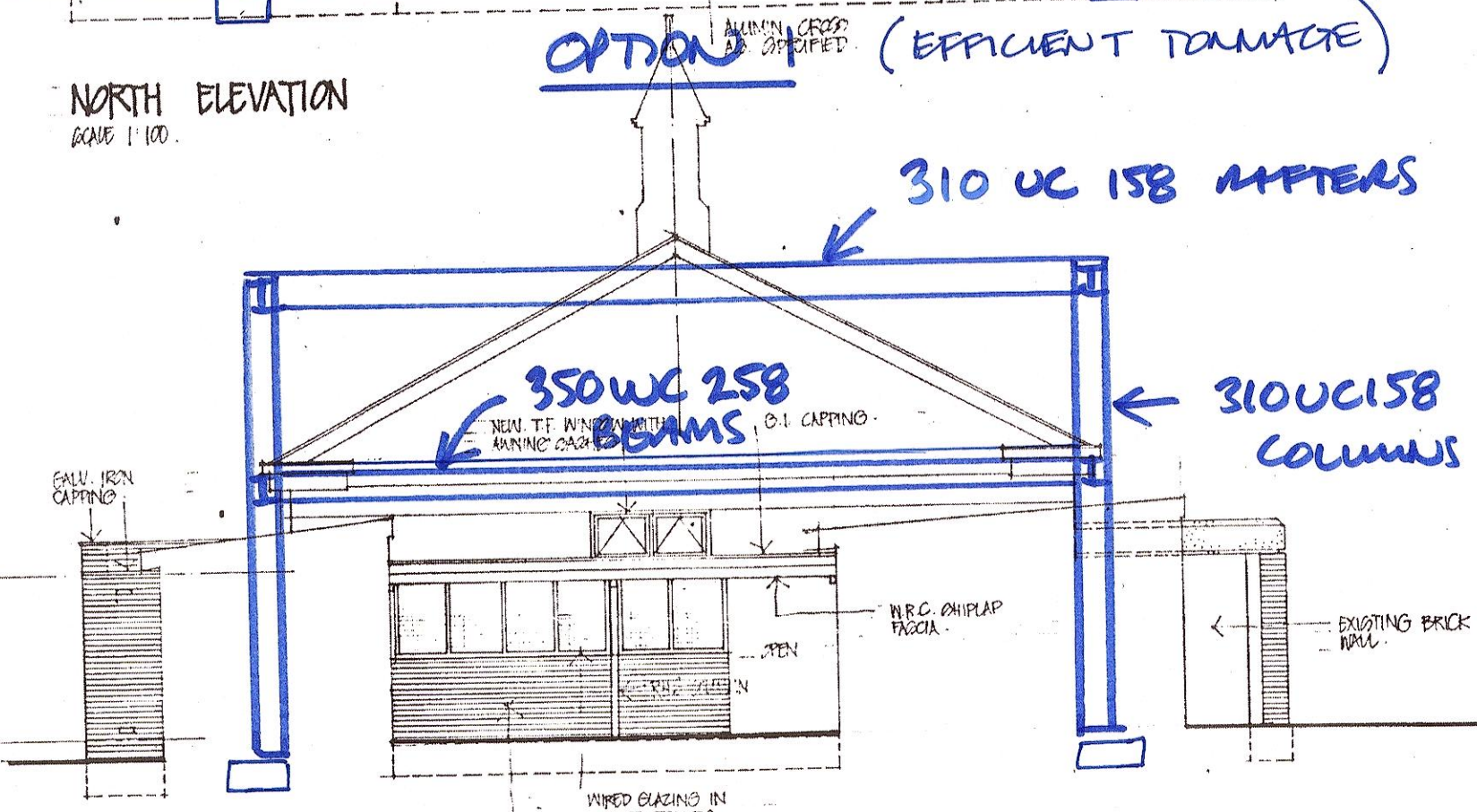
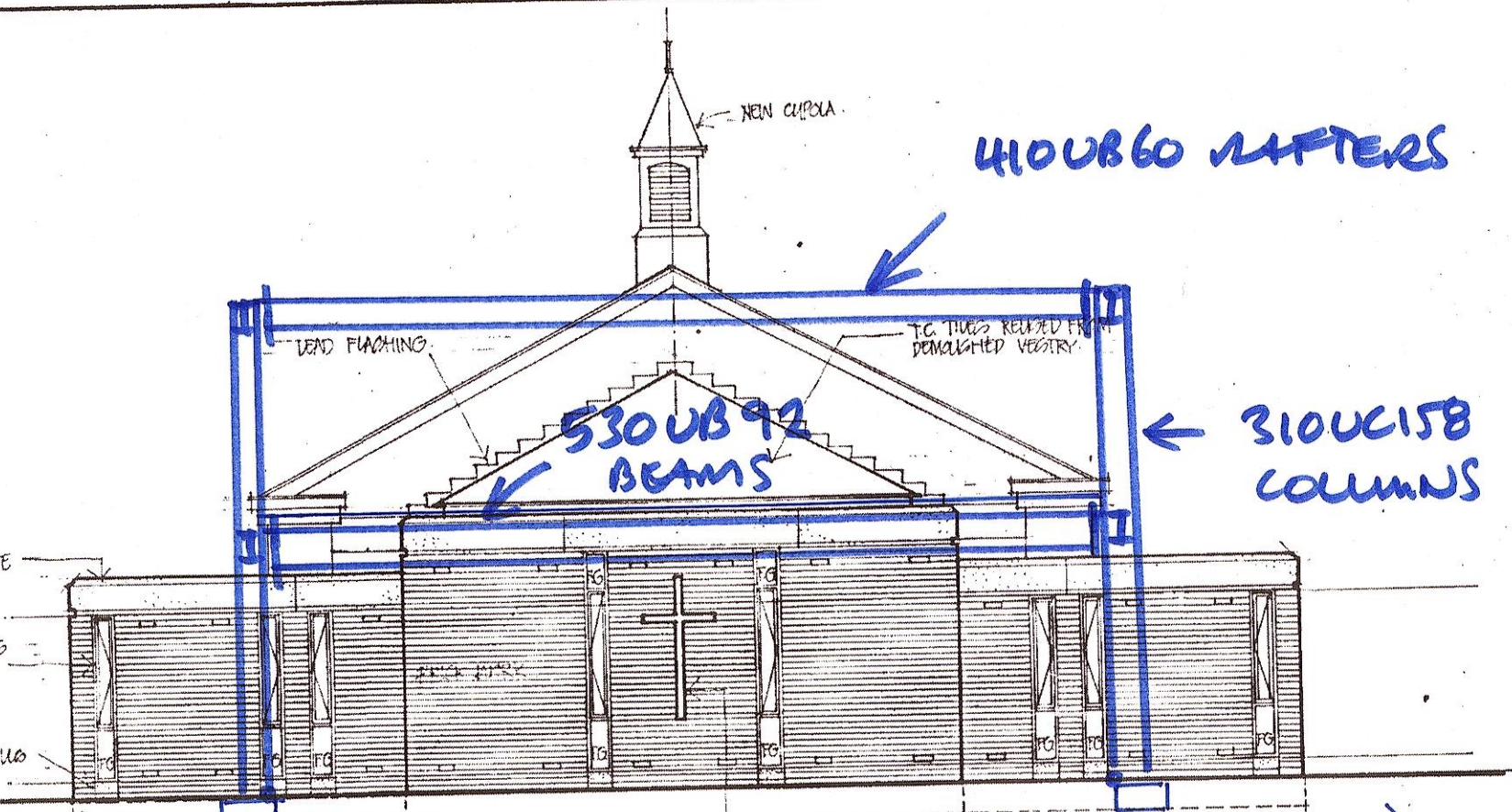
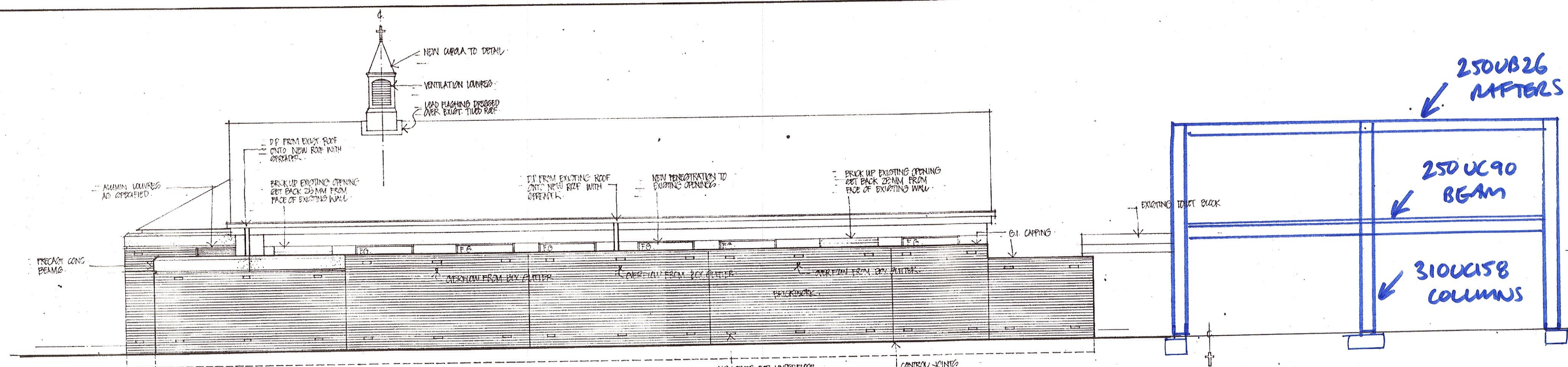
Swanbury Penglase



CPR ENGINEERS
220226-SKI(A)
REV A CONCEPT 31.8.22

FIRST FLOOR PLAN
(ROOF SIMILAR)
WITHOUT SLAB

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING CHURCH BUILDING AT BEADNALL TERRACE, GLENOWRIE FOR THE CATHOLIC CHURCH ENDOWMENT SOCIETY INC.	scale 1/400
	date 10/11/22
	drawn KERRY
	dwg no 7714-1
JURY BURDEN PTY LTD - ARCHITECTS 312 south terrace adelaide 5000 tel 2232902	contractor shall check and verify all dimensions, levels, etc. on site before commencing any work or part thereof.



CPR ENGINEERS
220226-SKI(A)
REV A CONCEPT 31.8.22
FIRST FLOOR PLAN
(ROOF SIMILAR)
WITHOUT SLAB

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING CHURCH BUILDING AT BEADNALL TERRACE, GLENOWRIE FOR THE CATHOLIC CHURCH ENDOWMENT SOCIETY INC.	scale 1/400
JURY BURDEN PTY LTD ARCHITECTS 312 south terrace adelaide 5000 tel 2232902	date 1977
	drawn 2000
	dwg no 7714-1
contractor shall check and verify all dimensions, levels, etc. on site before commencing any work or part thereof.	

Appendix C

Workshops Outcomes

Student Workshop Meeting Notes

Job No: 22122 Held: 31/08/22

Project: OLOG Master Plan

OLOG Master Plan Student Workshop



1.1 What is the best thing about the school?

- > School is small in numbers
- > Mass held on site
- > Sport opportunity
- > Support and acceptance
- > Acceptance and inclusion
- > Rocky area
- > Outside learning
- > Decking area

1.2 Best inside space?

- > Library because it's quiet, cosy – more nooks
- > Library curvy bookshelves
- > Plants outside
- > OSCH room – bean bags, cushions
- > Quiet spaces / connected classrooms

- > Cookie cushions
- > Green room because it has close connection

1.3 What would you want classrooms to look like?

- > Yr 6 classroom
- > More couches
- > Small cushions
- > More access doors
- > More ECO friendly – More plants / greenery
- > Vibrant colours
- > More windows and natural light
- > More breakout
- > High desk
- > More display – easy visible on show
- > Book box storage

1.4 What makes a good reading spot?

- > Beanbags
- > Couches
- > Fidget toys
- > Books placed within
- > Not too loud/quiet
- > Things to lay on
- > No spikey cushions
- > Bigger bookshelves
- > Windows at end
- > Read outside under a tree

1.5 Rooms that are open or have opportunities to make large or small?

- > Sliding doors flexible options
- > Furniture needs to work for circulation
- > Separate space is good
- > Breakout space next to classroom
- > More glass for vision
- > Operable walls are hard - easy access
- > Looking throughout the classrooms

1.6 What could be improved internally?

- > Hall space could be improved – mix match furniture not ideal
- > Green room pinboards
- > Hall walls could be more vibrant colours
- > OSCH should be near outside
- > Storage room needs to be bigger
- > More spaces to reset
- > Downstairs storage room

1.7 Image review inside

- > Cubby withdrawal space – use 5 & 6 area
- > More blue
- > More curvy / softer
- > Storage cubbies

1.8 Outdoor image review

- > Hanging nesting elements
- > Orange play element with rocks
- > Rocks to higher level with slippery dip
- > Climbing wall

1.9 Outdoor classroom

- > Near play elements
- > Height elevation for seating elements
- > North undercroft needs more chairs – too dark
- > Need more climbing elements on play
- > Hangout tunnels
- > Water play / channels
- > Mini trampoline
- > Hammock buckets

Parents & Parish Workshop Meeting Notes



Job No: 22122 Held: 07/09/22

Project: OLOG Master Plan

OLOG Master Plan Parents & Parish Workshop

1.1 What is the school greatest asset from an infrastructure perspective?

- > Library & new ground floor learning spaces
- > Library being central
- > School identify formed from Parish

1.2 What is the school's least favourite asset?

- > Lack of breakout space
- > Undercroft
- > How the multipurpose room is shared

1.3 First Impressions of School?

- > Needs a better identify to Beadnall Tce in particular
- > Could Admin access be of Beadnall Tce
- > Poor Signage and wayfinding
- > Tired
- > Pool style front fence is outdated

1.4 What is the school's campus heart?

- > Hard to actually say
- > Perhaps the northern front

1.5 What is needed from an outdoor perspective?

- > Performing areas with tiers
- > More green
- > Space that manages the different sized and aged students
- > Shared outdoor space for the students and parish
- > Better sized and located undercover space

1.6 What is needed from an internal perspective?

- > More meeting spaces
- > Special needs/ inclusive area
- > Staff area retreat
- > Space where families could meet with the parish or priest
- > More breakout space
- > Spaces with varied light levels

1.7 Parish & Campus Interaction?

- > The church is about the people
- > Consider more flexible seating within Parish for students
- > Parish enters the church off both Beadnall Tce & Agnes St

- > Parish can at this stage wonder through entire campus on a Sunday
- > Play space adjacent Parish poses some safety issues with vehicles parking internally within campus
- > 3-/4 funerals a year, no great congregation space afterwards
- > Staff area retreat
- > Space where families could meet with the parish or priest
- > More breakout space
- > Spaces with varied light levels
- > What could be done to increase the amount of baptisms that occur in Parish

1.8 What else?

- > Agnes St traffic at pickup and drop off a concern. Could a one-way road be considered.
Requires engagement with council
- > Beadnall Tce crossing signalling be considered
- > EOT bike racks proximity to exit, currently quite far

Staff Workshop Meeting Notes



Job No: 22122 Held: 07/09/22

Project: OLOG Master Plan

OLOG Master Plan Staff Workshop

1.1 Current Site and Spatial Issues

- > A lot of walkthroughs of other spaces
- > A lot of space is borrowed or shared, not explicit
- > Too much through traffic within internal learning spaces
- > STEM designated space not critical, more flexible multipurpose space required to cater for Japanese, Art, Drama and potentially music
- > Consider provide flexible dividable opportunities within the library
- > Access WC in Parish poorly located for then school's specific students that require this access
- > More rest and withdrawal spaces
- > Opportunities for kids to swing or feel sheltered
- > Front under croft cold, dark, and uninviting
- > Breakout needed to provide some form of disconnect way from general learning space
- > More nooks and crannies needed
- > Administration too disruptive, hard to locate and not safe
- > General lack of breakout opportunities

1.2 What would make a good Sacred Space?

- > Light filled
- > Inviting
- > welcoming
- > seating arrangement non typical, away from pews

1.3 What would help support the school's pedagogy form a spatial perspective?

- > More display opportunities
- > Currently lacking wall space
- > Environment as a 3rd teacher
- > Pin walls
- > Learning on walls needs up front almost hitting students in the face

1.4 Withdrawal Spaces

- > Space for intervention groups, self-dedicated room, not shared
- > Space for children to regulate (nooks)
- > Less noise
- > Sensory
- > Close outdoor connection
- > Good line of sight
- > Tunnels popular
- > Booths with noise cancelling aspects

1.5 What else?

- > Roof over hard court to assist in inclement weather
- > More creative spaces needed, currently music is not offered at the school due to lack of space
- > Space where kids can sit in a slightly elevated position both internally and externally
- > Flexibility to open and close space easily
- > Less concrete hard stand in front playspace
- > More little rooms that can be used for meeting, 1 on 1 and small group work
- > Do we actually need 3 playgrounds? Can this be tested?
- > Staff prep space within or just off to side of GLA
- > Glare reduction
- > Nothing over stimulating
- > More storage areas
- > OSCH entry separate
- > Collaborative space that can be divided up
- > Furniture with no wheels
- > Tables with whiteboard tops
- > No need for dedicated digital space should be embedded and integrated into all spaces
- > Improved Admin presence and function as everything is currently on show

Appendix D

Traffic Report and Associated Planning Advice

From: Nick Grbin <nick.g@swanburypenglase.com>
Sent: Tuesday, May 9, 2023 2:31 PM
To: Chris Bentick <chris@cirqa.com.au>
Cc: Moore, Monica (CESA) <Monica.Moore@cesa.catholic.edu.au>; Marguerite Bartolo <marguerite.b@swanburypenglase.com>; Stewart Hocking <StewartH@masterplan.com.au>
Subject: Re: OLOG | Masterplan | Council Parking Requirements

Thanks Chris.

Stewart can you also please provide your thoughts?

Thanks,

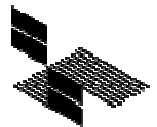
Nick Grbin
Associate

+61 402 257 013
nick.g@
swanburypenglase.com

Swanbury
Penglase

214 Gilbert Street
Adelaide SA 5000

+61 8 8212 2679
swanburypenglase.com



From: Chris Bentick <chris@cirqa.com.au>
Sent: Tuesday, May 9, 2023 2:24 PM
To: Nick Grbin <nick.g@swanburypenglase.com>
Cc: Moore, Monica (CESA) <Monica.Moore@cesa.catholic.edu.au>; Marguerite Bartolo <marguerite.b@swanburypenglase.com>; Stewart Hocking <StewartH@masterplan.com.au>
Subject: RE: OLOG | Masterplan | Council Parking Requirements

Hi Nick

I think that, as part of the due diligence process, we've acknowledged that the approach associated with the least amount of risk is provision of the development's total parking requirement (10 spaces) on site and that distributing this parking requirement across on-site and on-street areas is associated with some level of risk.

Whilst we have endeavoured, through extensive consultation, to ensure that Council staff are comfortable with the approach reflected in the concept plan, it must be acknowledged that the master plan proposal will be subject to

assessment by the Council Assessment Panel (CAP) and that their decision may be swayed by a variety of factors outside of the control of the project team and school (external stakeholder views etc.).

All that being said, I'm happy to put my full support behind the master plan from a traffic and parking perspective.

Kind regards

Chris Bentick | Senior Transport Planner



Planning and Design of Networks to Move People

T: (08) 7078 1801 | M: 0407 458 670 | E: chris@cirqa.com.au | 150 Halifax Street, Adelaide SA 5000 | PO Box 144, Glenside SA 5065 | ABN: 12 681 029 983

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From: Nick Grbin <nick.g@swanburypenglase.com>

Sent: Tuesday, May 9, 2023 12:55 PM

To: Chris Bentick <chris@cirqa.com.au>; Stewart Hocking <StewartH@masterplan.com.au>

Cc: Moore, Monica (CESA) <Monica.Moore@cesa.catholic.edu.au>; Marguerite Bartolo <marguerite.b@swanburypenglase.com>

Subject: Re: OLOG | Masterplan | Council Parking Requirements

Hi Team,

To finally close this out please confirm from both a traffic and a planning perspective the attached option provide a level of confidence the master plan is feasible with council as a result we can present this back to CESA as the preferred approach.

Essentially have we collectively carried out enough due-diligence to progress further with this option?

Please review and respond so we can relay this message back to the school.

Thanks,

Nick Grbin

Associate

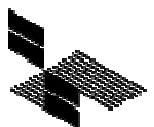
+61 402 257 013

[nick.g@](mailto:nick.g@swanburypenglase.com)

[swanburypenglase.com](mailto:nick.g@swanburypenglase.com)

**Swanbury
Penglase**

**214 Gilbert Street
Adelaide SA 5000
+61 8 8212 2679
swanburypenglase.com**



From: Chris Bentick <chris@cirqa.com.au>
Sent: Wednesday, April 26, 2023 6:01 PM
To: Kerri Rowell <KRowell@olog.catholic.edu.au>; Josette Charles <JCharles@olog.catholic.edu.au>; Moore, Monica (CESA) <monica.moore@cesa.catholic.edu.au>
Cc: Nick Grbin <nick.g@swanburypenglase.com>; Marguerite Bartolo <marguerite.b@swanburypenglase.com>
Subject: RE: OLOG | Masterplan | Council Parking Requirements

Hi Kerri

Following on from Marguerite's email, the addition of 9 FTE staff will require provision of 10 additional parking spaces.

The two existing parking spaces in front of the Church cannot be considered as supporting the proposed Master Plan because theoretically these spaces are currently used to accommodate either the school's existing FTE or the Church's existing operations.

I hope that this provides some clarification.

Kind regards

Chris Bentick | Senior Transport Planner



Planning and Design of Networks to Move People

T: (08) 7078 1801 | M: 0407 458 670 | E: chris@cirqa.com.au | 150 Halifax Street, Adelaide SA 5000 | PO Box 144, Glenside SA 5065 | ABN: 12 681 029 983

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From: Marguerite Bartolo <marguerite.b@swanburypenglase.com>
Sent: Wednesday, April 26, 2023 5:51 PM
To: Kerri Rowell <KRowell@olog.catholic.edu.au>; Josette Charles <JCharles@olog.catholic.edu.au>; Moore, Monica (CESA) <monica.moore@cesa.catholic.edu.au>
Cc: Chris Bentick <chris@cirqa.com.au>; Nick Grbin <nick.g@swanburypenglase.com>
Subject: RE: OLOG | Masterplan | Council Parking Requirements

Great question, that is not clear in my last email.

Yes, they are considered in the total parking allowance of the site.
The focus of the SK79 plan is to review the additional extra parking required above the existing.

Kind regards
Marguerite Bartolo (Margi)

**Registered Landscape Architect AILA
& Graduate of Architecture**

marguerite.b@swanburypenglase.com

From: Kerri Rowell <KRowell@olog.catholic.edu.au>
Sent: Wednesday, April 26, 2023 5:47 PM

To: Marguerite Bartolo <marguerite.b@swanburypenglase.com>; Josette Charles <JCharles@olog.catholic.edu.au>; Moore, Monica (CESA) <monica.moore@cesa.catholic.edu.au>
Cc: chris@cirqa.com.au; Nick Grbin <nick.g@swanburypenglase.com>
Subject: RE: OLOG | Masterplan | Council Parking Requirements

Thanks marguerite
Do the existing Beadnall Tce parks come into consideration at all?

Regards
k



Kerri Rowell
Finance Manager



**OUR LADY OF
GRACE SCHOOL**

t: [08 8177 9100](tel:0881779100)

e: krowell@olog.catholic.edu.au

w: olog.catholic.edu.au

a: 38 Beadnall Tce, Glengowrie SA 5044



From: Marguerite Bartolo <marguerite.b@swanburypenglase.com>

Sent: Wednesday, April 26, 2023 5:19 PM

To: Josette Charles <JCharles@olog.catholic.edu.au>; Kerri Rowell <KRowell@olog.catholic.edu.au>; Moore, Monica (CESA) <monica.moore@cesa.catholic.edu.au>

Cc: chris@cirqa.com.au; Nick Grbin <nick.g@swanburypenglase.com>

Subject: OLOG | Masterplan | Council Parking Requirements

Hello All,

Currently, the Masterplan has considered the parking as outlined in the PDF attached.

We believe this approach will satisfy Council's current requirements, allowing the masterplan to have a level of confidence going forward.

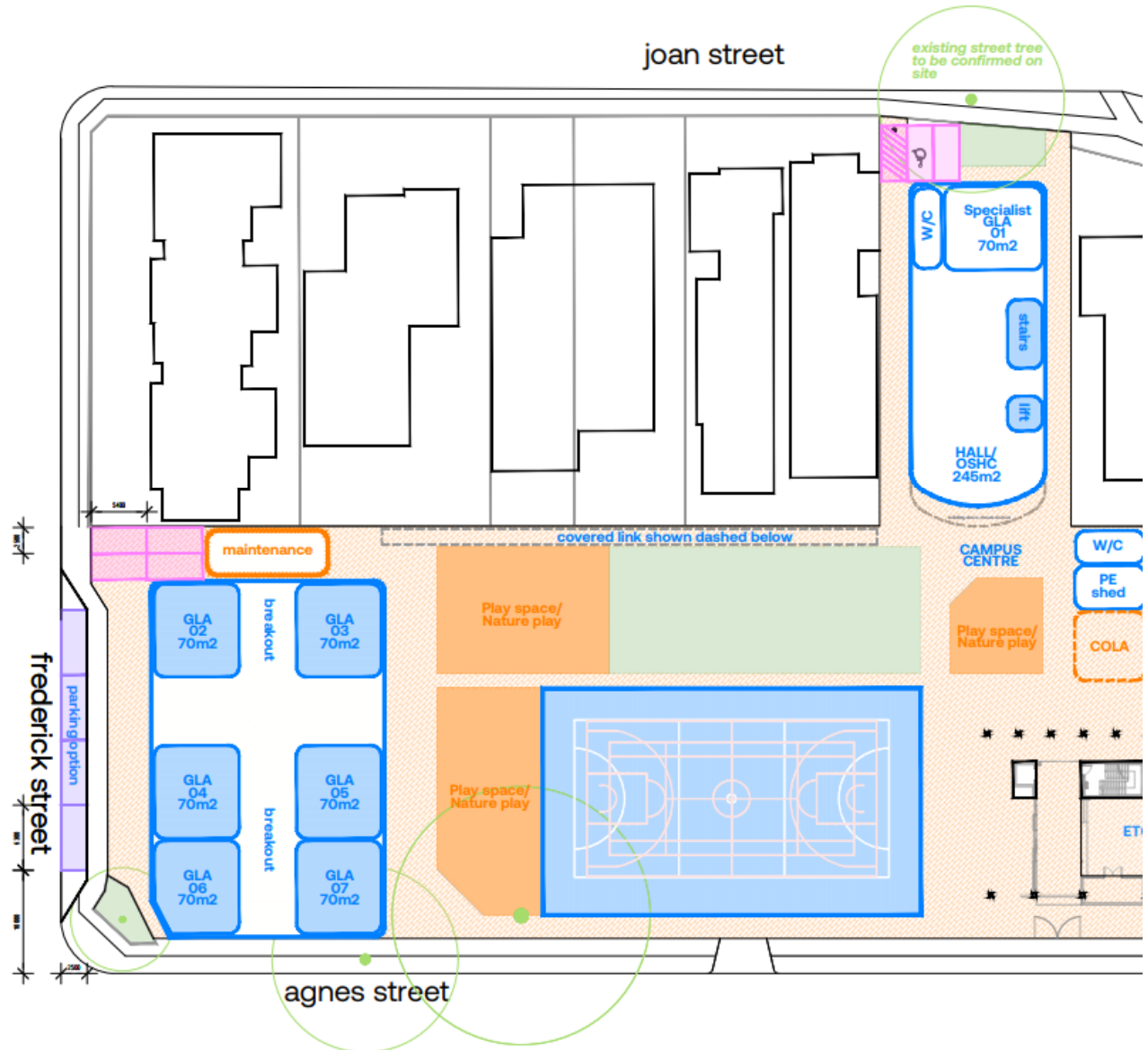
Parking Framework and Outcomes

- Note Parking based on 30 FTE.
- We were looking for an additional 10 parks, not including the two outside of the church on Beadnall Terrace.
- Double-stacked parking off of Fredrick Street (**4 parking units**).
- Parrel parking on Fredrick Street, had to be set back 10m from the Agnus Street corner (**4 Parking units**).
- Parking accessed via Joan Avenue, with 1 space being designated for equitable access parking (**2 parking units****).
- All the of the above 10 parking units, are non-inclusive of the two parks off Beadnall Street outside the church.

** Joan Avenue parking; will depend on the available clearance between the base of the existing street tree and crossover (Planning and Design Code requires 2m) this will need to be confirmed when the project is untaken, and the survey will need to confirm this area of scope then.

Also note, the additional access space required for equitable parking will also serve as a pathway along the southern side of the building.

Should you have any questions please reach out.



Kind regards

Marguerite Bartolo (Margi)

**Registered Landscape Architect AILA
& Graduate of Architecture**

**[marguerite.b@
swanburypenglase.com](mailto:marguerite.b@swanburypenglase.com)**

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**OUR LADY OF GRACE SCHOOL
MASTER PLAN
38 BEADNALL TERRACE, GLENGOWRIE**

TRAFFIC AND PARKING REPORT



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Report title: Our Lady of Grace School Master Plan, 38 Beadnall Terrace, Glengowrie
Traffic and Parking Report

Project number: 23002

Client: Swanbury Penglase Architects Pty Ltd

Client contact: Mr Nick Grbin

Version	Date	Details/status	Prepared by	Approved by
Draft	29 Mar 23	For review	CGB	BNW
V1.0	26 Jun 23	For submission	CGB	BNW

CIRQA Pty Ltd

ABN 12 681 029 983

PO Box 144, Glenside SA 5065

150 Halifax Street, Adelaide SA 5000

(08) 7078 1801

www.cirqa.com.au

1. INTRODUCTION

CIRQA has been engaged to provide design and assessment advice for the Master Plan for Our Lady of Grace School, Glengowrie.

This report provides a review of the subject site, the Master Plan proposal, its access and parking provisions and the associated traffic impacts on the adjacent road network. The traffic and parking assessments have been based upon concept plans prepared by Swanbury Penglase Architects (dated 10 March 2023, refer Appendix A).

2. BACKGROUND

2.1 SUBJECT SITE

The subject site is located 38 Beadnall Terrace, Glengowrie. The site is bounded by Beadnall Terrace to the north, Agnes Street to the east, Frederick Street to the south and residential development and Joan Avenue to the west.

The Planning and Design Code identifies that the site is located within a General Neighbourhood Zone, with the following Overlays applicable:

- Airport Building Heights (Regulated) (All structures over 15 metres);
- Affordable Housing;
- Building Near Airfields;
- Hazards (Flooding - General);
- Prescribed Wells Area;
- Regulated and Significant Tree;
- Stormwater Management; and
- Urban Tree Canopy.

The site accommodates the Our Lady of Grace School and the Our Lady of Grace Catholic Church and the vacant (cleared) allotment at 3 Joan Avenue. Vehicle access to the site is provided via a crossover on Frederick Street, which provides access to a shed and waste storage area. No parking areas are provided within the subject site, with the exception of two on-site (parallel) spaces accessed via Beadnall Terrace.

Figure 1 illustrates the location of the subject site with respect to the adjacent road network.



Figure 1 – Location of the subject site with respect to the adjacent road network

2.2 ADJACENT ROAD NETWORK

Beadnall Terrace is a collector road under the care and control of the City of Marion. Adjacent the site, Beadnall Terrace comprises an 8.5 m wide carriageway (approximate) with a single traffic lane in each direction. Parking is generally unrestricted on both sides of the road, however 'No Stopping' restrictions apply adjacent intersections and adjacent a pedestrian (emu) crossing immediately north of the site. 'No Stopping' restrictions also apply on both sides of Beadnall Terrace from 8:00 am to 9:00 am and from 3:00 pm to 4:00 pm (Monday to Friday) between the Beadnall Terrace pedestrian crossing and a point 17 metres east of Agnes Street. Traffic data recorded by Council indicates that daily traffic volumes are in the order of 2,100 vehicles. The default urban speed limit of 50 km/h applies on Beadnall Terrace (albeit a 25 km/h School Zone applies when children are present).

Agnes Street is a local road under the care and control of the City of Marion. Agnes Street comprises an 8.0 m wide carriageway (approximate) with a single traffic lane in each direction. Parking is generally unrestricted on both sides of the road, however on the eastern side a 'No Stopping' restriction applies from 8:00 am to 9:00 am and from 3:00 pm to 4:00 pm (school days). On the western side of the street, 'No Parking' restrictions apply from 8:00 am to 9:00 am and from 3:00 pm to 4:00 pm (school days) for a length of approximately 75 metres and a 'Disabled Permit Only' restriction applies for approximately 16 metres (with the

remainder of the western kerbside comprising unrestricted parking). The default urban speed limit of 50 km/h applies on Agnes Street (albeit a 25 km/h School Zone applies when children are present).

Frederick Street is a local road under the care and control of the City of Marion. Adjacent the site, Fredrick Street comprises an 8.0 m wide carriageway (approximate) with a single traffic lane in each direction. Parking is generally unrestricted on both sides of the road, however 'No Stopping' restrictions apply on both sides from 8:00 am to 9:00 am and from 3:00 pm to 4:00 pm (school days) between Joan Street and Agnes Street. The default urban speed limit of 50 km/h applies on Frederick Street (albeit a 25 km/h School Zone applies when children are present).

Joan Avenue is a local road under the care and control of the City of Marion. Adjacent the site, Joan Avenue comprises an 8.0 m wide carriageway (approximate) with a single traffic lane in each direction. Parking is generally unrestricted on both sides of the road. The default urban speed limit of 50 km/h applies on Joan Avenue.

Agnes Street forms separate priority-controlled (Give Way) T-intersections with Beadnall Terrace and Frederick Street (with priority assigned to Beadnall Terrace and Frederick Street at the respective intersections).

Beadnall Terrace and Joan Avenue form a priority-controlled (Give Way) T-intersection (with priority assigned to Joan Avenue Beadnall Terrace west).

Frederick Street and Joan Avenue form a four-way intersection controlled by a single lane roundabout.

2.3 WALKING AND CYCLING

Sealed footpaths are provided on both sides of Beadnall Terrace, Agnes Street, Frederick Street and Joan Avenue, servicing both pedestrians and cyclists. Cyclists are also able to ride on-street sharing the road with motor vehicles.

2.4 PUBLIC TRANSPORT

Public bus services operate regularly in the vicinity of the subject site. Bus stops are located within 400 m of the subject site on both sides of Cliff Street and Morphett Road. These stops are serviced by the following bus routes:

- J7/J8 - West Lakes Centre Interchange to Marion Centre Interchange;
- 190 - Glenelg Interchange to City; and
- 245 - Hove to City.

A number of school services also service Cliff Street and Morphett Road on school days only.

In addition, the Glengowrie Tram Stop (Glenelg to Festival Plaza/Royal Adelaide Hospital) is located approximately 600 m northwest of the subject site.

3. MASTER PLAN PROPOSAL

3.1 LAND USE AND YIELD

The proposed Master Plan comprises a staged demolition of existing infrastructure on the subject site and construction of new administration, learning and play areas to accommodate future growth in staff and student numbers. The Master Plan for the School includes the following key aspirations:

- increasing student enrolment from 220 to 355 (135 additional student places); and
- increasing full time equivalent staff (FTE) from 23 to 29 (6 additional FTE).

3.2 ACCESS AND PARKING PROVISIONS

The site is constrained in the respect to the ability to provide additional off-street parking. However, two off-street angled parking spaces are proposed within the site adjacent Joan Avenue (of which one space will be reserved exclusively for use by people with disabilities) and four off-street angled parking spaces accessed via Frederick Street (in a 'stacked' arrangement and assigned to staff only).

A further four (indented) on-street parallel spaces are proposed to be created on the northern side of Frederick Street within a section of kerb currently subject to 'No Stopping' restrictions. The four on-street spaces proposed on Frederick Street will be available for public parking and, whilst the use of these spaces will not be restricted to School staff and visitors/caregivers, these new spaces will reduce the proposal's impact on on-street parking in the streets adjacent the School.

Vehicle access to the site will be provided via access points on Joan Avenue and Frederick Street (providing access to the aforementioned off-street parking spaces).

4. PARKING ASSESSMENT

The Planning and Design Code identifies the following parking requirements applicable to the Master Plan proposal:

- 1.1 space per full time equivalent employee; plus
- 0.25 spaces per student for a pick -up/set down area either on-site or on the public realm within 300 m of the site.

Based on the above parking rates and the proposed changes to staff and student numbers, the following parking requirements would apply to the proposed Master Plan:

- 7 employee/visitor spaces; and
- 34 spaces for a pick-up/set down area either on-site or on the public realm within 300m of the site.

As outlined in Section 3.2, the Master Plan includes provision of a total of six off-street parking spaces accessed via Joan Avenue and Frederick Street, as well as four on-street parking spaces on Frederick Street, which would provide a total of 10 spaces within and adjacent the School, satisfying the Master Plan's employee/visitor parking requirement under the Planning and Design Code.

An observation of traffic and parking conditions in the streets around the School was undertaken during the afternoon pick-up period on Tuesday 28 February 2023. Based on these observations, there would be sufficient on-street capacity within 300 m of the School to accommodate an additional 34 spaces for pick-up/set down. Such demands occur for relatively short periods which mitigates the impact of the use on-street spaces.

5. TRAFFIC ASSESSMENT

Preliminary Master Plan investigations included a survey of student and travel modes, which showed that approximately 145 (76%) of students access the School via motor vehicle, with approximately 20 (11%) walking and 20 (11%) travelling by bicycle or scooter and the remaining 5 students (2%) travelling via public transport. Based on the number of students travelling by motor vehicle (and accounting for the shared vehicle trips of siblings), it is estimated that the current 220-place student population generates approximately 100 motor vehicle trips during the peak am drop-off and pm pick-up times.

In addition, the staff survey showed that all surveyed staff members travelled to and from the School in a motor vehicle (17 vehicle trips in the am and pm). Based on the above survey data (and noting that not all teaching staff trips would occur during peak hour) it is estimated that the School would generate a total of approximately 110 motor vehicle trips in the am and pm peak hours, which is equivalent to a trip generation rate of 0.5 trips per student.

Based on an increase in student numbers by 135 places, an additional 68 peak-hour vehicle trips are forecast to be associated with the Master Plan. The additional volumes would be distributed to the various surrounding roads. The increase on any one section of road would be less than above. Given the permeable grid layout of the surrounding road network, average increases would be closer to 20 peak hour movements on adjacent roads. Such an increase in movements would be adequately accommodated on the adjacent road network.

6. SUMMARY

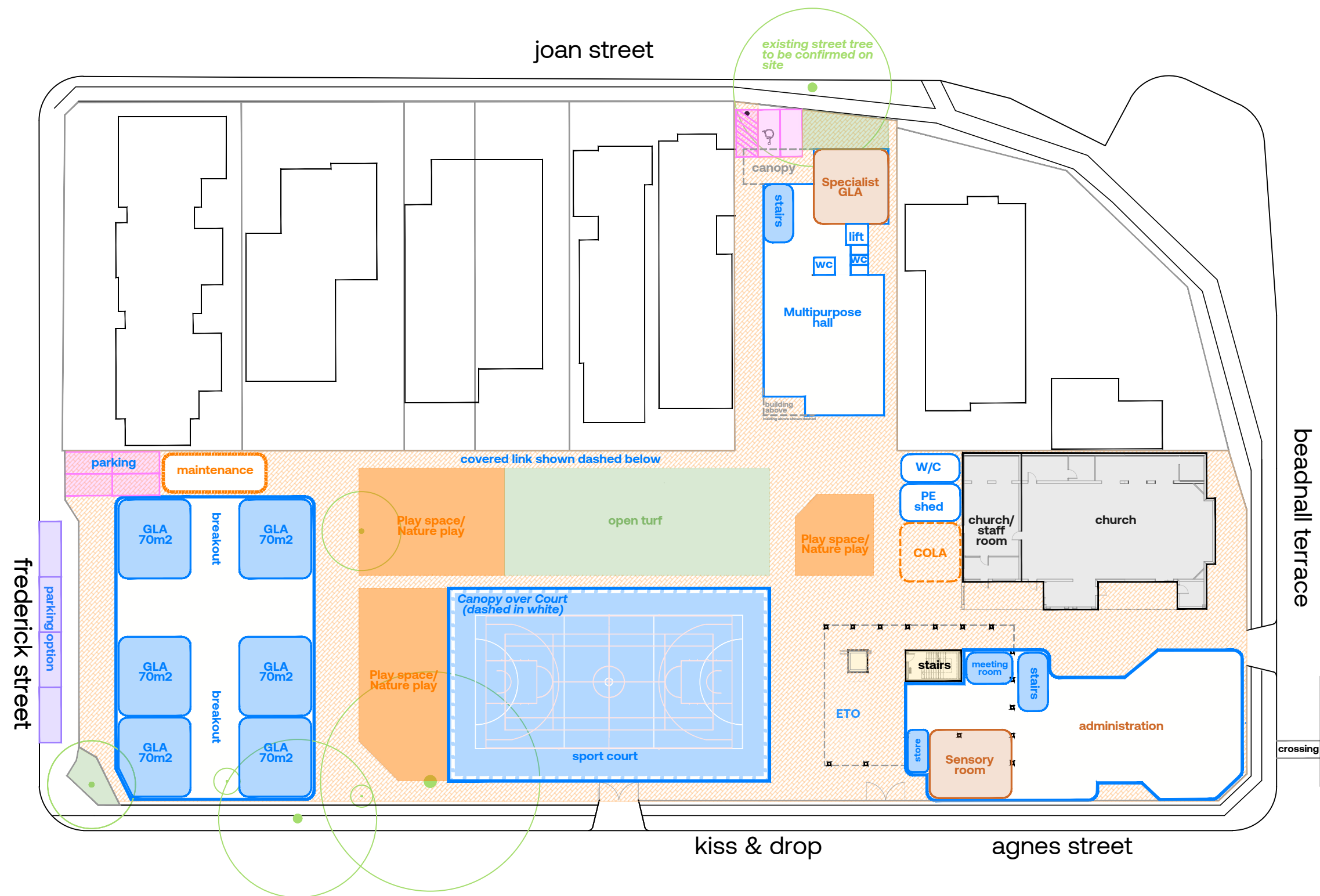
The Master Plan for Our Lady of Grace School proposes the staged demolition of existing infrastructure and construction of new administration, learning and play areas on the subject site, which will accommodate an additional 135 student places and an additional 6 FTE staff.

Creation of six on-site parking spaces and a further four on-street parking spaces are proposed in the Master Plan. Such a provision will satisfy the parking requirements of the Planning and Design Code associated with the proposed increase in staff numbers. Furthermore, the local streets within 300 m of the site are regarded as having sufficient capacity to accommodate the required 34 additional spaces for pick-up/set down associated with the proposed increase in student numbers.

The Master Plan proposal is forecast to generate an additional 68 am and pm peak hour trips. Such movements will be distributed via the various surrounding roads and adequately accommodated on the adjacent road network.

APPENDIX A

MASTER PLAN PREPARED BY SWANBURY PENGLASE ARCHITECTS



GLA
TOTAL
19

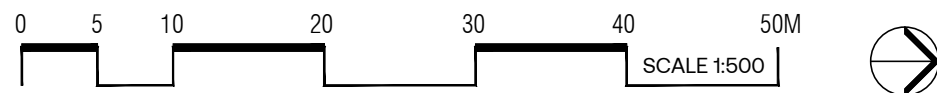
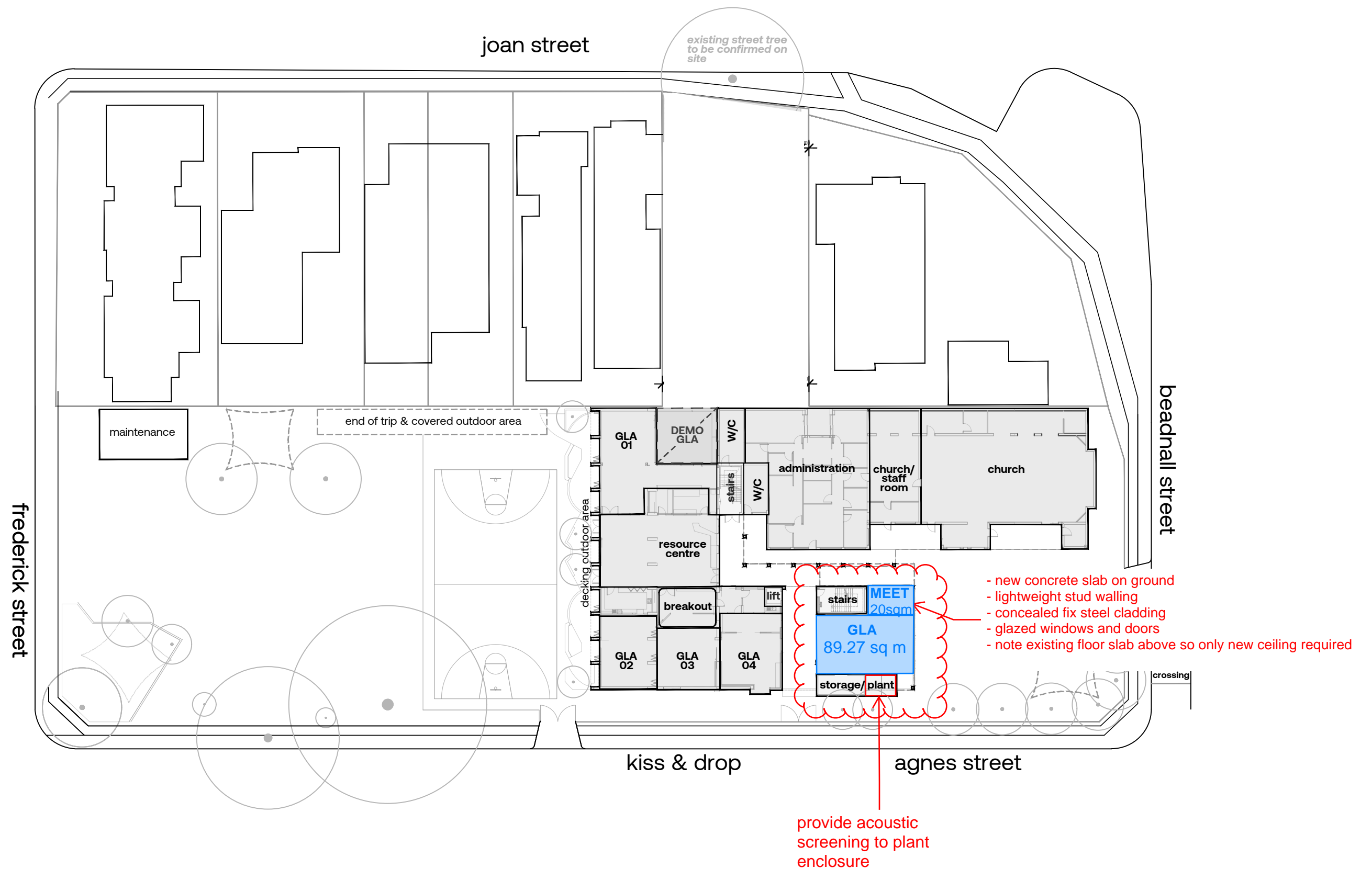


Masterplan | Ground floor

SK92

Appendix E

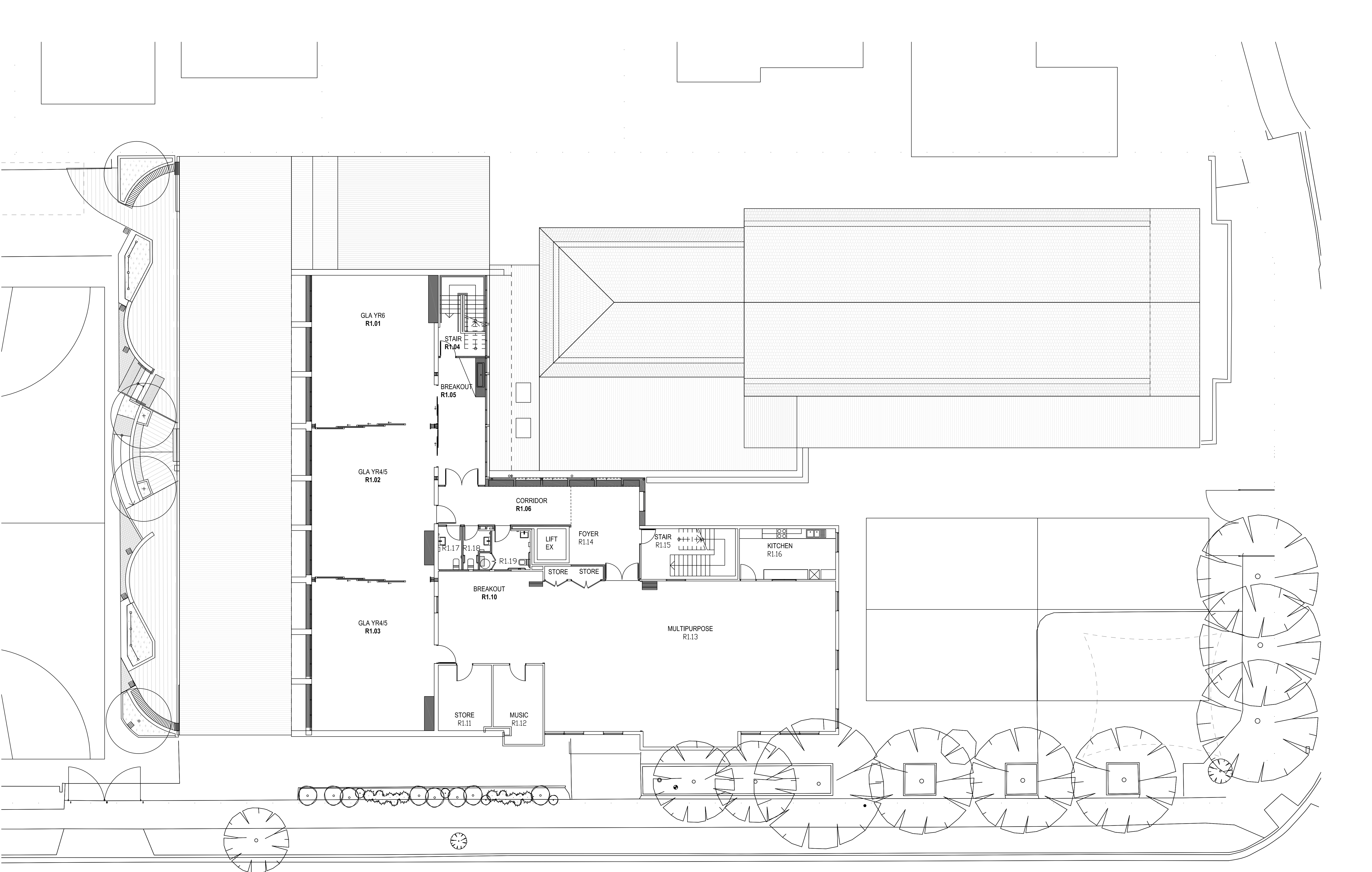
Early Works Option



EARLY WORKS OPTION - NEW GLA/MEETING ROOM TO EXISTING UNDERCROFT

Appendix F

Existing Drawings

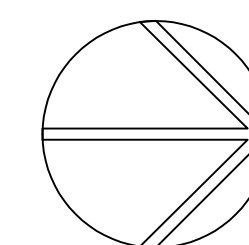


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OUR LADY OF GRACE SCHOOL
STAGES 1-3
38 BEADNALL TERRACE GLENGOWRIE SA 5044 AUSTRALIA

FIRST FLOOR

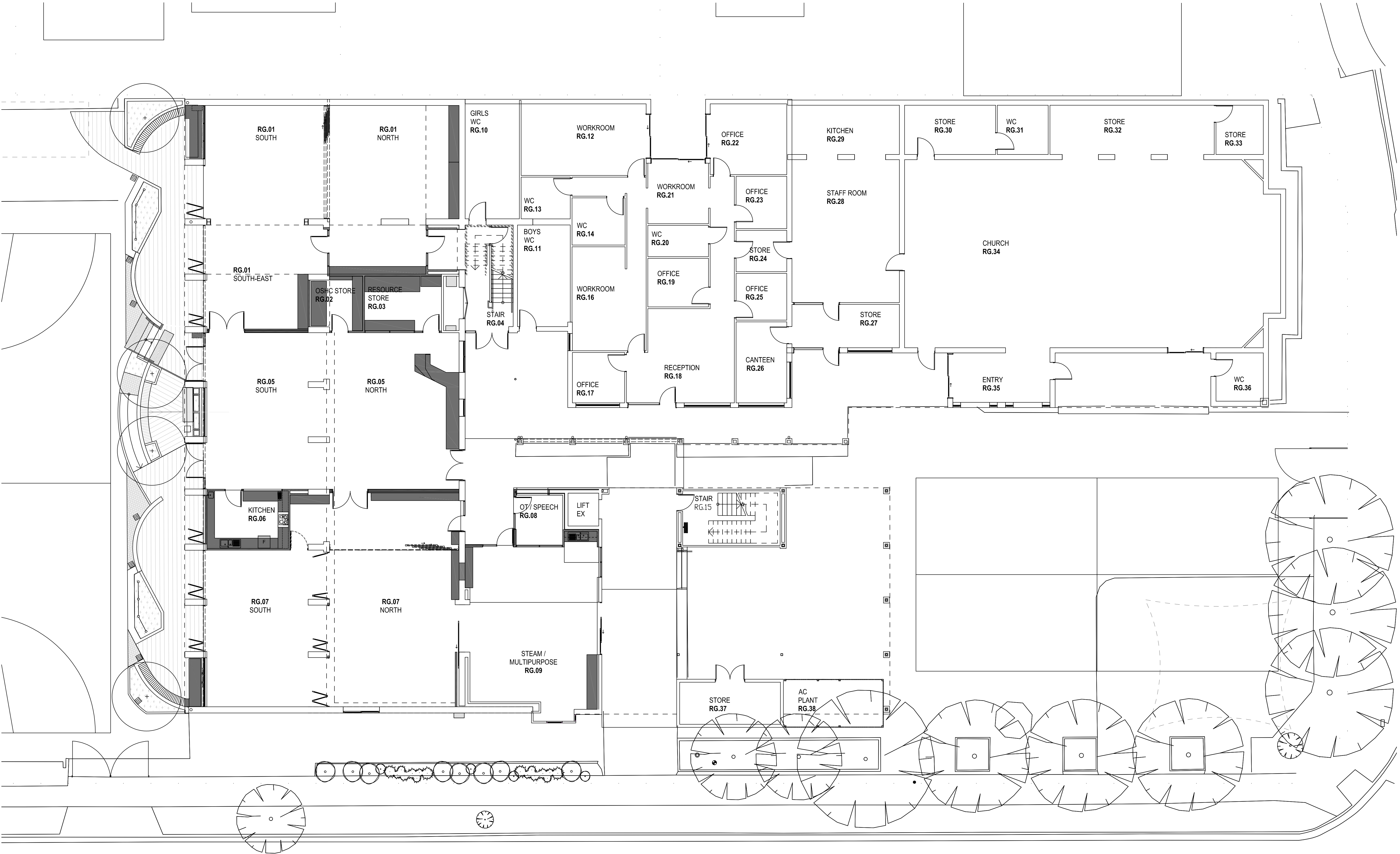
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Checked By: GB
Project No./Drawing No:
18545 - A113

Date: 31/8/2022

Revision:

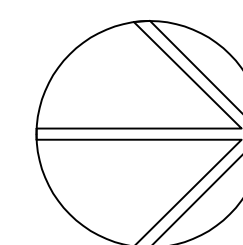


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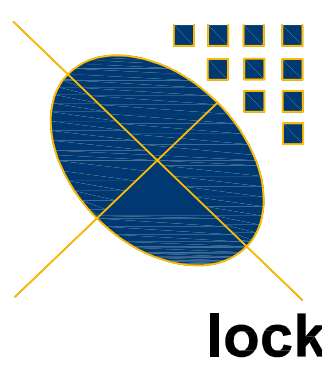
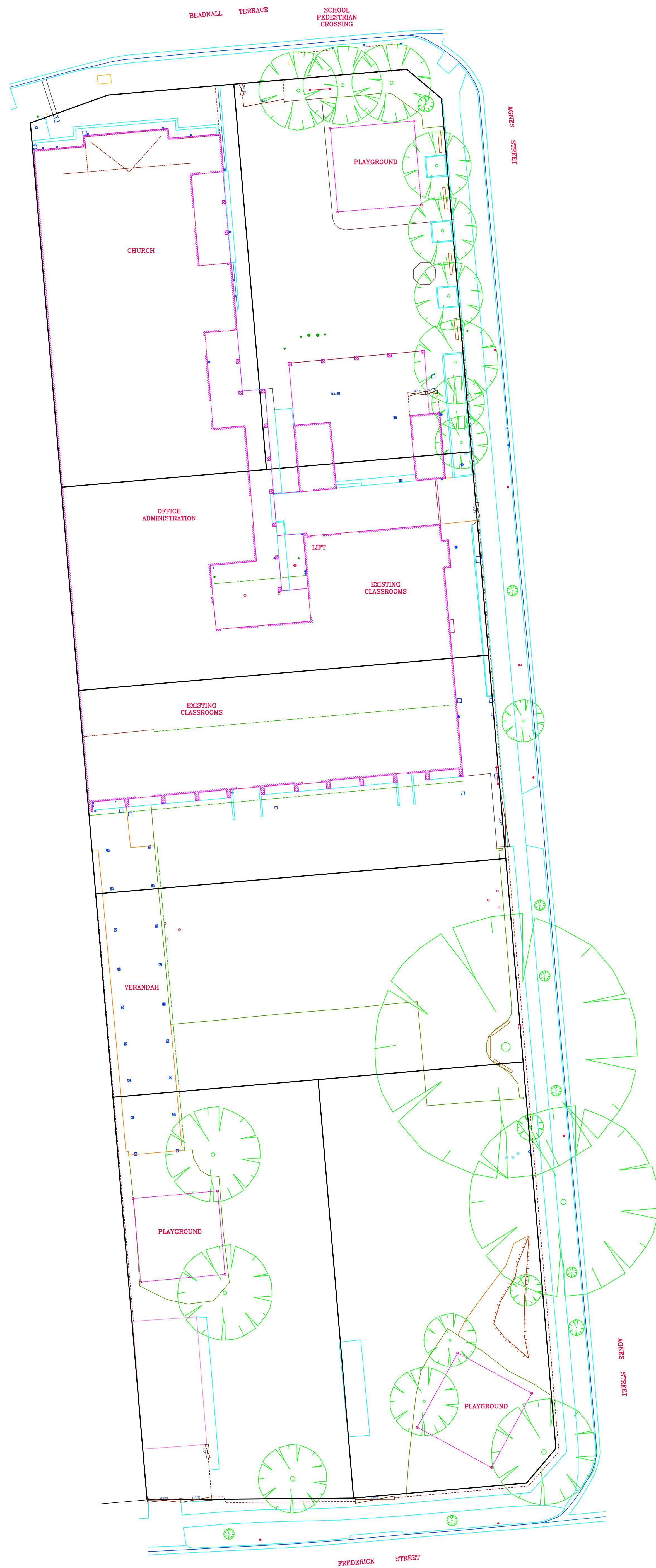
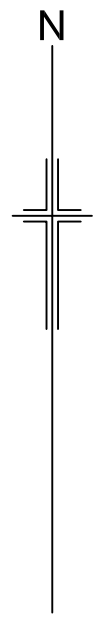
OUR LADY OF GRACE SCHOOL
STAGES 1-3
38 BEADNALL TERRACE GLENGOWRIE SA 5044 AUSTRALIA

GROUND FLOOR

Scale 1:100 @ A1



Drawing By: GB
Checked By: GB
Project No./Drawing No.:
18545 - A112
Date: 31/8/2022
Revision:



LEGEND:
DP DENOTES DOWNPIPE
VP DENOTES VERANDAH POST
46.74INV DENOTES INVERT
34.99FL DENOTES FLOOR LEVEL
56.09TK DENOTES TOP OF KERB
55.23WT DENOTES WATERTABLE
22.67RIDGE DENOTES TOP OF RIDGE
21.78USL DENOTES UNDERSIDE LEVEL
46.89GUTTER DENOTES TOP LIP OF GUTTER
33.24VERANDAH DENOTES VERANDAH LEVEL

VERTICAL AUSTRALIAN HEIGHT DATUM (AHD)
BASED ON PSM 6628/23633 RL: 9.920
CONTOUR INTERVAL: 0.10m
ALL DIMENSIONS SHOWN ON THIS DRAWING ARE PLANE GROUND DISTANCES

SCALE 0 4 8 12 16 20 METRES

GLENGOWRIE
OUR LADY OF GRACE SCHOOL
HUNDRED OF NOARLUNGA
CITY OF MARION

17857-01
B1
1
OVERALL

Appendix G

Site Electrical Services Report

SITE INFRASTRUCTURE REPORT

Project: Our Lady of Grace Glengowrie

Issue: Preliminary

Revision: P2

Reference: 9016.230815.G.1

Dated: Oct 2023

BCA Engineers / Adelaide
L14, 99 Gawler Place, Adelaide SA 5000
PO BOX 3438, Rundle Mall SA 5000
T +61 8 8132 1700
enquiry@bcaengineers.com
bcaengineers.com

Report Register

The following report register documents the development and issue of this report as undertaken by BCA Engineers (BCAE) in accordance with our Quality Assurance policy.

Revision	Issue Date	Revision Description	By	Checked
P1	15/08/2023	Preliminary Issue	RS	LH
P2	13/10/2023	Preliminary Issue	RS	ACM

The format, technical content and intellectual property associated with this report remain the property of BCA Engineers, and have been prepared, and may only be used, for the development / buildings which are the subject of this report.

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1.0 Introduction

1.1 Project Description

BCA Engineers have been engaged by Swanbury Penglase Architects to review the existing site Electrical infrastructure at Our Lady of Grace School, Glengowrie SA. This advice is to assist in the future master planning of the school's redevelopment.

This project site is located at 38 Beadnall Tce, Glengowrie and consists of various single and two-storey education buildings. The school has recently purchased one residential land adjacent to the existing school in December 2022. The buildings vary in age and condition with the newest building the 'BER Building' being extended / refurbished in 2010. The services infrastructure items vary in age and condition.

BCA Engineers scope includes the desktop review of the electrical site infrastructure and suitability for servicing the proposed redevelopment of the school over the next 5-20 years.

1.2 Basis of Report

The information and subsequent recommendations presented within this report are fundamentally based upon:

- Infrastructure SA
- Before You Dig Australia Information

1.3 Limitations

Please be aware of the following limitations associated with this report:

- Due to no site inspection has been undertaken by BCA Engineers, this report will primarily concentrate on offering a desktop assessment for Electrical and Telecommunication service lead-ins.

2.0 Proposed Masterplan

The redevelopment of OLOG school is understood to be completed in nine (9) stages, over 5-20 years period, as indicated in the concept sketch below:

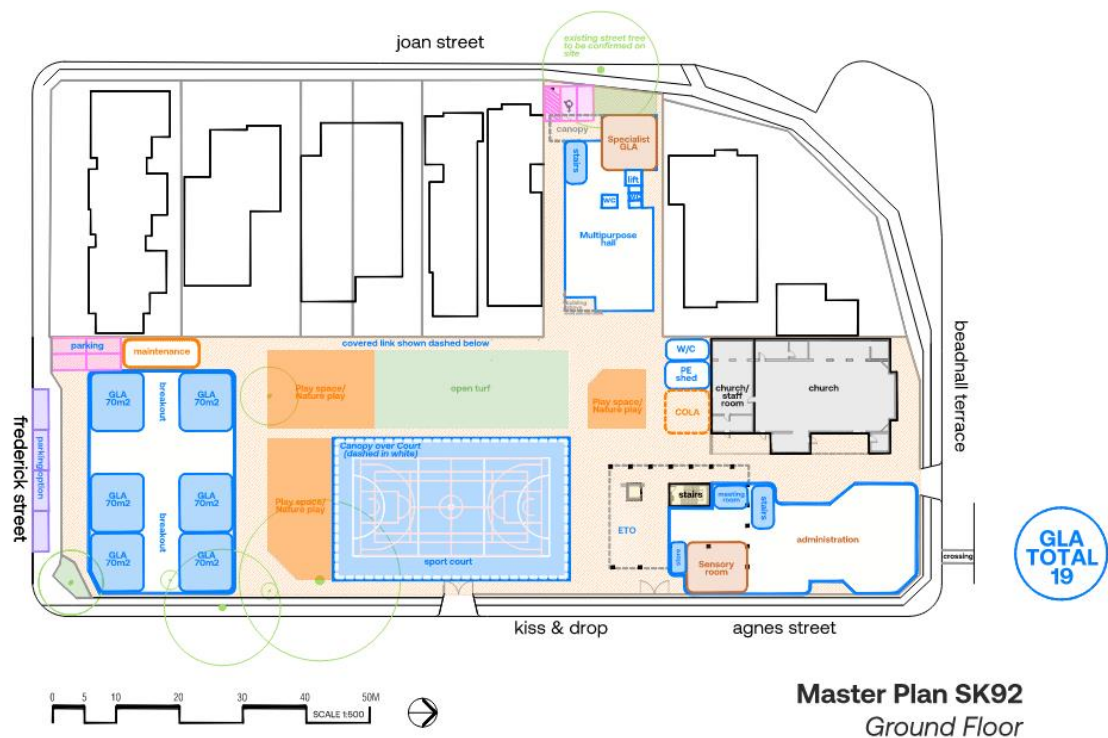


Figure 1: Full Site Masterplan (Courtesy of Swanbury Penglase Architects)

Stage 1

- New Contemporary learning GLA's to appease growing enrolments
- Increase street and identity presence to Beadnell Tce

- Additional Meeting and Quiet Room Spaces
- Additional green play in separate zone on Joan Ave
- Additional parking area to meet Council requirements

Stage 2

- New Administration and Wellbeing Support spaces
- Upgrade site security and safety with Administration relocation
- New purpose-built contemporary learning space building with both internal and external breakout opportunities closely located
- Additional GLAs
- Additional Meeting and Quiet Room Spaces
- Additional Sensory Room provided to support growing student needs
- New maintenance shed

Stage 3

- Removal of existing Administration building abutting Joan Ave property
- Establish direct connection to Joan Ave property.
- New covered Outdoor Learning Area adjacent to Church/Staff Room
- Additional outdoor space for students
- Improve natural light access to northern side of resource centre.

Stage 4

- Demolition of original 1960's building unlocking the campus, providing a visual connection across to Joan Ave property
- New East-west Axis from Agnes St to Joan Ave
- New purpose built contemporary multipurpose hall and resource centre
- Additional specialist flexible GLA's
- Increase street presence to Joan Ave
- Improve passive supervision of central play space
- New Campus heart.
- Additional play spaces added for differing age groups
- Repurposing of existing multipurpose hall
- Additional GLAs
- Additional Meeting and Quiet Room Spaces

Stage 5

- New sports court with suitable runoff
- New all-weather canopy for sports court
- New open play turf space
- New end of trip area closely adjacent entry gate
- New covered walkway link to connect Frederick St building with Joan Ave building

3.0 Existing Services

3.1 Electrical Services

3.1.1 Clearance from Powerlines

There are existing High Voltage and Low Voltage overhead power lines as follows:

- Agnes St (LV and HV full length / opposite side of the street)
- Beadnall Tce (LV and HV full length / opposite side of the street)

- Joan Ave (LV only on OLOG side of the street)

It is considered unlikely that the power lines will restrict any significant development along Beadnall Tce and Agnes St sides of the site. However, it is anticipated that the power lines along Joan Ave side will impose constraints on the construction of the 2-storey multipurpose hall and resource center in stage 4 development.

Statutory clearances to powerlines shall be maintained for compliance to the following:

- Building Safely Near Powerlines
- Working Safely Near Powerlines
- Section 86 of the Electricity Act.

It is anticipated that masterplan works may trigger alterations of overhead power lines and an extent of diversion / new in-ground HV power lines to facilitate new infrastructure to serve the school.

3.1.2 Electrical Maximum Demand

According to SA Power Network load profile, the present highest electrical demand of the OLOG school is 78.192 kVA, accompanied by an overall variance of +/- 20 kVA.

At this point, BCA E is still finalising detail estimation of the electrical maximum demand figure for each development stage.

3.1.3 Power Distribution Infrastructure

There is a Low Voltage connection enters the OLOG premises through Agnes St, in proximity to the OLOG Resource Building. This connection is established through an overhead electrical link located on Agnes St, which includes a Service Connection Facility(SCF) positioned on the pole.

Based upon our liaison to date with SA Power Networks, the existing Low Voltage connection originates from the pole-mounted transformer (315 kVA) situated on the boundary between 5 and 3 Agnes St. This transformer is shared by the school and over 50 nearby residential dwellings and is anticipated to be operating at its maximum capacity.

The SCF and the associated cabling infrastructure for serving the school premises is still under investigation. Nonetheless, it is expected that this capacity will likely be constrained within the range of 150 to 200 Amps.

Existing private LV reticulation and distribution infrastructure arrangements are unknown. Further investigations shall be undertaken to determine the private LV reticulation and distribution infrastructure arrangements.

In any case it is anticipated that a new pad mount transformer shall have to be established to serve the proposed new development. ie. sufficient rating and capacity to serve all Stages.

Anticipated new pad mount transformer information below:

- Nominal +/- 500kVA
- Typical Easement 3.5m x 3m. The easement will be extended if the intended transformer is positioned within an enclosed area (such as being within a fenced area).
- A minimum easement of 2.0 meters on both sides of the HV incoming for the transformer.

This remains subject to further assessments of electrical maximum demand and therefore remains subject to variation.

The most appropriate position for a new pad mount transformer is in practical vicinity to existing SAPN overhead HV assets and buildings with high electrical maximum demand. In our assessment to date this is likely to be positioned near the existing resource building.

3.1.4 Site Main Switchboard

New Site Main Switchboard shall be established in practical vicinity of the new pad mount transformer.

Site MSB parameters are anticipated as follows:

Rating and condition:

- 800A 400V 3Ph 50Hz; 35kA for 1 Second; Form 3; IP56

3.1.5 Photovoltaic Energy Generation

There is a pre-existing solar PV generation system installed on the roof of the original 1960s building. Based on BCA E visual inspection, it is estimated that the size of the existing solar system is approximately 35kW.

According to SA Power Network load profile, it appears the current school has solar systems export energy back to the authority grid, with the highest export occurring in December 2021, amounting to a total export of 5273.138 kWh.

This existing setup is considered for retention or expansion. Further investigations shall be undertaken to ascertain the necessary measures for removing and reinstalling solar panels within the designated demolition area.

3.1.6 Telecommunication Infrastructure

According to Telstra & NBN records, existing public telecommunications network infrastructure is available in:

- Agnes St
- Beadnall Tce
- Joan Ave

Telstra infrastructure enters the property as follows:

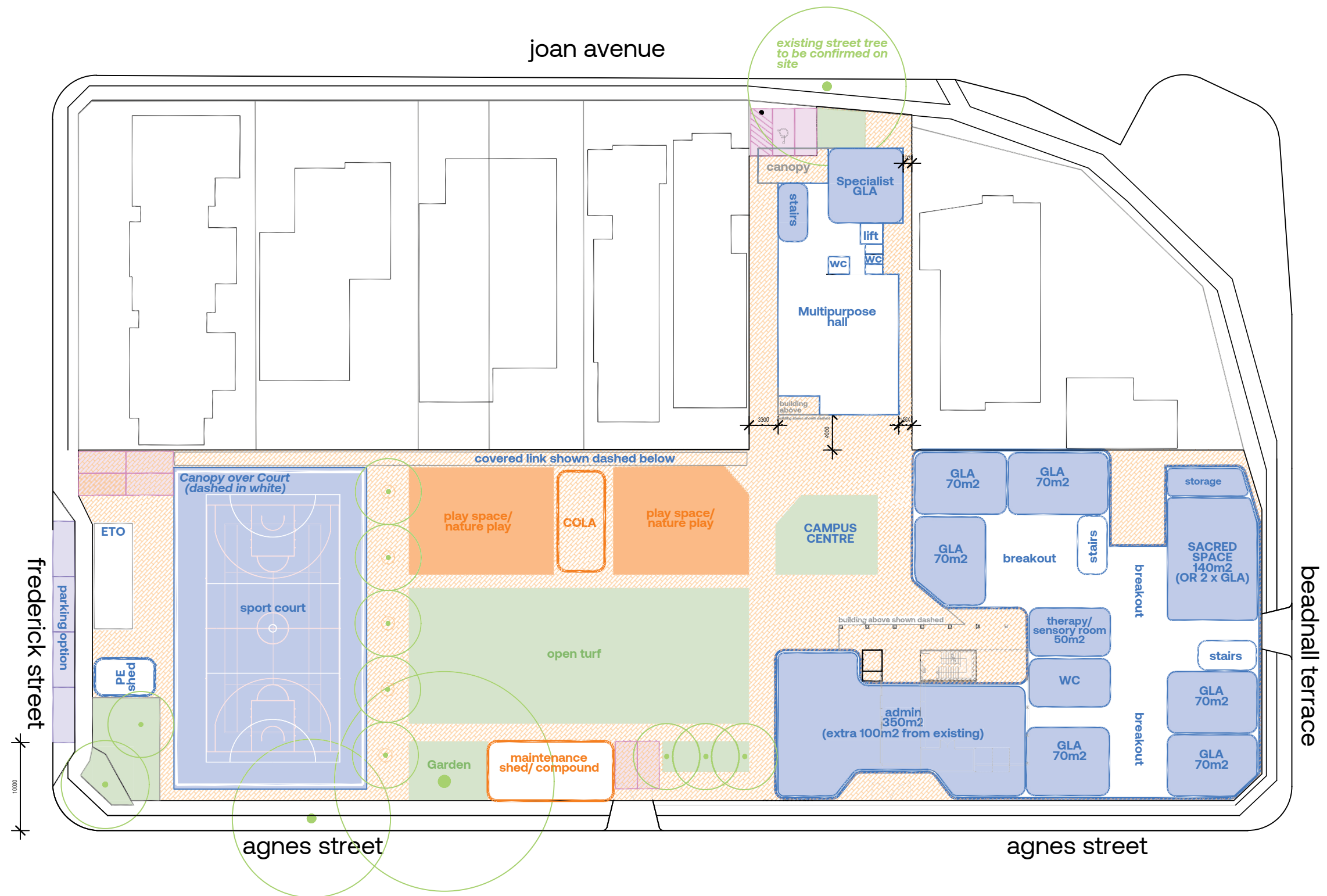
- Beadnall Tce(via Hybrid Fibre Coaxial connection)

Project scope, feasibility to reuse existing HFC connection for all stages of the redevelopment work , costs for Fibre To The Premises(FTTP) upgrade shall be validated by NBN to determine if a communication infrastructure upgrade is required.

3.1.7 General

Further information in respect to site power and telecommunications infrastructure will be necessary and it is appropriate that an in-ground sonar survey is undertaken by specialist third party in due course to validate existing conditions and any assumptions.

Appendix J
Alternative Sacred Space Option



GLA
TOTAL
18



Master Plan SK111

Ground Floor

**Our Lady of Grace
Glengowrie, SA**

**Swanbury
Penglase**