Our Lady of Grace
Glengowrie, SA

Master Plan Report
2023

Master Plan Report: Version 6

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Swanbury Penglase

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

Contents

01	Project Overview & Context	**4**
02	History	**9**
03	Accommodation	**14**
04	Site Analysis	**19**
05	Over Arching Design Principles	**23**
06	Future Accommodation	**27**
07	Proposed Master Plan	**30**
	- Ground Floor & Site (SK92)	
	- First Floor (SK93)	
	Alternative Sacred Space Option	**35**
	- Ground Floor & Site (SK111)	
	- First Floor (SK112)	
08	Demolition & Staging Plans	**38**
	- Stage 1 (SK113-115)	
	- Stage 2 (SK116-118)	
	- Stage 3 (SK119-120)	
	- Stage 4 (SK121-124)	
	- Stage 5 (SK125-127)	
09	Cost Estimates and Staging Estimates	**55**

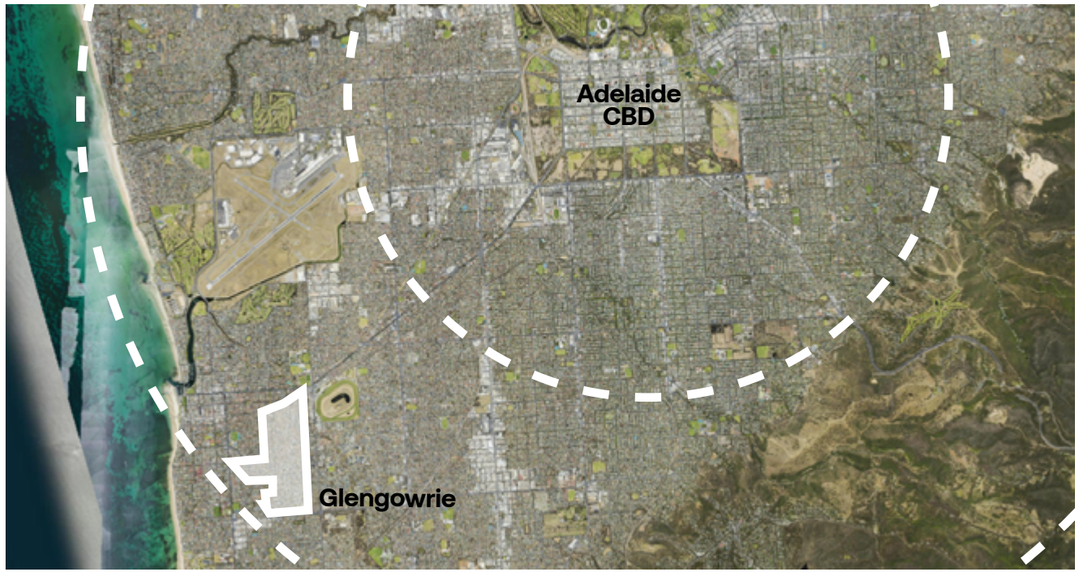
Appendix

Appx. A	Cost Estimate Report
Appx. B	Design Options Previously Considered
Appx. C	Workshops Outcomes
Appx. D	Traffic Report and Associated Planning Advice
Appx. E	Early Works Option
Appx. F	Existing Drawings

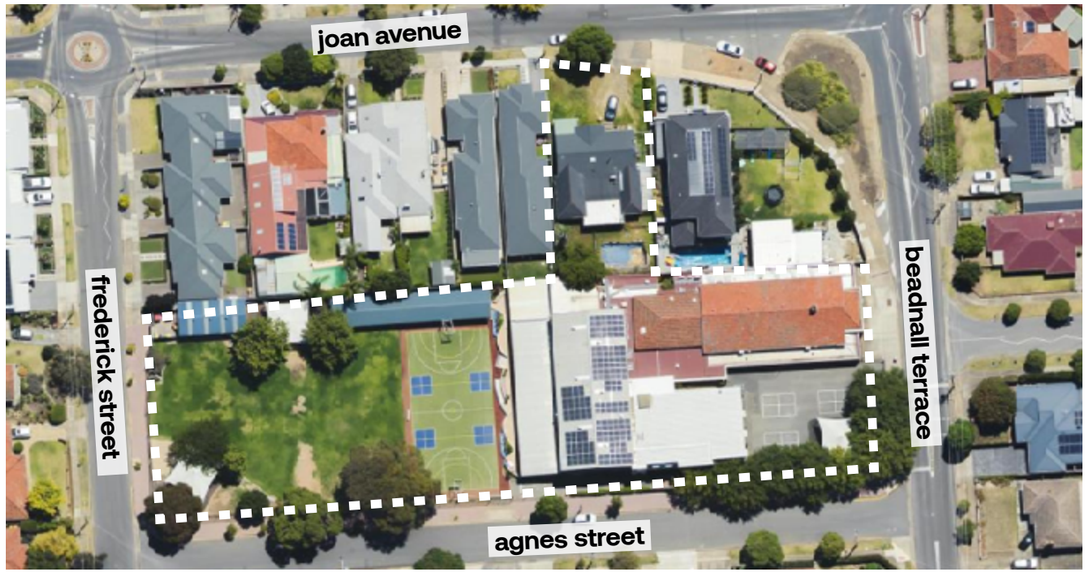
Project Overview

1

Project Overview



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



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

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.

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 16 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

The school site is situated on a small allotment and bound on the North, East, and South sides by roads. The Western edge is made up of residential properties. Towards the end of 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 can be divided into five phases.

Phase 1

Development Above Existing Parish Church

(August 2022)

The initial review was to investigate the development of the school over the Parish church in the northwest corner of the site. This option needed to be investigated to assist the Parish with their required church roof repairs. Should the school build over the top of the church, these pending roof repairs may not be required.

The outcome of this process with the structural review from CPR Engineers ascertained extensive structural engineering would be needed. Such requirements included large spanning steel beams, column bracing that would spatially impact the function of the church space below and disruptive floor works to facilitate the new column locations.

Furthermore, given the church building sits hard on the boundary the available floor space for the first floor would be reduced by the need for a boundary offset required for fire rating purposes.

Another major consideration included the first-floor level differences required to marry in with the existing 1960's building given the church ground level ceiling height is higher than the existing 1960's building ground floor ceiling height. This would result in internal ramping which absorbs valuable floor space. As a result of the phase 1 review, it was determined this option did not present good value for money and was not to proceed any further.

Refer Appendix B for further information.

Phase 2

Development Alterations & Additions to Existing 1960'S Building

(September 2022)

Phase 2 involved investigating the opportunities of retaining the original 1960's building on the site and repurposing this to suit contemporary learning settings. A substantial first floor addition towards the south of this building would form a major part of the repurposing works.

Whilst this option offered waste minimisation by repurposing an existing building fabric and presented minimal disruption to the Parish Church it was deemed less feasible based on the following considerations:

> Severely disruptive for the school given development is centrally located. Potentially requiring the need for a minimum of 2 transportables during the construction.

> Extensive structural seismic upgrades required based on the nature of the first-floor addition. This would result in significant financial investment on structural and seismic upgrades which are not seen or put towards benefiting individual students.

> Limitations on existing floor plan with structural columns.

> Loss of potential for a better frontage for the school along Beadnall Tce.

> First floor addition to southern side will create more shadowing over southern play space.

> Continued and compromised alterations and additions to an existing structure near its end of life as such not presenting long term value for money.

Refer Appendix B for drawings SK05 and SK06.

Phase 3

Overall Master Plan

(October 2022)

A collective review of the Master Plan overarching design principles after phase 2 helped determine the best option for the Master Plan moving forward with a long-term vision in mind to remove the original 1960's building. This option and vision assisted in addressing key objectives and unlocked the campus spatially.

This Master Plan explored new developments at both the northern and southern ends of the school site which offered purpose built contemporary learning spaces that could be constructed independently on the site whilst the students continue to occupy the original 1960's building. Minimal disruption for student learning was one of the key pillars to this master plan proposal.

Master Plan Context

Phase 4

Joan Ave Land Acquisition

(November 2022 – March 2023)

In November of 2022 the school successfully acquired an adjacent property located at 3 Joan Ave which abutted the school's western boundary. The 715sqm block has no legible direct connection to the school site. It should also be noted that both the existing 1960's building and existing administration building are built hard up against this Joan Ave property boundary restricting an immediate ability to connect up the two properties without partial existing building removal on the school side.

As a result, the Master Plan established in phase 3 was revisited to explore how the Joan Ave property could best be integrated into the school site. The main driver for this phase was to establish how a development may sit on this site and offer a strong east west connection both visually from Agnes St as well as another physical entry off Joan Ave.

Given the narrowness of the site it was deemed a high quantity of GLA's was less desirable as there would be limited internal and external breakout opportunities. This resulted in the proposed Joan Ave development comprising of a multipurpose hall space and resource centre given the lesser need for these spaces to be accompanied with internal and external breakout.

Furthermore, this site offers various options in how it could be staged within the overall Master Plan. It also provides the flexibility to be utilised as an interim play and/or green space to assist in the stages of the Master Plan where other existing play spaces are impacted by other works. In summary the final proposed Master Plan as part of this report captures phase 4.

This results in a fully open and unlocked campus with the Joan Ave providing a new east west axis/flow that has never been achieved on the site.

Refer drawings SK92 and SK93.

Phase 5

Northern Campus End & Sacred Space Option

(April 2023)

Phase 5 involved testing the potential of a future development occurring at the northwestern corner of the school site should the existing Parish Church be reimagined. As such this proposal looks at how an integrated approach with learning spaces and a sacred space could be sited at the northern end of the campus. This option would eliminate the need to build the double storey development at the Frederick St end of the campus; resulting in a consolidation of new buildings/learning spaces at the northern end of the campus. This option would provide increased street presence and identity to Beadnell Terrace along with capitalising on newly available site square meterage. However, the compromises include limited access to natural light and limited direct connection to external breakout spaces from GLA's. In summary this integrated Sacred Space option was not pursued or adopted in the final Master Plan though it is recommended to be continually reviewed by the School Board and CESA each year to see if the option is both available and feasible. As such other master plan stages would be required to be revisited.

Refer drawings SK111 and SK112.

OLOG MASTER PLAN OBJECTIVES

Setout 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

History: Key Building Projects

2

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*

History: Site Building Key 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 compromising 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.

History: Site Building Key Projects

Current context image

1960s Original Building

1978s Extension

1991s Administration Block

2010 Building the Education Revolution (BER) Extension

1960s Parish building

History: Land Acquisition

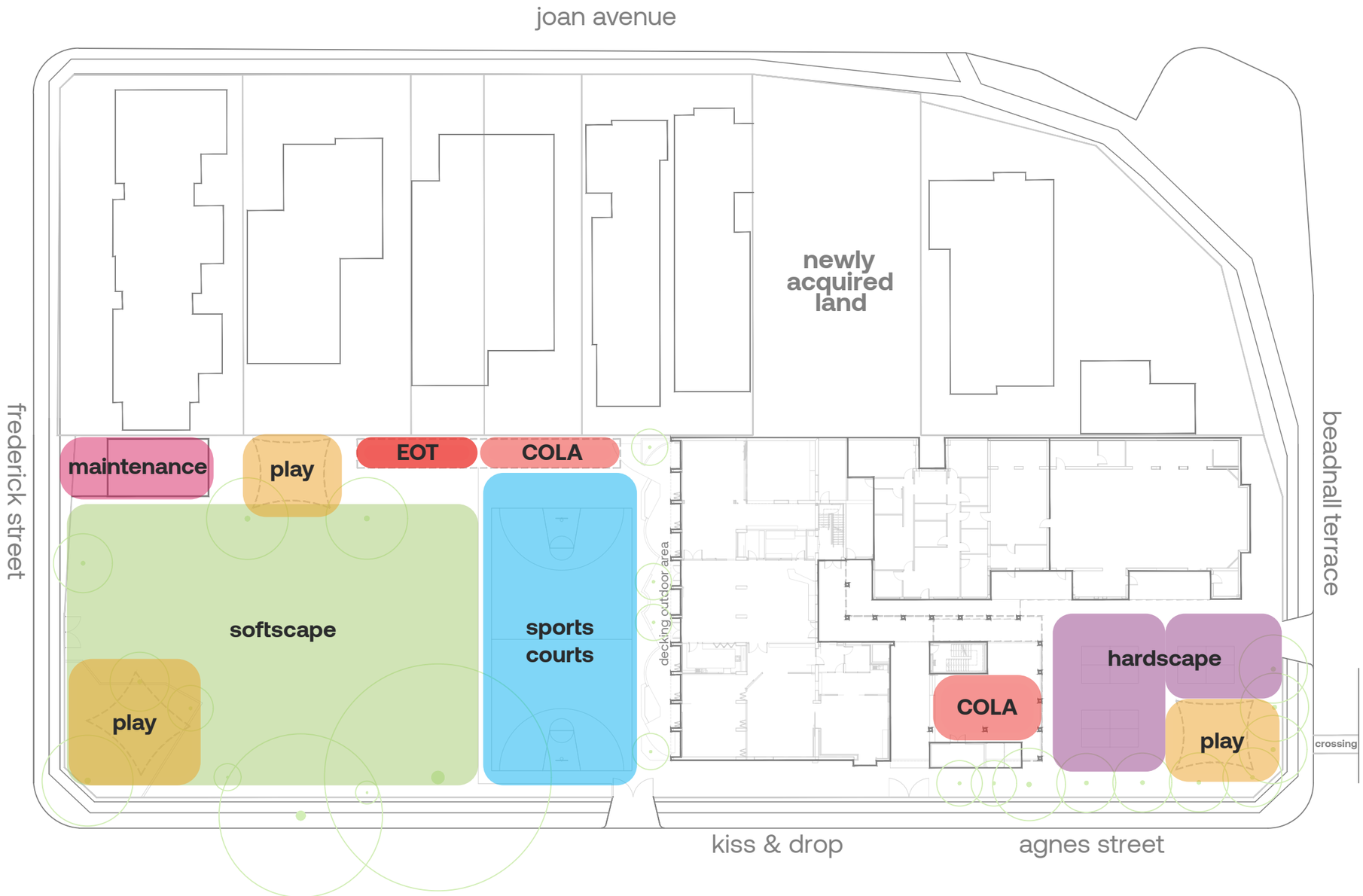
Current context image

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

Accommodation

3

Accommodation



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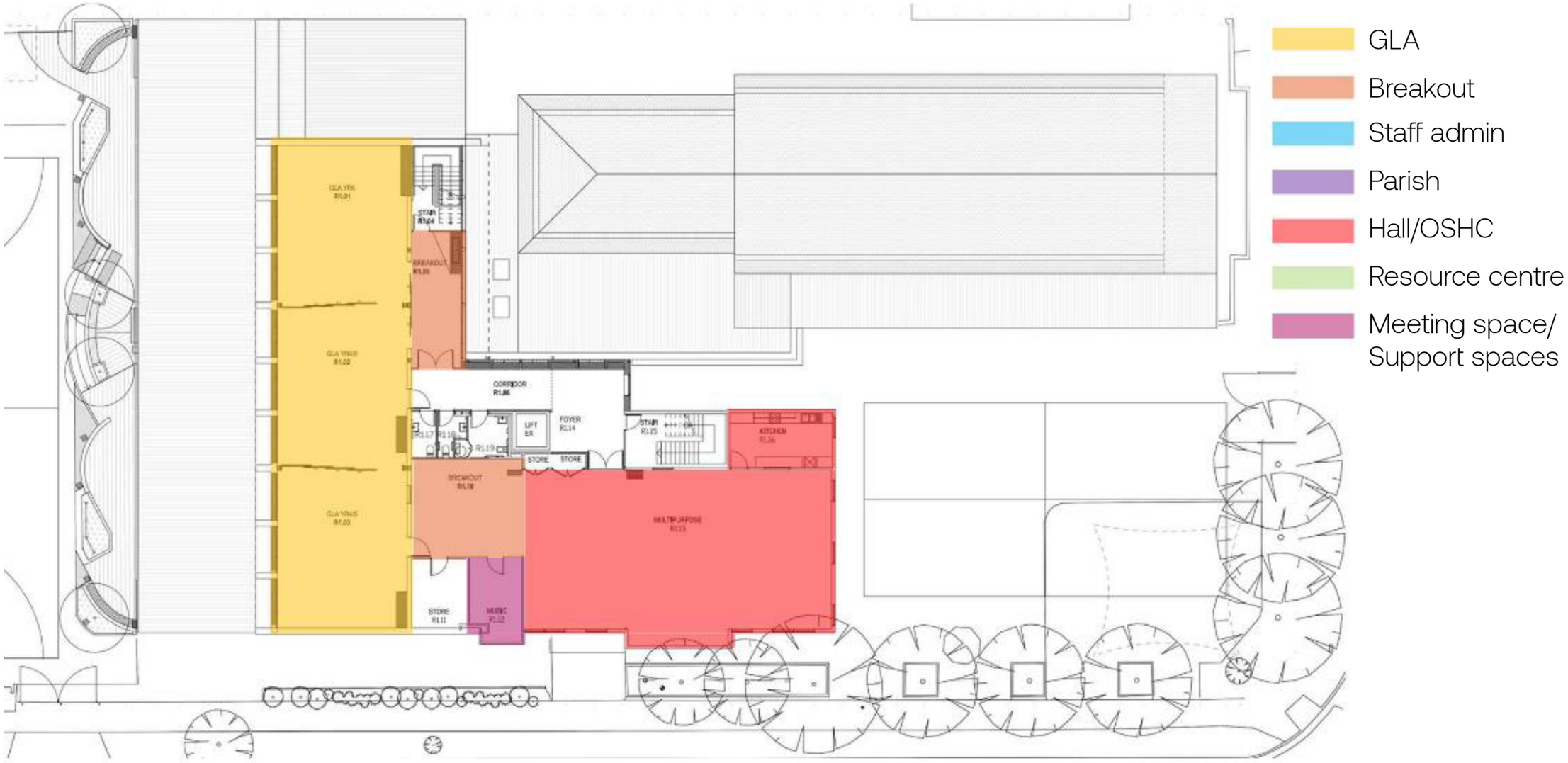
Current Site Plan

Accommodation

Existing Ground Floor Plans

Accommodation



Existing First Floor Plans

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

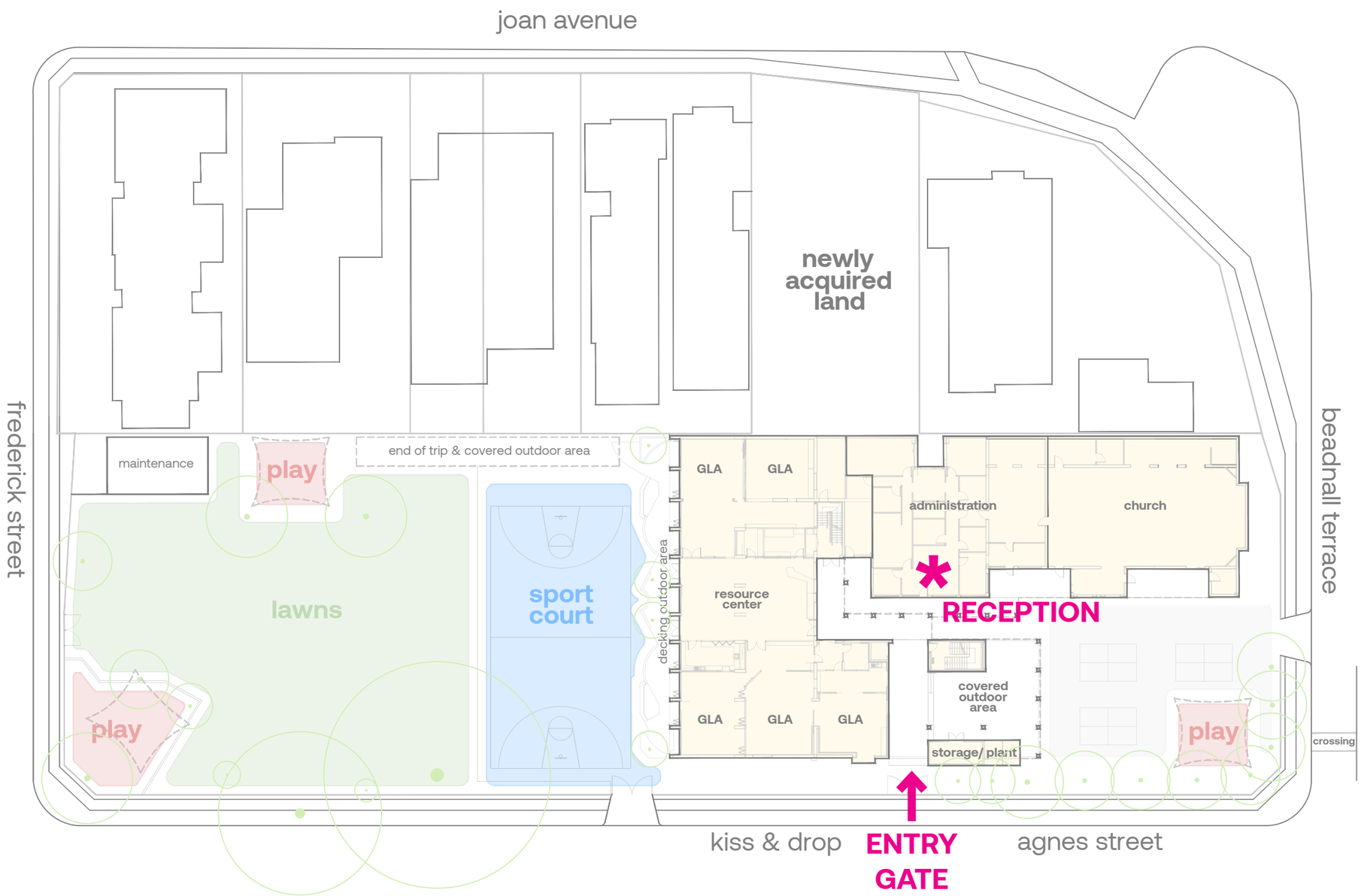
Site Analysis

4

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.

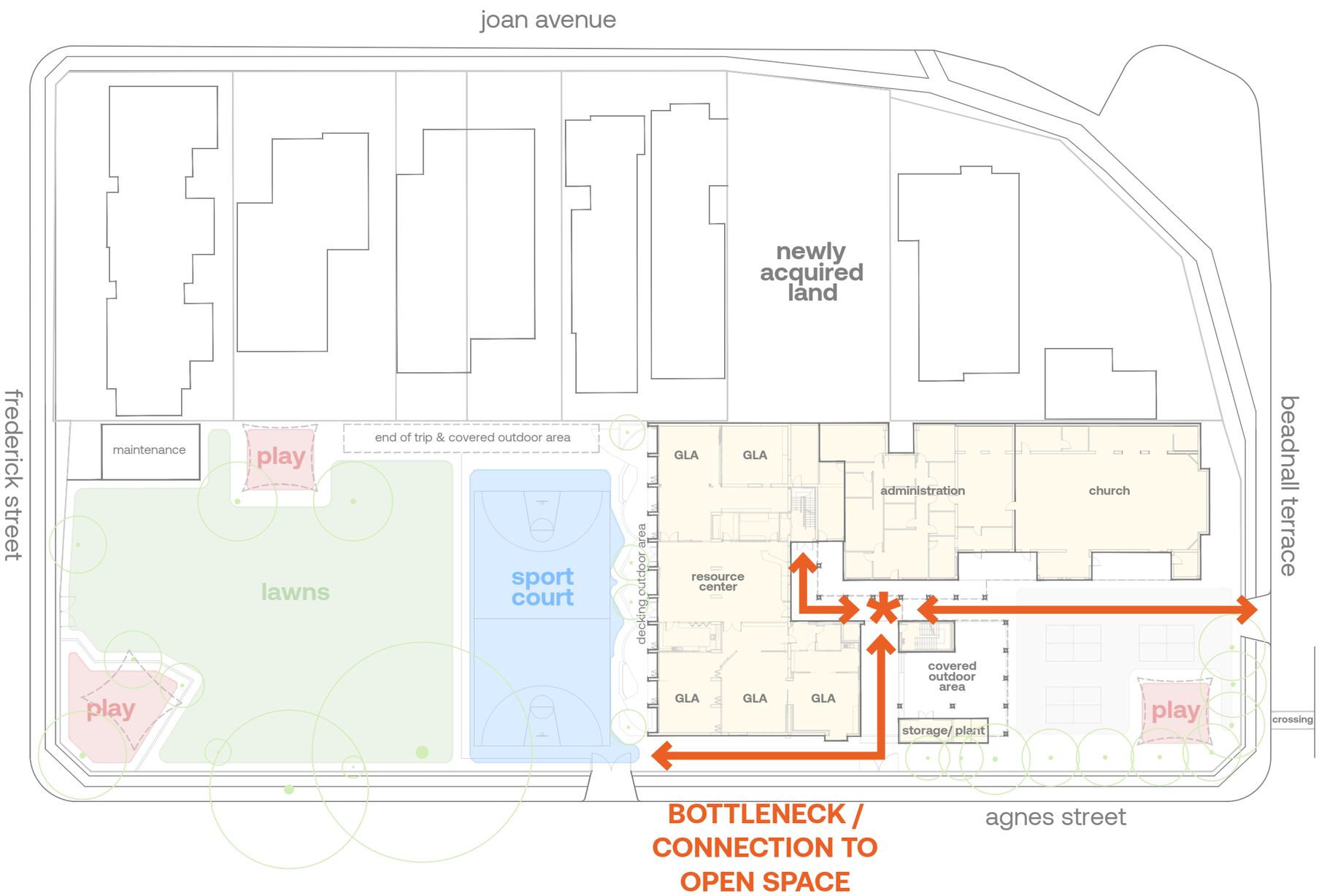


Safety and Disconnection

Site Analysis

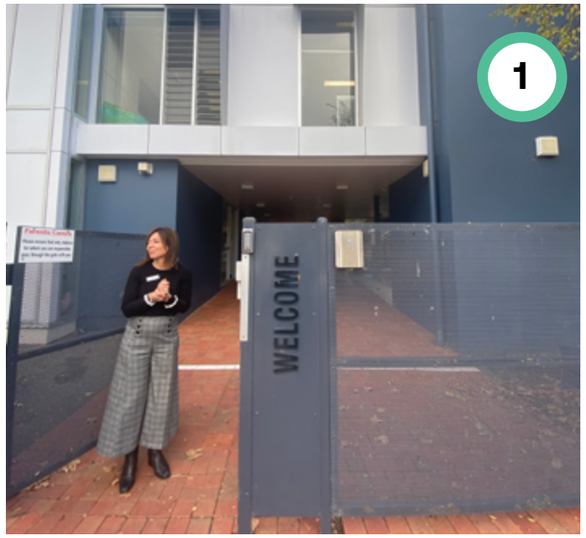
Connection from all GLA's to oval

All of the campus traffic is pushed to the east of the site. When you arrive at the oval there is no way around the sports court to the south of the site. This is a congested space where children frequently run/bump into each other.



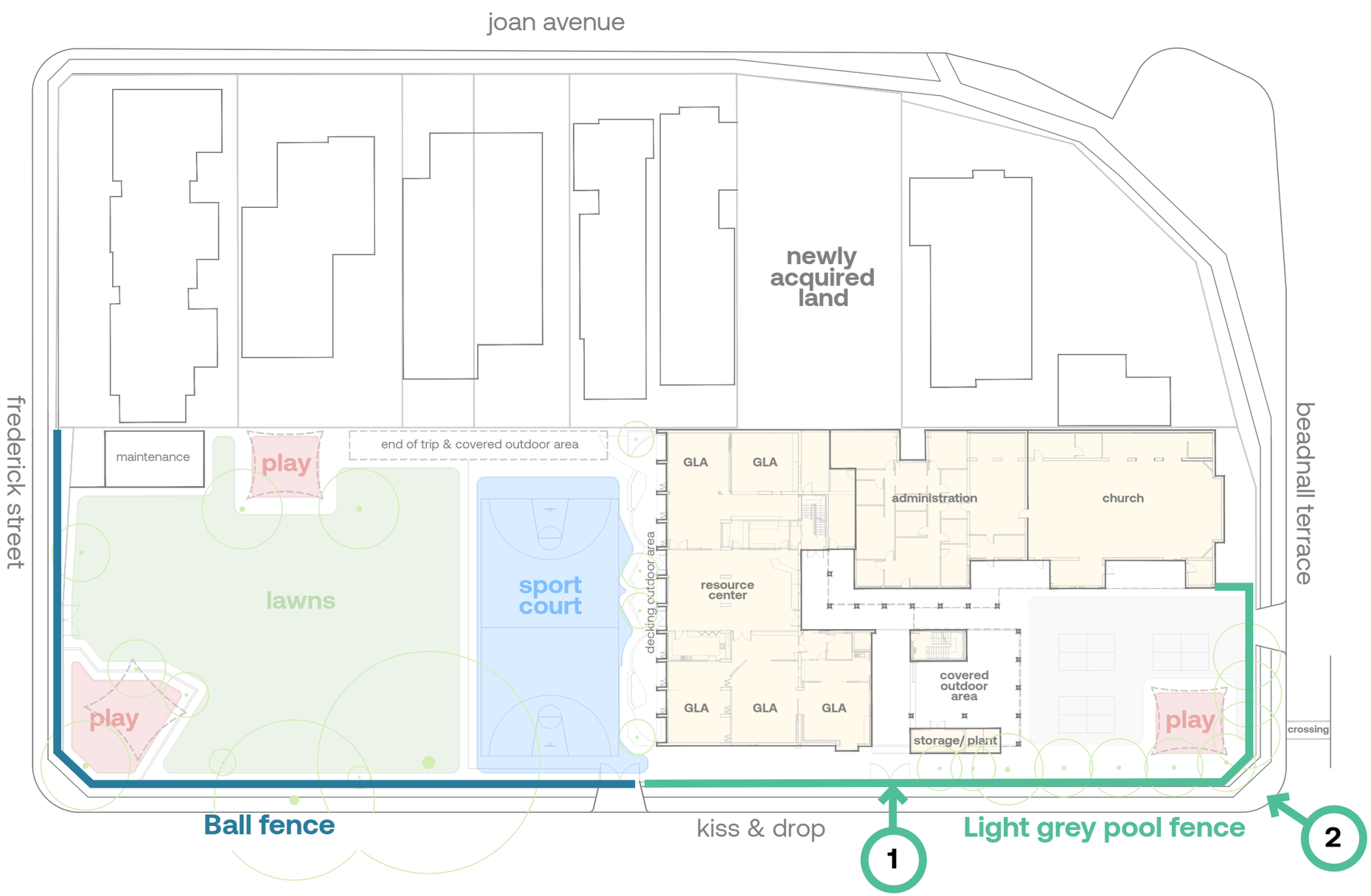
Limited site movement & flow

Site Analysis



Point of arrival

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



First impression and sense of arrival

Overarching Design Principles

5

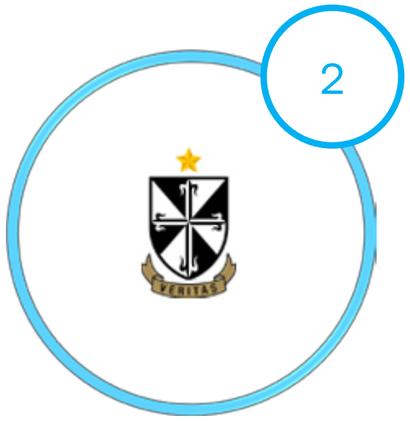
Overarching Design Principles

1 2 3 4 5 6 7

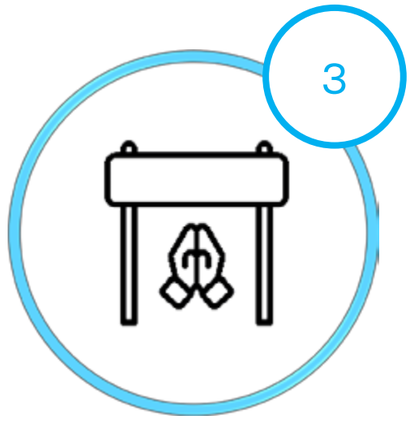
The development of the overarching design principles was created with the school as a result of the workshop outcomes

Overarching Design Principles

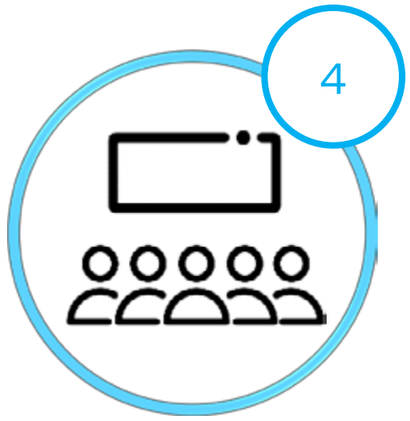
Improve and provide effortless equitability throughout the school site, that above all else, considers the safety of all students



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

Future Accommodation

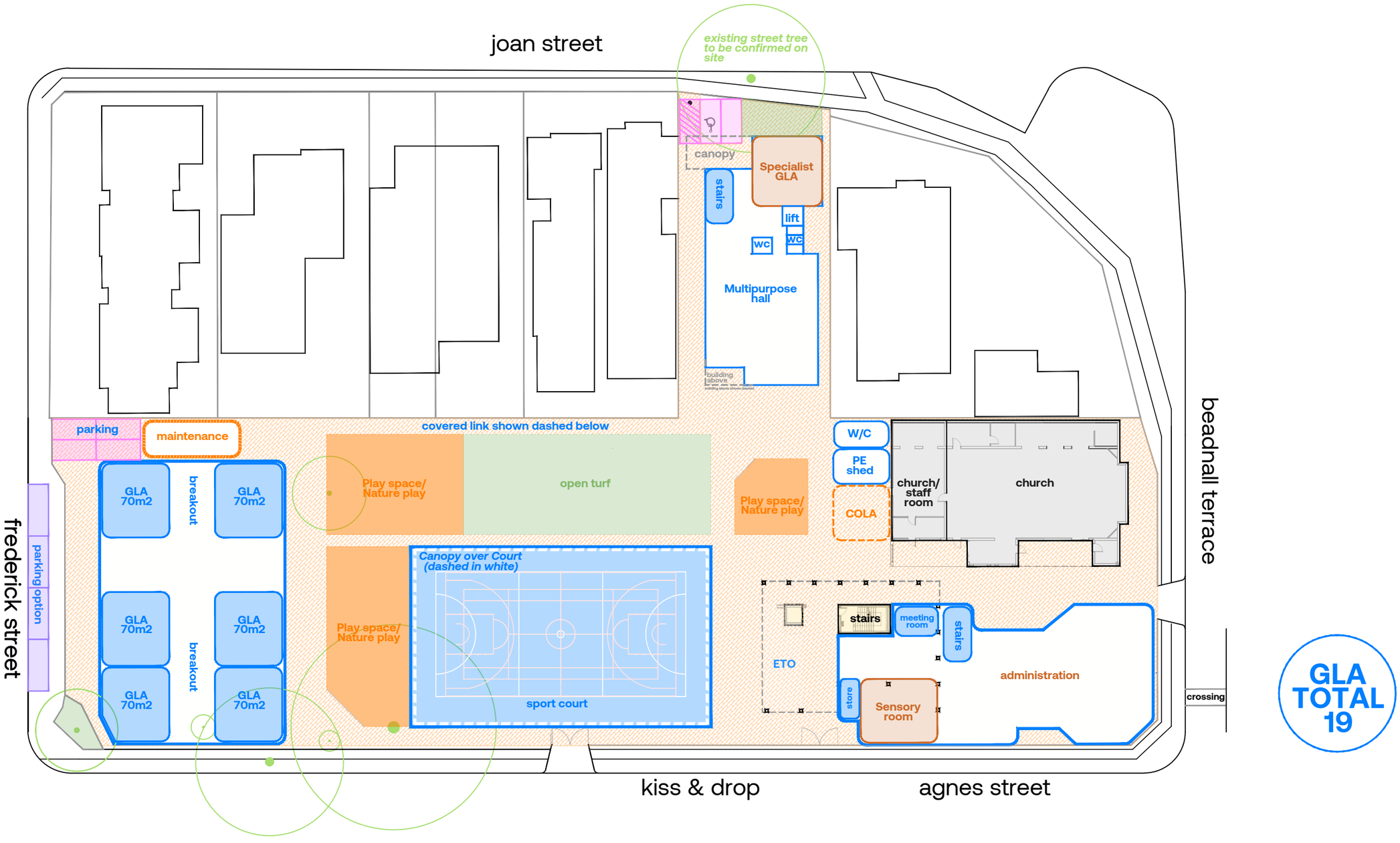
6

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	✓	✓

Proposed Master plan

7



Master Plan SK92

Ground Floor

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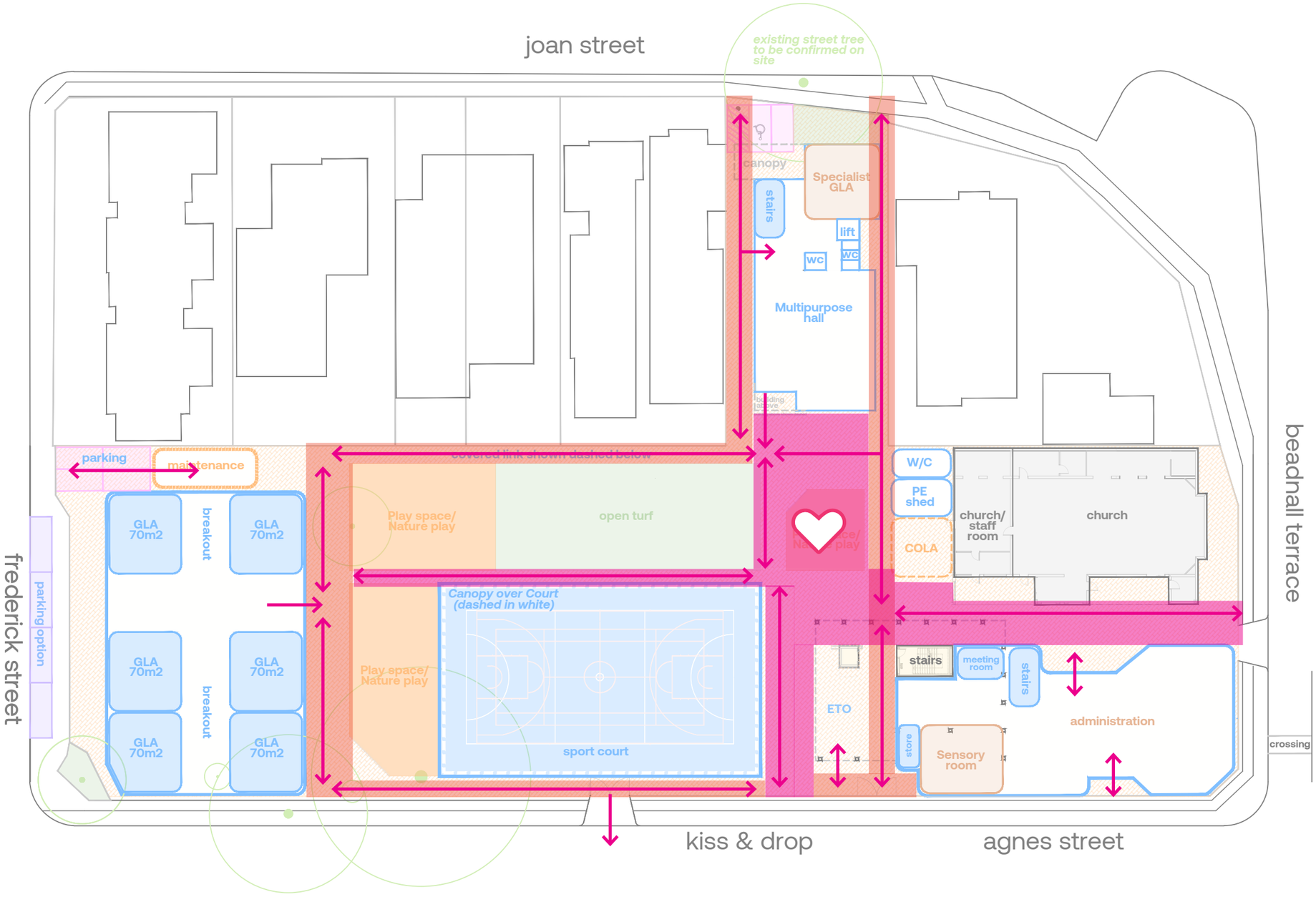
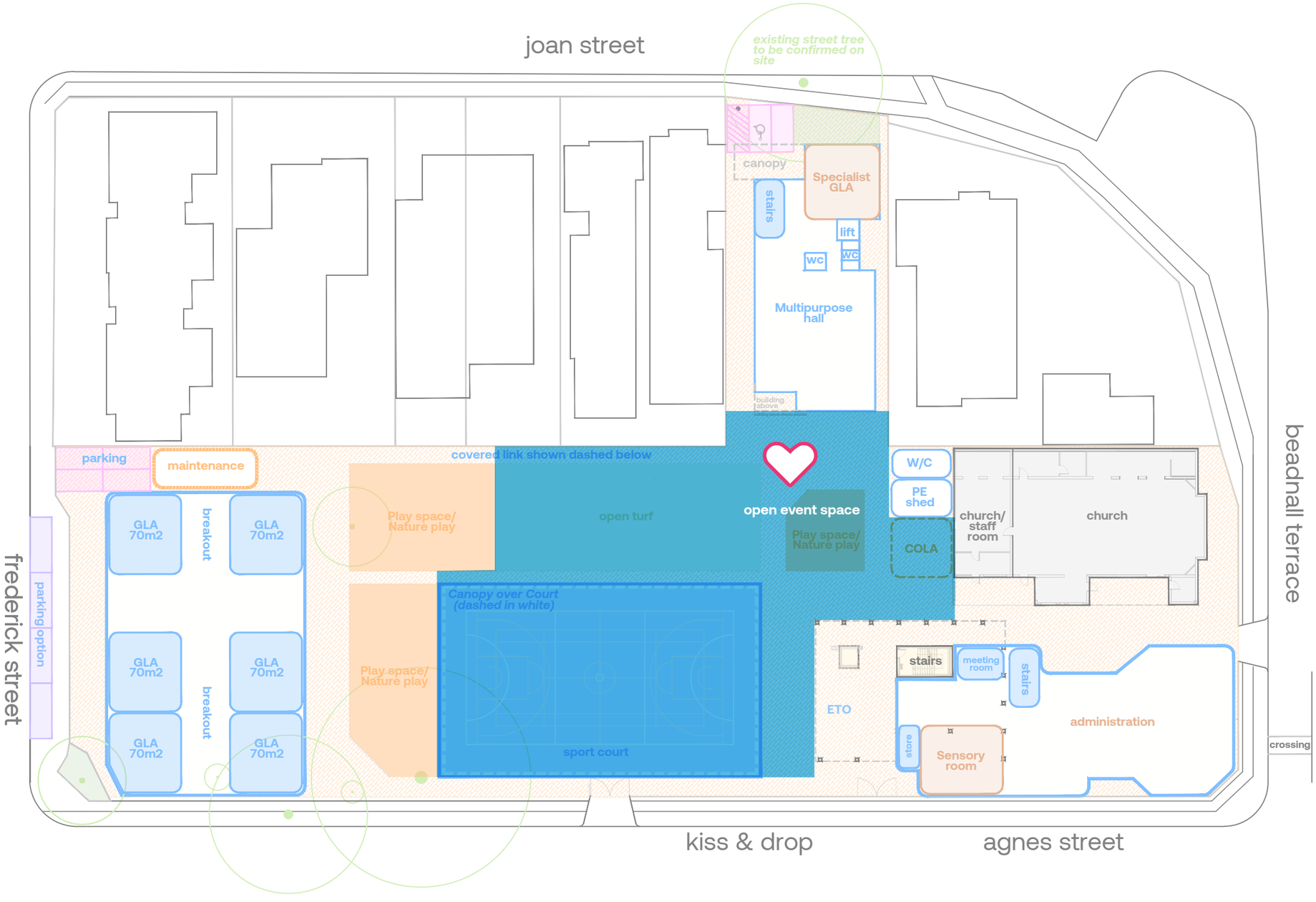
Master Plan SK93

First Floor



Master Plan

Movement Plan



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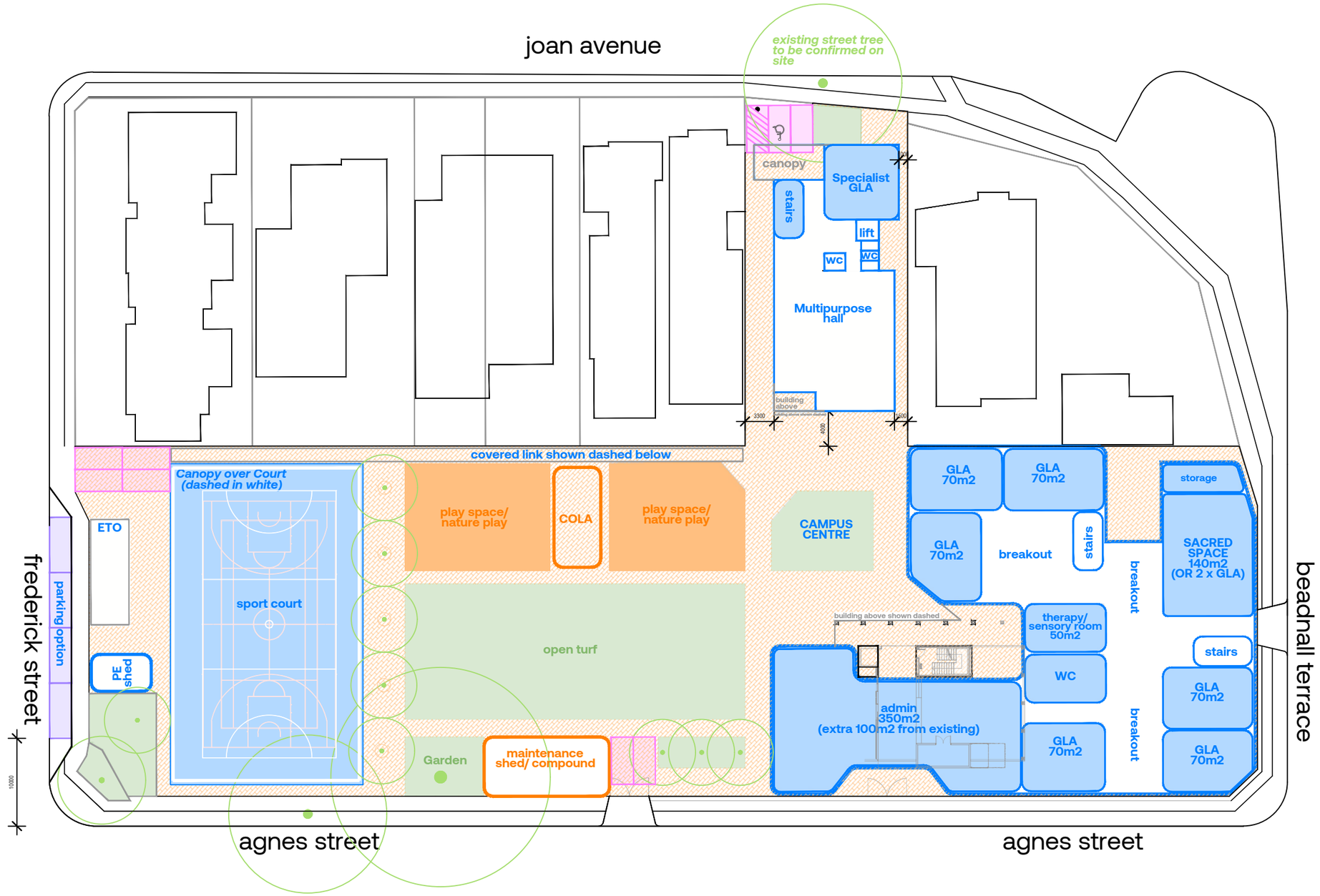
Master Plan

open space plan / event space

Alternative Master Plan
Sacred Space Option



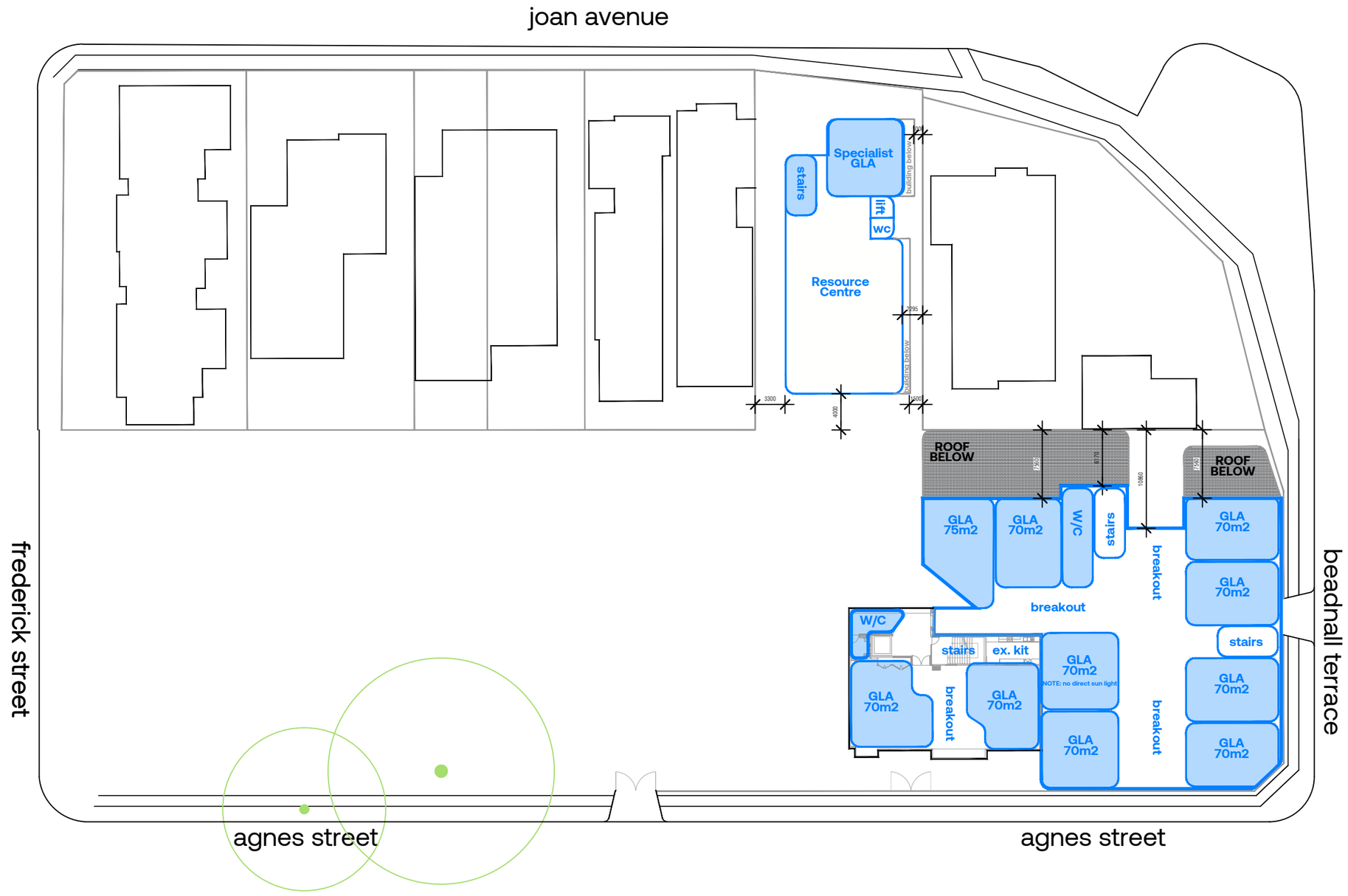
GLA TOTAL 18

0 5 10 20 30 40 50M

SCALE 1:500

Master Plan SK111

Ground Floor



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SCALE 1:500

Master Plan SK112

First Floor

Demolition & Staging Plans

8

Stage Summary

Stage 1

- 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

Stage 2

- New Administration and Wellbeing Support spaces provided.
- Improved site security and safety with Administration relocation
- New purpose-built contemporary learning space building with both internal and external breakout opportunities closely located.
- 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
- New maintenance shed provided

Stage 3

- 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.

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.
- Repurposing of existing multipurpose hall to provide additional GLA's

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

1 Stage

joan street

existing street tree to be confirmed on site

canopy

GLA 06 72m2

stairs

lift

wc

wc

GLA 07 72m2

breakout

GLA 08 72m2

maintenance

end of trip & covered outdoor area

GLA 01

Entry court yard

w/c

stairs

w/c

administration

church/ staff room

church

resource centre

decking outdoor area

breakout

lift

stairs

GLA 05 100m2

storage/ plant

GLA 02

GLA 03

GLA 04

frederick street

beadnall street

crossing

kiss & drop

agnes street

GLA TOTAL 14

0 5 10 20 30 40 50M

SCALE 1:500

Master Plan SK113

Ground Floor - Stage One

1
Stage

joan street

frederick street

beadnall street

kiss & drop

agnes street

crossing

GLA 12
72m2

stairs

lift

wc

wc

breakout

GLA 13
72m2

GLA 14
72m2

church

GLA
09

GLA
10

new entry to
class room

GLA
11

0 5 10 20 30 40 50M
SCALE 1:500

Master Plan SK114

First Floor - Stage One

1 Stage

joan street

existing street tree to be confirmed on site

maintenance

end of trip & covered outdoor area

GLA 01

DEMO GLA

W/C

stairs

W/C

administration

church/ staff room

church

resource centre

decking outdoor area

breakout

lift

stairs

GLA 02

GLA 03

GLA 04

storage/ plant

crossing

frederick street

beadnall street

kiss & drop

agnes street

0 5 10 20 30 40 50M

SCALE 1:500

Demo elements shown pink

Demolition Plan SK115

Ground Floor - Stage One

2
Stage

joan street

existing street tree to be confirmed on site

canopy

GLA 06 72m2

stairs

lift

WC

WC

breakout

GLA 07 72m2

GLA 08 72m2

parking

maintenance

end of trip & covered outdoor area

Entry court yard

GLA 01

W/C

stairs

W/C

administration

church/ staff room

church

resource centre

decking outdoor area

breakout

lift

stairs

meeting room

stairs

administration

GLA 02

GLA 03

GLA 04

store

Sensory room

crossing

frederick street

parking

parking option

GLA 70m2

breakout

GLA 70m2

GLA 70m2

GLA 70m2

breakout

GLA 70m2

GLA 70m2

kiss & drop

agnes street

beadnall street

GLA TOTAL 22

0 5 10 20 30 40 50M

SCALE 1:500

Master Plan SK116

Ground Floor - Stage Two

2
Stage

joan street

0 5 10 20 30 40 50M
SCALE 1:500

Master Plan SK117

First Floor - Stage Two

2
Stage

joan street

beadnall street

frederick street

kiss & drop

agnes street

crossing

canopy

GLA 06
72m2

stairs

lift

WC

WC

breakout

GLA 07
72m2

GLA 08
72m2

DEMO
MAINTENANCE

DEMO
PLAY

end of trip & covered outdoor area

GLA
01

Entry
court
yard

W/C

stairs

W/C

administration

church/
staff
room

church

decking outdoor area

resource
centre

breakout

lift

stairs

GLA 05
100m2

storage/ plant

GLA
02

GLA
03

GLA
04

DEMO
PLAY

0 5 10 20 30 40 50M

SCALE 1:500

Demo elements shown pink

Demolition Plan SK118

Ground Floor - Stage Two

3
Stage

joan street

existing street tree to be confirmed on site

canopy

GLA 06 72m2

stairs

lift

wc

wc

breakout

GLA 07 72m2

GLA 08 72m2

parking

maintenance

end of trip & covered outdoor area

GLA 01

W/C

PE shed

COLA

church/ staff room

church

stairs

resource centre

decking outdoor area

breakout

lift

stairs

meeting room

stairs

administration

store

Sensory room

GLA 02

GLA 03

GLA 04

crossing

beadnall street

frederick street

parking

parking option

GLA 70m2

breakout

GLA 70m2

GLA 70m2

breakout

GLA 70m2

GLA 70m2

GLA 70m2

kiss & drop

agnes street

GLA TOTAL 22

0 5 10 20 30 40 50M

SCALE 1:500

Master Plan SK119

Ground Floor - Stage Three

3
Stage

0 5 10 20 30 40 50M

SCALE 1:500

Demo elements shown pink

Demolition Plan SK120

Ground Floor - Stage Three

4
Stage

joan street

existing street tree to be confirmed on site

canopy

Specialist GLA

stairs

lift

wc

Multipurpose hall

building above

REFURBISHMENT OF JOAN AVE BUILDING

parking

maintenance

W/C

PE shed

COLA

church/ staff room

church

beadnall street

frederick street

parking option

GLA 70m2

breakout

GLA 70m2

GLA 70m2

breakout

GLA 70m2

GLA 70m2

GLA 70m2

Play space/ Nature play

temp lawns / open play

Play space/ Nature play

ETO

stairs

meeting room

stairs

administration

store

Sensory room

crossing

GLA TOTAL 19

kiss & drop

agnes street

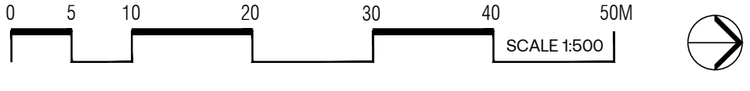
0 5 10 20 30 40 50M

SCALE 1:500

Master Plan SK121

Ground Floor - Stage Four

4
Stage



Master Plan SK122

First Floor - Stage Four

4
Stage

Demolition Plan SK123

Ground Floor - Stage Four

4
Stage

0 5 10 20 30 40 50M
SCALE 1:500

Demo elements shown pink

Demolition Plan SK124

First Floor - Stage Four

5
Stage

joan street

existing street tree to be confirmed on site

canopy

Specialist GLA

stairs

lift

WC

WC

Multipurpose hall

building above

parking

maintenance

covered link shown dashed below

GLA 70m2

breakout

GLA 70m2

GLA 70m2

breakout

GLA 70m2

GLA 70m2

GLA 70m2

Play space/ Nature play

open turf

Play space/ Nature play

Canopy over Court (dashed in white)

sport court

Play space/ Nature play

W/C

PE shed

COLA

church/ staff room

church

ETO

stairs

meeting room

stairs

administration

store

Sensory room

crossing

frederick street

parking option

beadnall street

kiss & drop

agnes street

GLA TOTAL 19

0 5 10 20 30 40 50M

SCALE 1:500

Master Plan SK125

Ground Floor - Stage Five

5
Stage

joan street

Specialist GLA
stairs
lift
wc
building below
Resource Centre
building below

GLA 70m2
breakout
GLA 70m2
GLA 70m2
GLA 70m2
breakout
GLA 70m2
GLA 70m2

frederick street
parking option

breadnall street

breakout
bridge
balcony
stairs
W/C
stairs
GLA 70m2
GLA 80m2
breakout
GLA 70m2
GLA 75m2
meeting room
GLA 75m2

crossing

kiss & drop
agnes street

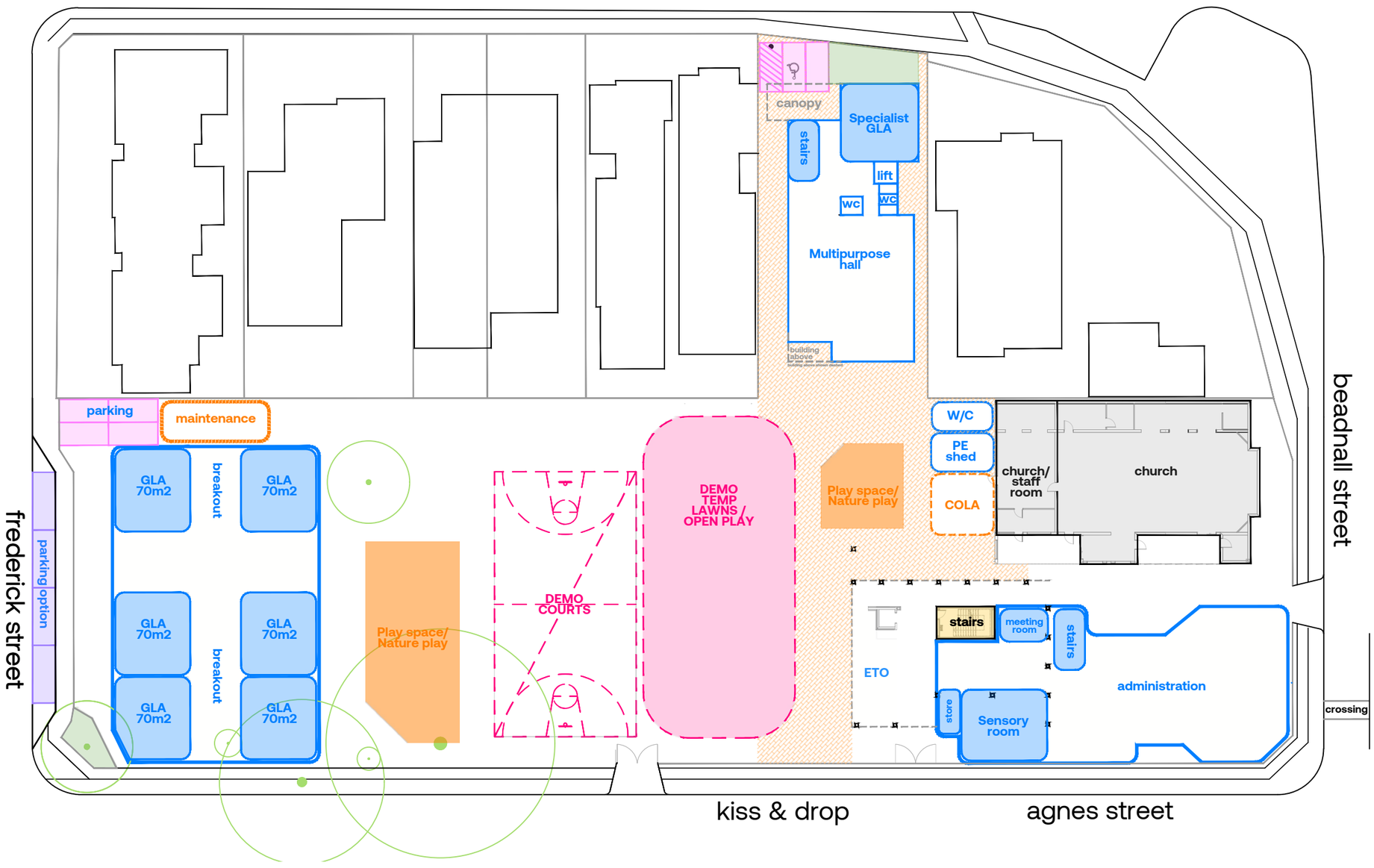
0 5 10 20 30 40 50M
SCALE 1:500

Master Plan SK126

First Floor - Stage Five

5
Stage

joan street



0 5 10 20 30 40 50M

SCALE 1:500

Demo elements shown pink

Demolition Plan SK127

Ground Floor - Stage Five

Cost Estimate and Staging Table

Cost Estimate

The total predicted project budget is approximately $34.53M 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
01	New Double Storey GLA Building at Joan Ave & GLA Undercroft Infill	$5,600,000	GLA total of 14 achieved.
02	New Double Storey GLA Building at Frederick St End & Administration Building at Beadnell Terrace End	$18,655,000	GLA total of 22 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. *Note Stage 2 could be broken down further into 2 parts. Part A Frederick St End Building and Part B Beadnell Tce End Building. Furthermore the Beadnell Tce End Building could be carried out as part of Stage 3.*
03	Demolition of Existing Administration Building & New COLA / PE Shed & WC Block	$830,000	Mainly External Works and Minor Building Works to make good demolished Administration Building. GLA total of 22 maintained.
04	Multi-Purpose Hall and Resource Centre Fitout in existing Joan Ave GLA Building & Demolition of Original 1960's Double Storey Building	$5,520,000	With demolition of 1960's building campus is now opened up and connected with Joan St Site. GLA total of 19 achieved.
05	New Sports Court with Canopy and New External Play Spaces	$3,925,000	All external works
Sub Total		**$34,530,000**	
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.

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.

Our Lady of Grace
Glengowrie, SA

Swanbury Penglase

August 2023

Appendix A
Cost Estimate Report

Swanbury Penglase

DONALD
CANT
WATTS
CORKE

Catholic Education South Australia

Our Lady of Grace School

Master Plan Estimate Report Rev.2

9 August 2023

Catholic Education South Australia

Our Lady of Grace School

Master Plan Estimate Report Rev.2

9 August 2023

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DONALD CANT WATTS CORKE

Contents

1 EXECUTIVE SUMMARY 4

1.1 INTRODUCTION 4

1.2 PROJECT BUDGET 4

1.3 PROJECT SCOPE 4

1.4 PROGRAM & STAGING 4

1.5 PROCUREMENT & TENDERER SELECTION 5

2 MASTER PLAN ESTIMATE 5

2.1 BASIS OF MASTER PLAN ESTIMATE 5

2.2 MASTER PLAN ESTIMATE SUMMARY 5

2.3 BELOW THE LINE ITEMS 6

2.4 COST RISKS 6

3 QUALIFICATIONS AND ASSUMPTIONS 6

4 EXCLUSIONS 7

APPENDIX A – MASTER PLAN ESTIMATE 8

DONALD CANT WATTS CORKE

1 EXECUTIVE SUMMARY

1.1 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.

1.2 PROJECT BUDGET

We have not been advised of the approved budget.

1.3 PROJECT SCOPE

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

- Stage 1 – GLA and Meeting Room infill below existing undercroft, and construction of a new double-storey GLA building on Joan Street, including associated hard and soft landscaping.
- Stage 2 – Construction of a new double-storey GLA building on Agnes/Beadnall Street, and a new double-storey GLA building on Frederick Street, including associated hard and soft landscaping.
- Stage 3 – Demolition of existing Administration Building, construction of new COLA, PE Shed, Toilet Block, including associated hard and soft landscaping.
- Stage 4 – Demolition of original GLA building, Multi-Purpose Hall and Resource Centre Fitout in existing GLA Building, GLA Fitout in existing Hall and temporary Lawns / Open Play.
- Stage 5 – Demolition of existing Temporary Open Play and Courts, construction of new Sports Court with Canopy, Open Turf and Play Space / Nature Play.

1.4 PROGRAM & STAGING

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

- Stage 1 – Q3 2024
- 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.

1.5 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 9 August 2023, 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 8 August 2023.
- 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 1 – Q3 2024	$5,600,000
Stage 2 – Q4 2028	$18,655,000
Stage 3 – Q4 2031	$830,000
Stage 4 – Q4 2033	$5,520,000
Stage 5 – Q3 2035	$3,925,000
Total Project Cost (Excluding GST)	**$34,530,000**

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 August 2023.
- 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.

DONALD CANT WATTS CORKE

APPENDIX A – MASTER PLAN ESTIMATE

Our Lady of Grace School

DONALD CANT WATTS CORKE

2023.08 MASTER PLAN REV.2

Description	Quantity	Unit	Rate	Total
STAGES				
STAGE 1 - Q3 2024	903	m2	6,202	5,600,000
STAGE 2 - Q4 2028	2,587	m2	7,211	18,655,000
STAGE 3 - Q4 2031	101	m2	8,218	830,000
STAGE 4 - Q4 2033	1,090	m2	5,064	5,520,000
STAGE 5 - Q3 2035	2,025	m2	1,938	3,925,000
TOTAL MASTER PLAN (EXCLUDING GST)	**4,681**	**m2**	**7,377**	**34,530,000**
BELOW THE LINE				
Frederick Street Car Park - Q4 2028	1	Item	115,000	115,000

Description	Quantity	Unit	Rate	Total
STAGE 1 - Q3 2024				
GLA Extension - Below Undercroft				
Demolition & Site Clearance				
Clear site and demolish minor structures	118	m2	30	3,540
Building Works				
GLA and Meeting Room Infill; no roof required	118	m2	2,800	330,400
Allowance for acoustic screening to plant enclosure	1	Item	20,000	20,000
External Works				
Allowance to make good paving surrounding construction zone	1	Item	10,000	10,000
Allowance for external stormwater drainage (Provisional Sum)		Note		EXCL
External Services				
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
New GLA Building - Joan Street				
Demolition & Site Clearance				
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
Building Works				
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
External Works				
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

Description	Quantity	Unit	Rate	Total
STAGE 1 - Q3 2024				*(Continued)*
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
External Services				
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)	**903**	**m2**	**3,701**	**3,342,180**
Design Contingency (10%)	10	%	3,342,180	335,000
Preliminaries (10%)	10	%	3,677,180	368,000
Margin (5%)	5	%	4,045,180	203,000
Locality Loading (0%)	0	%	4,248,180	0
Escalation to construction commencement @ (4%) PA (Considered Q3 2024)	4	%	4,248,180	213,000
Escalation during the construction period @ (4%) PA (considered at 10 months discounted for cashflow)	4	%	4,461,180	110,000
Total Estimated Construction Cost (Excluding GST)	**903**	**m2**	**5,062**	**4,571,180**
Construction Contingency (7.5%)	7.5	%	4,571,180	343,000
Professional Fees (8%)	8	%	4,914,180	394,000
CITB Levy (0.25%)	0.25	%	5,308,180	14,000
Council Planning Fees (0.1%)	0.10	%	5,322,180	6,000
FF & E (Provisional Sum)	1	Item	130,000	130,000
AV & IT (Provisional Sum)	1	Item	65,000	65,000
Temporary Classrooms / Decanting		Note		EXCL
SAPN Upgrades (Provisional Sum)	1	Item	75,000	75,000
Rounding	1	Item	1,820	1,820
Total Project Cost (Excluding GST)	**903**	**m2**	**6,202**	**5,600,000**

Description	Quantity	Unit	Rate	Total
STAGE 2 - Q4 2028				
New Admin & GLA Building - Agnes/Beadnall Street				
Demolition & Site Clearance				
Clear site and demolish minor structures; Existing Playground	878	m2	30	26,340
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
Building Works				
New Double-Storey GLA Building	1,012	m2	3,250	3,289,000
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
External Works				
Brick Unit Paving	289	m2	150	43,350
Replace existing perimeter fence; section only; Beadnall/Agnes Street	65	m	250	16,250
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
External Services				
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
New GLA Building - Frederick Street				
Demolition & Site Clearance				
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
Building Works				

Description	Quantity	Unit	Rate	Total
STAGE 2 - Q4 2028				*(Continued)*
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
External Works				
Bitumen Car Park; including wheel stops and line marking	57	m2	150	8,550
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
External Services				
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)	**2,587**	**m2**	**3,713**	**9,604,930**
Design Contingency (10%)	10	%	9,604,930	961,000
Preliminaries (10%)	10	%	10,565,930	1,057,000
Margin (5%)	5	%	11,622,930	582,000
Locality Loading (0%)	0	%	12,204,930	0
Escalation to construction commencement @ (4%) PA (Considered Q4 2028)	4	%	12,204,930	2,686,000
Escalation during the construction period @ (4%) PA (considered at 15 months discounted for cashflow)	4	%	14,890,930	497,000
Total Estimated Construction Cost (Excluding GST)	**2,587**	**m2**	**5,948**	**15,387,930**
Construction Contingency (7.5%)	7.5	%	15,387,930	1,155,000
Professional Fees (8%)	8	%	16,542,930	1,324,000
CITB Levy (0.25%)	0.25	%	17,866,930	45,000
Council Planning Fees (0.1%)	0.10	%	17,911,930	18,000
FF & E (Provisional Sum)	1	Item	380,000	380,000
AV & IT (Provisional Sum)	1	Item	195,000	195,000
Temporary Classrooms / Decanting		Note		EXCL
SAPN Upgrades (Provisional Sum)	1	Item	150,000	150,000

Description	Quantity	Unit	Rate	Total
STAGE 2 - Q4 2028				*(Continued)*
Rounding	1	Item	70	70
Total Project Cost (Excluding GST)	**2,587**	**m2**	**7,211**	**18,655,000**

Description	Quantity	Unit	Rate	Total
STAGE 3 - Q4 2031				
Demolition & Site Clearance				
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
Building Works				
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
External Works				
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
External Services				
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
Trade Sub-Total (Excluding GST)	**101**	**m2**	**3,968**	**400,770**
Design Contingency (10%)	10	%	400,770	41,000
Preliminaries (13%)	13	%	441,770	58,000
Margin (5%)	5	%	499,770	25,000
Locality Loading (0%)	0	%	524,770	0
Escalation to construction commencement @ (4%) PA (Considered Q4 2031)	4	%	524,770	179,000
Escalation during the construction period @ (4%) PA (considered at 4 months discounted for cashflow)	4	%	703,770	7,000
Total Estimated Construction Cost (Excluding GST)	**101**	**m2**	**7,037**	**710,770**
Construction Contingency (7.5%)	7.5	%	710,770	54,000
Professional Fees (8%)	8	%	764,770	62,000
CITB Levy (0.25%)	0.25	%	826,770	3,000
Council Planning Fees (0.1%)	0.10	%	829,770	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

Description	Quantity	Unit	Rate	Total
STAGE 3 - Q4 2031				*(Continued)*
Rounding	1	Item	-770	-770
Total Project Cost (Excluding GST)	**101**	**m2**	**8,218**	**830,000**

Description	Quantity	Unit	Rate	Total
STAGE 4 - Q4 2033				
Demolition & Site Clearance				
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
Building Works				
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
External Works				
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
External Services				
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)	**1,090**	**m2**	**2,281**	**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	1,328,000
Escalation during the construction period @ (4%) PA (considered at 8 months discounted for cashflow)	4	%	4,488,720	77,000
Total Estimated Construction Cost (Excluding GST)	**1,090**	**m2**	**4,189**	**4,565,720**
Construction Contingency (7.5%)	7.5	%	4,565,720	343,000
Professional Fees (8%)	8	%	4,908,720	393,000
CITB Levy (0.25%)	0.25	%	5,301,720	14,000

Description	Quantity	Unit	Rate	Total
STAGE 4 - Q4 2033				*(Continued)*
Council Planning Fees (0.1%)	0.10	%	5,315,720	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	-1,719	-1,719
Total Project Cost (Excluding GST)	**1,090**	**m2**	**5,064**	**5,520,000**

Description	Quantity	Unit	Rate	Total
STAGE 5 - Q3 2035				
Demolition & Site Clearance				
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
External Works				
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
External Services				
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	1,092,000
Escalation during the construction period @ (4%) PA (considered at 6 months discounted for cashflow)	4	%	3,320,500	45,000
Total Estimated Construction Cost (Excluding GST)	**2,025**	**m2**	**1,662**	**3,365,500**
Construction Contingency (7.5%)	7.5	%	3,365,500	253,000
Professional Fees (8%)	8	%	3,618,500	290,000
CITB Levy (0.25%)	0.25	%	3,908,500	10,000
Council Planning Fees (0.1%)	0.10	%	3,918,500	4,000

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	2,500	2,500
Total Project Cost (Excluding GST)	**2,025**	**m2**	**1,938**	**3,925,000**

Description	Quantity	Unit	Rate	Total
Frederick Street Car Park - Q4 2028				
Demolition & Site Clearance				
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
External Works				
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
External Services				
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

Swanbury Penglase

Our Lady of Grace School

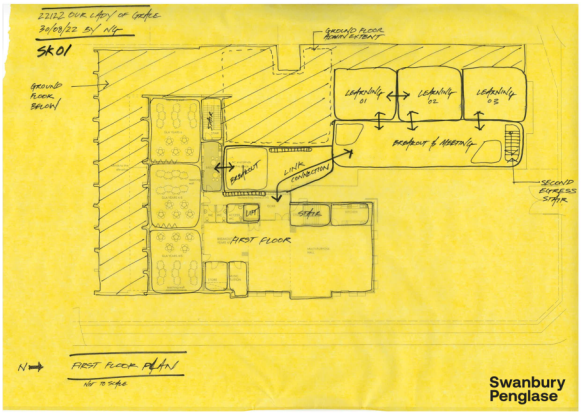
Development Review Report in relation to Existing Parish

Swanbury Penglase

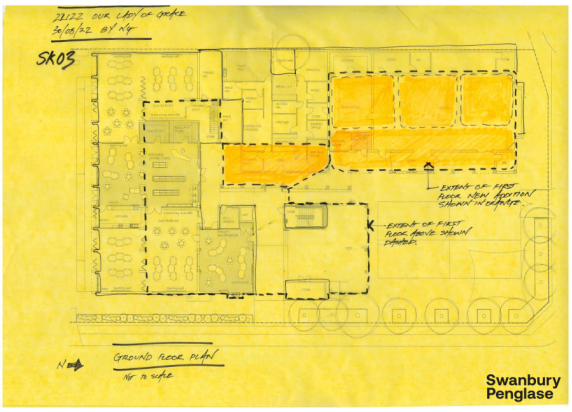
Job No: 22122 Date: 12/09/22

OPTION A: Development over entire extent of Parish

SK01: First Floor Plan / SK03: Ground Floor Plan



First Floor Plan (SK01)



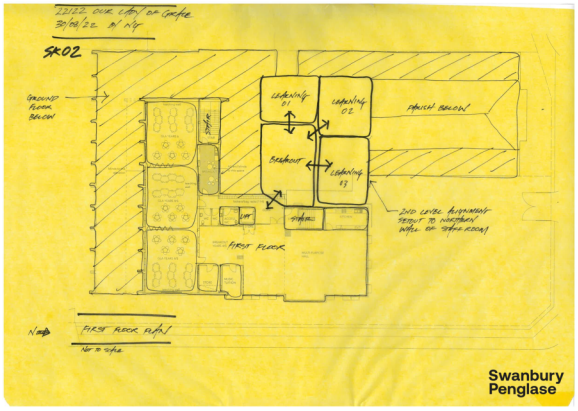
Ground Floor Plan (SK04)

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: - 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.

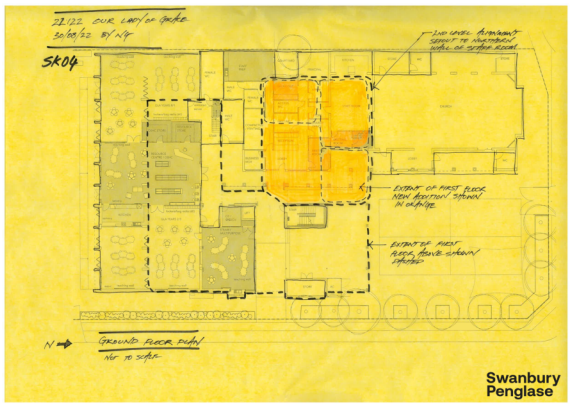
Provides a “L” shape learning arrangement to the school	Linkage below would potentially create more “dark” area on ground level.
Possibly eliminate current Parish Roof issue.	Existing Parish floors, ceiling and internal walls would need additional works.
Less disruptive for the school and its students 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)



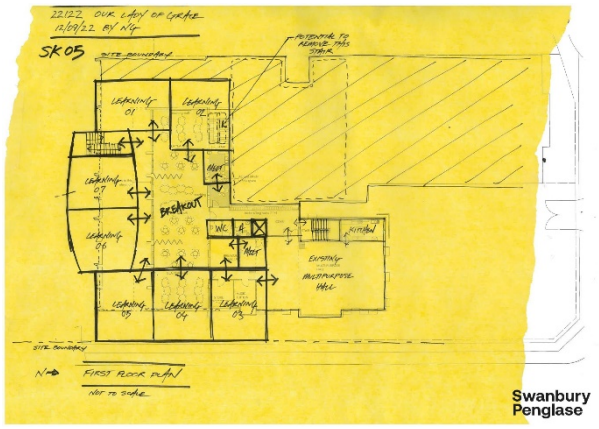
Ground Floor Plan (SK04)

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.

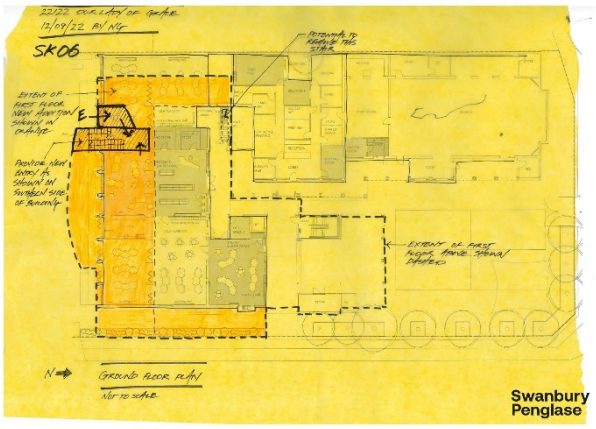
Potential for no additional exit stairs.	Possibly restricts future growth (if ever required)
Brings learning to a more central “heart” of the school.	Void area between the existing southern end of the school and the new upper build possibly creates “unusable space”
Provides more consistent daylight to 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 l 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 – 5,500m²*	*The building fire compartment is approximately 2,395m² – 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 – this room is required to be fire rated.*
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.*	*Required to comply*
E1.3	*Fire Hydrants*	*Required if floor area is over 500m²*	*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 500m² to serve any areas not considered as a classroom or associated corridor.*	*Building appears to have fire hose reels currently.* *Unsure if existing installation is compliant to AS2441.* *New extension likely to not require fire hose reels.*
E1.5	*Sprinklers*	*Not required.*	*-*
E1.6	*Portable Fire Extinguishers*	*Required*	*Required to comply*

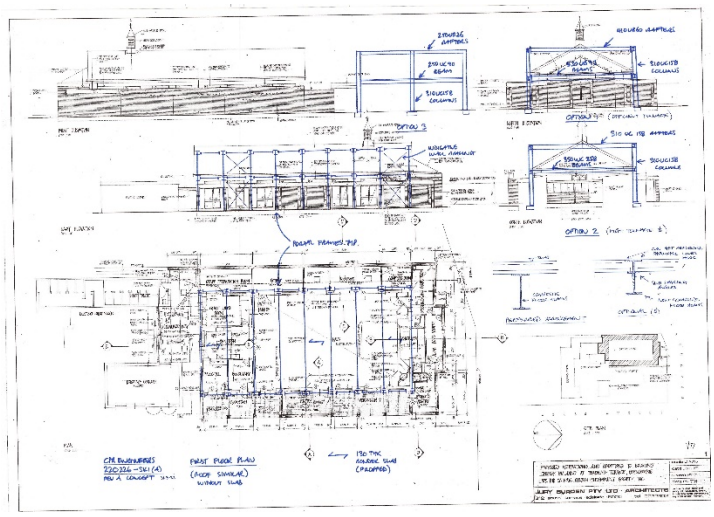
BCA Clauses Considered		***BCA Requirement/ Description***	***Compliance Comment***
E2.2	*Smoke Hazard Management*	*Smoke detection and alarm system is not required generally for a 9b school building. However, 9b public hall or exhibition hall etc will require A/C shutdown on fire alarm.*	*Not required pending certifier review of public hall or exhibition hall use of the building.*
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 1,000m2.*	*Not required pending certifier review of public hall or exhibition hall use of the building.*

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 NG

SK01

GROUND FLOOR BELOW

GROUND FLOOR ADMIN EXTENT

LEARNING 01

LEARNING 02

LEARNING 03

BREAKOUT & MEETING

SECOND EGRESS STAIR

LINK CONNECTION

BREAKOUT

AC and blinds to this space

blinds to this elevation

teaching wall

GLA YEARS 6

STAIR

GLA YEARS 4/5

lockers/bag racks (114)

CORR

WC

WC

ACCESS WC

LIFT

STAIR

KITCHEN

BREAKOUT YEARS 4/5

FIRST FLOOR

MULTI PURPOSE HALL

STORE

MUSIC TUITION

GLA YEARS 4/5

teaching wall

N

FIRST FLOOR PLAN

NOT TO SCALE

Swanbury Penglase

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

SK02

GROUND FLOOR BELOW

teaching wall

GLA YEARS 6

STAIR

blinds to this elevation

BREAKOUT

AC and blinds to this space

teaching wall

GLA YEARS 4/5

lockers/bag racks (114)

WC

WC

ACCESS WC

LIFT

STORE

BREAKOUT YEARS 4/5

FIRST FLOOR

GLA YEARS 4/5

STORE

MUSIC TUITION

teaching wall

LEARNING 01

LEARNING 02

PARISH BELOW

BREAKOUT

LEARNING 03

STAIR

KITCHEN

MULTI PURPOSE HALL

2ND LEVEL ALIGNMENT SETOUT TO NORTHERN WALL OF STAFF ROOM

N

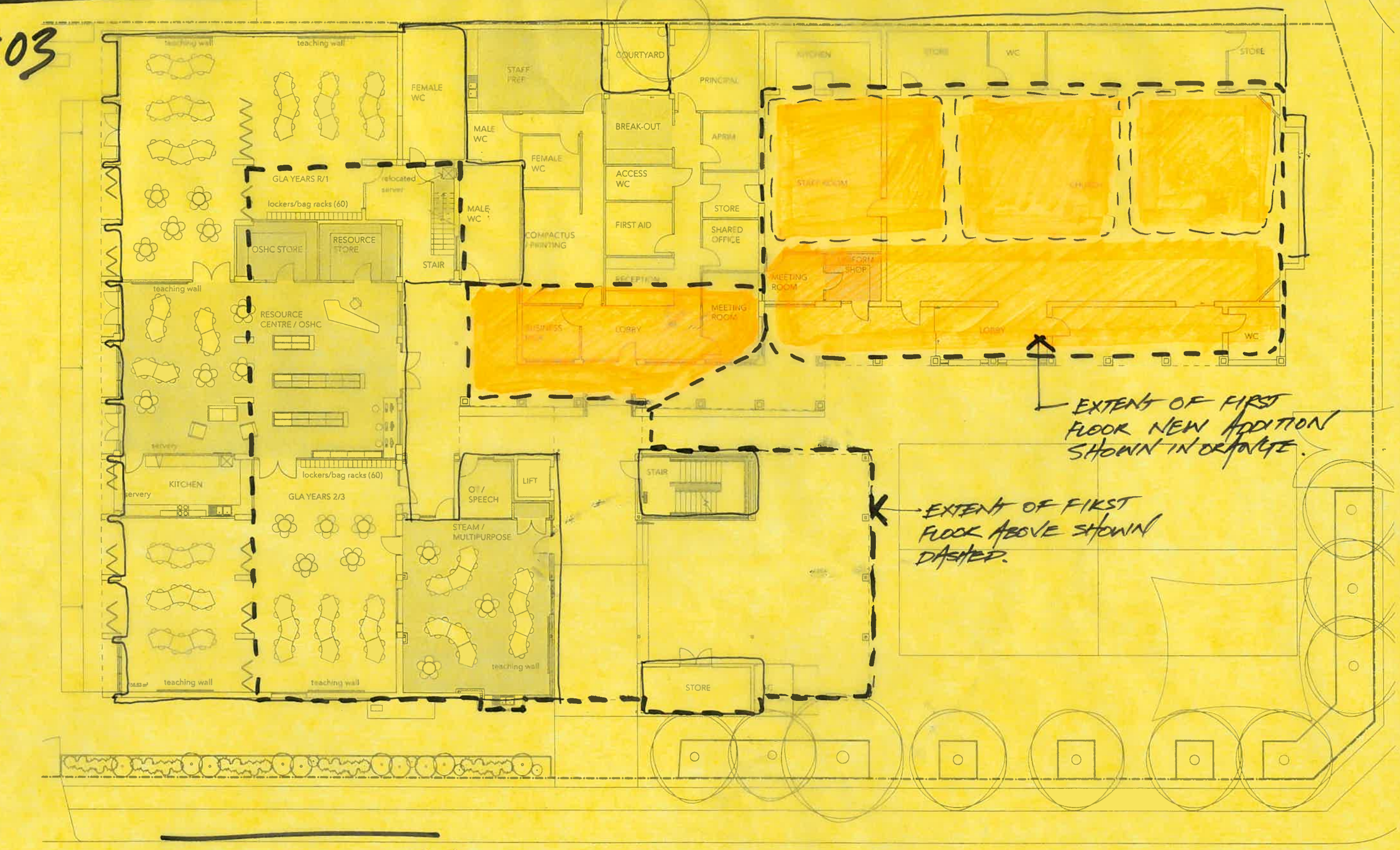
FIRST FLOOR PLAN

NOT TO SCALE

Swanbury Penglase

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

SK03



N

GROUND FLOOR PLAN

NOT TO SCALE

Swanbury Penglase

22:122 OUR LADY OF GRACE
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

teaching wall
GLA YEARS R/1
lockers/bag racks (60)
OSHC STORE
RESOURCE STORE
relocated server
FEMALE WC
STAFF PREP
MALE WC
FEMALE WC
MALE WC
STAIR
COMPACTUS / PRINTING
COURTYARD
PRINCIPAL
KITCHEN
STORE
WC
STORE
BREAKOUT
ACCESS WC
FIRST AID
STAFF ROOM
SHARED OFFICE
UNIFORM SHOP
MEETING ROOM
RECEPTION
LOBBY
BUSINESS MGR
MEETING ROOM
CHURCH
LOBBY
WC
RESOURCE CENTRE / OSHC
servery
KITCHEN
servery
lockers/bag racks (60)
GLA YEARS 2/3
OT / SPEECH
LIFT
STEAM / MULTIPURPOSE
STAIR
teaching wall
teaching wall
teaching wall
STORE
AC

N

GROUND FLOOR PLAN

NOT TO SCALE

Swanbury Penglase

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

SK05

SITE BOUNDARY

POTENTIAL TO REMOVE THIS STAIR

LEARNING 01

LEARNING 02

teaching wall

GLA YEARS 1/2

STAIR

MEET

AC and blinds to this space

LEARNING 07

as to this elevation

teaching

BREAKOUT

GLA YEARS 4/5

lockers/bag racks (114)

CORR

WC

STAIR

KITCHEN

LEARNING 06

MEET

BREAKOUT GLA YEARS 4/5

EXISTING MULTI PURPOSE HALL

MULTIPURPOSE HALL

GLA YEARS 3

STORE

MUSIC TUITION

LEARNING 05

LEARNING 04

LEARNING 03

SITE BOUNDARY

N

FIRST FLOOR PLAN

NOT TO SCALE

Swanbury Penglase

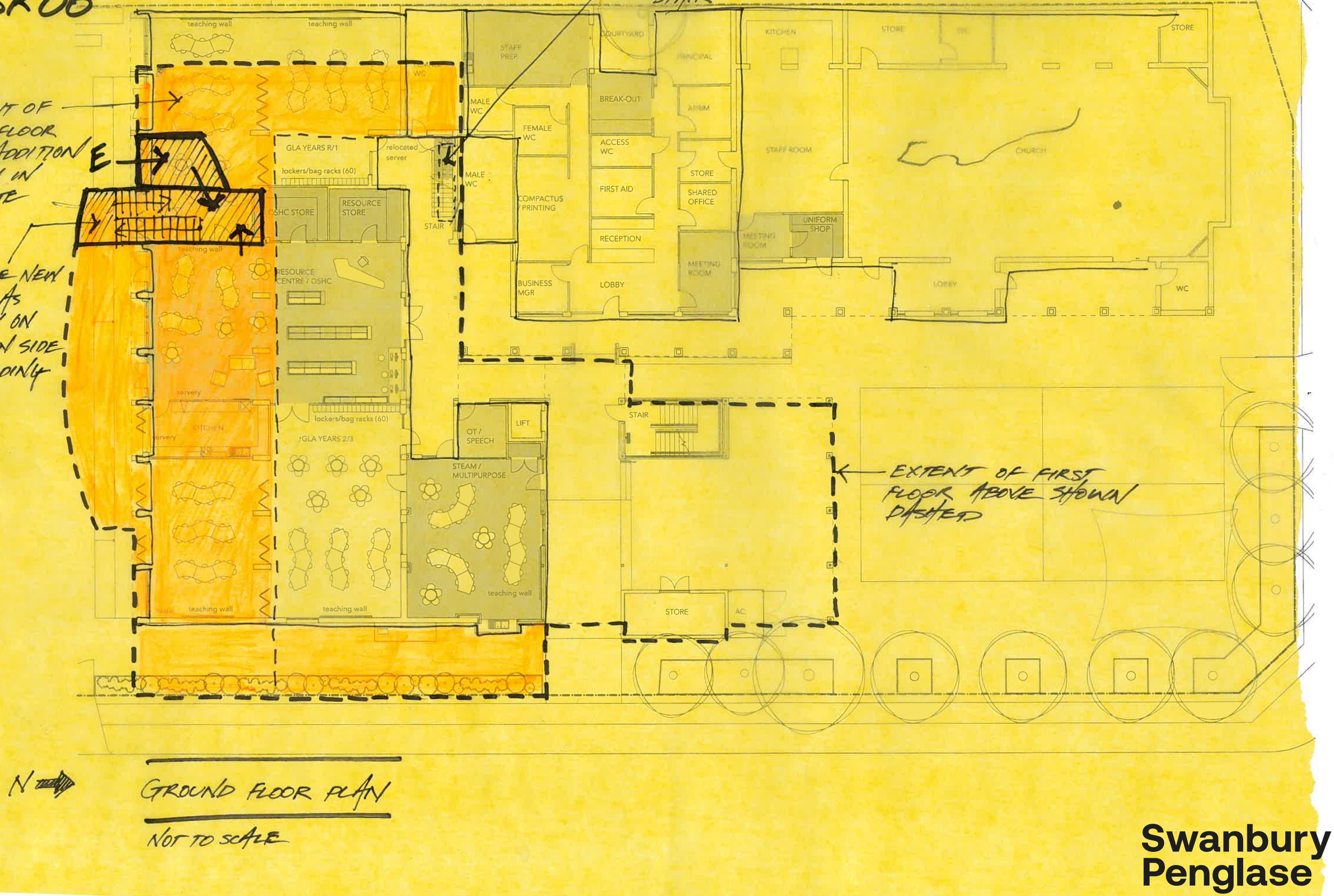
22122 OUR LADY OF GRACE
12/09/22 BY NG

SK06

POTENTIAL TO REMOVE THIS STAIR

EXTENT OF FIRST FLOOR NEW ADDITION SHOWN IN ORANGE

PROVIDE NEW ENTRY AS SHOWN ON SOUTHERN SIDE OF BUILDING



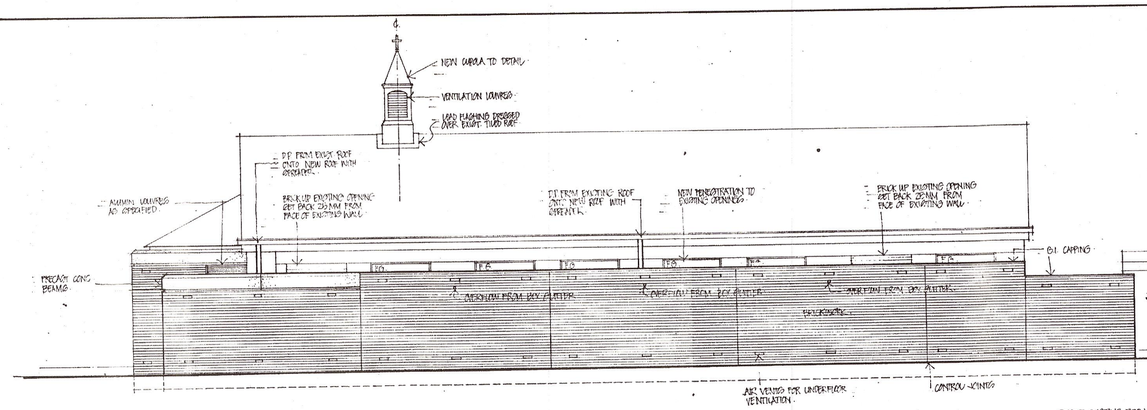
EXTENT OF FIRST FLOOR ABOVE SHOWN DASHED

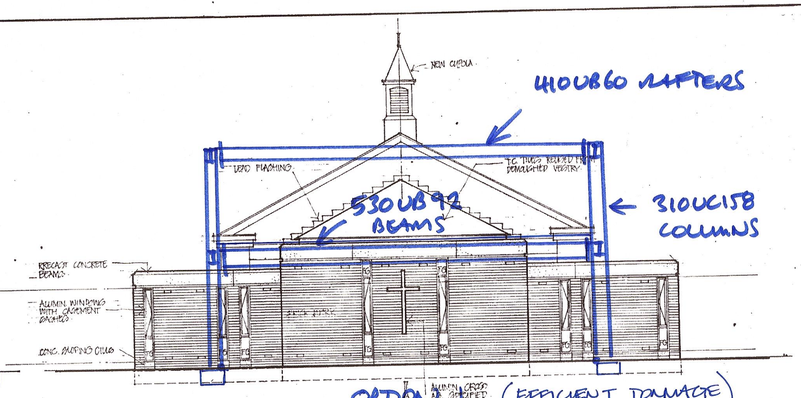
N

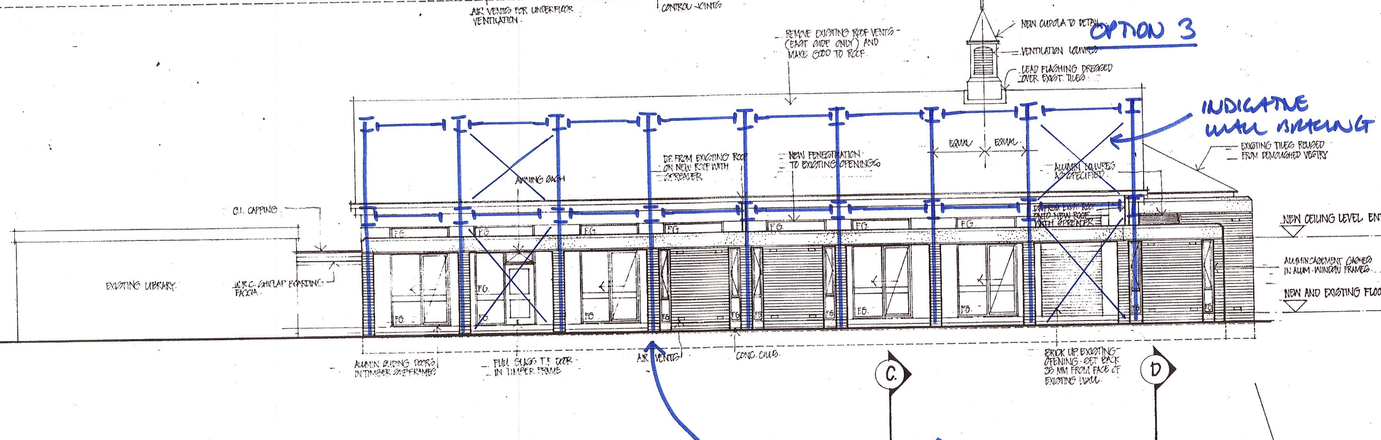
GROUND FLOOR PLAN

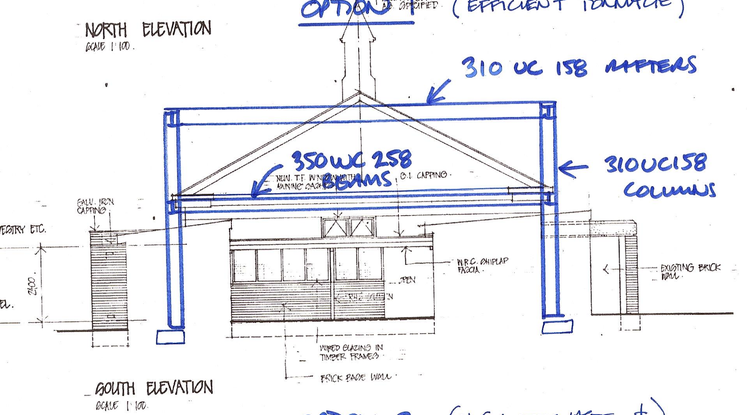
NOT TO SCALE

Swanbury Penglase



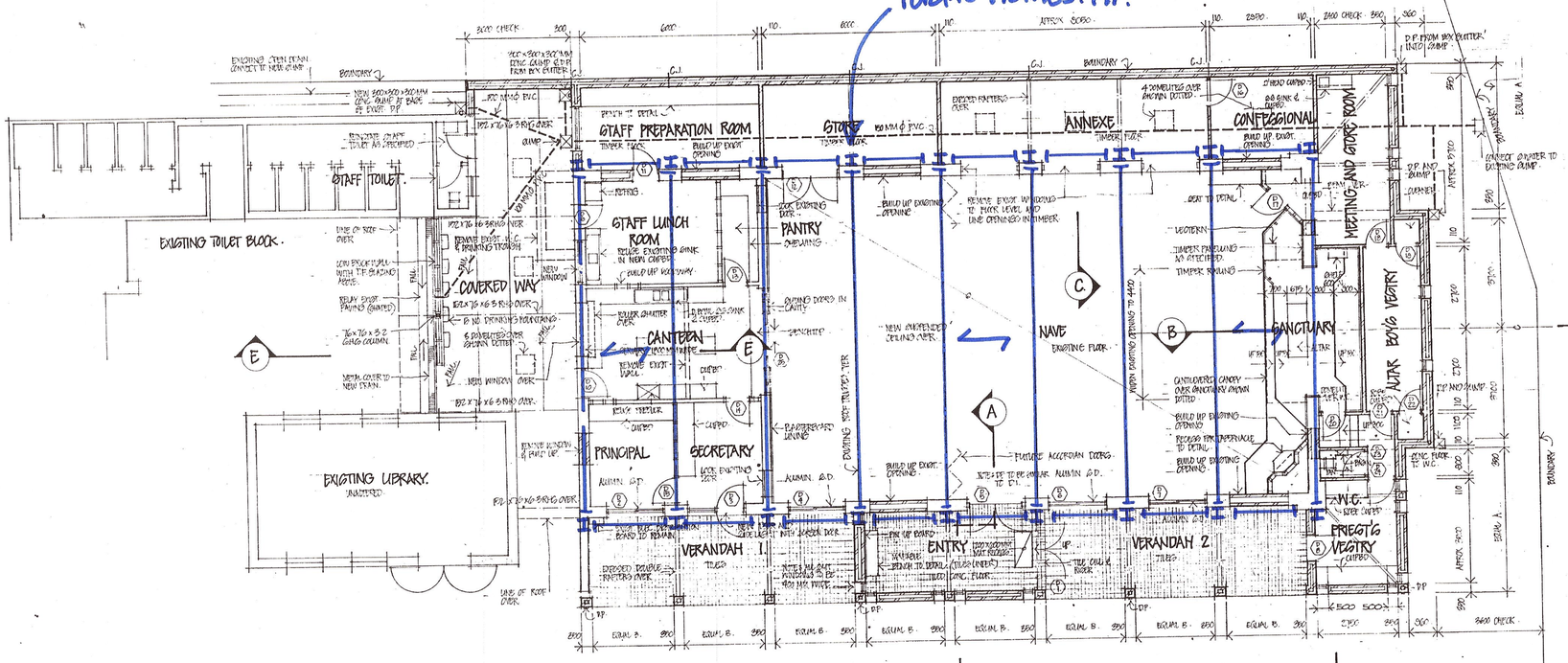


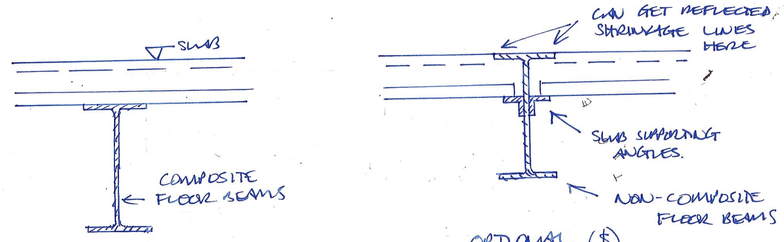


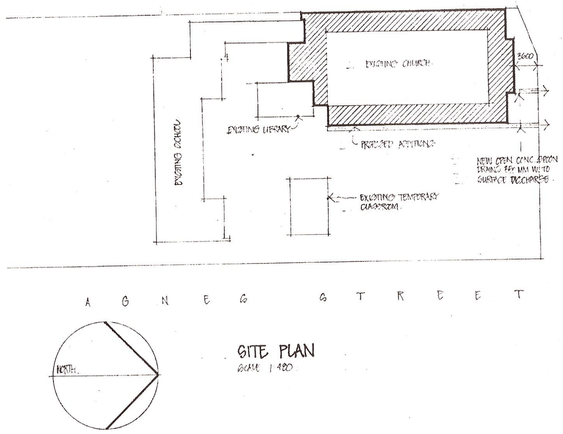


OPTION 3

OPTION 2 (HIGH TONNAGE $)







CPR ENGINEERS
220226-SK1 (A)
REV 1 CONCEPT 31.8.22

FIRST FLOOR PLAN
(ROOF SIMILAR)
WITHOUT SLABS

A ⟷ D 130 THK BONDEK SLAB (PROPPED)

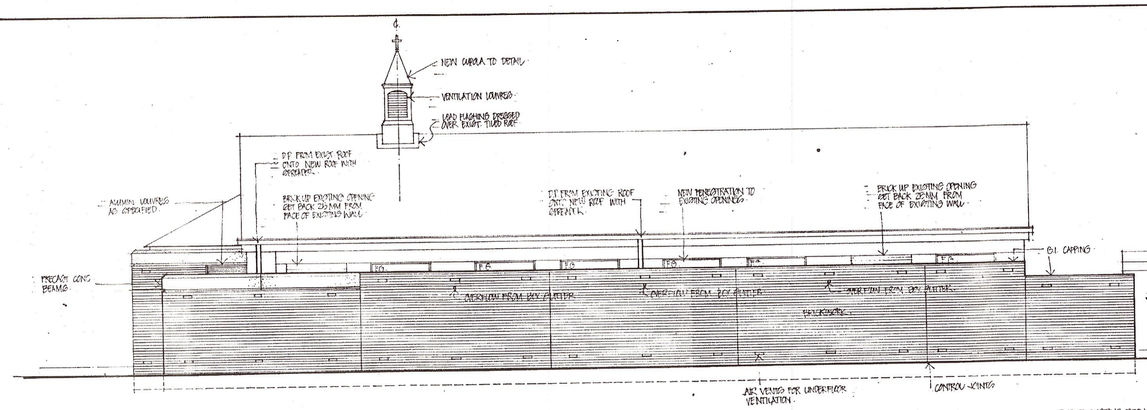
1/77

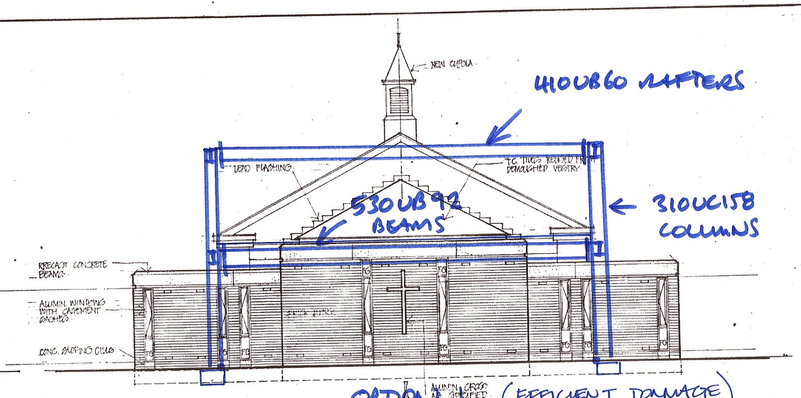
1

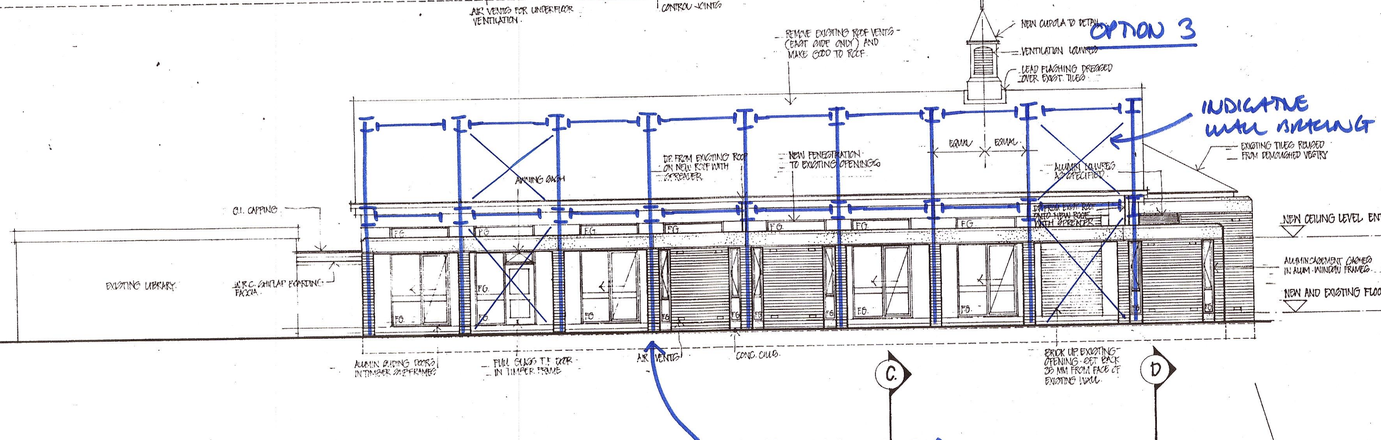
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING CHURCH BUILDING AT BEADNALL TERRACE, GLENGOWRIE FOR THE CATHOLIC CHURCH ENDOWMENT SOCIETY INC.

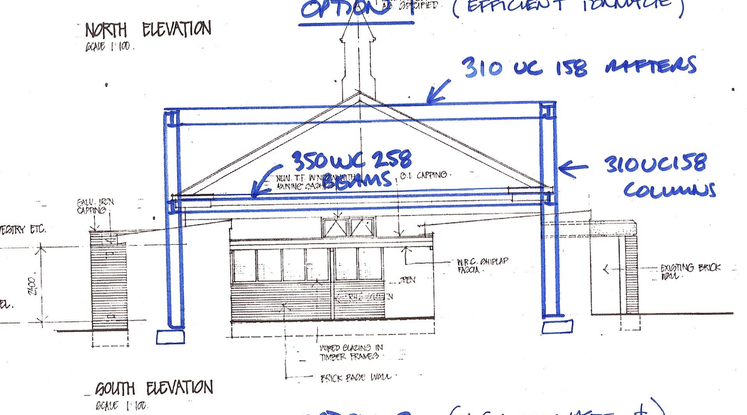
scale AS SHOWN
date SEPT. 1977
drawn EVERETT
dwg no 7714-1

JURY BURDEN PTY LTD · ARCHITECTS
312 south terrace adelaide 5000 tel 2232902









OPTION 3

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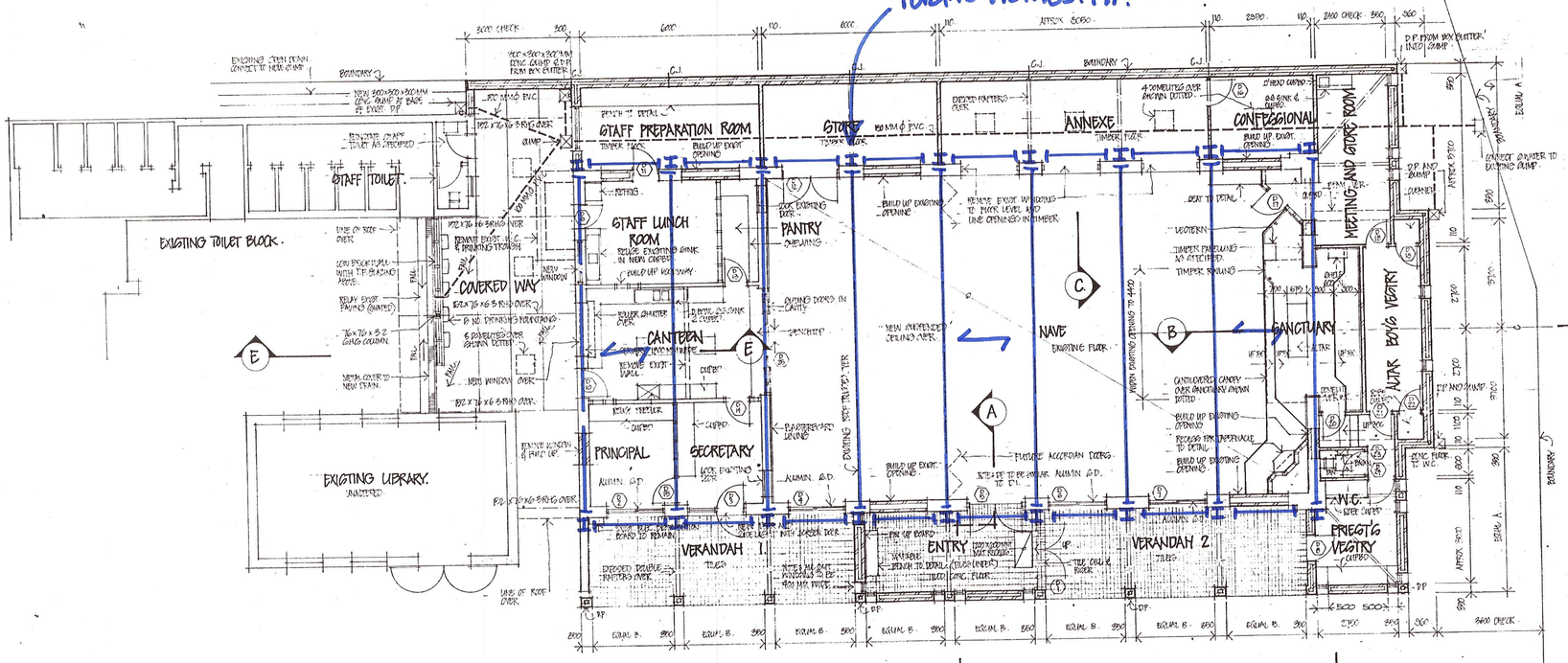

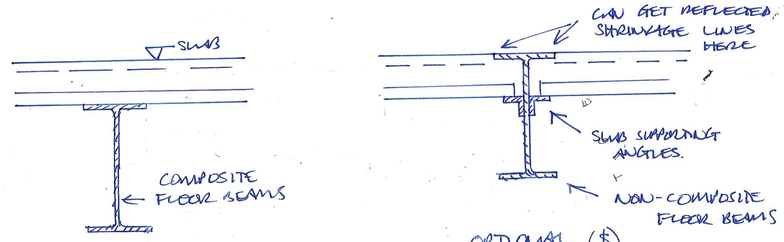

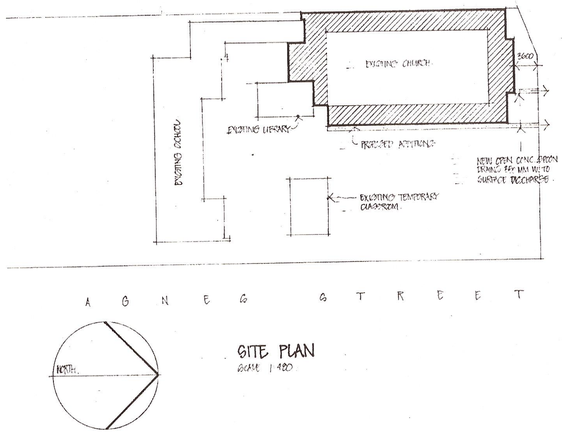

CPR ENGINEERS
220226-SK1 (A)
REV 1 CONCEPT 31.8.22

FIRST FLOOR PLAN
(ROOF SIMILAR)
WITHOUT SLABS

A ⟷ D 130 THK BONDEK SLAB (PROPPED)

1/77

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PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING CHURCH BUILDING AT BEADNALL TERRACE, GLENGOWRIE FOR THE CATHOLIC CHURCH ENDOWMENT SOCIETY INC.

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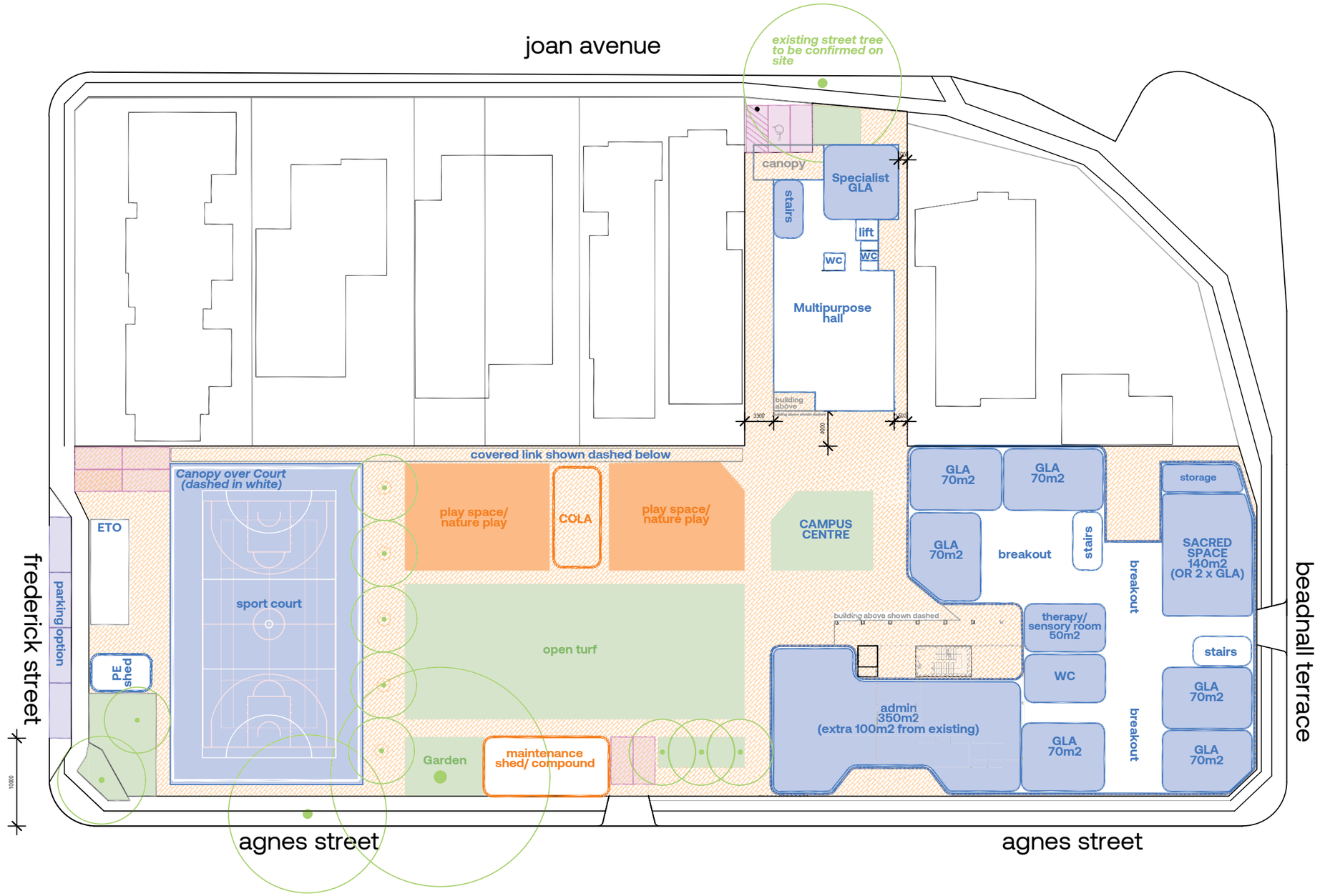
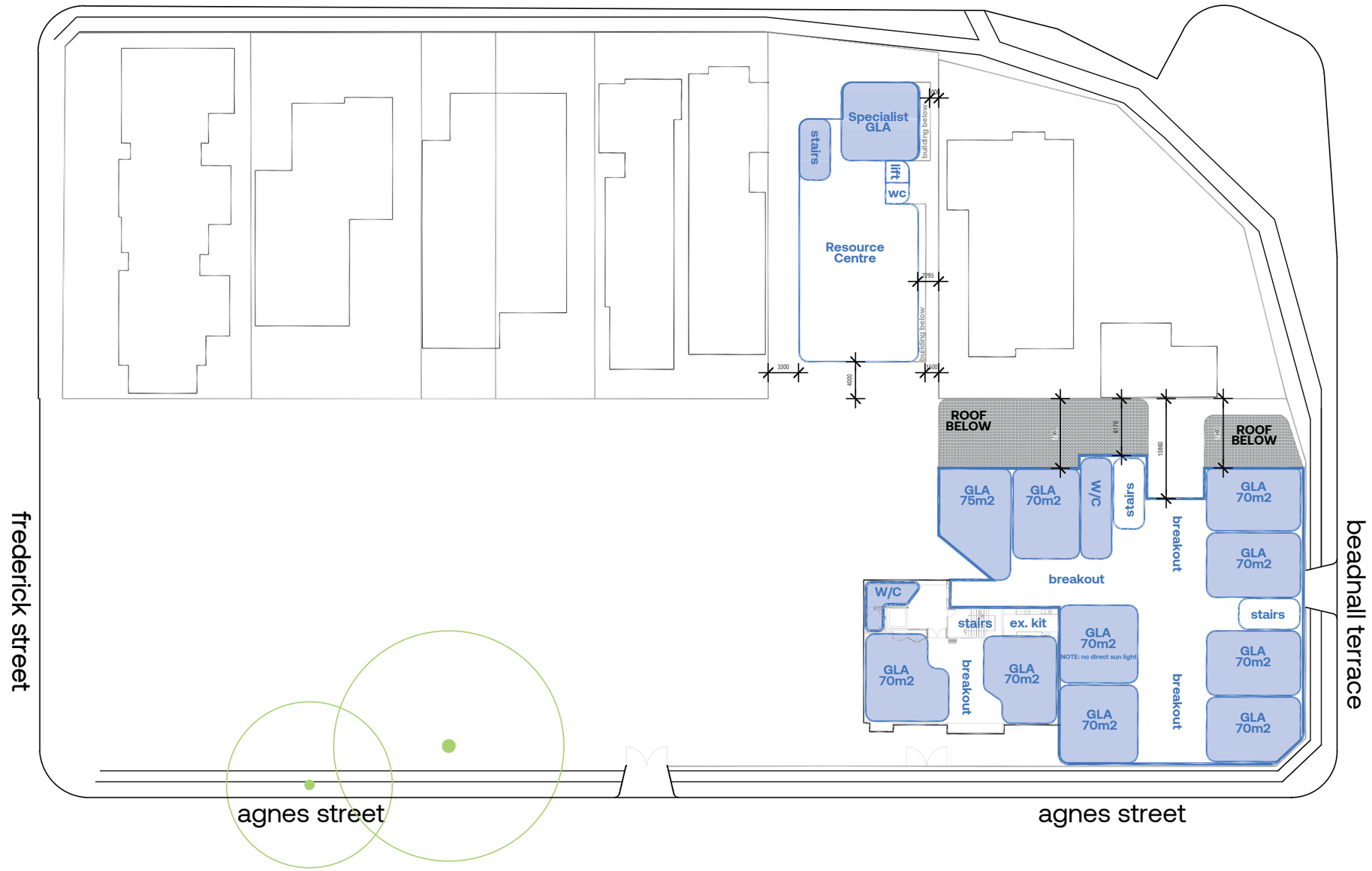


GLA TOTAL 18

Master Plan SK111

Ground Floor



Master Plan SK112

First Floor

Appendix C
Workshops Outcomes

Swanbury
Penglase

Student Workshop Meeting Notes

Swanbury Penglase

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
- Hamock buckets

Parents & Parish Workshop Meeting Notes

Swanbury Penglase

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

Swanbury Penglase

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

Swanbury Penglase

Nick Grbin

From: Stewart Hocking <StewartH@masterplan.com.au>
Sent: Wednesday, 10 May 2023 11:01 AM
To: Nick Grbin; Chris Bentick
Cc: Moore, Monica (CESA); Marguerite Bartolo
Subject: RE: OLOG | Masterplan | Council Parking Requirements

Hi Nick

I am supportive of providing six (6) spaces on the school site and an additional four (4) spaces within the Frederick Street Council verge. This is provided with sufficient Planning merits to warrant approval.

However, I agree with Chris that the proposal is not without risk (in my view some risk) of refusal.

The application is required to be publicly notified, and should negative representations be received, the decision will be delegated to Council's Assessment Panel. Michael Davis was appointed the Panel's Presiding Member approximately 12 months ago. In our experience, he has had a strong influence in Panel decisions and is considerate of representers concerns. Should the application receive negative representations from neighbouring properties regarding car parking, there is (some) risk that the Presiding Member (and Panel) will not support the proposal. However, should the decision be delegated to staff without receiving negative representations, in my view that risk is notably reduced.

If CESA is comfortable with the relevant risk outlined, I recommend pursuing with the current proposal while also having a contingency (Plan B) in mind with four (4) additional onsite car parking spaces.

I trust that is of assistance. Happy to discuss further as required.

Kind Regards

Stewart Hocking
0418 853 601

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

SA | NT | QLD
33 Carrington Street
Adelaide SA 5000

P: 08 8193 5600

Website | Facebook | LinkedIn

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

CIRQA

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

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@
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

CIRQA

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

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
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,

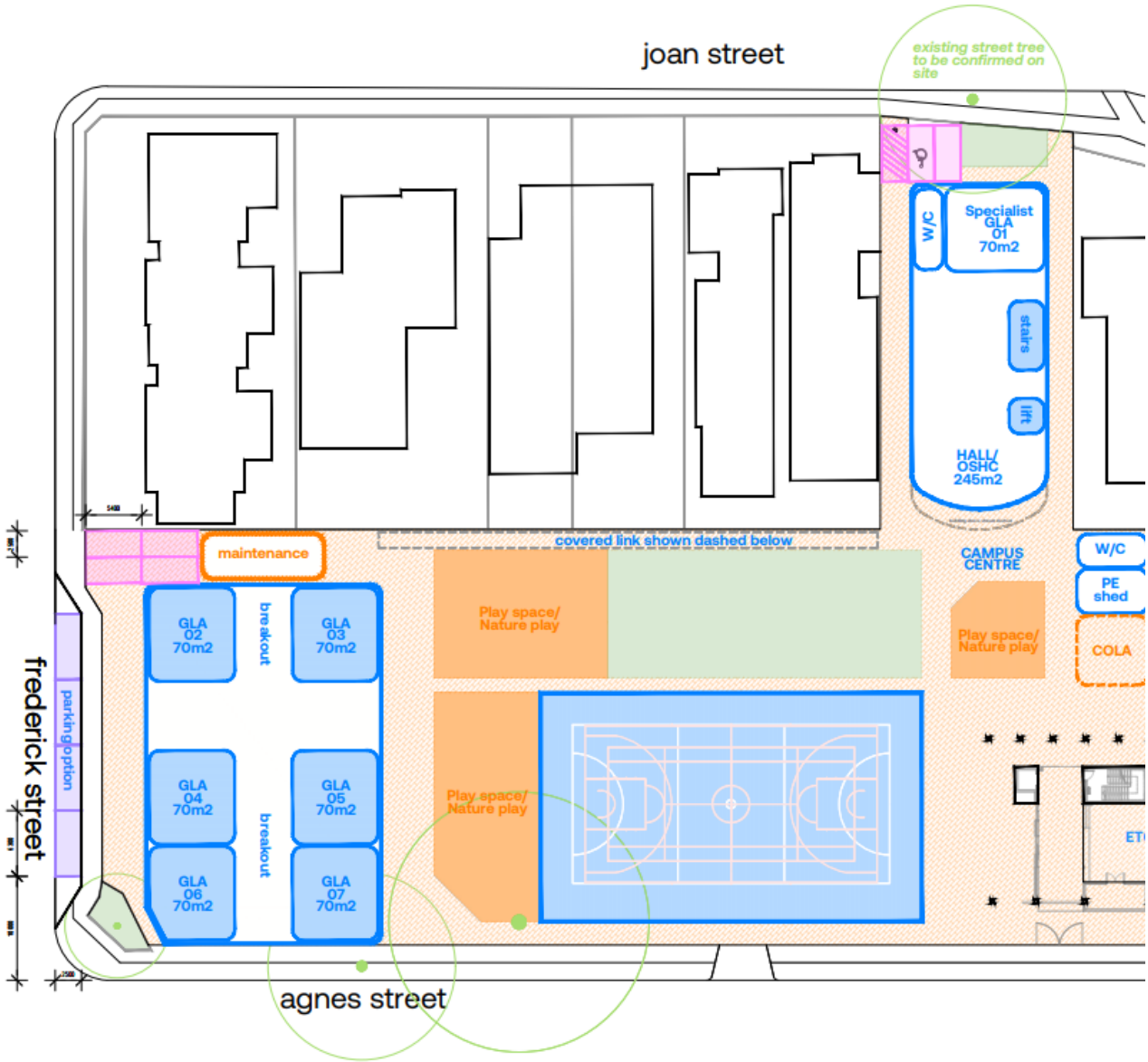
Currently, the Masterplan has considered the parking as outlined in the PDF attached.
We believe this approach will satisfy Council's current requirements, allowing the masterplan to have a level of confidence going forward.

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

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

TRAFFIC AND PARKING REPORT

CIRQA™

DISCLAIMER

DOCUMENT CONTROL

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
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PO Box 144, Glenside SA 5065
150 Halifax Street, Adelaide SA 5000
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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 is 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.

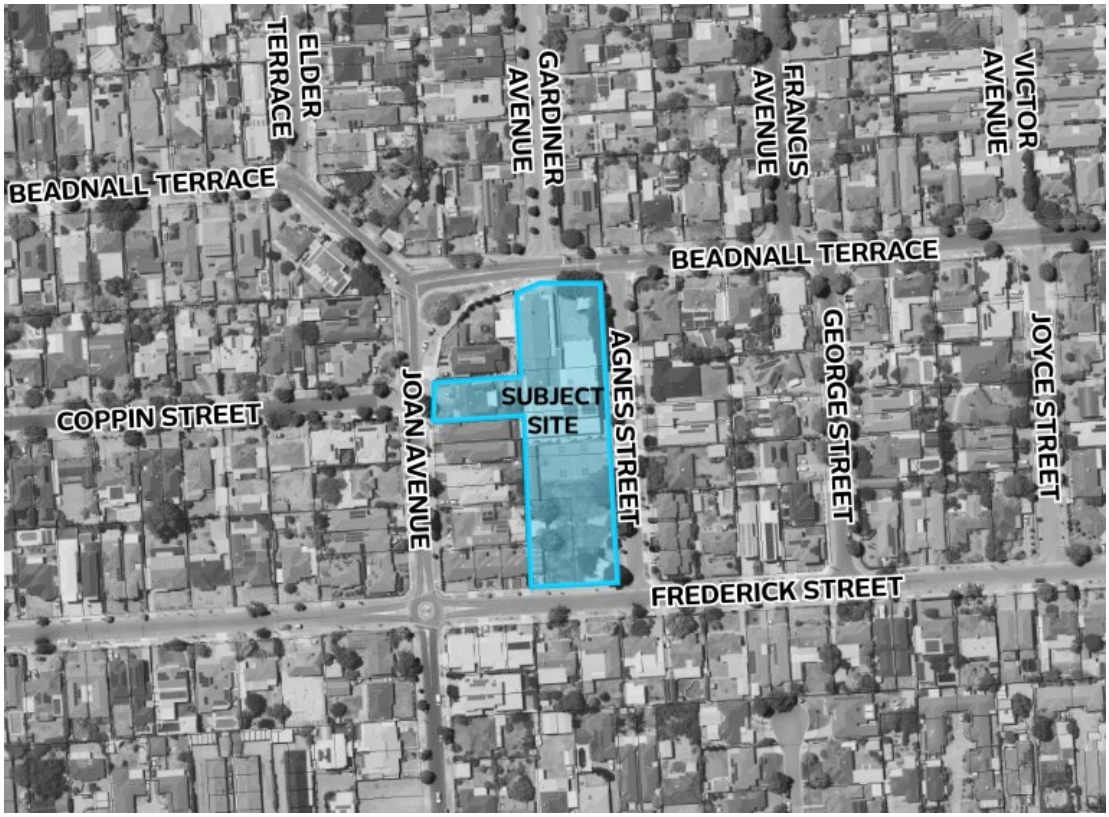


Figure 1 – Location of the subject site with respect to the adjacent road network

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

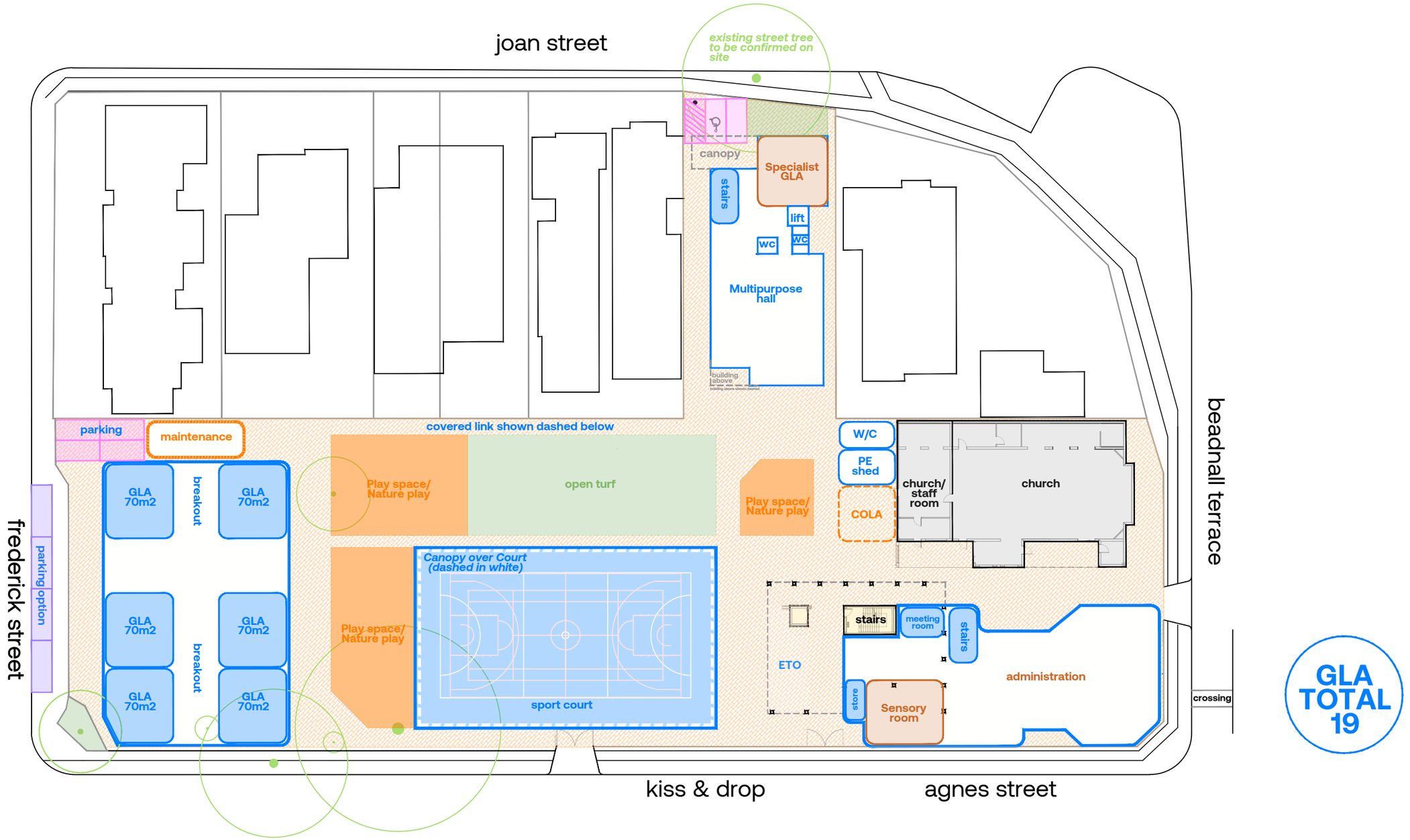
The Master Plan for Our Lady of Grace School proposes the staged demolition of existing infrastructure and construction of new administration, learning and play areas on the subject site, which will accommodate an additional 135 student places and an additional 6 FTE staff.

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



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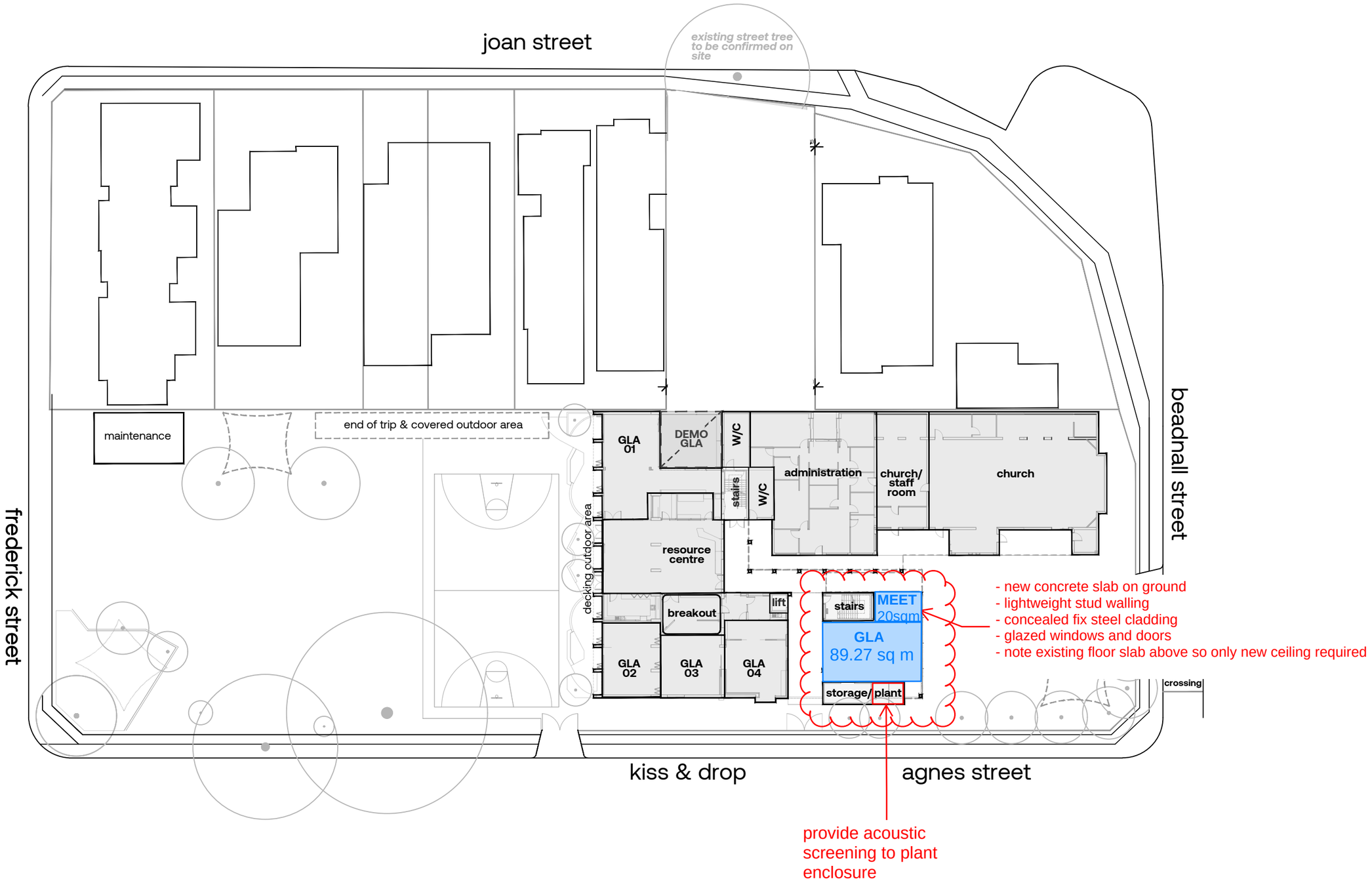
Masterplan | Ground floor SK92

Appendix E
Early Works Option

Swanbury Penglase



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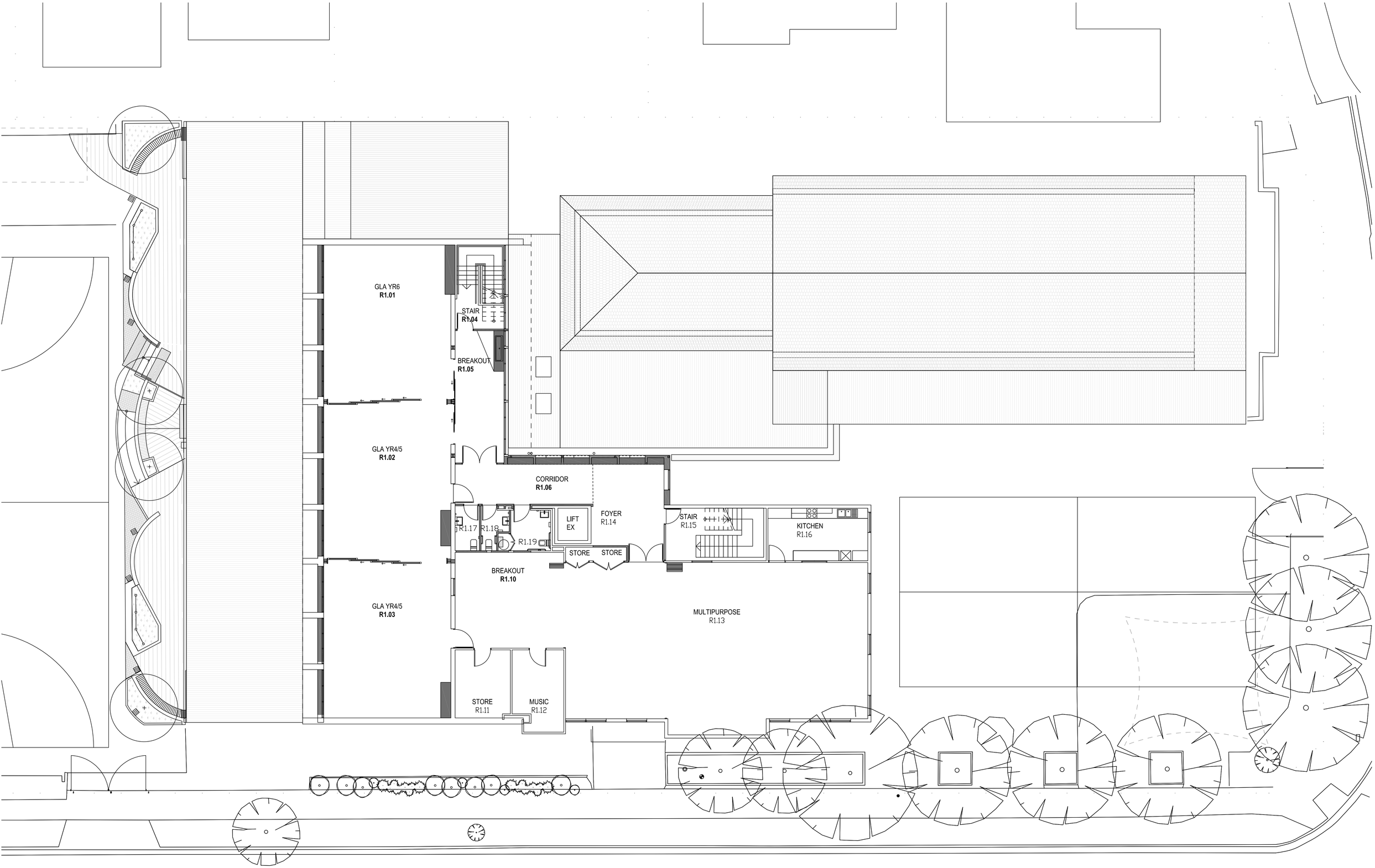
EARLY WORKS OPTION - NEW GLA/MEETING ROOM TO EXISTING UNDERCROFT

Appendix F
Existing Drawings

Swanbury
Penglase



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165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099

OUR LADY OF GRACE SCHOOL
STAGES 1-3

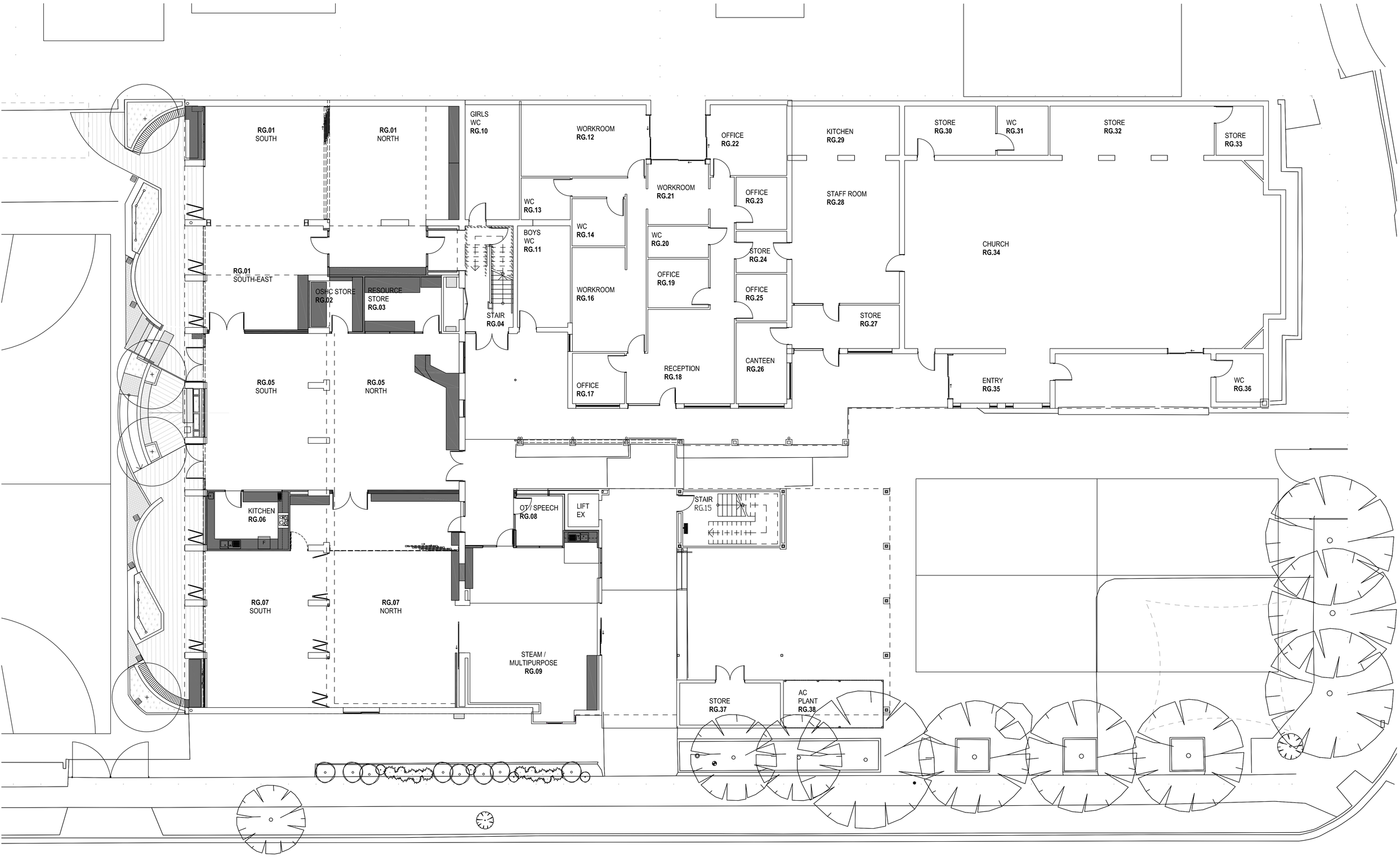
38 BEADNALL TERRACE GLENGOWRIE SA 5044 AUSTRALIA

FIRST FLOOR

Scale 1:100 @ A1

Drawing By: GB
Checked By: GB
Project No/Drawing No.: 18545 - A113
Date: 31/8/2022
Revision:

Plot Date: 31/8/2022 /Volumes/PPA Data/JOB FILES/18545 Our Lady of Grace School Stage 1-3/18545 Drawings/CAD Files/Model/STAGE 2/18545 OLOG Stage R24.pln



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165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099

Plot Date: 31/8/2022 /Volumes/PPA Data/JOB FILES/18545 Our Lady of Grace School Stage 1-3/18545 Drawings/CAD Files/Model/STAGE 2/18545 OLOG Stage R24.pln

OUR LADY OF GRACE SCHOOL
STAGES 1-3

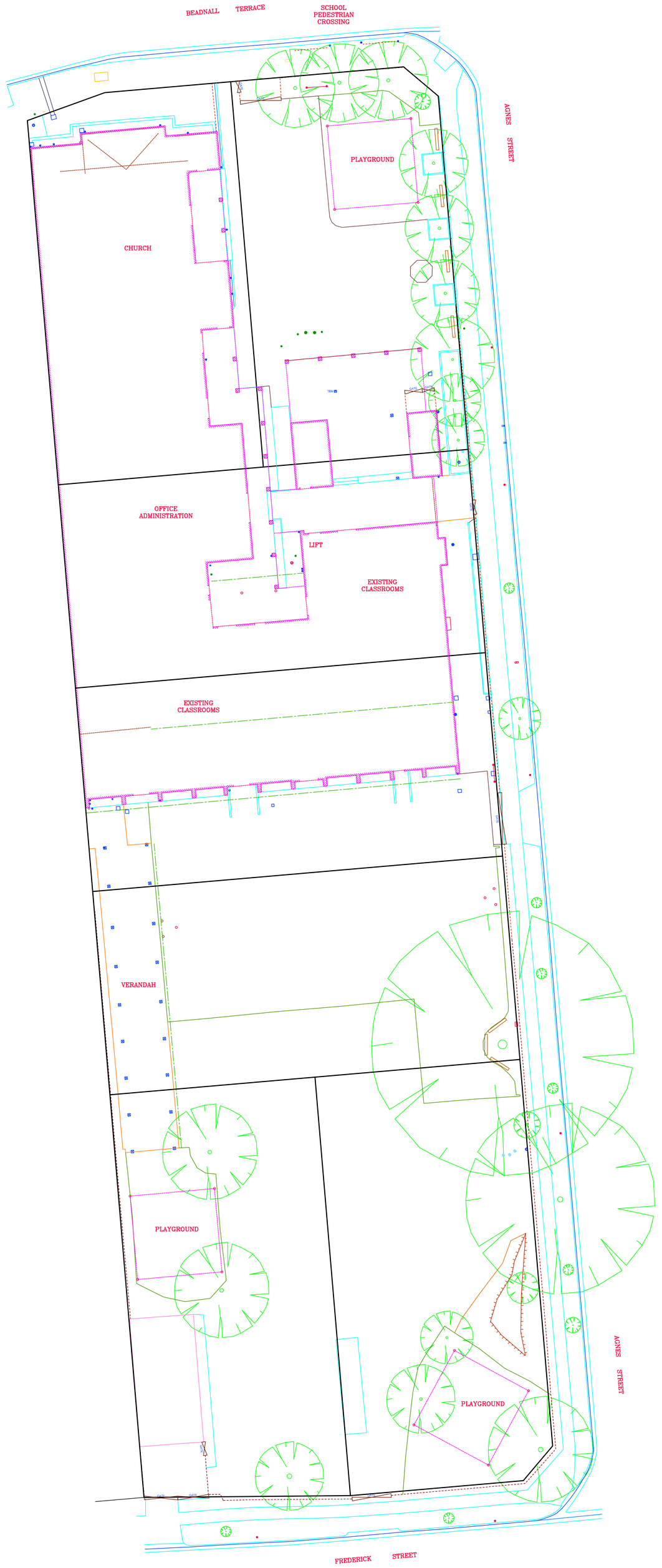
38 BEADNALL TERRACE GLENGOWRIE SA 5044 AUSTRALIA

GROUND FLOOR

Scale 1:100 @ A1

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

N



lock

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

Our Lady of Grace
Glengowrie, SA

Swanbury Penglase

August 2023