



Our Ref: 15177

16th September 2016

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms McNally

Rouse Hill Anglican College - Request for Secretary's Environmental Assessment Requirements

We are writing on behalf of the Anglican Schools Corporation the proponent for the redevelopment of Rouse Hill Anglican College. The proposed works involved the construction of New Junior School and Senior School redevelopment, parking and central learning area, library and multi-purpose hall.

As the proposed development comprises an educational establishment and has a Capital Investment Value (CIV) in excess of \$30 million it would be State Significant Development (SSD) for the purposes of the Environmental Planning and Assessment Act 1979 (EP&A Acts).

The purpose of this correspondence is to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support the request for the SEARs this letter provides an overview of the project, with background work undertaken to date, review of statutory context and overview of environmental and planning issues relevant to the proposal.

1. The Subject Site and Location

Rouse Hill Anglican College is located on land fronting Worcester Road, Rouse Hill. The subject property is located between Worcester Road, Rouse Road and Cudgegong Road, Rouse Hill. (see **Figure 1 - Location** and **Figure 2 - The Site**). The additional land parcel adjoining to the north of the existing school in Worcester Road (Lot 14 DP 1120290) forms part of the larger school owned site and is proposed to be developed for the newly expanded Junior School development.

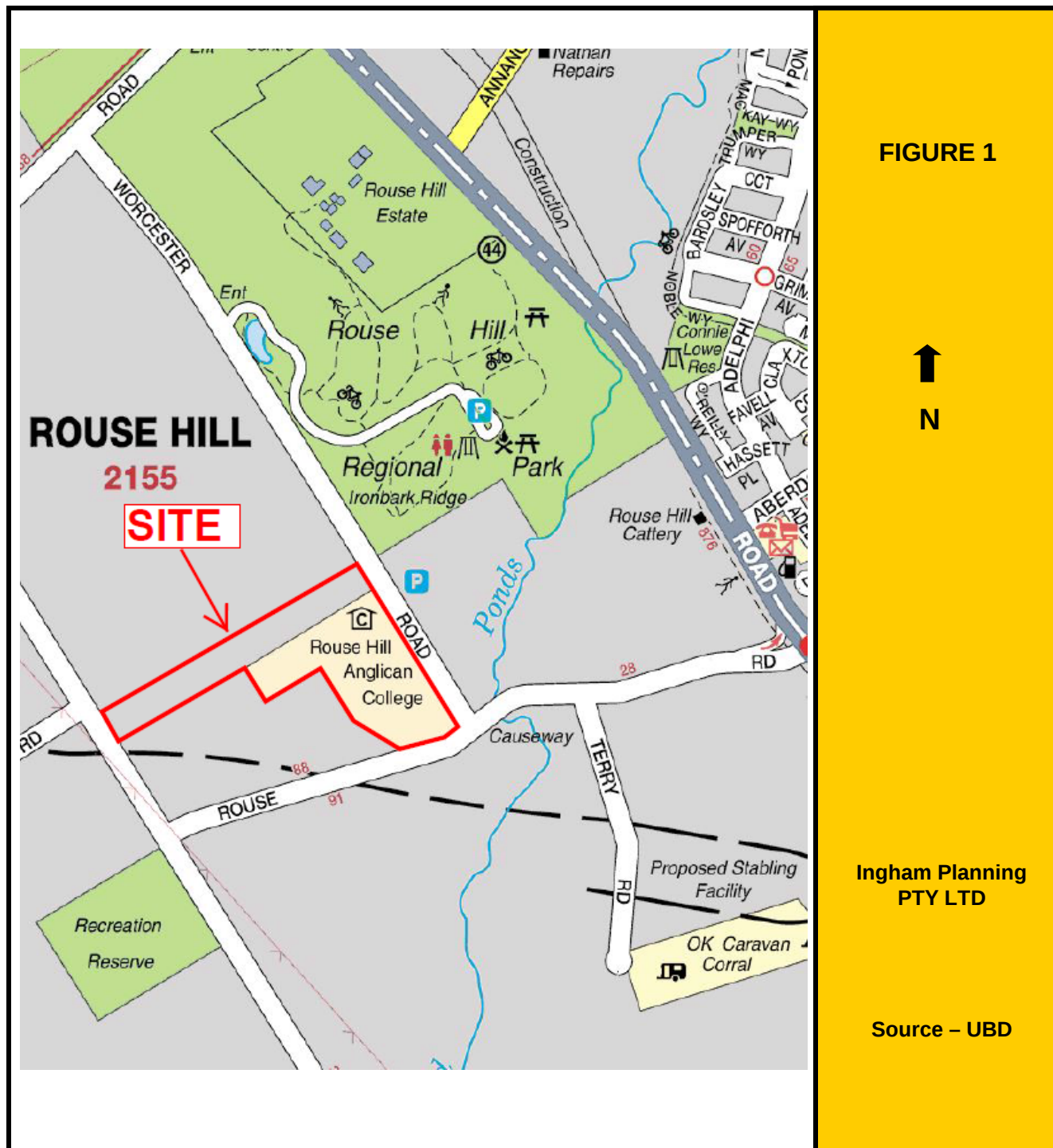
The land, to which this development relates, is known as Lot 1 DP 1083199 and Lot 113 DP 208203 Cudgegong Road (existing school lot) and Lot 14 DP 1120290 known as 37 Worcester Road, Rouse Hill.

The subject property is a large parcel of land occupying a total area of 9.413 hectares. This includes the existing school site being 7.39 hectares and the new school owned parcel (ie. Lot 14) to the north being 2.023 hectares.

Urban and Regional Planning, Environmental Planning and Statutory Planning
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Location



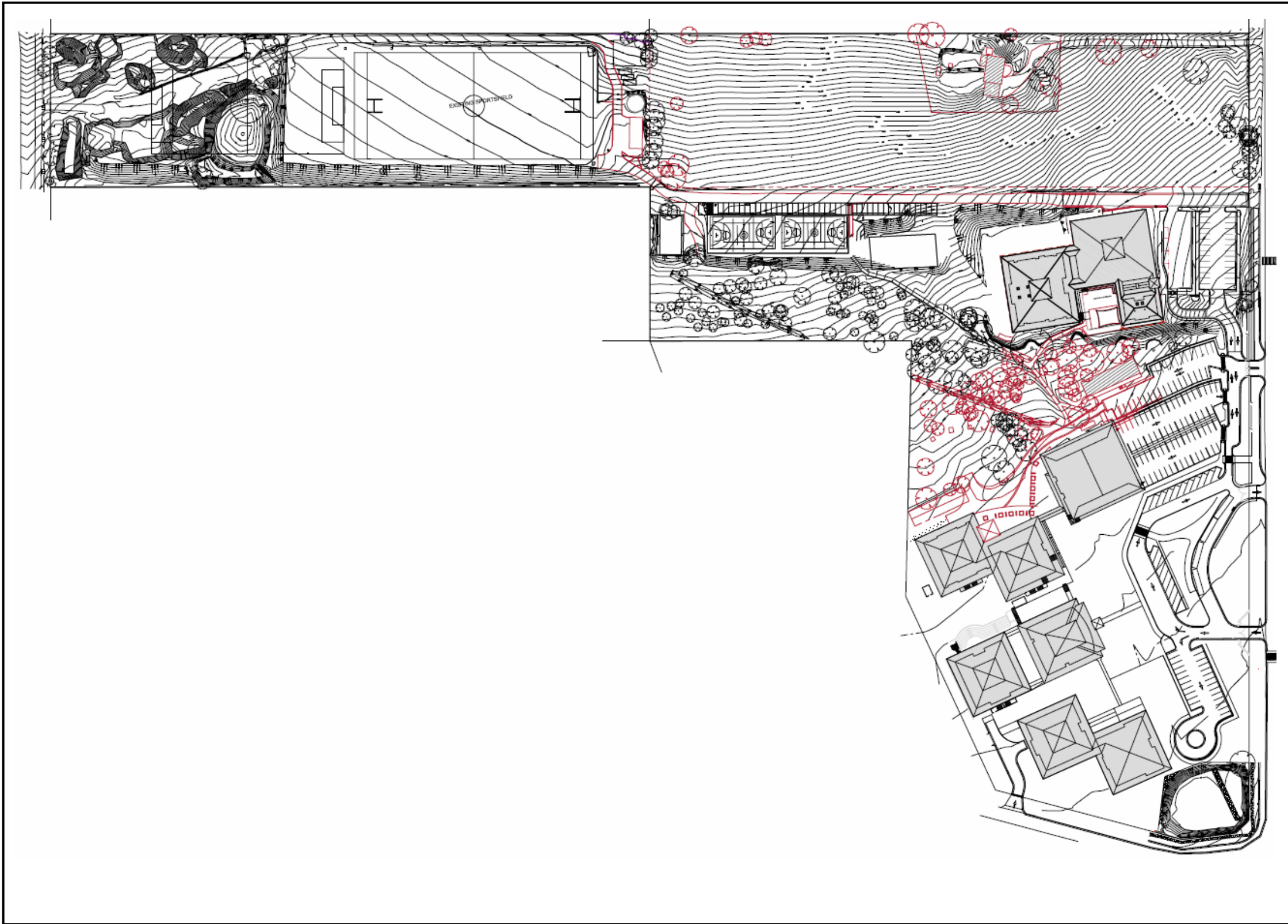


FIGURE 2

Aerial Photograph



FIGURE 3



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PTY LTD



2. Background and History of the Site

Rouse Hill Anglican College is one of a series of Anglican schools established by the Sydney Anglican Schools Corporation, which is a body established by the Anglican Church Diocese of Sydney. These schools are structured to be accessible to the great majority of students. The design and curriculum are well resourced and the schools aim is to provide a very high quality education for students. They stress academic excellence in a caring Christian environment.

The existing school was originally established on the land following the original development consent issued from Blacktown Council in 2001 with the school commencing on the subject site in February 2002. The staged expansion of the school over the last 14 years is illustrated in **Figure 4 – Previous Stages**.

The existing school development provides for a student population of around 1,300 on the land.

The proposal includes the construction of a new relocated and expanded Junior School as an extension to the existing school facilities and redevelopment of Senior School building on site that will provide improved teaching and learning facilities to cater for the growing demand for independent school student places within the planned release of the North West growth sector.

3. Project Overview

The proposed works for which development consent is sought are illustrated in the drawings prepared by Terroir Architects and attached as **Appendix A** to this correspondence.

The new school building works include extensions onto new school owned land adjoining the existing school site known as Lot 14 DP 1120290 (37 Worcester Road, Rouse Hill). The development application involves the relocation and expansion of the junior school onto the new site including on-site parking, landscaping and shared learning facilities and the construction of a library, COLA, multi-purpose hall and landscaped works on the existing school site.

The proposed Junior School development includes the demolition of the existing dwelling and outbuildings on the subject site, clearing of trees and vegetation and earthworks including cut and fill to provide for new junior school modules, internal road adjacent to northern boundary and proposed central carpark.

The proposed built form will predominantly include three new Junior School modules (Block K, L and M) including between 6 to 8 general learning classroom areas (GLA's) each module and associated central learning areas, storage and resource areas and toilet facilities. The central learning area is immediately accessible from each of the classrooms (GLA's) and includes access to a mezzanine storage and resource area. Covered verandahs extend around and interconnect the three module buildings proposed for the Junior School.

The existing building language of colonnades, brick faced exteriors and colorbond roofs will be continued through to the proposed junior and senior school.

PREVIOUS STAGES



**Ingham Planning
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The proposed development also involves a new Senior School development fronting Rouse Road to replace the existing junior school buildings in this location.

The proposed senior school building for Rouse Hill Anglican College seeks to remove the existing fragmentation of circulation across the site with a central courtyard zone tying into the adjacent covered area between the existing classroom modules. This space then forms part of the major student circulation of the school and assists with the providing natural daylight to multiple floor plates.

The building will house a number of specialist spaces located around the lower two levels of the classrooms including VET teaching spaces and general learning areas at the upper levels. Whilst this is a singular building the overall mass of the proposed building has been strategically carved to proportionally relate with the existing teaching modules on site on the Worcester Road elevation. The building will be 2 stories on Rouse Road and 3 stories adjacent to the existing classroom modules.

The staged increase in the number of school buildings on site and improving the learning and teaching facilities on the school to cater for the varying educational needs of the students and provide for the intended intake of students over the next 20 years.

The ultimate school population of Rouse Hill Anglican College in 2035 is expected to be around 2135 students. The student population will be supported by staff increases overtime including up to around 194 staff.

4. Planning Context

The subject site is located within the North West Growth Centre and forms part of the Area 20 Precinct which is located wholly within the Blacktown Local Government Area (LGA). The Area 20 Precinct has been rezoned for urban development by the NSW Government in October 2011. The Area 20 Precinct Plan is illustrated in **Figure 5 – Area 20 Precinct Plan**.

The State Governments publications indicate that this precinct will provide land for approximately 2,500 homes and 6,400 residents with easy access to public transport and the Rouse Hill Town Centre. The precinct includes land for the North West Rail Link and the commuter station known as Cudgegong Station including land zoned for a local commercial centre adjacent to the new railway station.

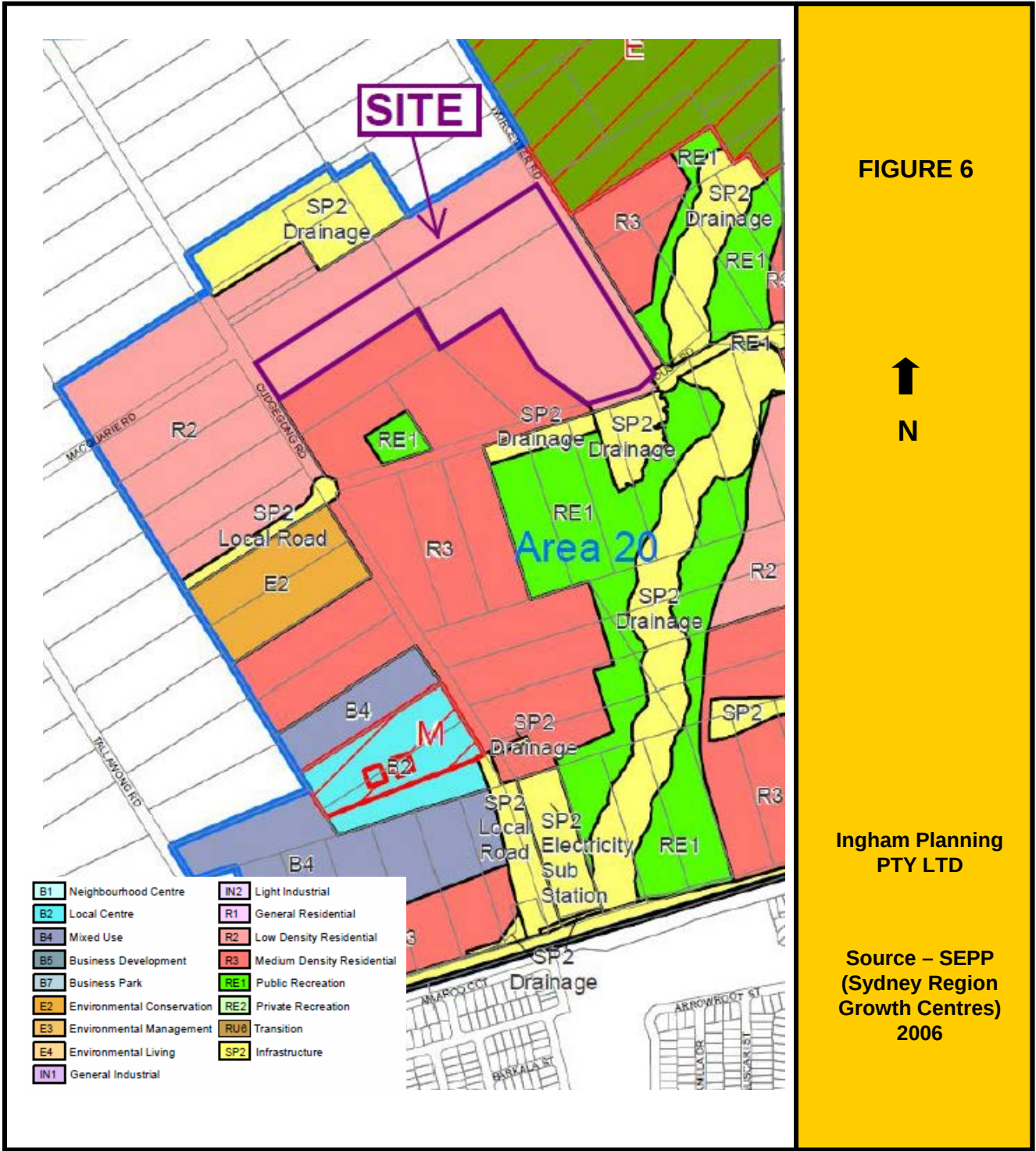
State Environmental Planning Policy (Sydney Regional Growth Centres) 2006 (the Growth Centres SEPP) is the statutory planning instrument that provides the zoning of land in the Growth Centres. The zoning of the land is R2 Low Density Residential as illustrated in **Figure 6 - Zoning**.

The zoning of the subject land falls under the provisions of State Environmental Planning Policy (Sydney Regional Growth Centres) within the Area 20 Precinct of the North West Growth Centres.

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N

Fig 2-1

Zoning





- The proposed school development is permissible in the zone;
- The proposal is consistent with the zone objectives;
- The Building Height Map indicates that a 12 metre height control applies to the majority of the school owned land as well as other land zoned R3 Medium density adjoining the school land. Buildings on existing educational establishment are permitted up to a height of 12 metres under the Infrastructure SEPP. The proposed new building will be generally within the height limits relevant to the site;

The Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (referred to as BCC Growth Centre DCP 2010) was adopted by the Deputy Director General Strategies and land release of the Department of Planning on 14 May 2010 and came into force on the 19 May 2010.

The DCP applies to 6 precincts within the North West Growth. The Area 20 Precinct development controls fall under Schedule 4 of the DCP which was originally adopted on 25 October 2011 and amended on 14 July 2015. The DCP makes reference to the area 20 Indicative Layout Plan.

The existing Rouse Hill Anglican College is identified on the Indicative Layout Plan. The proposed expansion extends the existing college onto the entire lot (Lot 14 DP 1120290) located immediately to the north of the existing school campus. This lot has been identified for low density residential development. Educational establishments are permissible on low density residential land.

The proposed expansion of the existing school onto adjoining land is considered consistent with the Indicative Layout Plan and State Government planning policy for educational establishments. The proposed use of the land is appropriate.

5. Preliminary Environmental and Planning Issues

The impacts and environmental risks of the project are summarised and will be addressed in detail in the EIS. The risks and impact of the proposal are considered to be low, as development is maintaining the social infrastructure use of the existing school owned land and provides a logical and orderly development of urban land for educational facilities that will support planned urban development in the Area 20 Precinct and wider North West Sector. The development will not generate any environmental impacts that cannot be managed appropriately.

5.1 Traffic and Parking

As there will be an phased increase in student and staff number on the site, there will be an increase in traffic and parking demand in the locality over a period of time. A traffic and parking study will accompany the EIS to address these matters.



5.2 Tree removal and Landscaping

While the majority of the built works are located in cleared or existing built upon areas of the school site, the proposal requires the removal of a few trees, none of which are identified as having any heritage significance. The trees to be removed are not required as native fauna habitat and need to be removed as they will be impacted by the proposed development.

To compensate for this loss, new landscaping, including new tree plantings, will be accommodated on site. The EIS will be accompanied by an Arborist Report and a Landscape Plan

5.3 Flora and Fauna

The subject land (being within Area 20 Precinct of the North West Growth Centres SEPP) is included within land to which a Biodiversity Certification Order has been signed by the Minister for Climate Change and the Environment issued in December 2007. A review of flora and fauna issued will be addressed in the EIS.

5.4 Cultural and Aboriginal Heritage

The Rouse Hill Regional Park is located to the north of the subject land on the opposite side of Worcester Road. The school land and Lot 14 is located below the ridgeline between the Rouse Hill Estate and outside the visual catchment identified within the cultural and landscape elements identified as being significant to the setting of the Rouse Hill Regional Estate. Notwithstanding a heritage impact assessment will be provided in the EIS.

Local Aboriginal Groups have been consulted and actively involved in the development proposals for a school use on the subject land since the original development approvals in 2001. This original work has been supplemented by further studies associated with the precinct planning undertaken for the North West Growth Sector. An Aboriginal Heritage Assessment will accompany the EIS.

5.5 Bushfire

It is noted that a Bushfire Assessment was undertaken of the whole Area 20 Precinct by Ecological Australia dated November 2010. The Bushfire Assessment recognises and identifies the Rouse Hill Anglican College as an existing land use within this precinct. The Area 20 Bushfire Assessment states that as the bushfire hazard for Area 20 *“will change during various stages of development, due to creation of new vegetation, removal of old vegetation and creation of new lots, ‘Bushfire Prone Area’ mapping (BPA mapping), the trigger for assessment under the EP&A Act and RF Act will also change.”* A Bushfire report will accompany the Environmental Impact Statement.

5.6 Acoustic Assessment

The presence of the existing Anglican College and playing fields means that the proposed expansion will not introduce any new noise source types into the area. The existing school is a key social infrastructure element of the Area 20 Indicative Layout Precinct Plan developed for



the locality. The acoustic issues associated with the proposal are consistent with a modern Kindergarten to Year 12 school operating in an urban environment. An acoustic report has been prepared relative to the current Area 20 Precinct Plan including road network and future surrounding urban development. An Acoustic Assessment will be provided with the EIS.

5.7 Stormwater Management

A comprehensive assessment of stormwater flows will be provided with the EIS. Detailed plans showing the proposed treatment of stormwater across the site are provided with the set of drawings submitted with the project.

5.8 Construction and Operational Impacts

The Rouse Hill Anglican College expansion is intended to be constructed in phases of development with the first stage completed in time for the occupation of a new Junior School building in 2020. It is envisaged that the total works proposed will be constructed over 10-15 years. Construction and operational impacts will be limited to the works at the various phases of the project works.

Appropriate conditions of consent will ensure that construction works will have minimal effect on the environment and that all wastes, stormwater and sewerage associated with the development is appropriately dealt with.

6. Conclusion

The threshold for state significant Development for educational establishment projects is \$30 million. The CIV for the project is over \$30 million. A Quantity Surveyors Statement is attached as **Appendix B**. This report has been compiled following the Blacktown City Council Cost Report format parameters at this time.

SEARS are required for this project in accordance with Clause 3 of Schedule 2 of the Environmental Planning and Assessment regulation 2000 (EP&A regulation) and Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011.

The Anglican Schools Corporation formally requests the Secretary issue Environmental Assessment Requirements for the project to facilitate the preparation of the EIS to accompany this project application.

Yours faithfully

David Winley MURP (Syd) BA MPiA CPP
(Director)

Ingham Planning Pty Ltd
Ph: 9416 9111 Fax: 9416 9799



APPENDIX A

Architectural Drawings prepared by
Terroir Architects

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING

CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE
PRIOR TO MANUFACTURE & INSTALLATION

ALL WORK IN ACCORDANCE WITH
RELEVANT AUSTRALIAN STANDARDS

TO BE READ IN CONJUNCTION WITH
ENGINEERS DOCUMENTS

LEGEND

DO NOT SCALE FROM THIS DRAWING
CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE
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TO BE READ IN CONJUNCTION WITH
ENGINEERS DOCUMENTS

EXISTING TURF & SOFT LANDSCAPING ZONES
EXISTING 6.040 HECTARES

E	15.08.16	FORMATION
D	03.11.16	FOR INFORMATION
C	18.05.16	FOR INFORMATION
B	11.02.16	PRELIMINARY DA
A	25.11.15	FOR INFORMATION

Rev	Date	Description
	sydney	Level 2, 79 Myrtle St Chippendale 2008 Nominated Architect: Gerard Reinmuth 66 T 02 9279 2226 F 02 9279 2227

Hobart 7000
Nominated Architect: Scott Balmforth 564
T 03 6234 6372
F 03 6231 4939

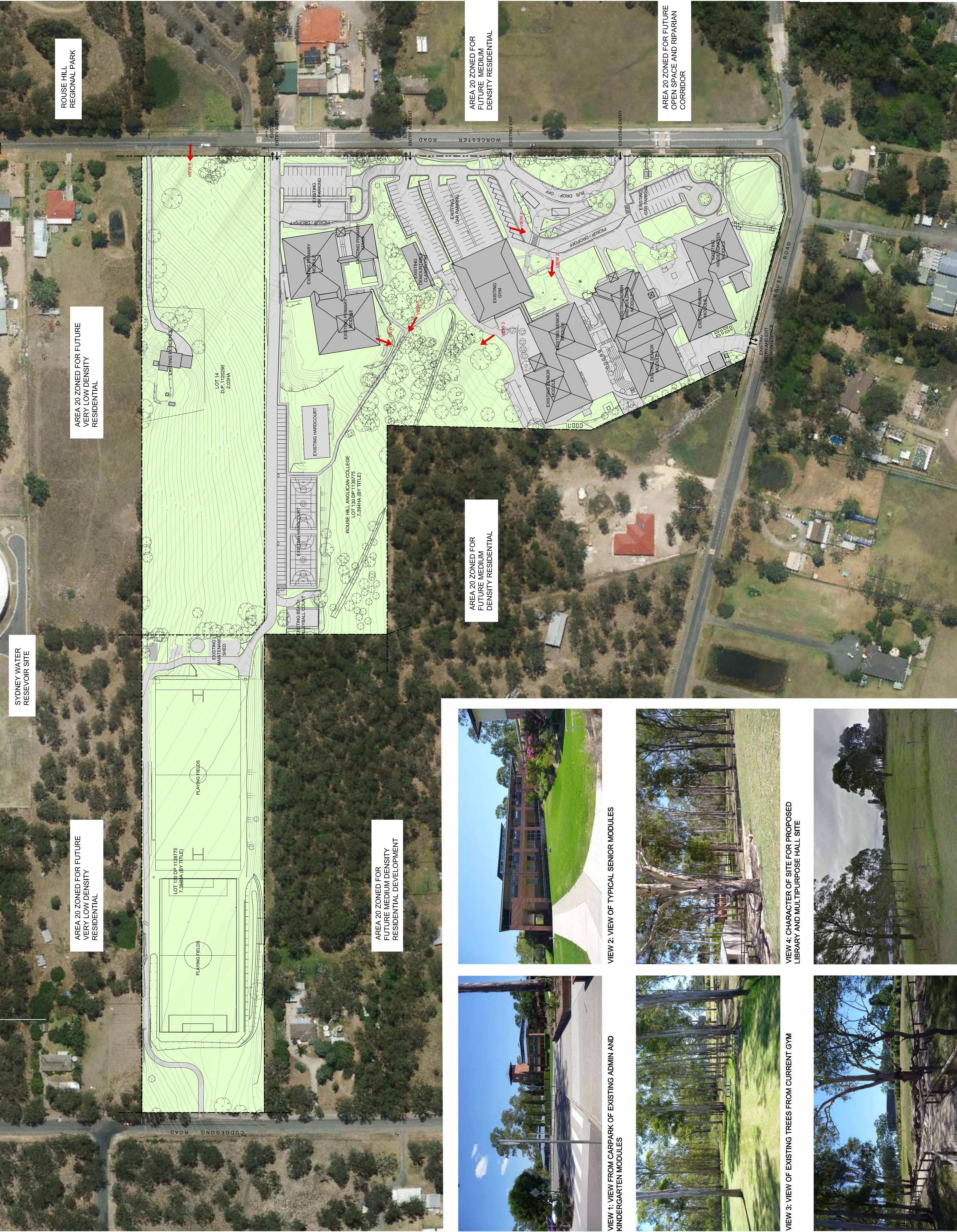
TERROIR

ROUSE HILL ANGLICAN COLLEGE
MASTERPLAN 2016

Drawing Description:
EXISTING SITE PLAN

PROJECT NO: DWG NO: REV NO:
14301 MP-00-01 E

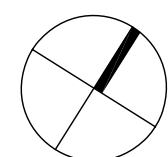
Drawing Status:



DO NOT SCALE FROM THIS DRAWING

ALL WORK IN ACCORDANCE WITH
RELEVANT AUSTRALIAN STANDARDS

LEGEND



- TREES PROPOSED FOR REMOVAL. REFER TO CONSULTANT REPORTS. REMOVAL WILL BE STAGED RELATIVE TO BUILDING WORKS

- | | |
|---|-----------------|
| E | 15.08.16 |
| | FOR INFORMATION |
| D | 18.05.16 |
| | FOR INFORMATION |
| C | 11.02.16 |
| | PRELIMINARY DA |
| B | 18.01.16 |
| | PRELIMINARY DA |
| A | 25.11.15 |
| | FOR INFORMATION |

TERROIR

Drawing Description:
SITE DEMOLITION PLAN

PROJECT NO:	DWG NO:	REV NO:
14301	MP-00-04	E

Drawing Status: PRELIMINARY





GENERAL NOTES

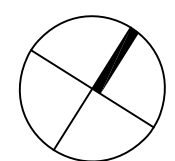
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LEGEND



- EXISTING TURF & SOFT LANDSCAPING ZONES
- PROPOSED TURF
- PROPOSED SOFT LANDSCAPING
- PROPOSED SOFTFALL
- PROPOSED HARD LANDSCAPING
- EXISTING BUILT FORM AND ROADS
- EXISTING BUILDINGS
- EXISTING GRAVEL ROAD
- PROPOSED ROADWAY
- METAL DECK ROOFING
- POLYCARBONATE ROOFING
- LIGHTWEIGHT
- GLAZING
- BRICK FACE
- EXISTING TREES
- PROPOSED TREES
- AREA 20 ROAD NETWORK

A 15.08.16
FOR INFORMATION

Rev Date
Description

sydney Level 2, 79 Myrtle St
Chippendale 2008
Nominated Architect: Gerard Reinmuth 6629
T 02 9279 2226
F 02 9279 2227

hobart 181 Elizabeth St
Hobart 7000
Nominated Architect: Scott Balmforth 564
T 03 6234 6372
F 03 6231 4939

TERROIR

Project:
**ROUSE HILL ANGLICAN COLLEGE
MASTERPLAN 2016**

Drawing Description:
PROPOSED SITE FLOOR PLAN

Drawn by: AM Checked by: TD Scale:1:1000@A1

PROJECT NO: DWG NO: REV NO:
14301 MP-10-00a A

Drawing Status: **PRELIMINARY**

GENERAL NOTES

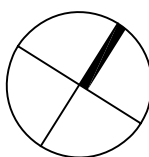
DO NOT SCALE FROM THIS DRAWING

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ENGINEERS DOCUMENTS

LEGEND



- EXISTING TURF & SOFT LANDSCAPING ZONES
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- PROPOSED SOFT LANDSCAPING
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F 15.08.16
FOR INFORMATION
E 26.05.16
FOR INFORMATION
D 16.05.16
FOR INFORMATION
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TERROIR

Project:
ROUSE HILL ANGLICAN COLLEGE
MASTERPLAN 2016

Drawing Description:
PROPOSED SITE PLAN

Drawn by: AM Checked by: TD Scale:1:1000@A1

PROJECT NO: DWG NO: REV NO:
14301 MP-10-00 F

Drawing Status: PRELIMINARY



APPENDIX B

Capital Investment Value Quantity Surveyors Report



WOOLLAM PARKINSON & PARTNERS PTY LIMITED

A.B.N. 31 084 230 179

Quantity Surveyors and Construction Consultants

24 Lasburn Crescent, Carlingford NSW 2118

Tel:(02) 9871 4311 Fax: (02) 9871 4320

ROUSE HILL ANGLICAN COLLEGE

MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE

Client: SYDNEY ANGLICAN SCHOOLS CORPORATION

Site Address: CNR. ROUSE AND WORCESTER ROADS
ROUSE HILL NSW

Issue Date: 25th AUGUST, 2016

ROUSE HILL ANGLICAN COLLEGE

MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE

MAIN SUMMARY

25th AUGUST, 2016

CONSTRUCTION WORKS

BUILDING WORKS

Block K	\$3,381,000	
Block L	\$4,376,000	
Block M	\$3,860,000	
Lift & Access Tunnel	\$406,000	
Multi-Purpose Hall	\$8,238,000	
Library	\$4,263,000	
Junior Canteen	\$220,000	
Senior School	\$12,585,000	
<i>Deduct Cost of Enabling Access by Disabled Persons</i>	<i>-\$1,064,000</i>	
	<u>\$36,265,000</u>	
add gst 10%	<u>\$3,626,500</u>	\$39,891,500

SITEWORKS

Demolition	\$553,000	
Site Preparation	\$984,000	
Retaining Walls	\$973,000	
Roads, footpaths and paved areas	\$3,075,000	
Boundary walls, fences and gates	\$224,000	
Outbuildings and covered ways	\$1,233,000	
Landscaping and improvements	<u>\$361,000</u>	
	<u>\$7,403,000</u>	
add gst 10%	<u>\$740,300</u>	\$8,143,300

EXTERNAL SERVICES

External Stormwater Drainage	\$649,000	
External Sewer Drainage	\$60,000	
External Water Supply	\$60,000	
External Gas (not required)	\$0	
External Fire Protection	\$35,000	
External Electric Light and Power	<u>\$302,000</u>	
	<u>\$1,106,000</u>	
add gst 10%	<u>\$110,600</u>	\$1,216,600

TOTAL CONSTRUCTION WORKS WITH DISABLED ACCESS

PROVISIONS DEDUCTED (including gst) **\$49,251,400**

CONSULTANTS FEES

Professional Fees	\$5,000,000	
add gst 10%	<u>\$500,000</u>	\$5,500,000

TOTAL PRELIMINARY BUDGET ESTIMATE INCLUDING CONSULTANTS FEES (including gst)

\$54,751,400

ROUSE HILL ANGLICAN COLLEGE MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE MEASUREMENTS

25th AUGUST, 2016

Scope of Work	Quantity	Unit	Rate \$	Total \$
<u>BUILDING WORKS</u>				
Block K				
Building areas (FECA - Fully Enclosed Covered Area)	1,165	m ²	2,350	\$2,737,750
Covered verandah areas (UCA - Unenclosed Covered Area)	677	m ²	950	\$643,150
				\$3,380,900
Builder's preliminaries, overheads and profit				Included
<i>Net Sub Total to Summary</i>				\$3,380,900
Block L				
Building areas (FECA - Fully Enclosed Covered Area)	1,605	m ²	2,350	\$3,771,750
Covered verandah areas (UCA - Unenclosed Covered Area)	636	m ²	950	\$604,200
				\$4,375,950
Builder's preliminaries, overheads and profit				Included
<i>Net Sub Total to Summary</i>				\$4,375,950
Block M				
Building areas (FECA - Fully Enclosed Covered Area)	1,337	m ²	2,350	\$3,141,950
Covered verandah areas (UCA - Unenclosed Covered Area)	755	m ²	950	\$717,250
				\$3,859,200
Builder's preliminaries, overheads and profit				Included
<i>Net Sub Total to Summary</i>				\$3,859,200
Lift & Access Tunnel				
Lift and lift structure	1	Item	120,000	\$120,000
Access tunnel structure	1	Item	230,000	\$230,000
				\$350,000
Builder's preliminaries, overheads and profit	16%			\$56,000
<i>Net Sub Total to Summary</i>				\$406,000

ROUSE HILL ANGLICAN COLLEGE

MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE MEASUREMENTS

25th AUGUST, 2016

Scope of Work	Quantity	Unit	Rate \$	Total \$
Multi-Purpose Hall				
Building areas (FECA - Fully Enclosed Covered Area)	2,795	m ²	2,750	\$7,686,250
Covered verandah areas (UCA - Unenclosed Covered Area)	517	m ²	950	\$491,150
Convert existing gym north facade operable wall	1	Item	60,000	\$60,000
				\$8,237,400
Builder's preliminaries, overheads and profit				Included
<i>Net Sub Total to Summary</i>				\$8,237,400
Library				
Building areas (FECA - Fully Enclosed Covered Area)	1,206	m ²	3,000	\$3,618,000
Covered verandah areas (UCA - Unenclosed Covered Area)	294	m ²	950	\$279,300
Extra over for lift	1	Item	85,000	\$85,000
Extra over for access walkway on roof	160	m ²	1,750	\$280,000
				\$4,262,300
Builder's preliminaries, overheads and profit				Included
<i>Net Sub Total to Summary</i>				\$4,262,300
Junior Canteen				
Building areas (FECA - Fully Enclosed Covered Area)	83	m ²	2,100	\$174,300
Covered verandah areas (UCA - Unenclosed Covered Area)	48	m ²	950	\$45,600
				\$219,900
Builder's preliminaries, overheads and profit				Included
<i>Net Sub Total to Summary</i>				\$219,900

PRELIMINARY BUDGET ESTIMATE MEASUREMENTS

Scope of Work	Quantity	Unit	Rate \$	Total \$
Senior School				
Building areas (FECA - Fully Enclosed Covered Area)	3,994	m²	2,450	\$9,785,300
Covered verandah areas (UCA - Unenclosed Covered Area)	1,956	m²	1,225	\$2,396,100
Extra over for lift	1	Item	135,000	\$135,000
Translucent roof over courtyard	653	m²	410	\$267,730
				\$12,584,130
Builder's preliminaries, overheads and profit				Included
<i>Net Sub Total to Summary</i>				\$12,584,130
Deduct Cost of Enabling Access by Disabled Persons				
Disabled lift and associated structure	-1	Item	350,000	-\$350,000
Ramps	-1	Item	397,000	-\$397,000
Balustrades	-1	Item	50,000	-\$50,000
Lift to library and associated structure	-1	Item	120,000	-\$120,000
Lift to senior building not deducted as required for general use			Note	
				-\$917,000
Builder's preliminaries, overheads and profit	16%			-\$146,720
<i>Net Sub Total to Summary</i>				-\$1,063,720

ROUSE HILL ANGLICAN COLLEGE

MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE MEASUREMENTS

25th AUGUST, 2016

Scope of Work	Quantity	Unit	Rate \$	Total \$
<u>SITEWORKS</u>				
Demolition				
Demolish existing dwelling and associated structure	1	Item	30,000	\$30,000
Demolish access driveway to existing dwelling	300	m ²	20	\$6,000
Demolish fence and former mobile phone tower infrastructure	1	Item	5,000	\$5,000
Demolish existing play equipment and shade structure	1	Item	5,000	\$5,000
Remove demountable classroom block	1	Item	30,000	\$30,000
Demolish existing gym covered walkway and entry awning	1	Item	6,000	\$6,000
Demolish existing gym external access ramp	1	Item	3,000	\$3,000
Demolish existing lift and stair	1	Item	12,000	\$12,000
Remove trees and garden beds	1	Item	35,000	\$35,000
Remove site fences	657	m	10	\$6,570
Demolish existing rock retaining walls along carpark access driveway	100	m	50	\$5,000
Demolish existing carpark access driveway	800	m ²	45	\$36,000
Demolish concrete paving	627	m ²	35	\$21,945
Demolish bitumen paving	805	m ²	30	\$24,150
Remove cricket training area	1	Item	3,000	\$3,000
Remove seating areas and roof structures	1	Item	8,000	\$8,000
Sundry demolition	1	Item	15,000	\$15,000
Demolish existing Kindergarten and Primary Module buildings	1,800	m ²	94	\$169,200
Demolish existing sheds	1	Item	15,000	\$15,000
Demolish surrounding pavement zones to classroom modules including removal of existing play equipment and sail structures	1	Item	40,000	\$40,000
				\$475,865
Builder's preliminaries, overheads and profit	16%			\$76,138
<i>Net Sub Total to Summary</i>				\$552,003

ROUSE HILL ANGLICAN COLLEGE

MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE MEASUREMENTS

25th AUGUST, 2016

Scope of Work	Quantity	Unit	Rate \$	Total \$
Site Preparation				
Bulk earthworks quantities are obtained from Preliminary Bulk Earthworks drawing SKC50/P6 prepared by Taylor Thomson Whitting		Note		
Allow for bulk excavation over the site	22,257	m3	7	\$155,799
Allow for bulk filling over the site using excavated materials	10,158	m3	25	\$253,950
Allow for removal of excess excavated materials from site	12,099	m3	30	\$362,970
Allow for decontamination of excavated materials	1	Item	50,000	\$50,000
Site clearing	31,200	m²	0.5	\$14,976
Soil and water management	1	Item	10,000	\$10,000
				\$847,695
Builder's preliminaries, overheads and profit	16%			\$135,631
<i>Net Sub Total to Summary</i>				\$983,326
Retaining Walls				
Concrete footing to retaining wall	459	m3	750	\$344,250
200mm thick reinforced concrete block retaining walls	1,161	m²	350	\$406,350
Extra over for additional 100mm block thickness	290	m²	160	\$46,440
Ag drain and backfilling	1	Item	41,000	\$41,000
				\$838,040
Builder's preliminaries, overheads and profit	16%			\$134,086
<i>Net Sub Total to Summary</i>				\$972,126

ROUSE HILL ANGLICAN COLLEGE

MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE MEASUREMENTS

25th AUGUST, 2016

Scope of Work	Quantity	Unit	Rate \$	Total \$
Roads, footpaths and paved areas				
Roads and Carpark				
Bitumen paving	7,423	m ²	85	\$630,955
Kerb and gutter	2,000	m	90	\$180,000
Line marking	1	Item	6,000	\$6,000
Road and parking signes	1	Item	15,000	\$15,000
Pavings & Steps				
Coloured concrete paving	4,468	m ²	100	\$446,800
Coloured concrete ramp	794	m ²	500	\$397,000
Extra over last for suspended structure to Library	1	Item	30,000	\$30,000
Allowance for pre cast paving steps	1	Item	160,600	\$160,600
Allowance for concrete steps	1	Item	555,000	\$555,000
Extra over last for brickwork and footing to entry stair	35	m	900	\$31,500
Soft fall paving	1,227	m ²	120	\$147,240
Metal balustrades	200	m	250	\$50,000
				\$2,650,095
Builder's preliminaries, overheads and profit	16%			\$424,015
<i>Net Sub Total to Summary</i>				\$3,074,110
Boundary walls, fences and gates				
1800mm black chain wire mesh fence	565	m	80	\$45,200
1800mm high front fence comprising footing, brick dwarf wall and metal picket fence (brick piers measured separately)	47	m	550	\$25,850
Extra over for brick piers	22	No	600	\$13,200
Extra over for single gate	3	No	500	\$1,500
Extra over for double gate	1	No	900	\$900
Face brick feature walls to entry	28	m ²	300	\$8,400
Signage	1	Item	7,500	\$7,500
Automatic sliding double gates	2	No	15,000	\$30,000
1600mm steel picket fence to Block K playground	82	m	180	\$14,760
Extra over for double gates	2	No	1,500	\$3,000
Low level brick dwarf walls and seating	70	m	600	\$42,000
				\$192,310
Builder's preliminaries, overheads and profit	16%			\$30,770
<i>Net Sub Total to Summary</i>				\$223,080

WOOLLAM PARKINSON AND PARTNERS PTY LIMITED

Quantity Surveyors and Construction Consultants

A.B.N. 31 084 230 179

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ROUSE HILL ANGLICAN COLLEGE

MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE MEASUREMENTS

25th AUGUST, 2016

Scope of Work	Quantity	Unit	Rate \$	Total \$
Outbuildings and covered ways				
Covered outdoor steel framed structures	1,329	m ²	400	\$531,600
Extra over last for main entry stair covered ways	234	m ²	350	\$81,900
Cola to library	665	m ²	450	\$299,250
Bike shed	1	Item	80,000	\$80,000
External plant rooms	1	Item	40,000	\$40,000
Covered outdoor workshop	1	Item	30,000	\$30,000
				\$1,062,750
Builder's preliminaries, overheads and profit	16%			\$170,040
<i>Net Sub Total to Summary</i>				\$1,232,790
Landscaping and improvements				
Turfing	6,043	m ²	20	\$120,860
Planting beds	3,445	m ²	25	\$86,125
Sand pit	1	Item	4,000	\$4,000
Cricket pitch and fence	1	Item	25,000	\$25,000
Allowance for plants and trees	1	Item	60,000	\$60,000
Allowance for outdoor furniture	1	Item	15,000	\$15,000
				\$310,985
Builder's preliminaries, overheads and profit	16%			\$49,758
<i>Net Sub Total to Summary</i>				\$360,743

ROUSE HILL ANGLICAN COLLEGE

MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE MEASUREMENTS

25th AUGUST, 2016

Scope of Work	Quantity	Unit	Rate \$	Total \$
EXTERNAL SERVICES				
External Stormwater Drainage				
150mm upvc stormwater pipe.	10	m	80	\$800
225mm ditto	287	m	165	\$47,355
300mm ditto	150	m	265	\$39,750
375mm ditto	89	m	320	\$28,480
450mm ditto	200	m	380	\$76,000
525mm ditto	106	m	450	\$47,700
600mm ditto	18	m	580	\$10,440
Grated drain	8	m	230	\$1,840
100-225mm pipes between downpipes and civil stormwater pipes	728	m	125	\$91,000
Stormwater pits	30	No	1,200	\$36,000
Headwall	1	No	2,300	\$2,300
Inlet pit structure	1	No	2,500	\$2,500
12mx4m approx. detention tank	2	No	60,000	\$120,000
6.5x5m approx. detention tank	1	No	40,000	\$40,000
Stormwater drainage to Senior School	1	Item	15,000	\$15,000
				\$559,165
Builder's preliminaries, overheads and profit	16%			\$89,466
<i>Net Sub Total to Summary</i>				\$648,631
External Sewer Drainage				
Allow for external sewer drainage (allowance)	1	Item	60,000	\$60,000
				\$60,000
Builder's preliminaries, overheads and profit	0%			\$0
<i>Net Sub Total to Summary</i>				\$60,000

ROUSE HILL ANGLICAN COLLEGE

MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE MEASUREMENTS

25th AUGUST, 2016

Scope of Work	Quantity	Unit	Rate \$	Total \$
External Water Supply				
Allow for connection to water supply (allowance)	1	Item	60,000	\$60,000
				\$60,000
Builder's preliminaries, overheads and profit	0%			\$0
<i>Net Sub Total to Summary</i>				\$60,000
External Gas (not required)				
Allow for external gas connections (not required)	0	Item	0	\$0
				\$0
Builder's preliminaries, overheads and profit	0%			\$0
<i>Net Sub Total to Summary</i>				\$0
External Fire Protection				
Extend fire hydrant main (allowance)	1	Item	35,000	\$35,000
				\$35,000
Builder's preliminaries, overheads and profit	0%			\$0
<i>Net Sub Total to Summary</i>				\$35,000
External Electric Light and Power				
Allow for external electrical services from Wood & Grieve Engineers	1	Item	260,000	\$260,000
				\$260,000
Builder's preliminaries, overheads and profit	16%			\$41,600
<i>Net Sub Total to Summary</i>				\$301,600

ROUSE HILL ANGLICAN COLLEGE

MASTER PLAN 2016

PRELIMINARY BUDGET ESTIMATE

NOTES AND EXCLUSIONS

25th AUGUST, 2016

- Documentation Used:** The following documentation has been used in the preparation of this Preliminary Budget Estimate.
- * Architectural Drawings MP-00-00/B, 00-01/E, 00-02/B, 00-03/A, 00-04/E, 10-00/F, 10-00a/A, 10-05/D, 10-06/B, 10-07/B, 10-08/B, 10-09/B, 10-10/B, 10-11/B, 10-12/A, 20-00/A; MP-HB-10-01/A, 10/02/A, 10-03/A, 20-11/B, 20-10/B, 20-20/B, 30-00/B; MP-JS-10-01/B, 10-02/B, 10-03/B, 10-04/B, 10-05/B, 20-00/B, 20-02/A, 20-03/A, 30-00/B, 30-01/B, 30-02/C; MP-SS-10-01/B, 10-02/A, 10-03/A, 10-04/A, 20-00/B and 30-01/A prepared by Terroir.
 - * Landscape Drawing MP-10-00/C, MP-HB-40-01/A, MP-HB-40-02/A, MP-JS-40-01/A, MP-JS-40-02/A and MP-JS-40-03/A prepared by Terroir.
 - * Civil Works Drawings SKC01/P4, 02/P4, 03/P3, 10/P4, 11/P4, 12/P4, 20/P3 and 21/P3 all dated 14.3.16 and 50/P6 dated 15.03.16 prepared by Taylor Thompson Whitting Consulting Engineers.
- Estimate Date:** This Preliminary Budget Estimate has been estimated using construction costs current at August, 2016.
- Exclusions:** The cost of the following items are **excluded** from this estimate:-
- * Cost of enabling access by disabled persons
 - * Council fees and charges