



REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

KINCOPPAL ROSE BAY SCHOOL

30 APRIL 2019
FINAL

PREPARED FOR KINCOPPAL - ROSE BAY SCHOOL OF THE SACRED HEART



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Report Number	FINAL

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1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this report is a request for Secretary's Environmental Assessment Requirement (SEARs). This report is prepared by Urbis on behalf Kincoppal – Rose Bay School of the Sacred Heart (KRB- the Proponent).

The SEARs request is made to guide the future development of KRB located at the corner of New South Head Road and Vaucluse Road, Vaucluse (the site). The development of the campus is restricted to the land on the western side of Vaucluse Road.

The proposal reinforces KRB's commitment to providing modern facilities required for a contemporary teaching and learning environment. The proposed works seek to upgrade and adaptively reuse the existing facilities and provide new facilities to address immediate operational needs and to enable the long-term growth of the school for the future generation.

The Proponent requests that specific components of the proposed State Significant Development (SSD) application be treated as concept development application (DA) made pursuant to Clause 4.22(1) of the EP&A Act. In summary, these include:

- Internal refurbishment of the Senior School to facilitate a circulation hub.
- Internal alterations to the Hughes Centre.
- Provision of on on-site bus parking bay and associated parking area adjacent to the main entrance.
- Extension and expansion of the student boarding house.

This application also seeks consent for alterations and additions including upgrades to both the Junior and Senior Schools. This proposal seeks consent for:

- Alterations and additions to the Junior School and expansion of the Early Learning Centre.
- New driveway crossing at Vaucluse Road to provide for an internal circulation road.
- Alterations and additions to the Senior School, including expansion and refurbishment of the North Wing.
- Upgrades to the main entry to the Senior School including reconfiguration of the core admin and office admin facilities.
- Improvements and re-configuration of the main forecourt to provide greater landscaped areas, pedestrian-only zones, and dedicated areas for bus parking (set down/pick up) and car parking.

A more detailed description of the proposed work is provided in **Section 3** of this report and identified on the architectural concept plans within **Appendix B** of this report that will be further refined as part of lodging the SSD application.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), being 'development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school'.

The purpose of this report is to provide information to support the request to the Secretary. To assist in identifying the SEARs for the preparation of an Environmental Impact Statement (EIS) for the proposed development, this report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts.

This request for SEARs report should be read in conjunction with the QS Report attached at **Appendix A** and the supporting concept plans provided at **Appendix B**.

2. SITE AND SURROUNDING CONTEXT

2.1. SITE LOCATION

The school is located on the western side of New South Head Road at 2 Vaucluse Road within the established residential neighbourhood of Vaucluse in Sydney's eastern suburbs, and is located within the Woollahra Council Local Government Area (LGA).

The site is irregular in shape and is located approximately 10 kilometres east of Sydney CBD and caters for boys (ELC-6) within the Junior School and girls (ELC-12) within both the Junior School and Senior School.

The legal description of the site is Lot 104 in DP 1092747 and the site's address is commonly identified as either 2 Vaucluse Road, Vaucluse, or New South Head Road, Rose Bay.

The school site spans both the eastern and western sides of Vaucluse Road. The outdoor play areas, sports facilities and landscaped spaces are predominantly located on the eastern side of Vaucluse Road, including the Maureen Tudhope Centre (MTC), while the main school campus on the western side of Vaucluse Road comprises extensive grounds and includes a mix of building typologies ranging in age, architectural style and heritage significance.

As part of the main school campus on the western side of Vaucluse Road, the Junior School is situated within the northern portion and the Senior School within the southern portion of the site.

The location of the site and its relationship with surrounding development is illustrated in **Figure 1**.

Figure 1 – Aerial Photograph of the Site



Source: Urbis

2.2. SURROUNDING DEVELOPMENT

The site is currently surrounded by multiple low-density residential dwellings and public open spaces. Specifically, the site is surrounded by the following:

Table 1 – Surrounding Land Uses

Direction	Surrounding Context
North	To the north is multiple low-density residential dwellings and the St Michael's Anglican Church.
South	Directly adjacent to the south is Forsyth Park and several low-density residential dwellings. Further south beyond Bayview Hill Road is Kambala School.
East	To the east the pattern of low density residential continues.
West	To the west is the Heritage Foreshore Walk that is adjacent to Sydney Harbour.

Figure 2 – Location Plan



Source: Urbis

3. PROPOSED DEVELOPMENT

KRB extends across both sides of Vaucluse Road, however the proposed works is limited to the land on the western side of the road.

The proposal reinforces KRB's commitment to providing modern facilities required for a contemporary teaching and learning environment. The proposed works seek to upgrade and adaptively reuse the existing facilities and provide new facilities to address immediate operational needs and to enable the long-term growth of the school for the future generation.

Through this proposal, KRB is seeking to cater for the increased demand of high-quality teaching and learning spaces. The proposed development will adaptively reuse existing buildings to provide new classrooms, collaborative learning spaces, amenities, staff areas and improve access and circulation into and throughout the campus.

3.1. CONCEPT AND DETAILED APPROVAL

3.1.1. Concept Development

The proponent requests that part of the proposed State Significant Development (SSD) application be treated as concept development application (DA) made pursuant to clause 4.22(1) of the EP& A Act.

The proposal seeks concept approval for the following works as shown on the plans within **Appendix B**, noting that these works would be the subject of further detailed applications at a later stage:

- Refurbishment of internal spaces within the Senior School to create an integrated circulation hub providing a greater level of access, circulation and permeability through the School (Precinct B).
- Internal alterations to the Hughes Centre (Precinct B).
- Provision of on-site bus parking bay and associated parking area adjacent to the main entrance (Precinct B).
- The extension and expansion of the existing boarding house (Precinct C).

3.1.2. Detailed Development

The application also seeks consent for detailed components for the first stage of development which involves the detailed design, construction, fit out and operation of the following components:

Junior School (Precinct A)

The proposed works associated with the Junior School is intended to comprise of the following:

- Expansion of the Early Learning Centre (ELC) to accommodate the pre-school (Joigny Centre).
- Alterations and additions to the Junior School to include new general learning spaces, outdoor play areas, amenities, storage and wet areas for K-4 students, a new K-6 assembly hall and a new vertical circulation hub.
- Refurbishment of Levels 1 to 3 of the East Wing, including an extension of the roof to the building line and enclosure of the top floor to create additional teaching and learning spaces.

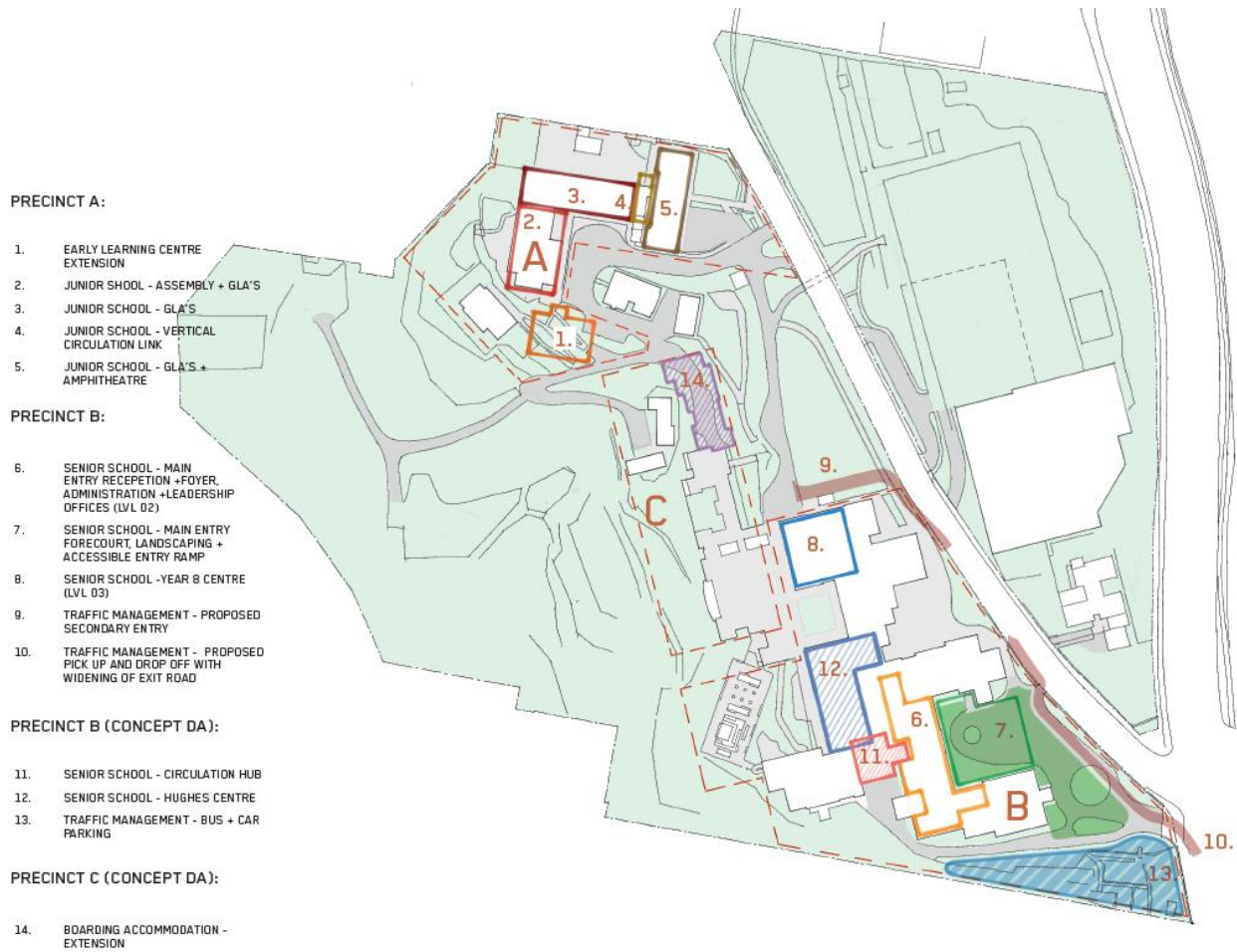
Senior School (Precinct B)

The proposed works associated with the Senior School is intended to comprise of the following:

- Expansion and refurbishment of Level 3 of the North Wing to provide additional learning and staff areas for Year 8.
- Refurbishment of the Senior School Reception and upgrade of the Main Entrance, including replacement of vehicular access with pedestrian friendly access and associated landscaping.
- Reconfiguration of the main forecourt to provide a dedicated bus parking area for setdown/pickup, separate carpark area and separate pedestrian pathway.
- Construction of a new driveway crossing and internal road from Vaucluse Road.

The proposed development will be staged, as the School will continue to operate during the various project works. Proposed staging will be discussed within the EIS. Further details are provided in **Figure 3** and within the Architectural concept plans prepared by BVN and attached at **Appendix B**.

Figure 3 – Proposed Development



Source: BVN Architects

4. PLANNING FRAMEWORK

The relevant statutory planning policies that apply to the proposed development are as follows:

- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*;
- *State Environmental Planning Policy No.55 – Remediation of Land*;
- *Woollahra Local Environmental Plan 2014*; and
- *Woollahra Development Control Plan 2015*.

4.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), being ‘development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school’.

The capital investment value of the project is anticipated to be approximately \$39,319,000 as outlined within the Quantity Surveyors Cost Report provided at **Appendix A**.

4.2. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

The NSW Department of Planning and Environment (DPE) released *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) in September 2017. The Education SEPP aims (amongst other things) to streamline the planning system for education and child care facilities.

Clause 23 of the Education SEPP requires that any development proposing a centre-based child care facility must take into consideration the applicable provisions of the *Child Care Planning Guideline*.

Clause 25(2) provides non-discretionary development standards for centre-based child care facilities. The proposal involving the Early Learning Centre will need to consider the following:

- **Location**—the development may be located at any distance from an existing or proposed early education and care facility,
- **indoor or outdoor space**
 - for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the *Education and Care Services National Regulations* applies—the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, or
 - for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the *Children (Education and Care Services) Supplementary Provisions Regulation 2012* applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause,
- **site area and site dimensions**—the development may be located on a site of any size and have any length of street frontage or any allotment depth,
- **colour of building materials or shade structures**—the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.

Clause 42 is applicable to the proposal as it considered State Significant Development (SSD). This means that development consent may be granted for a proposed development despite if it contravenes a development standard imposed by an environmental planning instrument (EPI).

Clause 57 stipulates that development for the purposes of an 'educational establishment' that will result in the educational establishment being able to accommodate 50 or more additional students and with direct access to any road must be referred to the Roads and Maritime Services (RMS). Accordingly, RMS will be consulted during the preparation of the EIS and a traffic and parking impact assessment will be prepared that will consider the potential traffic safety, traffic impacts and parking implications of the proposal.

Schedule 4 of the Education SEPP outlines the design quality principles that are proposed for consideration. The proposal will respond to the design quality principles as follows:

- **Principle 1 – context, built form and landscape:** The proposal involves new built form elements and reuse of existing school buildings. The new built form elements will consider the relationship between existing buildings on the site and the surrounding context. A Landscaping Concept Plan will accompany the EIS.
- **Principle 2 – sustainable, efficient and durable:** The proposal will adopt a range of ESD initiatives, an ESD Report will accompany the EIS. The proposal will also provide positive social and economic benefits for the local community particularly in terms of job creation and reducing pressure of surrounding public schools.
- **Principle 3 – accessible and inclusive:** The proposal is capable of complying with relevant provisions for accessibility, and an Accessibility Report will accompany the EIS.
- **Principle 4 – health and safety:** CPTED measures will be incorporated into the design and management of the site to ensure a high level of safety and security for students and staff. A range of open spaces and sports facilities will be available for students to encourage passive recreation. A CPTED Report will accompany the EIS.
- **Principle 5 – amenity:** The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with an enhanced learning environment.
- **Principle 6 – whole of life, flexible and adaptive:** The proposal involves refurbishment of several existing school buildings, in addition to a new boarding house building envelope, which is designed to ensure flexibility and longevity.
- **Principle 7 – aesthetics:** The proposal will have high quality external finishes, which will be aesthetically pleasing. The proposal is an appropriate scale and form for the residential context.

In accordance with clause 35(11) of the Education SEPP the expansion of the student boarding house is a proposed development that is associated with the school and located within the school's boundary. A further detailed assessment of the proposal against the Education SEPP will be undertaken within EIS.

4.3. STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND

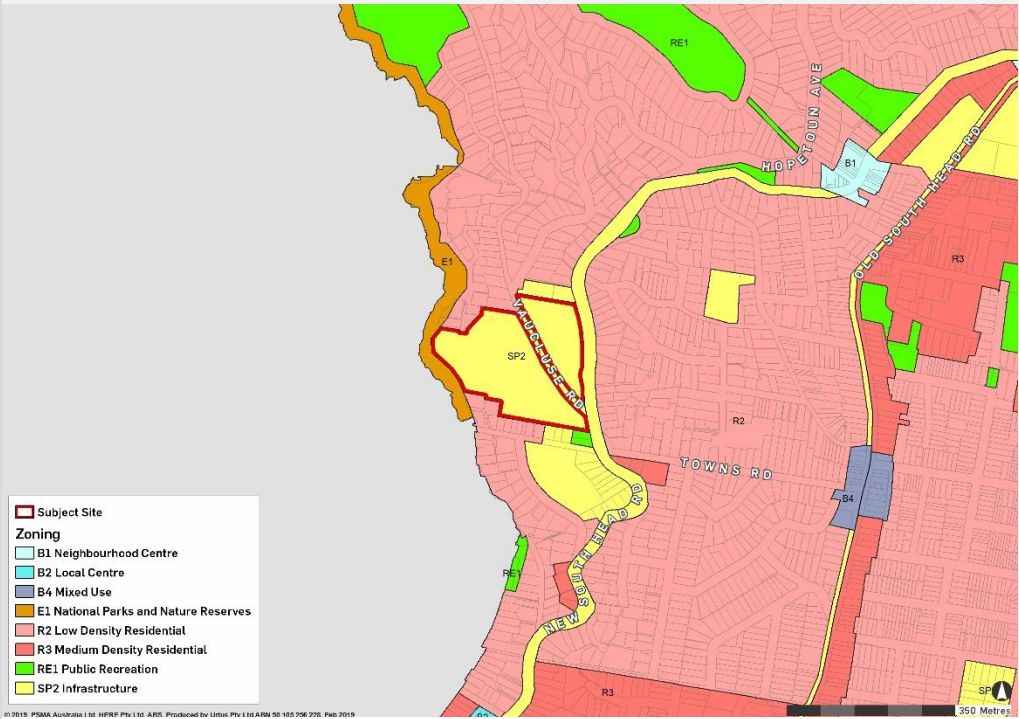
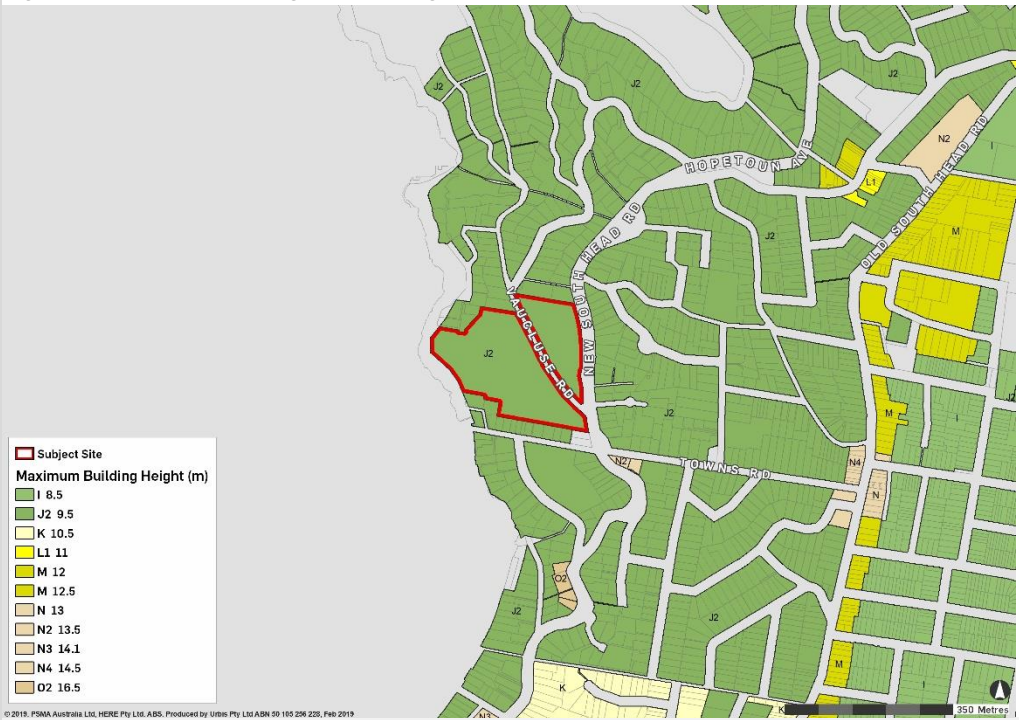
State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a development.

The EIS will be supported by a Phase 1 Preliminary Assessment of the site and subsequent additional studies if recommended or required by the Phase 1 Preliminary Assessment.

4.4. WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 2014

The *Woollahra Local Environmental Plan 2014* (WLEP 2014) is the primary environmental planning instrument that applies to the site. The development standards within the WLEP 2014 will be reviewed when evaluating the proposal. However, under Clause 42 of the Education SEPP, if the proposal contravenes a development standard it will not preclude development consent. The relevant provisions, that will be reviewed are extracted and presented in Table 2 below

Table 2 – Relevant WLEP 2014 Provisions

Provision	Comment
Clause 2.2 Zoning	<p>The site is zoned as 'SP2 Infrastructure – Educational Establishment' (see Figure 4). The proposed development is classified as an 'educational establishment'. This is permissible with consent in the SP2 Infrastructure – Educational Establishment zone.</p> <p>Figure 4 – WLEP 2014 Zoning Map</p>  <p>Figure 4 is a zoning map from the WLEP 2014. It shows a coastal area with various zoning districts. The subject site is highlighted in yellow and labeled 'SP2'. Other zoning districts shown include RE1 (Public Recreation), B1 (Neighbourhood Centre), B2 (Local Centre), B4 (Mixed Use), E1 (National Parks and Nature Reserves), R2 (Low Density Residential), and R3 (Medium Density Residential). The map includes a legend for zoning types and a scale bar.</p>
Clause 4.3 Height of Buildings	<p>The site has a maximum height of buildings control of 'J2' or 9.5m, see Figure 5.</p> <p>Figure 5 – WLEP 2014 Height of Buildings Map</p>  <p>Figure 5 is a height of buildings map from the WLEP 2014. It shows various height zones including J2, J1, K, L1, M, N, N2, N3, N4, and O2. The subject site is highlighted in green and labeled 'J2'. The map includes a legend for height zones and a scale bar.</p>
Clause 4.4 Floor Space Ratio	<p>There is no FSR Control that applies to the site, see Figure 6.</p>

Provision	Comment
	<p>Figure 6 – WLEP 2014 Floor Space Ratio Map</p> <p>© 2019, PSMA Australia Ltd, HERE Pty Ltd, ABS, Produced by URBIS Pty Ltd ABN 50 105 256 225, Feb 2019</p>
Clause 5.10 Heritage Conservation	<p>There are a number of locally listed heritage items on the site, and immediately surrounding it (refer to Figure 7), including: <i>Item 396 – Kincoppal, Roman Catholic Convent of the Sacred Heart and school—buildings and interiors, grounds, trees, sandstone and wrought iron fence, gateposts and gates.</i></p> <p>Figure 7 – WLEP 2014 Heritage Map</p> <p>© 2019, PSMA Australia Ltd, HERE Pty Ltd, ABS, Produced by URBIS Pty Ltd ABN 50 105 256 225, Feb 2019</p>
Clause 6.3 Flood Planning	<p>The site is identified as flood prone land. A Flood Risk Assessment Report will be submitted as part of the EIS to analyse flood risk at the site. A Stormwater</p>

Provision	Comment
	<p>Management Plan will also be prepared and submitted, detailing proposed flood risk management strategies incorporated into the development.</p> <p>Figure 8 – WLEP 2014 Flood Planning Map</p> 

4.5. WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015

The Woollahra Development Control Plan 2015 (WDCP 2015) provides guidelines to guide the design and assessment of development applications for land covered by the WLEP. The DCP contains specific controls for education establishments in Part F of the DCP.

However, in accordance with Clause 11 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD), the requirements of DCPs do not apply to this proposal, which qualify as SSD. As a consequence, a detailed assessment is not required to be undertaken against WDCP 2015. In any case, a merit assessment against the relevant issues and impacts envisaged under the WDCP 2015 will be included in the EIS.

4.6. STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies that apply to the proposal include:

- NSW State Priorities;
- A Metropolis of Three Cities – The Greater Sydney Regional Plan;
- Eastern City District Plan;
- Future Transport Strategy 2056;
- Sydney's Cycling Future 2013; and
- Sydney's Walking Future 2013.
- Sydney's Bus Future 2013;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Healthy Urban Development Checklist, NSW Health;

- Better Placed – An integrated design policy for the built environment of NSW 2017; and
- Woollahra Development Control Plan 2015.

The EIS will assess the proposal against these relevant strategic planning policies.

5. LIKELY PLANNING IMPACTS

5.1. BUILT FORM AND URBAN DESIGN

The various project works the subject of this SSD application have been reviewed within the broader Campus and its internal connections and relationships in mind as well as impacts upon the external environment. The EIS will identify and explain the design principles of the proposed development and how it addresses the surrounding locality, including mitigation of potential impacts. An external finishes and colours schedule will also be provided as part of the Architectural Plans.

5.2. HERITAGE

The School is identified as a local heritage item in the WLEP 2014. The WLEP 2014 listing includes both built and landscape elements within the School grounds. A Heritage Impact Assessment will be undertaken to evaluate and assess the heritage significance of the site and identify any proposed impacts with the development generally. A detailed Heritage Impact Statement (HIS) will be provided as part of the EIS.

Given the proposed works, the subject of this application predominantly involve repurposing existing building stock, rather than excavation of unbuilt-upon areas, it is considered that historical and aboriginal archaeology investigations are not required as part of this proposal.

5.3. ENVIRONMENTAL AMENITY

The proposed scale and siting of the development will minimise impacts on neighbouring properties, it being noted the proposed development is predominately surrounded by low-density residential dwellings. Accordingly, solar access, overshadowing, visual privacy and view loss to adjoining properties will be addressed within the EIS. Specifically, shadow diagrams, sections, perspectives, and an Acoustic Assessment will be incorporated within the EIS

5.4. ECOLOGICAL SUSTAINABLE DEVELOPMENT (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

5.5. ECOLOGY

An Arborist Report and Biodiversity Development Assessment (if required) will be provided with the EIS to assess any potential impacts on the native vegetation communities, the habitat of any threatened species, population or ecological community, and any regionally significant species of plant, animal or habitat.

5.6. CONTAMINATION AND GEOTECHNICAL

As discussed earlier in relation to SEPP 55, geotechnical and contamination investigations will be undertaken as part of the preparation of the EIS.

5.7. TRANSPORT AND ACCESSIBILITY

A Transport and Accessibility Impact Assessment report will be provided as part of the EIS. The report will analyse parking requirements, existing and expected traffic impacts and the design of proposed vehicular access points. Since the approval and operation of the MTC in 2009, KRB has introduced a number of transport, traffic and parking initiatives to manage impacts on the external street system. As part of the preparation of the EIS these initiatives, as well as new initiatives and strategies, will be assessed and documented in order to address the current and future needs of the school. The report will also outline a Sustainable Travel Plan for the proposed development. This will aim to encourage staff, students and parents to access the site by walking, cycling or public transport.

5.8. NOISE AND VIBRATION

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the proposed construction and operation activities associated with the proposal. Together with recommendations to mitigate these impacts.

5.9. STORMWATER MANAGEMENT AND FLOODING

A Flood Risk Assessment Report will be submitted as part of the EIS to analyse flood risk at the site. A Stormwater Management Plan will also be prepared and submitted.

5.10. BUILDING CODE OF AUSTRALIA AND ACCESS

As the relevant legislation requires, the proposed works will be designed in accordance with the requirements of the Building Code of Australia. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

5.11. WASTE

A Construction and Demolition Waste Management Plan and an Operational Waste Management Plan will be prepared and accompany the EIS. The plans will detail proposed waste practices. Where possible, all demolition, construction and operational waste will be reused or recycled.

5.12. CONSTRUCTION MANAGEMENT

A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Timing of construction works to be undertaken;
- Construction hours of operation and programme;
- Materials handling strategy;
- Construction traffic, noise, soil erosion, dust control and stormwater management;
- Environmental management strategies during construction; and
- Waste management.

A Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes during the construction program.

5.13. CIVIL ENGINEERING

Civil engineering matters will be addressed within the relevant Civil Engineering Plans to be attached as part of the EIS.

5.14. SOCIAL AND ECONOMIC IMPACTS

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic impacts include:

- Significant new direct and indirect jobs will be created during both construction and operational phases;
- The school will alleviate pressure on existing aging or at capacity school facilities in the surrounding area and cater for future population growth;
- The school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students; and
- The design will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.

5.15. SAFETY AND SECURITY

The EIS will outline how specific Crime Prevention Through Environmental Design (CPTED) principles have been integrated into the design of the proposed works to deter crime, manage space and create a safe environment.

5.16. CONTRIBUTIONS

If applicable, contributions will be calculated in accordance with the Woollahra Section94A Contributions Plan 2011.

5.17. CONSULTATION

Consultation will be undertaken in preparing the EIS. It is anticipated that the following parties will have an interest in the proposal and will be consulted with:

- Department of Planning and Environment (DPE);
- NSW Government Architect (GANSW);
- Woollahra Council;
- Surrounding residents and community stakeholders;
- Roads and Maritime Services (RMS)
- Transport for NSW (TfNSW);
- Office of Environment & Heritage (OEH);

The Proponent has already commenced consultation with Woollahra Council and also the GANSW through the State Design Review (SDR) Process.

6. CONCLUSION

This report provides support to the Request for SEARs for the proposed development at KRB.

The proposal reinforces KRB's commitment to providing modern facilities required for a contemporary teaching and learning environment. The proposed works seek to upgrade and adaptively reuse the existing facilities and provide new facilities to address immediate operational needs and to enable the long-term growth of the school for the future generation.

The proposed SSD application is comprised of part Concept Development Application (Concept DA) made pursuant to clause 4.22 of the EP&A Act, and part Detailed Proposal Development Application (DA) for the detailed design, construction, fit-out and operation of alterations and additions to certain buildings within the campus.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of SRD SEPP, being *'development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school'*.

All relevant impacts will be assessed in the EIS, as guided by the SEARs.

DISCLAIMER

This report is dated 10 April 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Kincoppal - Rose Bay School of the Sacred Heart (**Instructing Party**) for the purpose of SEARs Request (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A QS REPORT

SSD ORDER OF COST NO.3.1



PROJECT NO.: 71130.102771.000

REVIEWED BY: David Jeffrey

DOCUMENT TITLE: Kincoppal Rose Bay – Masterplan

ISSUE DATE: 4-Apr-19

Quality Information

Document: Kincoppal Rose Bay – Masterplan

Project No.: 71130.102779.000

Ref: P2018BC

Prepared By: B Ong

Reviewed By: David Jeffrey

Issue Register

Version	Issue Date	Details	Authorised	
			Name (Position)	Signature
3.1	4-Apr-19	Kincoppal Rose Bay – Masterplan	David Jeffrey (Associate Director)	
3	28-Mar-19	Kincoppal Rose Bay – Masterplan	David Jeffrey (Associate Director)	
2	19-Jun-18	Kincoppal Rose Bay – Junior School	Barry McBeth (Director)	
1	1-Apr-14	Kincoppal Rose Bay – Junior School	Barry McBeth (Director)	

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1. Executive Summary

Altus Group (AG) has been engaged by Mahady Management to prepare an SSD Masterplan Order of Cost for the Kincoppal Rose Bay. The works comprise additions, alterations and refurbishment works to the following areas:-

- Precinct A
 - Early Learning Centre Extension
 - Junior School Assembly and GLAs
 - Junior School GLAs
 - Junior School Vertical Circulation Link
 - Junior School GLAs and Amphitheatre
- Precinct B
 - Senior School Main Entry Reception and Foyer, Administration and Leadership Offices (LVL 02)
 - Senior School Main Entry Forecourt, Landscaping and Accessible Entry Ramp
 - Senior School Year 8 Centre (LVL 03)
 - Senior School Hughes Centre
 - Senior School GLA Relocation
 - Traffic Management – 2 storey Bus and Car Parking structure
 - Traffic Management – Main Entry Driveway Route
 - Traffic Management – Proposed Secondary Entry
- Precinct C
 - Boarding Accommodation Extension

The Gross Construction Cost (G.C.C.) for the Construction works as of 4-Apr-19 is set out in Table 1 below. Please note these costs include Preliminaries and Margin. Refer to the Exclusions section for items excluded from this cost plan:

We stress that the estimated costs produced by AG are of a preliminary cost at this time and exclude Future Cost Increase (Escalation). We strongly recommend further cost plans as more details are made available to AG for review.

Table 1 - Summary of Cost

Ref	Description	TOTAL
A	PRECINT A (DA)	
A.1	ELC BUILDING	\$ 4,213,000
A.2	NEW ASSEMBLY & 2 LEVELS TEACHING	\$ 6,109,000
A.3	TEACHING SPACES/RESOURCE HUB	\$ 6,169,000
A.4	VERTICAL CIRCULATION - YR 5&6 TEACHING	\$ 2,358,000
A.5	YR 5+6 TEACHING/COMMON SPACE	\$ 4,822,000
	SUB-TOTAL PRECINT A (DA)	\$ 23,671,000
B	PRECINT B (DA)	
B.6	SENIOR SCHOOL - MAIN ENTRY RECEPTION	\$ 1,420,000
B.7	SENIOR SCHOOL - FORECOURT	\$ 1,109,000
B.8	SENIOR SCHOOL - L03 YR 8	\$ 1,312,000
B.13	MAIN ENTRY DRIVEWAY	\$ 149,000
B.14	SECONDARY ENTRY	\$ 153,000
	SUB-TOTAL PRECINT B (DA)	\$ 4,143,000
B	PRECINT B (CONCEPT)	
B.9	SENIOR SCHOOL - CIRCULATION HUB (3 LEVELS)	\$ 1,257,000
B.10	SENIOR SCHOOL - HUGHES CENTRE (L 02)	\$ 2,493,000
B.11	SENIOR SCHOOL - GLA RELOCATION (1 NO.)	\$ 144,000
B.12	BUS + CAR PARKING	\$ 2,821,000
	SUB-TOTAL PRECINT B (CONCEPT)	\$ 6,715,000
C	PRECINT C (CONCEPT)	
C.15.1	BOARDING EXTENSION	\$ 4,790,000
	SUB-TOTAL PRECINT C (CONCEPT)	\$ 4,790,000
	SSD MASTERPLAN ORDER OF COST	\$ 39,319,000

2. Introduction / Project Brief

2.1 Introduction

The works comprise additions, alterations and refurbishment works to the following areas:-

- Precinct A
 - Early Learning Centre Extension
 - Junior School Assembly and GLAs
 - Junior School GLAs
 - Junior School Vertical Circulation Link
 - Junior School GLAs and Amphitheatre
- Precinct B
 - Senior School Main Entry Reception and Foyer, Administration and Leadership Offices (LVL 02)
 - Senior School Main Entry Forecourt, Landscaping and Accessible Entry Ramp
 - Senior School Year 8 Centre (LVL 03)
 - Senior School Hughes Centre
 - Senior School GLA Relocation
 - Traffic Management – 2 storey Bus and Car Parking structure
 - Traffic Management – Main Entry Driveway Route
 - Traffic Management – Proposed Secondary Entry
- Precinct C
 - Boarding Accommodation Extension

Table 2 – Schedule of Areas

Please read this report in conjunction with our notes, assumptions, qualifications and exclusions as per relevant sections of this report, particularly when reviewing costs and calculations. This report has been prepared following a review of the architectural concept drawings, which has formed the basis of this review.

ITEM	Description	Basis of Area	Total Area		New Build		Existing	
			FECA	UCA	FECA-X	UCA-X	FECA-X2	UCA-X2
A	PRECINT A							
A.1	ELC	LEVEL -03	211 m2		211 m2			
		LEVEL -02	270 m2		270 m2			
	SUB-TOTAL ELC		481 m2		481 m2			
A.2	NEW ASSEMBLY & TWO LEVEL TEACHING	LEVEL -02	382 m2	84 m2	54 m2	84 m2	328 m2	
		LEVEL -01	377 m2		110 m2		267 m2	
		LEVEL 00	396 m2		113 m2		283 m2	
	SUB-TOTAL NEW ASSEMBLY & TWO LEVEL TEACHING		1,155 m2	84 m2	277 m2	84 m2	878 m2	
A.3	TEACHING & RESOURCE HUB	LEVEL -02	478 m2		478 m2		422 m2	
		LEVEL -01	460 m2		460 m2		422 m2	
		LEVEL 00	465 m2		465 m2		348 m2	
	SUB-TOTAL TEACHING & RESOURCE HUB		1,403 m2		1,403 m2		1,192 m2	
A.4	VERTICAL CIRCULATION - YR 5+6	LEVEL -02	78 m2		31 m2		47 m2	
		LEVEL -01	78 m2		20 m2		58 m2	
		LEVEL 00	65 m2		30 m2		35 m2	
		LEVEL 01	65 m2		44 m2		21 m2	
		LEVEL 02	65 m2		44 m2		21 m2	
		LEVEL 03	65 m2		44 m2		21 m2	
	SUB-TOTAL VERTICAL CIRCULATION - YR 5+6		416 m2		213 m2		203 m2	
A.5	YR 5+6 TEACHING/COMMON	LEVEL 01	347 m2		0 m2		347 m2	
		LEVEL 02	342 m2		87 m2		255 m2	
		LEVEL 03	328 m2		233 m2		95 m2	
	SUB-TOTAL YR 5+6 TEACHING/COMMON		1,017 m2		320 m2		697 m2	
B	PRECINT B							
B.6	Senior School - Main Entry Reception + Foyer Administration + Leadership Offices (LVL 02)		676 m2				676 m2	
B.7	Senior School - Main Entry Forecourt, Landscaping + Accessible Entry Ramp							
B.8	Senior School - Year 8 Centre (LVL 03)		331 m2	46 m2	164 m2		331 m2	
B.13	Traffic Management - Main Entry Driveway Route							
B.14	Traffic Management Proposed Secondary Entry							
B.9	Senior School - Circulation Hub (Existing Lift)						594 m2	
B.10	Senior School - Hughes Centre (LEVEL 02)		499 m2	141 m2		44 m2	499 m2	97 m2
B.11	Senior School - GLA Relocation		68 m2				68 m2	
B.12	Traffic Management - Bus + Car parking			1,500 m2				
	SUB-TOTAL PRECINT B		1,574 m2	1,687 m2	164 m2	44 m2	2,168 m2	97 m2
	TOTALS		6,046 m2	1,771 m2	2,858 m2	128 m2	5,138 m2	97 m2

3. Qualifications and Representations

3.1 Notes & Assumptions

We set out as follows specific notes & assumptions associated with our Order of Cost:

- Given current stage of design development, we have allowed 20% for Preliminaries and Margins, 10% in contingencies and 12% for Professional Fees

3.2 Exclusions

The following items have been excluded in the Cost Plan:

- GST
- Taxes, levies and other charges.
- Land Acquisition Cost
- Finance Costs
- Land Holding Costs and Charges
- Legal and Agents Fees
- Local authority contribution
- Delay Costs
- Latent Conditions including site decontamination / remediation works
- Major Upgrade or Diversions of Existing Services Mains \ Infrastructure
- Escalation beyond March 2019
- Phasing/Staging of the works
- Removal of asbestos, lead based paints and all other contaminated materials
- ESD requirements
- Interactive learning
- Decanting of existing facilities \ Provision of temporary accommodation on site
- No allowance for Heritage Works (other than those specifically allowed)
- BCA upgrade works
- Excludes the provision of temporary demountable accommodation on site during the works
- The standard deviation of risk is to allow for further risks not identified within this document both in terms of design and construction risk
- Out of hours works;

Appendix A – Cost Plan Details

Ref.	Description	Quantity	Unit	Rate	Total
<u>PRECINCT A</u>					
A.1	<u>ELC BUILDING</u>				
A.1.1	ELC Building	481	m2	3,636	1,749,000
A.1.2	ELC External Works				812,000
A.1.3	Preliminaries	0.15	item	2,561,000	385,000
A.1.4	Builder's O&M	0.05	item	2,946,000	148,000
	Construction Sub-Total				<u>3,094,000</u>
A.1.5	Design Contingency	0.05	item	3,094,000	155,000
A.1.6	Contract Contingency	0.05	item	3,249,000	163,000
	Sub-Total				<u>1,663,000</u>
A.1.7	Professional Fees 12%	0.12	item	5,075,000	609,000
A.1.8	Allowance for FF & E	481	m2	400	192,000
	A.1 ELC - Sub-Total				<u>4,213,000</u>
A.2	<u>New Assembly and Two Levels of Teaching</u>				
A.2.1	New Assembly and Two Levels of Teaching-Building	1,155	m2	2,794	3,227,000
A.2.2	New Assembly and Two Levels of Teaching - External Works				560,000
A.2.3	Preliminaries	0.15	item	3,787,000	568,000
A.2.4	Builder's O&M	0.05	item	4,355,000	218,000
	Construction Sub-Total				<u>4,573,000</u>
A.2.5	Design Contingency	0.05	item	4,573,000	229,000
A.2.6	Contract Contingency	0.05	item	4,802,000	240,000
	Sub-Total				<u>5,042,000</u>
A.2.7	Professional Fees 12%	0.12	item	5,042,000	605,000
A.2.8	Allowance for FF & E	1,155	m2	400	462,000
	A.2 Assembly & 2 Level Teaching				<u>6,109,000</u>
A.3	<u>Teaching Spaces and Resource Hub</u>				
A.3.1	Teaching Spaces and Resource Hub-Building	1,403	m2	2,336	3,278,000
A.3.2	Teaching Spaces and Resource Hub-External Works				484,000
A.3.3	Preliminaries	0.15	item	3,762,000	564,000
A.3.4	Builder's O&M	0.05	item	4,326,000	216,000
	Construction Sub-Total				<u>4,542,000</u>
A.3.5	Design Contingency	0.05	item	4,542,000	227,000
A.3.6	Contract Contingency	0.05	item	4,769,000	238,000
	Sub-Total				<u>5,007,000</u>
A.3.7	Professional Fees 12%	0.12	item	5,007,000	601,000
A.3.8	Allowance for FF & E	1,403	m2	400	561,000
	A.3 Teaching Spaces and Resource Hub				<u>6,169,000</u>
A.4	<u>Vertical Circulation to Yr 5 & 6 Teaching</u>				

Ref.	Description	Quantity	Unit	Rate	Total
A.4.1	Vertical Circulation to Yr 5 & 6 Teaching-Building	416	m2	3,026	1,259,000
A.4.2	Vertical Circulation to Yr 5 & 6 Teaching-External Works				244,000
A.4.3	Preliminaries	0.15	item	1,503,000	225,000
A.4.4	Builder's O&M	0.05	item	1,728,000	86,000
	Construction Sub-Total				1,814,000
A.4.5	Design Contingency	0.05	item	1,814,000	91,000
A.4.6	Contract Contingency	0.05	item	1,905,000	95,000
	Sub-Total				2,000,000
A.4.7	Professional Fees 12%	0.12	item	2,000,000	240,000
A.4.8	Allowance for FF & E	296	m2	400	118,000
	<u>Vertical Circulation to Yr 5 & 6 Teaching</u>				<u>2,358,000</u>
A.5	<u>Year 5+6 teaching + Common Spaces and New Roof Top Level</u>				
A.5	Level 0 Admin - Excluded				Note
A.5.1	Year 5+6 teaching + Common Spaces and New Roof Top Level (L01-L03)	1,017	m2	2,784	2,831,000
A.5.2	Year 5+6 teaching + Common Spaces and New Roof Top Level - Demolition				130,000
A.5.3	Preliminaries	0.15	item	2,961,000	444,000
A.5.4	Builder's O&M	0.05	item	3,405,000	170,000
	Construction Sub-Total				3,575,000
A.5.5	Design Contingency	0.05	item	3,575,000	179,000
A.5.6	Contract Contingency	0.05	item	3,754,000	188,000
	Sub-Total				3,942,000
A.5.7	Professional Fees 12%	0.12	item	3,942,000	473,000
A.5.8	Allowance for FF & E	1,017	m2	400	407,000
	<u>Year 5+6 teaching + Common Spaces and New Roof Top Level</u>				<u>4,822,000</u>
B	<u>PRECINCT B</u>				
	DA				
B.6	Senior School - Main Entry Reception + Foyer Administration + Leadership Offices (LVL 02)	676	m2	2,101	1,420,000
B.7	Senior School - Main Entry Forecourt, Landscaping + Accessible Entry Ramp	1,424	m2	779	1,109,000
B.8	Senior School - Year 8 Centre (LVL 03)	331	m2	3,964	1,312,000
B.13	Traffic Management - Main Entry Driveway Route	499	m2	299	149,000
B.14	Traffic Management Proposed Secondary Entry	205	m2	746	153,000
	CONCEPT				
	<u>PRECINCT B - CONCEPT</u>				
B.9	Senior School - Circulation Hub (Existing Lift)	594	m2	2,116	1,257,000

Ref.	Description	Quantity	Unit	Rate	Total
B.10	Senior School - Hughes Centre	641	m2	3,889	2,493,000
B.11	Senior School - GLA Relocation	68	m2	2,118	144,000
B.12	Traffic Management - Bus + Car parking	1,145	m2	2,464	2,821,000
C	<u>PRECINCT C - CONCEPT</u>				
C.15.1	Boarding Accommodation - Extension	669	m2	4,558	3,049,000
C.15.2	Boarding Accommodation - External Works				829,000
C.15.3	Design Contingency	0.05	item	3,878,000	194,000
C.15.4	Contract Contingency	0.05	item	4,072,000	204,000
	Sub-Total				4,276,000
C.15.5	Professional Fees 12%	0.12	item	4,276,000	514,000
	Boarding Extension				<u>4,790,000</u>

Ref.	Description	Quantity	Unit	Rate	Total
A.1.1	ELC BUILDING				
1	BUILDING WORKS				
2	Substructure	270	m2	247	66,600
3	Columns	481	m2	45	21,645
4	Upper Floors	211	m2	328	69,277
5	Staircases	5	mr	6,000	30,000
6	Roof	254	m2	468	118,880
7	External Walls	1,525	m2	263	400,575
8	Windows	0	m2		incl
9	External Doors	481	m2	57	27,600
10	Internal Walls	481	m2	40	19,240
11	Internal Screens	481	m2	25	12,025
12	Internal Doors	481	m2	40	19,240
13	Wall Finishes	481	m2	160	76,960
14	Floor Finishes	481	m2	76	36,335
15	Ceiling Finishes	481	m2	150	72,150
16	Fitments	481	m2	200	96,200
17	Special Equipment				
18	Hydraulic Services	481	m2	189	90,909
19	Water Supply				
20	Gas Services				
21	Space Heating				
22	Ventilation				
23	Evaporative Cooling				
24	Mechanical Services	481	m2	420	202,020
25	Electrical Services	481	m2	287	137,807
26	Fire Protection	962	m2	50	47,980
27	Communications	481	m2	47	22,727
28	Lift	481	m2	374	180,000
29	Sub-Total				
				ELC BUILDING TOTAL	1,749,000

Ref.	Description	Quantity	Unit	Rate	Total
2	Substructure				
2.1	Allowance for 120mm slab on ground -incl 100mm FCR, 50mm sand bedding, moisture barrier, edge beams etc.	270	m2	105	28,350
2.2	Allowance for footings etc	270	m2	75	20,250
2.3	Allowance for lift pit incl rock excavation	1	No	18,000	18,000
	Substructure TOTAL				66,600
3	Columns				
3.1	Allowance for columns	481	m2	45	21,645
	Columns TOTAL				21,645
4	Upper Floors				
4.1	Allowance for RC slab to L02	211	m2	328	69,277
	Upper Floors TOTAL				69,277
5	Staircases				
5.1	Allowance for 1800mm wide internal stair	5	mr	6,000	30,000
	Staircases TOTAL				30,000
6	Roof				
6.1	Allowance for timber framed roof, metal deck, rwg	254	m2	445	113,030
6.2	Extra for RC roof-tanking etc	39	m2	150	5,850
	Roof TOTAL				118,880
7	External Walls				
7.1	Allowance for light weight metal wall cladding incl stud, insulation, sisalation, corrugated metal cladding	762	m2	135	102,870
7.2	Extra for glazed wall	590	m2	465	274,350
7.3	140mm block wall to rock face	173	m2	135	23,355
	External Walls TOTAL				400,575
9	External Doors				
9.1	2500mm x 2100 h Main entrance glass bi- fold door ; incl. frame and hardware	6	no	3,000	18,000
9.2	920mm x 2040 H Solid Core MC door, single leaf; incl. frame, hardware,	4	no	1,200	4,800
9.3	920mm x 2100 H single hinged glass door, incl frame and hardware	4	no	1,200	4,800
	External Doors TOTAL				27,600
10	Internal Walls				
10.1	Allowance for internal wall-FECA	481	m2	40	19,240
	Internal Walls TOTAL				19,240

Ref.	Description	Quantity	Unit	Rate	Total
11	Internal Screens				
11.1	Allowance for internal door-FECA	481	m2	25	12,025
	Internal Screens TOTAL				12,025
12	Internal Doors				
12.1	Allowance for internal door-FECA	481	m2	40	19,240
	Internal Doors TOTAL				19,240
13	Wall Finishes				
13.1	Allowance for wall finishes-FECA	481	m2	160	76,960
	Wall Finishes TOTAL				76,960
14	Floor Finishes				
14.1	Allowance for carpet	481	m2	65	31,265
14.2	Extra for vinyl to wet area - say 35%	169	m2	30	5,070
	Floor Finishes TOTAL				36,335
15	Ceiling Finishes				
15.1	Allowance for perforated acoustic plasterboard	481	m2	150	72,150
	Ceiling Finishes TOTAL				72,150
16	Fitments				
16.1	Allowance for fitments	481	m2	200	96,200
	Fitments TOTAL				96,200
18	Hydraulic Services				
18.1	Allowance for hydraulic services	481	m2	180	90,909
	Hydraulic Services TOTAL				90,909
24	Mechanical Services				
24.1	Allowance for air conditioning	481	m2	400	202,020
	Mechanical Services TOTAL				202,020
25	Electrical Services				
25.1	Allowance for electrical services	481	m2	230	116,162
25.2	Allowance for security services	481	m2	45	21,645
	Electrical Services TOTAL				137,807
26	Fire Protection				
26.1	Allowance for dry fire protection services	481	m2	30	15,152
26.2	Allowance for sprinklers	481	m2	65	32,828
	Fire Protection TOTAL				47,980

Ref.	Description	Quantity	Unit	Rate	Total
27	Communications				
27	Communications				
27.1	Allowance for comms services	481	m2	45	22,727
	Communications TOTAL				22,727
28	Lift				
28.1	Allowance for lift - 2 levels	1	No	180,000	180,000
	Lift TOTAL				180,000

Ref.	Description	Quantity	Unit	Rate	Total
A.1.2	ELC EXTERNAL WORKS				
1	Allow for underpinning and support to adjacent existing building	1	Item	50,000	50,000
2	Temporary works to adjoining building during construction works	1	Item	29,000	29,000
3	General works (fencing, paving, landscaping, etc) - site generally alongside new road configuration	1	m2	80,000	80,000
4	General works (fencing, paving, landscaping, etc) - at ELC / Joinery Centre - assumed area	670	m2	290	194,300
5	Pedestrian Bridge - approx. 40m long	1	Item		EXCL
6	Proposed path adjacent to road (say 1.5m wide x 35m long)	53	m2	140	7,350
7	External stair 2m wide including landing (approx. 16m2)	1	Item	15,000	EXCL
8	New retaining wall with fence at top of retaining walls for outdoor area (say 80m x 2m high) (retain existing fencing)	80	m		EXCL
9	New retaining wall (say 60m x 4m high)	39	m	4,381	170,859
10	Connection work between existing and new building at lower floor	1	Item	50,000	50,000
11	Directional signage	1	Item	20,000	20,000
12	External lighting	1	Item		EXCL
13	Provision for Services Connections /Diversion	1	Item	120,000	120,000
14	Demolish existing timber ramps and structures (approx. 100m2)	100	m2	180	18,000
15	Demolish existing shade sail and structure (approx. 20m2)	1	Item	2,000	2,000
16	Remove existing outdoor fence and timber retaining walls	50	m	80	4,000
17	Remove existing ground cover and playground equipment in front of existing outdoor area	670	m2	40	26,800
18	Ground levelling works	270	m2	90	24,300
19	Tree Protection	1	Item	15,000	15,000
ELC EXTERNAL WORKS TOTAL					812,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
A.2.1	NEW ASSEMBLY AND TWO LEVELS OF TEACHING-BUILDING				
1	Substructure	67	m2	242	16,217
2	Columns	275	m2	65	17,875
3	Upper Floors	208	m2	826	171,880
4	Staircases	20	mr	4,000	80,000
5	Roof	290	m2	462	134,110
6	External Walls	821	m2	1,009	828,750
7	Windows				Incl
8	External Doors	23	m2	574	13,200
9	Internal Walls	700	m2	254	177,786
10	Internal Screens	129	m2	1,200	154,800
11	Internal Doors	76	m2	526	40,000
12	Wall Finishes	876	m2	85	74,740
13	Floor Finishes	1,155	m2	77	89,135
14	Ceiling Finishes	1,154	m2	116	133,800
15	Fitments	1,155	m2	200	231,000
16	Special Equipment				
17	Hydraulic Services	1,155	m2	80	92,875
18	Water Supply				
19	Gas Services				
20	Space Heating				
21	Ventilation				
22	Evaporative Cooling				
23	Mechanical Services	1,155	m2	420	485,100
24	Electrical Services	1,155	m2	275	317,625
25	Fire Protection	1,155	m2	100	115,500
26	Communications	1,155	m2	45	51,975
NEW ASSEMBLY AND TWO LEVELS OF TEACHING-BUILDING TOTAL					3,227,000

Ref.	Description	Quantity	Unit	Rate	Total
1	Substructure				
1.1	Allowance for 120mm slab on ground -incl 100mm FCR, 50mm sand bedding, moisture barrier, edge beams etc.	67	m2	106	7,102
1.2	Allowance for footings etc	67	m2	100	6,700
1.3	Allowance for stair case footing pad	23	m2	105	2,415
	Substructure TOTAL				16,217
2	Columns				
2.1	Allowance for columns				
2.2	Proposed Ground	99	m2	65.00	6,435
2.3	Proposed LG-01	109	m2	65.00	7,085
2.4	Proposed LG-02	67	m2	65.00	4,355
	Columns TOTAL				17,875
3	Upper Floors				
3.1	Allowance for new RC extension slab L-01 and L00	208	m2	785	163,280
3.2	Allowance for joining to existing slab	86	m	100	8,600
	Upper Floors TOTAL				171,880
4	Staircases				
4.1	Allowance for 1500mm wide internal stair	10	mr	3,500.00	35,000
4.2	Allowance for 3300mm wide External stair	10	mr	4,500.00	45,000
	Staircases TOTAL				80,000
5	Roof				
5.1	Allowance for steel framed roof including rwg	205	m2	592	121,360
5.2	Allowance for finish to soffit of L-01 overhang	85	m2	150	12,750
	Roof TOTAL				134,110
6	External Walls				
6.1	Allowance for light weight metal wall cladding incl stud, insulation, sisalation, corrugated metal cladding	821	m2	375	307,875
6.2	Extra for glazed wall to L-02	463	m2	525	243,075
6.3	Allowance for facade screen L-02	463	m2	600	277,800
	External Walls TOTAL				828,750
8	External Doors				
8.1	2500mm x 2100 h Main entrance glass bi- fold door ; incl. frame and hardware (assumed)	2	no	3,000	6,000
8.2	920mm x 2100 H glazed door, single leaf; incl. frame, hardware (assumed)	6	no	1,200	7,200
8.3	ED area	22			
	External Doors TOTAL				13,200

Ref.	Description	Quantity	Unit	Rate	Total
9	Internal Walls				
9.1	Allowance for internal partition wall - stud wall + insulation	438	m2	47	20,586
9.2	Allowance for glazed walls	262	m2	600	157,200
	Internal Walls TOTAL				177,786
10	Internal Screens				
10.1	Glazed operable walls	129	m2	1,200.00	154,800
	Internal Screens TOTAL				154,800
11	Internal Doors				
11.1	920mm x 2100 H single hinged glass door, incl frame and hardware	22	no	1,200	26,400
11.2	920mm x 2100 H single hinged hollow core timber door, incl frame and hardware	17	no	800	13,600
11.3	NW area	75			
	Internal Doors TOTAL				40,000
12	Wall Finishes				
12.1	Allow for Tile finish to wet areas including waterproofing	221	m2	140.00	30,940
12.2	Plasterboard & paint to stud wall	876	m2	50	43,800
	Wall Finishes TOTAL				74,740
13	Floor Finishes				
13.1		1,155	m2		
13.2	Tile Finish to wet areas with water proofing	80	m2	150.00	12,000
13.3	Vinyl	47	m2	90.00	4,230
13.4	Carpet	1,027	m2	65.00	66,755
13.5	Allowance to make good existing roof terrace at L00	123	m2	50	6,150
	Floor Finishes TOTAL				89,135
14	Ceiling Finishes				
14.1	Moisture resistant plasterboard to wet areas + paint	80	m2	90	7,200
14.2	Suspended plasterboard ceiling + paint incl trims	1,027	m2	90	92,430
14.3	Extra for acoustic perforated plasterboard ceiling	568	m2	60	34,080
14.4	Paint finish to slab soffit - store	47	m2	15	90
	Ceiling Finishes TOTAL				133,800
15	Fitments				
15.1	Allowance for fitments	1,155	m2	200	231,000
	Fitments TOTAL				231,000

Ref.	Description	Quantity	Unit	Rate	Total
17	Hydraulic Services				
17	Hydraulic Services				
17.1	Wet areas	80	m2	800	64,000
17.2	General HS	1,155	m2	25	28,875
	Hydraulic Services TOTAL				92,875
23	Mechanical Services				
23.1	Allowance for air conditioning	1,155	m2	400	485,100
	Mechanical Services TOTAL				485,100
24	Electrical Services				
24.1	Allowance for electrical services	1,155	m2	230	265,650
24.2	Allowance for security services	1,155	m2	45	51,975
	Electrical Services TOTAL				317,625
25	Fire Protection				
25.1	Allowance for dry fire	1,155	m2	35	40,425
25.2	Allowance for sprinklers	1,155	m2	65	75,075
	Fire Protection TOTAL				115,500
26	Communications				
26.1	Allowance for comms services	1,155	m2	45	51,975
	Communications TOTAL				51,975

Ref.	Description	Quantity	Unit	Rate	Total
A.2.2	NEW ASSEMBLY AND TWO LEVELS OF TEACHING - EXTERNAL WORKS				
1	Allowance for demolition of external facade	708	m2	200	141,600
2	Allowance for internal demolition	878	m2	60	52,680
3	Allowance for demolition of 1500 wide stairs	3	no	10,000	30,000
4	Allowance for demolition of 3300 wide stairs	3	no	20,000	60,000
5	Allowance for demolition of balustrade on Ground floor	33	m	45	1,480
6	Allowance for stormwater drainage/connection	1	item	20,000	20,000
7	Allowance for sewer drainage/connection	1	item	10,000	10,000
8	Allowance for external electrical services	1	item	30,000	30,000
9	Allowance for external comms services	1	item	10,000	10,000
10	Tree Protection	1	Item	5,800	5,800
11	Minor Roadworks to Front of New Assembly place	56	m2	250	14,000
12	External Play area to Harbour side Garden	284	m2	410	116,440
13	Allowance for Roadwork/footpath to drop off and pick up area	1	item	10,000	10,000
14	Provision for play equipment	1	item	58,000	58,000
NEW ASSEMBLY AND TWO LEVELS OF TEACHING - EXTERNAL WORKS TOTAL					560,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
A.3.1	TEACHING SPACES AND RESOURCE HUB-BUILDING				
1	Substructure	133	m2	205	27,265
2	Columns	211	m2	65	13,715
3	Upper Floors	81	m2	785	63,585
4	Staircases				n.a.
5	Roof	46	m2	592	27,232
6	External Walls	925	m2	619	572,175
7	Windows	0	m2		
8	External Doors	47	m2	587	27,600
9	Internal Walls	1,093	m2	359	392,019
10	Internal Screens	147	m2	1,200	176,400
11	Internal Doors	59	m2	499	29,450
12	Wall Finishes	954	m2	91	86,900
13	Floor Finishes	1,403	m2	74	103,555
14	Ceiling Finishes	1,403	m2	122	171,825
15	Fitments	1,403	m2	200	280,600
16	Special Equipment				
17	Hydraulic Services	1,403	m2	80	112,060
18	Water Supply				
19	Gas Services				
20	Space Heating				
21	Ventilation				
22	Evaporative Cooling				
23	Mechanical Services	1,403	m2	420	589,260
24	Electrical Services	1,403	m2	287	401,960
25	Fire Protection	1,403	m2	97	135,390
26	Communications	1,403	m2	47	66,292
27	Sub-Total				
TEACHING SPACES AND RESOURCE HUB-BUILDING TOTAL					3,278,000

Ref.	Description	Quantity	Unit	Rate	Total
1	Substructure				
1.1	Allowance for 120mm slab on ground -incl 100mm FCR, 50mm sand bedding, moisture barrier, edge beams etc.	133	m2	105	13,965
1.2	Allowance for footings etc	133	m2	100	13,300
	Substructure TOTAL				27,265
2	Columns				
2.1	Allowance for columns	211	m2	65	13,715
	Columns TOTAL				13,715
3	Upper Floors				
3.1	Allowance for RC slab to L02	81	m2	785	63,585
	Upper Floors TOTAL				63,585
5	Roof				
5.1	Allowance for steel framed roof including rwg	46	m2	592	27,232
	Roof TOTAL				27,232
6	External Walls				
6.1	Allowance for light weight metal wall cladding incl stud, insulation, sisalation, corrugated metal cladding	800	m2	375	300,000
6.2	Extra for glazed wall	447	m2	525	234,675
6.3	Allowance for retaining walls at L-02	125	m2	300	37,500
	External Walls TOTAL				572,175
8	External Doors				
8.1	2500mm x 2100 h Main entrance glass bi- fold door ; incl. frame and hardware	6	no	3,000	18,000
8.2	920mm x 2040 H Solid Core MC door, single leaf; incl. frame, hardware,	4	no	1,200	4,800
8.3	920mm x 2100 H single hinged glass door, incl frame and hardware	4	no	1,200	4,800
8.4	ED	47			
	External Doors TOTAL				27,600
9	Internal Walls				
9.1	Allowance for internal partition wall - stud wall + insulation	477	m2	47	22,419
9.2	Allowance for glazed walls	616	m2	600	369,600
	Internal Walls TOTAL				392,019
10	Internal Screens				
10.1	Allowance for internal operable wall, assumed full height	147	m2	1,200	176,400
	Internal Screens TOTAL				176,400

Ref.	Description	Quantity	Unit	Rate	Total
11	Internal Doors				
11	Internal Doors				
11.1	Allowance for single leaf door	31	No	950	29,450
11.2	ND	59			
	Internal Doors TOTAL				29,450
12	Wall Finishes				
12.1	Allow for Tile finish to wet areas including waterproofing	280	m2	140	39,200
12.2	Plasterboard & paint to stud wall	954	m2	50	47,700
	Wall Finishes TOTAL				86,900
13	Floor Finishes				
13.1	Tile Finish to wet areas with water proofing	121	m2	150.00	18,150
13.2	Vinyl	83	m2	90.00	7,470
13.3	Carpet	1,199	m2	65.00	77,935
13.4	FECA	1,403			
	Floor Finishes TOTAL				103,555
14	Ceiling Finishes				
14.1	Moisture resistant plasterboard to wet areas + paint	121	m2	90	10,890
14.2	Suspended plasterboard ceiling + paint incl trims	1,199	m2	90	107,910
14.3	Extra for acoustic perforated plasterboard ceiling	863	m2	60	51,780
14.4	Paint finish to slab soffit - store	83	m2	15	1,245
14.5	FECA	1,403			
	Ceiling Finishes TOTAL				171,825
15	Fitments				
15.1	Allowance for fitments	1,403	m2	200	280,600
	Fitments TOTAL				280,600
17	Hydraulic Services				
17.1	Allowance for hydraulic services	1,403	m2	35	51,560
17.2	HS to wet areas	121	m2	500	60,500
	Hydraulic Services TOTAL				112,060
23	Mechanical Services				
23.1	Allowance for air conditioning	1,403	m2	400	589,260
	Mechanical Services TOTAL				589,260

Ref.	Description	Quantity	Unit	Rate	Total
24	Electrical Services				
24.1	Allowance for electrical services	1,403	m2	230	338,825
24.2	Allowance for security services	1,403	m2	45	63,135
	Electrical Services TOTAL				401,960
25	Fire Protection				
25.1	Allowance for dry fire protection services	1,403	m2	30	44,195
25.2	Allowance for sprinkler	1,403	m2	65	91,195
	Fire Protection TOTAL				135,390
26	Communications				
26.1	Allowance for comms services	1,403	m2	45	66,292
	Communications TOTAL				66,292

Ref.	Description	Quantity	Unit	Rate	Total
A.3.2	TEACHING SPACES AND RESOURCE HUB-EXTERNAL WORKS				
1	Bulk excavation for excavation, assumed hard rock	439	m3	310	136,090
2	Backfill with 20mm crushed rocks	40	m3	100	4,000
3	Allowance for demolition of external wall	925	m2	200	185,000
4	Allowance for internal demolition	1,192	m2	60	71,520
5	Demolish existing toilet block - 45 m2	1	item	34,800	34,800
6	Tree Protection	1	Item	5,800	5,800
7	External Paved & Landscape Areas to North side Courtyard - L-01	49	m2	580	28,420
8	New External play Area	91	m2	200	18,200
TEACHING SPACES AND RESOURCE HUB-EXTERNAL WORKS TOTAL					484,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
A.4.1	VERTICAL CIRCULATION TO YR 5 & 6 TEACHING-BUILDING				
1	Substructure	78	m2	792	61,740
2	Columns	416	m2	65	27,040
3	Upper Floors	338	m2	400	135,200
4	Staircases	26	mr	3,323	86,400
5	Roof	65	m2	450	29,250
6	External Walls	271	m2	617	167,200
7	Windows				Incl
8	External Doors				n.a.
9	Internal Walls	373	m2	267	99,665
10	Internal Screens	120	m2	403	48,360
11	Internal Doors				32,100
12	Wall Finishes	577	m2	47	27,135
13	Floor Finishes				23,680
14	Ceiling Finishes	75	m2	200	15,000
15	Fitments				n.a.
16	Special Equipment				n.a.
17	Hydraulic Services				n.a.
18	Water Supply				n.a.
19	Gas Services				n.a.
20	Space Heating				n.a.
21	Ventilation				n.a.
22	Evaporative Cooling				n.a.
23	Mechanical Services	296	m2	420	124,320
24	Electrical Services	832	m2	143	119,184
25	Fire Protection	416	m2	78	32,344
26	Communications	416	m2	47	19,656
27	Lift	416	m2	505	210,000
VERTICAL CIRCULATION TO YR 5 & 6 TEACHING-BUILDING TOTAL					1,259,000

Ref.	Description	Quantity	Unit	Rate	Total
1	Substructure				
1.1	Lift pit, footings and slab on ground	78	m2	792	61,740
	Substructure TOTAL				61,740
2	Columns				
2.1	Allowance for new column	416	m2	65	27,040
	Columns TOTAL				27,040
3	Upper Floors				
3.1	Allowance for new upper floors	338	m2	400	135,200
	Upper Floors TOTAL				135,200
4	Staircases				
4.1	1200mm wide fire stair x 6 storey	19	mr	3,000	57,600
4.2	4600mm wide fire egress x 2 storey	6	mr	4,500	28,800
	Staircases TOTAL				86,400
5	Roof				
5.1	RC roof over vertical connector	65	m2	450	29,250
	Roof TOTAL				29,250
6	External Walls				
6.1	Allowance for external wall	271	m2	400	108,400
6.2	Extra for Glazed wall	98	m2	600	58,800
	External Walls TOTAL				167,200
9	Internal Walls				
9.1	RC lift shaft wall	169	m2	533	90,077
9.2	NW Stud Wall Framing - stud wall incl batt insulation	120	m2	47	5,640
9.3	Fire rated wall to fire stair	84	m2	47	3,948
	Internal Walls TOTAL				99,665
10	Internal Screens				
10.1	Extra NW Stud Wall Framing for internal screen	120	m2	403	48,360
	Internal Screens TOTAL				48,360
11	Internal Doors				
11.1	Single leaf door to informal learning area	3	No	1,000	3,000
11.2	Single leaf fire rated door to stair	12	No	1,800	21,600
11.3	Double leaf fire rated door to link with Jnr.... school	3	No	2,500	7,500
	Internal Doors TOTAL				32,100

Ref.	Description	Quantity	Unit	Rate	Total
12	Wall Finishes				
12	Wall Finishes				
12.1	Paint to RC lift shaft wall	169	m2	15	2,535
12.2	Plasterboard lining to NW Stud Wall Framing + paint	240	m2	50	12,000
12.3	Fyrcheck to Fire rated wall to fire stair	168	m2	75	12,600
	Wall Finishes TOTAL				27,135
13	Floor Finishes				
13.1	Allowance for floor finishes	296	m2	80	23,680
13.2	Finishes to stairs incl in SC				Note
	Floor Finishes TOTAL				23,680
14	Ceiling Finishes				
14.1	Allowance for fitments to informal learning	75	m2	200	15,000
	Ceiling Finishes TOTAL				15,000
23	Mechanical Services				
23.1	Allowance for air conditioning	296	m2	400	124,320
	Mechanical Services TOTAL				124,320
24	Electrical Services				
24.1	Allowance for electrical services	416	m2	230	100,464
24.2	Allowance for security services	416	m2	45	18,720
	Electrical Services TOTAL				119,184
25	Fire Protection				
25.1	Allowance for dry fire protection services	416	m2	30	13,104
25.2	sprinkler to circulation (excl stair)	296	m2	65	19,240
	Fire Protection TOTAL				32,344
26	Communications				
26.1	Allowance for comms services	416	m2	45	19,656
	Communications TOTAL				19,656
27	Lift				
27.1	Lift	1	No	200,000	210,000
	Lift TOTAL				210,000

Ref.	Description	Quantity	Unit	Rate	Total
A.4.2	VERTICAL CIRCULATION TO YR 5 & 6 TEACHING-EXTERNAL WORKS				
1	Demolish existing buildings - existing circulation	245	m2	967	236,833
2	Ground levelling works	78	m2	90	7,020
VERTICAL CIRCULATION TO YR 5 & 6 TEACHING-EXTERNAL WORKS TOTAL					244,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
A.5.1	YEAR 5+6 TEACHING + COMMON SPACES AND NEW ROOF TOP LEVEL (L01-L03)				
1	Substructure	0	m2		0
2	Columns	258	m2	75	19,350
3	Upper Floors	87	m2		68,295
4	Staircases	10	mr	3,500	35,000
5	Roof	730	m2	389	284,148
6	External Walls	243	m2		225,000
7	Windows	0	m2		incl
8	External Doors	7	No		14,000
9	Internal Walls	566	m2	550	311,300
10	Internal Screens	116	m2	1,200	139,200
11	Internal Doors	19	No	950	18,050
12	Wall Finishes	1,017	m2	76	76,890
13	Floor Finishes	1,017	m2	184	187,080
14	Ceiling Finishes	1,438	m2	136	196,010
15	Fitments	1,017	m2	200	203,400
16	Special Equipment	195	m2	300	58,500
17	Hydraulic Services	1,110	m2	99	110,156
18	Water Supply	0	m2		0
19	Gas Services	0	m2		0
20	Space Heating	0	m2		0
21	Ventilation	93	m2	150	13,950
22	Evaporative Cooling	0	m2		0
23	Mechanical Services	1,017	m2	420	427,140
24	Electrical Services	1,017	m2	289	293,659
25	Fire Protection	1,017	m2	100	101,446
26	Communications	1,017	m2	47	48,053
27	Lift				0
YEAR 5+6 TEACHING + COMMON SPACES AND NEW ROOF TOP LEVEL (L01-L03) TOTAL					2,831,000

Ref.	Description	Quantity	Unit	Rate	Total
2	Columns				
2.1	Allowance for steel columns to L03	258	m2	75	19,350
	Columns TOTAL				19,350
3	Upper Floors				
3.1	Infill floor to L01	87	m2	785	68,295
	Upper Floors TOTAL				68,295
4	Staircases				
4.1	Allowance for 1800mm wide internal stair	10	mr	3,500	35,000
	Staircases TOTAL				35,000
5	Roof				
5.1	Allowance for steel framed roof including rwg	394	m2	592	233,248
5.2	Allowance for pavers/waterproofing	70	m2	300	21,000
5.3	Allowance to repair existing parapet and paint	183	m2	50	9,150
5.4	Allowance for handrail	83	m	250	20,750
	Roof TOTAL				284,148
6	External Walls				
6.1	Allow for new glazed wall at L03	243	m2	700	170,100
6.2	Allowance for sun shade to west	122	m2	450	54,900
	External Walls TOTAL				225,000
8	External Doors				
8.1	Allowance for external glazed door to L03	7	No	2,000	14,000
	External Doors TOTAL				14,000
9	Internal Walls				
9.1	Glazed wall	566	m2	550	311,300
	Internal Walls TOTAL				311,300
10	Internal Screens				
10.1	Operable Wall	116	m2	1,200	139,200
	Internal Screens TOTAL				139,200
11	Internal Doors				
11.1	Single Doors	19	no	950	18,050
	Internal Doors TOTAL				18,050

Ref.	Description	Quantity	Unit	Rate	Total
12	Wall Finishes				
12.1	Plasterboard & paint	1,131	m2	50	56,550
12.2	Allowance to paint existing (FECA)	1,017	m2	20	20,340
	Wall Finishes TOTAL				76,890
13	Floor Finishes				
13.1	Carpet	1,017	m2	60	61,020
13.2	E/O for Tiles to wet area	93	m2	90	8,370
13.3	E/O for Vinyl to storage	23	m2	30	690
13.4	Amphitheatre	195	m2	600	117,000
	Floor Finishes TOTAL				187,080
14	Ceiling Finishes				
14.1	Plasterboard + paint	1,017	m2	90	91,530
14.2	Allowance for ceiling insulation to L03	328	m2	20	6,560
14.3	MR plasterboard+paint to wet area	93	m2	90	8,370
14.4	Extra for acoustic ceiling to amphitheatre/GLA	597	m2	150	89,550
	Ceiling Finishes TOTAL				196,010
15	Fitments				
15.1	Allowance for general fitments	1,017	m2	200	203,400
	Fitments TOTAL				203,400
16	Special Equipment				
16.1	Allowance for AV to amphitheatre	195	m2	300	58,500
	Special Equipment TOTAL				58,500
17	Hydraulic Services				
17.1	General Allowance for hydraulic services	1,017	m2	30	32,036
17.2	HS to wet area	93	m2	800	78,120
	Hydraulic Services TOTAL				110,156
21	Ventilation				
21.1	Allowance for Ventilation to Wet Areas	93	m2	150	13,950
	Ventilation TOTAL				13,950
23	Mechanical Services				
23.1	Allowance for air conditioning	1,017	m2	400	427,140
	Mechanical Services TOTAL				427,140

Ref.	Description	Quantity	Unit	Rate	Total
24	Electrical Services				
24.1	Allowance for electrical services	1,017	m2	230	245,606
24.2	Allowance for security services	1,017	m2	45	48,053
	Electrical Services TOTAL				293,659
25	Fire Protection				
25.1	Allowance for dry fire protection services	1,017	m2	30	32,036
25.2	Allowance for sprinklers	1,017	m2	65	69,410
	Fire Protection TOTAL				101,446
26	Communications				
26.1	Allowance for comms services	1,017	m2	45	48,053
	Communications TOTAL				48,053

Ref.	Description	Quantity	Unit	Rate	Total
A.5.2	YEAR 5+6 TEACHING + COMMON SPACES AND NEW ROOF TOP LEVEL - DEMOLITION				
1	Demolish existing buildings - existing roof structure at L03	394	m2	200	78,800
2	General internal demolition Allowance	1,017	m2	50	50,850
YEAR 5+6 TEACHING + COMMON SPACES AND NEW ROOF TOP LEVEL - DEMOLITION TOTAL					130,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
B.6	SENIOR SCHOOL - MAIN ENTRY RECEPTION + FOYER ADMINISTRATION + LEADERSHIP OFFICES (LVL 02)				
1	Refurbishment to Main Entry Reception				
2	Deputy Principal	30.00	m2	1,150	34,500
3	GLA to Admin	51.00	m2	1,150	58,650
4	GLA to board room	101.00	m2	1,150	116,150
5	GLA to Reception	62.00	m2	1,150	71,300
6	Main Hallway & Foyer	205.00	m2	1,150	235,750
7	MTG PM 2	30.00	m2	1,150	34,500
8	Offices	29.00	m2	1,150	33,350
9	Reception to OPS	83.00	m2	1,150	95,450
10	Staff to leadership	52.00	m2	1,150	59,800
11	Staff to vacant	33.00	m2	1,150	37,950
12	Preliminaries	0.15	item	777,400	116,610
13	Builder's O&M	0.05	item	777,400	38,870
14	Construction Sub-Total				
15	Design Contingency	0.05	item	932,880	46,644
16	Contract Contingency	0.05	item	932,880	46,644
17	Sub-Total				
18	Professional Fees 12%	0.12	item	1,026,168	123,140
19	Allowance for FF & E	676	m2	400	270,400
	SENIOR SCHOOL - MAIN ENTRY RECEPTION + FOYER ADMINISTRATION + LEADERSHIP OFFICES (LVL 02)				1,420,000
	TOTAL				

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
B.7	SENIOR SCHOOL - MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP				
1	External Works				
2	Landscaping				
3	Demolish existing pavers/regrade existing levels	1,424	m2	80	113,920
4	New entry ramp	41	m2	600	24,600
5	Allowance for paving-50%	712	m2	750	534,000
6	Allowance for soft landscaping-50%	712	m2	100	71,200
7	Preliminaries	0.15	item	743,720	111,558
8	Builder's O&M	0.05	item	855,278	42,764
9	Construction Sub-Total				
10	Design Contingency	0.05	item	898,042	44,902
11	Contract Contingency	0.05	item	942,944	47,147
12	Sub-Total				
13	Professional Fees 12%	0.12	item	990,091	118,811
	SENIOR SCHOOL - MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP TOTAL				1,109,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
B.8	SENIOR SCHOOL - YEAR 8 CENTRE (LVL 03)				
1	Alterations and Additions				23,935
2	Columns				
3	Upper Floors	165	m2		0
4	Staircases				
5	Roof	442	m2	453	200,366
6	External Walls	265	m2	783	207,600
7	Windows				0
8	External Doors	3	no	2,500	7,500
9	Internal Walls	50	m2	47	2,350
10	Internal Screens				
11	Internal Doors				n.a.
12	Wall Finishes	385	m2	50	19,250
13	Floor Finishes	331	m2	65	21,515
14	Ceiling Finishes	496	m2	43	21,470
15	Fitments	331	m2	200	66,200
16	Special Equipment				
17	Hydraulic Services	331	m2	30	9,930
18	Water Supply				
19	Gas Services				
20	Space Heating				
21	Ventilation				
22	Evaporative Cooling				
23	Mechanical Services	331	m2	420	139,020
24	Electrical Services	165	m2	289	47,644
25	Fire Protection	165	m2	100	16,459
26	Communications	165	m2	47	7,796
27	Lift				n.a.
28	Preliminaries	0.15	item	791,035	118,655
29	Builder's O&M	0.05	item	909,690	45,484
30	Construction Sub-Total				
31	Design Contingency	0.05	item	955,174	47,759
32	Contract Contingency	0.05	item	1,002,933	50,147
33	Sub-Total				
34	Professional Fees 12%	0.12	item	1,053,080	126,370
35	Allowance for FF & E	331	m2	400	132,400
SENIOR SCHOOL - YEAR 8 CENTRE (LVL 03) TOTAL					1,312,000

Ref.	Description	Quantity	Unit	Rate	Total
1	Alterations and Additions				
1.1	Relocate existing condenser units at roof top	1	item	6,000	6,000
1.2	Remove existing waterproofing from roof	211	m2	35	7,385
1.3	Allow for levelling screed to existing roof slab	211	m2	50	10,550
	Alterations and Additions TOTAL				23,935
3	Upper Floors				
3.1	Allowance for RC Slab	165	m2	328	0
	Upper Floors TOTAL				0.00
5	Roof				
5.1	Allowance for steel framed roof including rwg	198	m2	592	117,216
5.2	Extra for heritage treatment	198	m2	300	59,400
5.3	Allowance for pavers/waterproofing	46	m2	300	13,800
5.4	Allowance to repair existing parapet and paint	64	m2	50	3,200
5.5	Allowance for handrail	27	m	250	6,750
	Roof TOTAL				200,366
6	External Walls				
6.1	Glazed wall/heritage issues	162	m2	900	145,800
6.2	Allowance for sun shading	103	m2	600	61,800
	External Walls TOTAL				207,600
8	External Doors				
8.1	Glazed sliding doors	3	no	2,500	7,500
	External Doors TOTAL				7,500
9	Internal Walls				
9.1	Stud wall with insulation	50	m2	47	2,350
	Internal Walls TOTAL				2,350
12	Wall Finishes				
12.1	Plasterboard and paint	385	m2	50	19,250
	Wall Finishes TOTAL				19,250
13	Floor Finishes				
13.1	Carpet	331	m2	65	21,515
	Floor Finishes TOTAL				21,515

Ref.	Description	Quantity	Unit	Rate	Total
14	Ceiling Finishes				
14.1	New area - Plasterboard and Paint	165	m2	90	14,850
14.2	Allowance for ceiling insulation	165	m2	20	3,300
14.3	Paint to existing	166	m2	20	3,320
	Ceiling Finishes TOTAL				21,470
15	Fitments				
15.1	General Allowance	331	m2	200	66,200
	Fitments TOTAL				66,200
17	Hydraulic Services				
17.1	Roof drainage	331	m2	30	9,930
	Hydraulic Services TOTAL				9,930
23	Mechanical Services				
23.1	Allowance for air conditioning	331	m2	400	139,020
	Mechanical Services TOTAL				139,020
24	Electrical Services				
24.1	Allowance for electrical services	165	m2	230	39,848
24.2	Allowance for security services	165	m2	45	7,796
	Electrical Services TOTAL				47,644
25	Fire Protection				
25.1	Allowance for dry fire protection services	165	m2	30	5,198
25.2	Allowance for sprinklers	165	m2	65	11,261
	Fire Protection TOTAL				16,459
26	Communications				
26.1	Allowance for comms services	165	m2	45	7,796
	Communications TOTAL				7,796

Ref.	Description	Quantity	Unit	Rate	Total
B.13	TRAFFIC MANAGEMENT - MAIN ENTRY DRIVEWAY ROUTE				
1	External Works				
2	Minor adjustment for bus bay parking	499	m2	200	99,800
3	Preliminaries	0.15	item	99,800	14,970
4	Builder's O&M	0.05	item	114,770	5,739
5	Construction Sub-Total				
6	Design Contingency	0.05	item	120,509	6,025
7	Contract Contingency	0.05	item	126,534	6,327
8	Sub-Total				
9	Professional Fees 12%	0.12	item	132,861	15,943
	TRAFFIC MANAGEMENT - MAIN ENTRY DRIVEWAY ROUTE TOTAL				149,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
B.14	TRAFFIC MANAGEMENT PROPOSED SECONDARY ENTRY				
1	External Works				
2	New Road				
3	Demolition of existing fence	10	m	100	998
4	Demolition of existing garden	205	m2	25	5,125
5	Allowance for new double gate (3m Wide each)	1	no	5,000	5,000
6	Excavation for new driveway	103	m3	150	15,450
7	Driveway sub-base and Base course	205	m2	40	8,200
8	Concrete kerb	69	m	150	10,350
9	150 thick Concrete pavement	205	m2	150	30,750
10	Crossover (6m wide)	6	m	300	1,800
11	Allowance for storm water drains				
12	Allowance for drainage	205	m2	120	24,600
13	Preliminaries	0.15	item	102,273	15,341
14	Builder's O&M	0.05	item	117,614	5,881
15	Construction Sub-Total				
16	Design Contingency	0.05	item	123,495	6,175
17	Contract Contingency	0.05	item	129,669	6,483
18	Sub-Total				
19	Professional Fees 12%	0.12	item	136,153	16,338
TRAFFIC MANAGEMENT PROPOSED SECONDARY ENTRY TOTAL					153,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
B.9	SENIOR SCHOOL - CIRCULATION HUB (EXISTING LIFT)				
1	Senior School Circulation Hub	594	m2	1,150	683,100
2	Preliminaries	0.15	item	683,100	102,465
3	Builder's O&M	0.05	item	785,565	39,278
4	Construction Sub-Total				
5	Design Contingency	0.05	item	824,843	41,242
6	Contract Contingency	0.05	item	866,085	43,304
7	Sub-Total				
8	Professional Fees 12%	0.12	item	909,390	109,127
9	Allowance for FF & E	594	m2	400	237,600
SENIOR SCHOOL - CIRCULATION HUB (EXISTING LIFT) TOTAL					1,257,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
B.10	SENIOR SCHOOL - HUGHES CENTRE				
1	Senior School Circulation Hub	641	m2	2,340	1,499,762
2	Preliminaries	0.15	item	1,499,762	224,964
3	Builder's O&M	0.05	item	1,724,726	86,236
4	Construction Sub-Total				
5	Design Contingency	0.05	item	1,810,963	90,548
6	Contract Contingency	0.05	item	1,901,511	95,076
7	Sub-Total				
8	Professional Fees 12%	0.12	item	1,996,586	239,590
9	Allowance for FF & E	641	m2	400	256,400
SENIOR SCHOOL - HUGHES CENTRE TOTAL					2,493,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
B.11	SENIOR SCHOOL - GLA RELOCATION				
1	Board room to GLA	68	m2	1,150	78,200
2	Preliminaries	0.15	item	78,200	11,730
3	Builder's O&M	0.05	item	89,930	4,497
4	Construction Sub-Total				
5	Design Contingency	0.05	item	94,427	4,721
6	Contract Contingency	0.05	item	99,148	4,957
7	Sub-Total				
8	Professional Fees 12%	0.12	item	104,105	12,493
9	Allowance for FF & E	68	m2	400	27,200
SENIOR SCHOOL - GLA RELOCATION TOTAL					144,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
B.12	TRAFFIC MANAGEMENT - BUS + CAR PARKING				
1	External Works				
2	2 storey RC framed car park for 30 cars and 6 school bus	1,500	m2	1,200	1,800,000
3	Rotor mill and re sheet existing levels	1,145	m2	80	91,600
4	Preliminaries	0.15	item	1,891,600	283,740
5	Builder's O&M	0.05	item	2,175,340	108,767
6	Construction Sub-Total				
7	Design Contingency	0.05	item	2,284,107	114,205
8	Contract Contingency	0.05	item	2,398,312	119,916
9	Sub-Total				
10	Professional Fees 12%	0.12	item	2,518,228	302,187
TRAFFIC MANAGEMENT - BUS + CAR PARKING TOTAL					2,821,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
C.15.1	BOARDING ACCOMMODATION - EXTENSION				
1	3 storey boarding accommodation	669	m2	4,558	3,048,991
BOARDING ACCOMMODATION - EXTENSION TOTAL					3,049,000

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
C.15.2	BOARDING ACCOMMODATION - EXTERNAL WORKS				
1	Site clearing	1	item	50,000	50,000
2	Joining to existing	1	item	50,000	50,000
3	Entry Link	12	m2	3,000	36,000
4	External services				550,000
5	Preliminaries	0.15	item	686,000	102,900
6	Builder's O&M	0.05	item	788,900	39,445
					<u>828,345</u>
	BOARDING ACCOMMODATION - EXTERNAL WORKS TOTAL				<u>829,000</u>

Ref.	Description	Quantity	Unit	Rate	Total
4	External services				
4.1	Hydraulic services	1	item	150,000	150,000
4.2	Electrical services	1	item	250,000	250,000
4.3	Stormwater and stormwater management system	1	item	150,000	150,000
External services TOTAL					550,000

Appendix B – Drawings Used



KINCOPPAL - ROSE BAY
SSDA - SEARS DRAWINGS: DESIGN REPORT



SITE PLANS





EXISTING BUILDINGS + PRECINCTS
SITE PLAN

PRECINCT A:

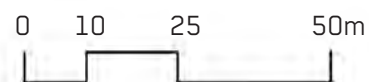
1. EARLY LEARNING CENTRE EXTENSION
2. JUNIOR SCHOOL - ASSEMBLY + GLA'S
3. JUNIOR SCHOOL - GLA'S
4. JUNIOR SCHOOL - VERTICAL CIRCULATION LINK
5. JUNIOR SCHOOL - GLA'S + AMPHITHEATRE

PRECINCT B:

6. SENIOR SCHOOL - MAIN ENTRY RECEPTION +FOYER, ADMINISTRATION +LEADERSHIP OFFICES (LVL 02)
7. SENIOR SCHOOL - MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP
8. SENIOR SCHOOL -YEAR 8 CENTRE (LVL 03)
9. SENIOR SCHOOL - CIRCULATION HUB
10. SENIOR SCHOOL - HUGHES CENTRE
11. SENIOR SCHOOL - GLA RELOCATION
12. TRAFFIC MANAGEMENT - BUS + CAR PARKING
13. TRAFFIC MANAGEMENT - MAIN ENTRY DRIVEWAY ROUTE
14. TRAFFIC MANAGEMENT - PROPOSED SECONDARY ENTRY

PRECINCT C:

15. BOARDING ACCOMMODATION - EXTENSION



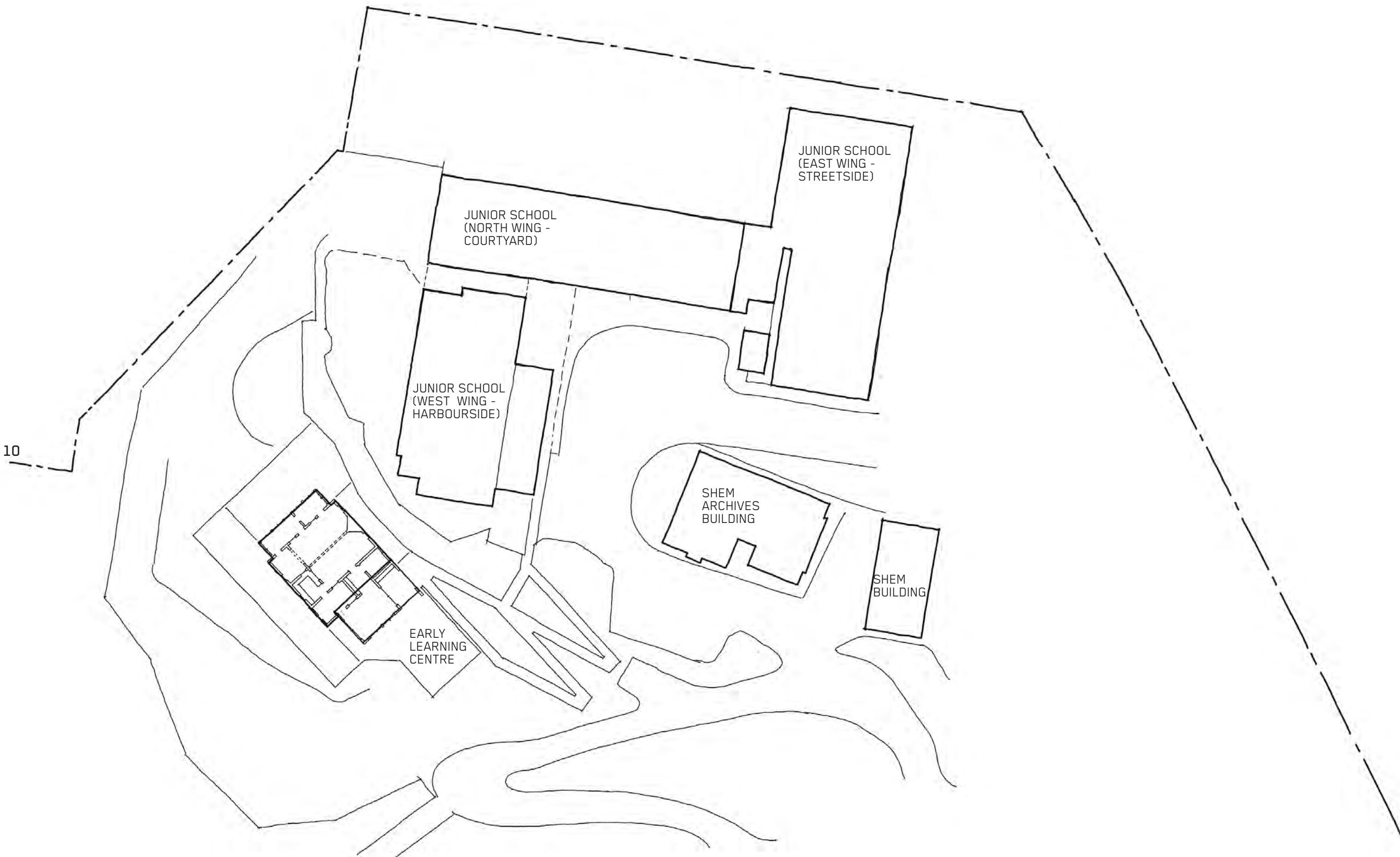
PROPOSED PROJECT LOCATIONS
+ TRAFFIC MANAGEMENT STRATEGY
SITE PLAN



JUNIOR SCHOOL MASTERPLAN (2014 IMAGE)
AERIAL 3D CONCEPTVIEW- ARTIST IMPRESSION

PRECINCT A

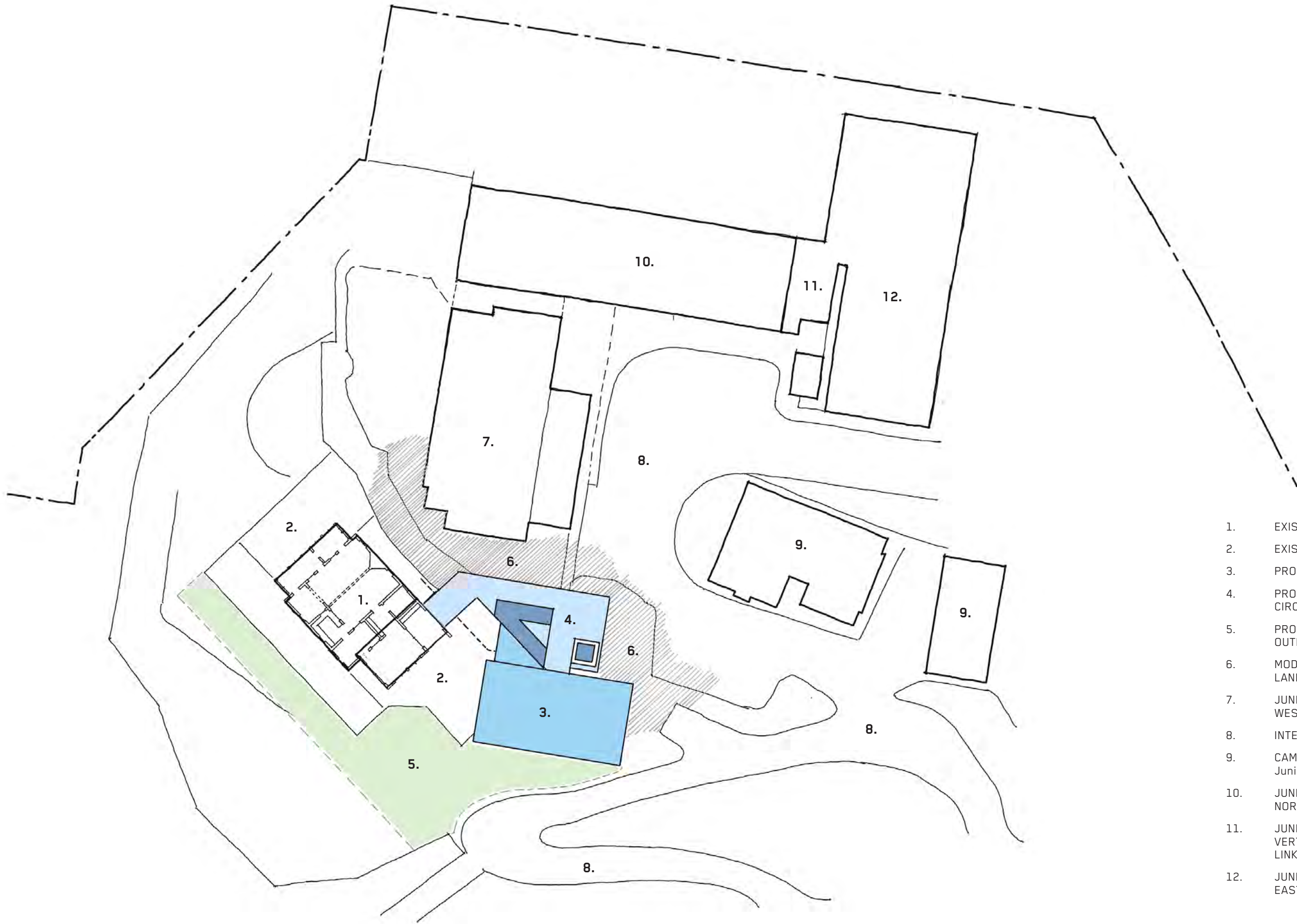
JUNIOR SCHOOL + EARLY LEARNING CENTRE



10



EARLY LEARNING CENTRE
LVL -03 EXISTING

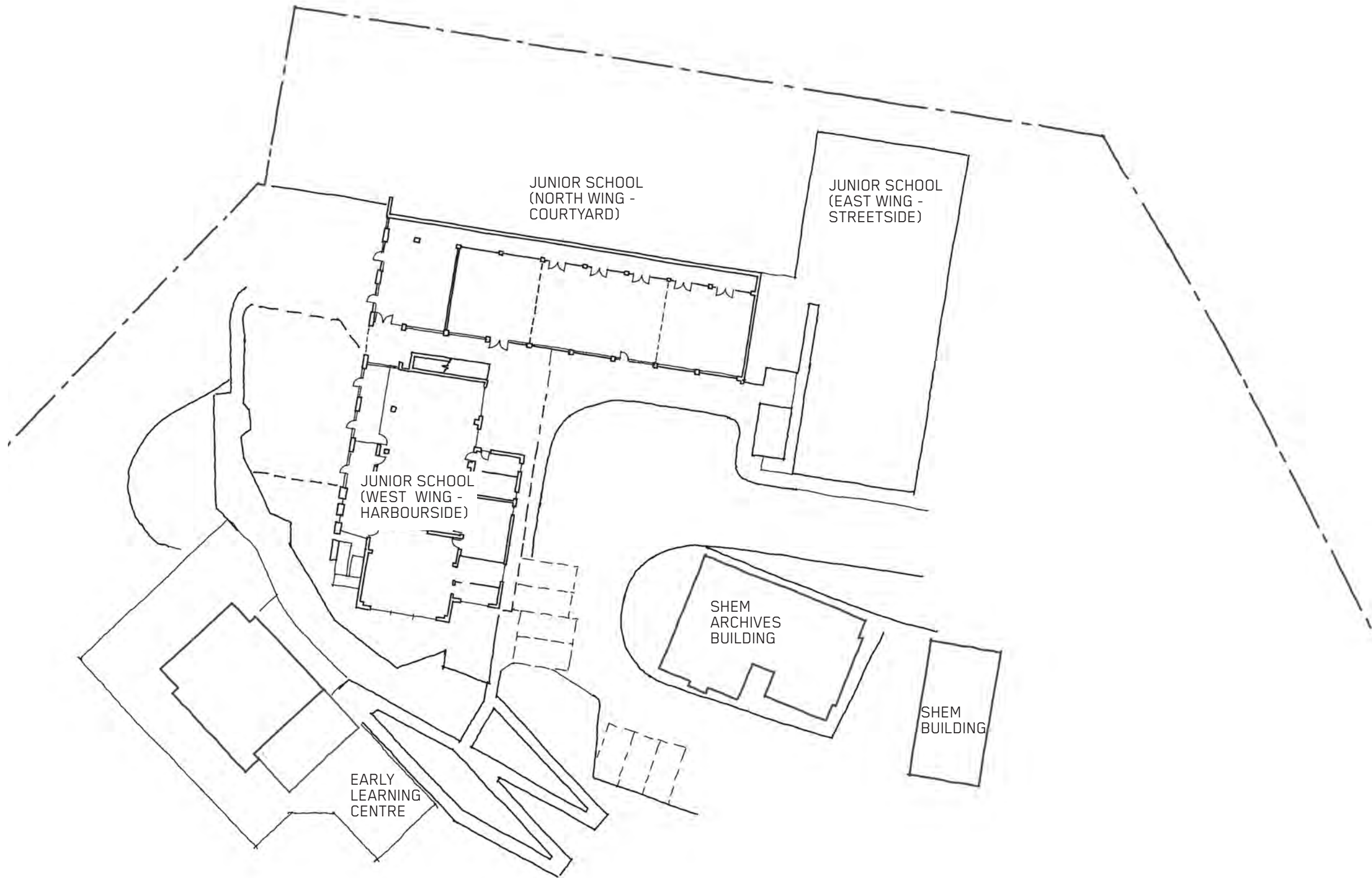


1. EXISTING ELC
2. EXISTING ELC OUTDOOR PLAY AREA
3. PROPOSED ELC EXTENSION
4. PROPOSED ELC ENTRY + VERTICAL CIRCULATION
5. PROPOSED ELC EXTENSION OUTDOOR PLAY AREA
6. MODIFIED GROUNDWORKS, LANDSCAPING + RETAINING WALLS
7. JUNIOR SCHOOL - (HARBOUR SIDE, WEST WING)
8. INTERNAL DRIVEWAY NETWORK
9. CAMPUS BUILDINGS (not part of Junior School)
10. JUNIOR SCHOOL - (COURTYARD SIDE, NORTH WING)
11. JUNIOR SCHOOL - PROPOSED VERTICAL CIRCULATION CONNECTION LINK
12. JUNIOR SCHOOL - (STREET SIDE, EAST WING)

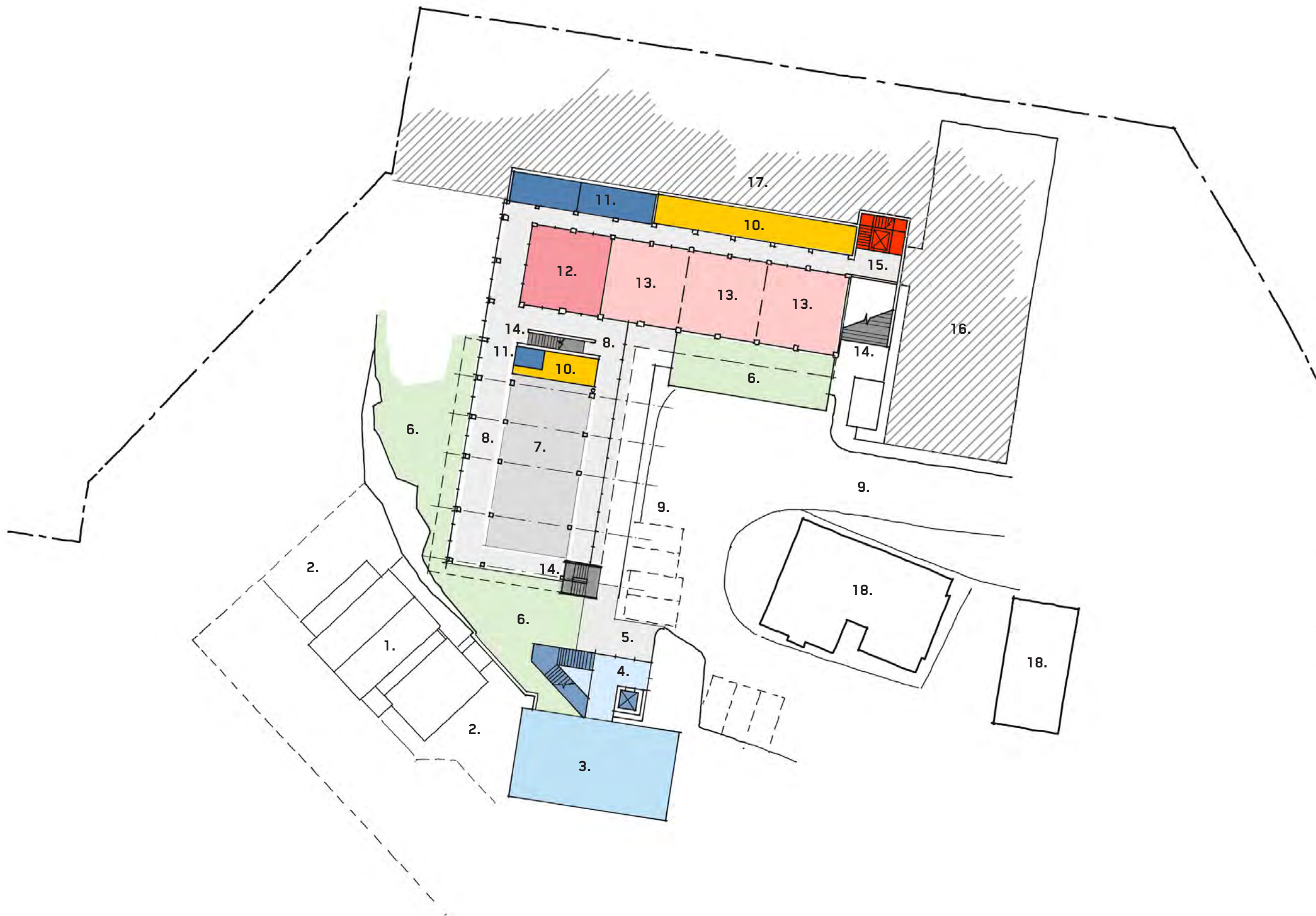


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EARLY LEARNING CENTRE LVL -03 PROPOSED



EARLY LEARNING CENTRE + JUNIOR SCHOOL
LVL -02 EXISTING

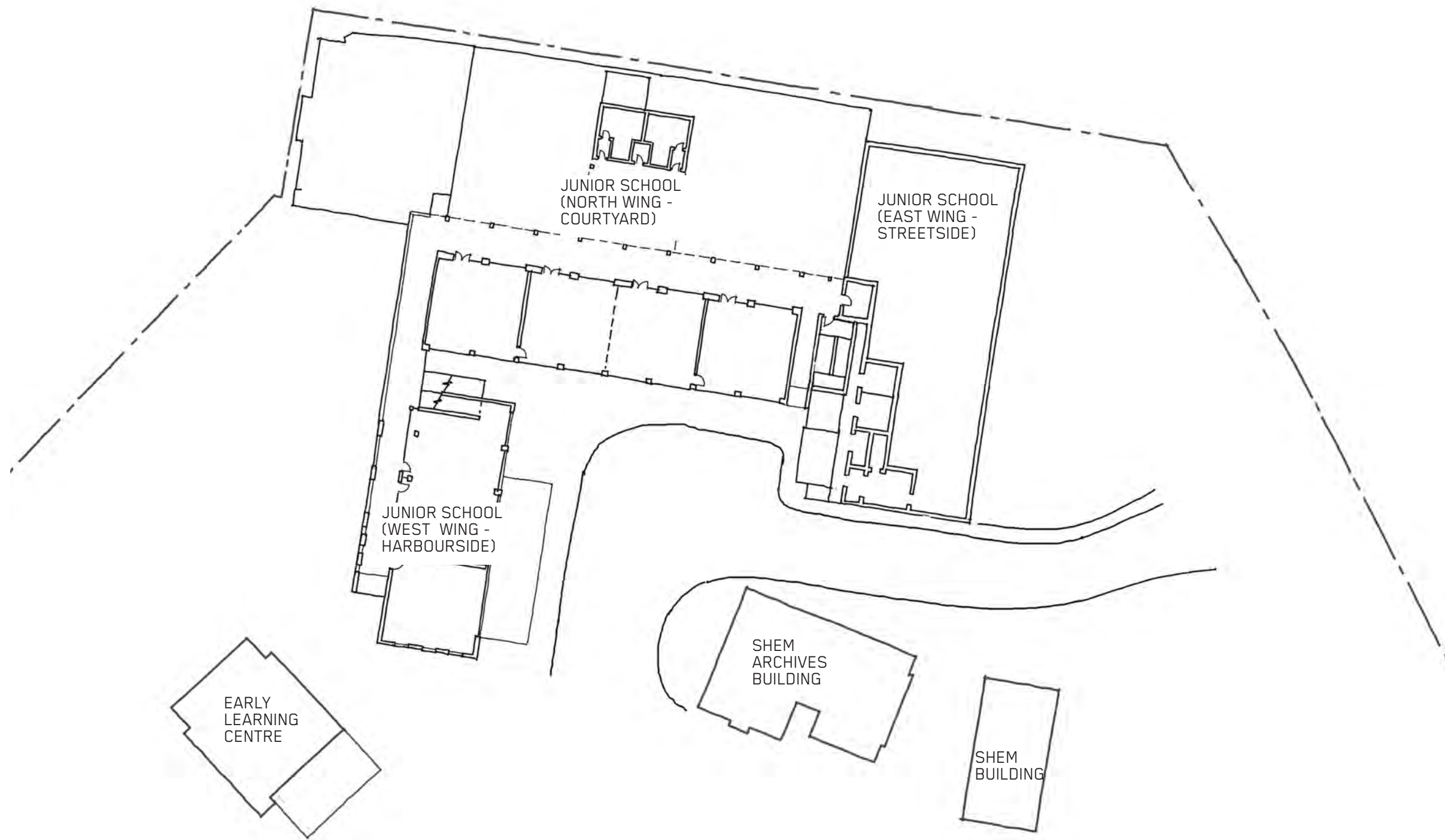


1. EXISTING ELC
2. EXISTING ELC OUTDOOR PLAY AREA
3. PROPOSED ELC EXTENSION
4. PROPOSED ELC ENTRY + VERTICAL CIRCULATION
5. PROPOSED ELC EXTENSION UPPER ENTRY FROM CARPARK
6. MODIFIED + EXTENDED OUTDOOR PLAY AREAS
7. ASSEMBLY GATHERING SPACE (MULTI-PURPOSE)
8. PERIMETER CIRCULATION + ASSEMBLY AREAS EXPANSION ZONE
9. INTERNAL DRIVEWAY NETWORK + STUDENT DROP-OFF / PICK-UP
10. STORAGE SPACE
11. AMENITIES
12. LEARNING HUB
13. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUP KINDER)
14. VERTICAL CIRCULATION (FIRE EGRESS)
15. VERTICAL CIRCULATION LIFT LINK (WITH STAIR)
16. JUNIOR SCHOOL - (STREET SIDE, EAST WING)
17. MODIFIED GROUND WORKS + RETAINING WALLS
18. CAMPUS BUILDINGS (not part of Junior School)

13



EARLY LEARNING CENTRE + JUNIOR SCHOOL LVL -02 PROPOSED

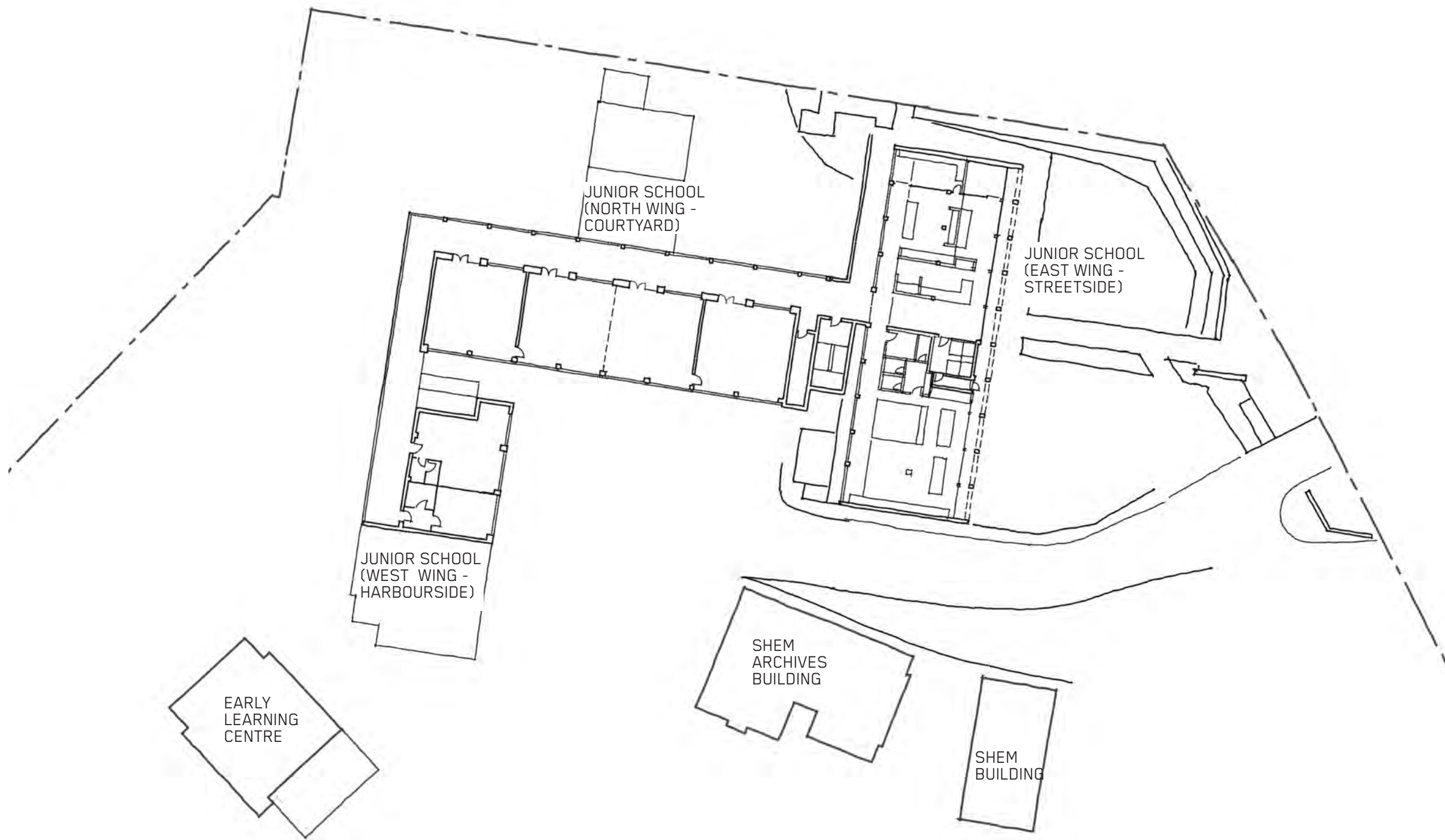


JUNIOR SCHOOL
LVL -01 EXISTING



1. EXISTING ELC
2. PROPOSED ELC EXTENSION
3. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUP 1)
4. GLA INFORMAL EXPANSION (CIRCULATION ZONE)
5. POD - QUIET WORK ZONE
6. WET AREA ZONE (with sink)
7. SEATING AREA
8. INFORMAL LEARNING AREA
9. CIRCULATION ZONE
10. STORAGE ZONES + DISPLAY WALLS
11. AMENITIES (incl. accessible)
12. LEARNING HUB
13. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUP 2)
14. VERTICAL CIRCULATION (FIRE EGRESS)
15. VERTICAL CIRCULATION LIFT LINK (WITH STAIR)
16. JUNIOR SCHOOL - (STREET SIDE, EAST WING)
17. EXTERNAL COURTYARD LANDSCAPE WORKS (result of extg amenities block demolition)
18. CAMPUS BUILDINGS (not part of Junior School)

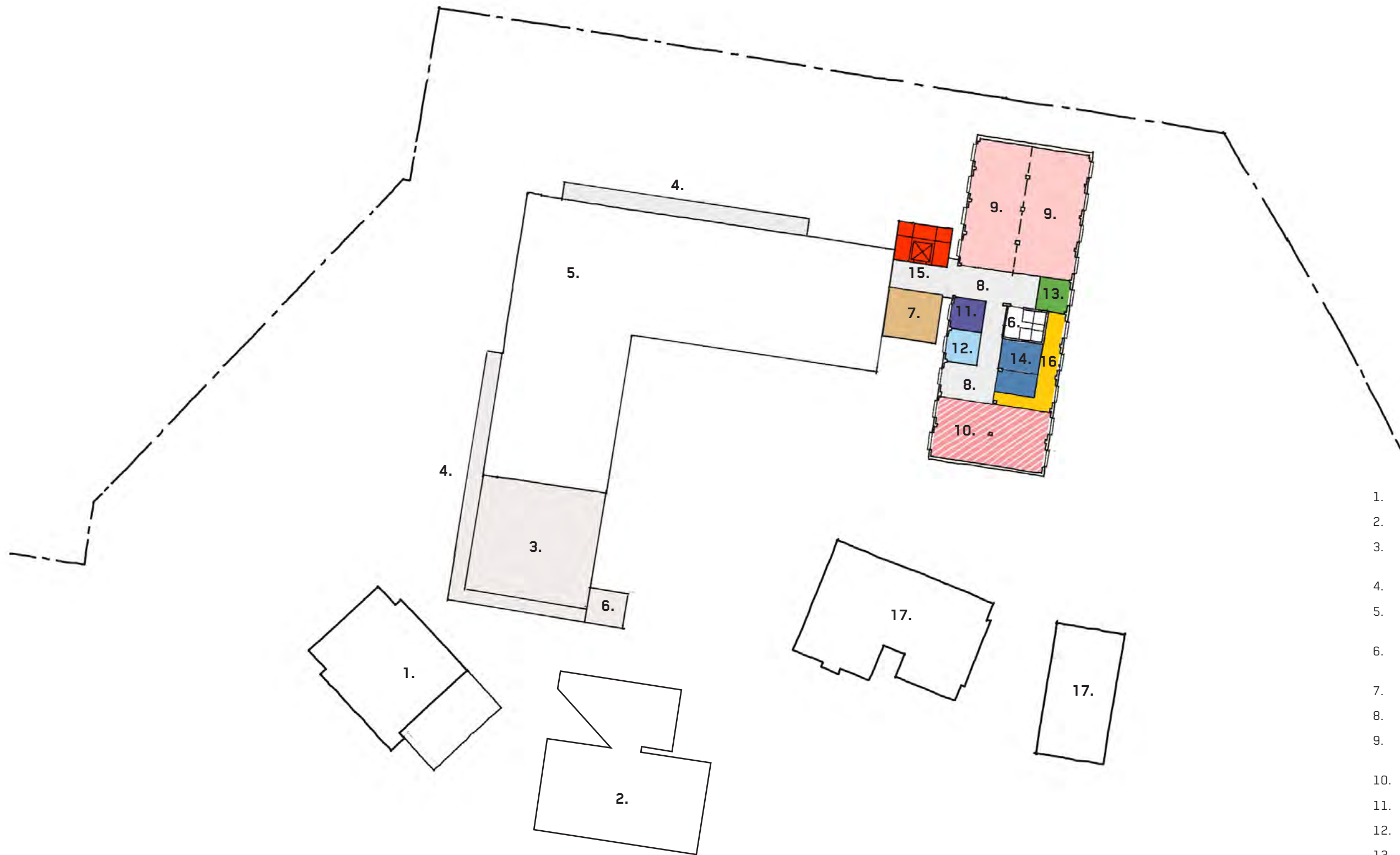




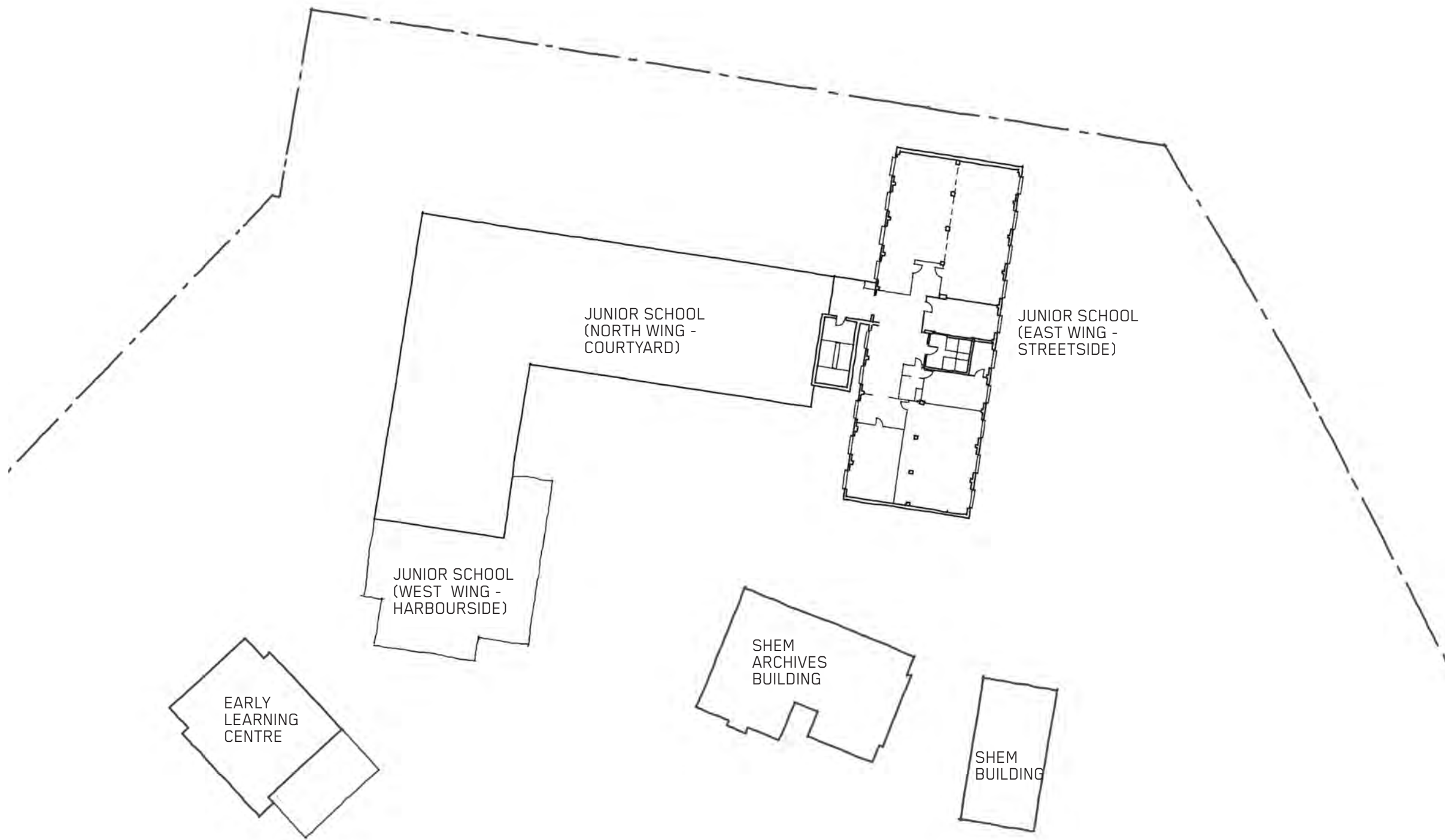
JUNIOR SCHOOL
LVL 00 EXISTING

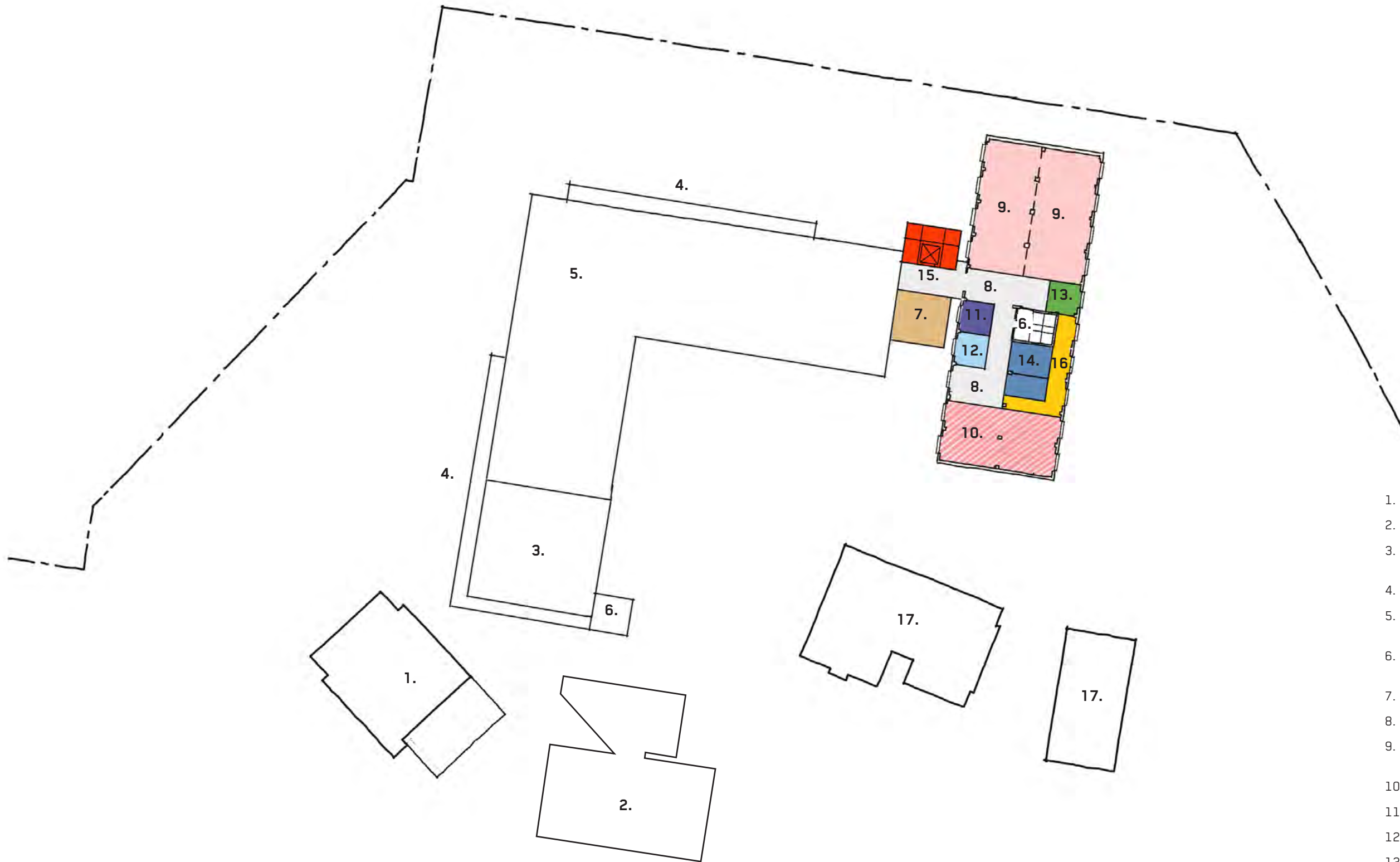






- 1. EXISTING ELC
- 2. PROPOSED ELC EXTENSION
- 3. PROPOSED ROOF EXTENSION (WEST WING)
- 4. PROPOSED FACADE EXTENSION
- 5. EXISTING ROOF AREA (WEST+NORTH WINGS)
- 6. VERTICAL CIRCULATION (FIRE EGRESS)
- 7. FOCUS GROUP STUDY ROOM
- 8. CIRCULATION ZONE
- 9. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUP 5)
- 10. AMPHITHEATRE
- 11. SEATING AREA
- 12. WET AREA ZONE (with sink)
- 13. POD - QUIET ROOM ZONE
- 14. AMENITIES (incl. accessible)
- 15. VERTICAL CIRCULATION LIFT LINK (WITH STAIR)STORAGE ZONE
- 16. STORAGE ZONE
- 17. CAMPUS BUILDINGS (not part of Junior School)



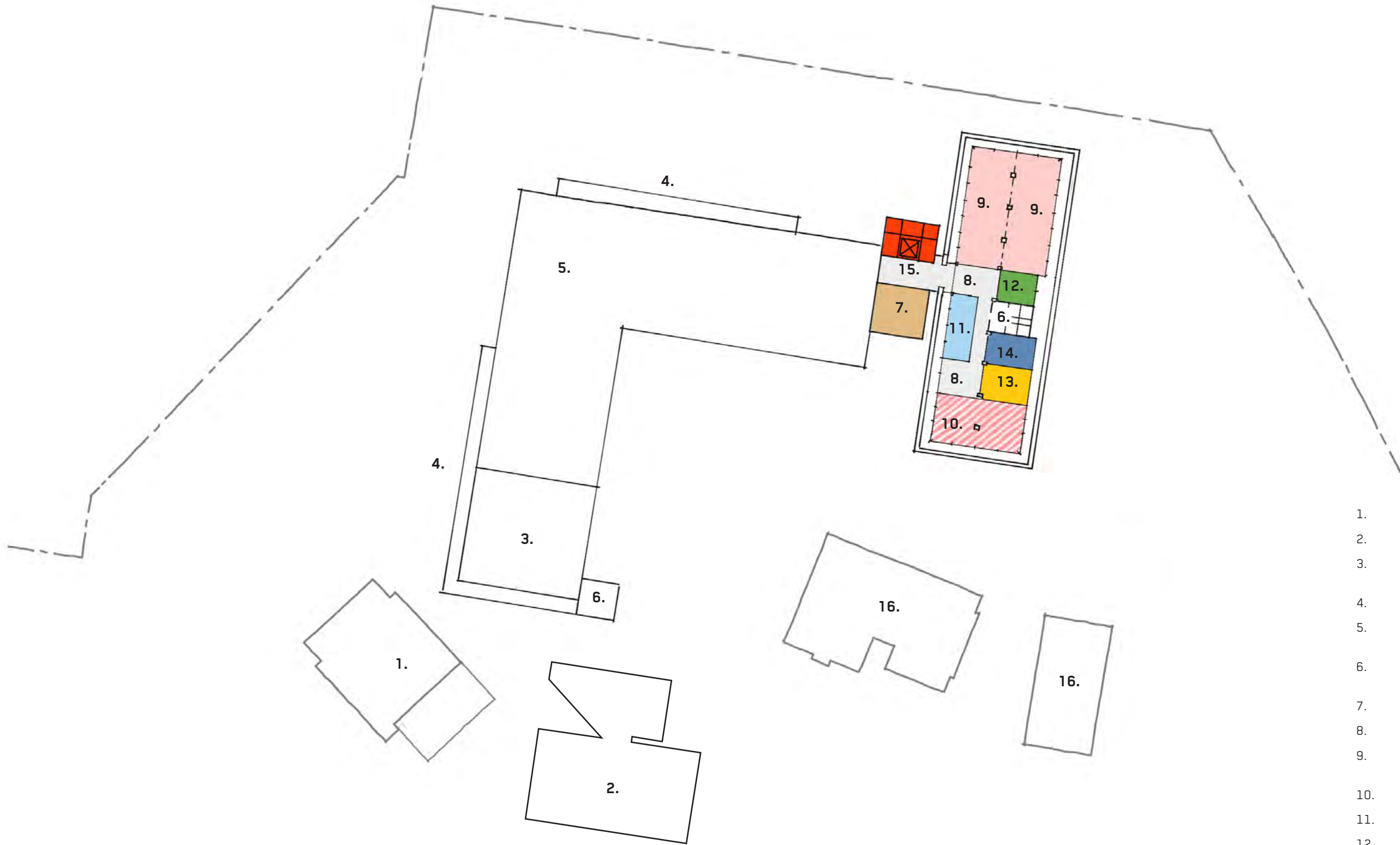


1. EXISTING ELC
2. PROPOSED ELC EXTENSION
3. PROPOSED ROOF EXTENSION (WEST WING)
4. PROPOSED FACADE EXTENSION
5. EXISTING ROOF AREA (WEST+NORTH WINGS)
6. VERTICAL CIRCULATION (FIRE EGRESS)
7. FOCUS GROUP STUDY ROOM
8. CIRCULATION ZONE
9. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUPS 5+6)
10. AMPHITHEATRE
11. SEATING AREA
12. WET AREA ZONE (with sink)
13. POD - QUIET ROOM ZONE
14. AMENITIES (incl. accessible)
15. VERTICAL CIRCULATION LIFT LINK (WITH STAIR) STORAGE ZONE
16. STORAGE ZONE
17. CAMPUS BUILDINGS (not part of Junior School)





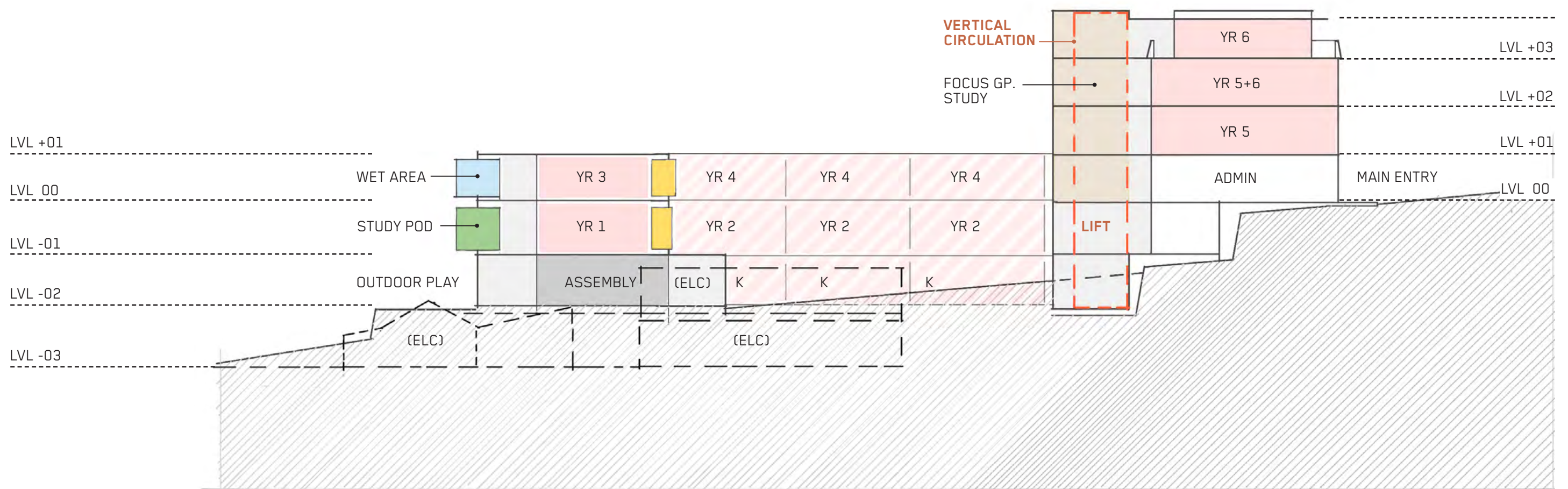
JUNIOR SCHOOL
LVL 03 EXISTING



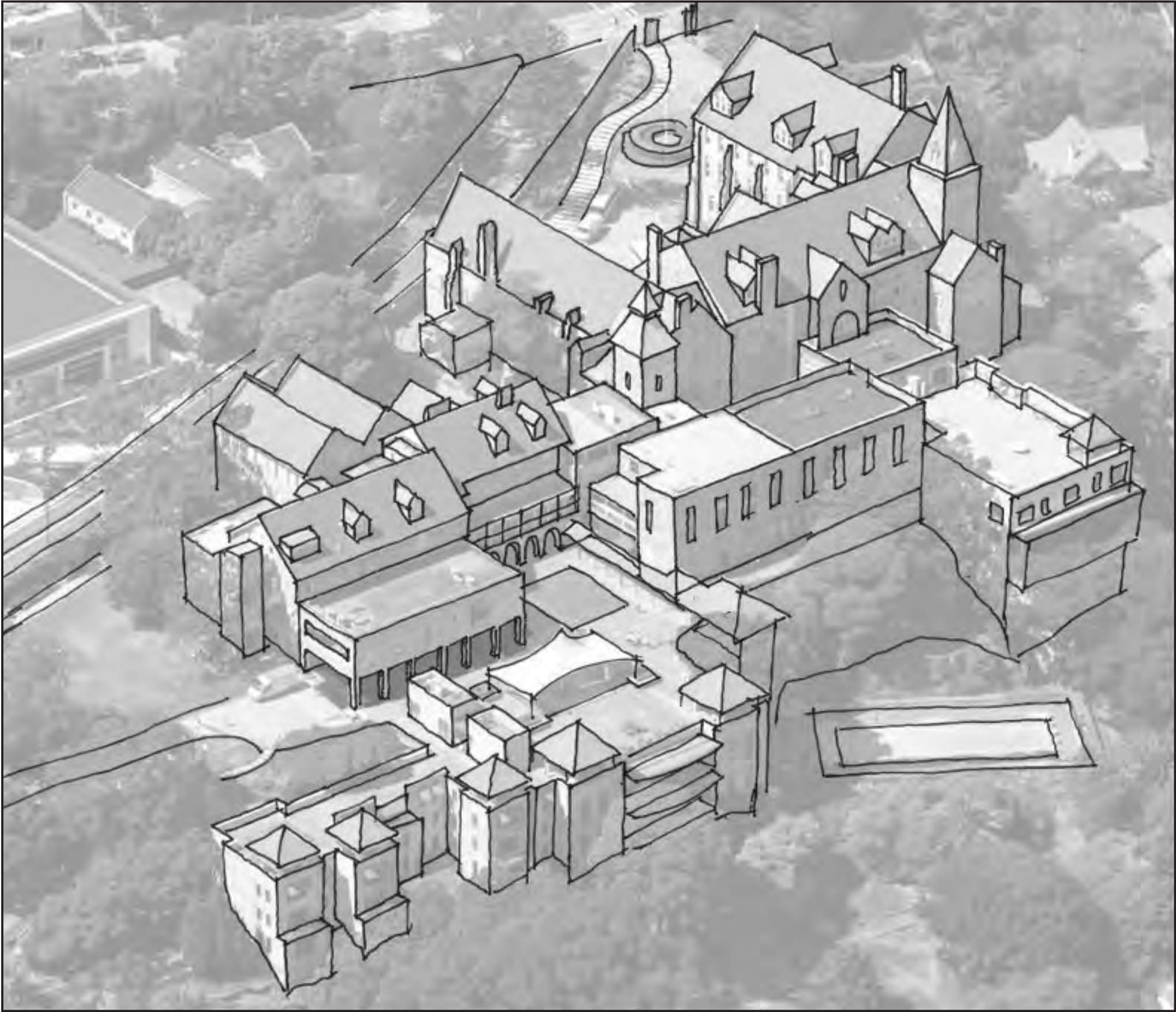
1. EXISTING ELC
2. PROPOSED ELC EXTENSION
3. PROPOSED ROOF EXTENSION (WEST WING)
4. PROPOSED FACADE EXTENSION
5. EXISTING ROOF AREA (WEST+NORTH WINGS)
6. VERTICAL CIRCULATION (FIRE EGRESS)
7. FOCUS GROUP STUDY ROOM
8. CIRCULATION ZONE
9. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUP 6)
10. AMPHITHEATRE
11. WET AREA ZONE (with sink)
12. POD - QUIET ROOM ZONE
13. STORAGE ZONE
14. AMENITIES (incl. accessible)
15. VERTICAL CIRCULATION LIFT LINK (WITH STAIR)STORAGE ZONE
16. CAMPUS BUILDINGS (not part of Junior School)



JUNIOR SCHOOL
PROPOSED ASSEMBLY SPACE LVL -02
3D ARTIST IMPRESSION



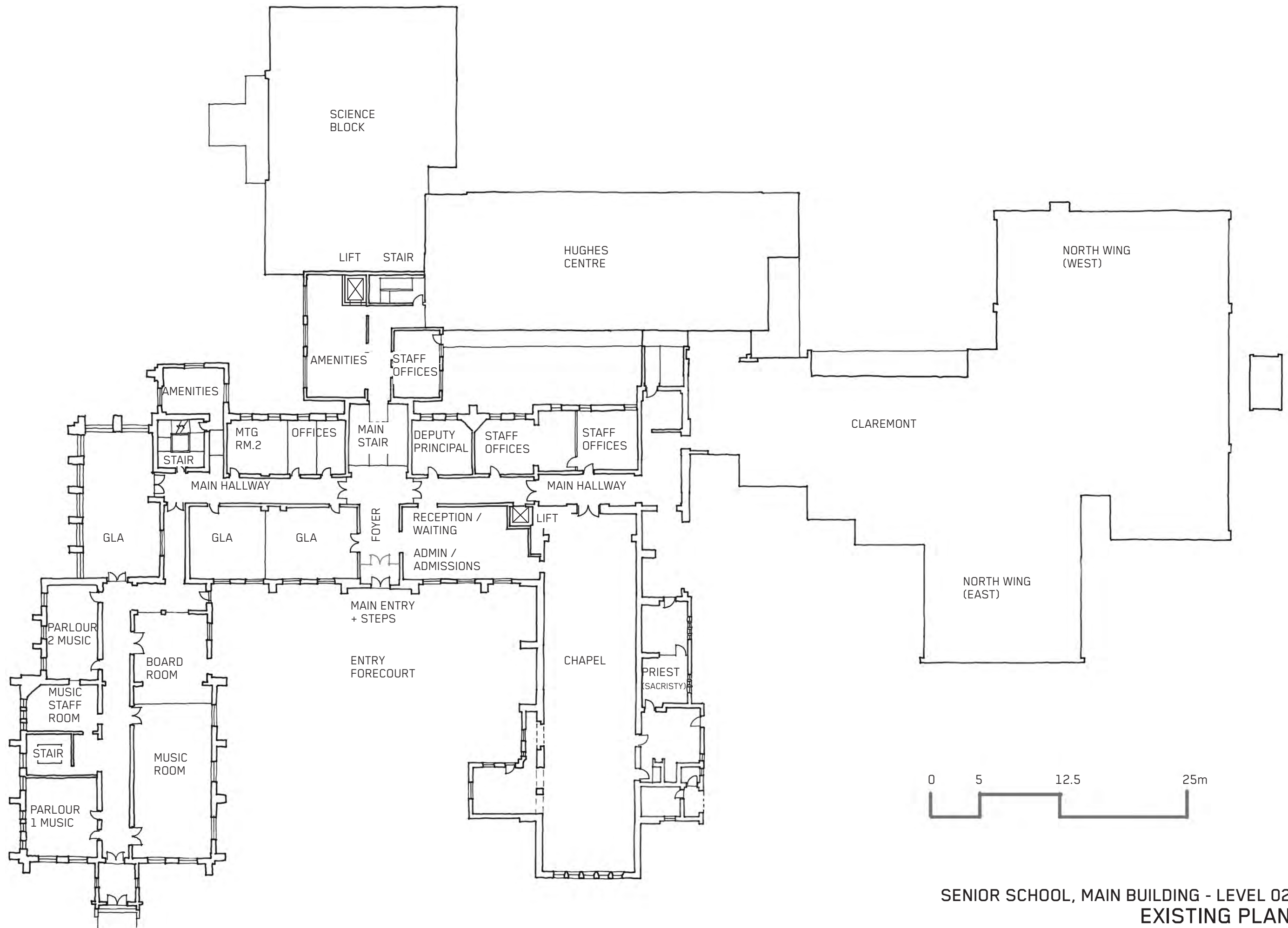
JUNIOR SCHOOL + EARLY LEARNING CENTRE - LEVELS -03 - +03
PROPOSED SECTION



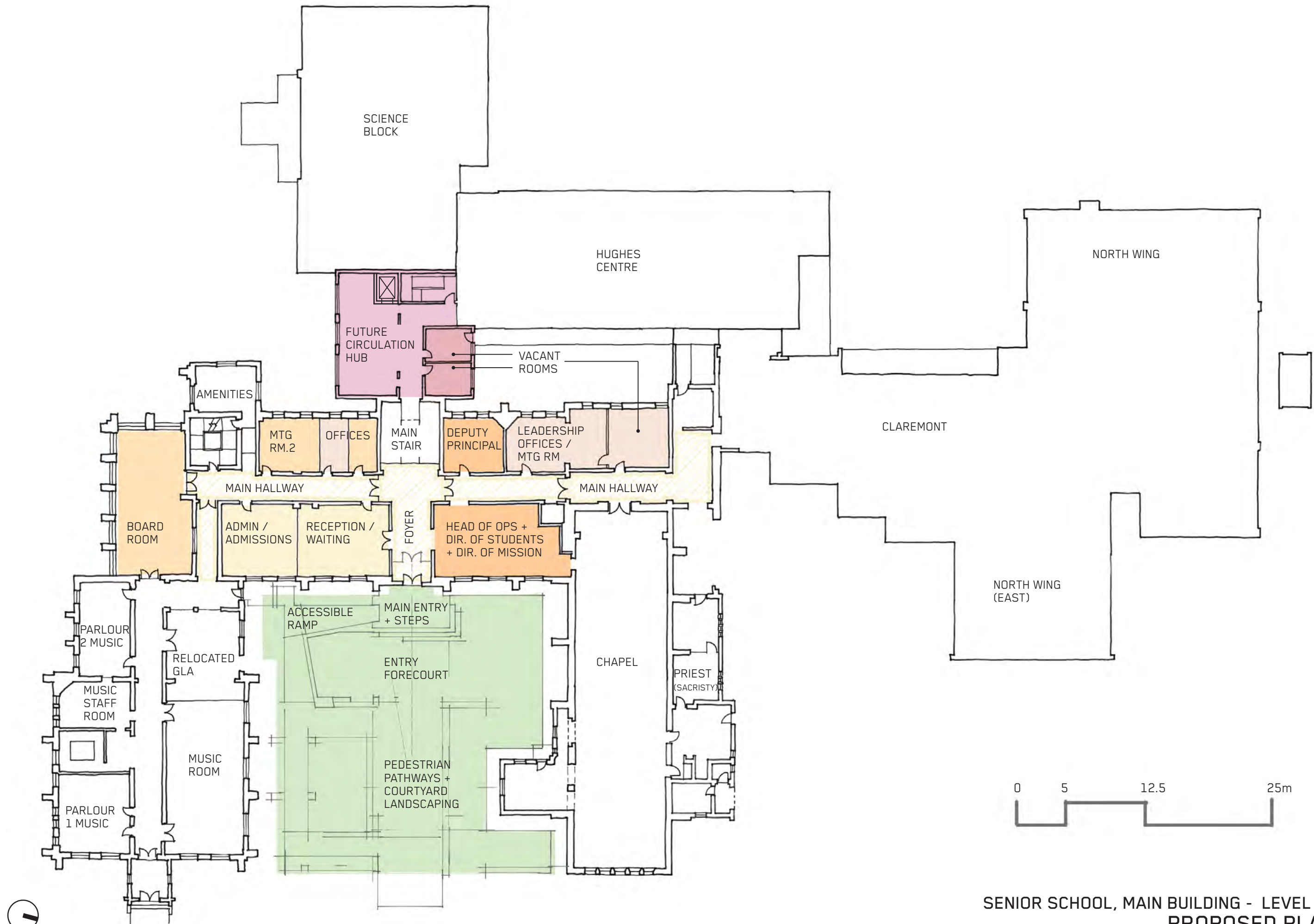
SENIOR SCHOOL
3D AERIAL SKETCH OVERLAY

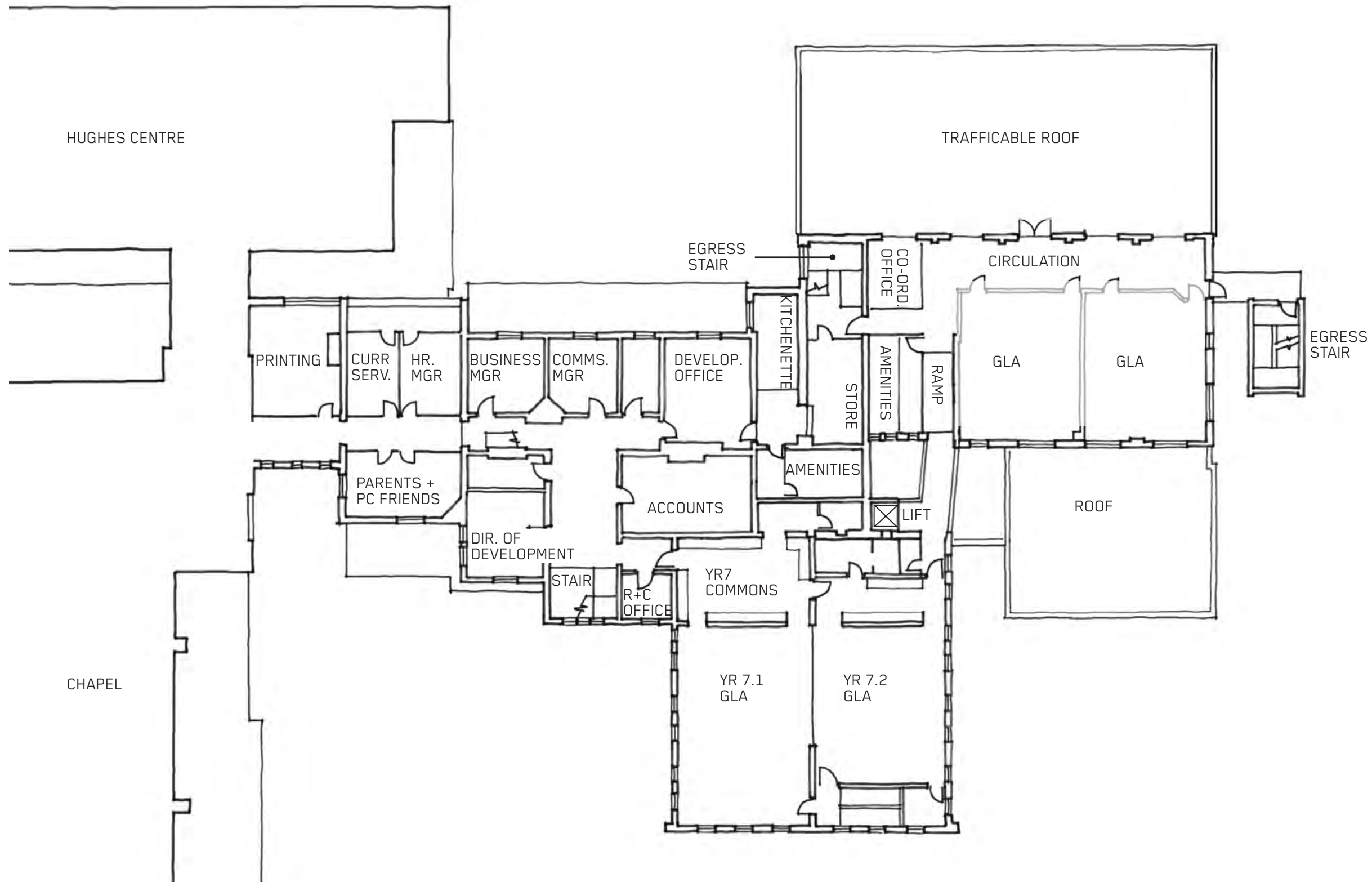
PRECINCT B

SENIOR SCHOOL

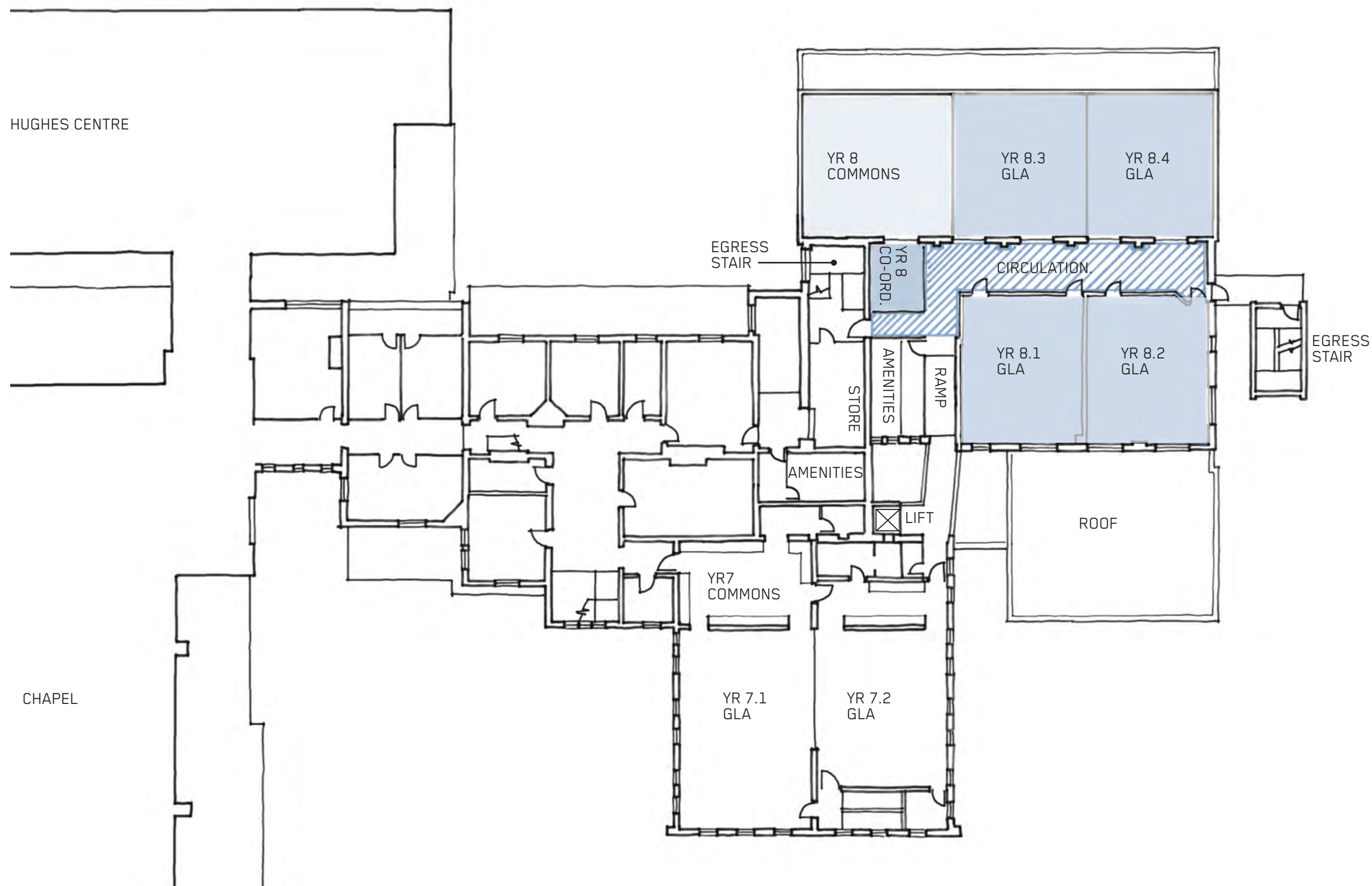


SENIOR SCHOOL, MAIN BUILDING - LEVEL 02
EXISTING PLAN

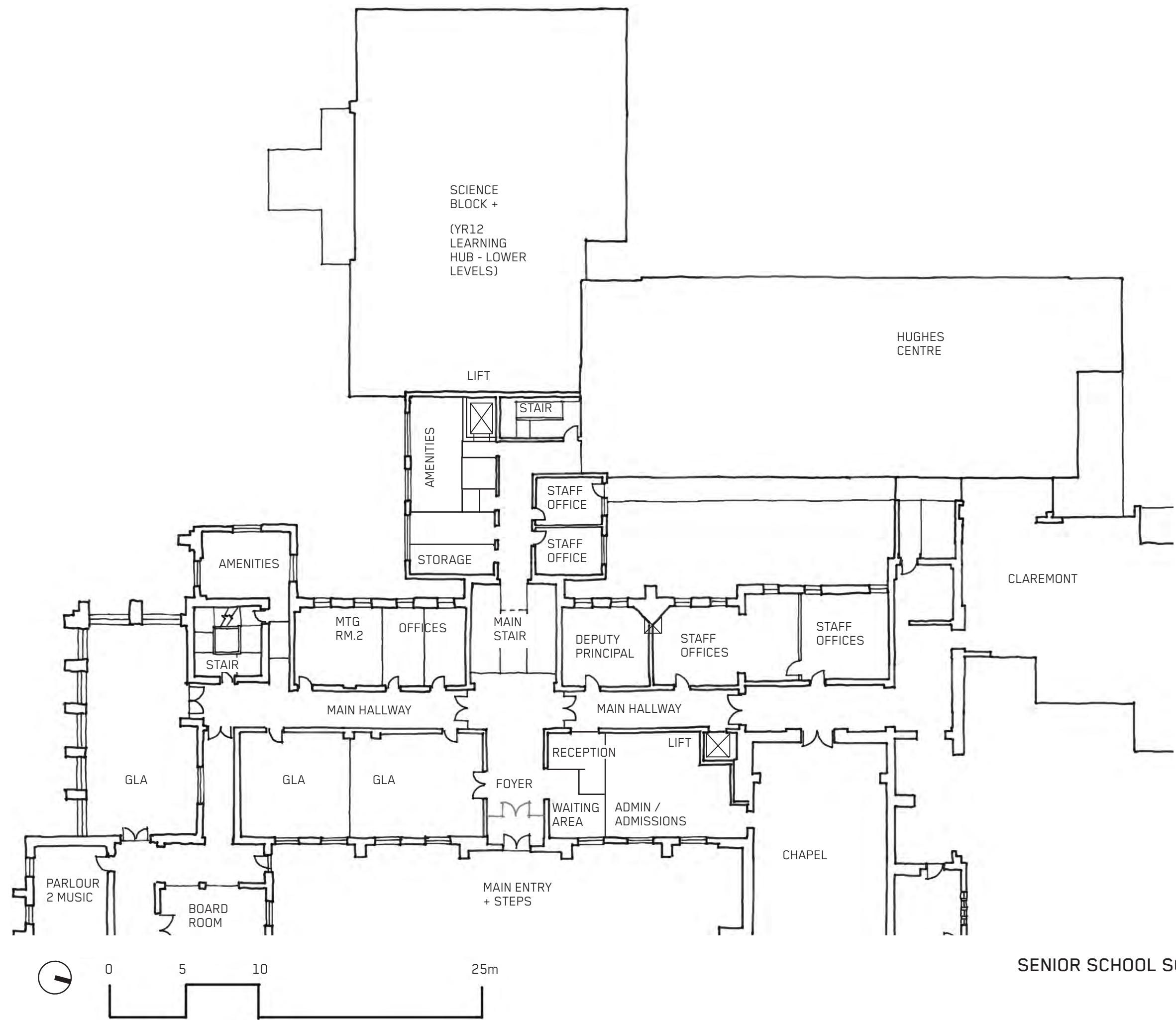




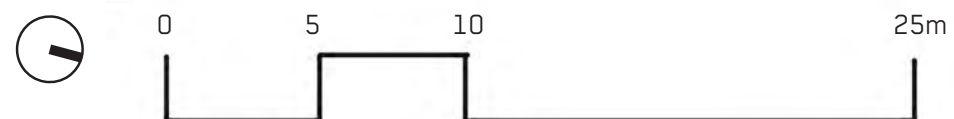
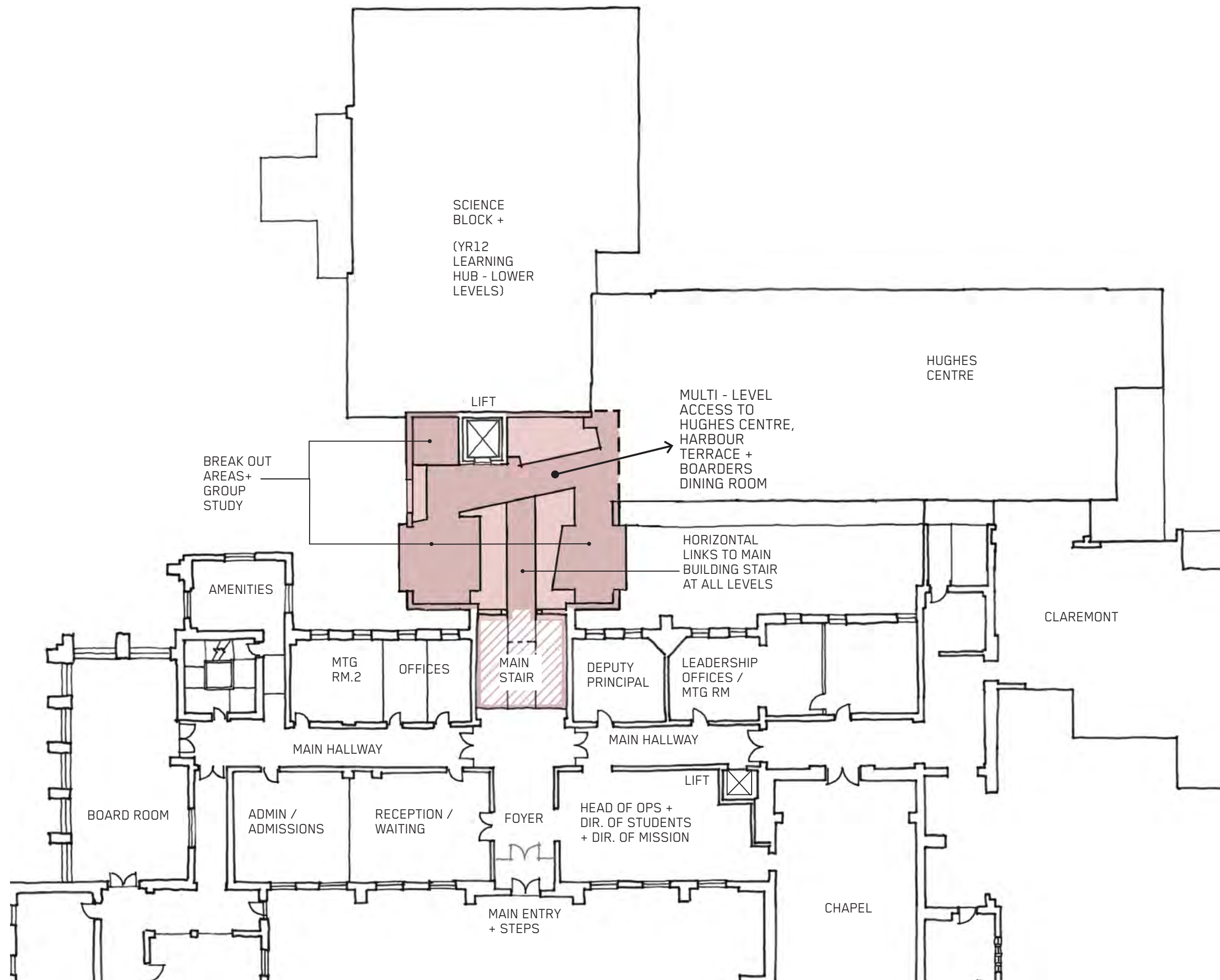
SENIOR SCHOOL, NORTH WING - LEVEL 03
EXISTING PLAN



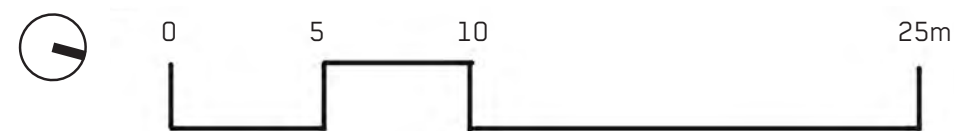
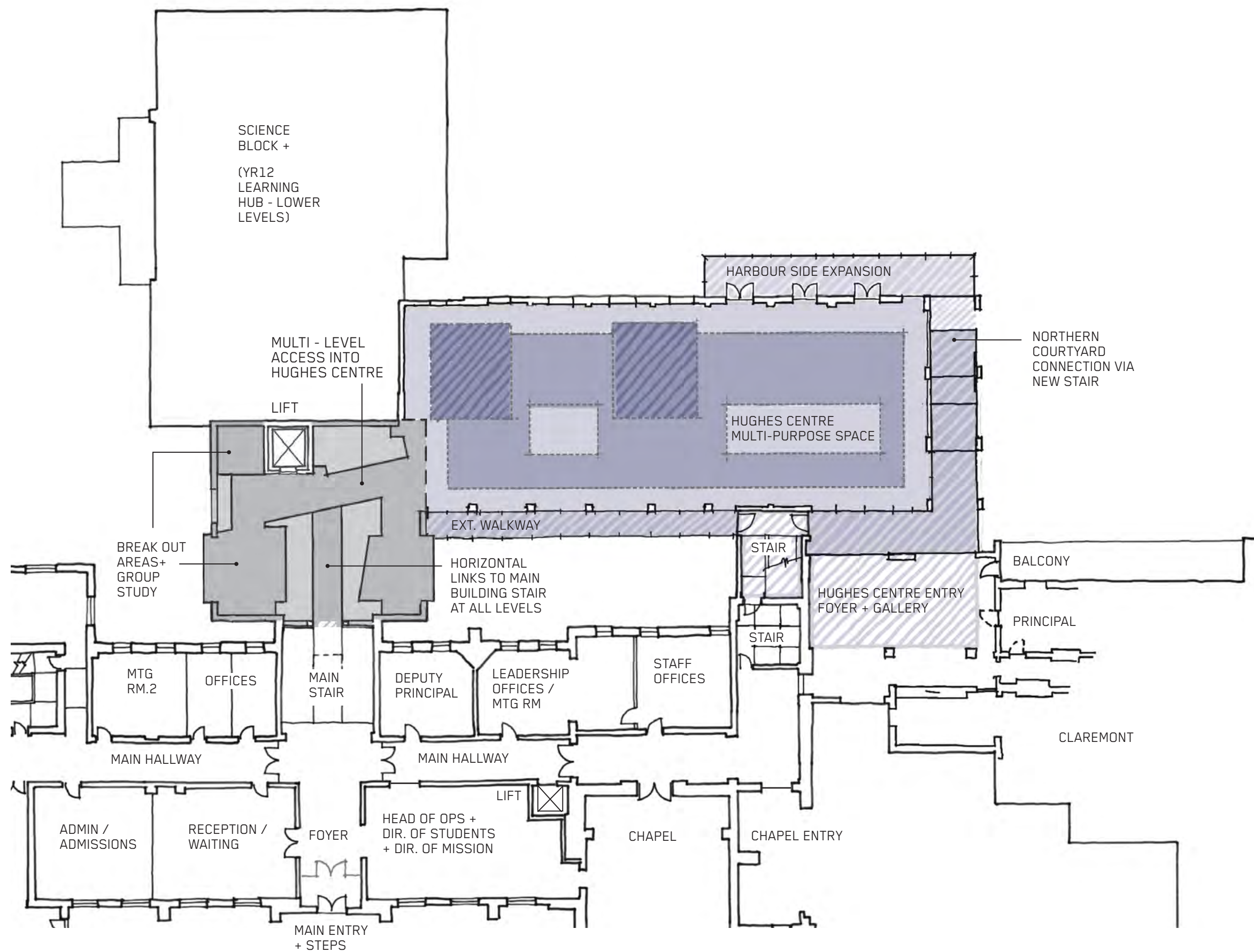
SENIOR SCHOOL, NORTH WING (YEAR 8) - LEVEL 03
PROPOSED PLAN



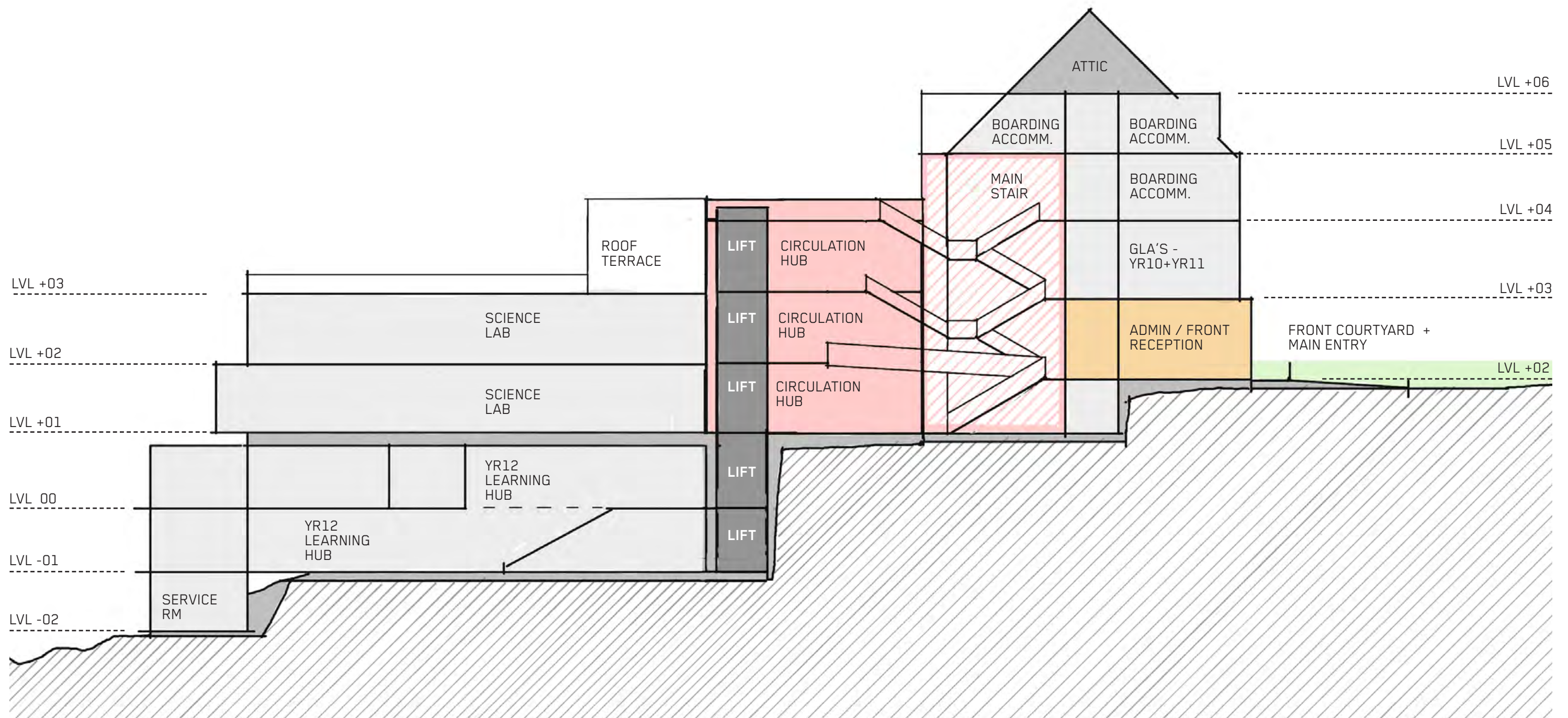
SENIOR SCHOOL SOUTH HUGHES CENTRE - LEVEL 02
EXISTING PLAN

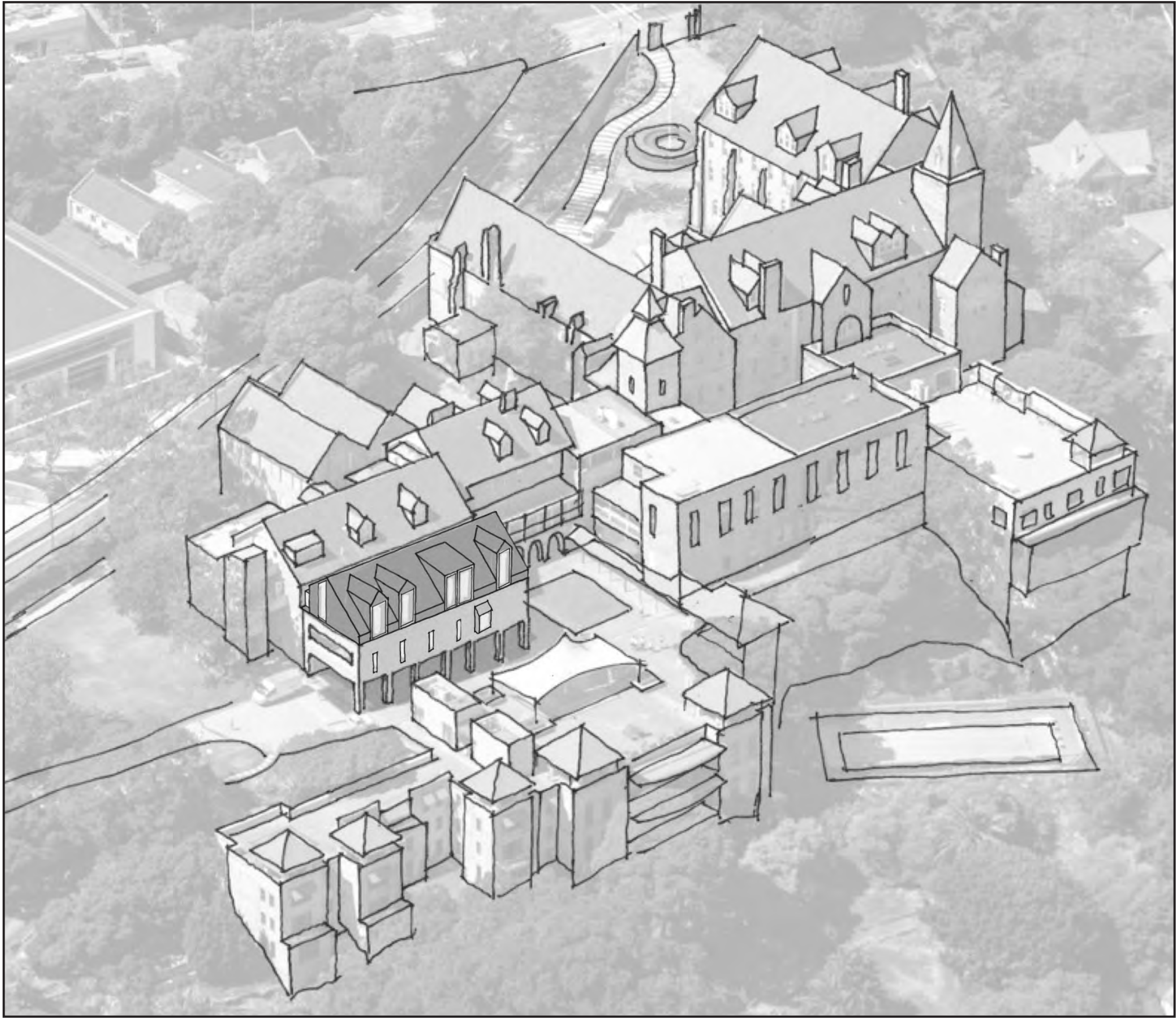


SENIOR SCHOOL, CIRCULATION HUB - LEVEL 02
(ENCOMPASSES LEVELS 01 - 04)
PROPOSED PLAN

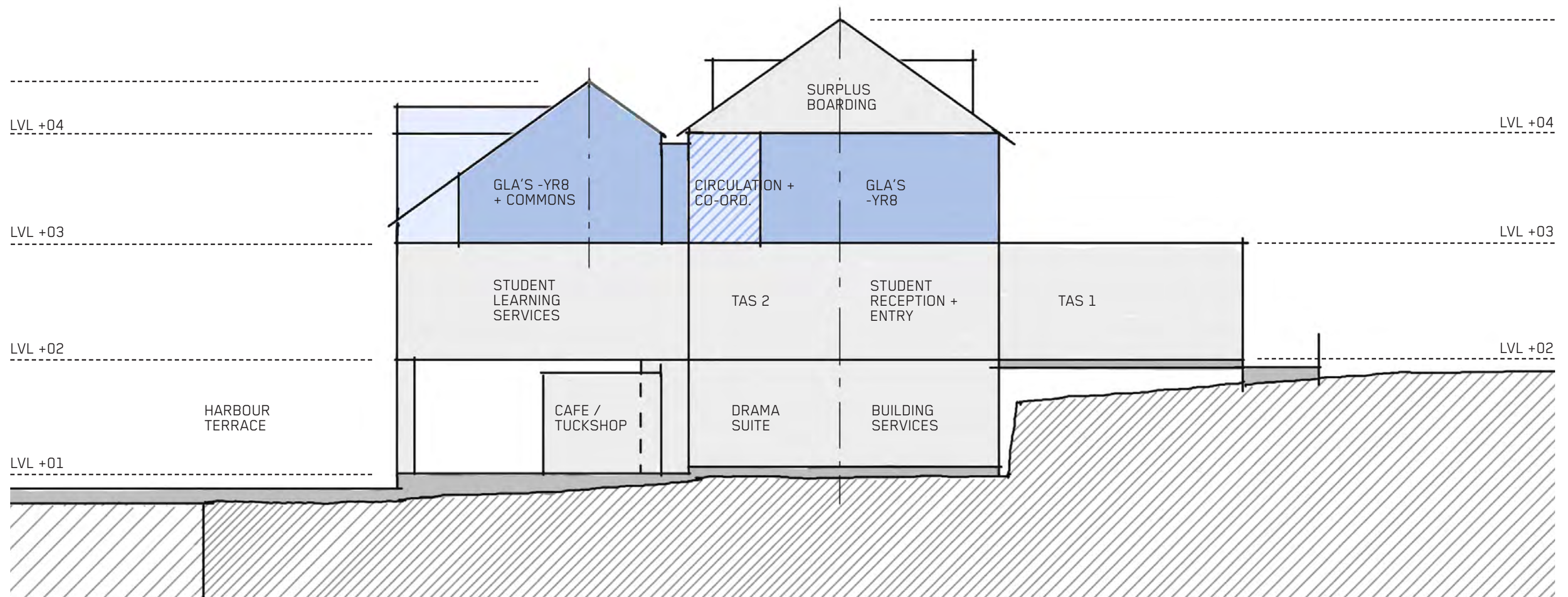


SENIOR SCHOOL HUGHES CENTRE - LEVEL 02
(+ MEZZANINE)
PROPOSED PLAN



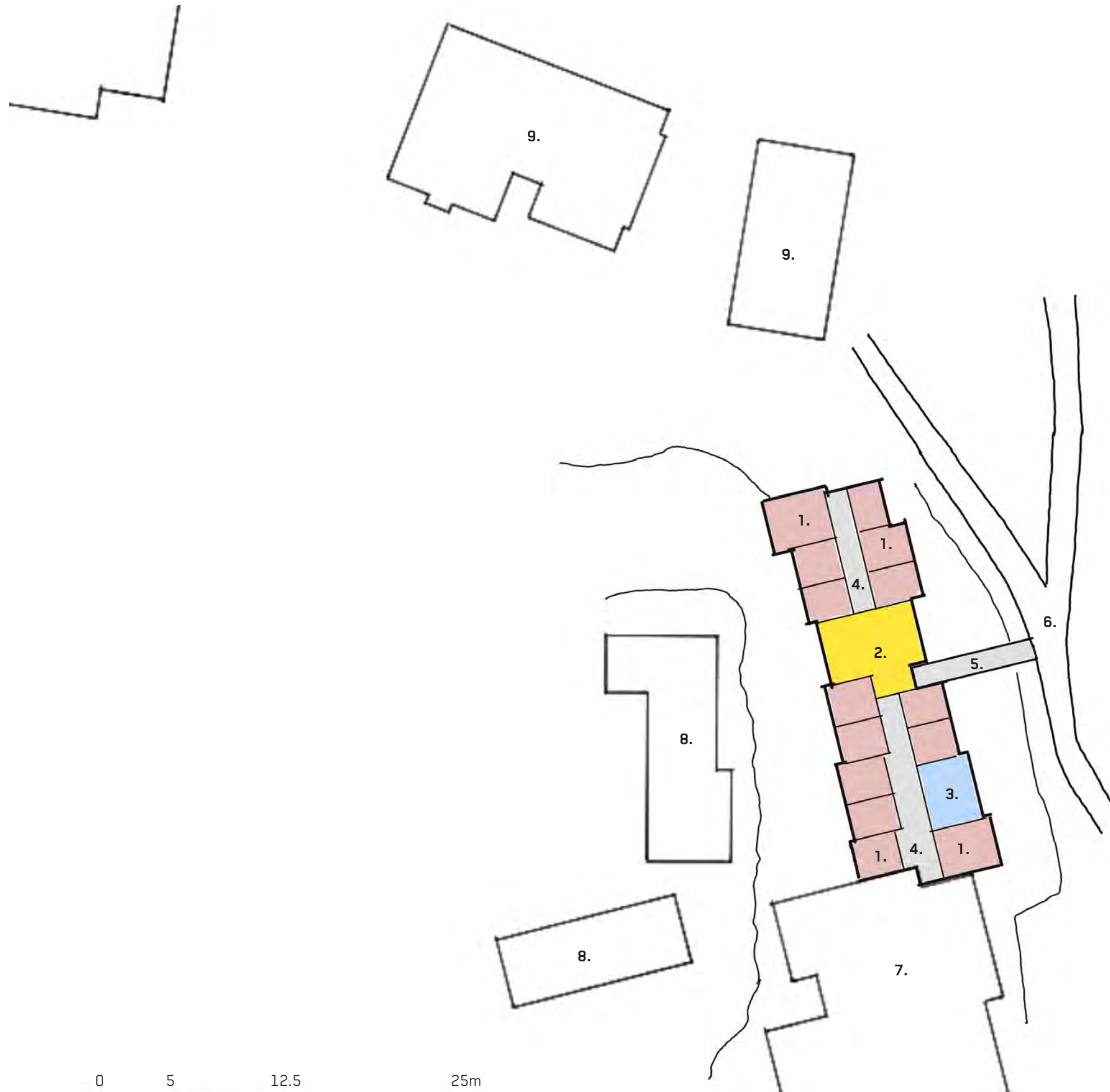


SENIOR SCHOOL NORTH WING (YEAR 8) - LEVEL 03
AERIAL CONCEPT SKETCH



PRECINCT C

SENIOR SCHOOL BOARDING



STUDENT BOARDING ACCOMMODATION EXPANSION
(3 FLOORS)
PROPOSED FUTURE PLAN

APPENDIX B ARCHITECTURAL CONCEPT PLANS



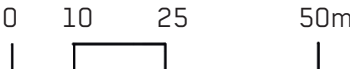
KINCOPPAL - ROSE BAY
SSDA - SEARS DRAWINGS: DESIGN REPORT

SITE CONTEXT	03
PRECINCT A	09
JUNIOR SCHOOL AND EARLY LEARNING CENTRE:	
PRECINCT B	27
SENIOR SCHOOL	
PRECINCT C	41
SENIOR SCHOOL BOARDING	

SITE CONTEXT







EXISTING BUILDINGS + PRECINCTS
SITE PLAN

PRECINCT A:

1. EARLY LEARNING CENTRE EXTENSION
2. JUNIOR SCHOOL - ASSEMBLY + GLA'S
3. JUNIOR SCHOOL - GLA'S
4. JUNIOR SCHOOL - VERTICAL CIRCULATION LINK
5. JUNIOR SCHOOL - GLA'S + AMPHITHEATRE

PRECINCT B:

6. SENIOR SCHOOL - MAIN ENTRY RECEPTION +FOYER, ADMINISTRATION +LEADERSHIP OFFICES (LVL 02)
7. SENIOR SCHOOL - MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP
8. SENIOR SCHOOL -YEAR 8 CENTRE (LVL 03)
9. TRAFFIC MANAGEMENT - PROPOSED SECONDARY ENTRY
10. TRAFFIC MANAGEMENT - PROPOSED PICK UP AND DROP OFF WITH WIDENING OF EXIT ROAD

PRECINCT B (CONCEPT DA):

11. SENIOR SCHOOL - CIRCULATION HUB
12. SENIOR SCHOOL - HUGHES CENTRE
13. TRAFFIC MANAGEMENT - BUS + CAR PARKING

PRECINCT C (CONCEPT DA):

14. BOARDING ACCOMMODATION - EXTENSION



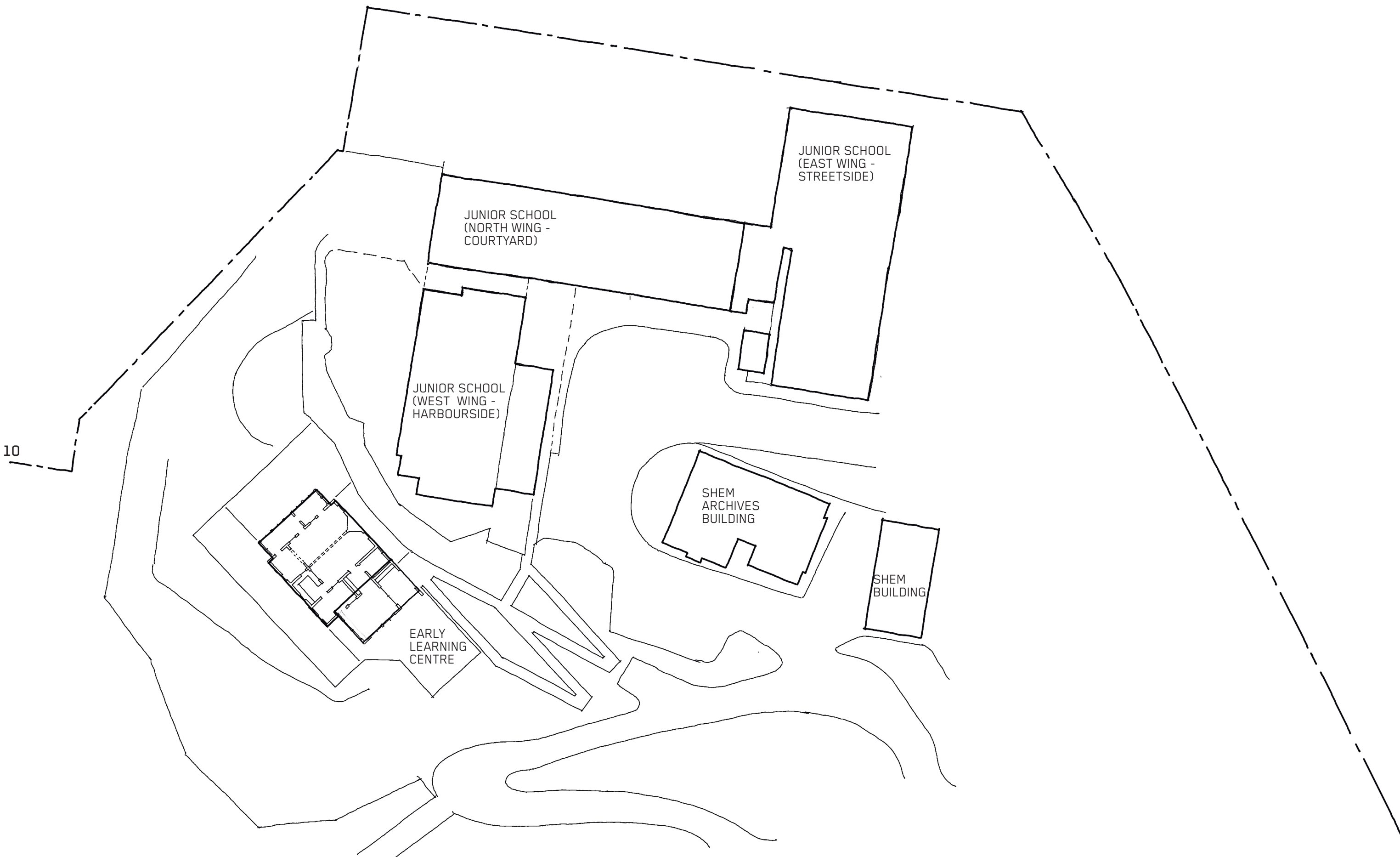
PROPOSED PROJECT LOCATIONS
+ TRAFFIC MANAGEMENT STRATEGY
SITE PLAN



JUNIOR SCHOOL MASTERPLAN (2014 IMAGE)
AERIAL 3D CONCEPTVIEW- ARTIST IMPRESSION

PRECINCT A

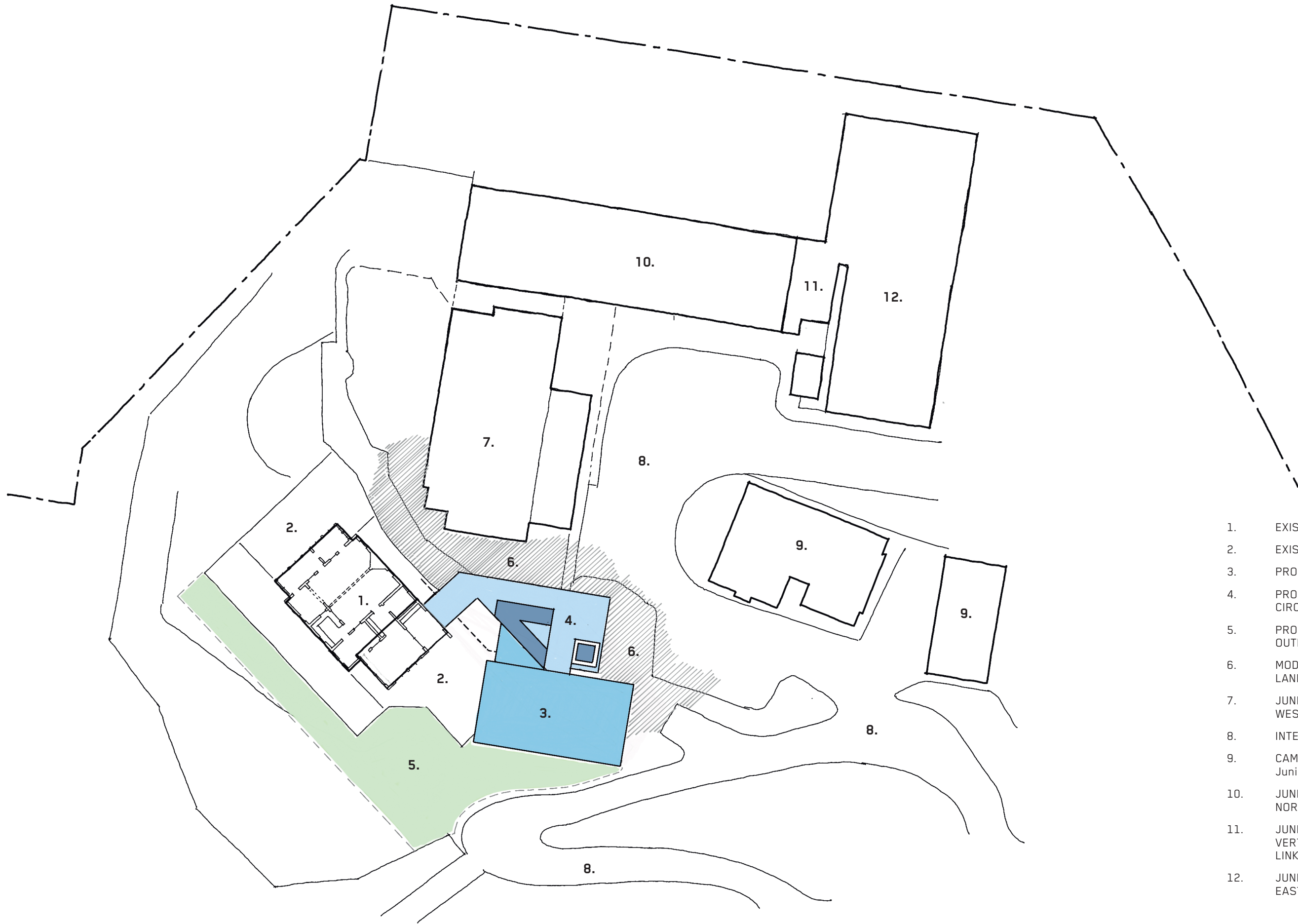
JUNIOR SCHOOL + EARLY LEARNING CENTRE



10



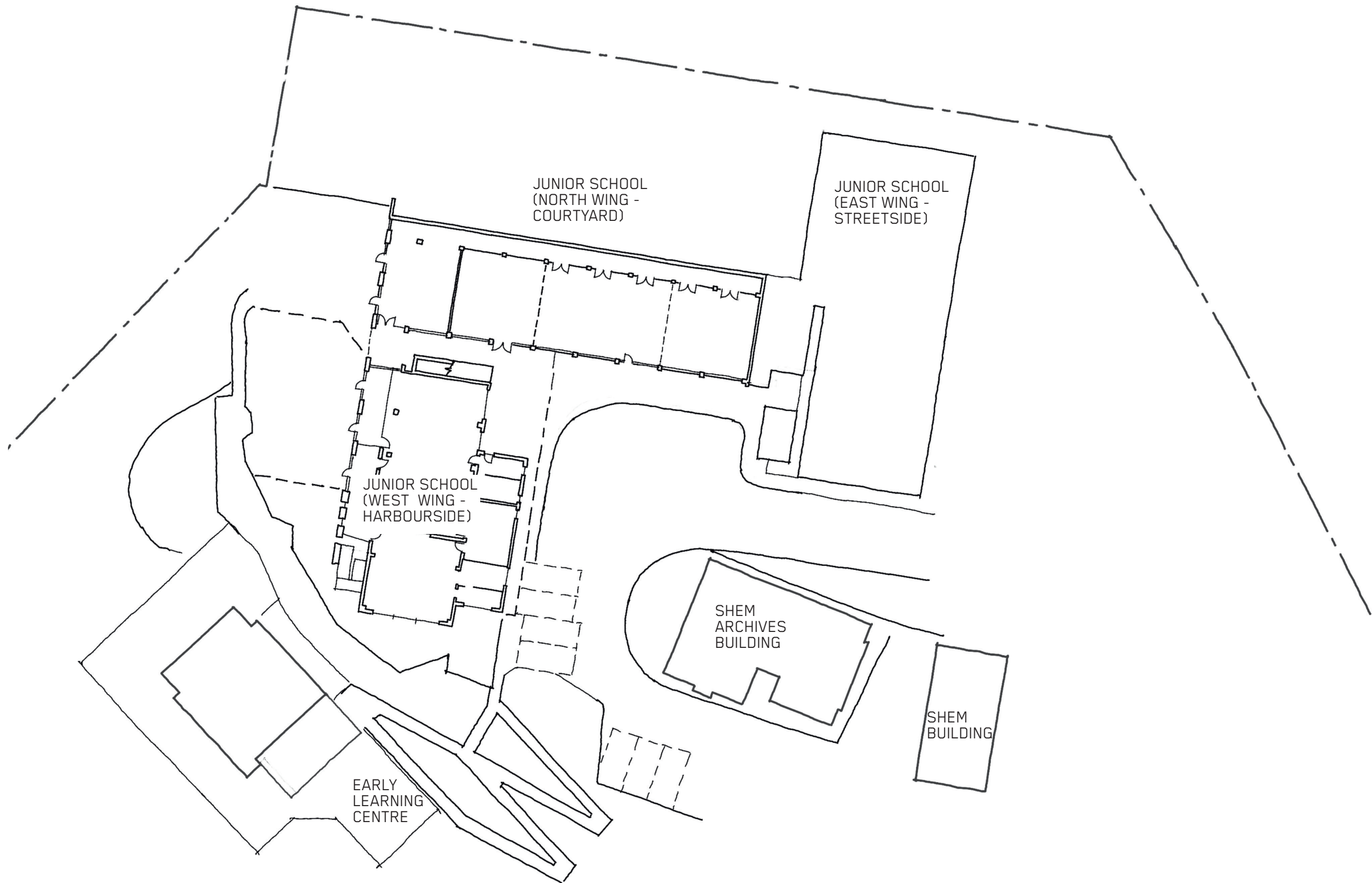
EARLY LEARNING CENTRE
LVL -03 EXISTING



1. EXISTING ELC
2. EXISTING ELC OUTDOOR PLAY AREA
3. PROPOSED ELC EXTENSION
4. PROPOSED ELC ENTRY + VERTICAL CIRCULATION
5. PROPOSED ELC EXTENSION OUTDOOR PLAY AREA
6. MODIFIED GROUNDWORKS, LANDSCAPING + RETAINING WALLS
7. JUNIOR SCHOOL - (HARBOUR SIDE, WEST WING)
8. INTERNAL DRIVEWAY NETWORK
9. CAMPUS BUILDINGS (not part of Junior School)
10. JUNIOR SCHOOL - (COURTYARD SIDE, NORTH WING)
11. JUNIOR SCHOOL - PROPOSED VERTICAL CIRCULATION CONNECTION LINK
12. JUNIOR SCHOOL - (STREET SIDE, EAST WING)



EARLY LEARNING CENTRE LVL -03 PROPOSED



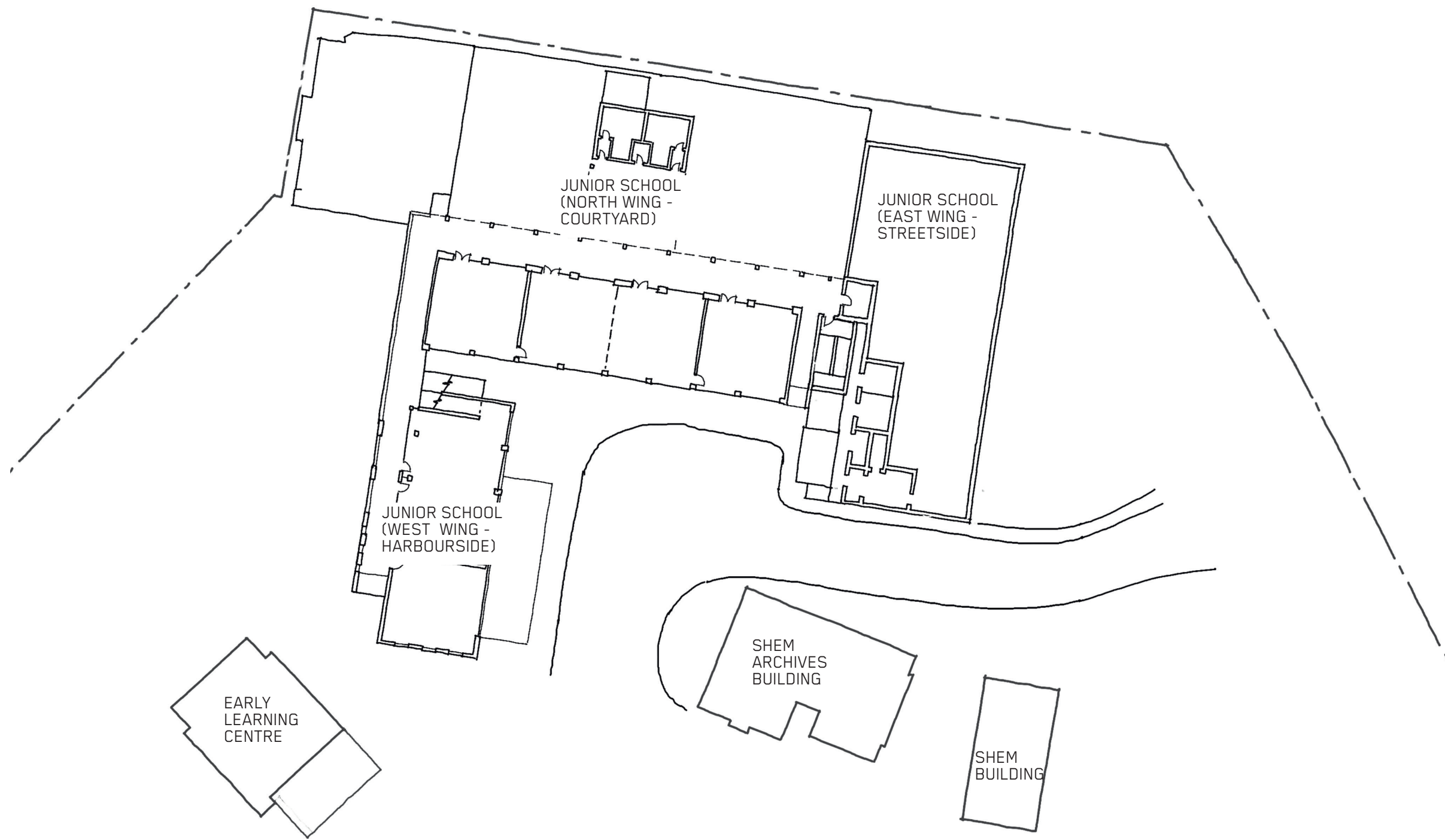
EARLY LEARNING CENTRE + JUNIOR SCHOOL
LVL -02 EXISTING



1. EXISTING ELC
2. EXISTING ELC OUTDOOR PLAY AREA
3. PROPOSED ELC EXTENSION
4. PROPOSED ELC ENTRY + VERTICAL CIRCULATION
5. PROPOSED ELC EXTENSION UPPER ENTRY FROM CARPARK
6. MODIFIED + EXTENDED OUTDOOR PLAY AREAS
7. ASSEMBLY GATHERING SPACE (MULTI-PURPOSE)
8. PERIMETER CIRCULATION + ASSEMBLY AREAS EXPANSION ZONE
9. INTERNAL DRIVEWAY NETWORK + STUDENT DROP-OFF / PICK-UP
10. STORAGE SPACE
11. AMENITIES
12. LEARNING HUB
13. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUP KINDER)
14. VERTICAL CIRCULATION (FIRE EGRESS)
15. VERTICAL CIRCULATION LIFT LINK (WITH STAIR)
16. JUNIOR SCHOOL - (STREET SIDE, EAST WING)
17. MODIFIED GROUND WORKS + RETAINING WALLS
18. CAMPUS BUILDINGS (not part of Junior School)



EARLY LEARNING CENTRE + JUNIOR SCHOOL LVL -02 PROPOSED

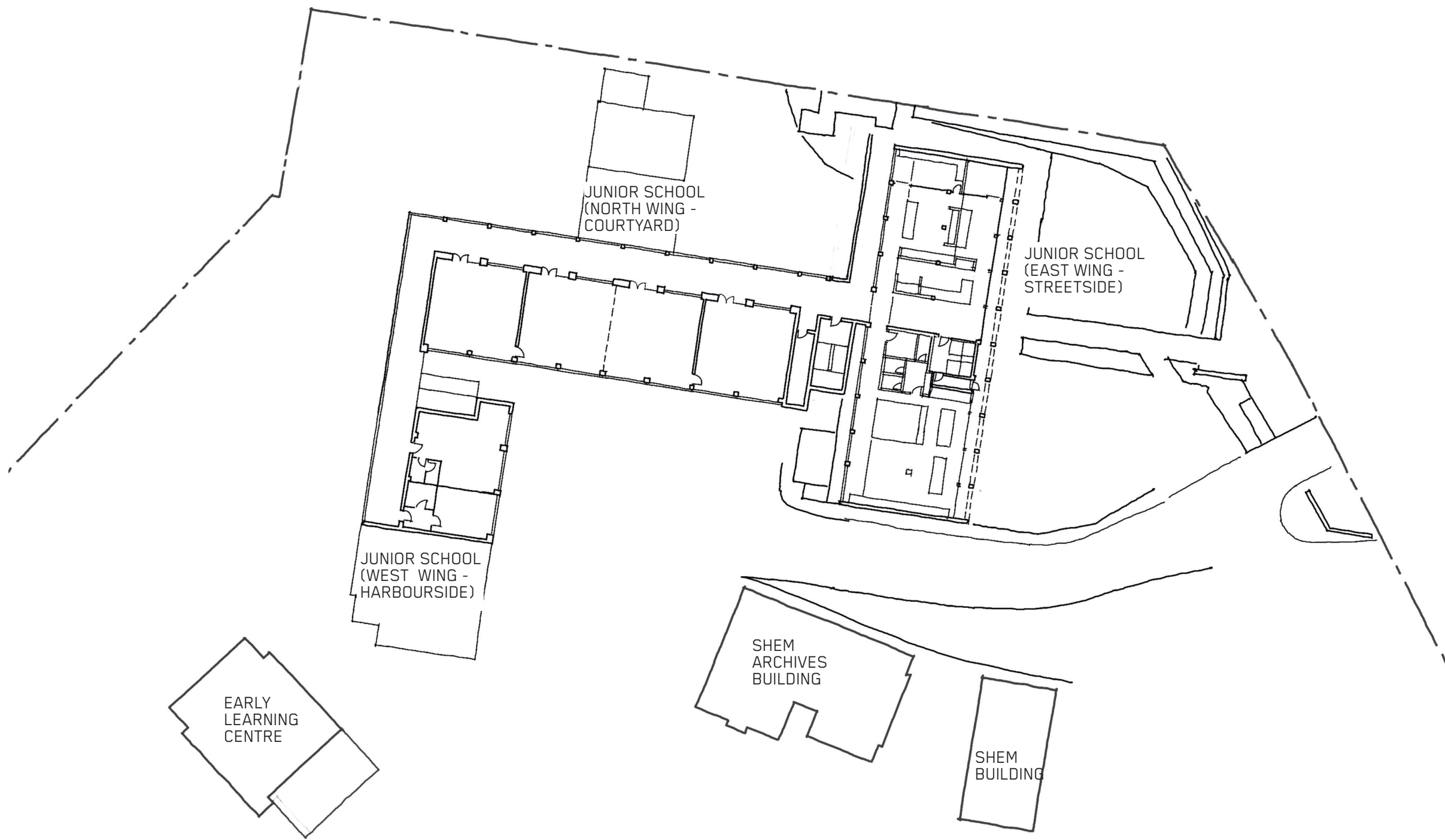


JUNIOR SCHOOL
LVL -01 EXISTING



1. EXISTING ELC
2. PROPOSED ELC EXTENSION
3. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUP 1)
4. GLA INFORMAL EXPANSION (CIRCULATION ZONE)
5. POD - QUIET WORK ZONE
6. WET AREA ZONE (with sink)
7. SEATING AREA
8. INFORMAL LEARNING AREA
9. CIRCULATION ZONE
10. STORAGE ZONES + DISPLAY WALLS
11. AMENITIES (incl. accessible)
12. LEARNING HUB
13. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUP 2)
14. VERTICAL CIRCULATION (FIRE EGRESS)
15. VERTICAL CIRCULATION LIFT LINK (WITH STAIR)
16. JUNIOR SCHOOL - (STREET SIDE, EAST WING)
17. EXTERNAL COURTYARD LANDSCAPE WORKS (result of extg amenities block demolition)
18. CAMPUS BUILDINGS (not part of Junior School)

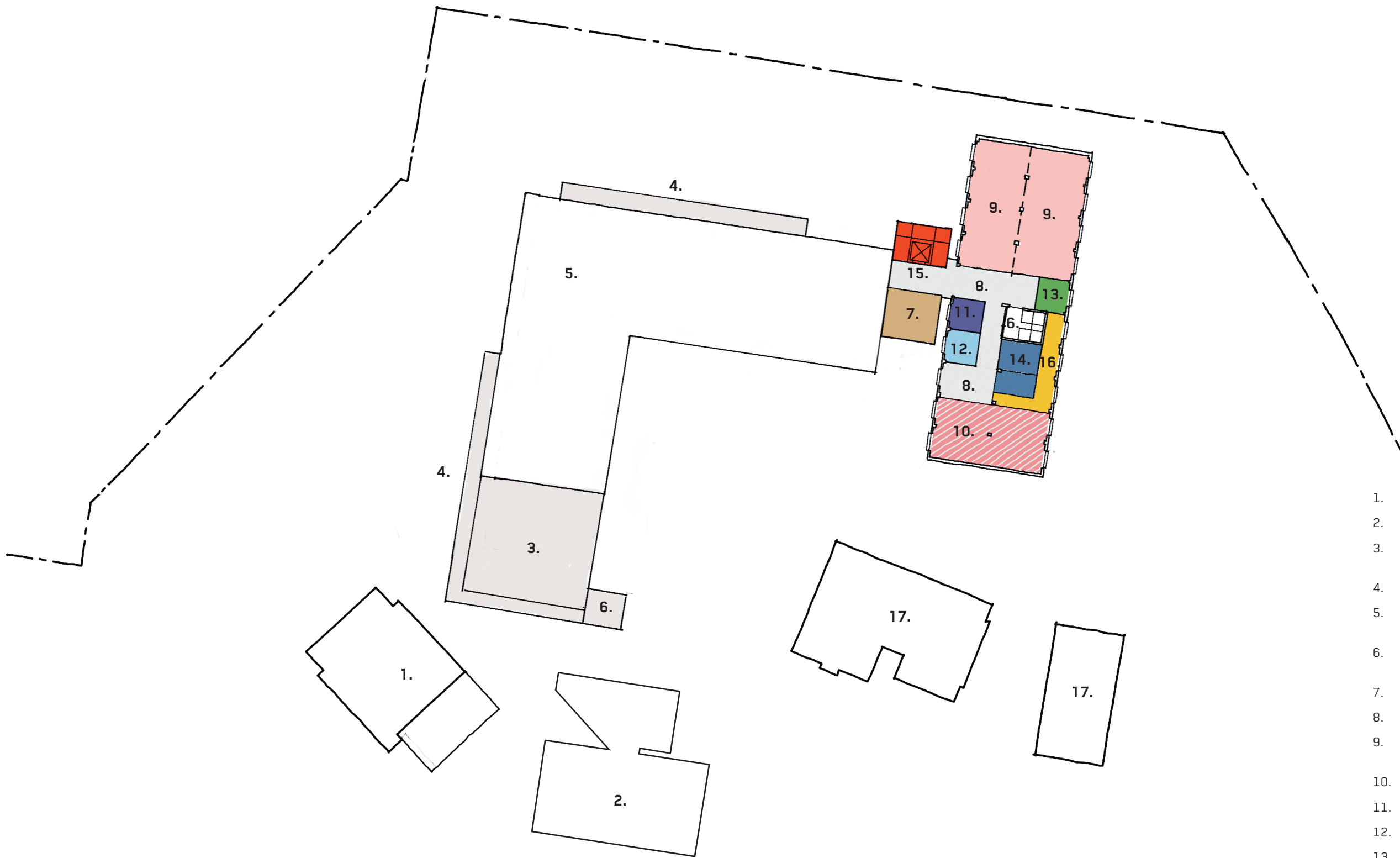




JUNIOR SCHOOL
LVL 00 EXISTING

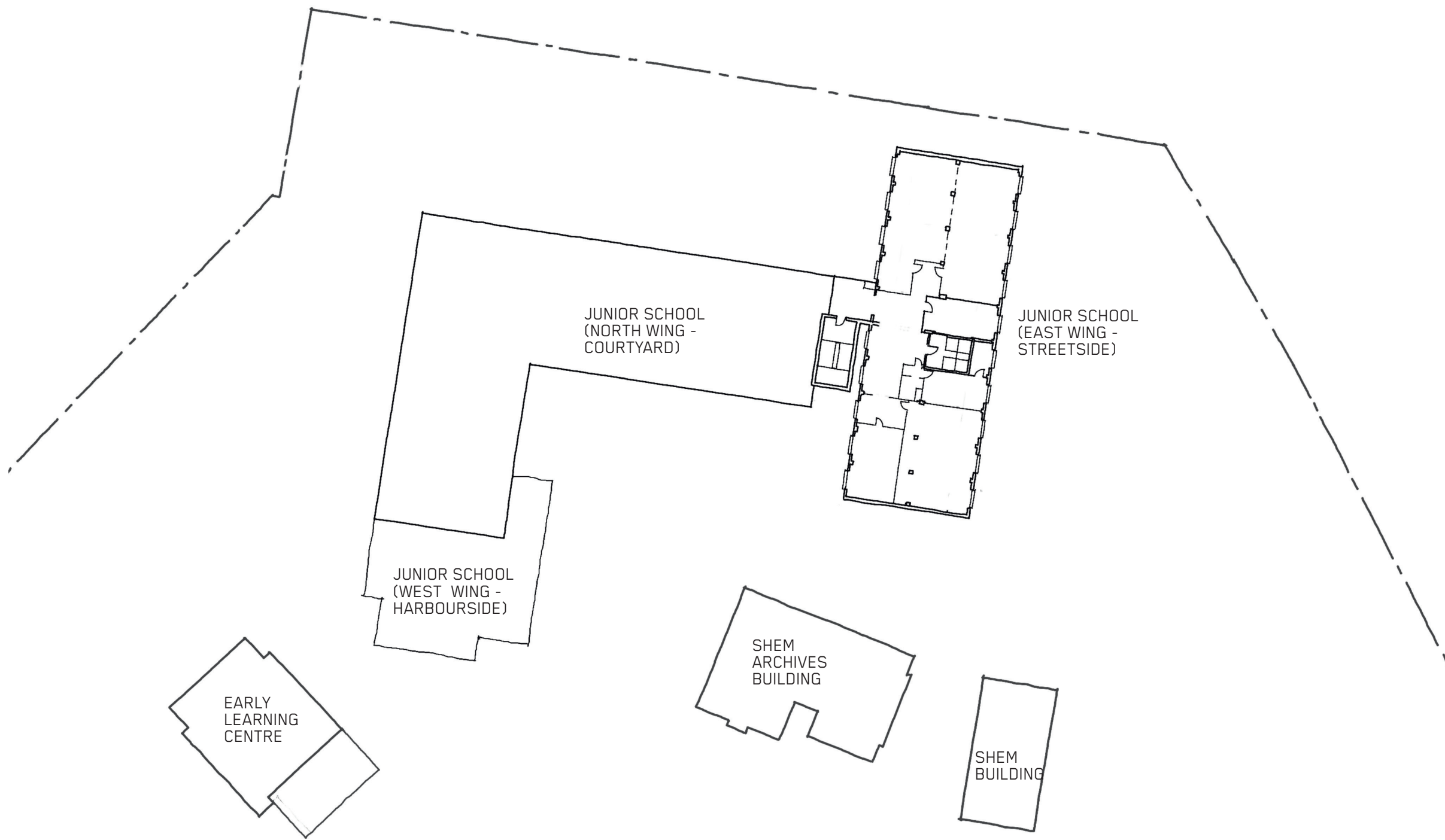


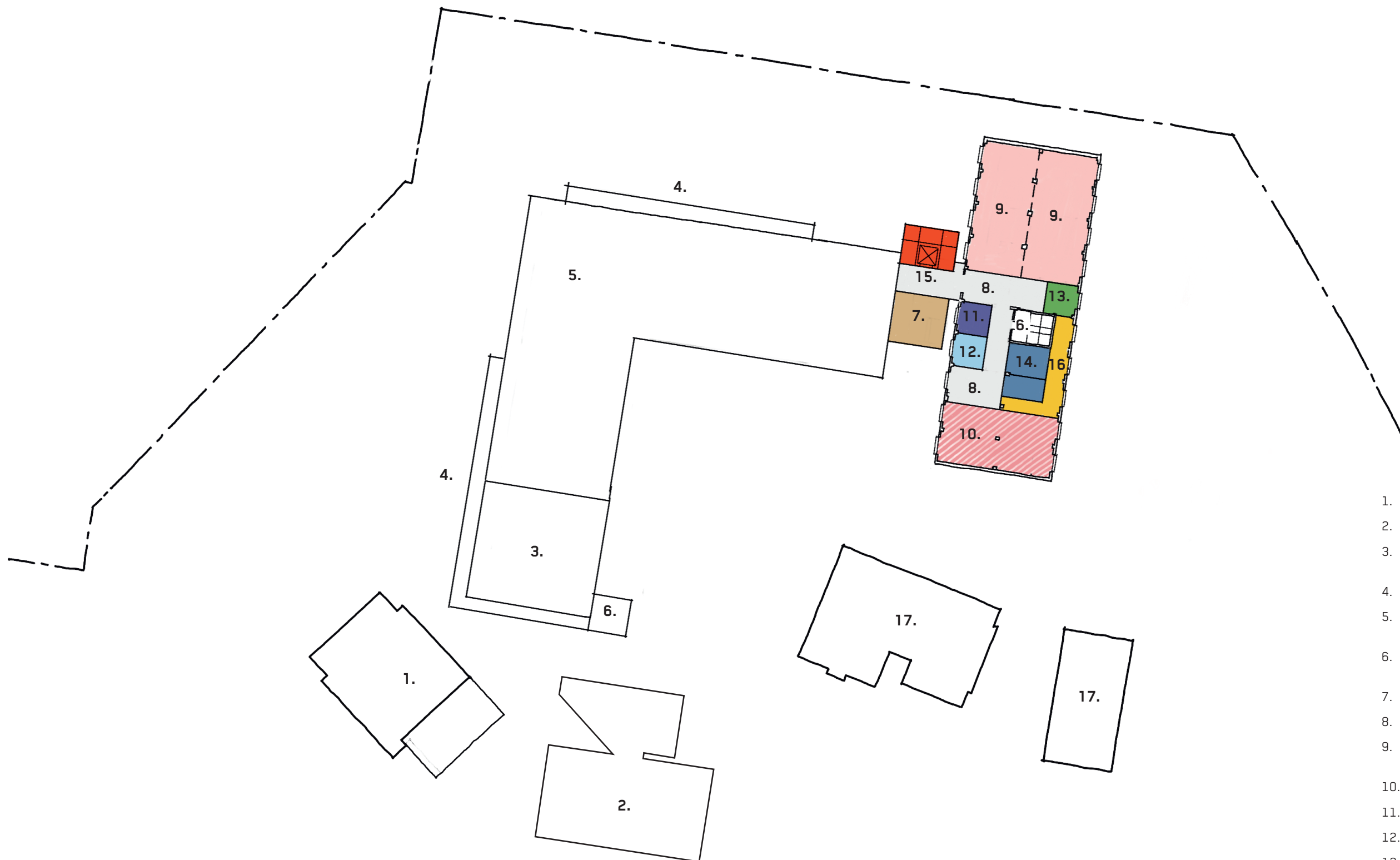




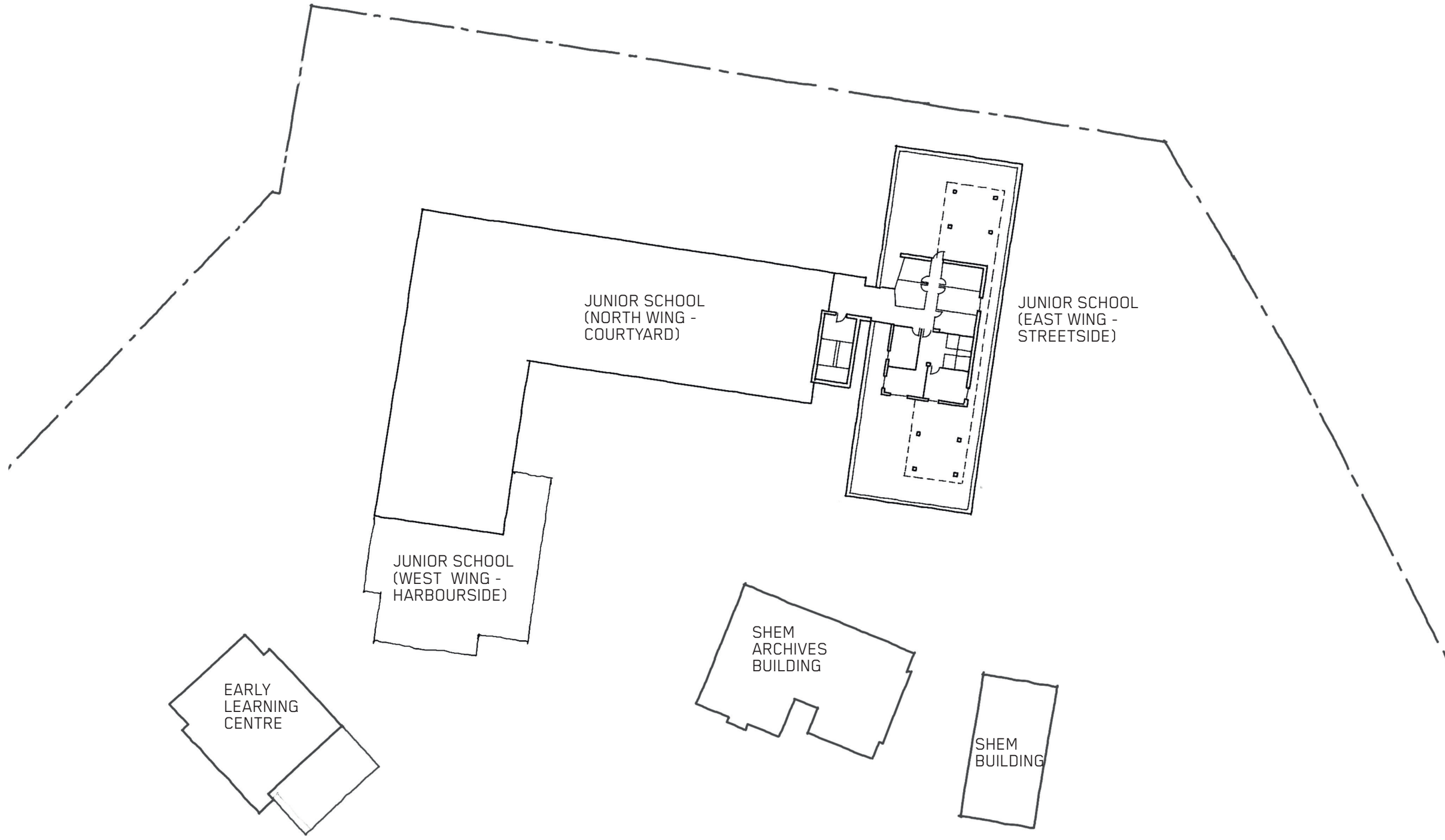
1. EXISTING ELC
2. PROPOSED ELC EXTENSION
3. PROPOSED ROOF EXTENSION (WEST WING)
4. PROPOSED FACADE EXTENSION
5. EXISTING ROOF AREA (WEST+NORTH WINGS)
6. VERTICAL CIRCULATION (FIRE EGRESS)
7. FOCUS GROUP STUDY ROOM
8. CIRCULATION ZONE
9. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUP 5)
10. AMPHITHEATRE
11. SEATING AREA
12. WET AREA ZONE (with sink)
13. POD - QUIET ROOM ZONE
14. AMENITIES (incl. accessible)
15. VERTICAL CIRCULATION LIFT LINK (WITH STAIR)STORAGE ZONE
16. STORAGE ZONE
17. CAMPUS BUILDINGS (not part of Junior School)



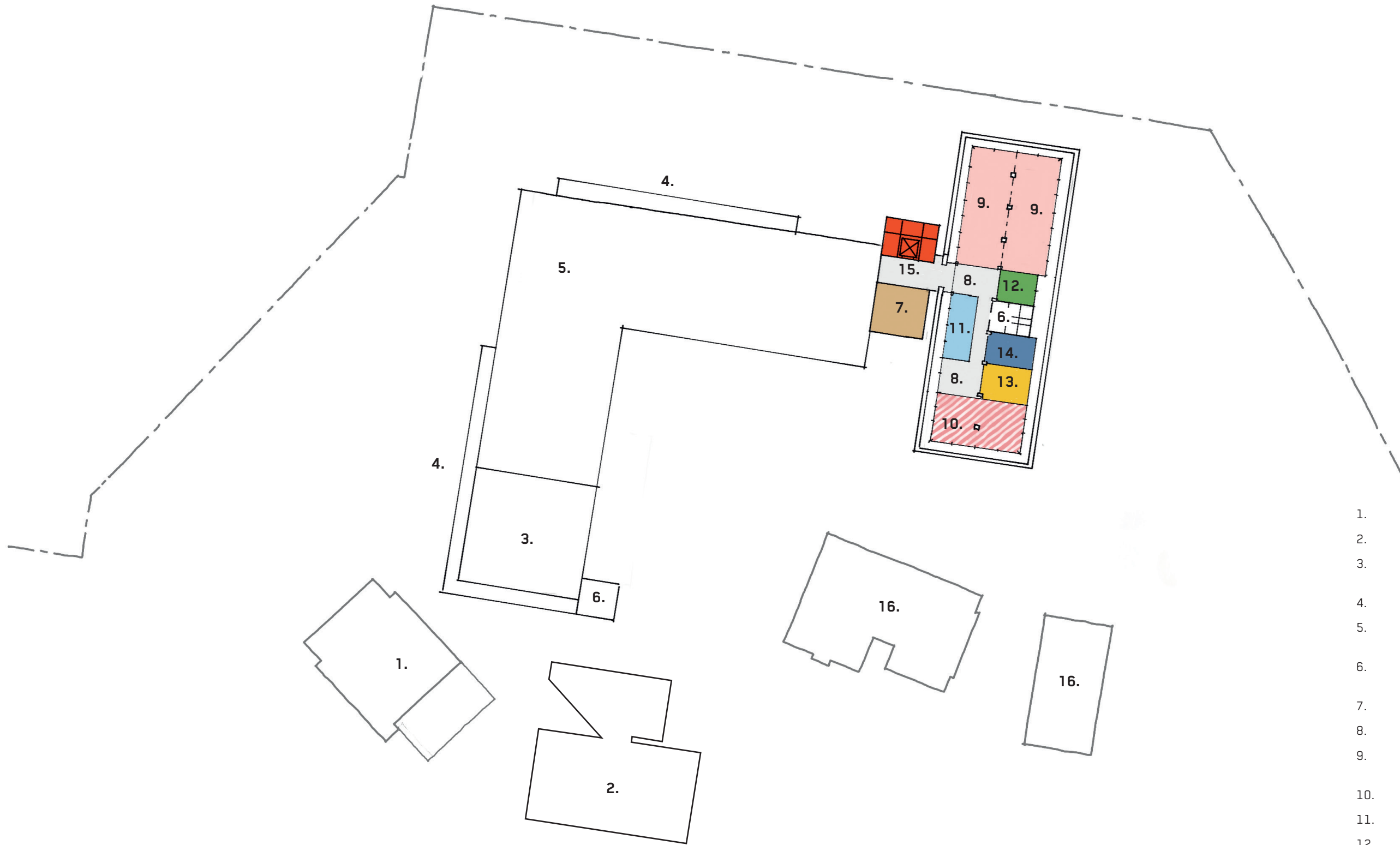




1. EXISTING ELC
2. PROPOSED ELC EXTENSION
3. PROPOSED ROOF EXTENSION (WEST WING)
4. PROPOSED FACADE EXTENSION
5. EXISTING ROOF AREA (WEST+NORTH WINGS)
6. VERTICAL CIRCULATION (FIRE EGRESS)
7. FOCUS GROUP STUDY ROOM
8. CIRCULATION ZONE
9. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUPS 5+6)
10. AMPHITHEATRE
11. SEATING AREA
12. WET AREA ZONE (with sink)
13. POD - QUIET ROOM ZONE
14. AMENITIES (incl. accessible)
15. VERTICAL CIRCULATION LIFT LINK (WITH STAIR)STORAGE ZONE
16. STORAGE ZONE
17. CAMPUS BUILDINGS (not part of Junior School)



JUNIOR SCHOOL
LVL 03 EXISTING

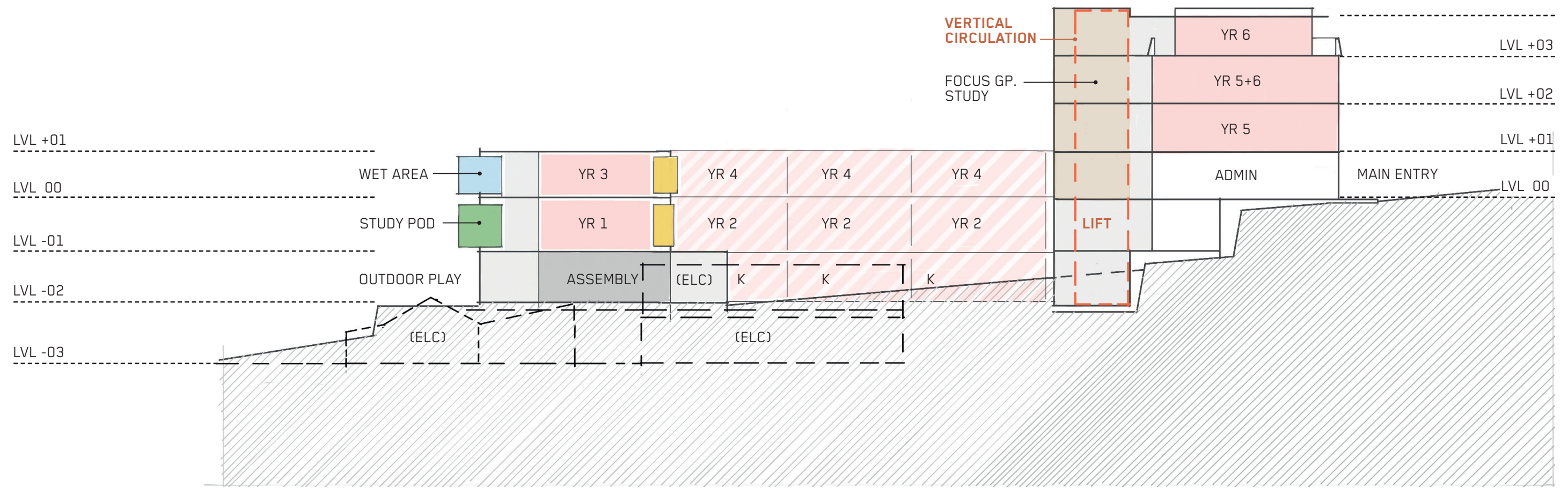


1. EXISTING ELC
2. PROPOSED ELC EXTENSION
3. PROPOSED ROOF EXTENSION (WEST WING)
4. PROPOSED FACADE EXTENSION
5. EXISTING ROOF AREA (WEST+NORTH WINGS)
6. VERTICAL CIRCULATION (FIRE EGRESS)
7. FOCUS GROUP STUDY ROOM
8. CIRCULATION ZONE
9. GLA - 3 ROOM MODULE (PROPOSED YEAR GROUP 6)
10. AMPHITHEATRE
11. WET AREA ZONE (with sink)
12. POD - QUIET ROOM ZONE
13. STORAGE ZONE
14. AMENITIES (incl. accessible)
15. VERTICAL CIRCULATION LIFT LINK (WITH STAIR)STORAGE ZONE
16. CAMPUS BUILDINGS (not part of Junior School)

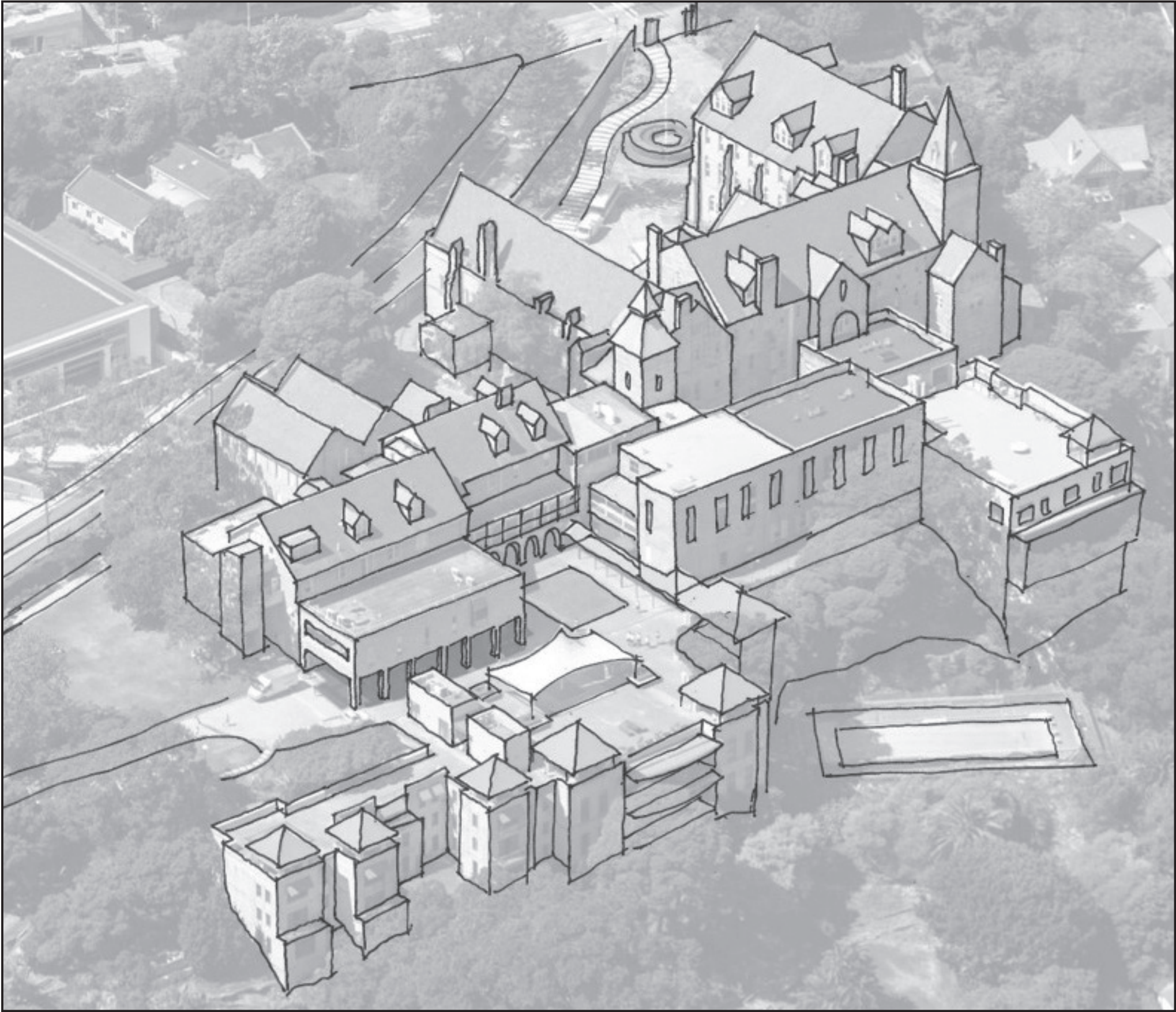




JUNIOR SCHOOL
PROPOSED ASSEMBLY SPACE LVL -02
3D ARTIST IMPRESSION



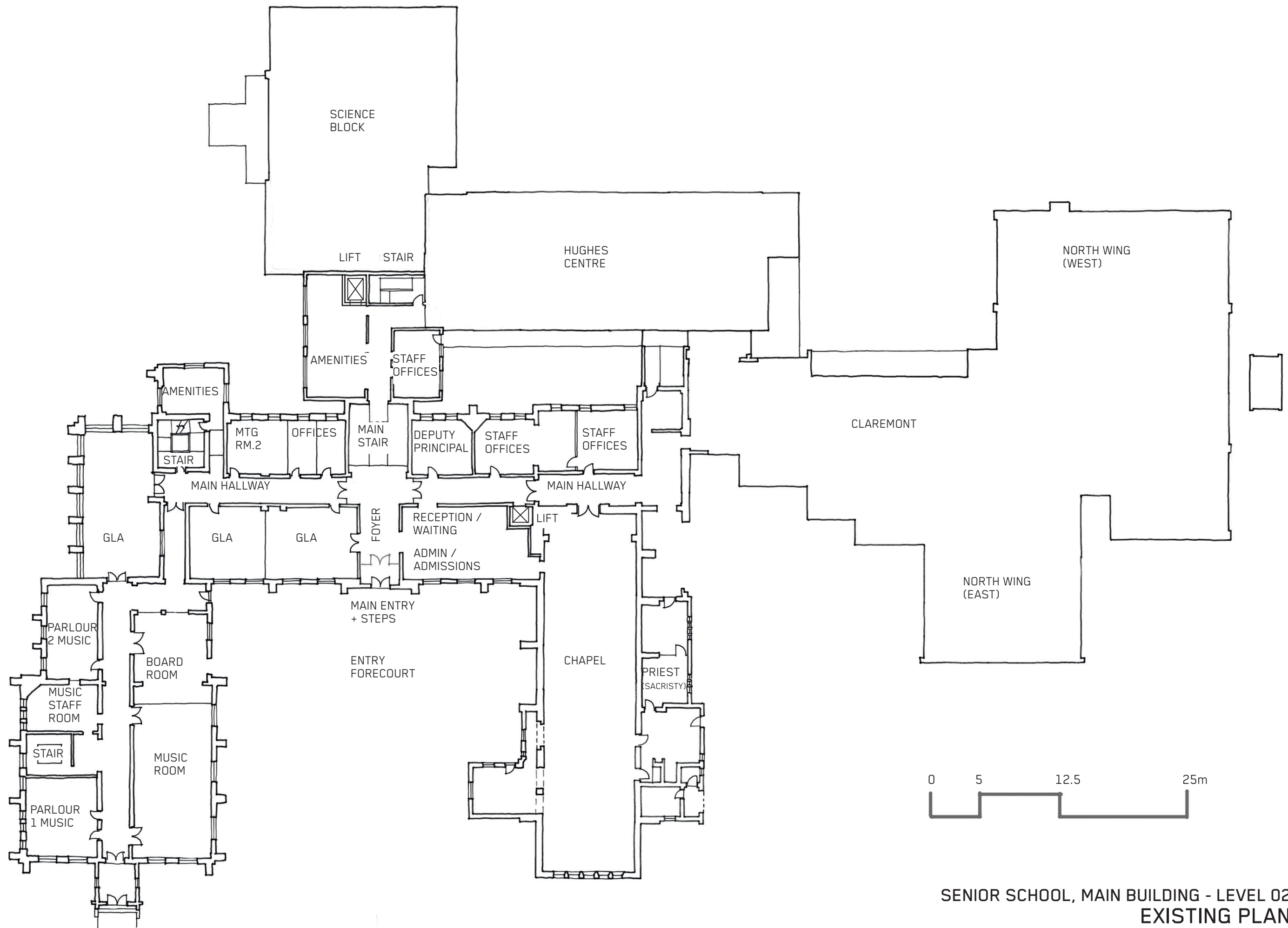
JUNIOR SCHOOL + EARLY LEARNING CENTRE - LEVELS -03 - +03
PROPOSED SECTION



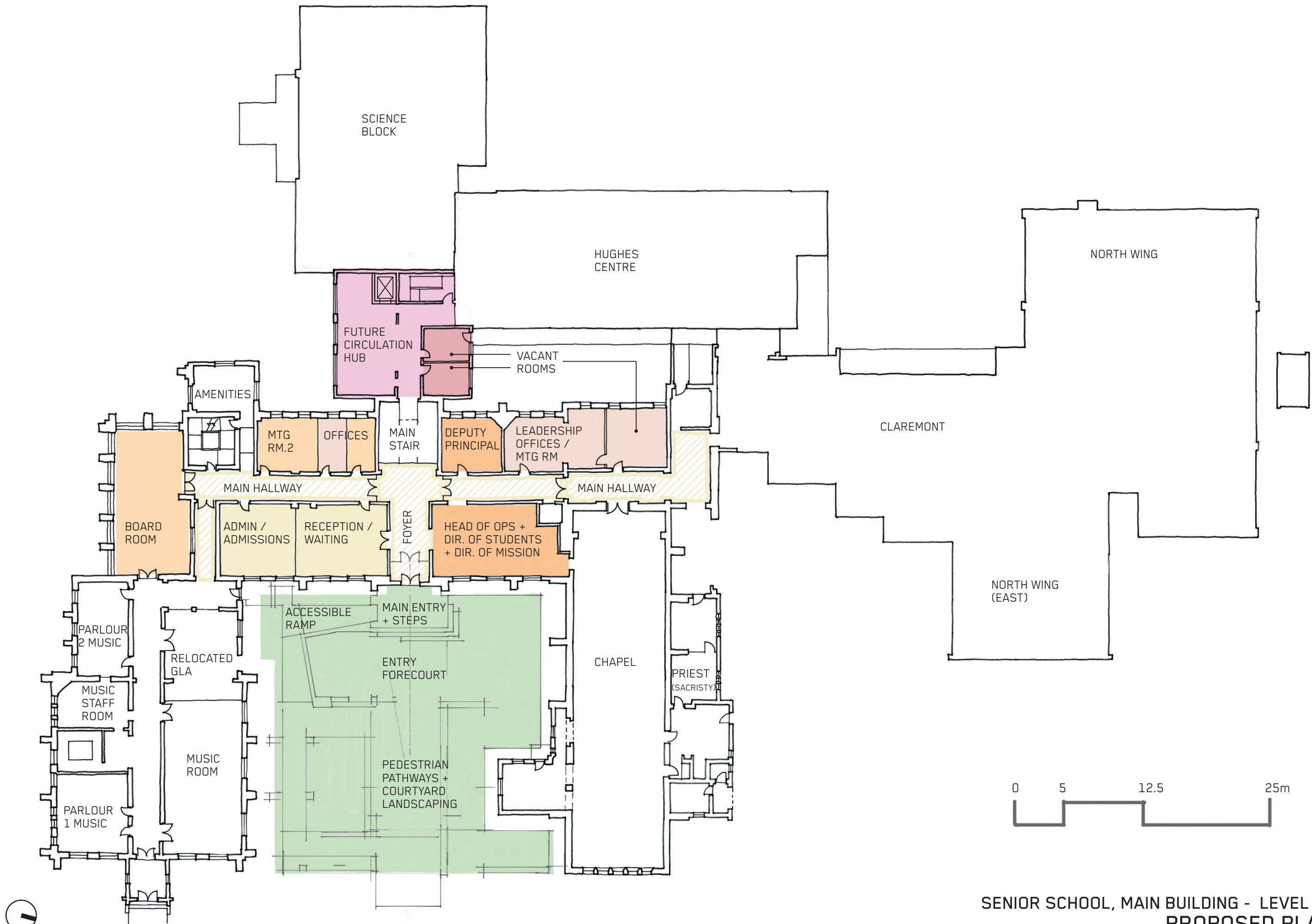
SENIOR SCHOOL
3D AERIAL SKETCH OVERLAY

PRECINCT B

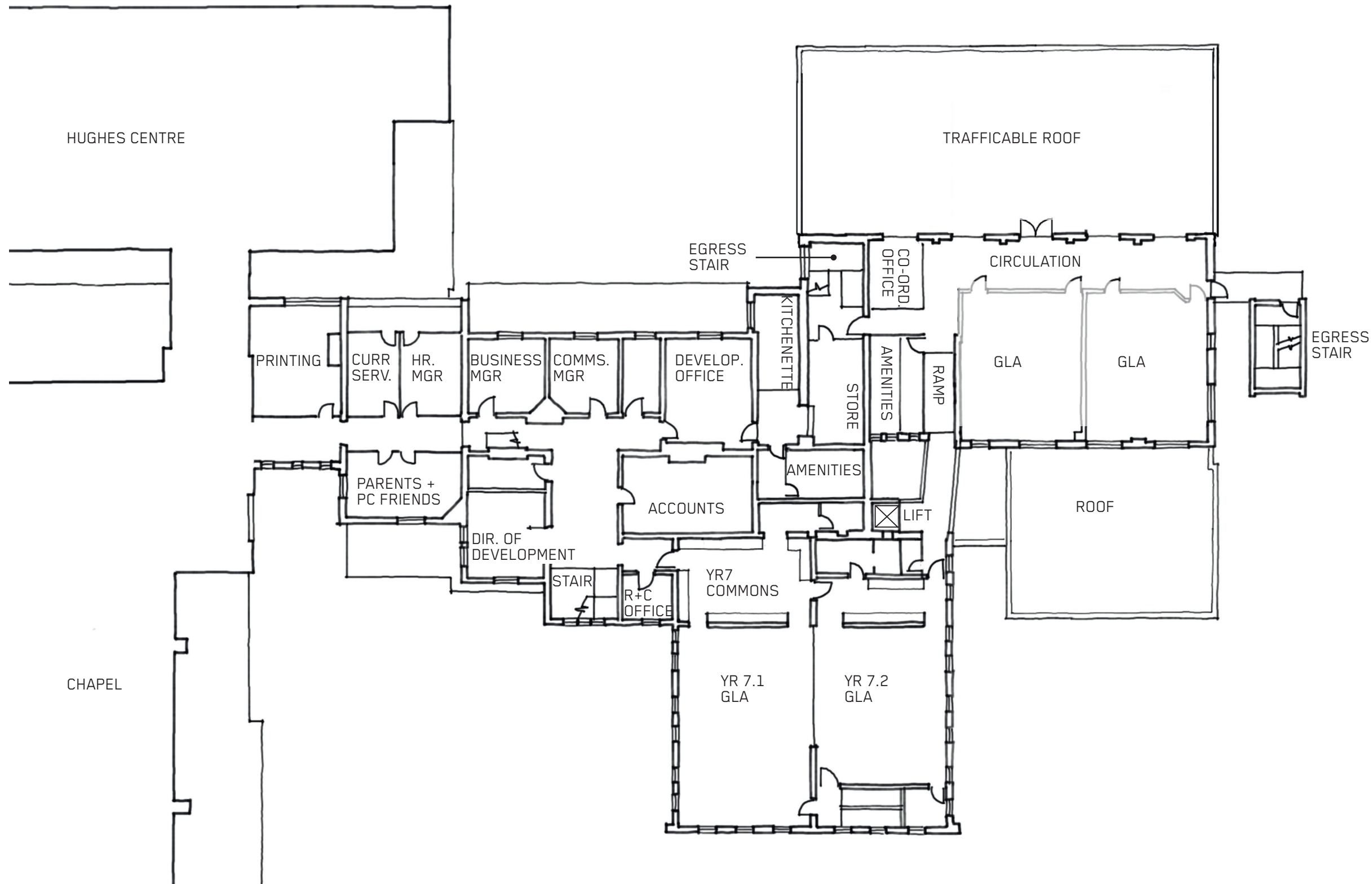
SENIOR SCHOOL



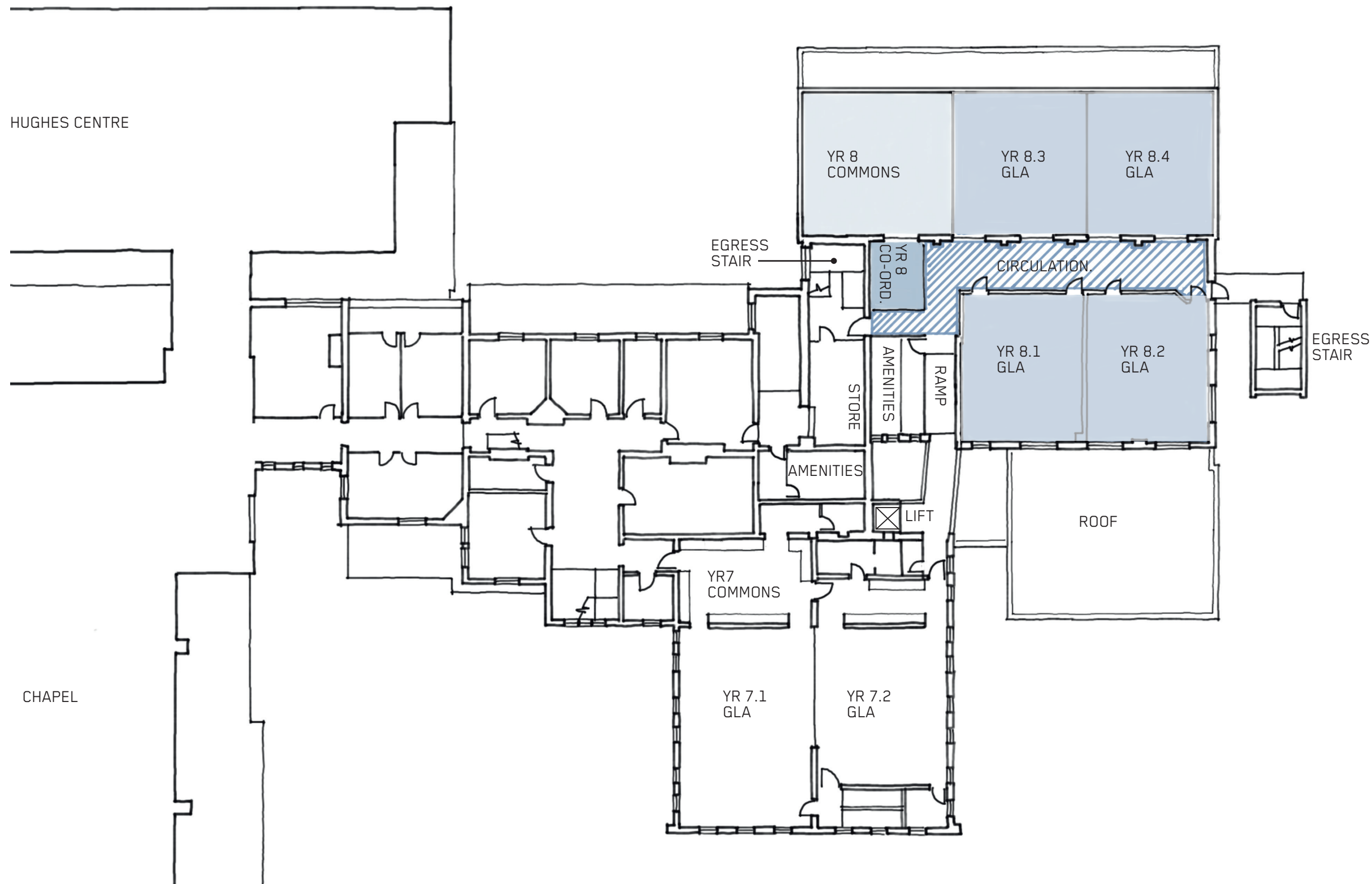
SENIOR SCHOOL, MAIN BUILDING - LEVEL 02
EXISTING PLAN



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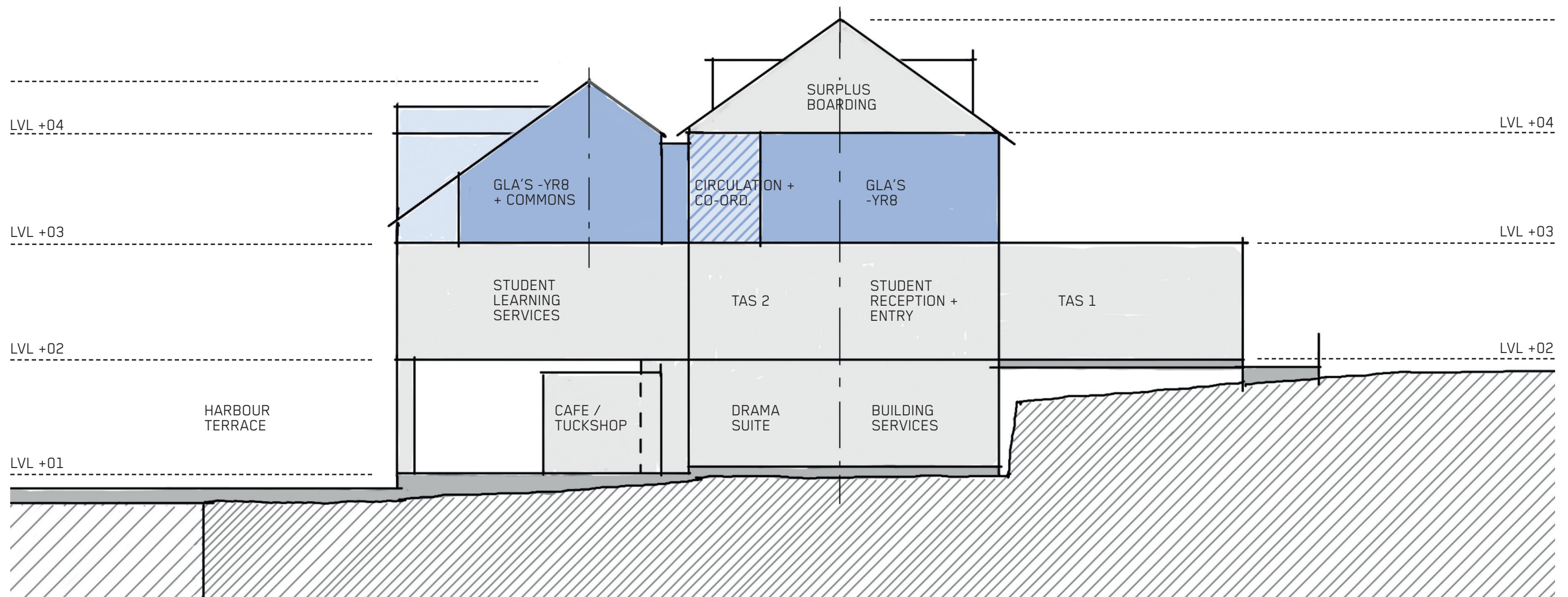


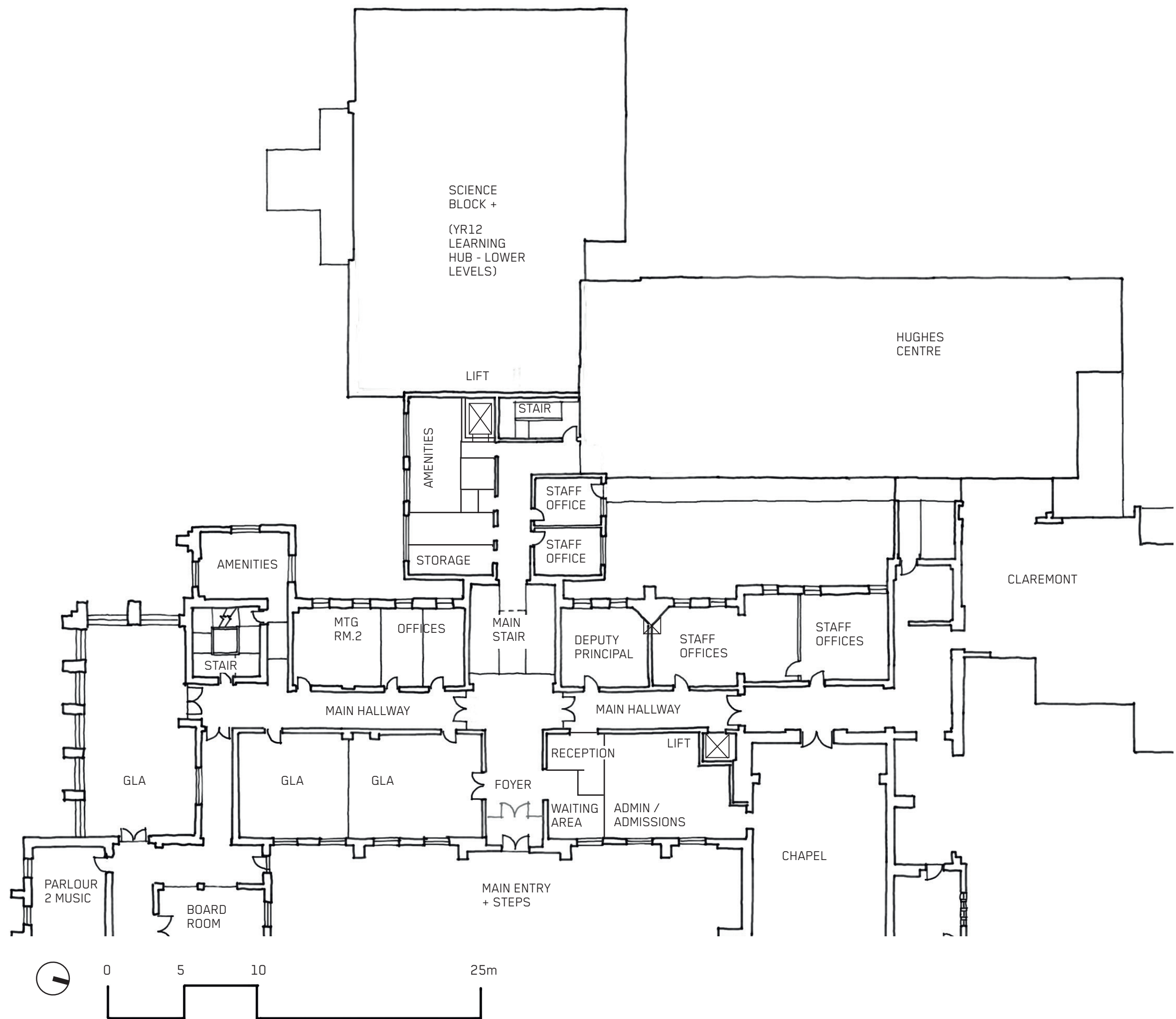
SENIOR SCHOOL, NORTH WING - LEVEL 03
EXISTING PLAN



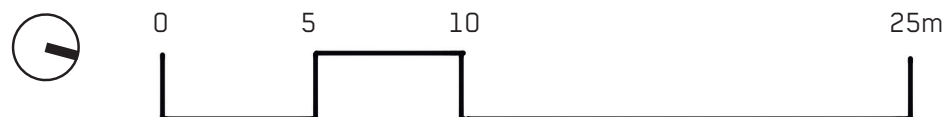
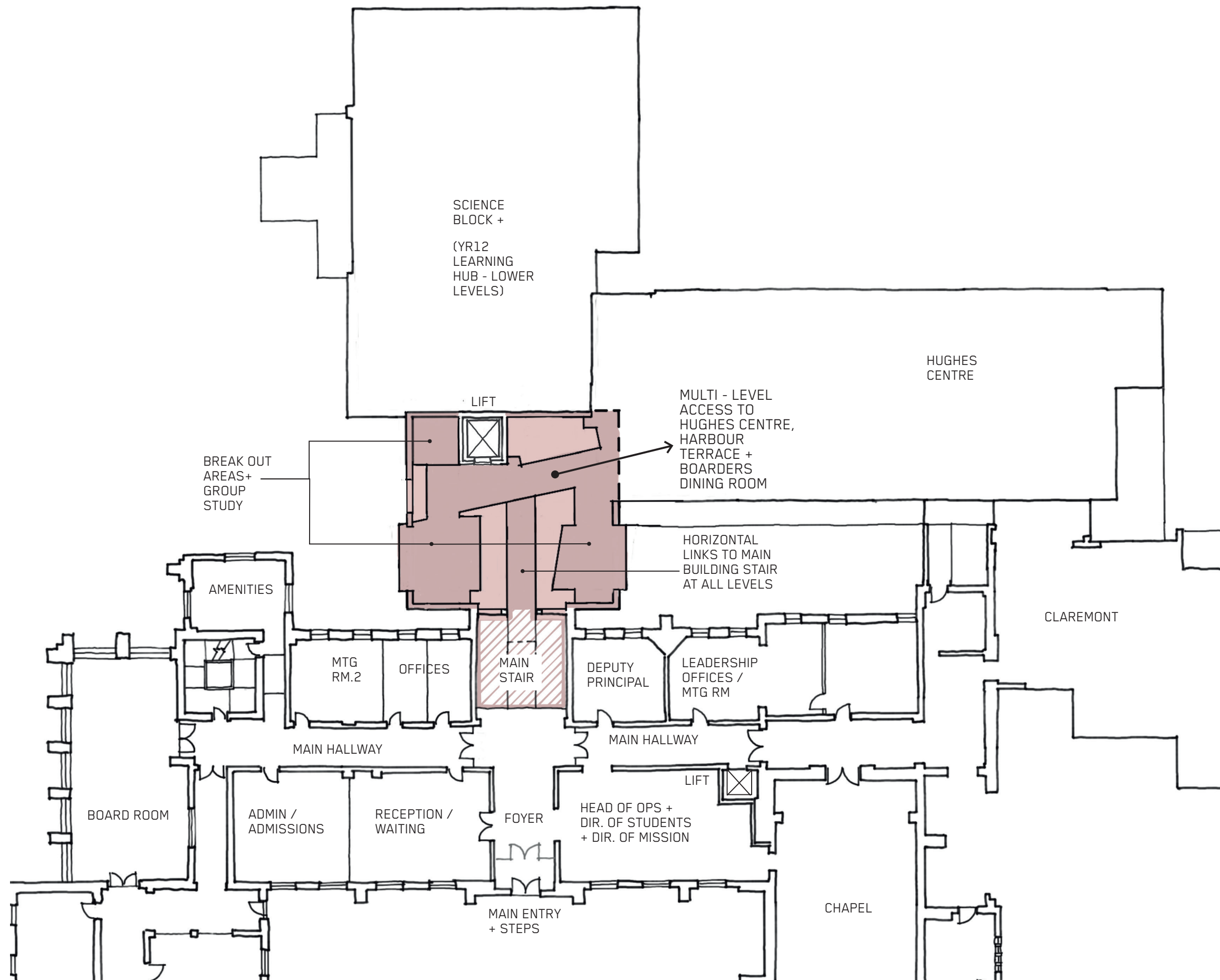


SENIOR SCHOOL NORTH WING (YEAR 8) - LEVEL 03
AERIAL CONCEPT SKETCH

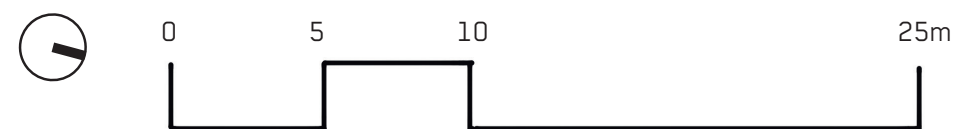
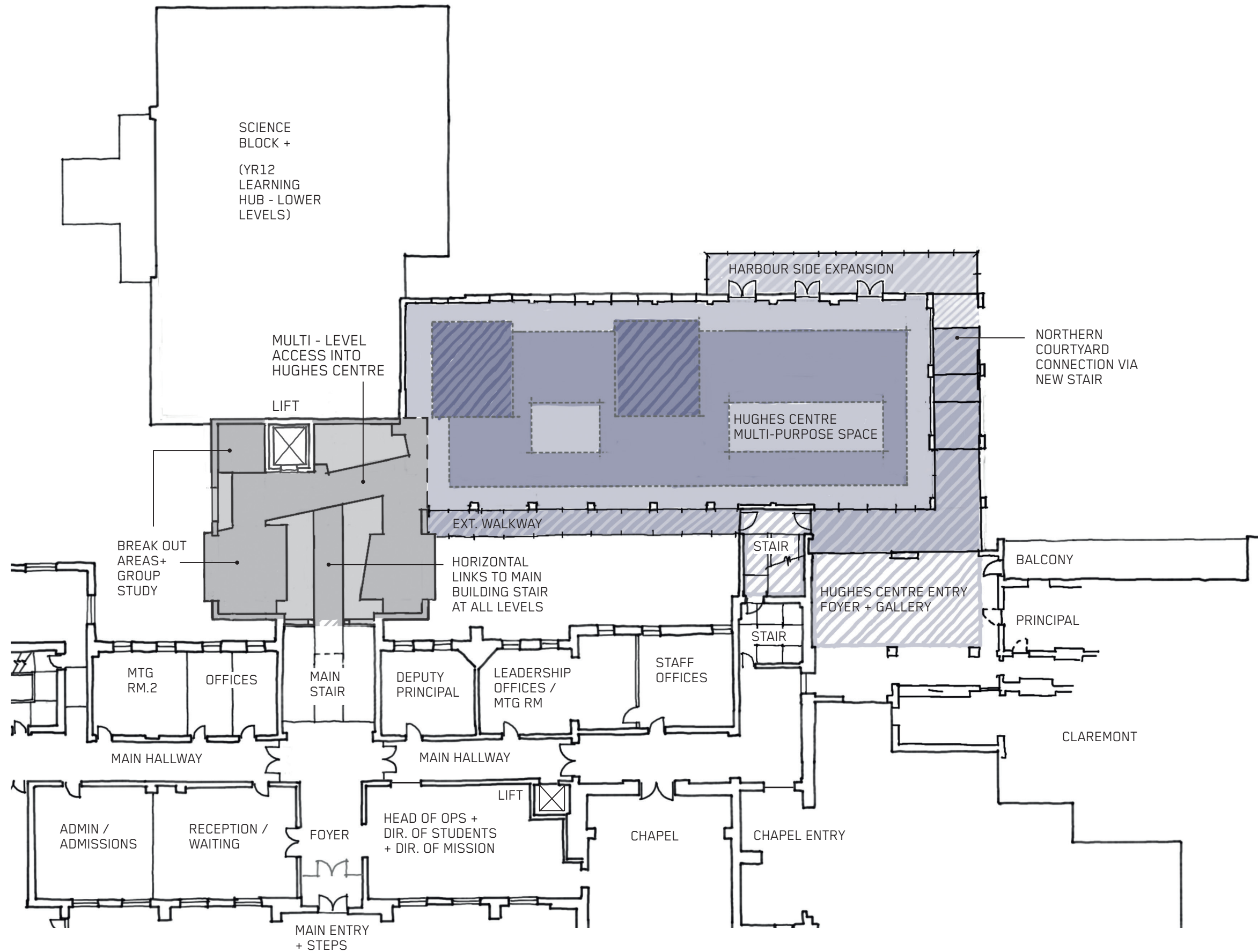




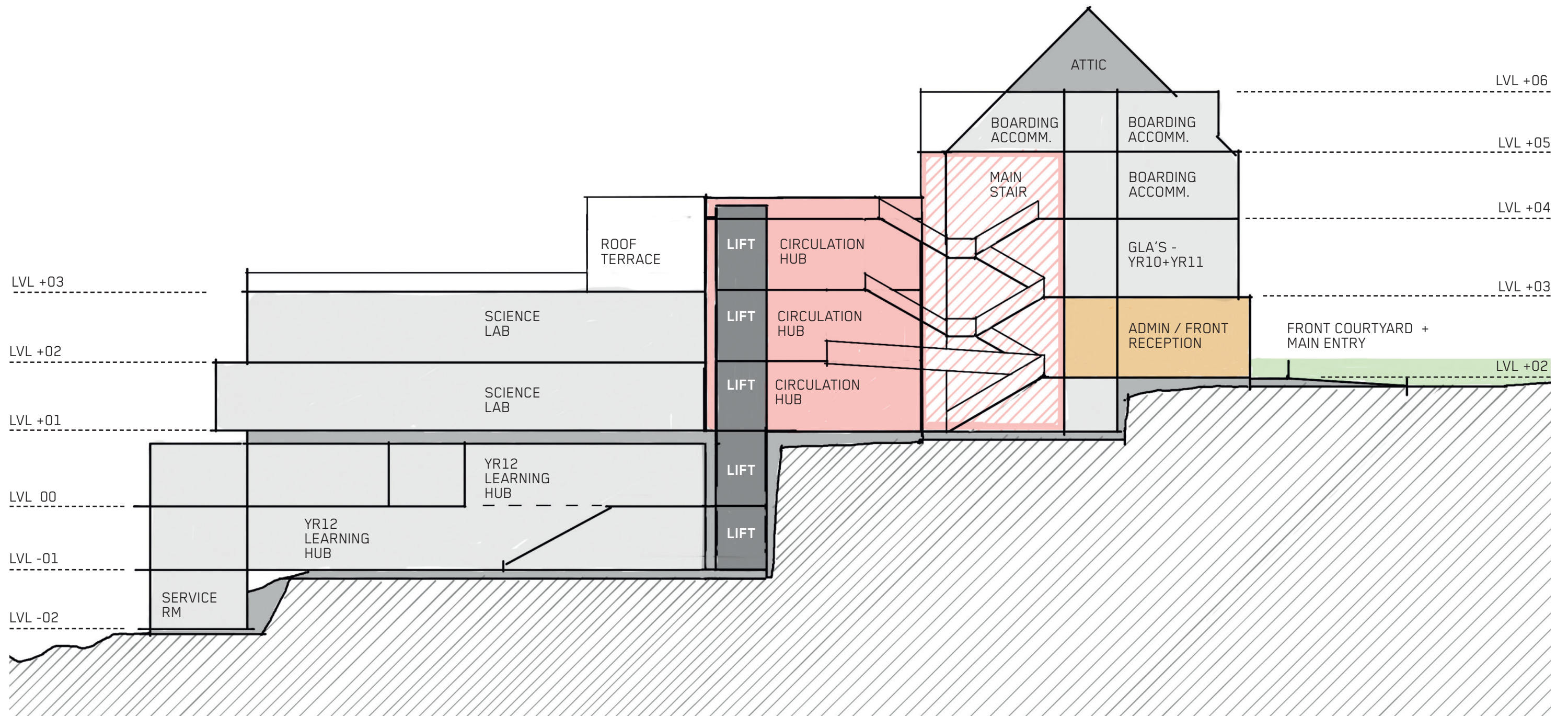
SENIOR SCHOOL - LEVEL 02
EXISTING PLAN



SENIOR SCHOOL, CIRCULATION HUB - LEVEL 02
(ENCOMPASSES LEVELS 01 - 04)
PROPOSED (CONCEPT DA) PLAN



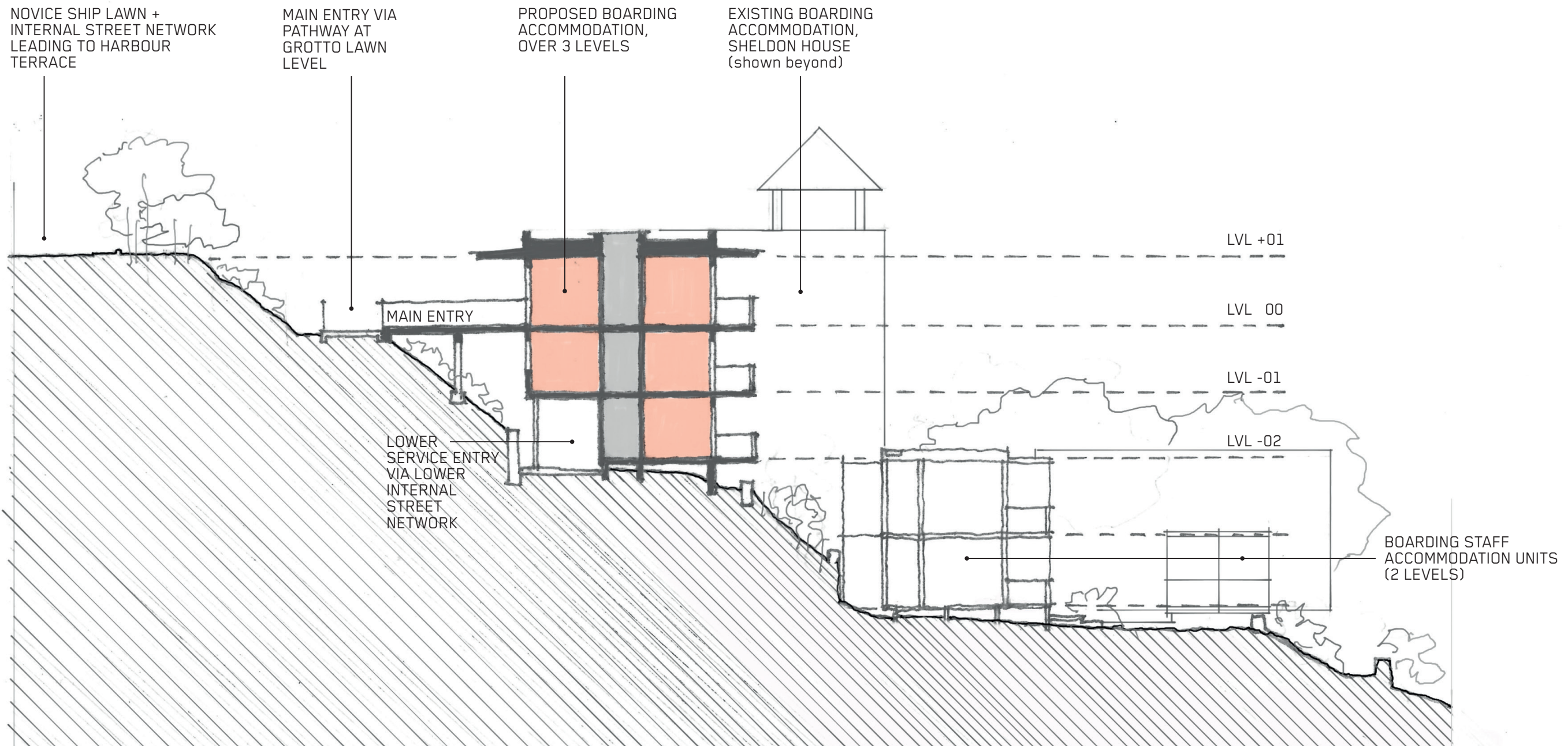
SENIOR SCHOOL HUGHES CENTRE - LEVEL 02
(+ MEZZANINE)
PROPOSED (CONCEPT DA) PLAN



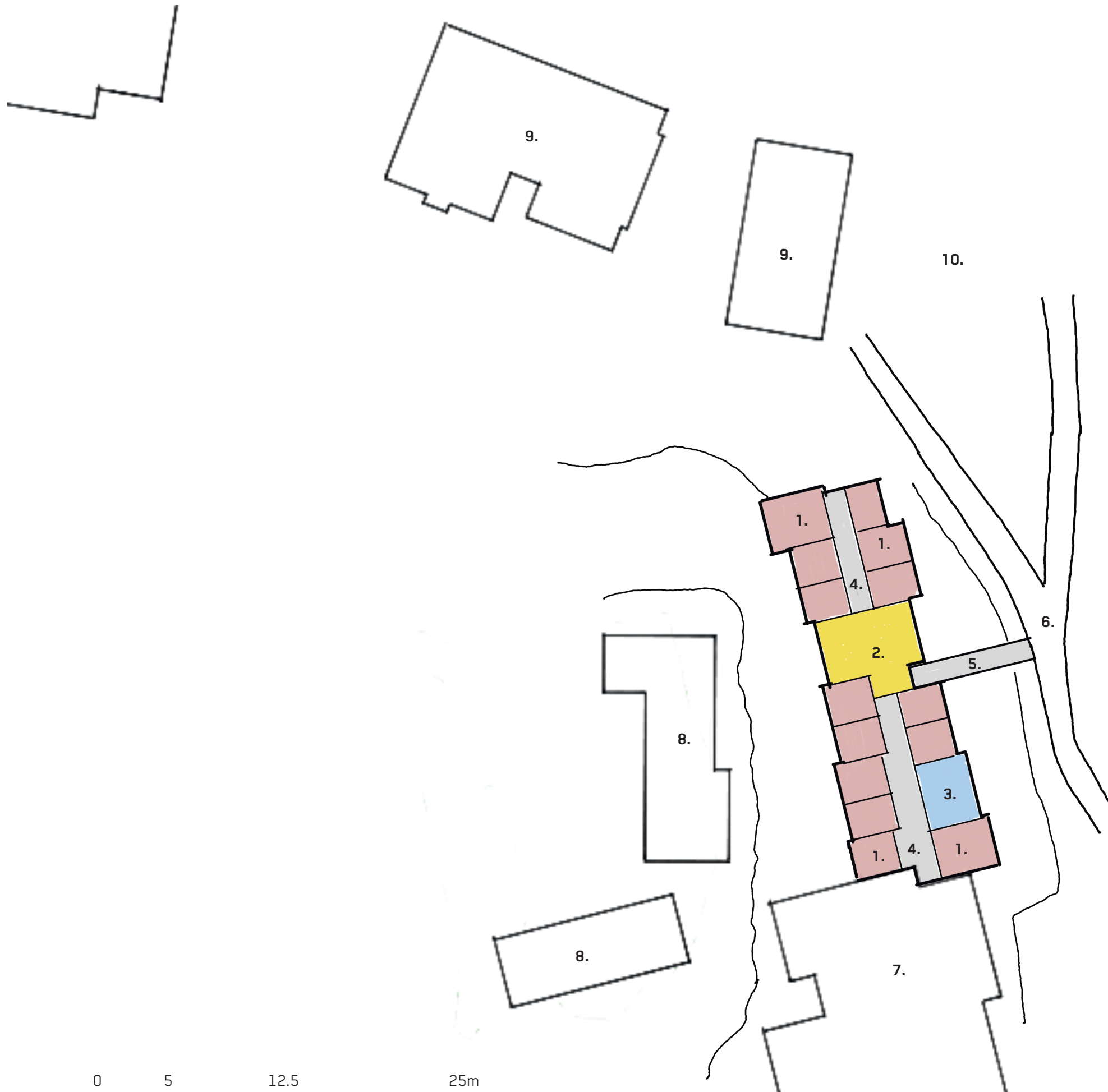
SENIOR SCHOOL, CIRCULATION HUB - LEVELS 01-04
PROPOSED (CONCEPT DA) SECTION

PRECINCT C

SENIOR SCHOOL BOARDING



STUDENT BOARDING ACCOMMODATION EXPANSION
PROPOSED (CONCEPT DA) SECTION



1. BOARDERS BEDROOM
2. BOARDERS COMMON AREA
3. AMENITIES
4. INTERNAL CIRCULATION
5. ENTRY LINK
6. EXTERNAL PATHWAY NETWORK
7. EXISTING SENIOR BOARDING
SHELDON HOUSE
8. BOARDING STAFF ACCOMMODATION
UNIT
9. NEIGHBOURING CAMPUS BUILDINGS
(not part of school facilities - SHEM)
10. GROTTTO + LAWN

STUDENT BOARDING ACCOMMODATION EXPANSION
(3 FLOORS)
PROPOSED (CONCEPT DA) PLAN



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Perth WA 6000
Australia
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