



# CATHOLIC EDUCATION SANDHURST LTD, NEW CATHOLIC SCHOOL (BARANDUDA) STAGE 1

ADVERTISED  
PLAN

This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright

Project Number: 24323-New Catholic School (Baranduda) Stage 1

Date: 17.02.2026

Author: S.K.-J.D.

Revision: C |

Presented to: LAW Architects PTY LTD

## Consultant Advice Notice

**Project:** St. Francis of Assisi College, Baranduda  
**File No:** 24323  
**Date:** 17/02/2026  
**To:** City of Wodonga planning officer  
**No:** 24323-ESD-CAN-2

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**Re: ESD statement – Addressing City of Wodonga Planning Scheme**

Blue Bee Sustainable Services is engaged to perform an ESD assessment for the proposed development - St. Francis of Assisi College, Baranduda located at Ellen McDonald Drive in Baranduda.

*Table 1. ESD related planning scheme clauses*

Clause	Highlights	Detailed
<b>15.01-2S Building Design</b>		
Improve the energy performance of buildings through siting and design measures that encourage:		

**ADVERTISED  
PLAN**

# ADVERTISED PLAN

<p>Passive design responses that minimise the need for heating, cooling and lighting.</p>	<ul style="list-style-type: none"> <li>• Low WWR (less than 50% on average for the building) along with extended shading at multiple facades</li> <li>• North Orientation</li> <li>• Light coloured roof</li> <li>• High performance glazing</li> </ul>	<p>Passive design strategies play a vital role in reducing a building’s energy demand by minimizing the need for mechanical heating, cooling, and artificial lighting. A low window-to-wall ratio (WWR) of less than 50% on average for the building (Refer to preliminary facade calculators) helps limit unwanted heat gain and heat loss, improving thermal comfort and energy efficiency. This is further enhanced by the use of shading (refer to architectural sections) on multiple façades, which reduces direct solar exposure and controls glare, particularly during peak sun hours.</p> <p>Building orientation is another critical factor, as it allows spaces to maximize access to natural daylight while minimizing excessive solar heat gain. This building has a predominantly North oriented facade characterised by shading projections. This lets winter sun-in while blocking unwanted summer sun. Proper orientation improves internal comfort levels and reduces reliance on artificial lighting and cooling systems.</p> <p>A light-coloured roof is also incorporated to reflect solar radiation, decreasing heat absorption and reducing cooling loads within the building. Additionally, high-performance glazing is used to enhance thermal insulation while allowing optimal daylight penetration. This glazing minimizes heat transfer, limits glare, and supports visual comfort, ultimately improving overall building performance and occupant wellbeing.</p>
---	---	---

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# ADVERTISED PLAN

<p>On-site renewable energy generation and storage technology.</p>	<p>Solar array on the roof provided for the development</p>	<p>Schools are ideal candidates for solar PV use due to their operational hours coinciding with ideal times of solar energy generation. A rooftop solar photovoltaic (PV) system has been provided for this development to capture sunlight and convert it into clean electrical energy, reducing reliance on conventional grid-supplied electricity generated from fossil fuels.</p> <p>On-site renewable energy generation technologies, such as a solar array installed on the roof, play a vital role in improving building sustainability and energy efficiency. This significantly lowers greenhouse gas emissions, helping mitigate climate change and supporting national and global sustainability goals.</p>
--	---	--

## 53.18-5 Stormwater management objectives for buildings and works

<p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p>	<p>WSUD Music assessment conducted by Civil</p>	
---	---	--

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

## 15 Built environment and heritage

<p>Planning should facilitate development that: Conserves potable water.</p>	<ul style="list-style-type: none"> <li>• Use of RWT for irrigation</li> <li>• Installation of water efficient landscaping on site</li> </ul>	<p>The conservation of potable water is essential for both human health and environmental sustainability. This development prioritizes the integration of water-efficient systems, including rainwater harvesting, low-flow fixtures, and water efficient landscaping.</p> <p>By embedding potable water conservation into development strategies, this development supports sustainable living and reduces pressure on limited water resources.</p>
--	--	--

## 13.05-1S Noise management

# ADVERTISED PLAN

<p>Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital)...</p>	<ul style="list-style-type: none"> <li>• Building sited 40m from boundary</li> <li>• Using higher level of insulation for walls &amp; ceilings</li> </ul>	<p>Minimising the impact of noise on human health in sensitive land uses is essential for ensuring the comfort, safety, and wellbeing of occupants. The proposed buildings are proposed to be placed 40 meters from the boundary and any related major noise sources, such as busy roads or transport corridors. This can significantly reduce exposure levels and protect surroundings from school noise sources.</p> <p>Sensitive land uses include schools and educational institutions among other uses. These environments are particularly vulnerable to adverse health effects from excessive noise, such as stress and reduced learning outcomes to building users, and discomfort for surrounding buildings. To mitigate these impacts, careful consideration of building siting and internal layout has been adopted.</p> <p>In addition to siting, the development adopts higher levels of insulation in walls and ceilings than common practice baseline. Double glazed sealed windows also play a pivotal role in limiting the transmission of external noise into indoor spaces and vice versa.</p>
<h3>13.06-1S Air quality management</h3>		
<p>Ensure, wherever possible, that there is suitable separation between land uses that pose a human health risk or reduce amenity due to air pollutants, and sensitive land uses (residential use,</p>	<ul style="list-style-type: none"> <li>• Natural ventilation assessment performed</li> <li>• The 18m path length benchmark has been borrowed from P.S. clause 58.07-4 pertaining to</li> </ul>	<p>One of the challenges posed by COVID was the transmission of viruses indoors especially in spaces that were poorly ventilated and couldn't be put out of operation in this pandemic, like childcare and aged care settings. This challenge increased awareness on how much improvement our indoors need for healthier buildings.</p> <p>This development addresses this challenge by proposing a mechanically ventilated system for the habitable areas used for extended periods of time. These spaces will be ventilated with an increase in ventilation rate to the maximum allowable increase in NCC 2022 (20%).</p>

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# ADVERTISED PLAN

<p>child care centre, school, education centre, residential aged care centre or hospital).</p>	<p>dwellings.</p> <ul style="list-style-type: none"> <li>Habitable spaces mechanically ventilated with an increase in ventilation rate versus Australian standard to the maximum allowable in NCC 2022.</li> </ul>	<p>In conjunction with mechanical ventilation, operable windows are provided to introduce the opportunity for changeover mixed mode ventilation should the need for natural ventilation arise. Cross ventilation paths have been mapped-out, guiding the design towards that end.</p> <p>By implementing adequate internal ventilation and spatial separation from the boundary (roads and external pollutants), this development aims at reducing direct exposure to harmful external road pollutants and reduce the risk of high indoor CO2 concentration beyond safe levels due to extended hours of use. This separation is achieved through strategic landscaping and regulatory setbacks creating buffer zones.</p>
<p>Minimise air pollutant exposure to occupants of sensitive land uses near the transport system through suitable siting, layout and design responses.</p>	<p>Covered breeze corridor</p>	<p>To reduce exposure to pollution, in addition to careful siting (positioned away from major roads), the development's strategic layout aims at inducing air circulation around the proposed buildings. This is done through:</p> <ol style="list-style-type: none"> <li>1- A carefully designed covered breeze corridor that by channel cleaner, naturally ventilated air through semi-open walkways. Combined with</li> <li>2- The incorporation of green buffers or vegetated barriers (40m setback), which can trap pollutants prior to reaching the occupied spaces</li> <li>3- Incorporating a robust mechanical ventilation system</li> <li>4- Designing outdoor covered activity areas in locations with lower pollutant concentrations.</li> </ol> <p>A covered breeze corridor helps reduce pollution exposure by channelling cleaner, filtered (through green buffers), or naturally ventilated air through semi-open walkways. The corridor's design promotes cross-ventilation, dispersing contaminants and preventing pollutant buildup.</p>

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# ADVERTISED PLAN

## 15.01-2S Building Design and 15.01-4S Healthy Neighbourhoods

<p>Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.</p>	<ul style="list-style-type: none"> <li>• Provision of bike parking</li> <li>• Provision of school buses</li> <li>• Providing safe access and egress for pedestrians, cyclists</li> </ul>	<p>Effective planning requires a thorough understanding of existing transport infrastructure, including roads, public transit routes, cycling paths, and pedestrian networks. This building is not located on a clear public transport line in the vicinity of the school, thus the school is proposing school buses as a solution.</p> <p>Providing safe access and egress for pedestrians, cyclists, and vehicles is another critical aspect of the transport approach. For pedestrians and cyclists, this includes dedicated pathways, crossings, and buffer zones that separate them from vehicular traffic. For vehicles, it involves designing entry and exit points that minimize conflicts between different modes of transport, incorporate clear signage, and allow for smooth traffic flow.</p> <p>By integrating these principles, the development encourages active transport (through bike parkings and paths), reduces reliance on private vehicles (through school buses), and enhances overall community health and safety as a result.</p>
---	--	--

## 19.03-5S Waste and Resource Recovery and 15.01-2S Building Design

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# ADVERTISED PLAN

<p>To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.</p> <p>Ensure the layout and design supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste</p>	<ul style="list-style-type: none"> <li>• Provision of e-waste bins, green bins for composting and recycling</li> </ul>	<p>Landfills are associated with numerous negative impacts, including greenhouse gas emissions, leachate contamination of soil and water, and long-term land use challenges. Minimising waste sent to landfills not only conserves space but also mitigates these environmental hazards.</p> <p>This development proposes to incorporate e-waste bins, green bins for composting and recycling bins. By diverting materials from landfills and instead recovering valuable resources through recycling, composting, and reprocessing, the development achieves a lower environmental footprint.</p> <p>Furthermore, maximising resource recovery supports a circular economy, where materials are reused and repurposed rather than discarded, reducing the need for virgin resources and conserving energy. This approach has direct benefits for public health and community amenity. Proper waste management reduces exposure to hazardous materials, limits odour and vermin problems, and prevents the spread of disease, contributing to safer and more liveable communities.</p>
--	--	---

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

# ADVERTISED PLAN

<p>Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.</p>	<p>Buildings are designed to be disassembled at their end of life</p>	<p>Undertaking adaptive reuse of buildings— repurposing existing structures for new functions— further supports sustainable construction practices. Rather than demolishing a building and constructing a new, adaptive reuse preserves the embodied energy within the existing structure, conserving resources and reducing construction waste. This approach can also enhance cultural and architectural heritage, maintaining historic elements while modernizing functionality for contemporary needs.</p> <p>The proposed buildings in stage 1 are designed to be dis-assembled at their end of life. This is via the use of the following building materials and methodologies:</p> <ul style="list-style-type: none"> <li>- Lightweight construction – steel columns, light-gauge steel frame</li> <li>- Lightweight cladding – sheet materials and brick veneer</li> <li>- Aluminium framed windows &amp; double glazing</li> </ul>
<h2>15.01-2S Building Design</h2>		
<p>Encourage development to retain existing vegetation.</p>	<ul style="list-style-type: none"> <li>• Retaining protected landscaping.</li> <li>• Removed trees are proposed to be replaced through new appropriate planting in alternative spots, despite no requirement for an organised offset system requirement.</li> </ul>	<p>All protected trees are proposed to be retained in this development. When vegetation removal is unavoidable, the approach emphasizes compensatory planting rather than reliance on a formal offset system. This means that any trees or shrubs removed during development are replaced with new, suitable plantings within the site, ideally in locations that can support healthy growth and integrate seamlessly with the surrounding landscape. The objective is not to meet regulatory offset obligations but to ensure that the site continues to support a meaningful level of vegetation, contributing to the visual and ecological quality of the environment.</p> <p>Native trees and plantings will be planted to provide amenity for the students and staff, within the limitations of bushfire requirements</p>

This copied document is to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

# ADVERTISED PLAN

<p>Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.</p>	<ul style="list-style-type: none"> <li>• Native, draught tolerant landscaping proposed</li> </ul>	<p>This development incorporates native landscaping. Ensuring that a development provides landscaping responsive to its site context means designing green spaces that are harmonious with the surrounding natural and built environment.</p> <p>The species chosen for this development help on different fronts, creating a vegetated buffer for pollution reduction, reducing water consumption through draught tolerant landscaping, providing an uplift in local vegetation, reducing the development's impact on UHI through green surfaces etc...</p> <p>Strategically placed trees, shrubs, and green surfaces help mitigate urban heat, provide shade, and improve air quality, supporting the cooling and greening of urban areas.</p>
---	---	--

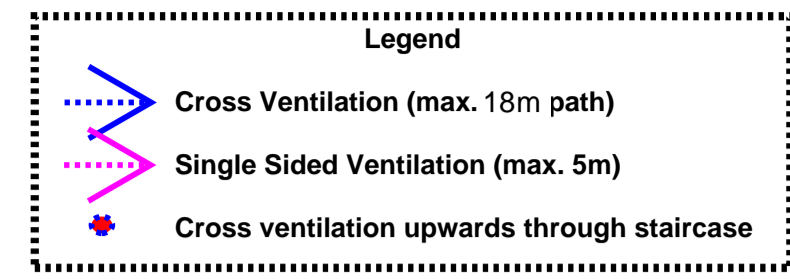
**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

ADVERTISED  
PLAN

# Natural Ventilation Mark-ups

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

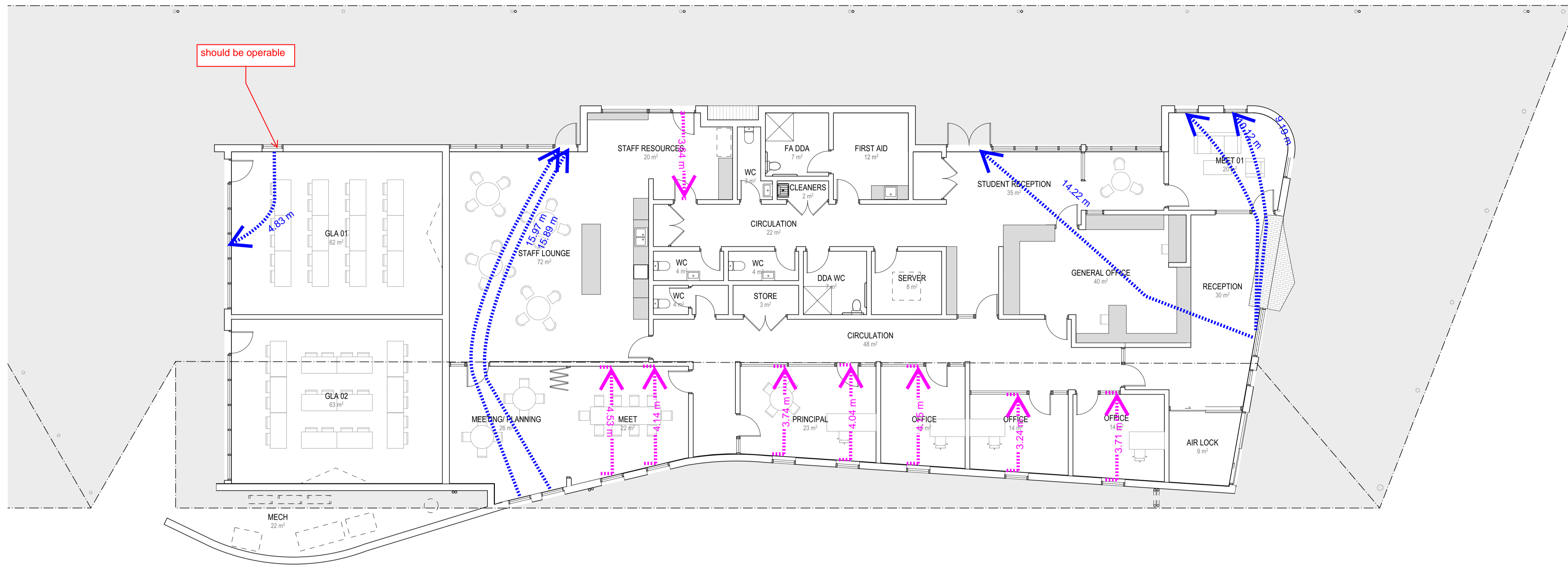
ADVERTISED PLAN



Nominated Area (Admin) : 387 sqm  
 Compliant area if recommended amendments are applied: 324 sqm  
 Percentage Compliance if recommended amendments are applied: 84%

Nominated Area (Learning+Admin) : 1,187 sqm  
 Compliant area if recommended amendments are applied: 855 sqm  
 Percentage Compliance if recommended amendments are applied: 72%

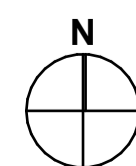
- FLOOR PLAN NOTES  
 (REFER TO MATERIALS & FINISHES SCHEDULE FOR FULL DETAILS)
- GA1. STRUCTURAL & BUILDING ENVELOPE SETOUT:  
Refer Slab Plans for setout of all structure & perimeter walls including masonry setbacks. Refer Wall Types for wall build-ups.
  - GA2. REFER BUILDING ENVELOPE NOTES for thermal & enclosure requirements.
  - GA3. FLOOR FINISHES: All floor finishes to be installed with a vertical height difference of no more than 3mm to comply with AS 1428 including but not limited to door thresholds, carpet trim, floor boxes, floor wastes.
  - GA4. ACCESSIBLE CIRCULATION:  
Circulation spaces to Accessible doors must comply with AS 1428.1.
  - GA5. ALL WET AREAS to be waterproofed. Refer Slab Plan for Waterproofing Scope notes.
  - GA6. BUILDING SETOUT: Contractor to confirm prior to works. Refer SITE NOTES.
  - GA7. PROPRIETARY TERMITE MANAGEMENT SYSTEM: The Contractor to supply, install & provide Compliance Certification. Refer BUILDING ENVELOPE NOTES.
  - GA8. BRICKWORK DIMENSIONING intended to work to full brick coursing. Where discrepancies or non-masonry dimensions exist, confirm with Architect prior to works.
- REFURBISHMENT NOTES:  
 A. Allow to repair all new surfaces & all existing previously painted internal surfaces, including doors, walls, ceilings & frames, within zone of works. Allow to paint behind all existing fittings to be retained.



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Note that this mark-up is generated for planning purposes only. It does not constitute a natural ventilation design. Any natural ventilation design is outside the scope of his report and should be done following the current NCC, the AS 1668.4 and any other relevant standards, codes and best practice requirements.

Rev	Description	Date
A	SD CONSULTANT BACKGROUNDS	17.11.2025



**LAW ARCHITECTS**

LAW ARCHITECTS PTY LTD  
 ACN: 128 424 493 ABN: 87 541 659 619  
 The Old Dairy, 45 Watkins St, Fitzroy North 3068  
 studio@lawarchitects.com.au 03 9489 9200  
 lawarchitects.com.au

PROJECT DETAILS  
 CATHOLIC EDUCATION SANDHURST LTD

ST FRANCIS OF ASSISI COLLEGE (STAGE 1)  
 ELLEN MCDONALD DRIVE, BARANDUDA VIC 3691

DRAWING TITLE  
 FLOOR PLAN - ADMIN



Scale  
 1:100 @ A1

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS ISSUED TO THE BUILDER.  
 DO NOT SCALE - THE BUILDER SHALL CHECK ALL DIMENSIONS AND ANY DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECTS BEFORE WORK PROCEEDS

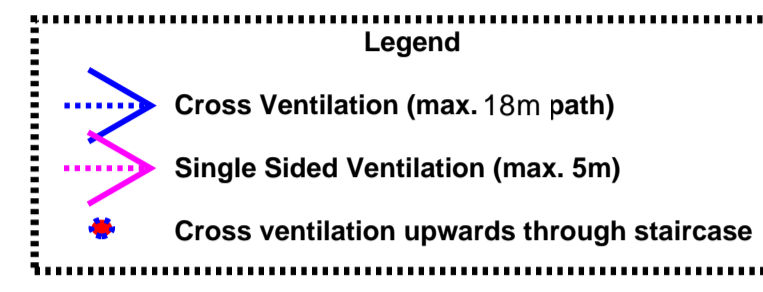
By using this file the user acknowledges that the model: a) has been issued for information only; b) is indicative only and may contain discrepancies, errors and omissions; and c) does not form part of any contract documentation and is not co-ordinated with any third party documentation. In the case of an electronic model file, the model and associated information is not a digital twin or a virtual copy of the intended works. It may not be relied upon for information including, without limitation, deriving plans, elevations, sections, plans, details and the like. The model is an intermediate component in the overall process of arriving at the contract set of documents.

Project # P2025-01  
 Drawing # A120  
 Revision A

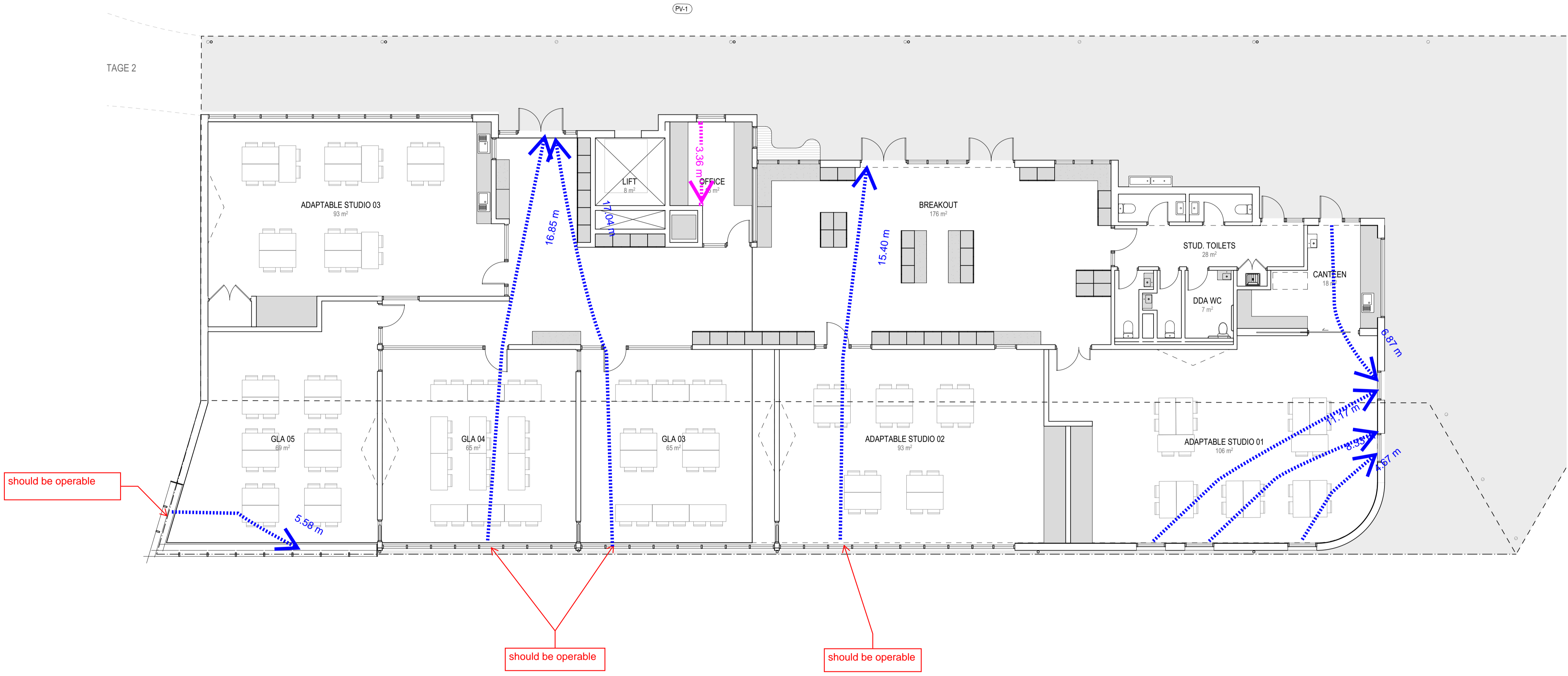
SCHEMATIC DESIGN  
 NOT FOR CONSTRUCTION

**ADVERTISED PLAN**

- FLOOR PLAN NOTES**  
(REFER TO MATERIALS & FINISHES SCHEDULE FOR FULL DETAILS)
- GA1. STRUCTURAL & BUILDING ENVELOPE SETOUT: Refer Slab Plans for setout of all structure & perimeter walls including masonry setbacks. Refer Wall Types for wall build-ups.
  - GA2. REFER BUILDING ENVELOPE NOTES for thermal & enclosure requirements.
  - GA3. FLOOR FINISHES: All floor finishes to be installed with a vertical height difference of no more than 3mm to comply with AS 1428 including but not limited to door thresholds, carpet trim, floor boxes, floor wastes.
  - GA4. ACCESSIBLE CIRCULATION: Circulation space to Accessible doors must comply with AS 1428.1.
  - GA5. ALL WET AREAS to be waterproofed. Refer Slab Plan for Waterproofing Scope notes.
  - GA6. BUILDING SETOUT: Contractor to confirm prior to works. Refer SITE NOTES.
  - GA7. PROPRIETARY TERMITE MANAGEMENT SYSTEM: The Contractor to supply, install & provide Compliance Certification. Refer BUILDING ENVELOPE NOTES.
  - GA8. BRICKWORK DIMENSIONING intended to work to full brick coursing. Where discrepancies or non-masonry dimensions exist, confirm with Architect prior to works.
- REFURBISHMENT NOTES:**
- A. Allow to repair all new surfaces & all existing previously painted internal surfaces, including doors, walls, ceilings & frames, within zone of works. Allow to paint behind all existing fittings to be retained.



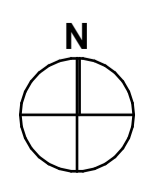
**Nominated Area (Learning) : 800 sqm**  
**Compliant area if recommended amendments are applied: 531 sqm**  
**Percentage Compliance if recommended amendments are applied: 66%**



**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

Note that this mark-up is generated for planning purposes only. It does not constitute a natural ventilation design. Any natural ventilation design is outside the scope of his report and should be done following the current NCC, the AS 1668.4 and any other relevant standards, codes and best practice requirements.

Rev	Description	Date
A	SD CONSULTANT BACKGROUNDS	17.11.2025

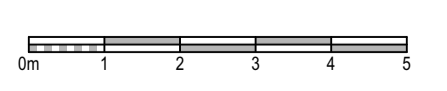


**LAW ARCHITECTS**

LAW ARCHITECTS PTY LTD  
 ACN: 128 424 493 ABN: 87 541 659 619  
 The Old Dairy, 45 Watkins St, Fitzroy North 3068  
 studio@lawarchitects.com.au 03 9489 9200  
 lawarchitects.com.au

PROJECT DETAILS  
 CATHOLIC EDUCATION SANDHURST LTD  
 ST FRANCIS OF ASSISI COLLEGE (STAGE 1)  
 ELLEN MCDONALD DRIVE, BARANDUDA VIC 3691

DRAWING TITLE  
 FLOOR PLAN - LEARN L01



Scale  
 1:100 @ A1

SCHEMATIC DESIGN  
 NOT FOR CONSTRUCTION

Project # P2025-01 Drawing # A121 Revision A

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS ISSUED TO THE BUILDER. DO NOT SCALE - THE BUILDER SHALL CHECK ALL DIMENSIONS AND ANY DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECTS BEFORE WORK PROCEEDS.  
 By using this file the user acknowledges that the model: a) has been issued for information only; b) is indicative only and may contain discrepancies, errors and omissions; and c) does not form part of any contract documentation and is not co-ordinated with any third party documentation. In the case of an electronic model file, the model and associated information is not a digital twin or a virtual copy of the intended works. It may not be relied upon for information including, without limitation, deriving plans, elevations, sections, plans, details and the like. The model is an intermediate component in the overall process of arriving at the contract set of documents.

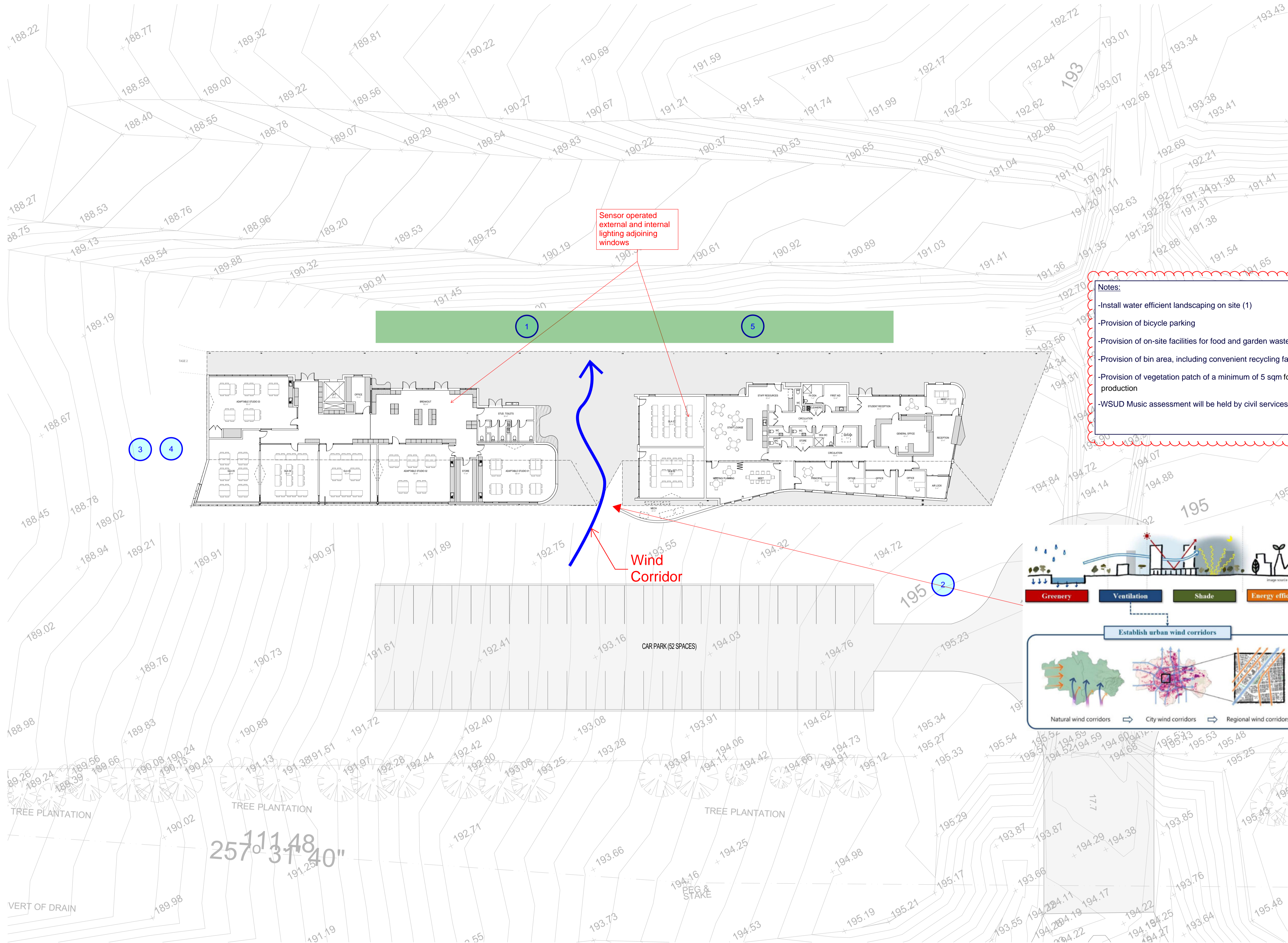
ADVERTISED  
PLAN

# Generic ESD Initiative

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

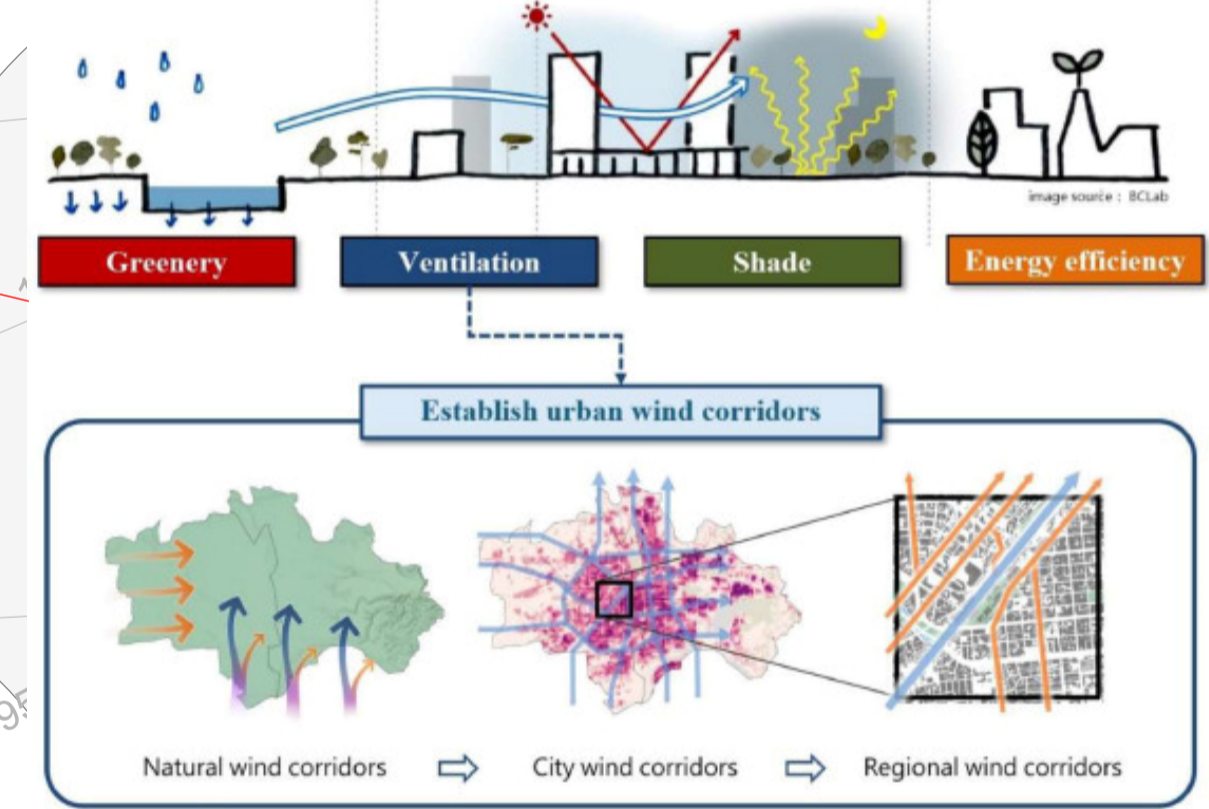
**SITEWORKS NOTES**

S1. These drawings must be read in conjunction with consultant's documents.  
 S2. These drawings must be read in conjunction with Specification & relevant Schedules.  
 S3. SITE & BUILDING SETOUT to be carried out by licensed Surveyor.  
 S4. EXTERNAL HARD SURFACES: Refer Landscape / Civil drawings for external pathways, roadworks, pavement, hardcourts etc...  
 S5. FINISHED LANDSCAPE LEVELS: The Contractor to coordinate site levels shown on Civil (& Landscape) documentation with detailed Architectural level requirements where the landscape meets the building. Special consideration to be given to thresholds.  
 S6. TREE PROTECTION: Refer Arborist Report for tree removal & protection requirements.  
 S7. For EXISTING BUILDING SERVICES, SITE FEATURES & LEVELS, refer to Land Surveyor's documentation.  
 S8. BUILDING SETOUT LEVELS: Prior to setting out the site & building levels, The Contractor is to review the Architectural entry sites & threshold details in conjunction with landscape & civil documents and confirm all cladding, kerbs and waterproofing clearances from finished landscape level can be achieved. Where discrepancies occur, notify The Architect immediately.  
 S9. DRIVEWAYS & CARPARKS: Contractor is to construct driveways & carparks in accordance with the contract documents & provide all necessary kerbmarking, bollards, tactile, wheel stops and bollards to achieve compliance with all relevant standards including but not limited to AS1428.1.  
 S10. Refer Landscape Architect's documentation for all landscaping.



**Notes:**

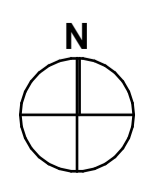
- Install water efficient landscaping on site (1)
- Provision of bicycle parking
- Provision of on-site facilities for food and garden waste (3)
- Provision of bin area, including convenient recycling facilities (4)
- Provision of vegetation patch of a minimum of 5 sqm for food production
- WSUD Music assessment will be held by civil services



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED PLAN**

Rev	Description	Date
A	SD CONSULTANT BACKGROUNDS	17.11.2025



**LAW ARCHITECTS**

LAW ARCHITECTS PTY LTD  
 ACN: 128 424 493 ABN: 87 541 659 619  
 The Old Dairy, 45 Watkins St, Fitzroy North 3068  
 studio@lawarchitects.com.au 03 9489 9200  
 lawarchitects.com.au

**PROJECT DETAILS**  
 CATHOLIC EDUCATION SANDHURST LTD  
 NEW CATHOLIC SCHOOL (BARNDUDA) STAGE 1  
 ELLEN MCDONALD DRIVE  
 BARNDUDA VIC 3691

**DRAWING TITLE**  
 PROPOSED SITE PLAN

Scale  
 1:250 @ A1

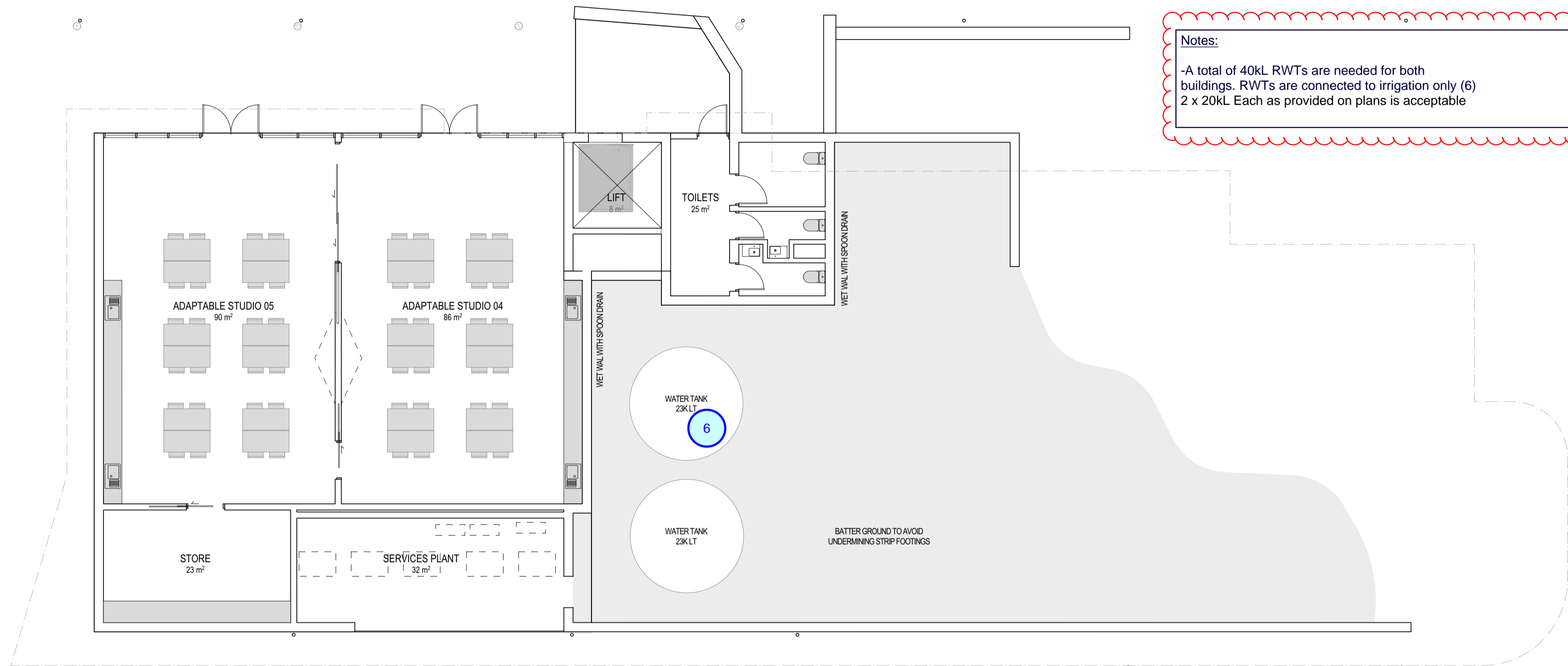
SCHEMATIC DESIGN  
 NOT FOR CONSTRUCTION

Project # P2025-01 Drawing # A101 Revision A

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS ISSUED TO THE BUILDER.  
 DO NOT SCALE - THE BUILDER SHALL CHECK ALL DIMENSIONS AND ANY DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECTS BEFORE WORK PROCEEDS

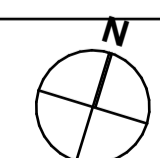
**ADVERTISED  
PLAN**

- FLOOR PLAN NOTES**  
(REFER TO MATERIALS & FINISHES SCHEDULE FOR FULL DETAILS)
- GA1. STRUCTURAL & BUILDING ENVELOPE SETOUT:  
Refer Slab Plans for setout of all structure & perimeter walls including masonry setbacks.  
Refer Wall Types for wall build-ups.
  - GA2. REFER BUILDING ENVELOPE NOTES for thermal & enclosure requirements.
  - GA3. FLOOR FINISHES: All floor finishes to be installed with a vertical height difference of no more than 3mm to comply with AS 1428 including but not limited to door thresholds, carpet trims, floor boxes, floor wastes.
  - GA4. ACCESSIBLE CIRCULATION:  
Circulation space to Accessible doors must comply with AS 1428.1.
  - GA5. ALL WET AREAS to be waterproofed. Refer Slab Plan for Waterproofing Scope notes.
  - GA6. BUILDING SETOUT: Contractor to confirm prior to works. Refer SITE NOTES.
  - GA7. PROPRIETARY TERMITE MANAGEMENT SYSTEM: The Contractor to supply, install & provide Compliance Certification. Refer BUILDING ENVELOPE NOTES.
  - GA8. BRICKWORK DIMENSIONING intended to work to full brick coursing. Where discrepancies or non-masonry dimensions exist, confirm with Architect prior to works.
- REFURBISHMENT NOTES:**
- A. Allow to repair all new surfaces & all existing previously painted internal surfaces, including doors, walls, ceilings & frames, within zone of works. Allow to paint behind all existing fittings to be retained.

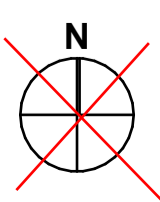


**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

Rev	Description	Date
A	SD CONSULTANT BACKGROUNDS	17.11.2025



**LAW ARCHITECTS**



LAW ARCHITECTS PTY LTD  
ACN: 128 424 493 ABN: 87 541 659 619  
The Old Dairy, 45 Watkins St, Fitzroy North 3068  
studio@lawarchitects.com.au 03 9489 9200  
lawarchitects.com.au

PROJECT DETAILS  
CATHOLIC EDUCATION SANDHURST LTD

DRAWING TITLE  
FLOOR PLAN - LEARN L00

ST FRANCIS OF ASSISI COLLEGE (STAGE 1)  
ELLEN MCDONALD DRIVE, BARANDUDA VIC 3691

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS ISSUED TO THE BUILDER.  
DO NOT SCALE - THE BUILDER SHALL CHECK ALL DIMENSIONS AND ANY DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECTS BEFORE WORK PROCEEDS

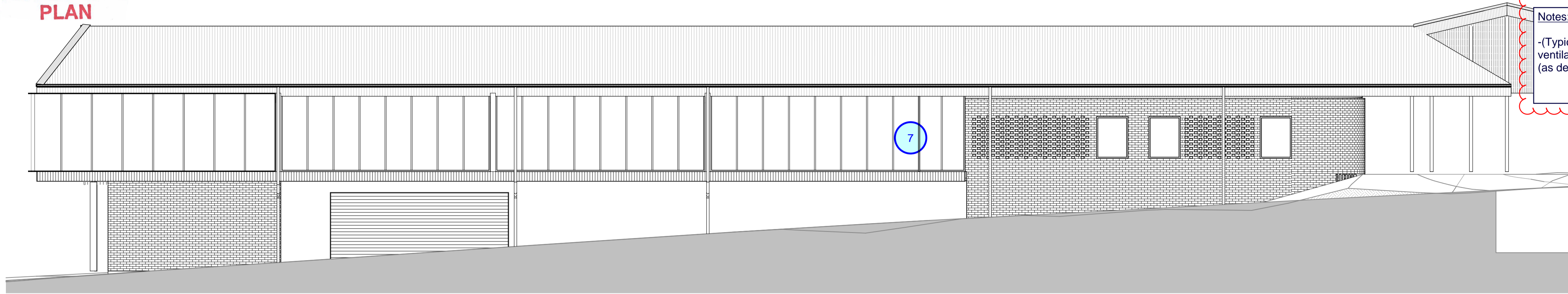


Scale  
1:100 @ A1

Project # P2025-01  
Drawing # A122  
Revision A

By using this file the user acknowledges that the model: a) has been issued for information only; b) is indicative only and may contain discrepancies, errors and omissions; and c) does not form part of any contract documentation and is not co-ordinated with any third party documentation. In the case of an electronic model file, the model and associated information is not a digital twin or a virtual copy of the intended works. It may not be relied upon for information including, without limitation, deriving plans, elevations, sections, plans, details and the like. The model is an intermediate component in the overall process of arriving at the contract set of documents.

**ADVERTISED PLAN**



**Notes:**  
 - (Typical) Some amendments are needed to improve the natural ventilation within the frequently used spaces of the development (as detailed in the markups above) (7)

**BUILDING ENVELOPE NOTES: EXTERNAL ROOFS / WALLS / SOFFITS**  
 (REFER TO MATERIALS & FINISHES SCHEDULE FOR FULL DETAILS)

BE1. UNINTERRUPTED, THERMALLY INSULATED BARRIER to be provided to entire building envelope.

BE2. VAPOUR BARRIER TO BUILDING ENVELOPE to be sealed uninterrupted & airtight.  
 • ROOF SARKING = Impermeable, reflective membrane to be fully taped & sealed.  
 • WALL SARKING = Permeable vapour control membrane to be fully taped & sealed to underside of roof sarking, perimeter building frame & to all openings.

BE3. CLOSE ALL GAPS:  
 All gaps in building envelope be sealed water tight, vermin proof & BAL requirement.  
 All metal profile roof & wall cladding be installed with profiled non-combustible ribs & isolating all bulk insulation from outside elements.

BE4. WINDOW FRAMING & GLAZING TYPES: Refer to Materials & Finishes Schedule.

BE5. SILLIS: Proprietary sills & subheads to all external aluminium windows. Ends of sills to be sealed watertight.

BE6. FLASHINGS TO FACADE PENETRATIONS:  
 Contractor to provide folded colorbond flashings, sealed watertight, to window / door heads & all penetrations through facade. Any caulked joints indicated to be "cosmetic".

BE7. BUILD UPS: Refer to Wall Types Schedule drawings.

BE8. ARCHITECTURAL FEATURE STEELWORK: Sizes & fixings for all architectural steel items per details to be confirmed by engineer prior to fabrication & installation.

BE9. SHARP EDGES to all installed claddings & building elements.

BE10. STRUCTURE & SERVICES elements shown indicatively for coordination purposes only.  
 Refer to Engineer's Documents for all sizes & details.

BE11. LAP FOOTINGS & FOUNDATIONS: Refer Structural Details.

BE12. PROPRIETARY TERMITE MANAGEMENT SYSTEM. The Contractor to supply, install provide Compliance Certification.  
 a) Chemical soil barriers shall not be used.  
 b) Where timber studs are specified for the project, timber to be termite treated.

**NOTE: BAL 12.5 COMPLIANCE**  
 Contractor to comply with AS 3959 BAL requirements.  
 All gaps in the building envelope are to be sealed. Gaps 2mm greater must be:  
 • Sealed by a non-combustible material; or  
 • Screened with a corrosion resistant ember guard with apertures less than 2mm. (to be installed to drained cavities to accommodate ventilation & moisture weep).  
 • Roof & wall membranes must be less than 1mm thick & have a Flammability Index not greater than 5.  
 • Gaps backed by close-fitting, non-combustible insulation are considered sealed.

**1 SOUTH ELEVATION**  
 SCALE 1:100

**WINDOW SHADE / SHROUD NOTES**

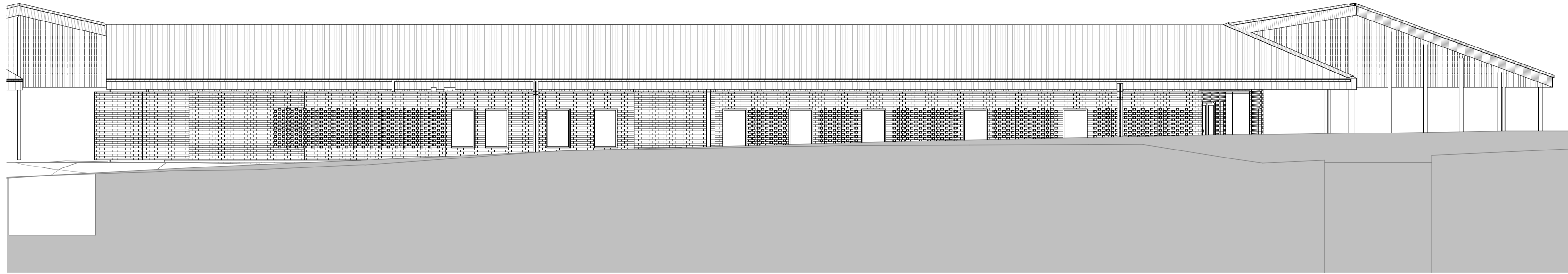
A. Refer Slab Plans for shrouds setbacks.  
 B. Refer to Building Envelope Details for window flashing details.  
 C. The shrouds are integral to the building envelope waterproofing system. All weeps to be continuous & sealed watertight.  
 D. Any bolt holes to be located so as not to encourage water ingress & be sealed watertight.  
 E. All brackets & fixings to be confirmed by Structural Engineer prior to manufacturing.  
 F. Shrouds to be protected during construction works.  
 G. All applied finishes to shrouds to be Proprietary Systems. Shroud substrates to be prepared to manufacturer's requirements prior to works.

**ELEVATIONS LEGEND**  
 (REFER TO MATERIALS & FINISHES SCHEDULE FOR FULL DETAILS)  
 TWO OPTIONS EXIST FOR ELEVATION LEGENDS:  
 CODES WITH NO VISUAL FILLS

(CD-\*\*) METAL CLADDING  
 (CD-\*\*) FACE BRICKWORK  
 (CD-\*\*) TIMBER CLADDING  
 (CD-\*\*) COMPRESSED FIBRE CEMENT SHEET CLADDING  
 ETC

OR  
 CODES AND VISUAL FILLS

(CD-\*\*) METAL CLADDING  
 (CD-\*\*) BRICKWORK CLADDING  
 ETC



**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**2 SOUTH ELEVATION**  
 SCALE 1:100

Rev	Description	Date
A	SD CONSULTANT BACKGROUNDS	17.11.2025



LAW ARCHITECTS PTY LTD  
 ACN: 128 424 493 ABN: 87 541 659 619  
 The Old Dairy, 45 Watkins St, Fitzroy North 3068  
 studio@lawarchitects.com.au 03 9489 9200  
 lawarchitects.com.au

PROJECT DETAILS  
 CATHOLIC EDUCATION SANDHURST LTD  
 ST FRANCIS OF ASSISI COLLEGE (STAGE 1)  
 ELLEN MCDONALD DRIVE, BARANDUDA VIC 3691

DRAWING TITLE  
 ELEVATIONS

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS ISSUED TO THE BUILDER.  
 DO NOT SCALE - THE BUILDER SHALL CHECK ALL DIMENSIONS AND ANY DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECTS BEFORE WORK PROCEEDS

Scale  
 1:100 @ A1

Project # P2025-01  
 Drawing # A200  
 Revision A

SCHEMATIC DESIGN  
 NOT FOR CONSTRUCTION

By using this file the user acknowledges that the model: a) has been issued for information only; b) is indicative only and may contain discrepancies, errors and omissions; and c) does not form part of any contract documentation and is not co-ordinated with any third party documentation. In the case of an electronic model file, the model and associated information is not a digital twin or a virtual copy of the intended works. It may not be relied upon for information including, without limitation, deriving plans, elevations, sections, plans, details and the like. The model is an intermediate component in the overall process of arriving at the contract set of documents.

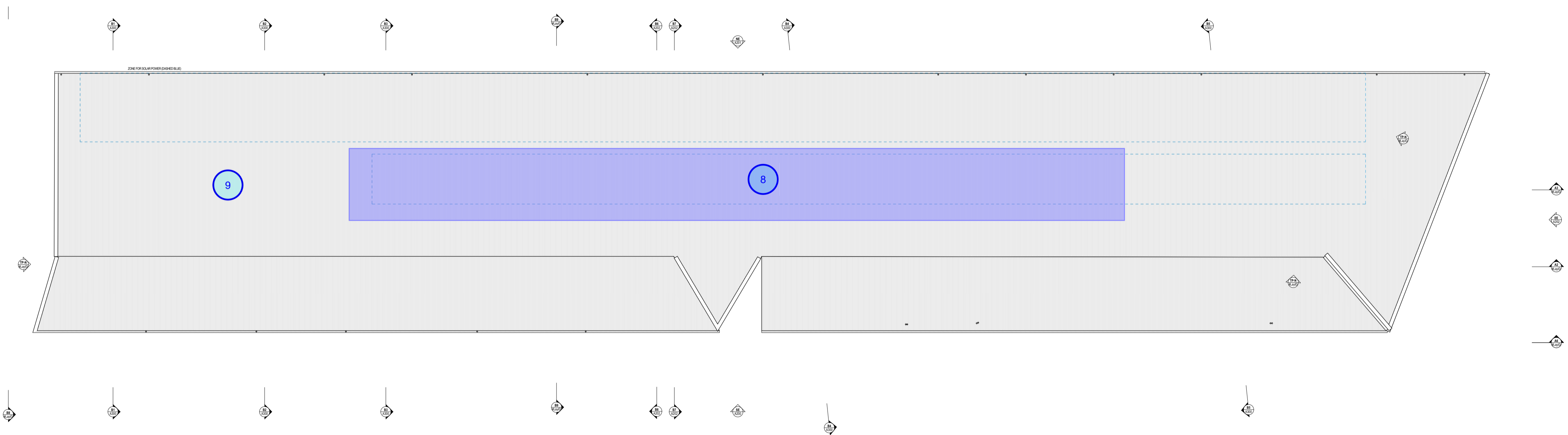
**ADVERTISED  
PLAN**

- ROOF NOTES**  
(REFER TO MATERIALS & FINISHES SCHEDULE FOR FULL DETAILS)
- RN1. ROOF DRAINAGE: Refer to Roof Plans & Materials Schedule for all roof drainage sizes & finishes.
  - RN2. SEAL ALL GAPS IN BUILDING ENVELOPE: All gaps in building envelope be sealed water tight, vermin proof & to BAL requirements. All metal profile roof & wall claddings be installed with profiled non-combustible no end stops isolating all bulk insulation from outside elements.
  - RN3. FLASHINGS: All flashings, cappings, frings, brackets, gutters & downpipes to be Colorbond finish, to match adjacent, unless otherwise specified.
  - RN4. EAVES GUTTERS: All eaves gutters to be installed with 10mm clear continuous overflow spacers and gutter guards.
  - RN5. BACKPANNING: Contractor to coordinate all roof plumbing, mechanical penetrations and allow for backpanning as required.
  - RN6. SERVICES PENETRATIONS to be sealed watertight with proprietary products. (ie DEKITTE) Mechanical services to be grouped together where possible to reduce number of roof penetrations and points of potential leakage.
  - RN7. PROPRIETARY ROOF SAFETY ACCESS SYSTEM: Contractor to supply, install & provide Compliance Certification. All visible brackets to be powdercoated.
  - RN8. PROPRIETARY GUTTER GUARD SYSTEM: Contractor to supply & install. Ensure a maintenance access hatch is provided to all DP & RWH connections.

- ROOF LEGEND**  
(REFER TO MATERIALS & FINISHES SCHEDULE FOR FULL DETAILS)
- EG-1 EAVES GUTTER - 200 HALF ROUND
  - DP-1 DOWNPIPE - 100Ø
  - RF METAL ROOF SHEET
  - SKY SKYLIGHT

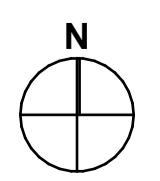
**Notes:**

- Solar panels of 6kW, installed over roofs with inclination angle of 8 degrees (similar to roof raking angle) (8)
- Light colored roof (9)



**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

Rev	Description	Date
A	SD CONSULTANT BACKGROUNDS	17.11.2025



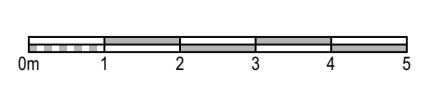
**LAW ARCHITECTS**

LAW ARCHITECTS PTY LTD  
ACN: 128 424 493 ABN: 87 541 659 619  
The Old Dairy, 45 Watkins St, Fitzroy North 3068  
studio@lawarchitects.com.au 03 9489 9200  
lawarchitects.com.au

PROJECT DETAILS  
CATHOLIC EDUCATION SANDHURST LTD

DRAWING TITLE  
ROOF PLAN - OVERALL

ST FRANCIS OF ASSISI COLLEGE (STAGE 1)  
ELLEN MCDONALD DRIVE, BARANDUDA VIC 3691



Scale  
1:200 @ A1

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS ISSUED TO THE BUILDER.  
DO NOT SCALE - THE BUILDER SHALL CHECK ALL DIMENSIONS AND ANY DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECTS BEFORE WORK PROCEEDS

Project # P2025-01  
Drawing # A130  
Revision A

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION

By using this file the user acknowledges that the model: a) has been issued for information only; b) is indicative only and may contain discrepancies, errors and omissions; and c) does not form part of any contract documentation and is not co-ordinated with any third party documentation. In the case of an electronic model file, the model and associated information is not a digital twin or a virtual copy of the intended works. It may not be relied upon for information including, without limitation, deriving plans, elevations, sections, plans, details and the like. The model is an intermediate component in the overall process of arriving at the contract set of documents.

**ADVERTISED  
PLAN**

# Appendix A

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

# Preliminary facade calculator demonstrating importance of low WWR and proposed shading

### Project Summary

**Date**  
16-02-2026

**Name**  
0

**Company**  
Blue Bee

**Position**  
0

**Building Name / Address**  
New Catholic School (Learning)  
Ellen McDonald Dr Baranduda VIC

**Building State**  
VIC

**Climate Zone**  
Climate Zone 6 - Mild temperate

**Building Classification**  
Class 9b - schools

**Stores Above Ground**  
2

**Tool Version**  
1.5 (May 2024)

The summary below provides an overview of where compliance has been achieved for Specification S37 - Calculation of U-Value and solar admittance - Method 1 (Single Aspect) and Method 2 (Multiple Aspects).

Compliant Solution =  

Non-Compliant Solution =

	North	East	Method 1 South	West	Method 2 All
<b>Wall-glazing U-Value (W/m².K)</b>	2.06	0.72	1.71	0.72	1.45
<b>Solar Admittance</b>	0.10	0.04	0.15	0.02	0.02
<b>AC Energy Value</b>					69

**Method 1**

**Method 2**

### Project Details

	North	East	South	West
<b>Glazing Area (m²)</b>	130.287	9.898	107.7935	7.5
<b>Glazing to Façade Ratio</b>	67%	8%	54%	6%
<b>Glazing References</b>	Fixed - 1 Fixed - 2 Fixed - 3 Fixed - 4 Fixed - 5 Hinged - 1 Hinged - 2 Hinged - 3 Fixed - 6 Fixed - 7 Fixed - 8 Fixed - 9 Fixed - 10 Fixed - 11 Hinged - 4	Fixed - 1 Fixed - 2 Fixed - 3	Fixed - 1 Fixed - 2 Fixed - 3	Fixed - 1
<b>Glazing System Types</b>	Fixed Casement	Fixed	Fixed	Fixed
<b>Glass Types</b>	0	0	0	0
<b>Frame Types</b>	0	0	0	0
<b>Average Glazing U-Value (W/m².K)</b>	2.83	2.65	2.65	2.65
<b>Average Glazing SHGC</b>	0.24	0.25	0.25	0.25
<b>Shading Systems</b>	Horizontal	Horizontal	Horizontal	Horizontal
<b>Wall Area (m²)</b>	65.14	107.09	90.27	110.54
<b>Wall Types</b>	Wall	Wall	Wall	Wall
<b>Methodology</b>	Wall			
<b>Wall Construction</b>	BRK R 1.52 Lightweight Wall Internal wall R2	BRK R 1.52 Lightweight Wall Internal wall R2	BRK R 1.52 Lightweight Wall Internal wall R2	BRK R 1.52 Lightweight Wall Internal wall R2
<b>Wall Thickness</b>	0	0	0	0
<b>Average Wall R-value (m².K/W)</b>	1.87	1.86	1.70	1.70
<b>Solar Absorptance</b>				

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# ADVERTISED PLAN

# Preliminary facade calculator demonstrating importance of low WWR and proposed shading

### Project Summary

**Date**  
16-02-2026

**Name**  
0

**Company**  
Blue Bee

**Position**  
0

**Building Name / Address**  
New Catholic School (Admin)  
Ellen McDonald Dr Baranduda VIC

**Building State**  
VIC

**Climate Zone**  
Climate Zone 6 - Mild temperate

**Building Classification**  
Class 9b - schools

**Stores Above Ground**  
1

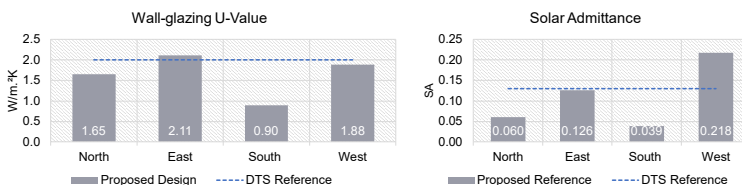
**Tool Version**  
1.5 (May 2024)

The summary below provides an overview of where compliance has been achieved for Specification S37 - Calculation of U-Value and solar admittance - Method 1 (Single Aspect) and Method 2 (Multiple Aspects).

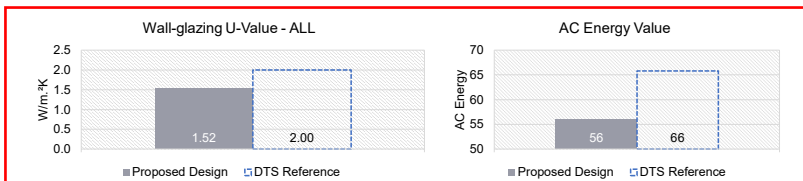
Compliant Solution =    
Non-Compliant Solution =  

	Method 1				Method 2
	North	East	South	West	All
<b>Wall-glazing U-Value (W/m<sup>2</sup>.K)</b>	1.65	2.11	0.90	1.88	1.52
<b>Solar Admittance</b>	0.06	0.13	0.04	0.22	56
<b>AC Energy Value</b>					56

**Method 1**



**Method 2**



### Project Details

	North	East	South	West
<b>Glazing Area (m<sup>2</sup>)</b>	59.1308	38.79	14.4	38.34
<b>Glazing to Façade Ratio</b>	44%	60%	11%	54%
<b>Glazing References</b>	Fixed - 1 Fixed - 2 Fixed - 3 Hinged - 1 Hinged - 2	Fixed - 1 Fixed - 2 Fixed - 3 Fixed - 4 Fixed - 5 Fixed - 6 Sliding - 1	Fixed - 1 Fixed - 2	Fixed - 1 Hinged - 1 Fixed - 2
<b>Glazing System Types</b>	Fixed Casement	Fixed Sliding Door	Fixed	Fixed Casement
<b>Glass Types</b>	0	0	0	0
<b>Frame Types</b>	0	0	0	0
<b>Average Glazing U-Value (W/m<sup>2</sup>.K)</b>	3.04	3.12	2.90	3.01
<b>Average Glazing SHGC</b>	0.36	0.36	0.37	0.36
<b>Shading Systems</b>	Horizontal	Horizontal	Horizontal	Horizontal
<b>Wall Area (m<sup>2</sup>)</b>	74.3804	26.3963	115.7781	32.1648
<b>Wall Types</b>	Wall	Wall	Wall	Wall
<b>Methodology</b>	Wall			
<b>Wall Construction</b>	BRK R 1.52 Lightweight Wall Internal wall R2	BRK R 1.52 Lightweight Wall	BRK R 1.52 Internal wall R2	BRK R 1.52 Internal wall R2
<b>Wall Thickness</b>	0	0	0	0
<b>Average Wall R-value (m<sup>2</sup>.K/W)</b>	1.84	1.58	1.54	1.86
<b>Solar Absorptance</b>				

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# ADVERTISED PLAN

**ADVERTISED  
PLAN**

# Appendix B

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

1p6.02.2026

RE: St Francis of Assisi College, Baranduda  
Future disassembly of building

The proposed building in stage 1 are designed to be dis-assembled at their end of life. This is via the use of the following building materials and methodologies:

- Lightweight construction – steel columns, light-gauge steel frame
- Lightweight cladding – sheet materials and brick veneer
- Aluminium framed windows & double glazing

Yours sincerely,



MARK GREENWOOD  
Senior Associate for  
LAW ARCHITECTS

**ADVERTISED  
PLAN**

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**

**ADVERTISED  
PLAN**

# Appendix C

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

16.02.2026

RE: St Francis of Assisi College, Baranduda  
Landscape response

The proposed landscape design requires the necessary removal of several site trees to facilitate the car park works. These trees do not require a permit to remove and there are no required planting off-set required by the planning scheme. However, as part of the proposed landscape design, native trees and plantings will be planted to provide amenity for the students and staff.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Mark Greenwood".

MARK GREENWOOD  
Senior Associate for  
LAW ARCHITECTS

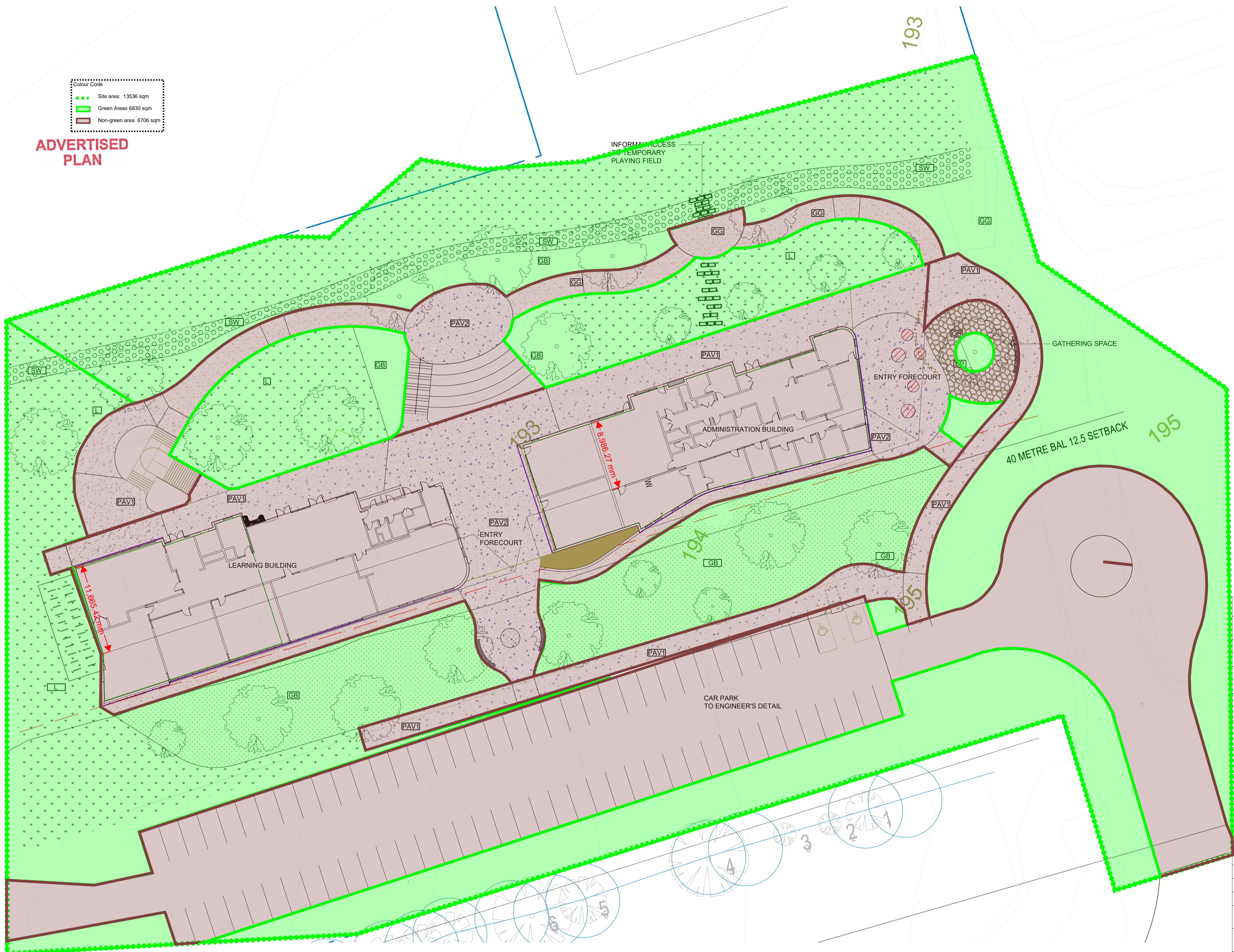
**ADVERTISED  
PLAN**

**This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright**

**ADVERTISED PLAN**

Colour Code

- Site area: 13536 sqm
- Green Areas: 6830 sqm
- Non-green area: 6706 sqm



**LEGEND**

- PAV1**: PAVEMENT TYPE 1: PROPOSED COLOURED CONCRETE PAVEMENT WITH BROOM FINISH
- PAV2**: PAVEMENT TYPE 2: PROPOSED EXPOSED AGGREGATE CONCRETE PAVEMENT
- SP**: PROPOSED STONE PAVEMENT IN RANDOM ARRANGEMENT
- GG**: PROPOSED 100mm COMPACTED GRANITIC GRAVEL PAVEMENT
- GB**: PROPOSED MULCHED AND PLANTED GARDEN BED
- SW1**: PROPOSED PLANTED AND ROCK LINED SWALE (TO ENGINEERS LEVELS AND PROFILE)
- L**: PROPOSED NATURAL TURF LAWN
- ST**: PROPOSED IN SITU COLOURED CONCRETE SEATING TERRACES WITH OFF FORM FINISH nom 450mm HIGH AND 1400 WIDE
- SC**: PROPOSED IN SITU CONCRETE SEAT WALL WITH OFF FORM FINISH 450mm HIGH, 500mm WIDE
- MB**: MUDSTONE BOULDERS APPROX 800mm LONG, 500mm WIDE, 450mm HIGH
- CB**: CURVILINEAR BENCH SEAT CSA TM 4745 'Porto Modular Curved Bench'
- CS**: CIRCULAR PLATFORM SEAT WITH SINGLE CENTRAL LEG 1800mm, 1500mm, 1200mm Ø. Spark Furniture 'Pod by JPE' SERIES.

This Drawing includes coloured information. Copies of this drawing must be reproduced in colour

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**PLANT SCHEDULE - from a selection including:**

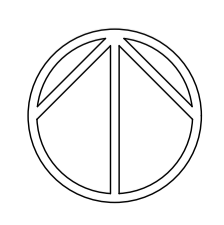
CODE	BOTANICAL NAME	COMMON NAME	SIZE (H x W)	DENSITY
<b>TREES</b>				
Am	<i>Acacia melanoxylon</i>	Blackwood	12-15 x 5m	
At	<i>Allocauraria torulosa</i>	Forest She-oak	6-10 x 4-6m	
Ah	<i>Angophora hispida</i>	Dwarf Apple Gum	7-8 x 5-6m	
Bp	<i>Brachychiton populneus</i>	Kurrajong	12 x 12m	
Eb	<i>Eucalyptus blakelyi</i>	Blakelys Red Gum	20 x 15m	
Ep	<i>Eucalyptus polyanthemos</i>	Red Box	15 x 9m	
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	6-8 x 5m	
Up	<i>Ulmus parvifolia</i>	Chinese Elm	13 x 10m	
<b>SHRUBS</b>				
Aa	<i>Acacia acinacea</i>	Gold Dust Wattle	2 x 3m	
Ca	<i>Correa alba</i>	White Correa	1-2 x 1-2m	
Cg	<i>Correa glabra</i> 'Ivory Lantern' 'Flat Compact'	Rock Correa	0.5 x 0.5m	
Ia	<i>Indigofera australis</i>	Austral Indigo	1-2 x 1m	
<b>TUFTS AND GROUNDCOVERS</b>				
Af	<i>Anigozanthos cultivars</i>	Kangaroo Paw		
Bm	<i>Brachychiton multifida</i>	Cut-leaf Daisy		
Cra	<i>Chrysocephalum apiculatum</i>	Common Everlasting		
Dr	<i>Dianella revoluta</i>	Black-anther Flax-lily		
Hv	<i>Hardenbergia violacea</i>	Native Sarsparella		
LT	<i>Lomandra 'Tanika'</i>	Mat-rush cultivar	0.5 x 0.6m	
Mp	<i>Myoporum parvifolium</i>	Creeping Boobiella	0.15 x 2m	
Pg	<i>Pynosorus globosa</i>	Billy Buttons		

**St. FRANCIS OF ASSISI COLLEGE, BARANDUDA**

**LANDSCAPE CONCEPT DESIGN (PRELIMINARY)**

**PRELIMINARY TOWN PLANNING**

SCALE: 1:250 @ A1 | 1:500 @ A3 LSK01 - 13.02.2026



**Fraser Design**  
Collaborative

3/45 Railway Road Blackburn  
PO Box 8147 Croydon Victoria 3136  
0417 307 497  
info@fraserdesign.com.au  
www.fraserdesign.com.au