

BALDASSO CORTESE



EMMANUEL COLLEGE, WARRNAMBOOL

MASTER PLAN REPORT REV 03

PROJECT: 20210026

NOV 2022

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PREPARED BY

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Revision History

Revision	Date	Issued By	Checked By
09 DRAFT	28/11/2022	TP	Tim Pyke

Reference: G:\2021\20210026_Emanuel College Warrnambool MP\DWG\02_MP\MP Report

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OVERVIEW | 1. EXECUTIVE SUMMARY

In March 2021, Baldasso Cortese was commissioned to undertake a masterplan for Emmanuel College in Warrnambool. This report captures the investigations, discussions and design outcomes of the masterplan process over 2021.

This work was undertaken at the college and online between representatives of the school and Baldasso Cortese. Site investigations were carried out via the provision of site and building plans, photographs, property report investigations, conversations with the school, and site visits to inspect the existing conditions.

Three workshops with the school were conducted by Baldasso Cortese:

- Briefing Workshop – to understand the education brief, issues, and future aspirations.
- Options Review Workshop – to review potential masterplan design responses, including landscape input
- Confirmation, Staging & Decanting, Risk Analysis Workshop – to confirm the preferred masterplan layout, proposed staging, how decanting will occur, and potential risks and issues that future projects will need to address.

(The minutes for these workshops can be found in the Appendices of this report.)

Emmanuel College was established in 1991 with the joining of St Anne's and CBC schools. The historic convent building constructed in the 1870's still stands at the front of the campus, facing onto Botanic Road.

Until the construction of the new Year 7/8's building on the Goold Campus in 2011, campus growth overtime and the construction of new facilities had concentrated to the north of the original convent building. This was followed by the Emmanuel Centre in 2016, the Performing Arts Centre in 2018 and the library refurbishment in 2020. The existing science building is currently undergoing a major refurbishment and extension due for completion later this year.

Many of the earlier facilities, located around the existing convent, are limited by their current location, connectivity and layouts. A number of the facilities no longer support the directions that the college wishes to take concerning learning and teaching and offer limited refurbishment opportunities due to age and condition.

Feasibility studies have identified the location of the future Year 9 building to be on the McAuley Campus. This study has instigated the need to undertake a new master plan and explore the impact of bringing the Year 9s and Year 11/12s onto an integrated 7-12 campus.

The college aspires to the following:

- Living the six Mercy Values of Courage, Hospitality, Justice, Respect, Service and compassion
- Provide a master plan that reflects a college that provides Identity, Ownership and Safety.
- Additional general learning areas to cater for growing numbers and to build capacity for a 1350 student enrolment.
- To build upon the heritage of the school.
- Contemporary dynamic learning environments that are adaptable and support a variety of learning modes.
- Integration of well-being into all new facilities and landscape spaces.
- The rationalisation of floor levels within the buildings to enable DDA compliance throughout.
- Provide an integrated landscape master plan and explore both social and play space and wetlands along the Botanic Road frontage.
- Better connectivity and 'flow' across the campus.
- Provide group learning facilities
- Provide additional parking for 'returning' Senior Students.

Priority projects include the following:

- Stage 1 - Completing the proposed Year 9 Centre would add approximately 2,200sqm of enclosed floor area to the overall campus. There would be the addition of up to 10 classrooms with associated shared/ breakout space, adaptable specialist spaces and a gathering space for up to 250 students.
- Stage 2 - Construct a new teaching wing, food tech spaces and shared collaboration space on the Goold Campus for the year 7/8s.
- Stage 3 - Construct new 2-storey senior learning and arts centre to the area northwest of the existing science block.

OVERVIEW | 2. SCHOOL & PROJECT TEAM

School

Peter Morgan	Principal
Stephen Kerr	Business Manager
Michael Wrigley	Deputy Principal
Claire Wrigley	Assistant Principal - Students
Justin Houlihan	Assistant Principal – Learning and Teaching
Shane Smith	Director Senior School
Josie Munro	Director of Year 9
Jaqui Floyd	Environment and Sustainability Coordinator

Mercy Education

Joe Konynenburg	Manager Strategy & Innovation
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Baldasso Cortese

Peter Brown	Associate Director
Tim Pyke	Associate

Consultants

Lindsay Fraser	Landscape Architect	Land Design Partnership
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OVERVIEW | 3. ENROLMENT DEMAND & LOCATION

Emmanuel College is located in Warrnambool, approximately 1km north of the town centre. The college is a dynamic Catholic Learning Community and continues to develop its students academically, physically, socially and spiritually. Whilst there is considerable pressure on rural schools, Emmanuel College is continuing to grow its number of enrolments.

The enrolments for Emmanuel College are predicted to continue to grow, with a maximum number of students set by the school at 1,350. The current enrolment figure for 2021 is 1,200 students. Once the Senior school moves back onto the McAuley Campus in 2022, followed by the Year 9s in 2025, the existing facilities will need to be expanded to cope with the growing student cohort. Particularly with the shortfall of General-Purpose Learning Areas (GPLA), specialist spaces, art, food tech and gathering spaces for multiple classes.

While the forecast enrolments are predicted to continue to grow over the next five to ten years, the shortfall of facilities will only continue. Reconfiguration and addition to the existing facilities is required to accommodate the 10-stream enrolment, enable enhanced and collaborative teaching and learning, and meet the expectations of the wider school community.

The master plan framework will enable the increase in required numbers of the teaching facilities, adding considerably to the overall floor area of the school and is a great opportunity to provide an enhanced learning environment that supports the dynamic learning objectives of the college.

The opportunity also exists to create new general learning spaces that can then be used, in the short term, as decanting space whilst other parts of the school are redeveloped.

Stage 1 - the construction of the proposed Year 9 Centre would add approximately 2,200sqm of enclosed floor area to the overall campus. There would be the addition of up to 10 classrooms with associates shared/ breakout space, adaptable specialist spaces and a gathering space for up to 250 students.

Stage 2 - Construct new teaching wing, food tech spaces and shared collaboration space on the Goold Campus for the year 7/8s.

Stage 3 - Construct new 2-storey senior learning and arts centre to the area northwest of the existing science block.

EXISTING CONDITIONS | 4. EXISTING BUILDING & SITE ASSESSMENT

Emmanuel College is located at 140 Botanic Road, Warrnambool, and occupies a campus area of around 10.9ha. The college has grown over time with the addition of the Gould Campus and the current integration of the parcel of land at 13 Crawley Street.

The site has a considerable fall from north to south, impacts floor levels and access, but also overland water flow. There is little original vegetation across the site.

The campus is bound by Botanic Road to the south, Ardlie Street to the east and Hopetoun Road to the west. The adjacent neighbours are mostly 1& 2 storey residential homes, including the Mercy Place nursing home to the northwest of the campus and St John of God Hospital to the southeast.

The historic buildings, including the original convent, are located in the southeast corner of the campus facing Botanic Road. The administration and library building steps back toward the central oval. A small car park sits to the west of the heritage building.

Further to the west is the Emmanuel Centre, a large gymnasium and materials technology facility, constructed over two levels, taking advantage of the slope towards Botanic Road.

To the west of the main aggragation of buildings is sizeable unutilised paddock that slopes heavily to the south. The grassed frontage to the school forms part of a flood mitigation system required by the local authority.

A large sport's oval sits at the centre of the campus with the Year 7+8s building located to the west, maintenance sheds and hard courts to the north and a series of buildings to the east that enclose the oval. Unfortunately, none of the buildings surrounding the oval can open up and engage with the outdoor spaces.

A secondary(lower) playing field sits at the northeast corner of the campus, surrounded by a steep embankment.

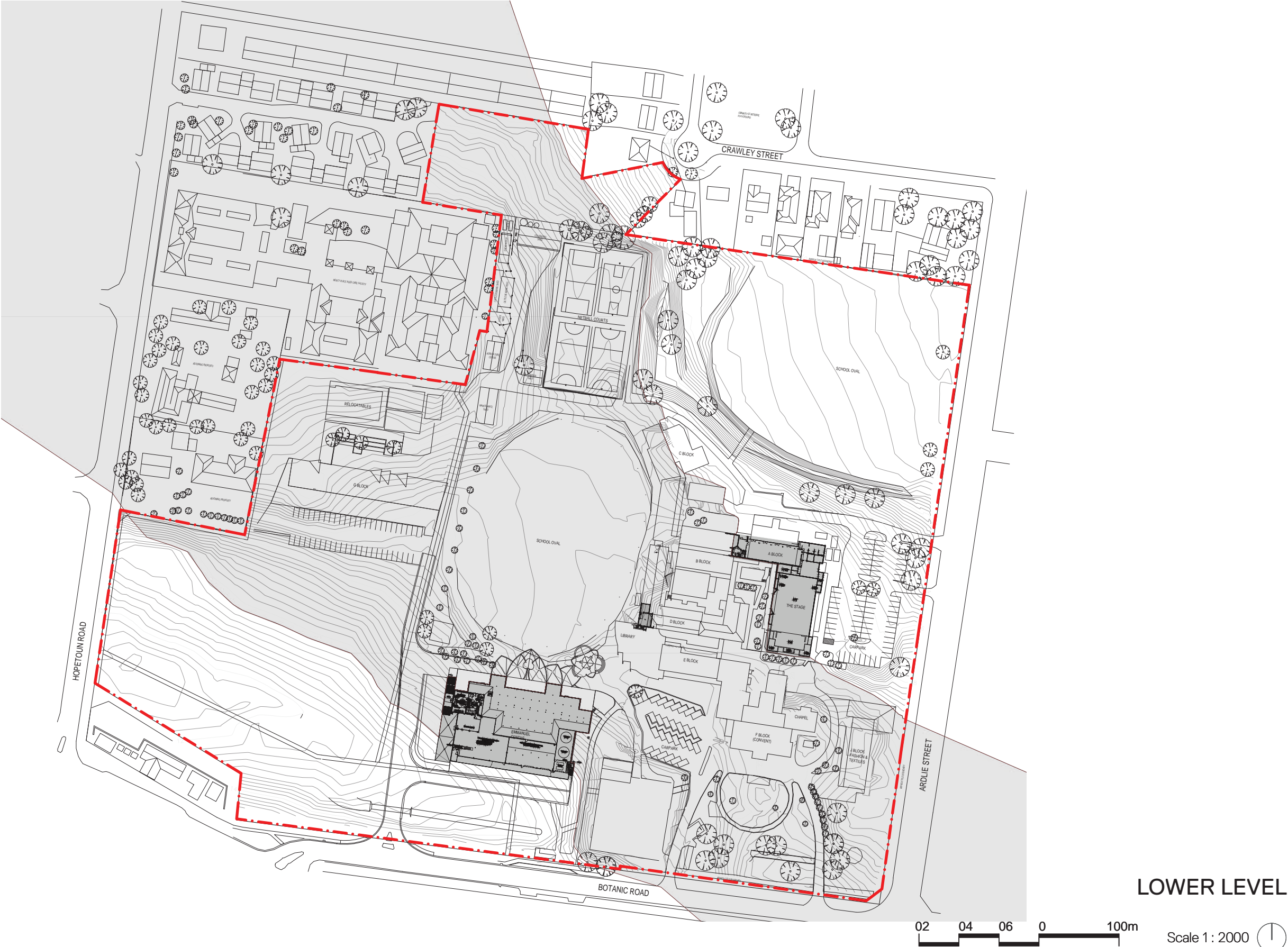
There is a main staff carpark to the eastern side of the site off McAuley Street that patrons of the performing arts venue also use. Drop-off and pick-up occur mainly along Botanic Road and includes both local and school buses.



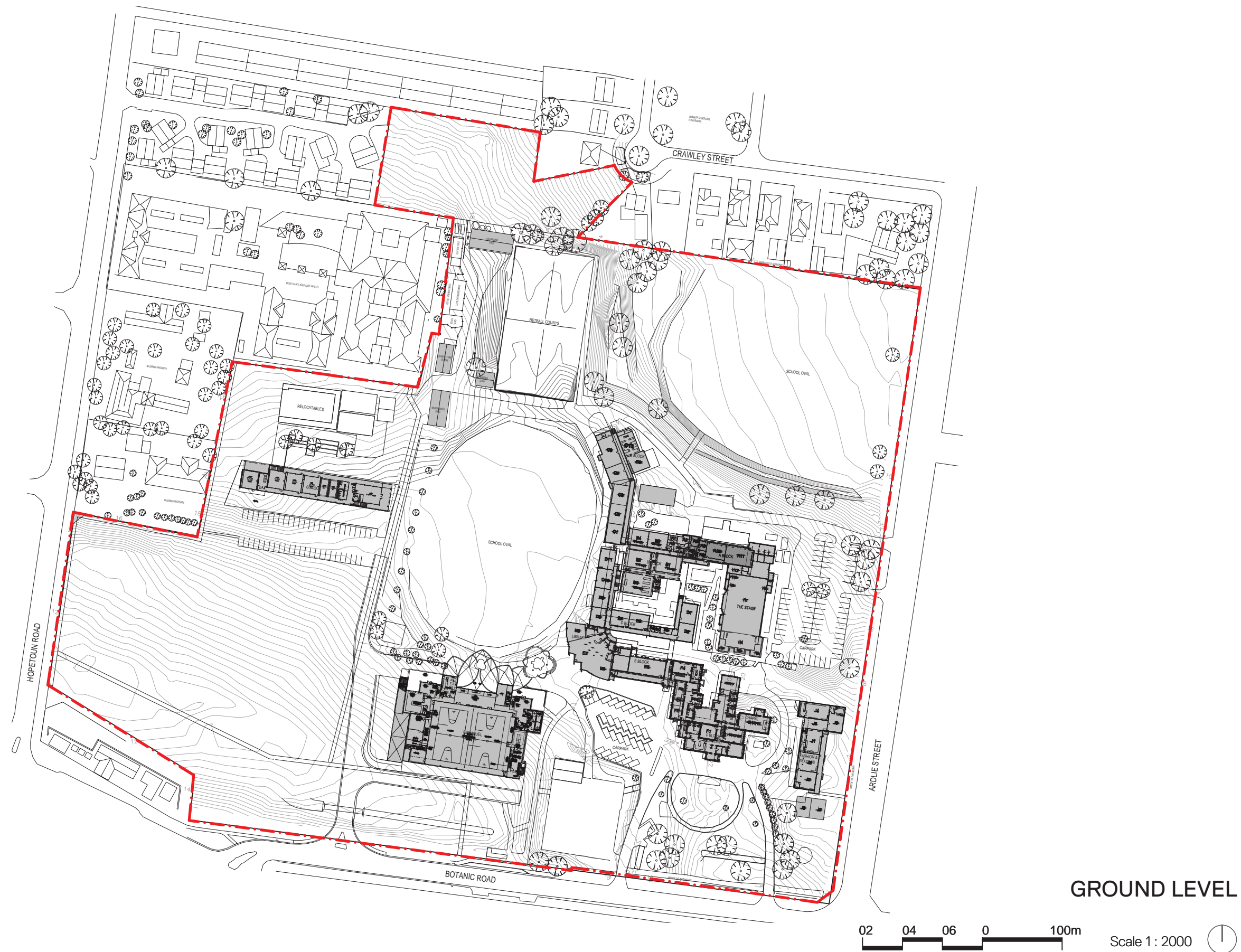
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EXISTING CONDITIONS | 5. EXISTING CONDITIONS PLAN



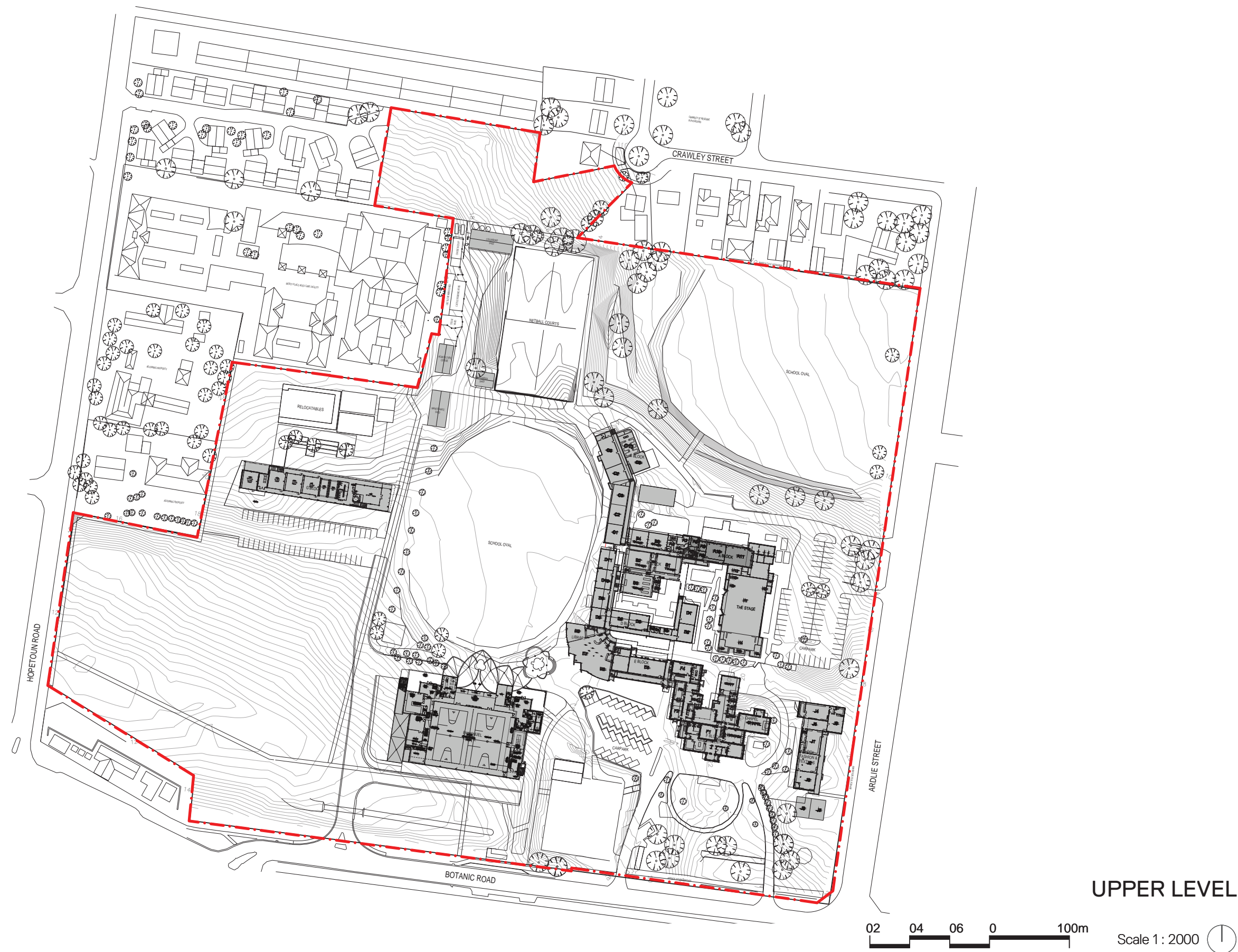
EXISTING CONDITIONS | 5. EXISTING CONDITIONS PLAN



GROUND LEVEL

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EXISTING CONDITIONS | 5. EXISTING CONDITIONS PLAN



MASTERPLAN | 6. SITE CONTEXT

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MASTERPLAN I 7. SITE ANALYSIS AND OPPORTUNITIES

Site Utilisation

The existing College buildings are located mainly on the southwestern portion of the site. They have grown north from the convent building, creating a dense coverage of facilities over a small area of the campus. It is not until the more recent developments were built that land to the south and west has been utilised. Despite the feeling of over crowing and ad-hoc growth, this older area of the campus has a fine grain and character that is rich and active. Small courtyard spaces provide social space and pathways to the various buildings.

There are multiple floor levels across this part of the campus as the various buildings rise toward the heritage convent at the top of the hill. The resultant stairs and ramps make access difficult and are not compliant with the current requirements for disabled access

- Opportunity exists to create additional facilities in several locations:
- The open land to the west
 - Location of the current Year 8 relocatables
 - Play courts and maintenance areas to the north
 - Unused play courts to the front of the school

Site Access, Drop offs and Pick ups

Emmanuel College has street frontage along both Botanic Road and Ardlie Street. The majority of students enter the school through multiple entry points along both of these roads. Many students arrive at the college via local and school buses with the bus drop-off point on Botanic Road in front of the Emmanuel Centre. Cars also pull into the western entry alongside the Emmanuel Centre to drop-off/pick-up students, but this creates the possibility of conflict with pedestrians and other school users.

There is also rear pedestrian access from Ardlie Street, where there is a road crossing. Additional drop-off occurs further along both Botanic Road and Ardlie Street, with students walking a short distance to the school. Visitors and some staff can enter the school via Botanic Road directly to the front of the convent and park.



Topography

The north to south fall across the site is approximately 10 metres becoming more pronounced towards the southern boundary as the site drops towards Botanic Road. The low lying land is incorporated into a local council overland flow mitigation scheme.

Compliance with access requirements across the site will be an essential feature of future work, including access to the proposed Year 9 centre, from the main entries to the campus. The large site and hillside setting has created multiple floor levels throughout the existing buildings and ways of enabling equality of access will need to be explored.

Climatic Conditions

The College campus, situated on a large open south-facing hillside, is exposed to the local weather conditions. Warrnambool has approximately 100 days of rain per year, low winter temperatures and is buffeted by s for many days of the year. The main wind directions are southeasterly over the summer months and south /southwesterly during the winter. It will be important to create sheltered outdoor areas and protected landscapes to enable outdoor learning and comfortable social spaces across he campus.

Planning Overlays

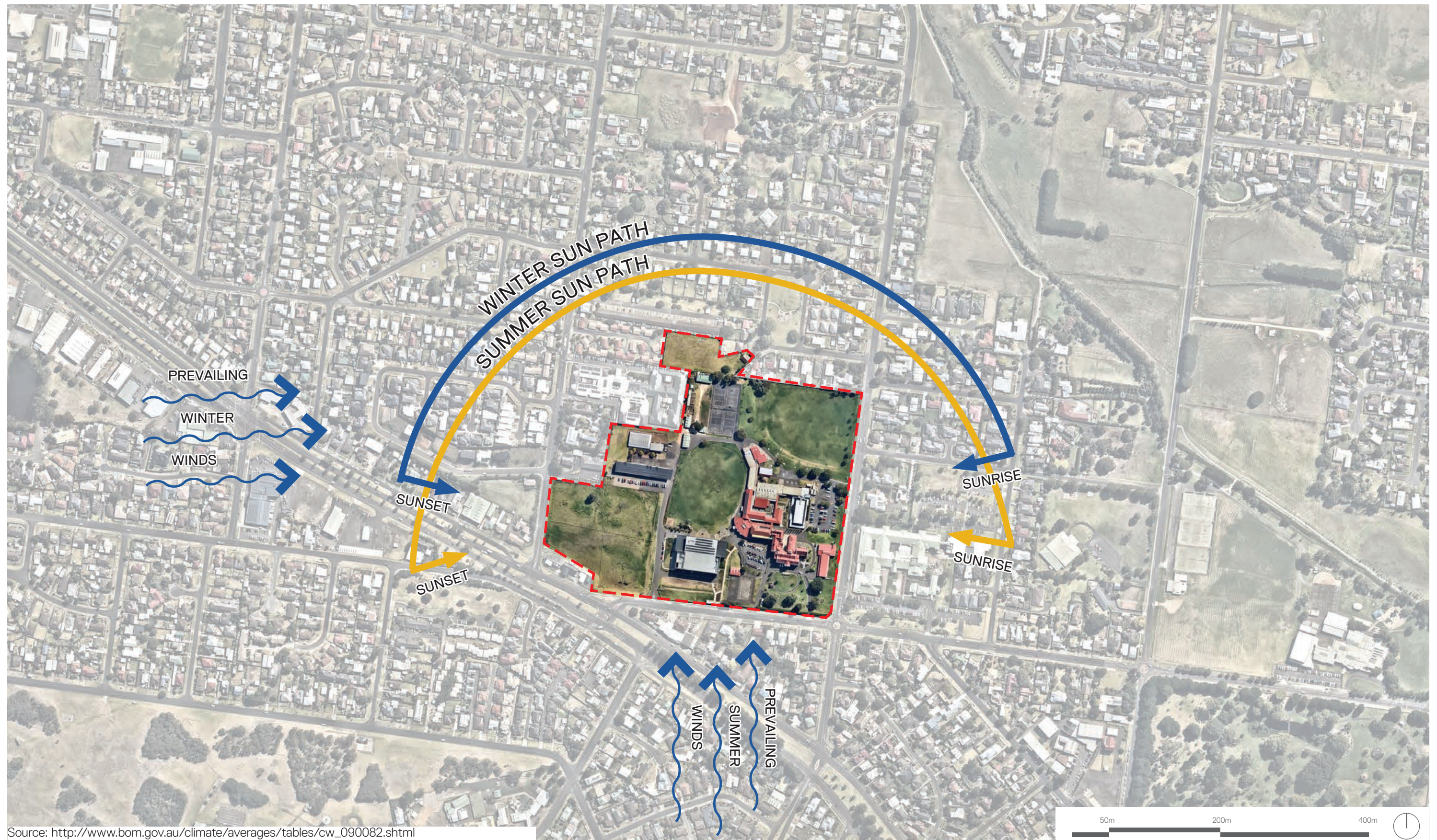
The campus sits within a Planning Scheme classification of General Residential with a Development Plan Overlay. The permit process for any future building works will require the preparation of a development plan (DP), followed by a permit that aligns with the DP. A DP is a higher order outline of land use and development areas, which also comes with no formal planning notice to neighbours and reduces third party rights. Councillor approval would be sought by Council. There is currently in place a process managed by the Department of Environment, Land, Water and Planning(DELWP) where the Planning Minister becomes the responsible authority for planning approval for Victorian school projects over \$3M and may be an alternative route to be considered.

Influence on the Masterplan

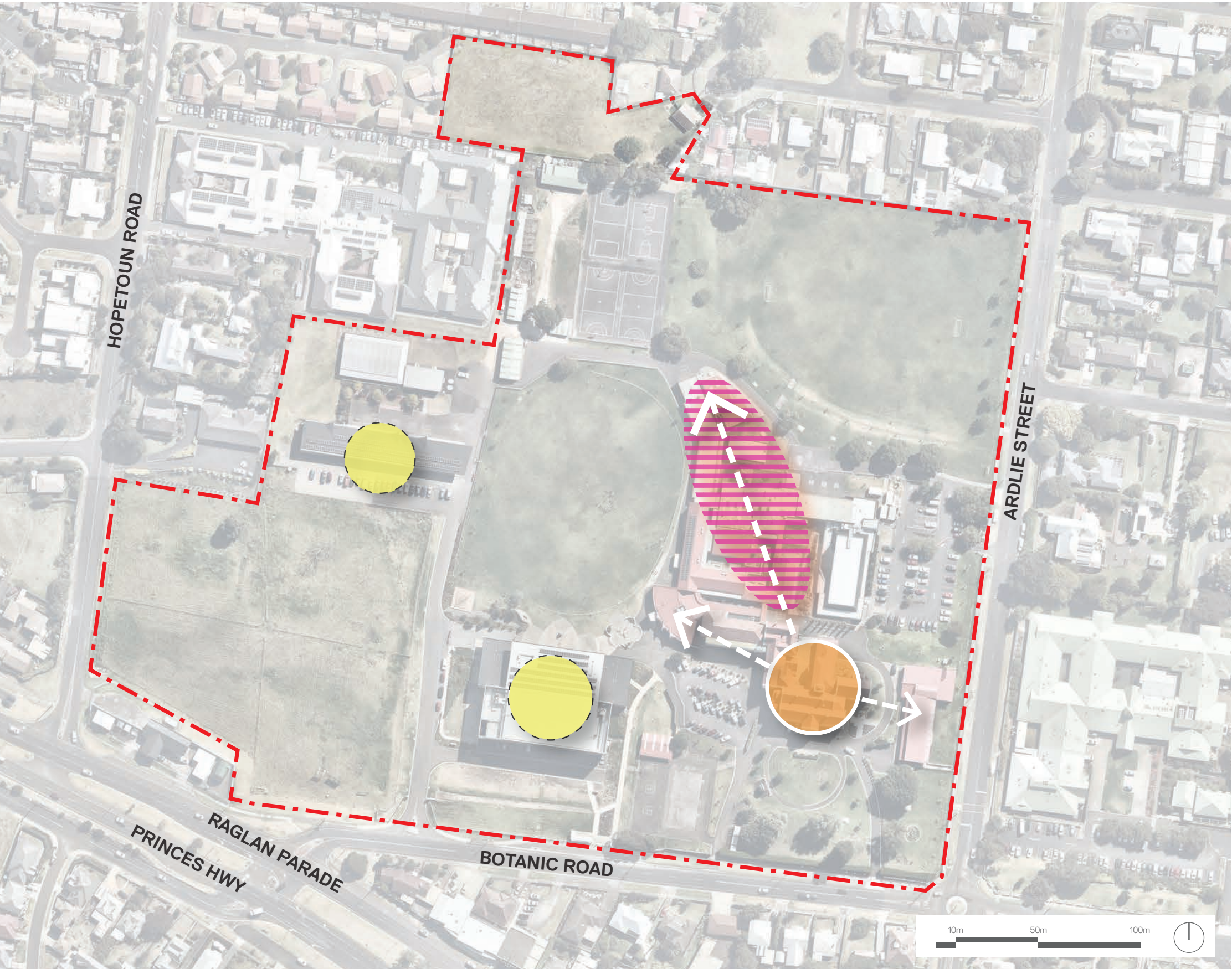
IDENTITY	OWNERSHIP	SAFETY
The reworking of the master plan has provided the opportunity to reduce the historical concentration of the built form of the campus onto the eastern side of the site and create a greater distribution of facilities across the campus.		
This will enable the central oval to become a become contained and protected by surrounding buildings and a more important landscape within the campus.		
The current lack of movement from east to west across the campus is also an issue that we can help repair by generating clear and efficient movement patterns across the school, both internally and externally.		
The site topography and climate will also play a role in determining the purpose and location of future buildings and social spaces. As the college grows we wish to ensure that the historic convent building retains it’s important role of being the main outward presentation of the college but creating new facilities that present a contemporary and dynamic educational picture for the future.		

MASTERPLAN | 7. SITE ANALYSIS AND OPPORTUNITIES

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MASTERPLAN I 7. SITE ANALYSIS AND OPPORTUNITIES



01 - GROWTH

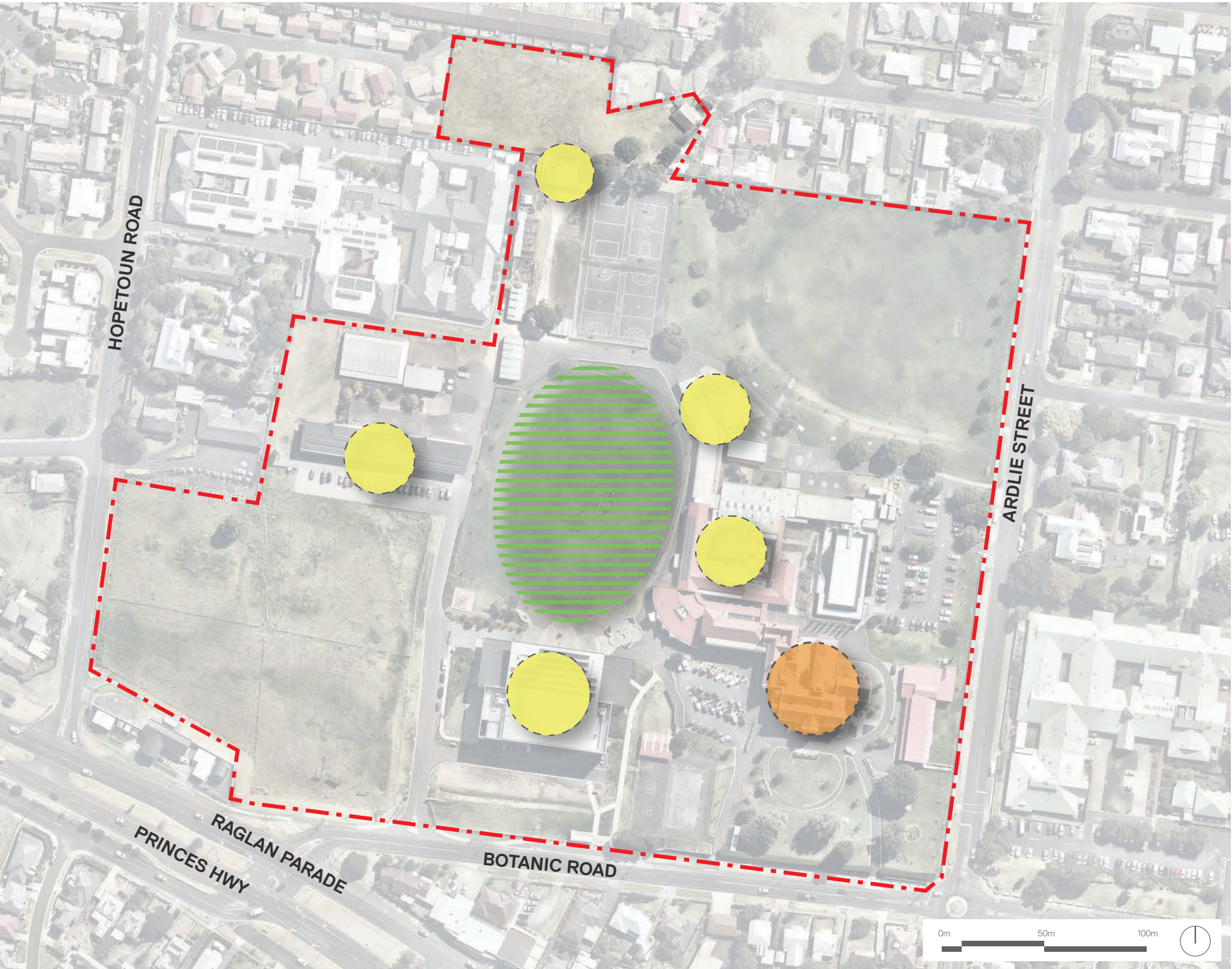
The original focus of campus development was the location of the convent at the top of the hill and lands around it. The focus in the future will shift to the connection that links up buildings and spaces in-between.

The growth of the College around the convent creates densification of all activities on one part of the site.

The nature of the site has broken up and separated without a sense of equality by the past planning. Therefore, there is a need for a more integrated community.

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MASTERPLAN I 7. SITE ANALYSIS AND OPPORTUNITIES



02 - SATELLITE

The devolution of the centre towards a ‘satellite’ model that disseminates uses more broadly around the campus has created the McAuley Campus as a single campus with parts of individual identity.

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MASTERPLAN I 7. SITE ANALYSIS AND OPPORTUNITIES

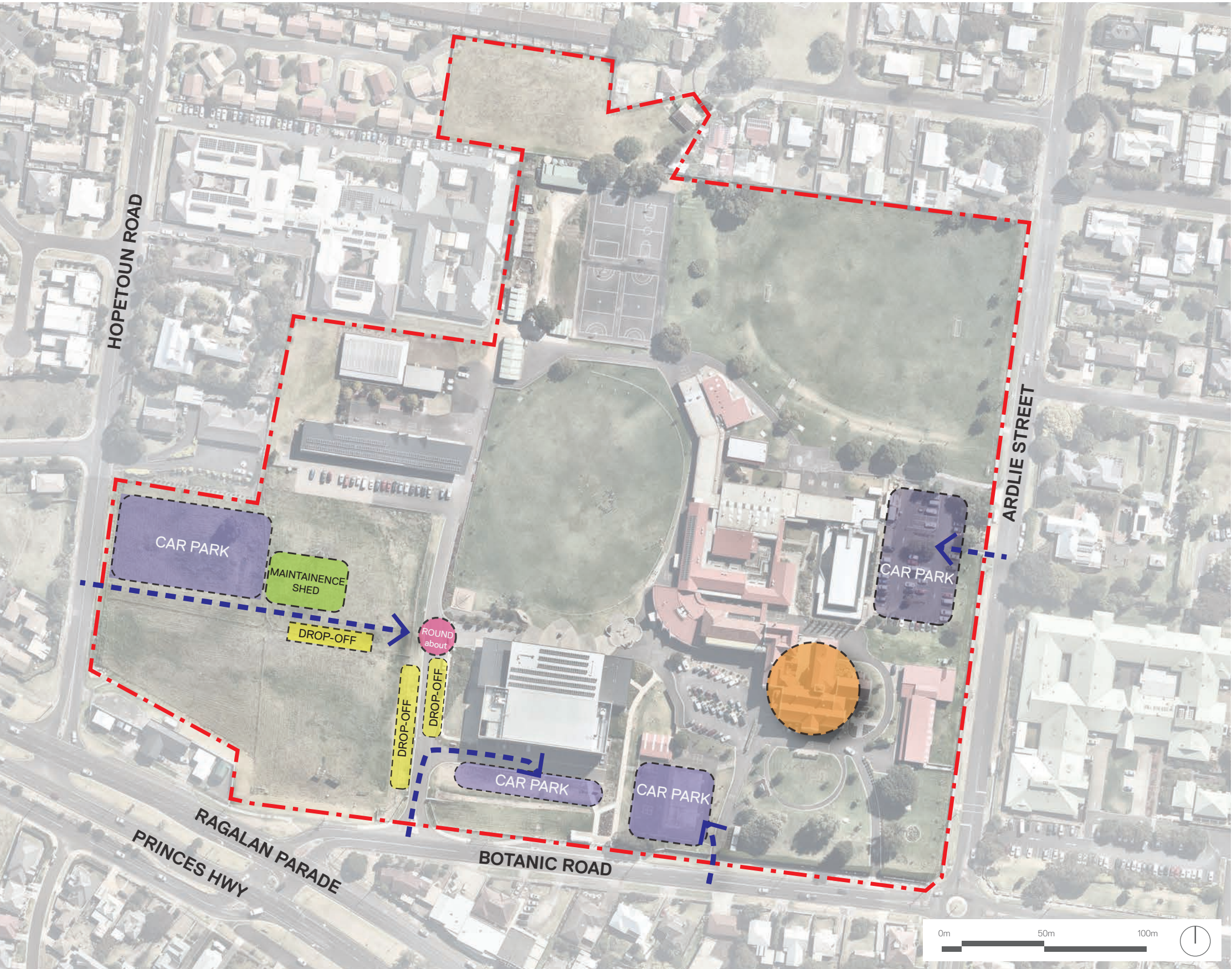


03 - FLOW

A greater and clearer movement for connection across the campus, both north – south and east – west will be developed. The campus has to enable a ‘Flow’ to manage the movement of different users through the college in a clear, intuitive, and safe way.

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MASTERPLAN I 7. SITE ANALYSIS AND OPPORTUNITIES



04 - CAR PARKING & DROP-OFF POINTS

Better connectivity and 'flow' for students, staffs and visitors with multiple pick-up and drop-off points, and additional parking for 'returning' senior students ensure people can get priority over vehicles.

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MASTERPLAN I 7. SITE ANALYSIS AND OPPORTUNITIES



05 - OPPORTUNITIES

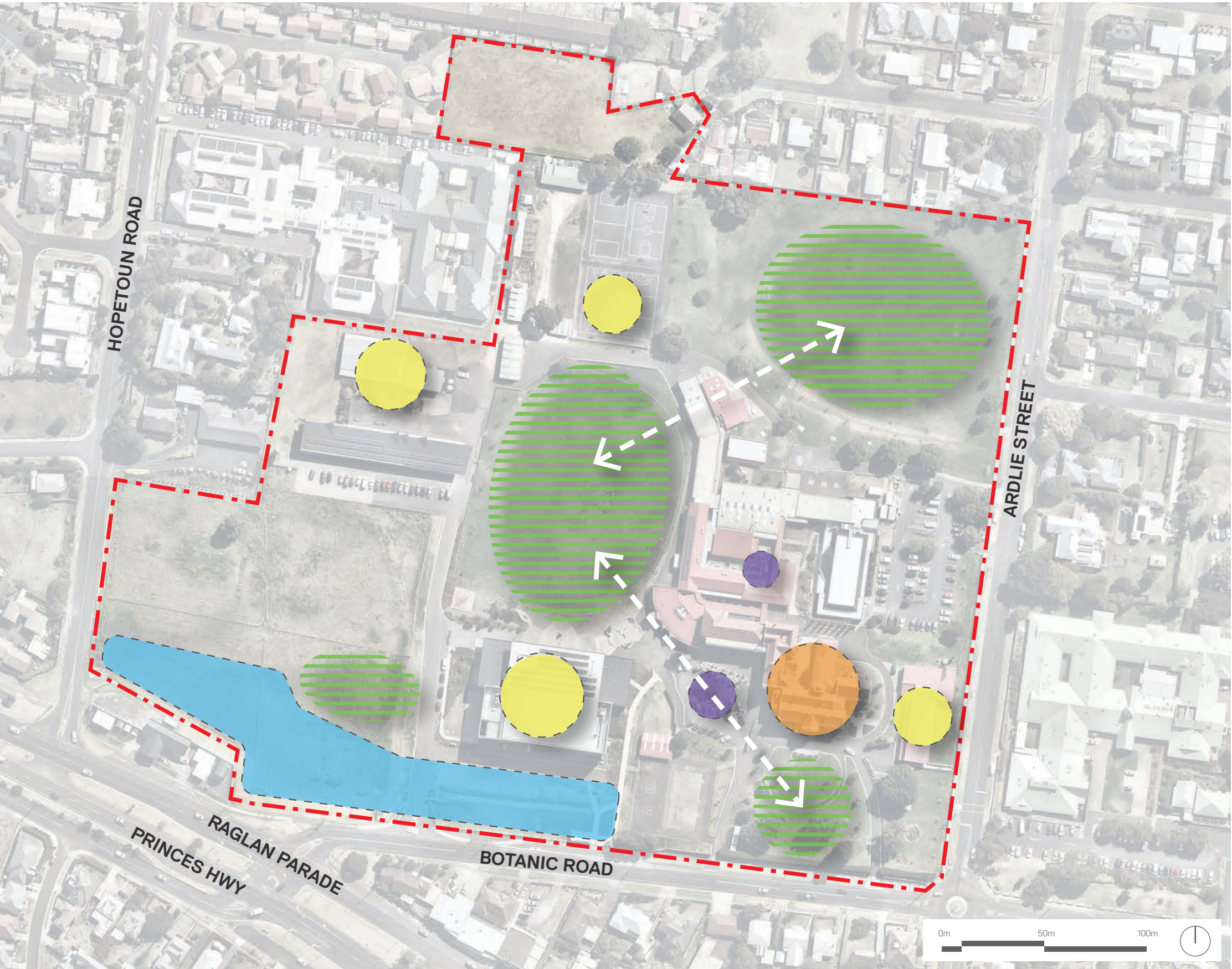
The existing College buildings are located mainly on the southwestern portion of the site that creates a dense coverage of facilities over a small area of the campus.

To break open the current model and reduce reliance on the tight, cramped buildings, corridors, and outdoor spaces surrounding the convent, will create a more open, de-centralised campus that will provide greater student connectivity and engagement opportunities.

The idea of 'Slow Campus' provides places to stop, look around, and engage with buildings and landscapes differently. It creates spaces to enjoy and recognise different parts of the campus, e.g. from the arrival or convent to the canteen, and from the library to the Year 9 centre.

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MASTERPLAN I 7. SITE ANALYSIS AND OPPORTUNITIES



06 - CONNECTIVITY

The wider distribution and connectivity of landscape provide sports, play, social and outdoor learning space, from the arrival to the oval and from the courts to courtyards.

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MASTERPLAN I 8. TOWN PLANNING REVIEW

The Emmanuel College campus is located in General Residential Zone - Schedule 1 (GRZ1).

It is bounded be residential areas on the NW and SE, the Mercy Place nursing home on the NW, the St John of God Hospital across Ardlie Street, and more residences to the south of Botanic Road.

Overlays

There are development plan, heritage and aboriginal cultural heritage overlays on the school campus property, and the land of surroundings.

Town Planning Applications and Timeline

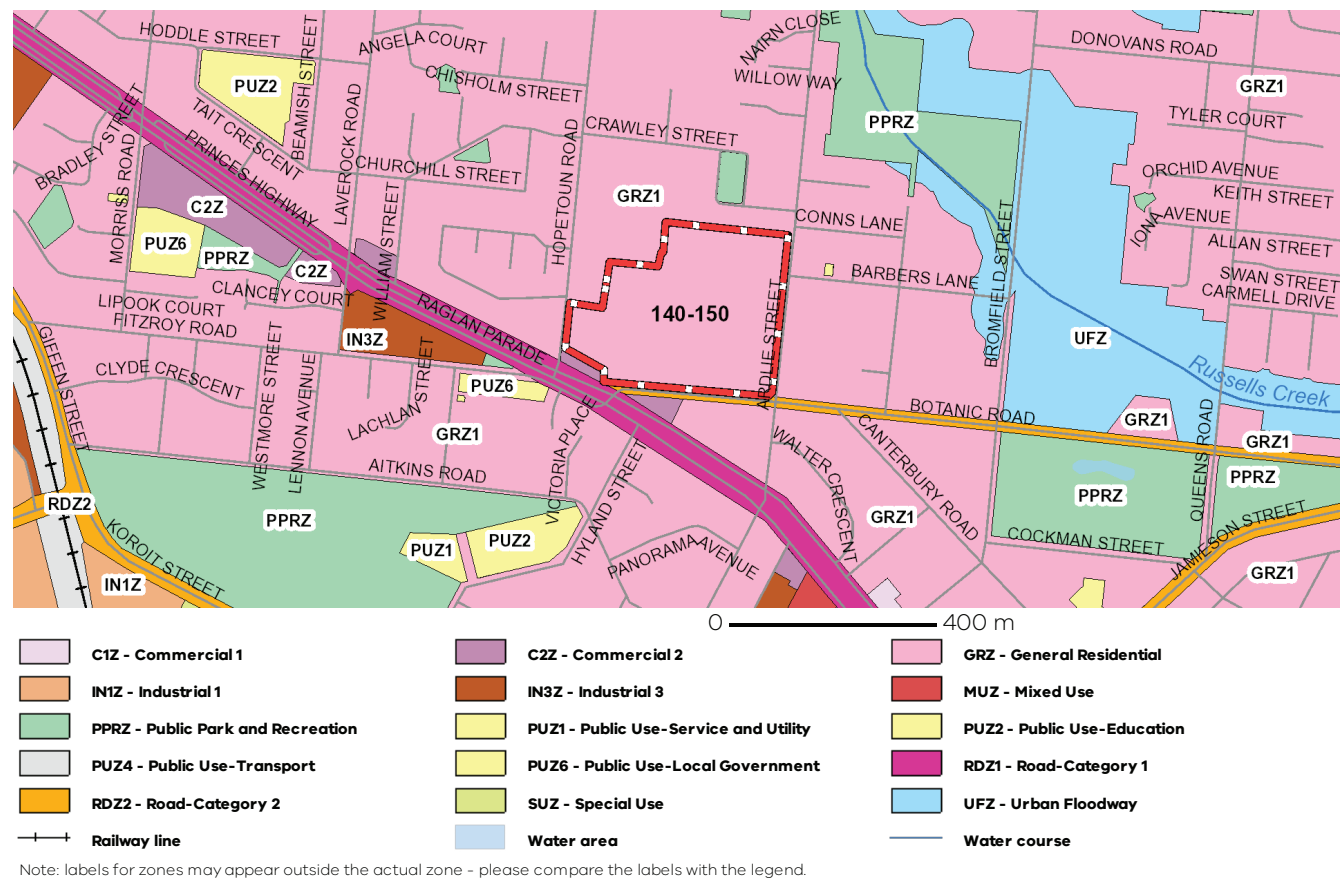
Baldasso Cortese contact the Planning Department at the Warrnambool City Council.

Planning applications might typically take up to 3 months for planning approvals.

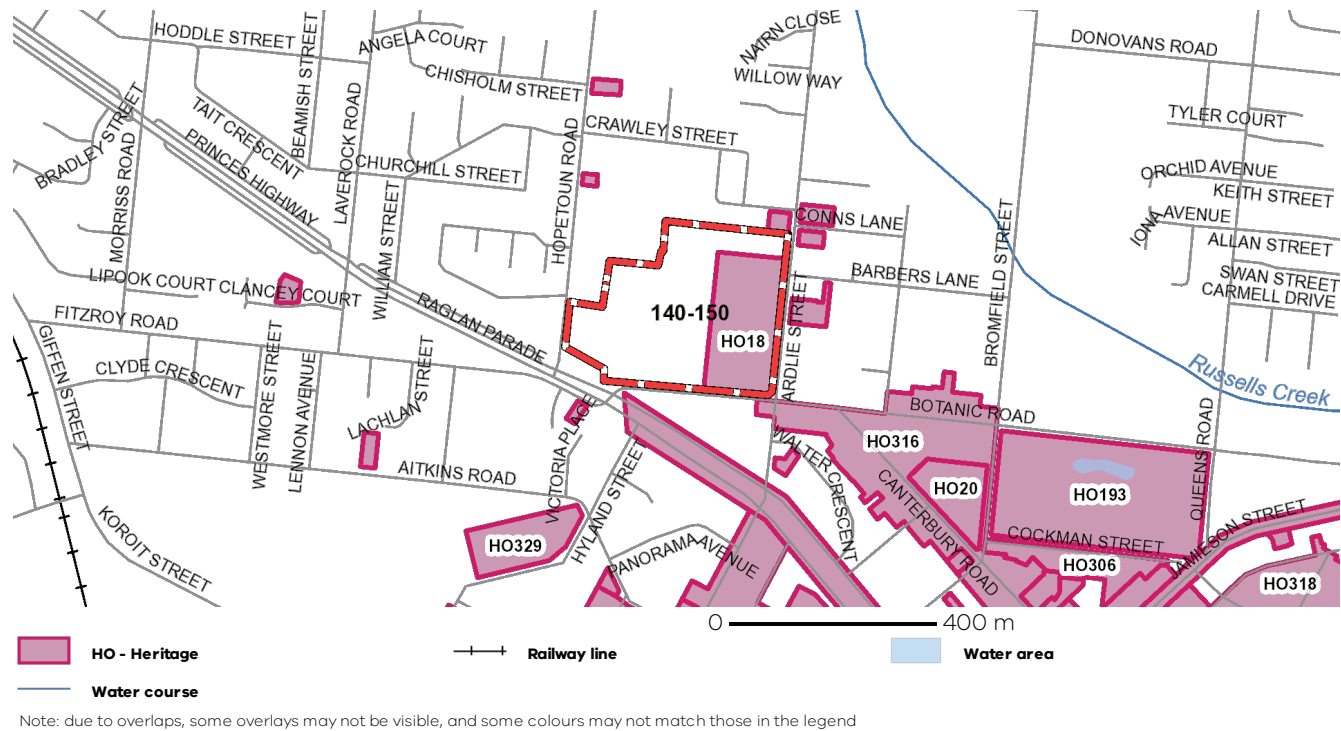
Depending on the value of the Stage 1 project, i.e. if over \$3M, will go for Victorian State Planning approvals rather than the local government planning approvals.

MASTERPLAN I 8. PLANNING REVIEW

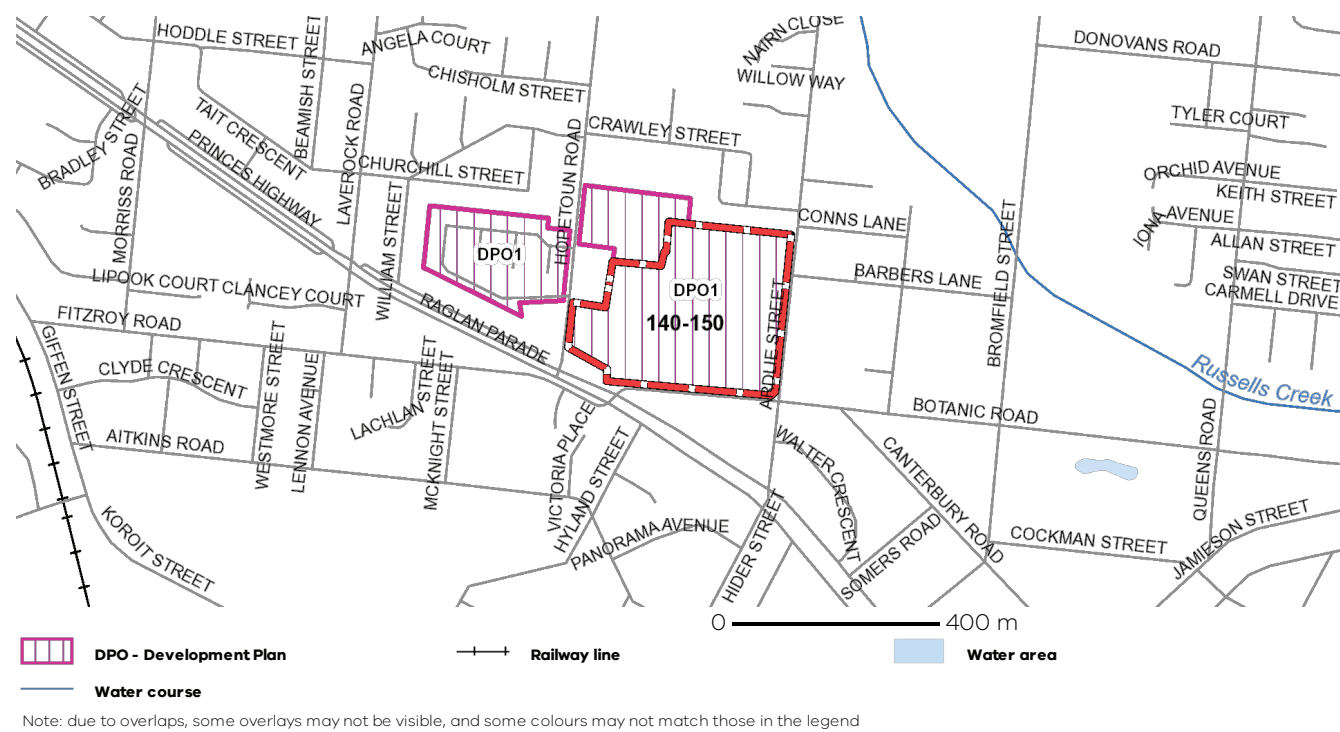
MCAULEY/Goold - Planning Zones



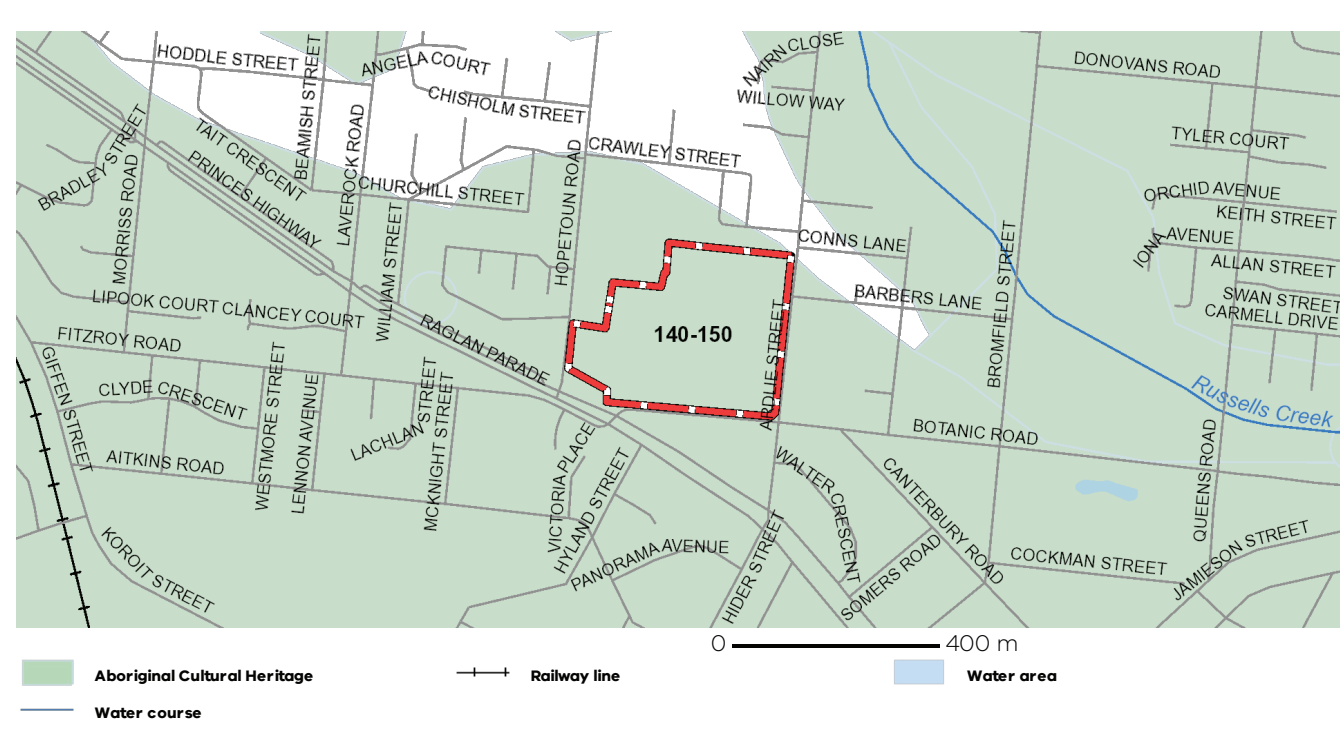
MCAULEY/Goold - Heritage Overlays



MCAULEY/Goold - Development Plan Overlays

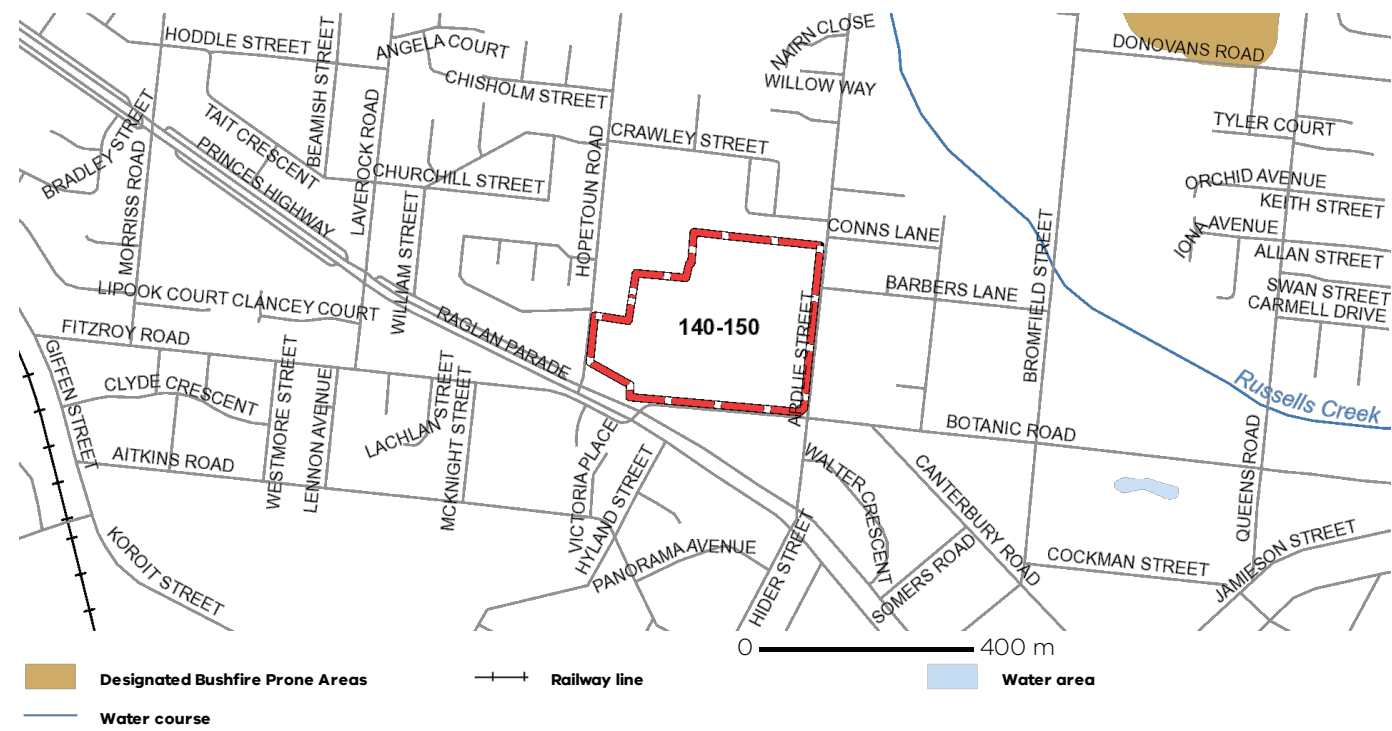


MCAULEY/Goold - Areas of Aboriginal Cultural Heritage Sensitivity

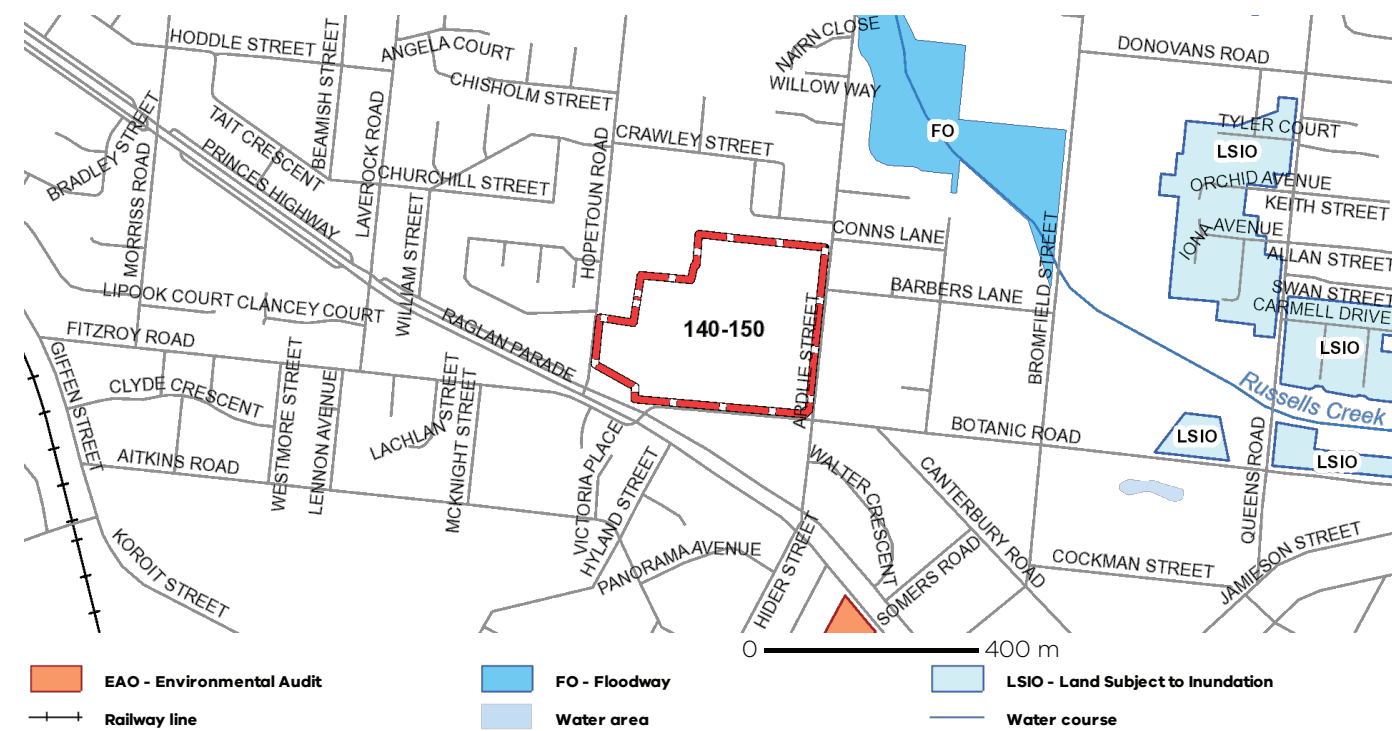


MASTERPLAN I 8. TOWN PLANNING REVIEW

MCAULEY/Goold - Designated Bushfire Prone Areas



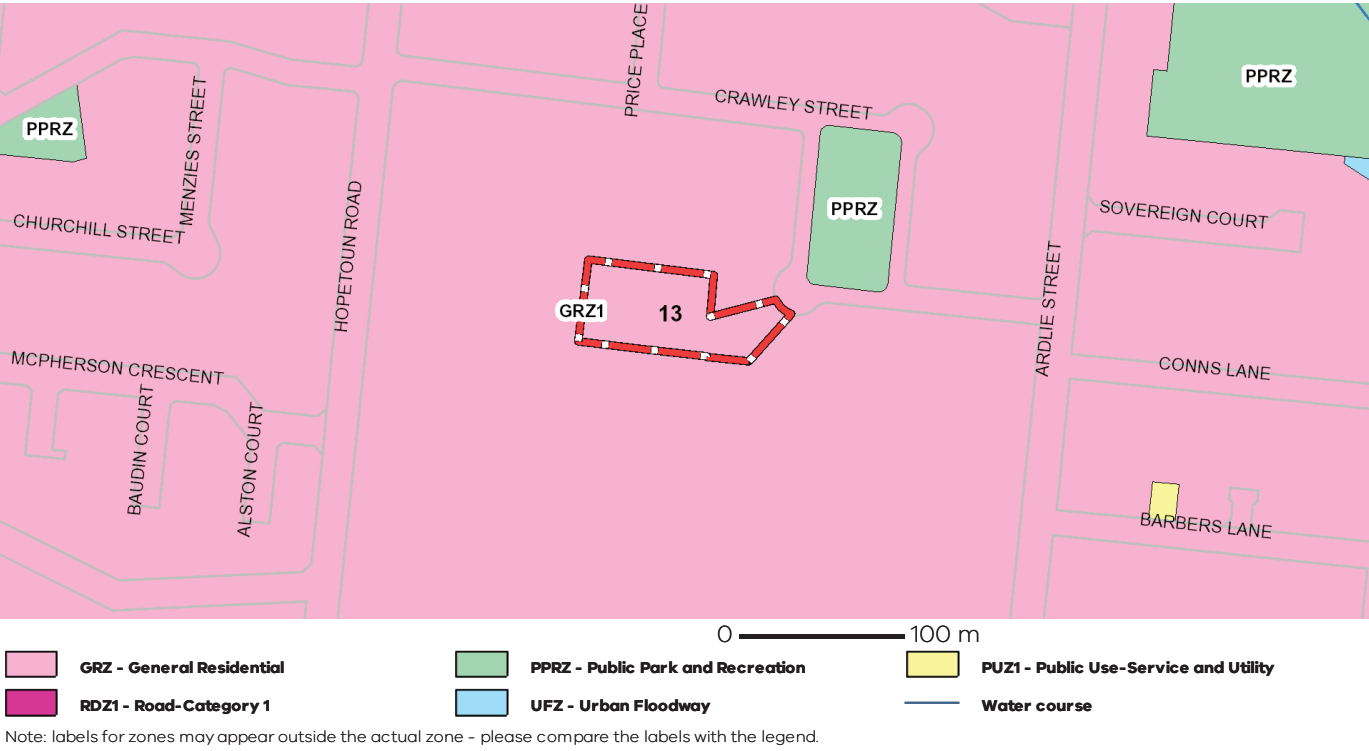
MCAULEY/Goold - Other Overlays



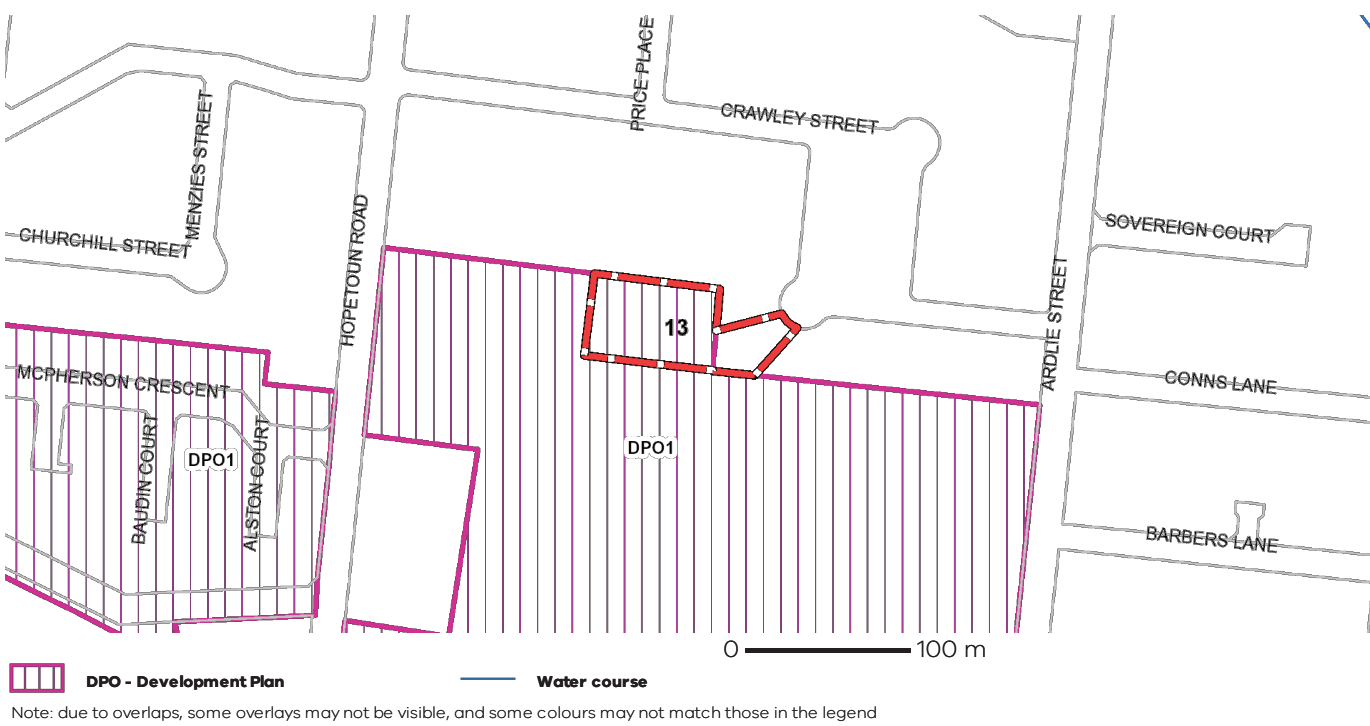
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MASTERPLAN I 8. TOWN PLANNING REVIEW

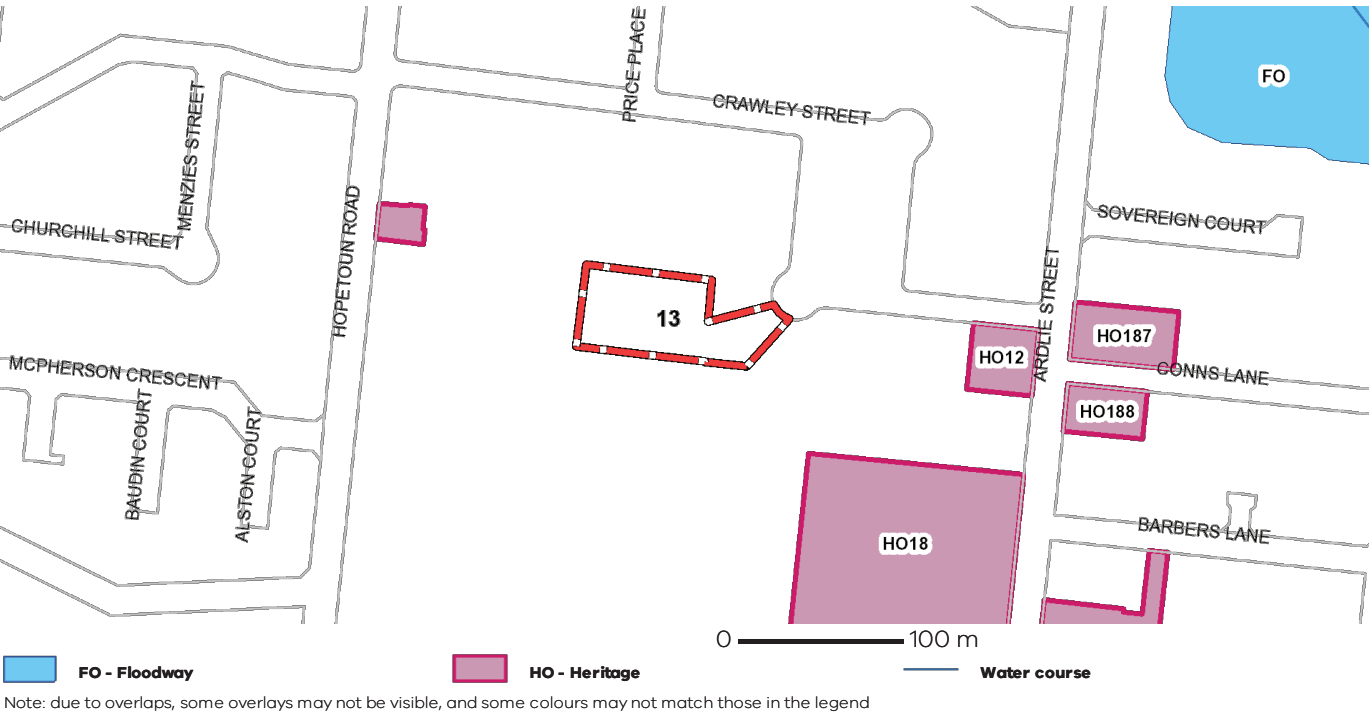
CRAWLEY ST ACQUISITION - Planning Zones



CRAWLEY ST ACQUISITION - Development Plan Overlays



CRAWLEY ST ACQUISITION - Heritage Overlays

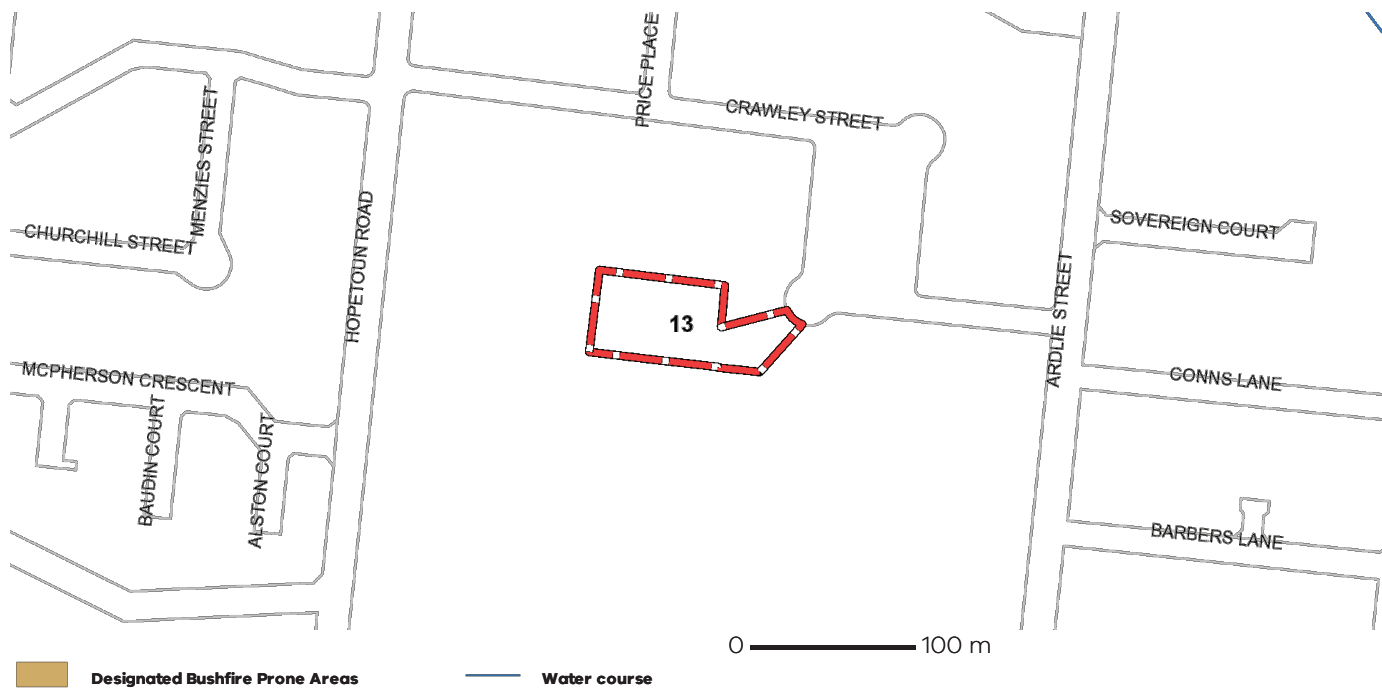


CRAWLEY ST ACQUISITION - Areas of Aboriginal Cultural Heritage Sensitivity



MASTERPLAN I 8. TOWN PLANNING REVIEW

CRAWLEY ST ACQUISITION - Designated Bushfire Prone Areas



MASTERPLAN I 9. MASTERPLAN SOLUTION

This master plan has endeavoured to address the requirements established in the briefing sessions and workshops held with the school, and the earlier conversation held concerning the development of the future Year 9 Centre.

The decision to move the Senior Year 11+12 cohort back onto the McAuley Campus, with the desire for senior students to be seen and known by the Junior school, will considerably impact the number of students occupying the site. This return of senior students in 2022, along with the inclusion of the Year 9 Centre onto the northern parcel of land at 13 Crawley Street, will provide the ability to create an inclusive and integrated campus for students from years 7-12. This integrated campus and anticipated growth will put much pressure on existing facilities and play/social spaces. The school has noted that it has largely caught up with the infrastructure shortfalls resulting from significant student numbers from 2004 to 2015. Further and additional and improved teaching areas continue to be a priority for the school. Improving connectivity and a sense of community were also essential elements. Reinforcing the visibility of the history and enhancing the accessibility of the existing buildings are also crucial. Creating spaces for inclusion, hospitality and welcome, both internally and externally, is essential.

The school wishes to enhance the delivery of the Arts and 'bring it back to the fore' and to help students explore and foster their passions.

The proposed master plan proposes a more equitable distribution of facilities across the wider campus and creates a greater focus on the central oval as the 'village green'. The edges of the 'green' will be activated by built form and outdoor learning opportunities and a covered way or promenade will wrap around the oval, providing a walking circuit and outdoor learning/social spaces.

The new buildings to the northeast will house senior learning spaces and the art's faculty, with outdoor learning opportunities adjacent to the oval. Tailored specialist spaces would provide excellent learning opportunities for the students. An enhanced perception of the importance of the arts within the college and

the development will provide additional classroom spaces but also a variety of shared and break out spaces to support the general leaning and provide a greater choice for both students and staff in the way they wish to learn or to teach.

Directly to the north of the oval, the building on the Crawley Street site will house the new Year 9 Centre. It will be connected back to the main campus via a 'bridge' landscape that will establish a transition space for students to separate themselves from the rest of the campus, enabling the new centre to appear as a stand-alone facility.

The proposed building to the northwest of the oval will house the extension of the Year 7+8s cohort with additional classroom spaces and new shared/breakout space constructed to work jointly between the existing building and the new. The relocation of the food tech facilities to the ground floor of this new block will again create a greater distribution of all year groups across the school and create learning spaces directly connected to outdoor learning, garden spaces and possibly a kitchen garden. These uses will also provide an opportunity to connect with the adjacent Residential Aged Care Facility

The parcel of land to the southwest of the oval will be developed to provide new car parking opportunities for staff and senior students and a new location for maintenance buildings and a new outdoor sport's store, bus parking and deliveries. The long term also provides the possibility of creating a swimming pool facility and with the proximity of the Emmanuel Centre, a sports and health precinct.

The convent and library, both having undergone recent refurbishment work, will remain as they are. However, with the relocation of the arts faculty, the opportunity exists to construct a new outdoor court/play area for the senior students, who will be housed back in the convent building. The area directly to the north of the historic building currently contains narrow covered walkways and a linear classroom block. It is proposed to demolish these and create a protected central garden courtyard. This space will act as a new heart to the school, a beautiful and

peaceful landscaped space that will reflect the faith and identity of the college. It could act as a sculpture garden and be used for gatherings and conferences.

It is also an important aspect of the master plan to look at the image of the College onto Botanic Road and to enhance the presentation. We are planning to improve the landscape elements around the convent to introduce a new garden where the existing car park is located and moving the car park to the area of unused courts. In front of the Emmanuel Centre and to the west it is planned to introduce a large area of wetland landscape and to revegetate with native trees and fauna to create both a wonderful landscape and also a new learning environment for the sciences.

Equitable access, in compliance with the Disability Discrimination Act, to all areas is not currently possible with many different floor levels inhibiting direct access around the campus, particularly within the conglomerate of buildings stemming from the convent. The proposed masterplan and future design proposals will seek to address this with the provision of new lifts or the installation of stair wheelchair lifts that can be folded out of the way when not in use.

To rollout this masterplan while maintaining a functioning school day to day, the works need to happen in a staged approach across the campus. Certain refurbishment works can only happen in a logical sequence once other works are completed. People and programs will need to decant into temporary spaces and maybe not ideal spaces, for the duration of each stage of works.

A staging and decanting strategy is outlined in Section 11 of this report – Priority Projects and Staging.

Whilst the master plan has created a framework for future development across the campus and outlined new opportunities, any future developments will be impacted by the outcomes of future design workshops and the Planning process. The master plan is seen as a work in progress and has to be adaptable to future changes in circumstances.

MASTERPLAN | 9. MASTERPLAN SOLUTION

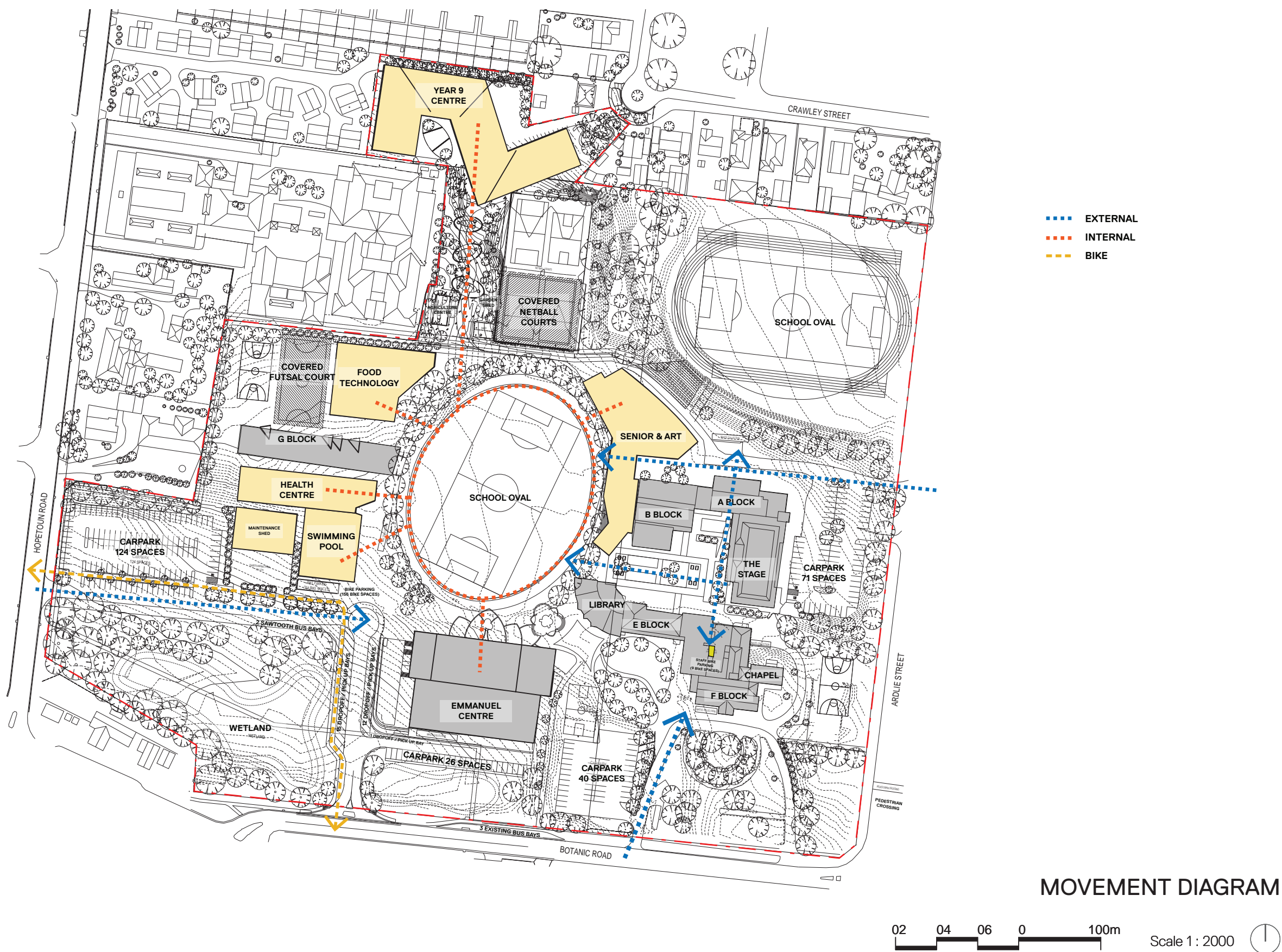


MASTERPLAN

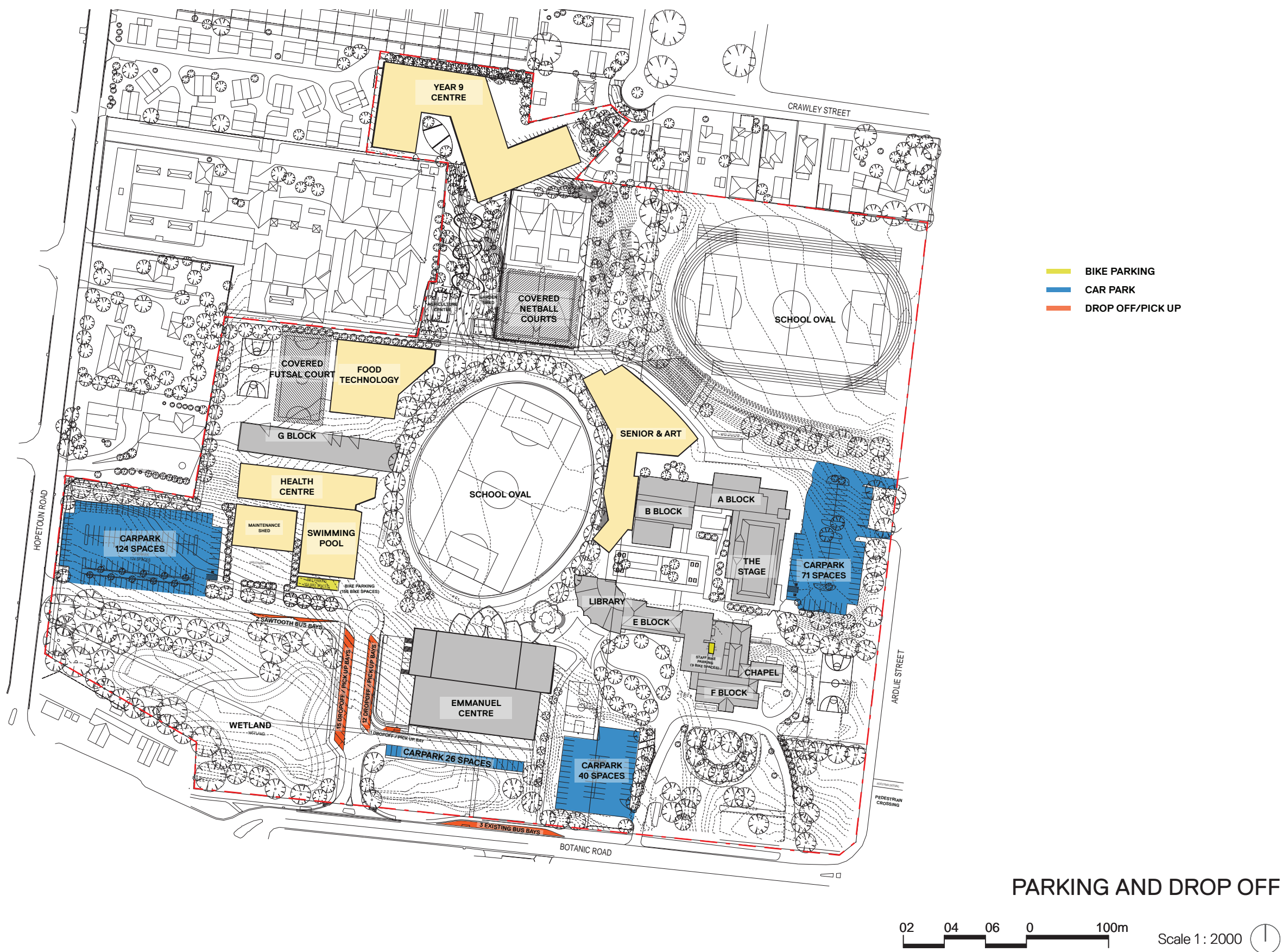


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MASTERPLAN I 9. MASTERPLAN SOLUTION

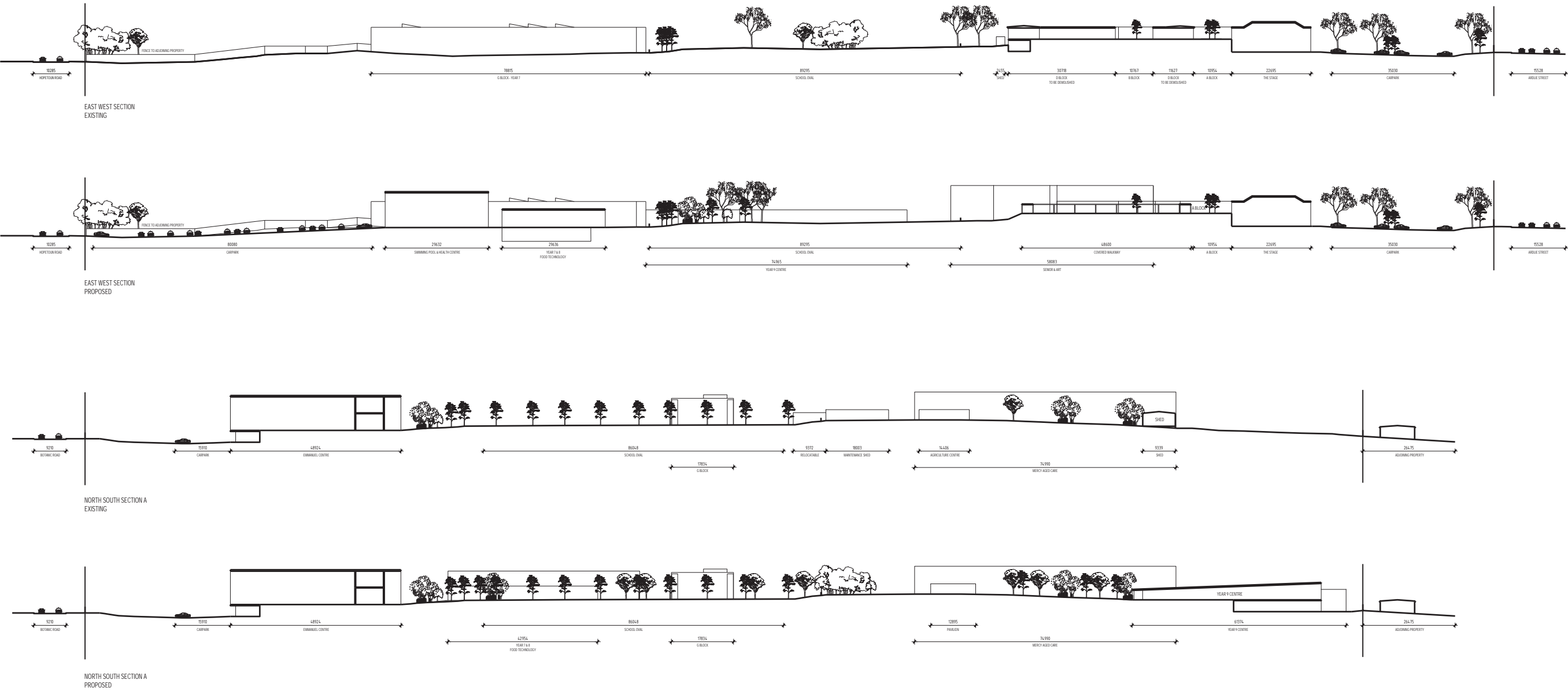


MASTERPLAN I 9. MASTERPLAN SOLUTION

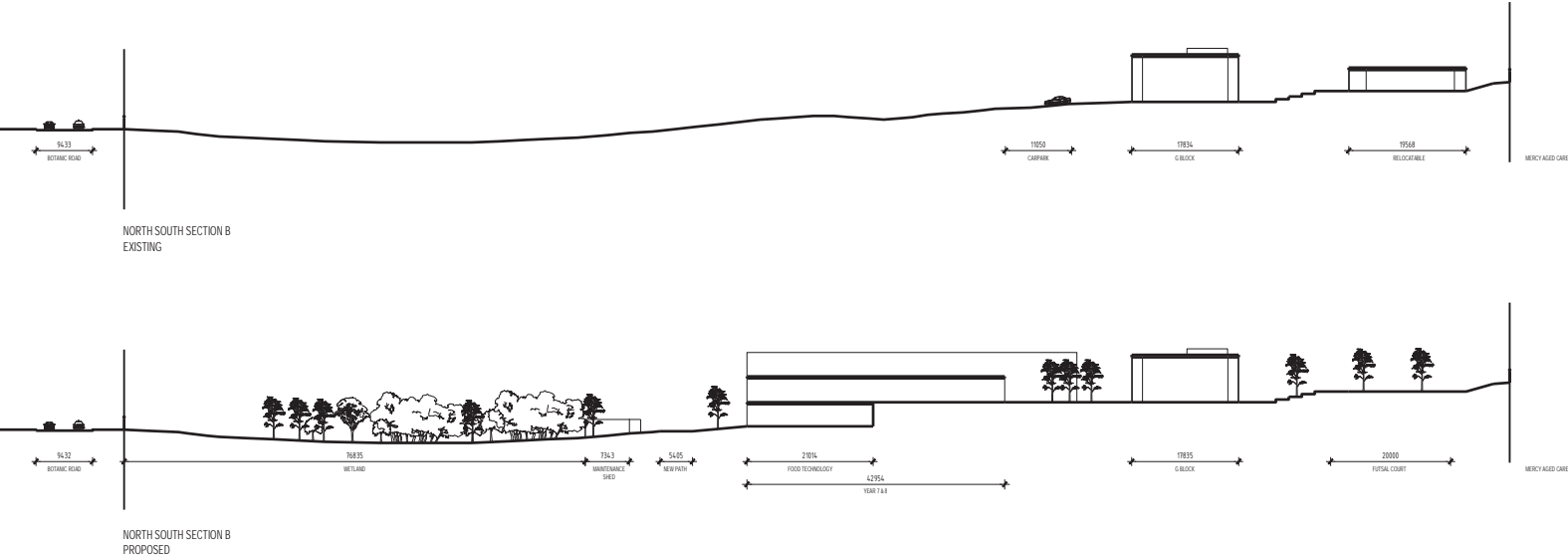


MASTERPLAN I 9. MASTERPLAN SOLUTION

EXISTING AND PROPOSED SITE SECTIONS



MASTERPLAN I 9. MASTERPLAN SOLUTION



EXISTING & PROPOSED SITE SECTIONS



MASTERPLAN I 9. MASTERPLAN SOLUTION

ZONE 1

YEAR 9 PRECINCT

- Indoor - Outdoor
- Access to courts
- 'Bridge'
- Gate house building
- Landscape

ZONE 5

YEAR 7, 8 & FOOD TECHNOLOGY

- Food technology
- Productive gardens
- Classroom
- Shared space
- Outdoor learning

ZONE 4

SWIMMING POOL & HEALTH

- Entry
- Staff / Student
- Car park & Bike park
- Maintenance Sheds

ZONE 2

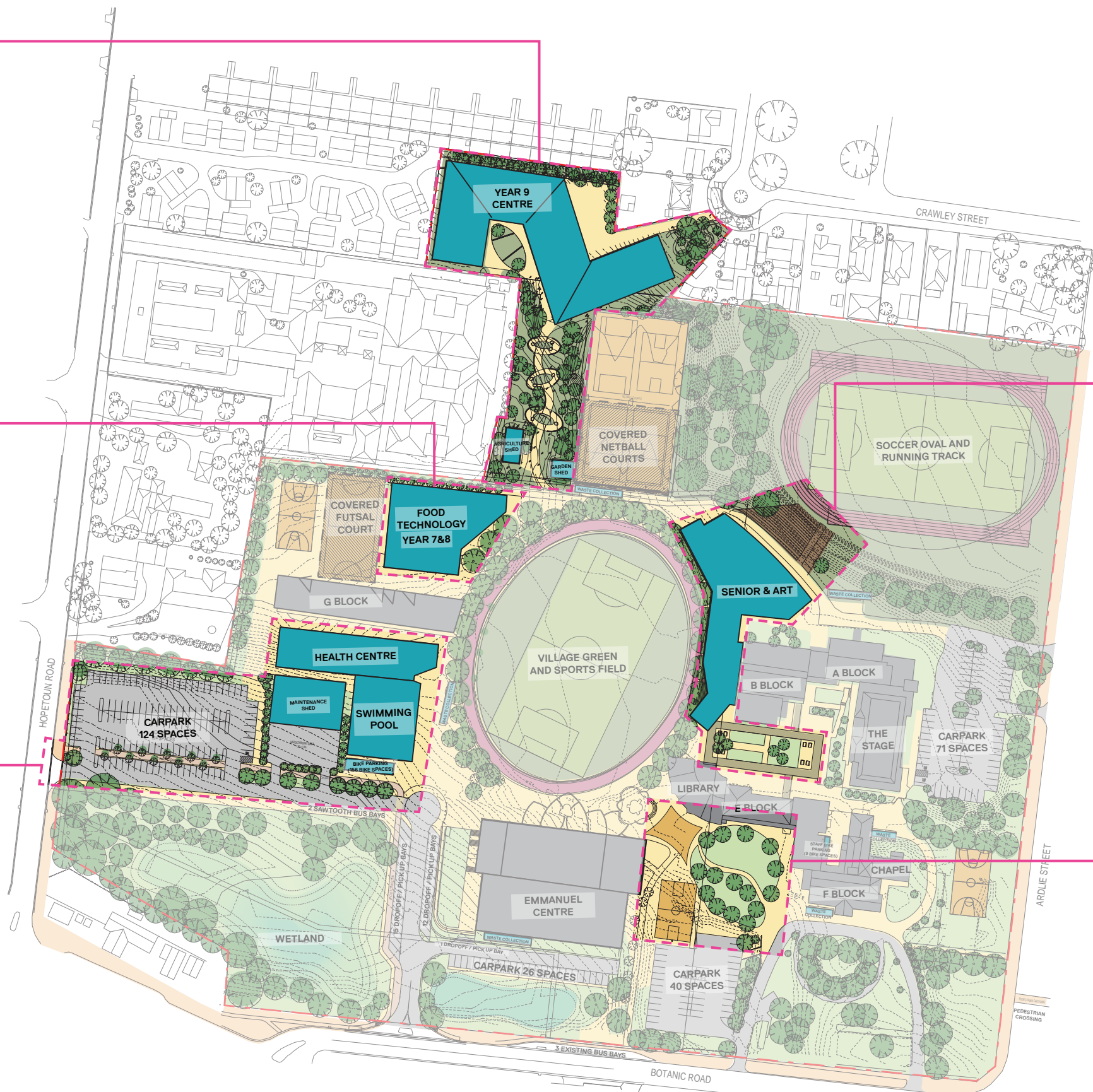
SENIOR & SPECIALIST

- Amphitheatre to oval
- 2 level building
- Art
- Classrooms
- Formal Sculpture garden

ZONE 3

SENIOR COURT

- P.E. Court
- Social / Indigenous landscape
- Connecting & Gathering



- 1 Lower oval enhanced with formal soccer pitch (potentially synthetic surface) and perimeter running track.
(Note: running track can achieve 400m running length with some modification of the western batter)
- 2 Existing grassed batter enhanced as a 'parkland' space with informally spaced trees and potential paths and seating.
- 3 Upgraded hardcourts.
- 4 'The Bridge' - a landscape space expressing the transition from the main campus to the Year 9 campus with planted structures, seating 'pods' and site specific vegetation.
- 5 Existing science wing / canteen courtyard enhanced to provide additional space for student socialisation and improved circulation.
- 6 The 'Village Green' - the existing central oval is transformed into a focus of formal and informal campus activity through strategic building placement and landscape development.
- 7 Year 7/8 courtyard developed as an interactive multifunctional space with a play space, informal hardcourt and kitchen garden.
- 8 The unused lower corner of the site is developed as an environmental zone, including wetland and woodland areas providing exploration opportunities, environmental studies and potentially windbreak planting.

- 9 The existing swale is softened as a landscape element through planting of trees and wetland species where appropriate.
- 10 The existing garden form and features, including the recently restored grotto, are retained and enhanced with new complementary plantings to create a quiet, peaceful space for students and community.
- 11 The existing car park in the vicinity of the historic building (now the Senior Centre) is removed to create a landscape forecourt / gathering space and a new car park is constructed closer to Hopetoun Road.
- 12 Removal of existing buildings creates the opportunity for a new formal courtyard with potential for sculpture and group learning /collaboration and College events.
- 13 Memorial garden retained into the future.
- 14 Existing courtyard simplified to provide clear access and integration with formal courtyard (12)
- 15 Existing batter modified to provide terraced seating looking over enhanced lower oval



Land Design Partnership

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**EMMANUEL COLLEGE
WARRNAMBOOL
LANDSCAPE
MASTERPLAN**

SCALE 1:750 @ A1 | 1:1500 @ A3 DATE 18.10.21
DRAWN BY SW CHD LF
REV: LSK01

**ADVERTISED
PLAN**

MASTERPLAN I 10. AREA GUIDELINES & ANALYSIS

The school's current enrolment is approximately 1,250. There is projected local growth, to a preferred long-term enrolment (LTE) to a maximum of approximately 1,350 students.

We have used the standard are figures produces by the Melbourne Archdiocese Catholic Schools (MACS) as a comparative figure to illustrate either the shortfall or oversupply of the facilities across the campus.

The overall existing floor area, as of August 2021, is approximately 12,000sqm, making the square metre rate per student around 7sqm/ student or 20% below the MACS guideline of a maximum 9.75sqm/ student for secondary schools.

Compared to the MACS guidelines, there is a particular shortage across the school of general learning areas. This outcome is supported by the briefing sessions held with the school as part of this master plan process - but also reflects the use of the Rice Campus for senior students. The long term floor area for General Learning Areas is well below the guidelines but will be increased by the additional space realised in the proposed Year 9 Centre.

The current reduction in science will be improved by the current work being undertaken, and this has been allowed for in the existing conditions area analysis.

The existing student amenities are currently low within all existing buildings. The proposed masterplan will aim to increase the number of student amenities across the campus. Existing Administration/Staff areas closely match the MACS guidelines. The shortfall in staff area could easily be achieved with the inclusion of localised staff rooms within the proposed facilities.

Additional floor area would be realised in Stage 1 works as follows:

- Up to 9x additional GLAs
- Science
- Prohject Based Learning
- Shared/breakout space
- Amenities
- Staff facilities
- A central gathering space for multiple classes
- A covered outdoor court.

Additional floor area would be realised in Stage 2 works as follows:

- Larger food tech room and kitchen garden
- Up to 10 x additional GLAs and new shared/breakout space
- Amenities
- Staff facilities

MACS Area Allowances vs Emmanuel College's Areas

EMMANUEL COLLEGE
Master Plan Facilites Schedule

Rev_02
24-Apr-22

Entitled Areas	Existing Number of Spaces	Existing Areas (m2)	Area per Student(m2)	Proposed Area per Student (m2)	Proposed Areas (m2)	Excess +/- (m2)
			1250 students	1350 stsudents		
Library	1	849	0.68	0.76	1140	-291
General Learning Areas	38	2434	2.07	3.44	4650	-2216
General Learning Relocatable	11	149				
Physical Education / Courts + Gym	-	1496	1.20	1.11	1496	0
Foyer		730			730	
Adminstration / Staff	-	1037	0.83	1.11	1500	-463
Pupil's Amenities	5	474	0.38	0.67	900	-426
Science	6	749	0.60	1.00	1350	-601
Art	5	603	0.48	0.56	750	-147
Technology / VET	4	602	0.48	0.57	765	-163
Food Technology / Textiles	5	317	0.25	0.39	525	-208
PAC / Music / Drama / Dance	-	563	0.45	0.42	563	0
Foyer/Reception		129		0.10	129	
Chapel	1	107				107
Agriculture / Horticulture		70			290	-220
other/walkway/cafeteria		1757				
Total Area	76	12066	7.42	10.95	14787.7	-4628

Note:
* Travel / Engineering is included in area
* Classification of Gym & Library not included as teaching space

PROJECT DETAILS I 11. PRIORITY PROJECTS & STAGING

The masterplan proposes increasing the McAuley Campus’s overall capacity to realise a fully integrated Year 7-12 College slowly. The relocation of both the senior students followed by the Year 9s on McAuley Street will considerably increase the number of students across the campus and require supporting teaching and specialist spaces. A landscape design that will provide successful sports, play, social and outdoor learning space will be essential for the college. Catering for the school’s growth and an integrated landscape is at the heart of the proposed masterplan.

The following staged rollout considers the need for Emmanuel College to maintain a fully operational business while construction and refurbishment projects happen around them.

Stage 1 consists of the following works:

The work on the Crawley Street site can potentially establish building works independent from the existing campus and therefore have minimal impact on the school’s operation. The connecting landscape will only be completed once the maintenance facilities have been constructed in their new location on the only land on the west of the campus adjoining Hopetoun Road. At this stage, the works area will be fenced off to ensure separation between the school staff and students and the contractor’s team.

The opportunity to construct the maintenance facilities, the new road network and carpark, could be considered a single contract along with the relocation of the car parking at the front of the school and could take place at any time before the completion of the Year 9 Centre.

Stage 2 consists of the following works:

The existing relocatables will have to be relocated to the south of the existing Year 7/8 building before this stage of the works. This works site will have to be separated from the current student routes into the Year 7/8 building for the duration of the build, meaning alternative access paths will have to be set out. The link building that provides shared / breakout space for both the existing and proposed buildings will have to be constructed during the long break to enable the continued use of the year 7/8 building.

The new external spaces including productive garden, will form part of this project, along with the refinishing of the internal access road used for maintenance. The landscape works around the central oval - including the covered walkway - could be undertaken at any time after the completion of the Stage 2 works

Stage 3 consists of the following works:

Stage 3 is a more difficult area to work in, being in the centre of the school but similar to the science centre. The refurbishment will be fenced off to separate the students from the building works and contractors. Construction access could be achieved from Ardlie Street with huts occupying part of the car park. Demolition of the existing food tech spaces and the western classrooms can then commence. The new 2-storey senior learning centre can then be constructed and will include the new art faculty.

On the completion of this stage of works, the classroom directly to the south of the science block can be demolished to enable the new central, sculpture courtyard to be constructed. The existing art block can also be demolished, and a new sport’s court completed for the senior students. A new a sport’s court to the north of G Block for students will be completed as well.

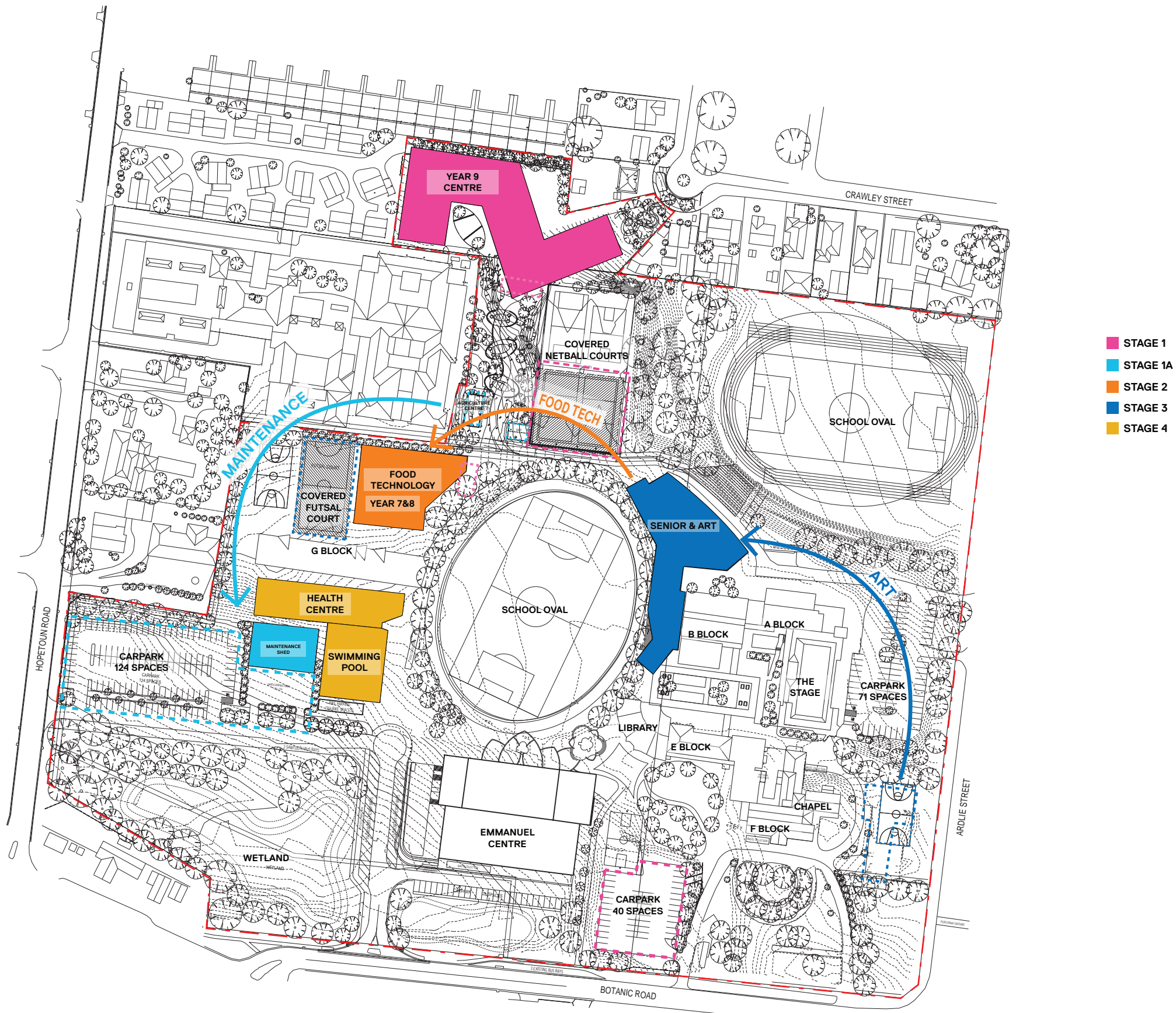
Improvements to Student Outcomes, Engagement and Wellbeing

- Connecting the convent back into the campus, through a central courtyard at the heart of the school.
- Increasing the overall number of teaching spaces to accommodate future growth and create more flexible spaces.
- Creating a fully integrated campus and the ability to have all age groups within the single site.
- Access to a variety of learning and teaching spaces provide students with opportunities to engage in their passions and greater self-directed learning.
- Improved opportunities to engage with outdoor learning.
- Improved vertical access across the school and accessibility of classrooms for disabled students or staff.
- Improved landscape play and social spaces throughout the campus.

Durable, Flexible and Sustainable

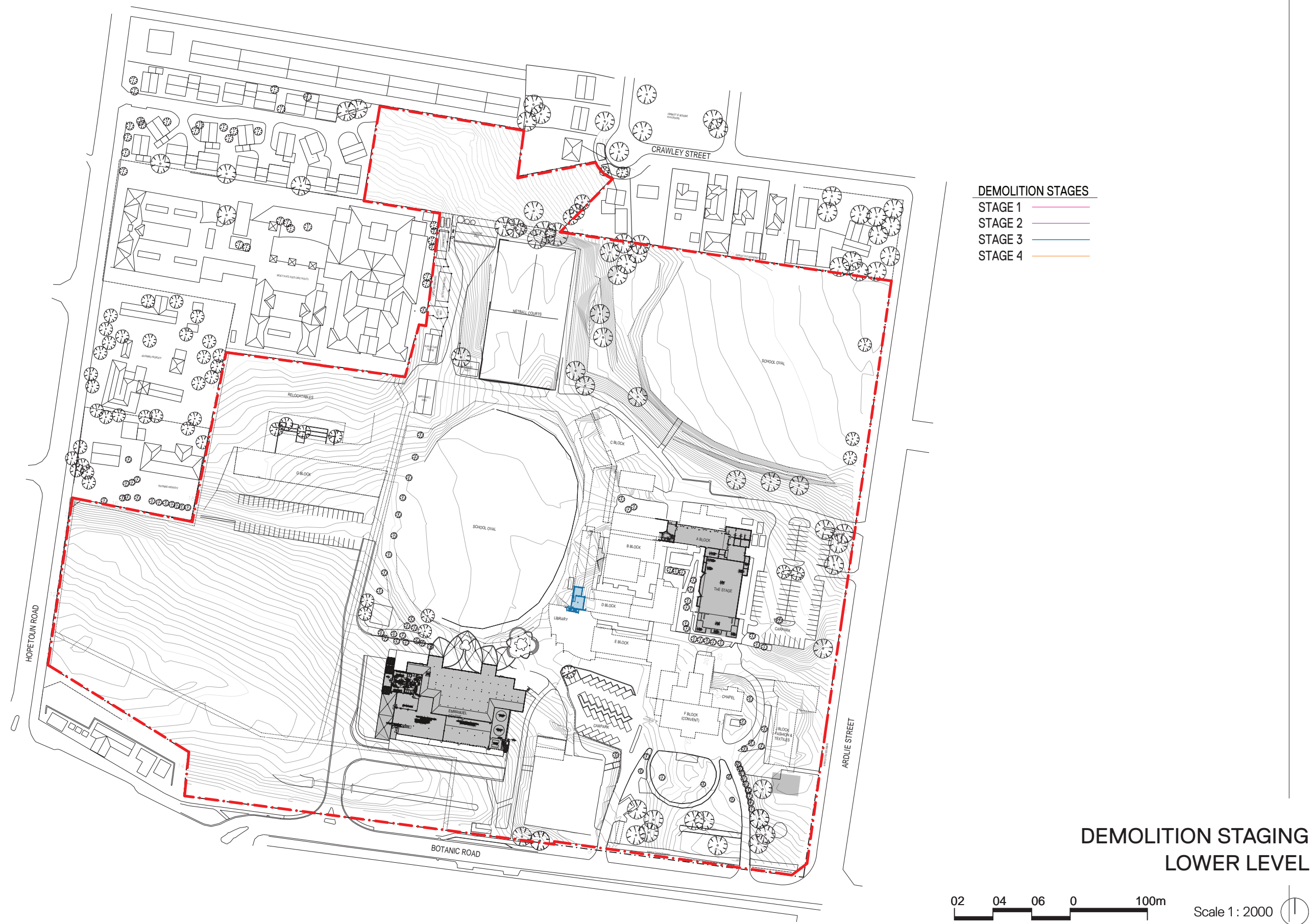
- Opportunities for use of solar energy generation and storage to be explored.
- Opportunities for water capture and reuse can be explored
- Introduction of high levels of passive environmental design to be incorporated in new facilities.
- Materials and finishes will be selected for their robust performance, low-maintenance requirements and longevity.
- Revegetation of parts of the site would restore flora and fauna, prevent water rain runoff and provide learning opportunities.

PROJECT DETAILS | 11. PRIORITY PROJECTS & STAGING

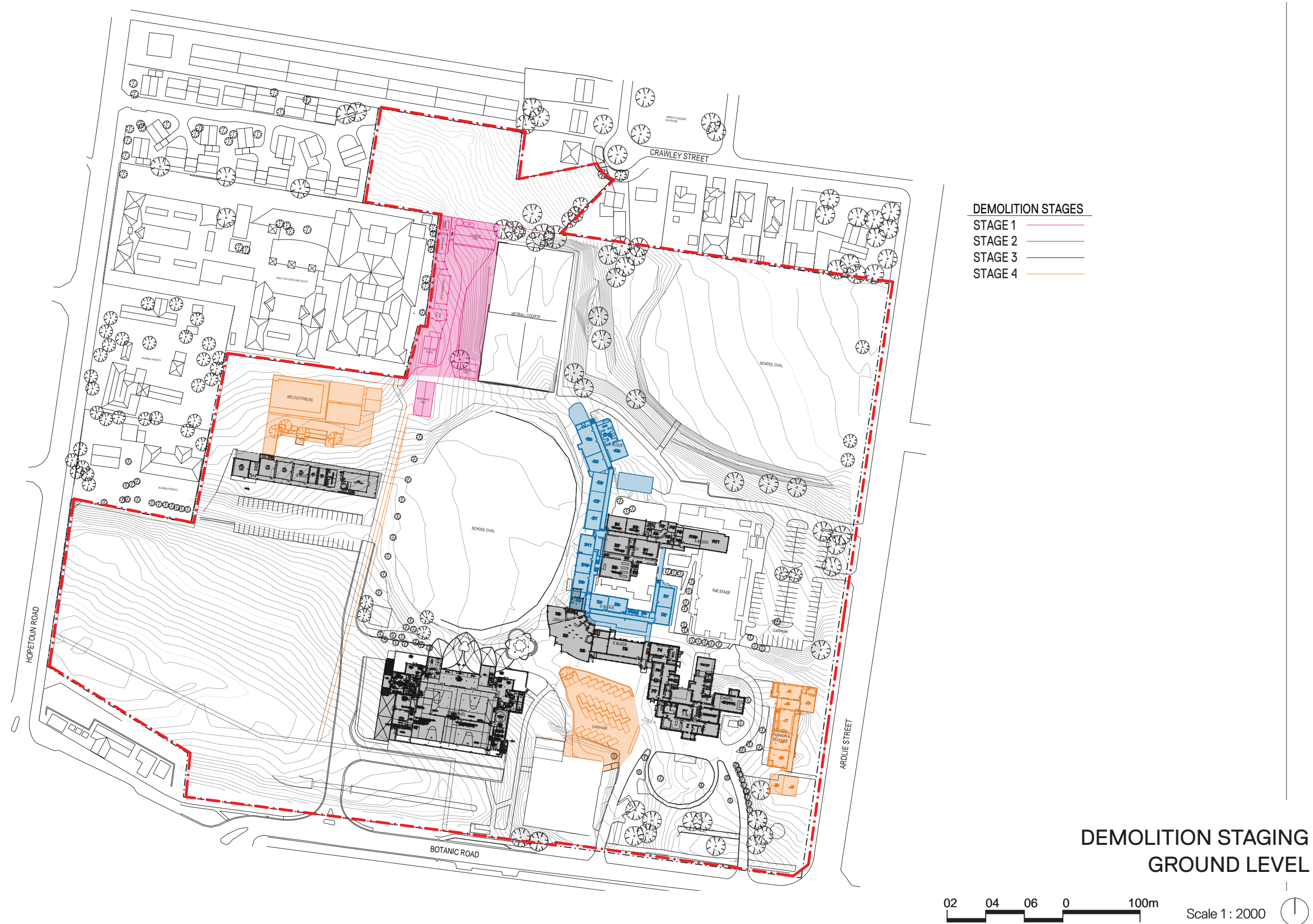


Scale 1 : 2000

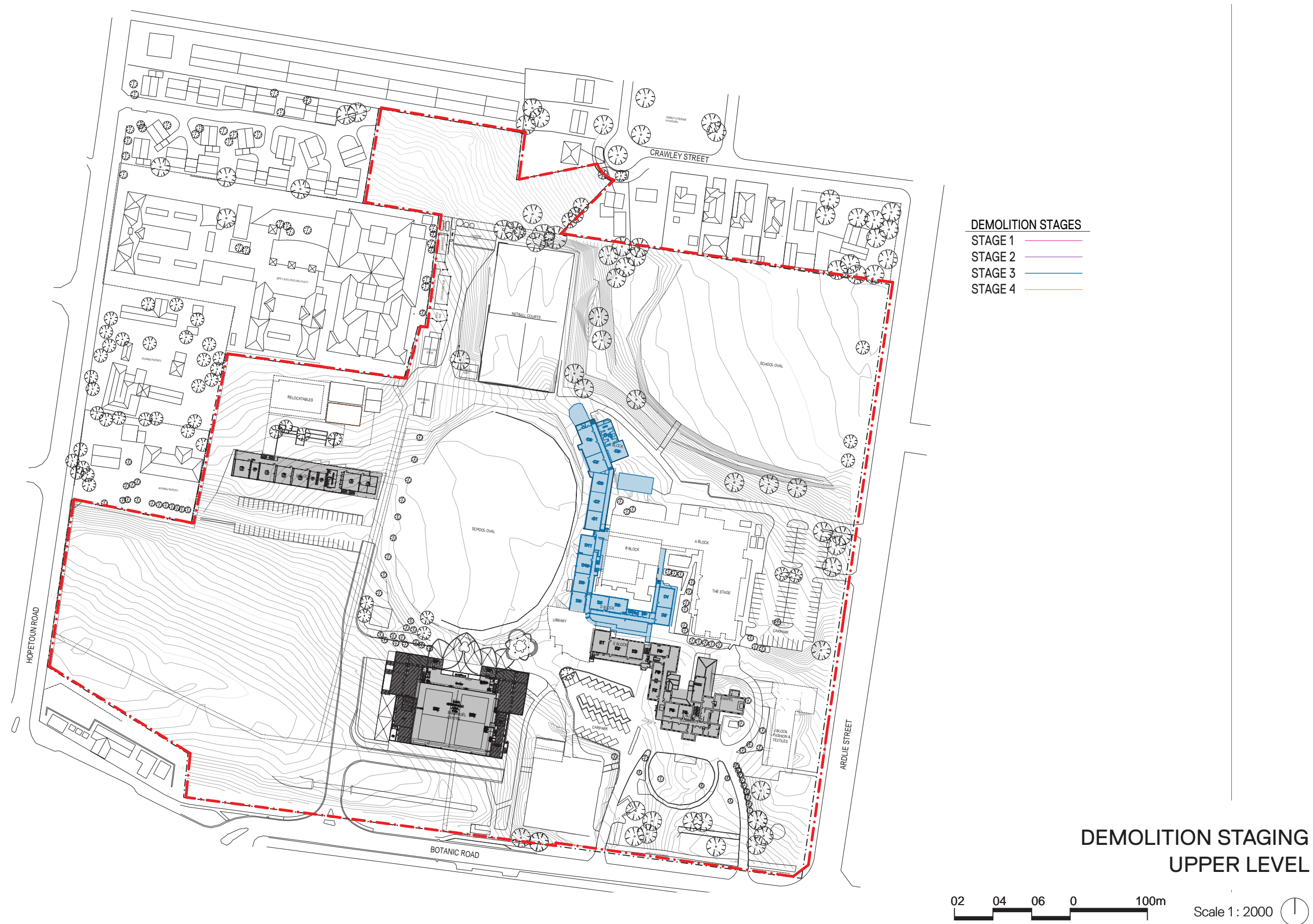
PROJECT DETAILS I 11. PRIORITY PROJECTS & STAGING



PROJECT DETAILS I 11. PRIORITY PROJECTS & STAGING



PROJECT DETAILS I 11. PRIORITY PROJECTS & STAGING



**ADVERTISED
PLAN**

PROJECT DETAILS | 12. COST PLAN A



Masterplan Works
at
Emmanuel College, Warrnambool
for
Baldasso Cortese

Elemental Summary

Feasibility Cost Plan
Rev A

McLeod + Aitken Limited
Chartered Quantity Surveyors
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23-03-2022

Emmanuel College, Warrnambool
Masterplan Works
Feasibility Cost Plan; Notes
Mar-22

General

Project: -
Scope of works for the project comprises development of the existing Emanuel College at Warrnambool across multiple stages of works. Across the works stages the existing campus is extended to the North and South West with development on existing Greenfield land.

Cost Plan compiled in accordance with Baldasso Cortese Masterplan Document received 11th August 2021 with the following stages of works: -

Stage 1 - Year 9 Precinct

- Demolition of existing small house on site and removal of maintenance sheds
- Clearance of area for works and landscaping
- Construction of new Year 9 Building comprising two storey modern construction with internal and external learning/break-out spaces
- Fit-Out comprising 2 x Science Labs, Workshop Spaces, General Classroom/Flexible Learning Spaces & Internal Half Basketball Court
- Fit-Out assumes flexible classroom spaces with collaborative area's/break-outs - sliding doors etc to open up spaces
- Carpet/Vinyl floor finishes, plasterboard ceilings
- Lift and Stair access to Level 1
- ESD considerations allowance
- Construction of new linking pathway and surrounding landscape to main campus
- Allowance for soft landscaping to balance of site area around building
- Staging of Works to comprise decant of existing
- New Perimeter Fencing around North & West of perimeter to neighbouring dwellings

Stage 2 - Food Technology & Year 7/8 Building

- Demolition of existing covered court on site of proposed stage
- Allowance for breaking out paving's etc to allow for works and landscaping
- Formation of new building via extension to existing building -a allowance for forming connection to existing structure etc
- Construction of new Food Tech & Year 7/8 Building comprising two storey modern construction with internal/external learning & break-out spaces
- 80%/20% ratio allowed for Fully Enclosed Area/Undercover areas from Area on plan
- Fit-Out comprising Food Tech Kitchens/Workspace Classrooms and General Classroom/Flexible Learning Spaces
- Fit-Out assumes flexible classroom spaces with collaborative area's/break-outs - sliding doors etc to open up spaces
- Carpet/Vinyl floor finishes, plasterboard ceilings
- Lift and Stair access to Level 1
- ESD considerations allowance
- Construction of new open Harcourt area + Productive Gardens
- Allowance for landscaping across balance of stage area
- Staging of Works to comprise decant of existing C & D Buildings into new building on completion

Stage 3 - Senior & Specialist

- Partial Demolition of existing Building C&D spaces
- Allowance for breaking out paving's etc to allow for works and landscaping
- Formation of new building via extension to existing building -allowance for forming connection to existing structure etc
- Construction of new Senior & Specialist Building comprising two storey modern construction with internal/external learning & break-out spaces
- 80%/20% ratio allowed for Fully Enclosed Area/Undercover areas from Area on plan
- Fit-Out comprising Art Classrooms, Specialist Art Workshop areas (Pottery, Sculpture etc) and General Classroom/Flexible Learning Spaces
- Fit-Out assumes flexible classroom spaces with collaborative area's/break-outs - sliding doors etc to open up spaces
- Carpet/Vinyl floor finishes, plasterboard ceilings
- Lift and Stair access to Level 1
- ESD considerations allowance
- Construction of new Sculpture Garden on site of demolished buildings
- Construction of Amphitheatre type seating/terracing to Eastern Oval
- Allowance for landscaping across balance of stage area
- Staging of Works to comprise decant of existing J Block Building into new space on completion

Stage 4 - Senior Court & Car Park Works

PROJECT DETAILS | 12. COST PLAN A

Emmanuel College, Warrnambool		Emmanuel College, Warrnambool	
Masterplan Works		Masterplan Works	
Feasibility Cost Plan; Notes		Feasibility Cost Plan; Notes	
<div><div></div><div><div>- Demolition of existing J Block Building and Removal of Building to existing hardcourt area adjacent main building</div><div>- Formation of 2no. New open hardcourts</div><div>- Breaking out and uplift of existing car park area to allow for landscaping works</div><div>- Reconfiguration of layout and formation of new Senior Court landscaped area on site of existing car park</div><div>- New Shade Sail covered area adjacent to main building</div><div>- Staging of works to comprise decant of existing building/store area on hard standing to new maintenance sheds</div></div></div>		<div><div></div><div><div>Exclusions</div><div></div><div>The following items are specifically excluded from this cost plan: -</div><div>GST</div><div>Legal Fees</div><div>Temporary Teaching/Accommodation Facilities - Relocatable etc</div><div>Delay or acceleration costs</div><div>Excavations in rock or other unforeseen ground conditions</div><div>Cost of finance</div><div>Ground water control</div><div>Works to Existing Areas/Buildings not detailed on Masterplan</div><div>Compliance Upgrades Works to existing buildings</div><div>Refurbishment Works to existing retained buildings</div><div>Traffication Works for Access to site other than 1no. New Crossover</div><div>Works outside of Site Perimeter</div><div>Out of Sequence Works - i.e. enabling works for Future Stages within earlier Stages other than Construction of New Maintenance Sheds in Stage 1</div><div>Cost Escalation beyond June 23</div></div></div>	
<div><div></div><div><div>Stage 5 - 50m Swimming Pool & Health Building, Car Park & Wetlands</div><div>- Development of existing Greenfield land to South West of site</div><div>- Formation of new access road across site from Hopetoun Road with new crossover and forming roundabout at junction with existing site arterial roads</div><div>- Allowance for cut/fill across North portion of stage above access road and for dewatering and land drainage alterations into existing retarding basin to become Wetlands</div><div>- Construction of new Single Level Building comprising 50m 8 lane internal Swimming Pool with spectator and change/amenities spaces</div><div>- Fit-out in addition to Pool area to comprise 2 x classrooms, Entry/Foyer area</div><div>- Feature Landscaped Social/Break-Out space to front of building forming a Courtyard between existing building opposite</div><div>- Paving's/Connecting pathways between stage and adjacent campus areas</div><div>- Formation of new Western Car Park and Drop-Off Area off new Access Road</div><div>- Southern portion of stage to be landscaped as a 'Wetlands' area</div><div>- Existing retarding basin to be landscaped to form wetlands with river stones, planting, mature trees to enclose</div><div>- Allowance for new perimeter fencing around stage</div><div>- New Elevated Deck Space projecting out over Wetland</div></div></div>			
<div><div></div><div><div>Cost Plan Assumptions: -</div><div></div><div>The following scope assumptions have been made in compiling this cost plan: -</div><div></div><div><div>General Assumptions/Allowances & Provisions: -</div><div>- All new buildings assumed to be constructed mix of Cladding/Glazed envelopes with Ground Slab and Suspended Slab to Upper Floors</div><div>- Provision for Lifts & Stairwells to all 2 Level Buildings</div><div>- Fit-Out based off area analysis assumptions shown overleaf for each new building - fit-out cost assumptions made on functional usage of space/area</div><div>- Fire Services comprising Hydrants/Hose Reels and Automatic Sprinklers included for all buildings</div><div>- Provision for Mechanical Heating/Cooling & Ventilation to all Buildings</div><div>- Provision for Toilet/Amenities Facilities to all Buildings</div><div>- Enhanced ESD allowance included for all buildings - general provision</div><div>- Allowance for external learning decks/areas to all buildings except Swimming Pool at approx. 20% of area on plan</div><div>- Landscaping assumed to comprise soft and hard elements</div><div>- Provision for Contingencies on each Stage at 15%</div><div>- Provision for Escalation at 3.5% per annum</div><div>- Provision for Head Contract Preliminaries at 13% on all Construction Costs</div><div>- Provision for extension of Mains Services/Supplies and Upgrades included for each stage</div></div></div></div>			
<div><div></div><div><div>Staging Assumptions: -</div><div>- All works costed assuming Construction commencing June '23</div><div>- Costing for Year 9 Buildign updated in line with Cost Plan A Rev C to reflect recent Schematic Design</div></div></div>			
Notes	Emmanuel College Warrnambool - Cost Plan - Masterplanning - No Escalation	Notes	Emmanuel College Warrnambool - Cost Plan - Masterplanning - No Escalation

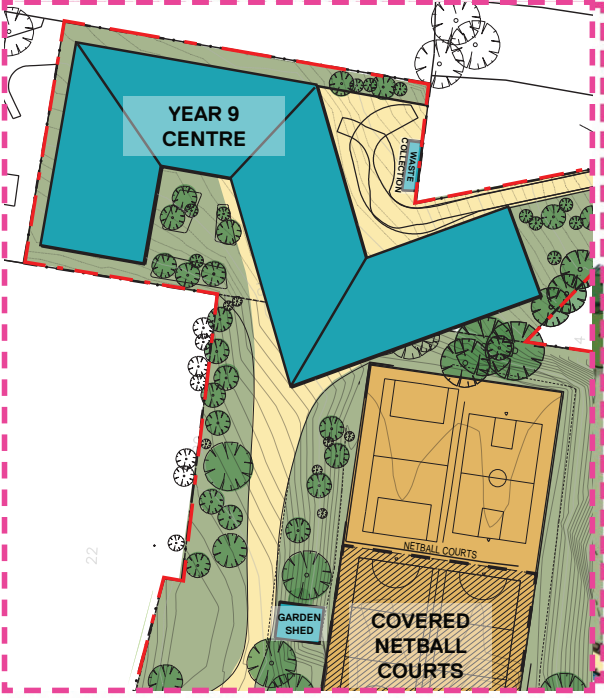
PROJECT DETAILS | 12. COST PLAN A

Emmanuel College, Warrnambool				Mar-22
Masterplan Works				
Area Schedule Summary & Assumptions				
Elem Code	Element	Area m2	Total \$	Cost \$/m2
Stage 1 - Year 9 Precinct				
Year 9 - Building Area				
	Ground Floor Construction - FECA & UCA	1900 m2		
	First Floor Construction - FECA & UCA	600 m2		
	Functional Area Assumptions			
	Science Labs (2no.)	200 m2		
	General Classrooms - Flexible Learning Spaces (10no.)	800 m2		
	Workshop Areas	400 m2		
	Half Basketball Court - assumed internal c7m high	400 m2		
	Toilets/Amenities	100 m2		
	Circulation/Storage	300 m2		
	External Learning Decks/Void Spaces etc	300 m2		
			2,500.00 m2	
New Maintenance Building				
	Ground Floor Construction - FECA	525 m2		
	Functional Area Assumptions			
	Basic Workshop/Storage Area	525 m2		
			525.00 m2	
External Space/Landscaping				
	General Landscaped Area around Year 9 Building	3200 m2		
	Linked Pathway & Surrounding Landscape	1250 m2		
	Gatehouse Building	200 m2		
	Surrounding Paving's/Access To New Maintenance Building	450 m2		
			5,100.00 m2	
Stage 2 - Food Tech & Years 7/8				
New Food Tech & Years 7/8 Building				
	Ground Floor Construction - FECA & UCA	1900 m2		
	First Floor Construction - FECA & UCA	1900 m2		
	Functional Area Assumptions			
	Food Tech Kitchen Spaces	700 m2		
	General Classrooms - Flexible Learning Spaces	1500 m2		
	Toilets/Amenities	150 m2		
	Circulation/Storage	700 m2		
	External Learning Decks/Void Spaces etc	750 m2		
			3,800.00 m2	
External Space/Landscaping				
	General Landscaped Area around New Building	1900 m2		
	Productive Garden	500 m2		
	Hardcourt	800 m2		
			3,200.00 m2	

Emmanuel College, Warrnambool				Mar-22
Masterplan Works				
Area Schedule Summary & Assumptions				
Elem Code	Element	Area m2	Total \$	Cost \$/m2
Stage 3 - Senior & Specialist				
New Senior & Specialist Building				
	Ground Floor Construction - FECA & UCA	1750 m2		
	First Floor Construction - FECA & UCA	1750 m2		
	Functional Area Assumptions			
	Art Classrooms	500 m2		
	Specialist Art Workshop (Pottery/Sculpture etc)	300 m2		
	General Classrooms - Flexible Learning Spaces	1300 m2		
	Toilets/Amenities	150 m2		
	Circulation/Storage	550 m2		
	External Learning Decks/Void Spaces etc	700 m2		
			3,500.00 m2	
External Space/Landscaping				
	General Landscaped Area around New Building, Oval & Existing	3900 m2		
	Sculpture Garden	850 m2		
	Amphitheatre	700 m2		
			5,450.00 m2	
Stage 4 - Senior Court & Landscaping/Southern Car Park				
External Space/Landscaping				
	Social/Indigenous Landscape; Feature Landscaping	1300 m2		
	Shade Sail Area	250 m2		
	Hardcourts	1250 m2		
	Car Parking	1550 m2		
			4,350.00 m2	
Stage 5 - Swimming Pool/Health & Wetlands				
New 50m Swimming Pool & Health Building				
	Ground Floor Construction - FECA	2200 m2		
	Functional Area Assumptions			
	Swimming Pool Area	1650 m2		
	Change Rooms & Amenities	150 m2		
	General Classrooms - Flexible Learning Spaces (2no.)	200 m2		
	Foyer/Entrance/Circulation	200 m2		
			2,200.00 m2	
External Space/Landscaping				
	Hard Landscaping/Paving/Approaches etc around building	1250 m2		
	Entrance Area Landscaping/Social Area; Feature Landscaping	850 m2		
	Soft Landscaping Generally Around Car Park/Building	1300 m2		
	New Car Park & Drop off Area	3160 m2		
	New Access Road off Hopetoun Road	1100 m2		
			7,660.00 m2	
Wetlands				
	Landscaping across Wetlands	9450 m2		
	Elevated Deck/Platforms	250 m2		
			9,700.00 m2	

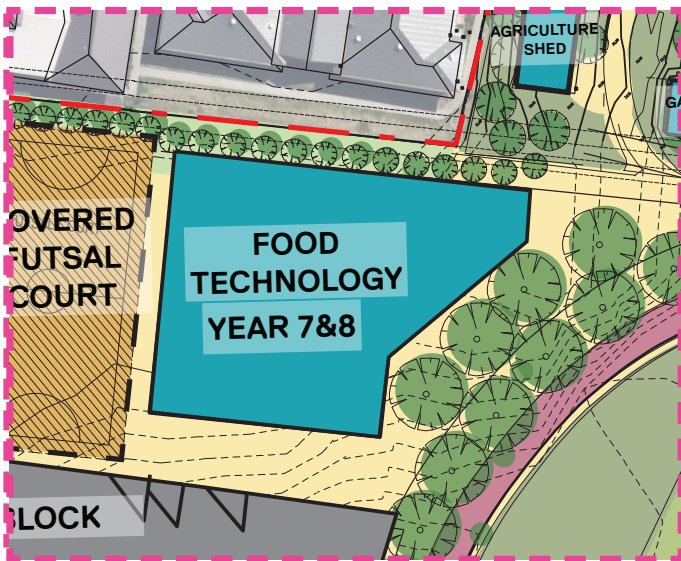
PROJECT DETAILS | 12. COST PLAN A

Emmanuel College, Warrnambool					Mar-22
Masterplan Works					
Cost Summary - Stages					
Elem Code	Element	Base Date	Area m2	Total \$	Cost \$/m2
Stage 1 - Year 9 Precinct			7,850	\$ 18,639,641	\$ 2,374.48
1	Demolition, Alterations & Site Prep (Per Cost Plan A Rev C issued 09.03.22)		8,050	\$ 337,247.26	\$ 42
2	Landscaped Arrival Path & Gatehouse (Per Cost Plan A Rev C issued 09.03.22)		1,450	\$ 892,080.00	\$ 615
3	Year 9 Building (Per Cost Plan A Rev C issued 09.03.22)		2,727	\$ 11,523,994.25	\$ 4,226
4	New Maintenance Building & Access Road		525	\$ 1,041,295.00	\$ 1,983
5	Contingency & Escalation			\$ 2,758,923.30	
6	Design & Authority Fee's			\$ 1,448,434.73	
7	FFE - Yr 9 Building			\$ 637,666.08	
Stage 2 - Food Technology Year 7 & 8			5,100	\$ 20,213,939	\$ 3,963.52
1	Demolition, Alterations & Site Prep		5,100	\$ 209,050.00	\$ 41
2	New Food Technology & Year 7/8 Building (2 Levels)		3,800	\$ 14,343,090.00	\$ 3,774
3	Site Works & Landscaping		3,200	\$ 307,925.00	\$ 96
4	Decanting Existing C&D Block to New Food Tech			\$ 80,000.00	
5	Contingency & Escalation			\$ 2,988,013.00	
6	Design & Authority Fee's			\$ 1,568,706.83	
7	FFE - Food Tech/Yr 7 & 8 Building			\$ 717,154.50	
Stage 3 - Senior & Specialist			6,150	\$ 19,902,622	\$ 3,236.20
1	Demolition, Alterations & Site Prep		6,150	\$ 394,793.75	\$ 64
2	New Senior & Specialist Building		3,500	\$ 13,403,212.50	\$ 3,829
3	Site Works & Landscaping		4,750	\$ 777,440.00	\$ 164
4	Decanting - Existing J Block into New Senior & Art			\$ 50,000.00	
5	Contingency & Escalation			\$ 2,925,089.25	
6	Design & Authority Fee's			\$ 1,681,926.32	
7	FFE - Senior & Specialist Building			\$ 670,160.63	
Stage 4 - Senior Court & Landscaping/Southern Car Park			4,350	\$ 1,076,549	\$ 247.48
1	Demolition, Alterations & Site Prep		4,350	\$ 165,191.88	\$ 38
2	Site Works & Landscaping		4,350	\$ 649,750.00	\$ 149
3	Decanting Maintenance/Storage Shed			\$ 10,000.00	
4	Contingency & Escalation			\$ 164,988.38	
6	Design & Authority Fee's			\$ 86,618.90	
7	FFE			\$ -	
Stage 5 - Swimming Pool/Health & Wetlands			19,310	\$ 21,410,825	\$ 1,108.79
1	Demolition, Alterations & Site Prep		9,860	\$ 266,050.03	\$ 27
2	New 50m Swimming Pool & Health Building		2,200	\$ 13,584,577.50	\$ 6,175
3	Site Works & Landscaping		7,660	\$ 1,391,934.00	\$ 182
4	Wetlands		9,450	\$ 558,785.00	\$ 59
5	Contingency & Escalation			\$ 3,160,269.31	
6	Design & Authority Fee's			\$ 1,659,141.39	
7	FFE/Specialist Equipment			\$ 790,067.33	
DEVELOPMENT TOTAL (ALL STAGES)			\$	81,243,576	

Stage 1 - Year 9 Precinct					
Elem Code	Description	Quantity	Unit	Rate	Total
1 - YEAR 9 PRECINCT					
• Indoor - Outdoor					
• Access to courts					
• 'Bridge'					
• Gate house building					
• Landscape					
					
Demolition, Alterations & Site Prep (Per Cost Plan A Rev C issued 09.03.22)		8,050	m2		
<u>Demolition</u>					
Demolition & Site Prep		1	item	\$ 301,113.63	\$ 301,113.63
Preliminaries		1	item	\$ 36,133.64	\$ 36,133.64
Total				\$	337,247.27
Landscaped Arrival Path & Gatehouse (Per Cost Plan A Rev C issued 09.03.22)		1,450	m2		
<u>Landscaping</u>					
Soft & Hard Landscaping		1	item	\$ 796,500.00	\$ 796,500.00
Preliminaries		1	item	\$ 95,580.00	\$ 95,580.00
Total				\$	892,080.00
Year 9 Building (Per Cost Plan A Rev C issued 09.03.22)		2727	m2		
Foundations & Ground Floor Slabs		1	item	\$ 1,041,793.50	\$ 1,041,793.50
Superstructure; Frame, Stairs, Roof, External Walls & Glazing		1	item	\$ 4,094,695.50	\$ 4,094,695.50
Internal Fit-Out & Formation - Internal Walls, Wall/Ceiling/Floor Finishes, Joinery		1	item	\$ 2,541,491.58	\$ 2,541,491.58
Building Services & Fittings - Electrical, Mechanical, Hydraulic Services, Lighting, Power & Data Outlets, Sanitaryware etc		1	item	\$ 2,138,585.00	\$ 2,138,585.00
External Services & Drainage		1	item	\$ 472,715.00	\$ 472,715.00
Preliminaries		1	item	\$ 1,234,713.67	\$ 1,234,713.67
Total				\$	11,523,994.25
New Maintenance Building & Access Road		525	m2		

PROJECT DETAILS | 12. COST PLAN A

Emmanuel College, Warrnambool					Mar-22
Masterplan Works					
Stage 1 - Year 9 Precinct					
Elem Code	Description	Quantity	Unit	Rate	Total
Maintenance Building					
	Foundations; assumed basic strip and pad footings	525	m2	\$ 125.00	\$ 65,625.00
	Ground Floor concrete slab	525	m2	\$ 250.00	\$ 131,250.00
	Steel Structural Portal framing	525	m2	\$ 120.00	\$ 63,000.00
	External walls/Claddings	525	m2	\$ 300.00	\$ 157,500.00
	Steel Roof Structure	525	m2	\$ 120.00	\$ 63,000.00
	Roof Cladding; assumed kliplok Colourbond cladding	525	m2	\$ 80.00	\$ 42,000.00
	Roof Drainage	525	m2	\$ 35.00	\$ 18,375.00
	Skylights etc	1	item	\$ 25,000.00	\$ 25,000.00
	External Doors; large format roller doors (assume 6no.) + Access Doors	1	item	\$ 97,500.00	\$ 97,500.00
Fit-Out					
	Workshop/Storage Space	525	m2	\$ 150.00	\$ 78,750.00
	Services Infrastructure	1	item	\$ 50,000.00	\$ 50,000.00
	Paving's/Access Around Building	450	m2	\$ 110.00	\$ 49,500.00
Form Temporary Access Road					
	Access Road; temporary access track/road to new maintenance Shed Area	1	item	\$ 50,000.00	\$ 50,000.00
	Decant Equipment from existing sheds to new building	1	item	\$ 30,000.00	\$ 30,000.00
	Preliminaries @ 13%	1	item	\$ 119,795.00	\$ 119,795.00
Total				\$	1,041,295.00
Contingency & Escalation					
	Construction Contingency - 10%	1	item	\$ 1,379,461.65	\$ 1,379,461.65
	Design Contingency - 5%	1	item	\$ 689,730.83	\$ 689,730.83
	Cost Escalation - Jun 23 - 5%	1	item	\$ 689,730.83	\$ 689,730.83
Total				\$	2,758,923.30
Design & Authority Fee's					
	Consultant & Authority Fees - 10.5%	1	item	\$ 1,448,434.73	\$ 1,448,434.73
Total				\$	1,448,434.73
Fixtures, Fittings & Equipment (Per Cost Plan A Rev C)					
Fixtures, Fittings and Equipment					
	Loose Furniture, Equipment Allowance - 5% Construction value Yr9 Building	5.0%	item	\$ 12,753,321.51	\$ 637,666.08
Total				\$	637,666.08
TOTAL FOR STAGE				\$	18,639,640.62

Emmanuel College, Warrnambool					Mar-22
Masterplan Works					
Stage 2 - Food Technology Year 7 & 8					
Elem Code	Description	Quantity	Unit	Rate	Total
					
5 - YEAR 7, 8 & FOOD TECHNOLOGY					
<ul style="list-style-type: none">• Food technology• Productive gardens• Classroom• Shared space• Outdoor learning					
Demolition, Alterations & Site Prep		5100 m2			
<u>Demolition</u>					
	Allow to demolish existing Covered Courts	1	item	\$ 50,000.00	\$ 50,000.00
	Break out paving's etc across stage 2 area	4,000	m2	\$ 17.50	\$ 70,000.00
	Demolish existing maintenance sheds etc	1	item	\$ 15,000.00	\$ 15,000.00
	Form openings to existing building for extension	1	item	\$ 50,000.00	\$ 50,000.00
	Preliminaries @ 13%	1	item	\$ 24,050.00	\$ 24,050.00
Total				\$	209,050.00
New Food Technology & Year 7/8 Building (2 Levels)		3800 m2			
	Foundations & Groundworks allowance	1	item	\$ 400,000.00	\$ 400,000.00
	Ground Floor concrete slab	1,900	m2	\$ 265.00	\$ 503,500.00
	Upper Floors; Suspended Slab	1,900	m2	\$ 420.00	\$ 798,000.00
	Upper Floors; Stairwells & Lift Core	1	item	\$ 100,000.00	\$ 100,000.00
	Structural Framing	3,800	m2	\$ 160.00	\$ 608,000.00
	External walls/Claddings	3,800	m2	\$ 575.00	\$ 2,185,000.00
	Steel Roof Structure	1,900	m2	\$ 150.00	\$ 285,000.00
	Roof Cladding; assumed kliplok Colourbond cladding	1,900	m2	\$ 140.00	\$ 266,000.00
	Roof Drainage	1,900	m2	\$ 55.00	\$ 104,500.00
	Glazing	1	item	\$ 750,000.00	\$ 750,000.00
	External Doors	1	item	\$ 85,000.00	\$ 85,000.00
	Extra over interface to existing building (Extension)	1	item	\$ 100,000.00	\$ 100,000.00
<u>Fit-Out</u>					
	Food Tech Labs/Workspaces	700	m2	\$ 2,580.00	\$ 1,806,000.00
	General Classrooms - Flexible Learning Spaces	1,500	m2	\$ 1,505.00	\$ 2,257,500.00
	Toilets/Amenities	150	m2	\$ 2,835.00	\$ 425,250.00
	Circulation/Storage	700	m2	\$ 680.00	\$ 476,000.00
	External Learning Decks/Void Spaces etc	750	m2	\$ 475.00	\$ 356,250.00
	ESD Allowance	1	item	\$ 300,000.00	\$ 300,000.00
	Fire Services	3,800	m2	\$ 115.00	\$ 437,000.00
	Lift Installation	1	item	\$ 100,000.00	\$ 100,000.00
	External Services Upgrades/Infrastructure	1	item	\$ 350,000.00	\$ 350,000.00
	Preliminaries @ 13%	1	item	\$ 1,650,090.00	\$ 1,650,090.00

PROJECT DETAILS | 12. COST PLAN A

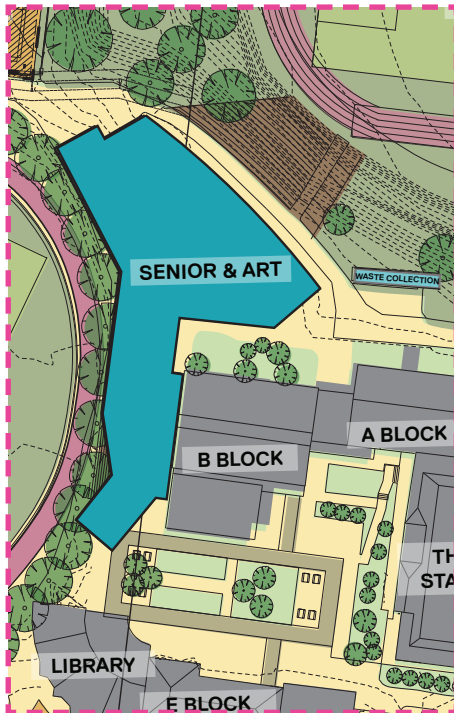
Emmanuel College, Warrnambool					Mar-22
Masterplan Works					
Stage 2 - Food Technology Year 7 & 8					
Elem Code	Description	Quantity	Unit	Rate	Total
			Total	\$	14,343,090.00
Site Works & Landscaping		3,200	m2		
<u>External/Site Works to Stage</u>					
	Allowance for External Hardcourt (Uncovered)	800	m2	\$ 140.00	\$ 112,000.00
	Basic Landscaping around new building/Majority Soft landscape	1,900	m2	\$ 45.00	\$ 85,500.00
	Extra over Productive/Kitchen Garden	500	m2	\$ 150.00	\$ 75,000.00
	Preliminaries @ 13%	1	item	\$ 35,425.00	\$ 35,425.00
			Total	\$	307,925.00
Decanting Existing C&D Block to New Food Tech					
<u>Decant</u>					
	Remove/relocate equipment from covered courts and buildings to be demolished	1	item	\$ 5,000.00	\$ 5,000.00
	Decant existing C&D Block into new Food Tech	1	item	\$ 75,000.00	\$ 75,000.00
			Total	\$	80,000.00
Contingency & Escalation					
	Construction Contingency - 10%	1	item	\$ 1,494,006.50	\$ 1,494,006.50
	Design Contingency - 5%	1	item	\$ 747,003.25	\$ 747,003.25
	Cost Escalation - Jun 23 @ 5%	1	item	\$ 747,003.25	\$ 747,003.25
			Total	\$	2,988,013.00
Design & Authority Fee's					
	Consultant & Authority Fees - 10.5%	1	item	\$ 1,568,706.83	\$ 1,568,706.83
			Total	\$	1,568,706.83
Fixtures, Fittings & Equipment					
<u>Fixtures, Fittings and Equipment</u>					
	Loose Furniture, Equipment Allowance - 5% Construction Value of New Build	5.0%	item	\$ 14,343,090.00	\$ 717,154.50
			Total	\$	717,154.50
TOTAL FOR STAGE				\$	20,213,939.33

Emmanuel College, Warrnambool

Masterplan Works

Stage 3 - Senior & Specialist

Mar-22

Elem Code	Description	Quantity	Unit	Rate	Total
<div><div></div><div><h3>2 - SENIOR & SPECIALIST</h3><ul style="list-style-type: none">• Amphitheatre to oval• 2 level building• Art• Classrooms• Formal Sculpture garden</div></div>					
Demolition, Alterations & Site Prep		6150 m2			
<u>Demolition</u>					
	Allow to demolish existing Building from Area	2,250	m2	\$ 85.00	\$ 191,250.00
	Break out paving's etc across stage 3 area	4,750	m2	\$ 17.50	\$ 83,125.00
	Form openings to existing building for extension	1	item	\$ 75,000.00	\$ 75,000.00
	Preliminaries @ 13%	1	item	\$ 45,418.75	\$ 45,418.75
				Total	\$ 394,793.75
New Senior & Specialist Building		3500 m2			
	Foundations & Groundworks allowance	1	item	\$ 400,000.00	\$ 400,000.00
	Ground Floor concrete slab	1,750	m2	\$ 265.00	\$ 463,750.00
	Upper Floors; Suspended Slab	1,750	m2	\$ 420.00	\$ 735,000.00
	Upper Floors; Stairwells & Lift Core	1	item	\$ 100,000.00	\$ 100,000.00
	Structural Framing	3,500	m2	\$ 160.00	\$ 560,000.00
	External walls/Claddings	3,500	m2	\$ 575.00	\$ 2,012,500.00
	Steel Roof Structure	1,750	m2	\$ 150.00	\$ 262,500.00
	Roof Cladding; assumed kliplok Colourbond cladding	1,750	m2	\$ 140.00	\$ 245,000.00
	Roof Drainage	1,750	m2	\$ 55.00	\$ 96,250.00
	Glazing	1	item	\$ 680,000.00	\$ 680,000.00
	External Doors	1	item	\$ 175,000.00	\$ 175,000.00
	Extra over interface to existing building (Extension)	1	item	\$ 75,000.00	\$ 75,000.00
<u>Fit-Out</u>					
	Art Classrooms	500	m2	\$ 1,930.00	\$ 965,000.00
	Specialist Art Workshop (Pottery/Sculpture etc)	300	m2	\$ 2,835.00	\$ 850,500.00
	General Classrooms - Flexible Learning Spaces	1,300	m2	\$ 1,505.00	\$ 1,956,500.00
	Toilets/Amenities	150	m2	\$ 2,835.00	\$ 425,250.00
	Circulation/Storage	550	m2	\$ 680.00	\$ 374,000.00
	External Learning Decks/Void Spaces etc	700	m2	\$ 475.00	\$ 332,500.00

PROJECT DETAILS I 12. COST PLAN A

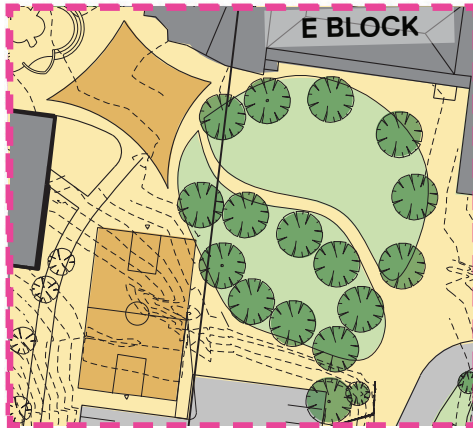
Emmanuel College, Warrnambool					
Masterplan Works					Mar-22
Stage 3 - Senior & Specialist					
Elem Code	Description	Quantity	Unit	Rate	Total
	ESD Allowance	1	item	\$ 300,000.00	\$ 300,000.00
	Fire Services	3,500	m2	\$ 115.00	\$ 402,500.00
	Lift Installation	1	item	\$ 100,000.00	\$ 100,000.00
	External Services Upgrades/Infrastructure	1	item	\$ 350,000.00	\$ 350,000.00
	Preliminaries @ 13%	1	item	\$ 1,541,962.50	\$ 1,541,962.50
			Total	\$	13,403,212.50
Site Works & Landscaping		4750 m2			
	<u>External/Site Works to Stage</u>				
	Sculpture Garden	850	m2	\$ 250.00	\$ 212,500.00
	Basic Landscaping around new building	3,900	m2	\$ 45.00	\$ 175,500.00
	Amphitheatre to Oval	1	item	\$ 300,000.00	\$ 300,000.00
	Preliminaries @ 13%	1	item	\$ 89,440.00	\$ 89,440.00
			Total	\$	777,440.00
Decanting - Existing J Block into New Senior & Art					
	<u>Decant</u>				
	Decant existing J Block into New Senior & Art	1	item	\$ 50,000.00	\$ 50,000.00
			Total	\$	50,000.00
Contingency & Escalation					
	Construction Contingency - 10%	1	item	\$ 1,462,544.63	\$ 1,462,544.63
	Design Contingency - 5%	1	item	\$ 731,272.31	\$ 731,272.31
	Cost Escalation - Jun 23 @ 5%	1	item	\$ 731,272.31	\$ 731,272.31
			Total	\$	2,925,089.25
Design & Authority Fee's					
	Consultant & Authority Fees - 10.5%	1	item	\$ 1,681,926.32	\$ 1,681,926.32
			Total	\$	1,681,926.32
Fixtures, Fittings & Equipment					
	<u>Fixtures, Fittings and Equipment</u>				
	Loose Furniture, Equipment Allowance - 5% Construction Value of New Build	5.0%	item	\$ 13,403,212.50	\$ 670,160.63
			Total	\$	670,160.63
TOTAL FOR STAGE				\$	19,902,622.44

Stage 3 - Senior & Specialist

Emmanuel College Warrnambool - Cost Plan - Masterplanning - No Escalation

ADVERTISED
PLAN

Stage 4 - Senior Court & Landscaping/Southern Car Park

Elem Code	Description	Quantity	Unit	Rate	To
					
3 - SENIOR COURT					
• P.E. court					
• Social / Indigenous landscape					
• Connecting & Gathering					
Demolition, Alterations & Site Prep		4350 m2			
<u>Demolition</u>					
	Allow to demolish existing Building from Area; J Building; Single Storey	845	m2	\$ 85.00	\$ 71,825.
	Allow to demolish existing portal framed structure from hardstand area	1	item	\$ 20,000.00	\$ 20,000.
	Site Scrape/levelling to landscape for hardcourts	405	m2	\$ 17.50	\$ 7,087.
	Break out existing paving's to New Social landscaping Area	1,550	m2	\$ 18.00	\$ 27,900.
	Break out existing bitumen/hard standing and base course	1,550	m2	\$ 12.50	\$ 19,375.
	Preliminaries @ 13%	1	item	\$ 19,004.38	\$ 19,004.
				Total	\$ 165,191.
Site Works & Landscaping		4350 m2			
<u>External/Site Works to Stage</u>					
	New Hardcourts (uncovered); 2no.	1,250	m2	\$ 140.00	\$ 175,000.
	Social/Indigenous Landscaped Area	1,300	m2	\$ 200.00	\$ 260,000.
	Shade Sail Area	250	m2	\$ 360.00	\$ 90,000.
	Allowance for upgrades to existing landscaped areas	1	item	\$ 50,000.00	\$ 50,000.
	Preliminaries @ 13%	1	item	\$ 74,750.00	\$ 74,750.
				Total	\$ 649,750.
Decanting Maintenance/Storage Shed					
<u>Decant</u>					
	Decant Maintenance/Storage Shed	1	item	\$ 10,000.00	\$ 10,000.
				Total	\$ 10,000.
Contingency & Escalation					
	Construction Contingency - 10%	1	item	\$ 82,494.19	\$ 82,494.
	Design Contingency - 5%	1	item	\$ 41,247.09	\$ 41,247.
	Cost Escalation - Jun '23 @ 5%	1	item	\$ 41,247.09	\$ 41,247.
				Total	\$ 164,988.
Design & Authority Fee's					
	Consultant & Authority Fees - 11.5%	1	item	\$ 86,618.90	\$ 86,618.
				Total	\$ 86,618.
Elem Code	Description	Quantity	Unit	Rate	Total
TOTAL FOR STAGE				\$	1,076,549.15

PROJECT DETAILS | 12. COST PLAN A

Emmanuel College, Warrnambool

Masterplan Works

Stage 5 - Swimming Pool/Health & Wetlands

Mar-22

Elem Code	Description	Quantity	Unit	Rate	Total
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4 - SWIMMING POOL & HEALTH

- Entry
- Staff / Student
- Car park
- Student drop-off
- Maintenance Sheds

Demolition, Alterations & Site Prep		9860 m2			
<u>Site Prep</u>					
	Site Scrape across greenfield area; north of new access road; light vegetation	9,860	m2	\$ 0.75	\$ 7,395.00
	Allowance for balanced Cut/Fill across New Swimming Pool and Parking Area; forming site and formation levels; nominal 350mm across North of site	3,451	m3	\$ 22.50	\$ 77,647.50
	Demolish existing fencing etc across site area	1	item	\$ 2,500.00	\$ 2,500.00
	Allow for minor dewatering/new Ag drains across northern area of site; drain into wetlands	9,860	m2	\$ 15.00	\$ 147,900.00
	Preliminaries @ 13%	1	item	\$ 30,607.53	\$ 30,607.53
Total				\$	266,050.03
New 50m Swimming Pool & Health Building		2200 m2			
	Foundations & Groundworks allowance; extra over excavation/formation of pool area	1	item	\$ 480,000.00	\$ 480,000.00
	Ground Floor concrete slab	2,200	m2	\$ 265.00	\$ 583,000.00
	Structural Framing; single level	2,200	m2	\$ 140.00	\$ 308,000.00
	External walls/Claddings; additional height allowance	2,200	m2	\$ 825.00	\$ 1,815,000.00
	Steel Roof Structure; large span	2,200	m2	\$ 205.00	\$ 451,000.00
	Roof Cladding; assumed kliplok Colourbond cladding	2,200	m2	\$ 140.00	\$ 308,000.00
	Roof Drainage	2,200	m2	\$ 55.00	\$ 121,000.00
	Glazing; Additional height Allowance & Glazed Pool Area	1	item	\$ 850,000.00	\$ 850,000.00
	External Doors	1	item	\$ 140,000.00	\$ 140,000.00
<u>Fit-Out</u>					
	50m Indoor Swimming Pool; 1.0/2.4m deep 21m wide	1	no.	\$ 5,000,000.00	\$ 5,000,000.00
	Extra Over Seating Terrace/Spectator Area etc	1	item	\$ 250,000.00	\$ 250,000.00
	Change Rooms/Amenities	150	m2	\$ 2,625.00	\$ 393,750.00
	General Classrooms - Flexible Learning Spaces	200	m2	\$ 1,505.00	\$ 301,000.00
	Foyer/Entrance/Circulation	200	m2	\$ 840.00	\$ 168,000.00
	Fire Services	2,200	m2	\$ 115.00	\$ 253,000.00
	External Services Upgrades/Infrastructure; Greenfield Site	1	item	\$ 600,000.00	\$ 600,000.00
	Preliminaries @ 13%	1	item	\$ 1,562,827.50	\$ 1,562,827.50
Total				\$	13,584,577.50

Emmanuel College, Warrnambool					
Masterplan Works					Mar-22
Stage 5 - Swimming Pool/Health & Wetlands					
Elem Code	Description	Quantity	Unit	Rate	Total
	Site Works & Landscaping	7660	m2		
	External/Site Works to Stage				
	Forming Access Road Across Site; 6m wide	1,100	m2	\$ 165.00	\$ 181,500.00
	New Crossover Works (No allowance for Traffication)	1	item	\$ 20,000.00	\$ 20,000.00
	Form Roundabout at junction with existing site access roads	1	item	\$ 7,500.00	\$ 7,500.00
	New Car Park & Drop off Area	3,160	m2	\$ 200.00	\$ 632,000.00
	Entrance Area Landscaping/Social Area; Feature Landscaping	850	m2	\$ 200.00	\$ 170,000.00
	Hard Landscaping/Paving/Approaches etc around building	1,250	m2	\$ 100.00	\$ 125,000.00
	Soft Landscaping Generally Around Car Park/Building	1,300	m2	\$ 45.00	\$ 58,500.00
	Perimeter Site Fencing	110	m2	\$ 180.00	\$ 19,800.00
	Access Gate @ Hopetoun Road	1	item	\$ 17,500.00	\$ 17,500.00
	Preliminaries @ 13%	1	item	\$ 160,134.00	\$ 160,134.00
Total				\$	1,391,934.00
	Wetlands	9450	m2		
	Formation of Wetlands				
	General Landscaping across southern site area forming Wetlands; existing retarding basin; allowance for river stones etc and planting; alterations to site drainage	9,450	m2	\$ 20.00	\$ 189,000.00
	Planting Mature Tree's	1	item	\$ 20,000.00	\$ 20,000.00
	Perimeter Treatment; Fencing	475	m	\$ 180.00	\$ 85,500.00
	Elevated Platform Decks	250	m2	\$ 800.00	\$ 200,000.00
	Preliminaries @ 13%	1	item	\$ 64,285.00	\$ 64,285.00
Total				\$	558,785.00
	Contingency & Escalation				
	Construction Contingency - 10%	1	item	\$ 1,580,134.65	\$ 1,580,134.65
	Design Contingency - 5%	1	item	\$ 790,067.33	\$ 790,067.33
	Cost Escalation - Jun '23 @ 5%	1	item	\$ 790,067.33	\$ 790,067.33
Total				\$	3,160,269.31
	Design & Authority Fee's				
	Consultant & Authority Fees - 10.5%	1	item	\$ 1,659,141.39	\$ 1,659,141.39
Total				\$	1,659,141.39
	Fixtures, Fittings & Specialist Equipment				
	Fixtures, Fittings and Equipment/Specialist Equipment/AV				
	Loose Furniture, Equipment Allowance - 5% Construction Value of New Build	5.0%	item	\$ 15,801,346.53	\$ 790,067.33
Total				\$	790,067.33
TOTAL FOR STAGE				\$	21,410,824.54

APPENDICES

APPENDICES I 14. EDUCATION BRIEF

EMMANUEL COLLEGE TO ADVISE

APPENDICES | 15. SURVEY OF SCHOOL FACILITIES

[illegible][illegible]

APPENDICES I 15. SURVEY OF SCHOOL FACILITIES

Room No.	Room Name	Area	Library	General Learning Areas	General Learning Relocatable	Physical Education / Courts + Gym	Foyer/Reception	Administration / Staff	Pupil's Amenities	Science	Art	Technology / VET	Food Technology / Textiles	PAC / Music / Drama / Dance	Foyer/Reception	Chapel	Agriculture / Horticulture	Other/walkway/caterina	Notes
Undercroft																			
	Café	262																262	
	toilet m	19							19										
	toilet F	38							38										
H Block 'The Stage' Total		319																	
J Block																			
J1	Classroom (Art)	93									93								
J2	Classroom (Art)	86									86								
J3	Classroom (Art)	83									83								
J4	Classroom (Art)	117									117								
J5	Gallery	79									79								
J6	Classroom (Art)	80									80								
	Gallery	66									66								
J Block Total		603																	
Emmanuel Centre																			
	Ground foyer	406				406													
	Staircase	9															9		
	kitchen	70				70													
	Basket ball courts	1,254				1,254													
	Stage	30				30													
	Gym	50				50													
	Classroom	57		57															
	Classroom	57		57															
	Toilet change room M	50							50										
	Toilet changeroom F	50							50										
	Disable toilet	7							7										
	Sports Store (external)	102				102													
	Sports Store (internal)	60				60													
	Chair storage room	88															88		
	office / staff kitchen	62						62											
	staff toilet	10						10											
	Toilets change rooms M	70							70										
	Toilets changerooms F	74							74										
	Staircase	20															20		
	skills centre class room	85										85							
	work shop class rooms	149										149							
	work shop class rooms	93										93							
	work shop class rooms	73										73							
	work shop class rooms	102										102							
	work shop class rooms	101										101							
	vehicle bay	305															305		
	level 2 kitchen					7													
	foyer					247													
Emmanuel Centre Total		3,433																	
Ag/hort		70															70		
Maintenance Sheds																			
Total		12,101	849	2,434	149	1,496	730	1,073	474	749	603	602	317	563	129	107	70	1,757	

APPENDICES I 16. HAZARDOUS MATERIALS REPORT

EMMANUEL COLLEGE TO ADVISE

APPENDICES I 17. MAINTENANCE PLAN

EMMANUEL COLLEGE TO ADVISE

APPENDICES I 18. PROPERTY TITLE (MCAULEY GOOLD CAMPUS)



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 11248 FOLIO 422 Security no : 124079316304E Produced 16/09/2019 01:14 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 619541P.
PARENT TITLES :
Volume 02644 Folio 685 Volume 10664 Folio 780
Created by instrument PS619541P 07/01/2011

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCAULEY PROPERTY LTD of 720 HEIDELBERG ROAD ALPHINGTON VIC 3078
AK613885D 25/09/2013

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS619541P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 140-150 BOTANIC ROAD WARRNAMBOOL VIC 3280

DOCUMENT END



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Document Type	Instrument
Document Identification	AK613885D
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APPENDICES I 18. PROPERTY TITLE (MCAULEY GOOLD CAMPUS)

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Transfer of Land

Section 45 Transfer of Land Act 1958

Lodged by

Name: Thomsons Lawyers

Phone: 03 8080 3500

Address: Level 39, Rialto South Tower, 525 Collins Street, Melbourne Vic 3000

Reference: MMY:RLG:3445520

Customer Code: 13557X



The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio)

Certificates of Title Volume 10164 Folio 476 and Volume 11248 Folio 422

Estate and Interest: (e.g. "all my estate in fee simple")

All its estate in fee simple

Consideration:

\$3,600,000.00

Transferor: (full name)

SISTERS OF MERCY PROPERTY ASSOCIATION ACN 004 186 725

Transferee: (full name and address including postcode)

MCAULEY PROPERTY LIMITED ACN 151 537 450 of 720 Heidelberg Road, Alphington Victoria 3078

Directing Party: (full name)

Dated: 10.7.13

Execution and attestation:

See Annexure Page

Delivered by LANDATA® Land Use Victoria timestamp 18/09/2019 13:14 Page 2 of 2

Annexure Page

Transfer of Land Act 1958

AK613885D



This is page 10.7.13 of Approved Form T1 dated between SISTERS OF MERCY PROPERTY ASSOCIATION ACN 004 186 725 and MCAULEY PROPERTY LIMITED ACN 151 537 450

Signatures of the Parties

Executed by SISTERS OF MERCY
PROPERTY ASSOCIATION ACN 004 186 725
in accordance with section 127 of the
Corporations Act 2001:

Director
Berneice Mary Loch
33 Myrtle Street
Stanmore New South Wales 2048

Secretary
Ian Richard Hobbs
2/5 Kingsley Grove
Kew East Victoria 3102

Executed by MCAULEY PROPERTY LIMITED
ACN 151 537 450 in accordance with section
127 of the Corporations Act 2001:

Director
Berneice Mary Loch
33 Myrtle Street
Stanmore New South Wales 2048

Secretary
Ian Richard Hobbs
2/5 Kingsley Grove
Kew East Victoria 3102

Approval No. 23591208A	Order to Register	Duty Use Only
T1	Please register and issue Certificate of Title to	
Page 1 of 1	Signed	Customer Code
THE BACK OF THIS FORM MUST NOT BE USED		Original Exempt Section 45 Doc ID 3099069, 30 Aug 2013 SRO Victoria Duty, RXT2
Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010		

Approval No. 23591208A
A1
1. If there is insufficient space to accommodate the required information in a panel of the attached form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

THE BACK OF THIS FORM MUST NOT BE USED
Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

APPENDICES I 18. PROPERTY TITLE (MCAULEY GOOLD CAMPUS)



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10164 FOLIO 476 Security no : 124079316302G Produced 16/09/2019 01:14 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 327562H.
PARENT TITLE Volume 01453 Folio 480
Created by instrument PS327562H 13/04/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCAULEY PROPERTY LTD of 720 HEIDELBERG ROAD ALPHINGTON VIC 3078
AK613885D 25/09/2013

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS327562H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 140-150 BOTANIC ROAD WARRNAMBOOL VIC 3280

DOCUMENT END



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APPENDICES I

18. PROPERTY TITLE (MCAULEY GOOLD CAMPUS)

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PLAN OF SUBDIVISION		Stage No.	LR use only	PS 619541 P
Location of Land		Council Certification and Endorsement		
Parish: WANGOOM		Council Name: WARRNAMBOOL CITY COUNCIL Ref: S 47 / 08		
Township:		1. This plan is certified under section 6 of the Subdivision Act 1988.		
Section:		2. This plan is certified under section 14 (7) of the Subdivision Act 1988.		
Crown Allotment: 120 (PART)		Date of original certification under section 6		
Crown Portion:		3. This is a statement of compliance issued under section 24 of the Subdivision Act 1988.		
Title References:		Open Space		
Vol 2644 Fol 685 &		(i) A requirement for public open space under section 18 Subdivision Act 1988		
Vol 10664 Fol 780		has/ has not been made.		
Last Plan Reference: TP 515573R & PS 448253V		(ii) The requirement has been satisfied.		
Postal Address: HOPETOUN ROAD		(iii) The requirement is to be satisfied in Stage		
WARRNAMBOOL 3280		Council Delegate		
MGA Co-ordinates: E 628 860		Council seal		
(Of approx. centre of plan) N 5 752 070 Zone 54		Date		
Vesting of Roads or Reserves		18/6/2010		
Identifier		Council/Body/Person		
Nil		Nil		
Notations				
Depth Limitation: Does not apply		Staging This is not a staged subdivision Planning Permit No. P 2008 - 284		
		Survey:- This plan is based on partial survey. Lot 1 is the subject of this survey. Lot 2 has been deduced from titles. See Abstract of Field Records for detail.		
		To be completed where applicable.		
		This survey has been connected to permanent marks no(s). WANGOOM 165, 376, 567 In proclaimed Survey Area no. 23 WARRNAMBOOL		
Easement Information				
Legend: E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement				
A - Appurtenant Easement R - Encumbering Easement (Road)				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	C/E S861928H	CITY OF WARRNAMBOOL
E-1	SEWERAGE	2	THIS PLAN	WANNON REGION WATER CORPORATION
E-2	SEWERAGE	2	PS 448253V	SOUTH WEST WATER AUTHORITY
E-3	SEWERAGE	2	C/E S861929E	CITY OF WARRNAMBOOL
E-3	SEWERAGE	2	THIS PLAN	WANNON REGION WATER CORPORATION
E-4	SEWERAGE	SEE DIAG.	THIS PLAN	WANNON REGION WATER CORPORATION
E-5	SEWERAGE	2	THIS PLAN	LOT 1 THIS PLAN
E-6	POWERLINE	5	THIS PLAN: SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
ALAN H. SIMPSON		LICENSED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON		
LAND SURVEYOR		SIGNATURE		
A.C.N. 002 912 510		DATE 05 / 05 / 2010		
P.O.BOX 421, WARRNAMBOOL 3280		REF 1737 1737_V2_PS1.DWG VERSION 2		
PHONE (03) 55611846 FAX (03) 55621775		Original sheet size A3		

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PLAN OF SUBDIVISION		Stage No.	Plan Number
			PS 619541P
ALAN H. SIMPSON LAND SURVEYOR A.B.N. 25 387 042 659 P.O.BOX 421, WARRNAMBOOL 3280 PHONE (03) 55611846 FAX (03) 55621775			
ORIGINAL SCALE SHEET SIZE A3 1:1250		LIGNED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON SIGNATURE DATE 05 / 05 / 2010 REF 1737 1737_V2_PS2.DWG VERSION 2	
SCALE 12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES		DATE 18/6/2010 COUNCIL DELEGATE SIGNATURE	

APPENDICES I 18. PROPERTY TITLE (MCAULEY GOOLD CAMPUS)



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PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988				STAGE NO.	LTO use only EDITION 1	Plan Number PS 327562 H
Location of Land Parish: WANGOOM Township: _____ Section: _____ Crown Allotment: 120 (PART) Crown Portion: _____ LTO Base Record: CHART 23 (3729) Title Reference: VOL. 1457 FOL. 480 Last Plan Reference: _____ Postal Address: BOTANIC ROAD WARRNAMBOOL 3280 (at time of subdivision) AMG Co-ordinates E 628920 Zone: 54 (of approx. centre of land in plan) N 5751860				Council Certification and Endorsement Council Name: CITY OF WARRNAMBOOL Ref: S 43/93 A. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. B. This plan is exempt from Part 3 of the Subdivision Act 1988. C. This is a plan under section 35 of the Subdivision Act 1988 which creates (an) additional lot (s). D. It is certified under section 6 of the Subdivision Act 1988. E. It is certified under section 11(7) of the Subdivision Act 1988. F. Date of original certification under section 6 _____ / _____ / _____ G. This is a statement of compliance under section 21 of the Subdivision Act 1988 Council delegate Council seal Date 26 / 7 / 1993		
Vesting of Roads or Reserves <i>Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered.</i>						
Identifier		Council/Body/Person		Notations		
ROAD R-1		CITY OF WARRNAMBOOL		Staging: This is/ is not a staged subdivision Planning permit No. Depth Limitation DOES NOT APPLY		
Land to be acquired by agreement: ROAD R-1 Land to be acquired by compulsory process: NIL All the land is to be acquired free from all encumbrances other than any easements specified on this plan.				Survey: This plan is/ is not based on survey To be completed where applicable This survey has been connected to permanent marks no(s). In Proclaimed Survey Area No.		
Easement Information <i>Easements marked (+) are created upon registration of this plan. Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered. Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered</i>						LTO use only Statement of Compliance/ Exemption Statement
Legend: A - Appurtenant Easement E - Encumbering Easements R - Encumbering Easement (Road)						Received <input checked="" type="checkbox"/>
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Date 17 / 9 / 93
*	R-1	WAY AND DRAINAGE	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN	
	E-1	SEWERAGE	2	SB61927L	CITY OF WARRNAMBOOL	
ADSHED & McQUE PTY. LTD. LAND SURVEYORS & PLANNERS 63 KEPLER ST. WARRNAMBOOL 3280 TEL. 623752 FAX (055) 611659 A.C.N. 005064980						LTO use only PLAN REGISTERED TIME 10.10 DATE 13/ 4 / 94 Assistant Registrar of Titles Sheet 1 of 3 Sheets
LICENSED SURVEYOR (PRINT): JOHN CROFTS TURNER SIGNATURE..... DATE 16 / 7 / 93 REF 1184/2 VERSION 01				DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		

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		PLAN OF SUBDIVISION <small>Under Section 35 of the Subdivision Act 1988</small>				Stage No.		Plan Number PS 327562 H			
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND											
Land affected	Land acquires by compulsory process prior to certification			Land acquired by compulsory process after registration of plan				Land acquired by agreement	LTO reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature	
	Vesting date	Gov't Gaz.		Date of recording of vesting date	Vesting date	Gov't Gaz.		Date of registration of transfer			
		Page	Year			Page	Year				
ROAD R1	—	—	—	—	—	—	—	26-11-93	S 811906 L		

ADSHEAD & McQUIE PTY. LTD.
 LAND SURVEYORS & PLANNERS
 63 KEPLER ST. WARRNAMBOOL 3280
 TEL. 623752 FAX (055) 611659
 A.C.N. 005064960

ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) <u>JOHN CROFTS TURNER</u> SIGNATURE..... DATE <u>8 / 7 / 23</u> REF <u>1184/2</u> VERSION <u>01</u>				Sheet 3 of 3 sheets DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3	
SCALE	SHEET SIZE A3	 LENGTHS ARE IN METRES							

0 10 20 30 40 50 60 70 80 90 100 mm

T.O.13

APPENDICES I 18. PROPERTY TITLE (CRAWLEY STREET)



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Document Identification	PS724625V
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Signed by Council: Warrnambool City Council, PP Ref: PP2014-0168, Cert Ref: Sub2014-042, Original Certification: 04/09/2015, S.O.C.: 23/12/2015

PLAN OF SUBDIVISION				EDITION 1	PS 724625V
LOCATION OF LAND PARISH : WANGOOM TOWNSHIP : _____ SECTION : _____ CROWN ALLOTMENT : 119 (PART) CROWN PORTION : _____ TITLE REFERENCE : Vol 9938 Fol 482 Vol 9008 Fol 879 LAST PLAN REFERENCE : LOT 1 on TP 123301M LOT 64 on LP 59001 POSTAL ADDRESS : 20 HOPETOUN ROAD (At time of subdivision) WARRNAMBOOL 3280 MGA94 Co-ordinates : E 628 850 Zone : 54 (of approx centre of land in plan) N 5 752 250 GDA 94				COUNCIL: WARRNAMBOOL CITY COUNCIL	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN	
Nil		Nil			
NOTATIONS					
DEPTH LIMITATION : DOES NOT APPLY					
SURVEY : This plan is based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No. 23 WARRNAMBOOL STAGING : This is not a staged subdivision. Planning Permit No. P2011-311					
EASEMENT INFORMATION					
LEGEND: A – Appurtenant Easement E – Encumbering Easement or Condition in Crown Grant in Nature of an Easement R – Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1 E-1	DRAINAGE SEWERAGE	3.70 3.70	THIS PLAN THIS PLAN	WARRNAMBOOL CITY COUNCIL WANNON REGION WATER CORPORATION	
ALAN H. SIMPSON ● LAND SURVEYOR ● A.C.N. 062 912 510 P.O.BOX 421, WARRNAMBOOL 3280 PHONE : (03) 5561 1846 EMAIL : admin@alimpsurv.com.au			SURVEYORS FILE REF: 2217 2217V3_PS1.DWG 2217_PLANE.SEE		ORIGINAL SHEET SIZE: A3
			ALAN HALSTEAD SIMPSON, VERSION 3		PLAN REGISTERED TIME: 3:22 PM DATE: 25 / 02 / 16 D.REVELL Assistant Registrar of Titles

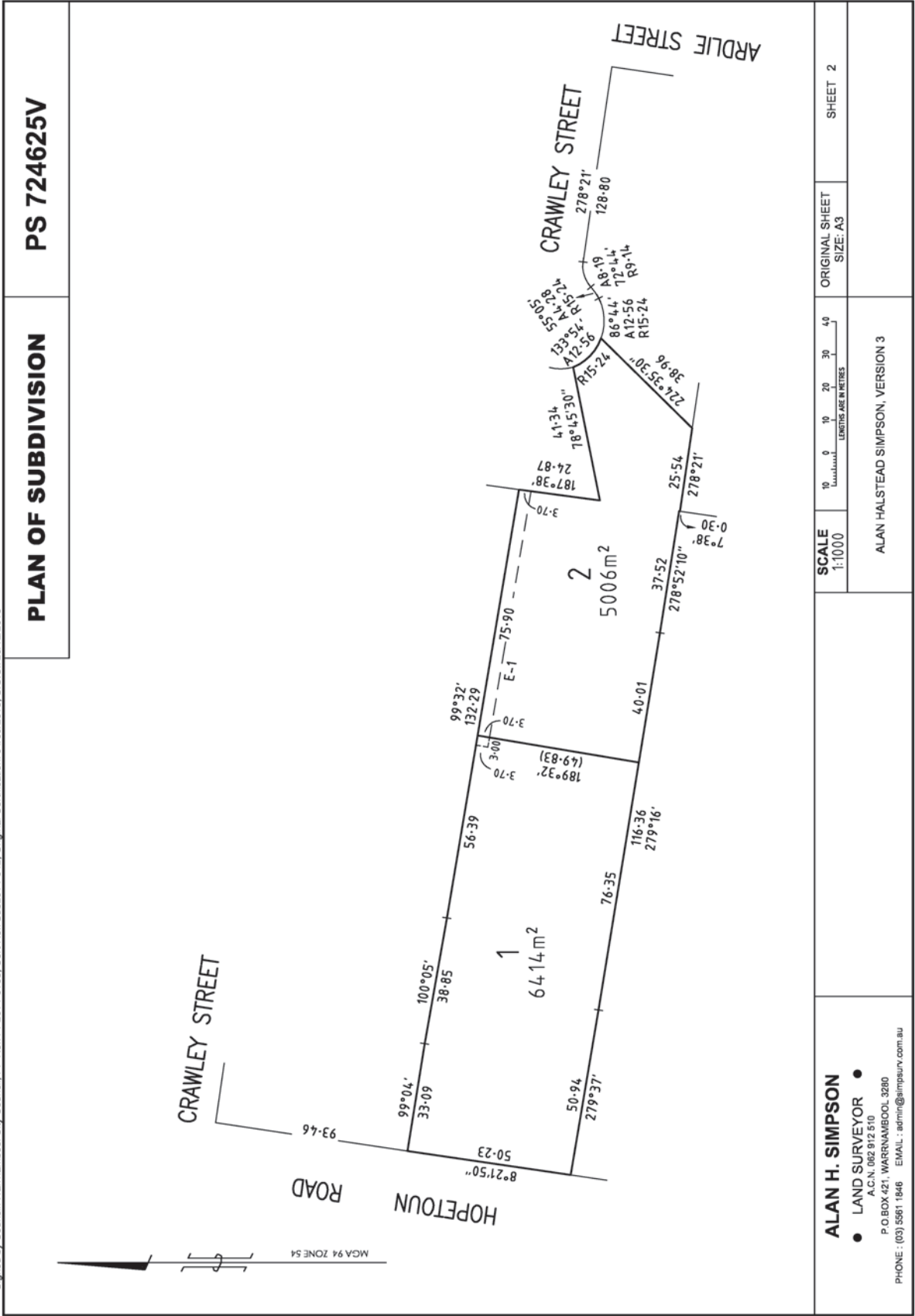
Signed by: Alan Halstead Simpson (Alan H Simpson Land Surveyors Pty Ltd) Surveyor's Plan Version (3) SPEAR Ref: S055573S 20/07/2015

APPENDICES I 18. PROPERTY TITLE (CRAWLEY STREET)

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Plan of Subdivision PS724625V
Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S055573S
Plan Number: PS724625V
Responsible Authority Name: Warrnambool City Council
Responsible Authority Permit Ref. No.: PP2014-0168
Responsible Authority Certification Ref. No.: Sub2014-042
Surveyor's Plan Version: 3

Certification

☒ This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

☐ Has not been made at Certification

Digitally signed by Council Delegate: Julie Perry
Organisation: Warrnambool City Council
Date: 04/09/2015



Signed by: Julie Michele Perry (Warrnambool City Council) 04/09/2015

APPENDICES I 19. PLANNING PROPERTY REPORT



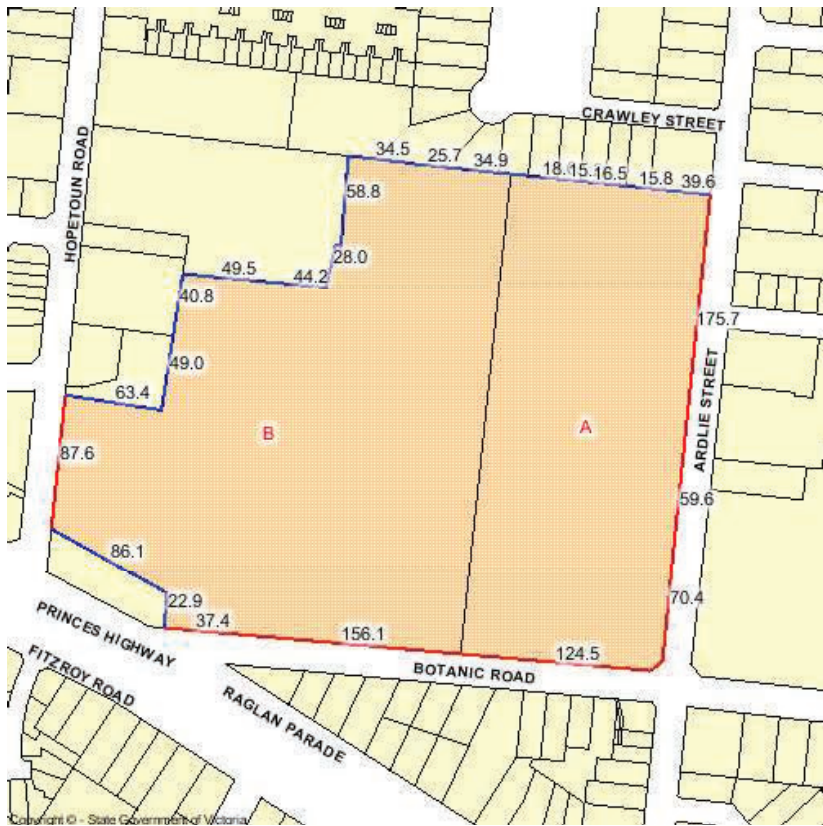
Property Report from www.land.vic.gov.au on 04 August 2021 10:11 AM

Address: 140-150 BOTANIC ROAD WARRNAMBOOL 3280
Lot and Plan Number: This property has 2 parcels. See table below.
Standard Parcel Identifier (SPI): See table below.
Local Government (Council): WARRNAMBOOL **Council Property Number:** 131409
Directory Reference: VicRoads 514 J5

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 104339 sq. m
(10.4 ha)

Perimeter: 1405 m

For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

8 dimensions shorter than 14m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

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Parcel Details

Letter in first column identifies parcel in diagram above

Lot/Plan or Crown Description	SPI
A Lot 1 PS327562	1\PS327562
B Lot 2 PS619541	2\PS619541

State Electorates

Legislative Council: WESTERN VICTORIA
Legislative Assembly: SOUTH-WEST COAST

Utilities

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Wannon Water
Melbourne Water: outside drainage boundary
Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
Planning Overlays: DEVELOPMENT PLAN OVERLAY (DPO)
DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)
HERITAGE OVERLAY (HO)
HERITAGE OVERLAY SCHEDULE (HO18)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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APPENDICES I 19. PLANNING PROPERTY REPORT



Planning scheme data last updated on 29 July 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#). This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#). The Planning Property Report includes separate maps of zones and overlays. For details of surrounding properties, use this service to get the Reports for properties of interest. To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#). For other information about planning in Victoria visit [www.planning.vic.gov.au](#).

Heritage Register data last updated on 3 August 2021.

This report is NOT a **Heritage Certificate** issued pursuant to Section 50 of the Heritage Act 1995. It does not show places which may be under consideration for inclusion in the Victorian Heritage Register. For more information on the **Victorian Heritage Register** go to [Victorian Heritage Database](#). Other information about the heritage status of this property, how to obtain a Heritage Certificate, and any heritage approvals that may be required, may be obtained from [Heritage Victoria](#).

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage. Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed. If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement. Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity. For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>. More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>.



Area Map



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APPENDICES I 19. PLANNING PROPERTY REPORT



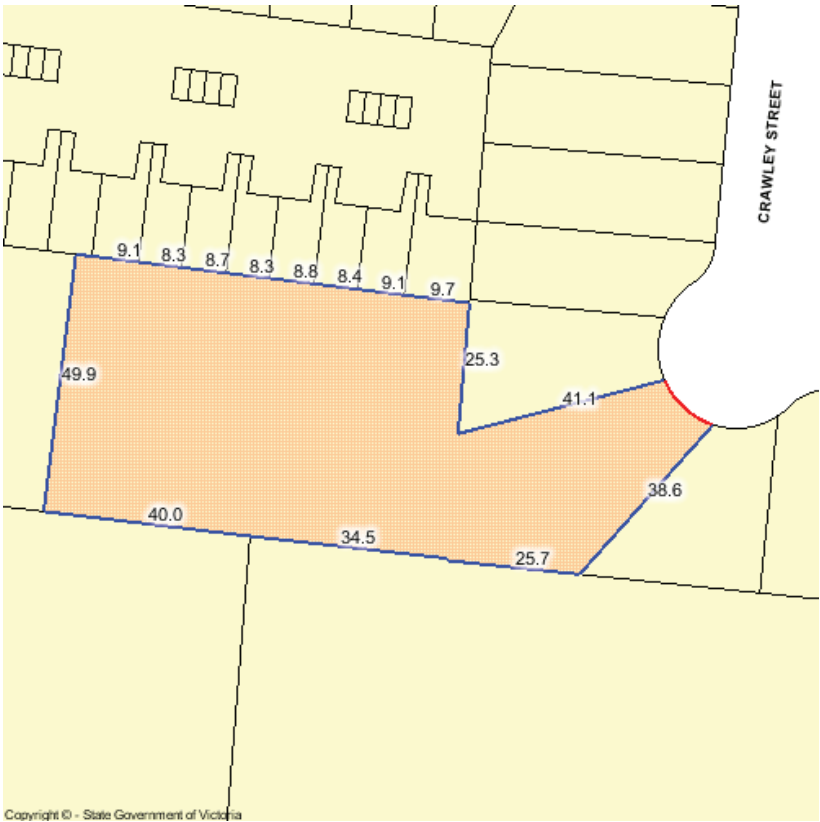
Property Report from www.land.vic.gov.au on 17 August 2021 10:19 AM

Address: 13 CRAWLEY STREET WARRNAMBOOL 3280
Lot and Plan Number: Lot 2 PS724625
Standard Parcel Identifier (SPI): 2/PS724625
Local Government (Council): WARRNAMBOOL **Council Property Number:** 131722
Directory Reference: VicRoads 514 J5

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 5051 sq. m
Perimeter: 349 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

14 dimensions shorter than 4m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

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State Electorates
Legislative Council: WESTERN VICTORIA
Legislative Assembly: SOUTH-WEST COAST

Utilities
Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Wannon Water
Melbourne Water: outside drainage boundary
Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning Zone Summary
Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
Planning Overlay: DEVELOPMENT PLAN OVERLAY (DPO)
DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)

Areas of Aboriginal Cultural Heritage Sensitivity:
All or part of this property is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 11 August 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

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The Planning Property Report includes separate maps of zones and overlays

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If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

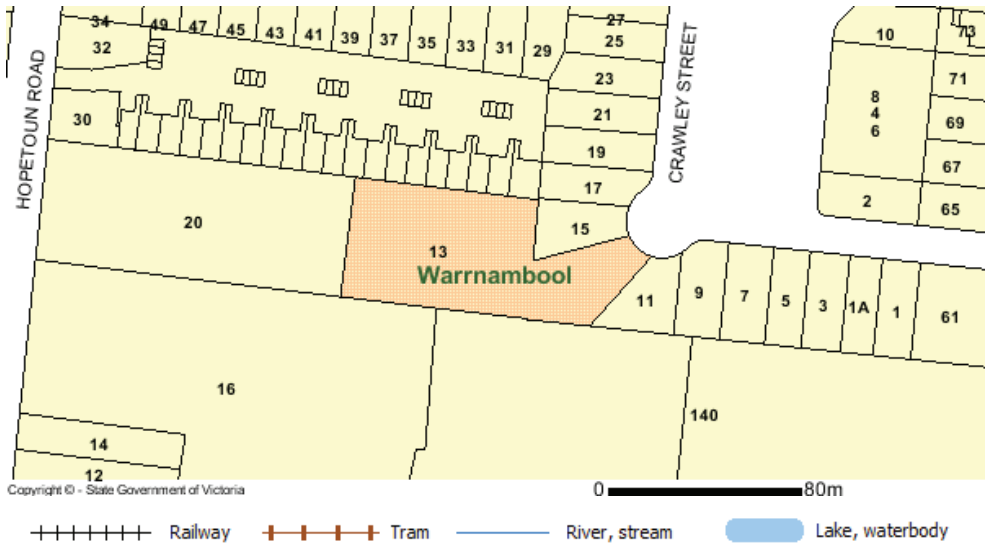
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APPENDICES I 19. PLANNING PROPERTY REPORT



Area Map



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APPENDICES I 19. PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 03 August 2021 05:37 PM

PROPERTY DETAILS

Address: **140-150 BOTANIC ROAD WARRNAMBOOL 3280**
Lot and Plan Number: **More than one parcel - see link below**
Standard Parcel Identifier (SPI): **More than one parcel - see link below**
Local Government Area (Council): **WARRNAMBOOL** www.warrnambool.vic.gov.au
Council Property Number: **131409**
Planning Scheme: **Warrnambool** [Planning Scheme - Warrnambool](#)
Directory Reference: **Vicroads 514 J5**
This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

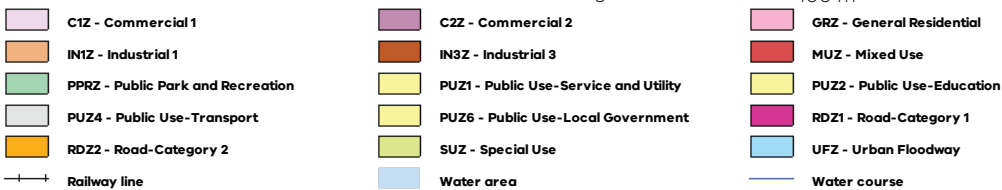
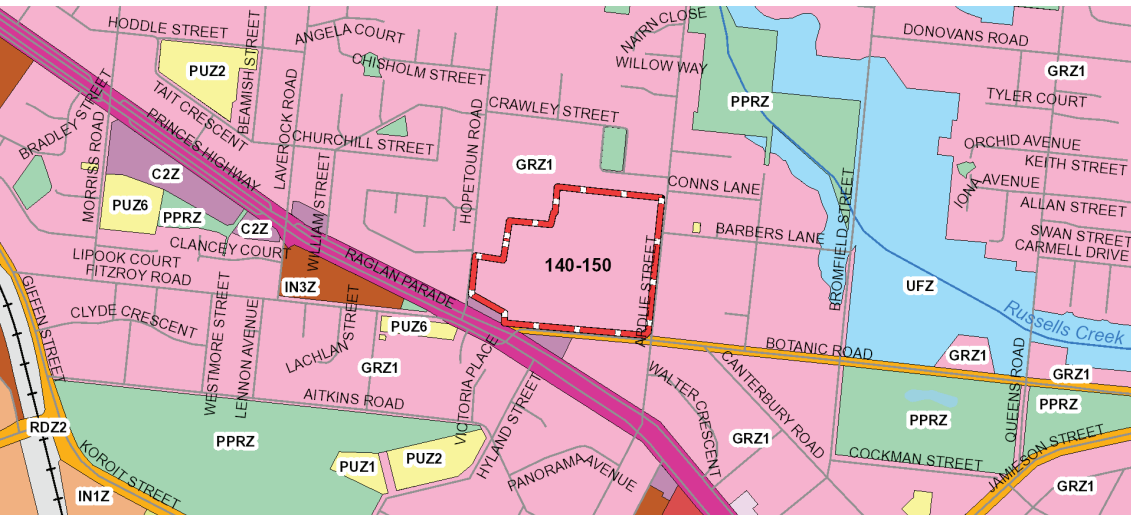
Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT: 140-150 BOTANIC ROAD WARRNAMBOOL 3280

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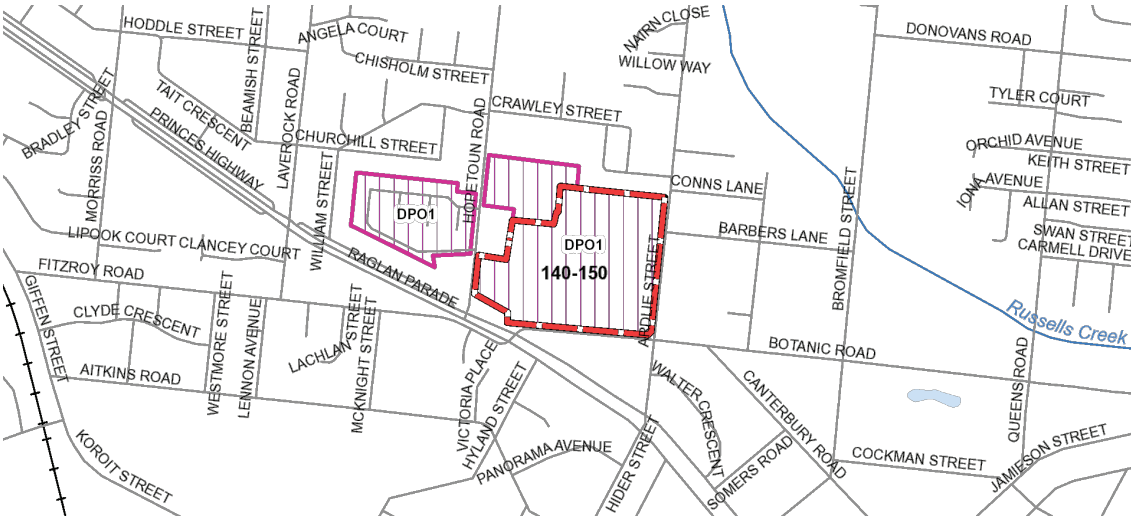
PLANNING PROPERTY REPORT



Planning Overlays

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)



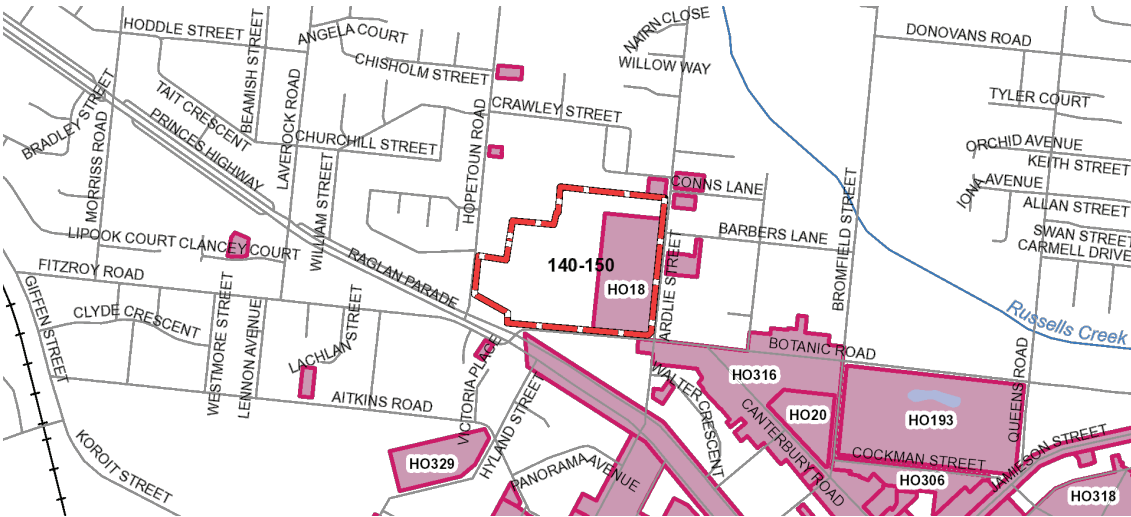
DPO - Development Plan

Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

[HERITAGE OVERLAY \(HO\)](#)

[HERITAGE OVERLAY - SCHEDULE \(HO18\)](#)



HO - Heritage

Water course

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PLANNING PROPERTY REPORT: 140-150 BOTANIC ROAD WARRNAMBOOL 3280

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APPENDICES | 19. PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT



Planning Overlays

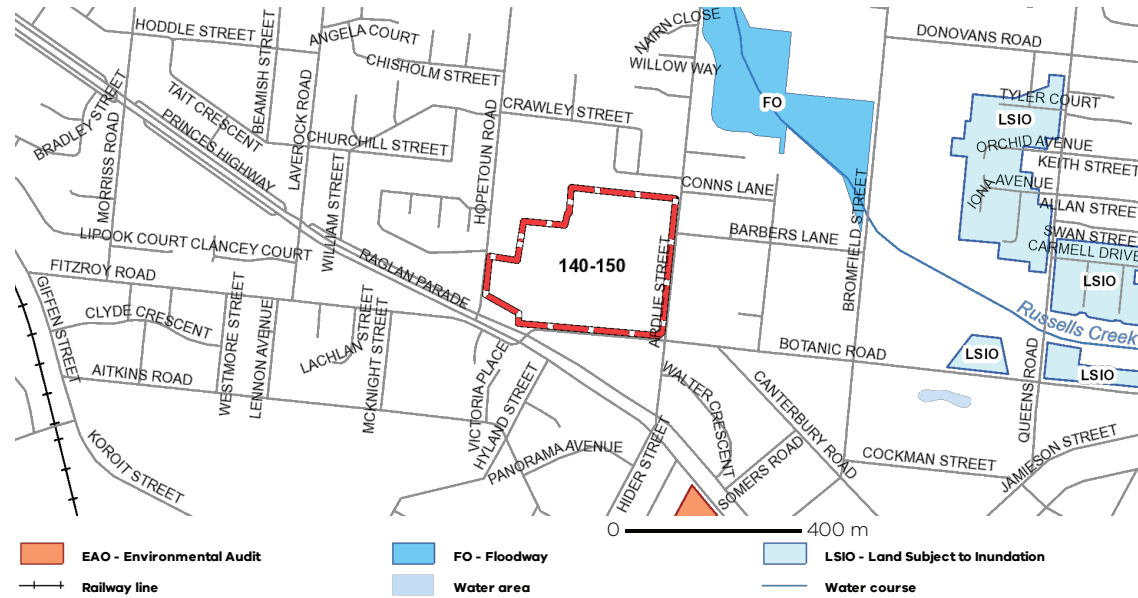
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL AUDIT OVERLAY (EAO)

FLOODWAY OVERLAY (FO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

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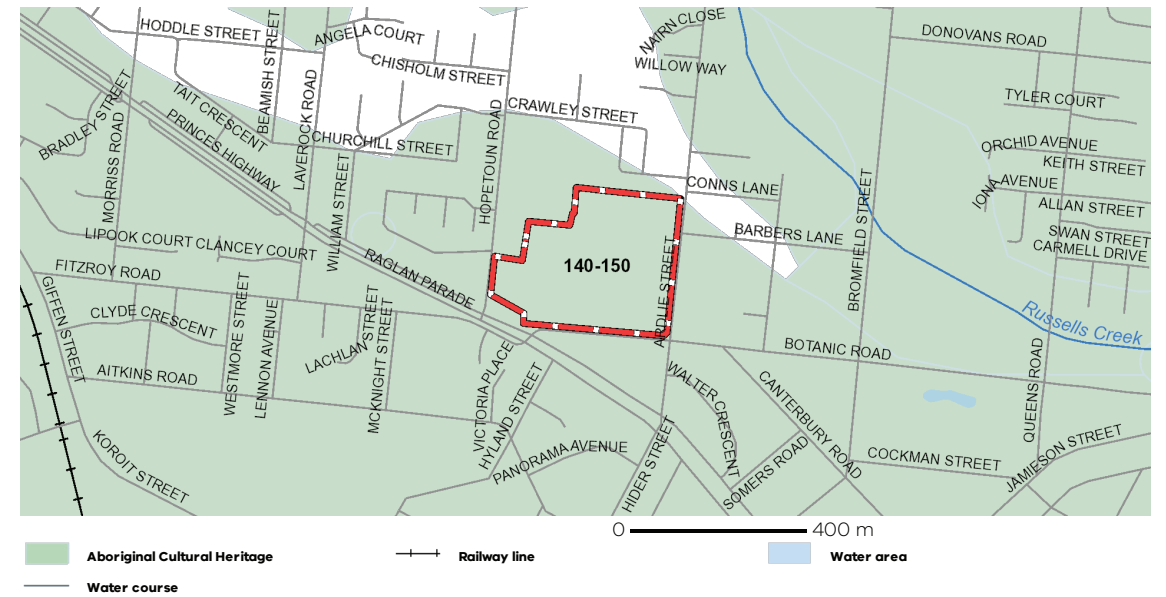
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PLANNING PROPERTY REPORT: 140-150 BOTANIC ROAD WARRNAMBOOL 3280

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APPENDICES I 19. PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT



Further Planning Information

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PLANNING PROPERTY REPORT: 140-150 BOTANIC ROAD WARRNAMBOOL 3280

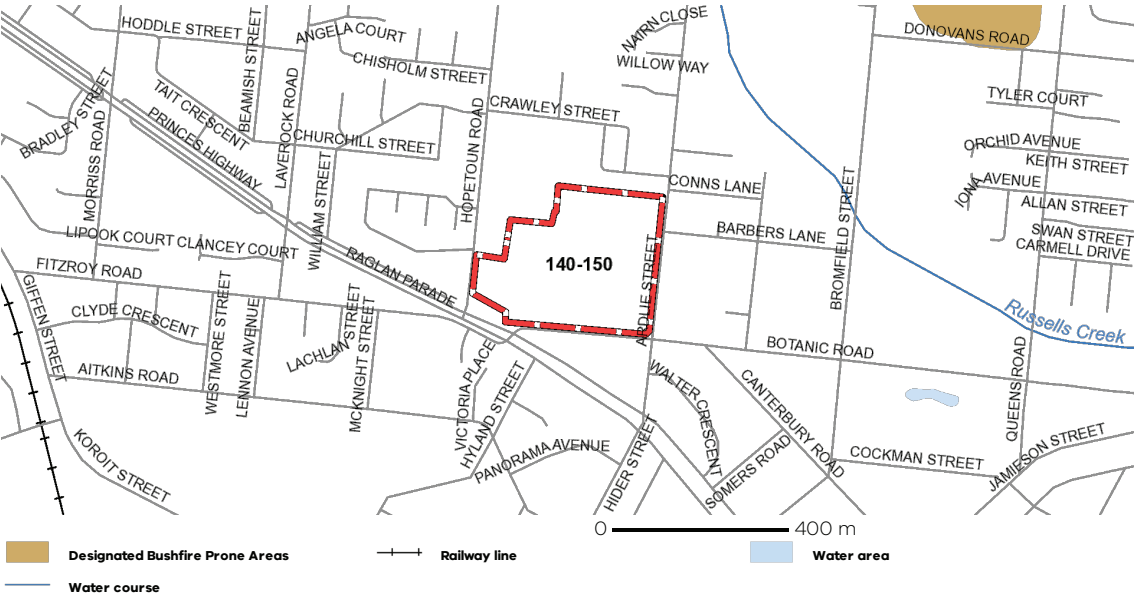
Page 5 of 6

PLANNING PROPERTY REPORT



Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

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PLANNING PROPERTY REPORT: 140-150 BOTANIC ROAD WARRNAMBOOL 3280

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APPENDICES I 19. PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 16 August 2021 02:08 PM

PROPERTY DETAILS

Address: 13 CRAWLEY STREET WARRNAMBOOL 3280
Lot and Plan Number: Lot 2 PS724625
Standard Parcel Identifier (SPI): 2\PS724625
Local Government Area (Council): WARRNAMBOOL
Council Property Number: 131722
Planning Scheme: Warrnambool
Directory Reference: Vicroads 514 J5

UTILITIES

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Wannon Water
Melbourne Water: Outside drainage boundary
Power Distributor: POWERCOR

STATE ELECTORATES

Legislative Council: WESTERN VICTORIA
Legislative Assembly: SOUTH-WEST COAST

OTHER

Registered Aboriginal Party: Eastern Maar Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT: 13 CRAWLEY STREET WARRNAMBOOL 3280

PLANNING PROPERTY REPORT



Planning Overlays

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)



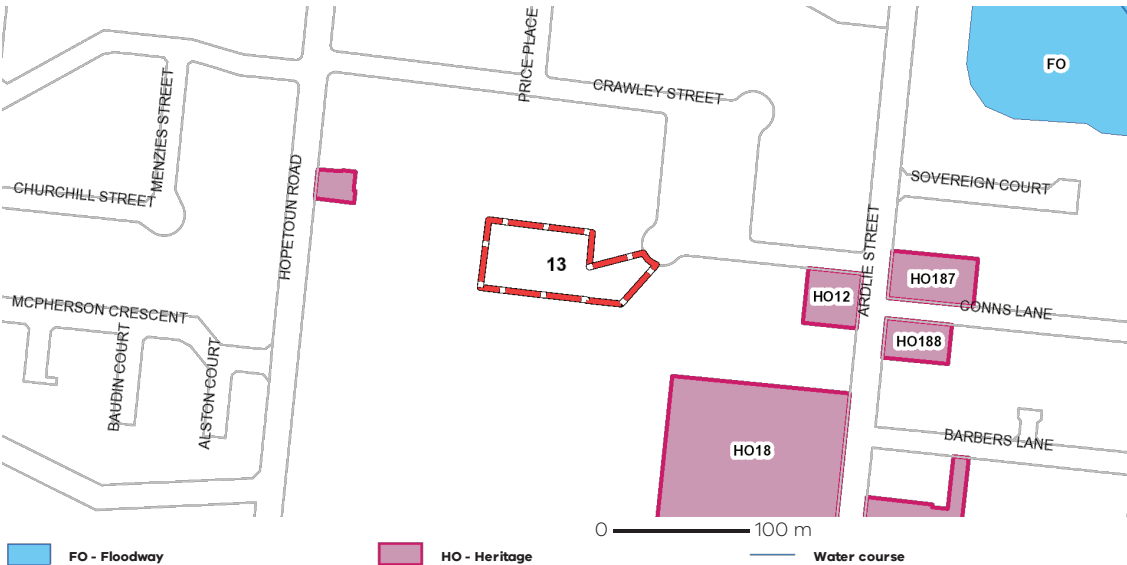
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OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)



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PLANNING PROPERTY REPORT: 13 CRAWLEY STREET WARRNAMBOOL 3280

APPENDICES I 19. PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT



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PLANNING PROPERTY REPORT



Further Planning Information

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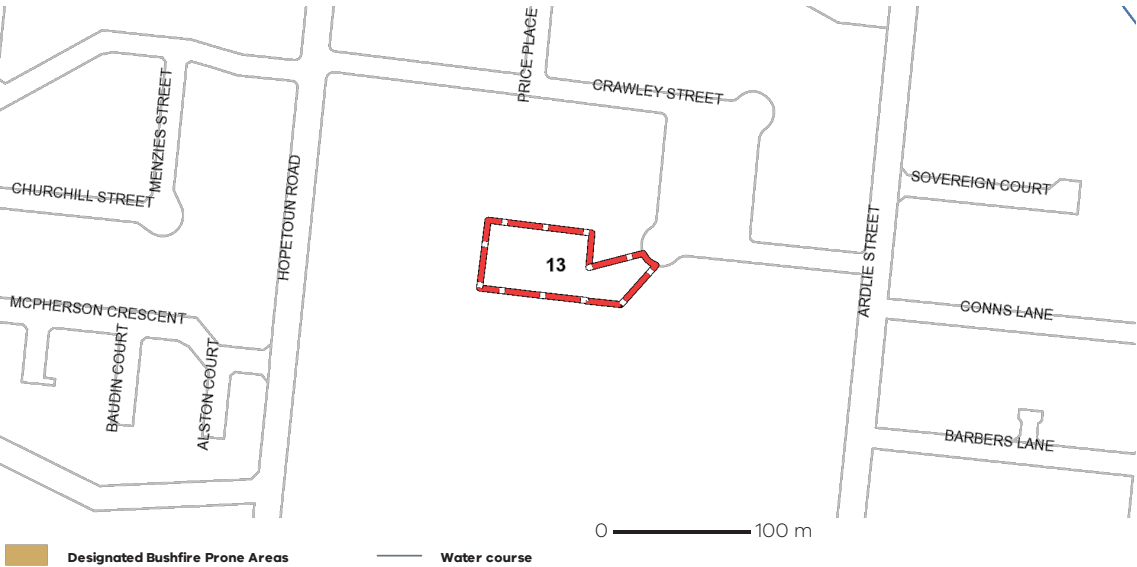
APPENDICES I 19. PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT



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PLANNING PROPERTY REPORT: 13 CRAWLEY STREET WARRNAMBOOL 3280

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APPENDICES I 20. MEETING MINUTES

BALDASSO CORTESE

MASTER PLAN WORKSHOP No 1 MINUTES

Date /	Thursday 22 April 2021	
Time /	10:00am-12:00pm	
Project /	Emmanuel College	
Project No /	20210026	
Venue /	Emmanuel College	
Attendees /	Peter Morgan	Emmanuel College
	Stephen Kerr	Emmanuel College
	Michael Wrigley	Emmanuel College
	Claire Wrigley	Emmanuel College
	Justin Houlihan	Emmanuel College
	Shane Smith	Emmanuel College
	Josie Monro	Emmanuel College
	Jacqui Floyd	Emmanuel College
	Peter Brown	Baldasso Cortese
	Yau Nga	Baldasso Cortese
Apologies /	NIL	

Item	Topic	Action	Date
1.0	Introductions		
	<ul style="list-style-type: none">Project Control Group introductions completed.Last masterplan was completed in 2012.Year 12s will be brought back onto the main campus next year to become an integrated year 7-12 campus.		
2.0	School Vision and Values		
	<ul style="list-style-type: none">Visibility – symbolism/imagery:<ul style="list-style-type: none">Symbolism and faith connection.Imagery can be found across the campus in most rooms.Experiences are through the school environment more than the built environment.Dynamic learning environment:<ul style="list-style-type: none">Currently in development.Changing from non-cellular teaching – moving away from four walls, so that they can teach differently. School wants adaptable spaces.Progressive and innovative – need an environment that will enable this. In return, it will flow onto the students through a rich experience linking to their faith.Challenge students in their learning and teaching.Question – do you create the space first for the dynamic learning first (chicken and egg).Ownership of space for both students and teachers.<ul style="list-style-type: none">But still be flexible for others to use the same space.Collective ownership, work together and responsible for using this space again.Year 9 Centre will shift ownership to the students.Functionality sometimes prohibits ownership, for example students pinning things onto the walls.Hubs within the campus – seniors and juniors.Identity amongst different teaching cohorts.		

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BALDASSO CORTESE

- Giving students choice and variety of space that matches their way of operating.
- Wellbeing:
 - Learning wellbeing, social wellbeing, and spiritual wellbeing.
 - Not just a space or place, is part of curriculum and every space.
 - Local, main point of contact.
 - Learning diversity.
 - With councillors, teachers feel unqualified to feel they can help with wellbeing.
- Creating a safe place.
 - Feel safe in shared spaces.
 - Inviting and welcoming spaces.
 - Openness.
 - Visibility.
 - Cohort mixing – younger students may feel uncomfortable walking through the “space” belonging to older students.
- Indoor spaces that lend themselves to be outdoor spaces.
 - Landscape masterplan to work along this masterplan.
 - Protection from sun, rain and wind.
 - Landscape to be inclusive and integrated.
- Three words to sum up the school's objectives:
 - Identity
 - Ownership
 - Safety.

3.0 Facilities Brief

- Student numbers (whole school) – 1500 in the future when single campus.
- Student numbers (whole school) – 1350 currently, 1200-1400 for the next 7 or 8 years.
- Student numbers (per year level) – 250 at year 7 and drops to ~210 by year 12.
- 10 streams – 1400 students.
- Gym can fit 1500 for assemblies.
- 150 staff.
- Marketing strength – large school with small hubs (breaks down numbers). Students have an identity; students lose each other when the school becomes too big and impersonal.
- Carpark numbers:
 - 100 year 12 cars.
 - 200 staff cars.
- Community engagement:
 - Emmanuel Centre and Stage are used externally by the community, usually out of school hours so students can still use the facilities during the day.
 - Good marketing for the school to have community come and use the space.
 - Idea of having activities/classes for parents to use the school's facilities. Have parents learning in the room next to their children.
- Safety regarding toilets and gender.
- Safety regarding transport.

4.0 Site Analysis

- Currently front carpark is used by visitors and staff who need to duck in and out from Rice Campus.

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APPENDICES I 20. MEETING MINUTES

BALDASSO CORTESE

- Currently students enter from 2x entries on Ardlie Street.
- Town bus drop-off currently on Botanic Road; potential to move to bus stop Ardlie Street as the bus goes from Botanic Road, turns left to Ardlie Street, and left into Crawley Street.
- Separate cars and student.
- Parents currently dropping students off by driving down Botanic Road and into the school road near the multipurpose hall. Some parents illegally turn right into the school road from Botanic Road.
- Question posed – do parent have to access school in a car?
- Currently bike shed near Botanic Road although students enter from Ardlie Street. New bike facilities required.
- Flood collection zone along Botanic Road. Creation of wetlands drainage as learning space.
- Activate frontage:
 - Senior Courts?
 - Swap cars and courts?
- Proposed senior 10-12 oval has a slop on the south-west side, how to use the slope? Tiered steps?
- Covered space required.
- Extra senior cafeteria near staff carpark. Existing cafeteria to be for year 7-8.
- Possibly extending the staff carpark along Ardlie Street.
- Bin locations, currently 3x locations which should be reconsidered for truck access:
 - North-west corner of multipurpose hall,
 - North-east corner of administration building,
 - North of proposed year 12 precinct.
- North-east oval to be for seniors.
- Central oval to be for year 7-8.
- South-west paddock could possibly have the year 12 carpark and maintenance sheds.
- Fire pump located on the south-east corner of the multipurpose hall.
- Covered roof to existing courts.
- Passive play space to the north-west corner of the year 7-8 building.

5.0 Measures of Success

This project will be a success if...

- BC to send this statement to PCG group. PCG group to complete the sentence and send response back to BC.
- These responses will help us in the masterplanning.

6.0 What's Next?

- Confirm the briefed requirements.
- Develop planning options and opportunities for next workshop.
- Integration of the landscape design into the process.
- Analysis of movement and flow across the campus.
- Next Workshop – date tbc

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APPENDICES I 20. MEETING MINUTES

BALDASSO CORTESE

BALDASSO CORTESE

MASTER PLAN WORKSHOP No 1 MINUTES

Date /	Thursday 3rd June2021	
Time /	11:00am-1:00pm	
Project /	Emmanuel College	
Project No /	20210026	
Venue /	On-line	
Attendees /	Peter Morgan	Emmanuel College
	Stephen Kerr	Emmanuel College
	Michael Wrigley	Emmanuel College
	Claire Wrigley	Emmanuel College
	Justin Houlihan	Emmanuel College
	Shane Smith	Emmanuel College
	Josie Monro	Emmanuel College
	Peter Brown	Baldasso Cortese
	Lindsay Fraser	Land Design Partnership
Apologies /	NIL	

Item	Topic	Action	Date
1.0	General <ul style="list-style-type: none">All shared space to be safe, visible and openQuestion posed as to could the 'lower oval' be made synthetic?Could the lower oval house an athletic track and other field eventsUse the slope from the canteen to the oval as an amphitheatre. Perception that the slope provides poor access and can be dangerousMove any proposed courts on the Goold Campus side to the north of the existing building to provide protection from windsExplore areas that could provide external shelters and protection from the wind and rainExplore the nature of the Aged care interface that enables integration and security, as students travel in and out of the homeConsider the opportunity for a productive or “kitchen” garden.Consider the opportunity for a covered (perhaps synthetic) court space to the north of the central oval.Opening up the ‘centre’ behind the library was looked upon as a good idea.Central courtyard space proposed north of the library could form a sculpture space that reflects faith and identity of the CollegeCourtyard could be thought of as the ‘Heart’ of the school and used for gatherings / conferences etcExplore opportunity to locate a court space adjacent to the gym if existing car park is movedIt was thought that the arts centre could move into a new teaching building with food techDrama faculty is to remain in its current locationNoted that exams will happen in new science expansionIf a new senior teaching building is explored then noted that there is a 4 part senior vertical pastoral care system		

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- Noted that both textiles, media room and food tech will need to be relocated after the closure of the Rice Campus
- How will we consider the growth of industrial skills and applied learning opportunities
- Noted that Ballarat Tech School facilities were a good example of STEM
- Noted that a new maintenance area will require an parking place for both the current 27 seat bus and future 57 seat coach
- Provide a large outdoor sports store possibly next to maintenance
- Consider the possible inclusion of a swimming pool facility

5.0

Measures of Success

This project will be a success if...

- Responses from the school have been received

6.0

What’s Next?

- Prepare facilities schedules
- Develop final master planning option and opportunities
- Complete landscape design layout.
- Commence final report
- Next Workshop – date tbc

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APPENDICES I 20. MEETING MINUTES

BALDASSO CORTESE

MASTER PLAN WORKSHOP No 1 MINUTES

Date /	Thursday 15 th July, 2021	
Time /	11:00am-1:00pm	
Project /	Emmanuel College	
Project No /	20210026	
Venue /	Emmanuel College, Heritage Room	
Attendees /	Stephen Kerr	Emmanuel College
	Michael Wrigley	Emmanuel College
	Claire Wrigley	Emmanuel College
	Justin Houlihan	Emmanuel College
	Shane Smith	Emmanuel College
	Josie Monro	Emmanuel College
	Peter Brown	Baldasso Cortese
	Tim Pyke	Baldasso Cortese
	Lindsay Fraser	Land Design Partnership
Apologies /	Peter Morgan	Emmanuel College

Item	Topic	Action	Date
1.0	General		
	<ul style="list-style-type: none">Masterplan and site opportunities presented to Project Group. This was well received by the schoolLandscape Masterplan presented		
2.0	What's Next?		
	<ul style="list-style-type: none">Commence final report		

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APPENDICES I 22. RISK REVIEW

Type of Risks	Potential Problems	Mitigation Strategies	Responsible Parties	OPEN/CLOSED/ONGOING
OH&S - Design	Accidents like slips, electrocution, falls, etc.	Ensure new facilities respond to safety in design and relevant standards and codes.	Consultants, School and Builders	Open
OH&S - Construction	Accidents during construction that impact workers on site or school students and staff.	Ensure site safety management plan is enacted.	Consultants, School and Builders	Open
Equal Access/DDA compliance	Lack of compliant access and facilities, excludes people with disabilities, e.g. hearing loops & augmentation, lifts, etc	Ensure new works are DDA compliant and accessible facilities are provided in all areas.	Consultants, School	Open
Vehicular / pedestrian traffic - Construction	Clash of vehicular and pedestrian traffic during construction	Builder to ensure a site management plan is agreed with the school. Deliveries/removal of materials to happen out of school hours.	Builder, School	Open
Site Access for Construction / Emergency Vehicles	Ambulance entry from Palmer Street. Stretcher movement via stairs is difficult	Ensure new layouts accommodates stretcher movements within buildings.	School	Open
Financial	Funding to build new or refurbish buildings	Ensure a quantity surveyor informs the school financial planning around projects.	Consultants, School, Mercy Education	Open

APPENDICES I 22. RISK REVIEW

Type of Risks	Potential Problems	Mitigation Strategies	Responsible Parties	OPEN/CLOSED/ONGOING
Financial	Unexpected expenses during projects, particularly on Heritage buildings.	Ensure appropriate design and construction contingencies are allowed for all projects.	Consultants, School	Open
Existing Hazardous Materials	Asbestos, lead paint, PCBs, SMFs are found in the existing building fabric which need to be removed.	Review asbestos register. Early site investigations. Build in allowances for removal of known hazmat.	QS, consultants	
Ground Conditions	In ground soft spots, hidden footings.	Obtain geotechnical surveys.	Consultants, School	Open
Services Infrastructure	Inadequate supply of water (pressure), fire services, power, gas, or broken pipes below ground.	Investigate the adequacy and compliance of existing services to the campus, given the anticipated load. Investigate with utilities – power capacity, water pressures/ flows	Consultants	Open
Location & capacity of services	Accidentally hitting services in excavation cutting them off, interrupting supply, etc.	Inground services survey to locate, size and assess the condition of existing services as much as possible.	Consultants	Open
Community Engagement	Resistance from school community to proceed with projects.	Keep the community informed of projects as they progress, and allow them to be involved in the planning.	School	Open

APPENDICES I 22. RISK REVIEW

Type of Risks	Potential Problems	Mitigation Strategies	Responsible Parties	OPEN/CLOSED/ONGOING
Neighbours	Disgruntled neighbours making complaints to the School and Council about traffic and noise etc.	Communicate with neighbours about pending works ahead of time. Address their issues where practicable and possible.	School	Open
Town Planning	Delay in approvals by Heritage Victoria or Local Authority. DEWLP processes for projects over \$3M.	Allow contingency in the program for approval periods. Pre-application meeting recommended. Town planning consultant, heritage consultant (potentially).	Consultants, School	Open
Heritage Overlays	Restricting conditions to development because of heritage overlay implications.	Liaise with Heritage Consultants early about the types of acceptable development. Pre-application meetingsæ recommended.	Consultants, School	Open
Title Consolidation	Development restrictions due to there being two different titles.	Not likely but updating certain titles properties recommended.	Mercy Education, School	Open
Disruption to Teaching & Learning	Interruption to teaching & learning, decanting issues, impact of noise.	Manage timing of noisy activities, set up acoustic barriers/hoarding between occupied areas and site.	Builder, School	Open

APPENDICES I 22. RISK REVIEW

Type of Risks	Potential Problems	Mitigation Strategies	Responsible Parties	OPEN/CLOSED/ONGOING
Disruption to open space access	Limitation on areas available.	-	School	
Builder's site access, location of builder's accommodation, etc.	Area for builders huts, takes away the area on the campus grounds and takes away from the available open space or car parking.	Hut location strategy to form part of tender requirements	School, Consultants, Builder	
Staff car parking disruption	Possible loss of staff car parking on the campus during construction	College to provide temporary parking on graveled areas	Builder, School	Open

APPENDICES I 23. MASTER PLAN REPORT CHECKLIST

Master Plan Report Checklist

School:	Emmanuel College
Location:	140 Botanic Road Warrnambool
Parish:	Warrnambool
Principal:	Peter Morgan
Architect:	Baldasso Cortese

Enrolment		
Current:	Long-Term (LTE):	Peak:

Item	Master Plan Type			Included			Comments (include notes for items that are not contained in the report)
	Basic	Upgrade	Comprehensive				
Overview							
1. Executive Summary	✓	✓	✓	YES	NO	NA	
2. School and Project Team	✓	✓	✓	YES	NO	NA	
3. Enrolment Demand and Location	✓	-	✓	YES	NO	NA	
Existing Conditions							
4. Existing Conditions Plan	✓	✓	✓	YES	NO	NA	
5. Existing Building and Site Assessment	✓	✓	✓	YES	NO	NA	
Master Plan							
6. Site Context	-	✓	✓	YES	NO	NA	
7. Site Analysis Plan	-	✓	✓	YES	NO	NA	
8. Town Planning Review	-	✓	✓	YES	NO	NA	
9. Master Plan Solution	✓	✓	✓	YES	NO	NA	
10. Area Guidelines and Analysis	✓	✓	✓	YES	NO	NA	
Project Details							
11. Priority Projects and Staging	✓	✓	✓	YES	NO	NA	
12. Learning Space and Area Summary	✓	✓	✓	YES	NO	NA	Reffer appendicies
13. Cost Plan A	✓	✓	✓	YES	NO	NA	
Appendices							
14. Education Brief	-	✓	✓	YES	NO	NA	Reffer. Minutes
15. Survey of School Facilities	✓	✓	✓	YES	NO	NA	
16. Hazardous Materials Report	✓	✓	✓	YES	NO	NA	
17. Maintenance Plan	-	✓	✓	YES	NO	NA	
18. Property Title	-	✓	✓	YES	NO	NA	
19. Planning Property Report	-	✓	✓	YES	NO	NA	
20. Meeting Minutes	-	✓	✓	YES	NO	NA	
21. Master Plan Options	-	✓	✓	YES	NO	NA	
22. Risk Review	-	✓	✓	YES	NO	NA	
23. Master Plan Report Checklist	✓	✓	✓	YES	NO	NA	

APPENDICES I 23. MASTER PLAN REPORT CHECKLIST

Endorsement of Master Plan Report

I certify that all necessary enquiries expected of a professional consultant carrying out the services when preparing this master plan have been made. The information contained in this report is, to the best of my knowledge and belief, true and correct.

On the school’s behalf, I authorise the Architect to submit this Master Plan Report based on the information supplied and certification given.

Architect
Date: _____

Principal’s Delegated Authority
Date: _____

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