

Crosier Scott Architects

MASTER PLAN

St. Patrick's Primary School

2 Merrick Street, Stratford
Victoria 3862

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13.10.2023



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1.0 Introduction

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1.1 Executive Summary

The St. Patrick's Primary School Master Plan sets out a long-range vision and a suite of supporting strategies and initiatives, that seek to guide investment and change on the school site to create a leading learning environment that is connected to the community in which it sits. This project is a significant opportunity for St. Patrick's Primary School to offer a unique place of learning that defines their vision, heritage, culture and enhances the position of the School as an educational provider.

This Masterplan builds on the knowledge of the school, exemplar project tours, evidence based research and briefing.

The following report outlines the briefing and consultation process, Masterplan concepts, recommendations for future works and summarises the prioritised works that will form the proposed scope.

Key Masterplan guiding principles arising from the consultation process include:

- A clear structure of neighbourhoods within the school, define student safety & entry points
- Creation of a strong and intuitive link across the site linking facilities
- Maintain qualities of open space and connection to the natural environment
- Enhanced outdoor play and learning opportunities
- Collaboration

Developing and executing plans for how students, staff and the wider community will access and use the facilities in future, plays a central role in meeting the challenges and opportunities ahead. It provides a future-focused strategic framework for development at the school and its surrounding precincts, which will be guided by intrinsic education, landscape and cultural values.

As such, this Masterplan looks at the opportunities to make more efficient use of the site with design solutions that look to better utilize existing built floor area, in addition to improving external play space. This project is a significant opportunity to offer a unique place of learning that defines St. Patrick's Primary School's vision and culture.

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1.2 Master Plan Overview

Introduction

St. Patrick's Primary School believes that developing caring and nurturing relationships is at the centre of what they do, underpinned by a strong awareness of Christian values.

St. Patrick's Primary School is committed to creating a safe and nurturing culture for all children in their school environment. The school is committed to Child Safety and hold that the care, safety and wellbeing of children as a central and fundamental responsibility of Catholic education. This commitment is drawn from and inherent to the teaching and mission of Jesus Christ, with love, justice and the sanctity of each human person at the heart of the Gospel.

The staff at St. Patrick's Primary School are dedicated, professional and focused on meeting the needs of all children at the school.

Parents are encouraged to be active participants in the life of the school and there are many opportunities for parents to be involved.

Aims & Objectives

Crosier Scott Architects were appointed in 2022 to provide a Master Plan Document for the school. The following objectives are to be strongly reflected in the development of the school master plan.

The master plan must:

- Respond to the essence of the school brief & weave the primary ideas into a workable solution.
- Provide comfortable and inviting physical environments with adaptable learning spaces which enable 21st Century learning.
- Provide spaces that encourage and facilitate the learning of life skills such as problem solving, resilience, spatial knowledge, creativity, flexibility and change over time.
- Provide spaces of rich educational value; learning areas that can absorb the focus of curriculum activities.
- Provide a framework for the school to confidently move forward in successive smaller projects if needed, to achieve the final (master) solution.
- Take into account the cultural/historical/ religious significance of the school and its surrounds.
- Maintain an educational curriculum for current existing students in a safe and workable environment during development works with least amount of inconvenience.

Project Objectives

The principle objectives of this project include:

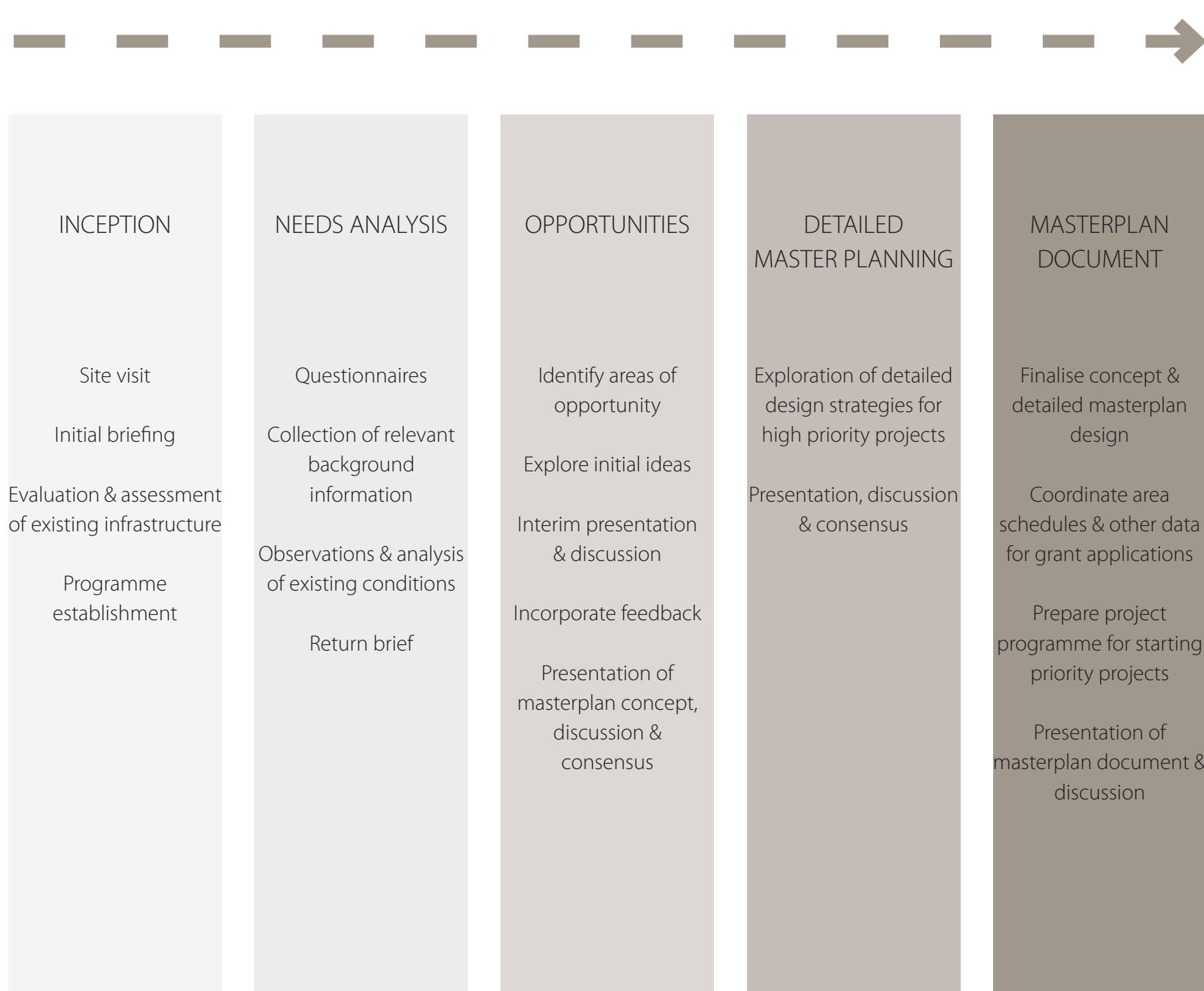
- Create an environment that further reflects the School's identity, vision and values
- Support new ways of teaching and learning
- Build on an already strong sense of community amongst staff, students and families
- Enhance the visual and physical environment of the buildings and grounds

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1.3 Process and Methodology

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Masterplan Methodology

Crosier Scott Architects have an established reputation in the specialist field of educational master planning.

Proven planning & collaboration techniques engage our clients & the project stakeholders to facilitate the creation of a shared vision for the future.

The techniques can be applied at any scale of a project, & have been shown to accelerate key decision making processes, break down potential barriers to positive change & generate a common sense of ownership.

This is achieved by exploring:

- Best use of available funds and resources
- Efficient process time frames
- Input from specialist consultants to find the most practical & workable solutions
- Avoiding delays at planning approval stage by being aware of community concerns early in the design process
- Assistance with funding applications & bids.

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1.4 School and Project Team

The St. Patrick's Primary School Master Plan has been prepared by Crosier Scott Architects.

School

St. Patrick's Primary School
2 Merrick Street,
Stratford
Victoria
3862

Principal

Joel Brayshaw

Parish Priest

Dean Peter Bickley

Project Team

Architect

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1.5 Enrolments & Demographics

Enrolment Forecasts

School Enrolment trends

- Enrolment fluctuated from 2012 (113) to 2015 (112). Gradual increase in enrolments from 2015 to 2021 (158).
- Enrolment projections indicate gradual decrease over next 4 years reaching 131 at year 2026 following a stable enrolment around 138 at year 2032.
- Catholic enrolments have remained on average around the 22% over the last 10 years. Over the last 10 years there has been a significant drop in Catholic enrolments – a drop of 29%.

Year	Total (P-6)	Prep Only	% Catholics Only
2012	113	19	36%
2013	108	12	32%
2014	122	22	25%
2015	112	16	22%
2016	118	17	19%
2017	129	25	19%
2018	127	36	18%
2019	133	21	18%
2020	138	19	17%
2021	158	21	17%
2022	144	20	
2023	147	20	
2024	139	20	
2025	134	20	
2026	131	20	
2027	140	20	
2028	138	21	
2029	138	21	
2030	138	21	
2031	138	20	
2032	138	20	

Enrolments based on Feb 2022 Census.
Enrolment forecast based on 2021 set of Projections

Estimated current enrolment capacity is 141*
* Figure based on past school enrolment figures

CATHOLIC EDUCATION SALE DIOCESE

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Enrolments and Demographics

St. Patrick's enrolments have been steadily growing with 2022 having the highest student numbers in Year Prep with 29. The school currently has 158 students with projected enrolments to reach 165 students for 2023, despite lower forecast projections seen in the demographic report.

St. Patrick's is committed to providing a safe environment for their children at school and staff are professional educators who require learning spaces that are workable and support their innovative ways of teaching. The school currently lacks adequate, flexible learning and breakout spaces, making this a challenge with increasing enrolments.

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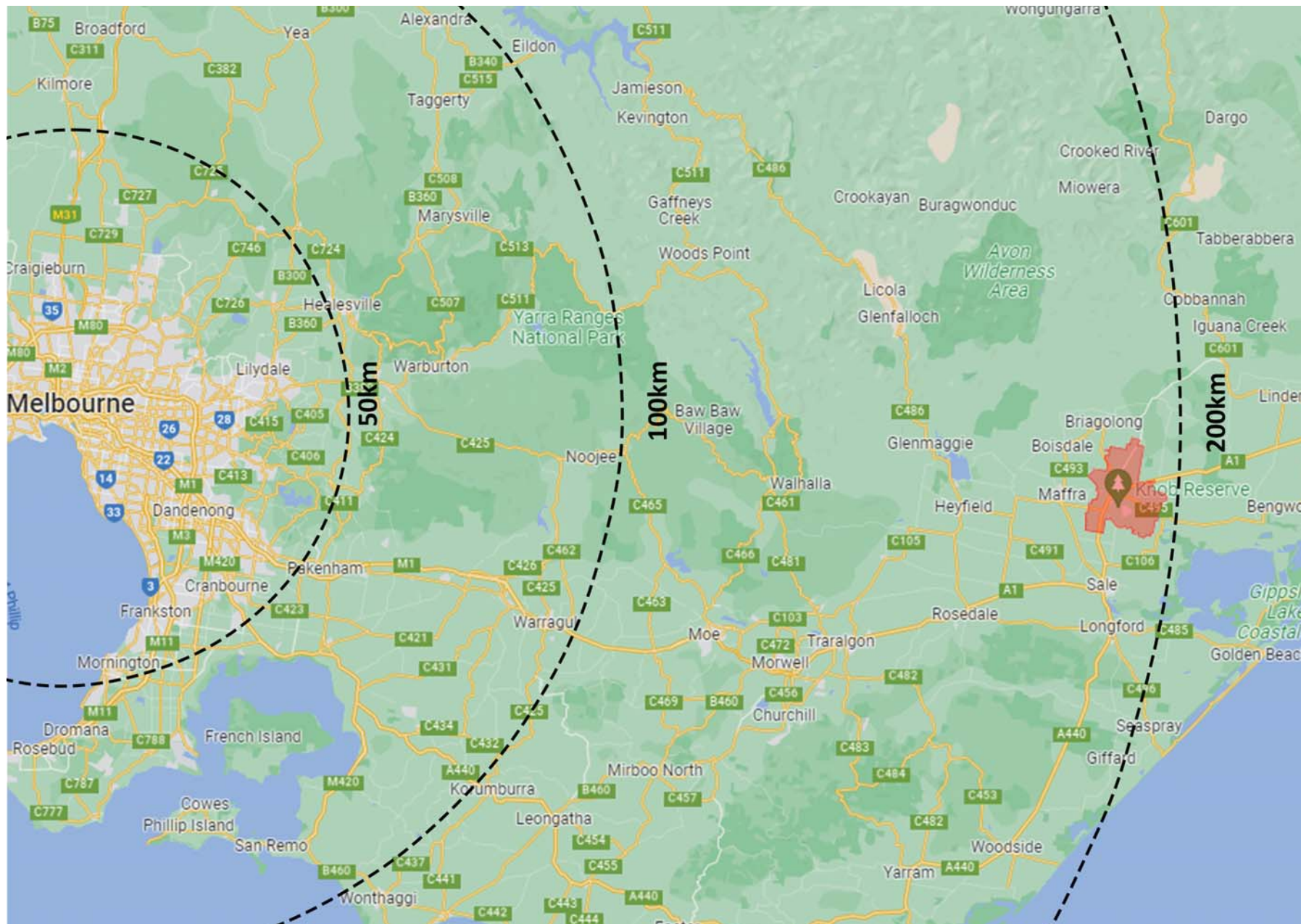
2022 Student Enrolment Data

	MALE	FEMALE	TOTAL
Prep	13	16	29
Yr1	10	12	22
Yr2	6	8	14
Yr3	16	7	23
Yr4	9	13	22
Yr5	16	12	28
Yr6	9	11	20
Total Students	79	79	158

1.6 Site Locality

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Location

Stratford is located within the Wellington Shire Council. Stratford is located roughly 229km from Melbourne CBD.

As of 2021, Stratford and surrounds (Stratford, Munro, Perry Bridge, Meerlieu and Hollands Landing) has a population of 3,337 people. Stratford is bounded in the south by Lake Wellington and the Avon River, east by the East Gippsland/Wellington Local Government Area boundary, and west and north by the locality boundaries of Stratford, Munro and Briagolong.



Median Age: 43 as of 2016



Median Household Size: 2.32 persons per dwelling in 2016



Median Household Weekly Income : \$1,104 as of 2016



Median Mrtg Monthly Repayment : \$1160 as of 2016



1.7 Site Context

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Site Local Government Area - Wellington Shire



Context

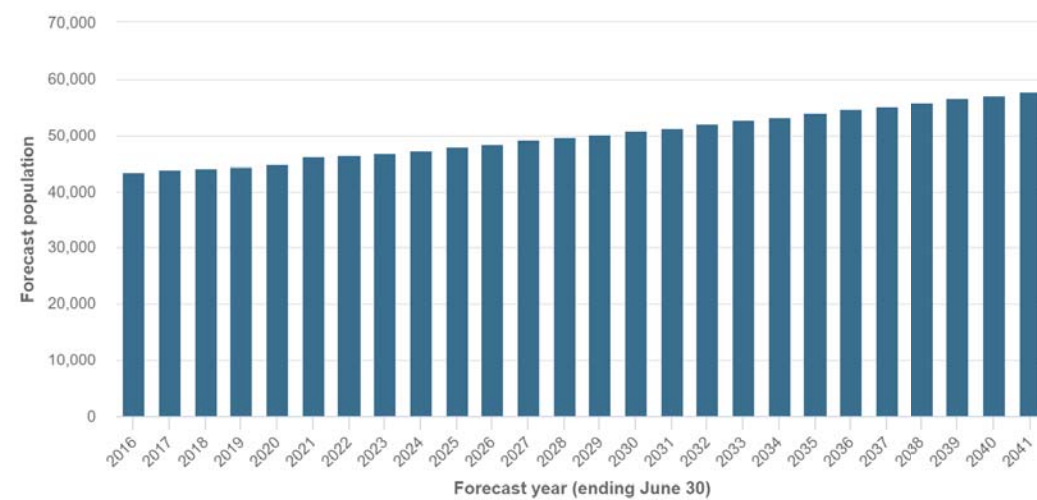
The City of Wellington Shire is located in eastern Victoria's Gippsland Region roughly 229km from Melbourne CBD.

Suburbs that make up the City of Wellington Shire include Stratford, Heyfield, Maffra, Sale, Rosedale, Yarram and Coastal.

The City of Wellington Shire has an estimated population of 46,506, with a population density of 4.20 persons per square km. The land use is predominantly residential area, with substantial industrial, commercial and recreational areas in a total land area of 81 square kilometers.

The population is forecast to increase to 50,863 by 2030 which is an increase of 4,357.

Forecast Population - Wellington Shire



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2.0 Existing Conditions

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2.1 Site Plan

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Scale: NTS



- 1 Outdoor play spaces including grass oval and imaginative play
- 2 General Learning Areas
- 3 Hardcourt
- 4 Art/Technology
- 5 Library
- 6 Light courts
- 7 Undercover bag storage
- 8 Open courtyard space
- 9 Staff lounge and amenities
- 10 Reception
- 11 Student amenities
- 12 Multi-purpose room
- 13 Main school entrance
- 14 St. Patrick's Church
- 15 Cricket nets on concrete slab

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2.2 Building and Site Condition Assessment Photographic Study - External

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V1 View from grassland towards learning areas.



V2 Shaded seating area and toilet amenities block.



V3 Grass play area to south east corner of site.



V4 Connection between church and school.



V5 Shaded sand pit and play space.



V6 Bike storage area.

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2.2 Building and Site Condition Assessment Photographic Study - External

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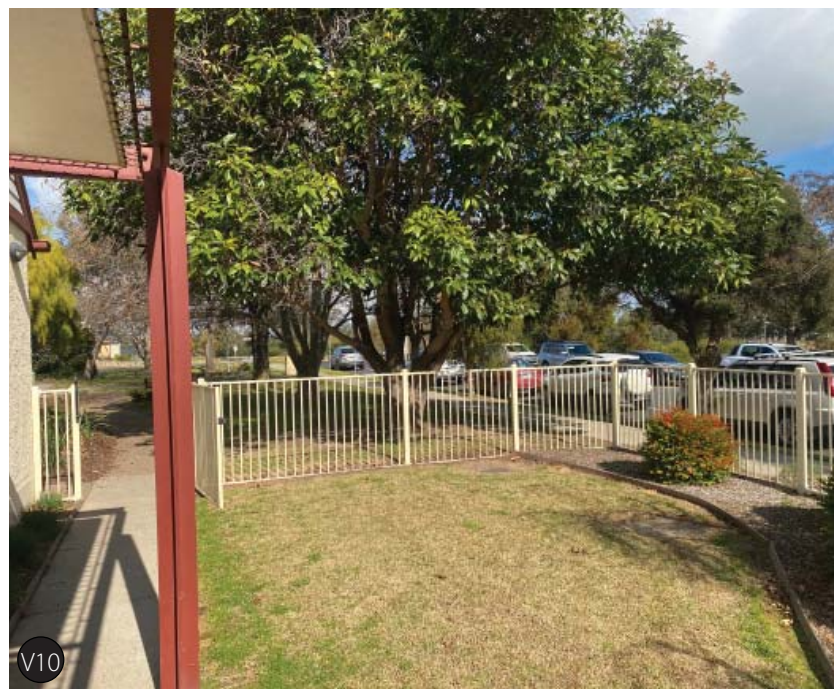
V7 Learning areas adjacent hard court.



V8 Hard court to North of site.



V9 Shelter connected to basketball court.



V10 View from entrance to road.



V11 Main entrance towards Administration.

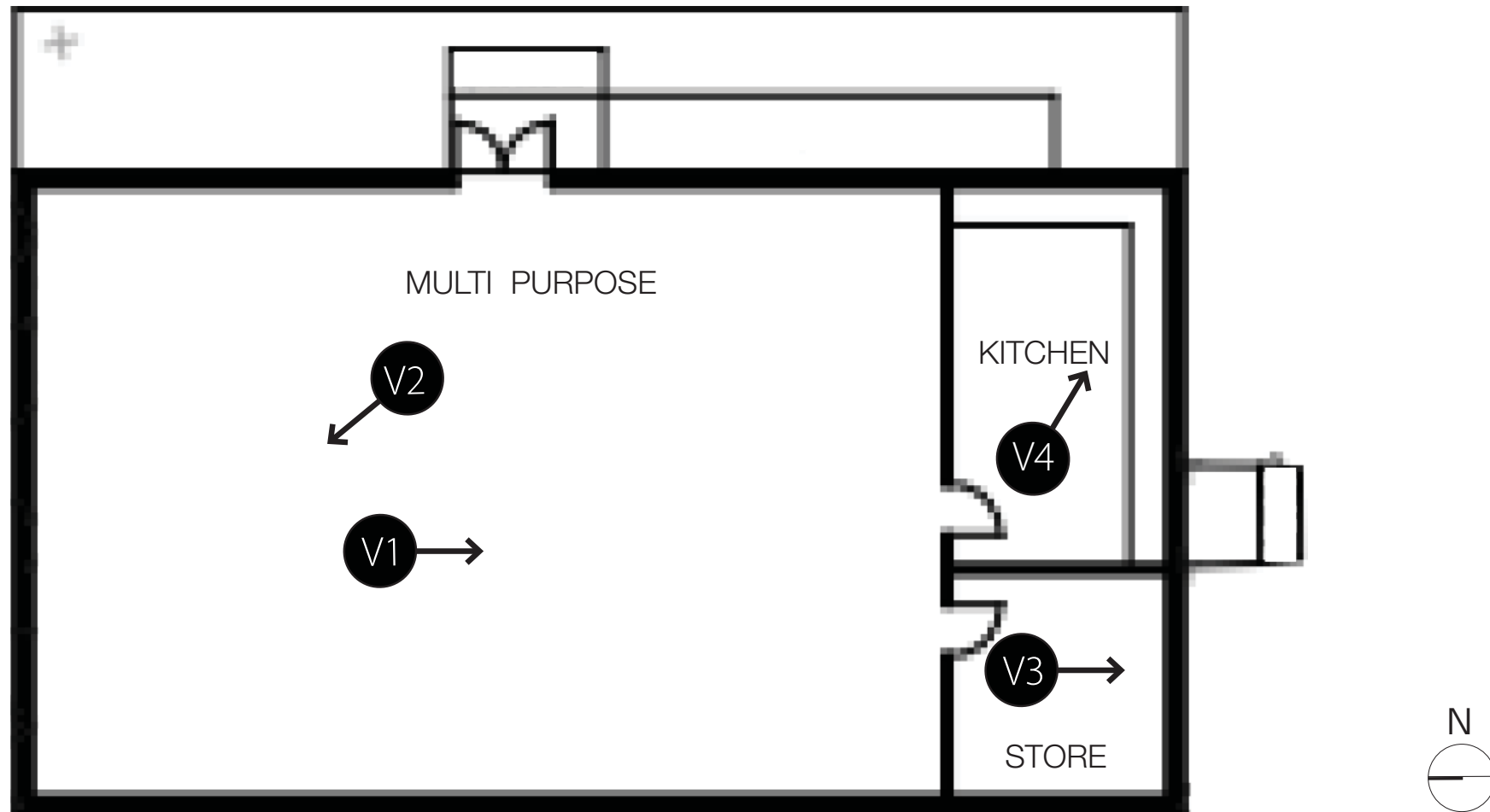


V12 Landscaping near school entrance.

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2.2 Building and Site Condition Assessment Photographic Study - Internal - Multi Purpose Building

Scale: 1:100



The current multi-purpose facility is being used as a GLA for Yr 6 students and is a dated modular construction portable with poor insulation qualities and near the end of its useful life span.

The building has a low pitched gable roof with extended walkway canopy, timber windows, inefficient fixtures and fittings including fluorescent lights.

The reasonably adequate canteen facility is seldom used and there is a single toilet facility provision.

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V1 Portable building multi purpose room used as general learning classroom.



V2 Spacious Yr 6 classroom.



V3 Cramped storage provision.

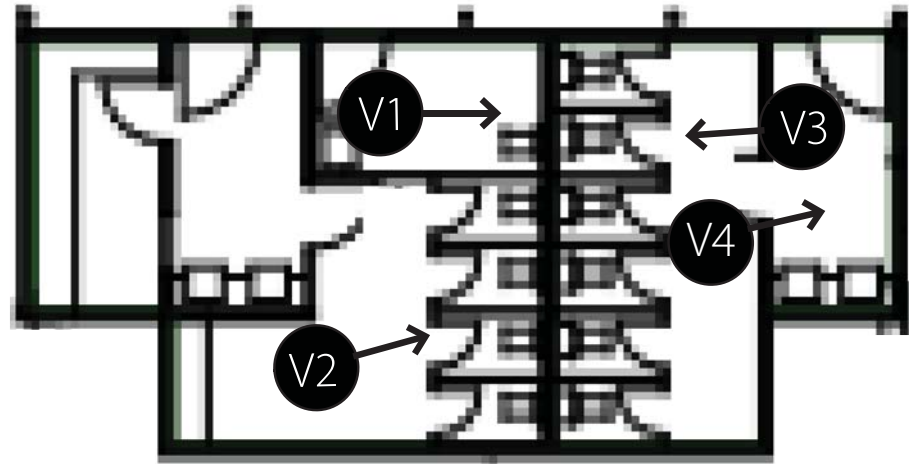


V4 Adequate adjacent Kitchen / Canteen space

2.2 Building and Site Condition Assessment

Photographic Study - Internal - Student Amenities

Scale: 1:100

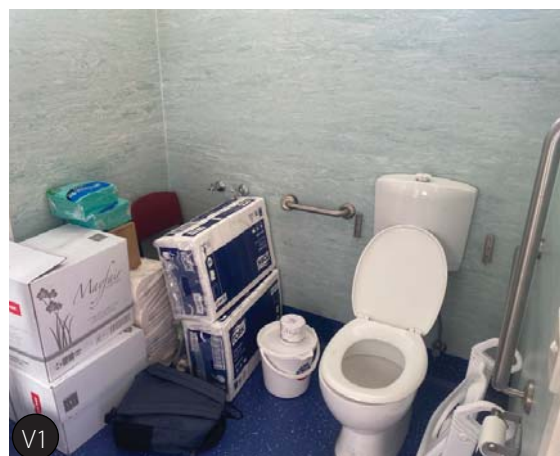
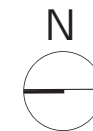


The existing student amenities is constructed of solid masonry with an applied render finish & gable terracotta roofing tiles similar to other adjacent building stock on site.

Amenities are in a good central location to surrounding learning areas and has good access from play spaces on site, however, internally the amenities are dated and require refurbishment.

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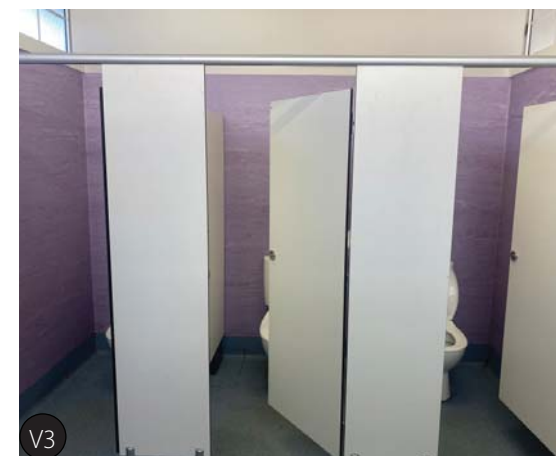
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DDA WC currently used for storage. OH&S issue.



Dated partition system, fixtures & finishes in boys toilets.



Dated partition system, fixtures & finishes in girls toilets.

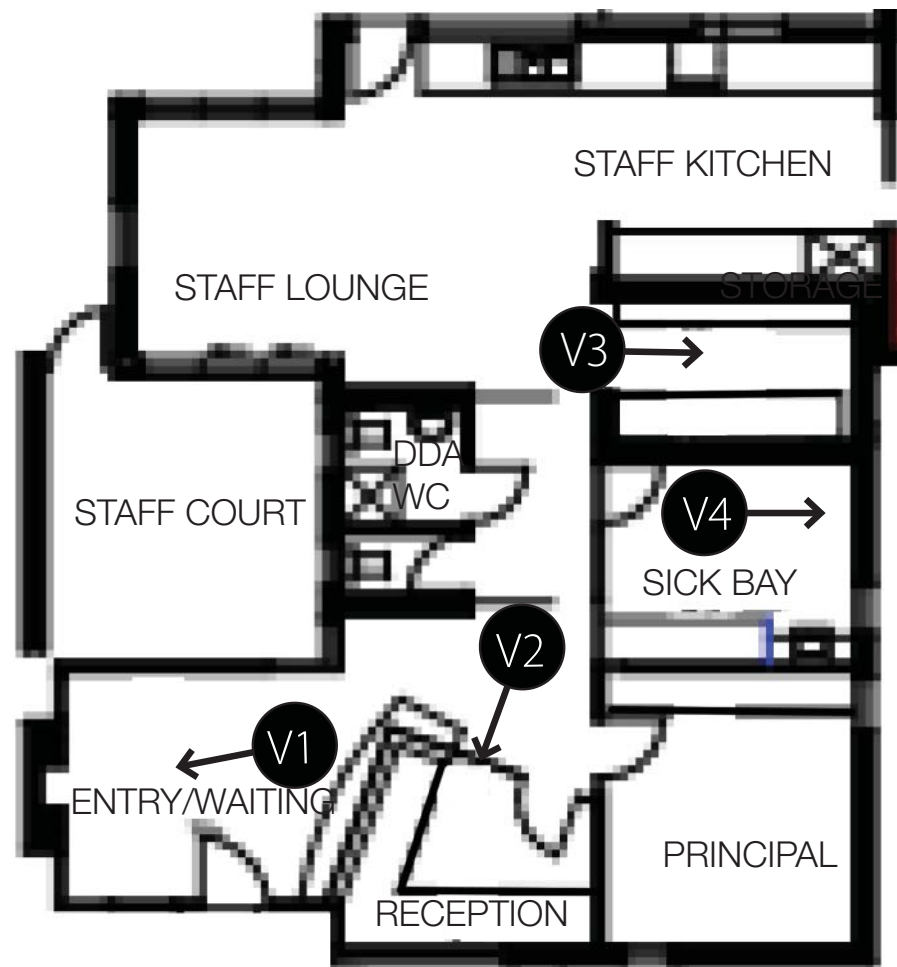


Inadequate layout of facilities.

2.2 Building and Site Condition Assessment

Photographic Study - Internal - Administration Building

Scale: 1:100



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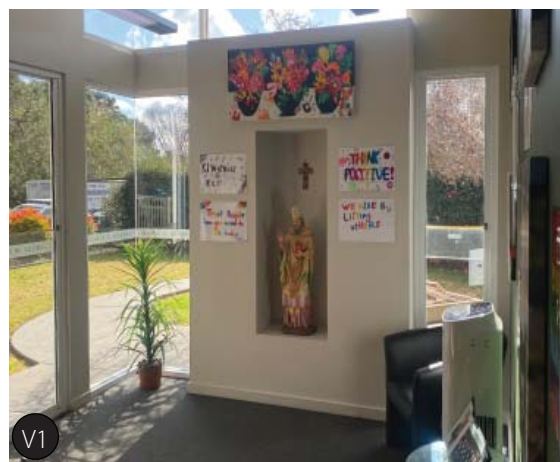


Administration building is generally brick veneer construction with a double gable terracotta roof and some minor flat tray deck roofing areas. The steep double gable and central valley box gutter is less than ideal for potential water ingress and the current box gutter is showing signs of rusting.

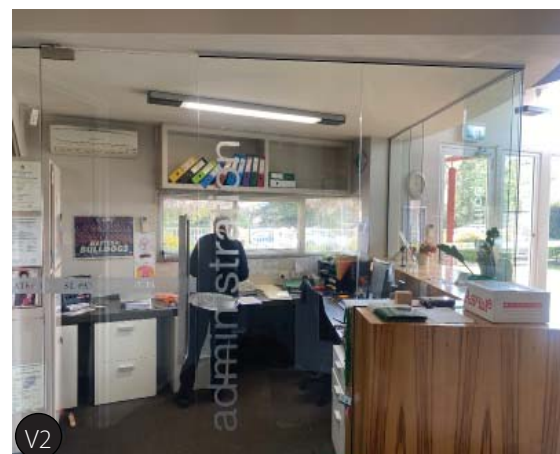
The building is cramped and dated with poor functional layout space causing concerns for student safety due to shared public reception / entry space.

The Staff Lounge is outgrown for the number of staff with insufficient number and inappropriately located amenities.

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V1 Warm and inviting but cramped front entry waiting area and reception.



V2 Front entry reception - no separation between students and visitors.



V3 Cramped outgrown staff room with insufficient amenities for number of staff.

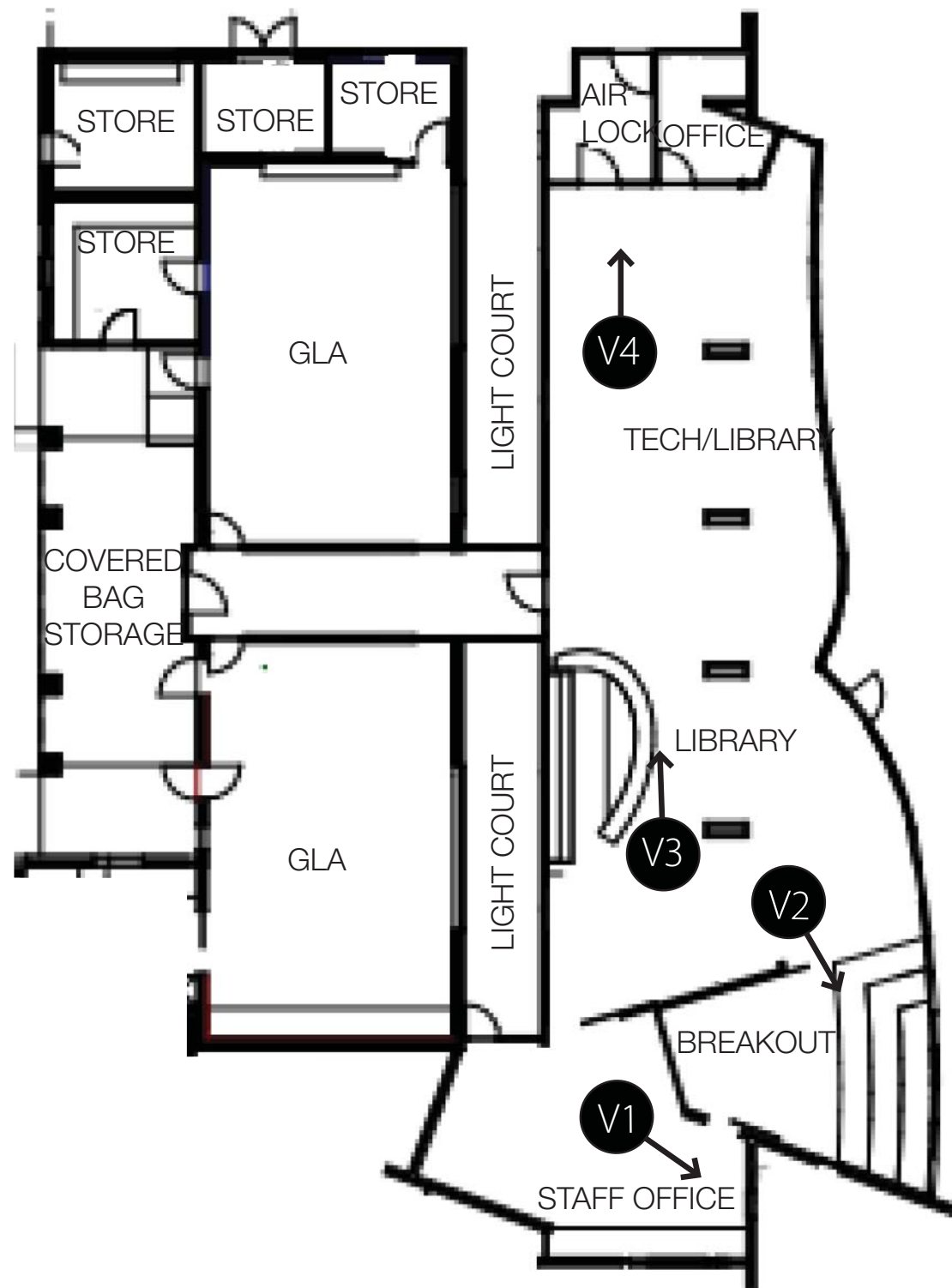


V4 School sick bay.

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2.2 Building and Site Condition Assessment Photographic Study - Internal - Library Building

Scale: 1:150



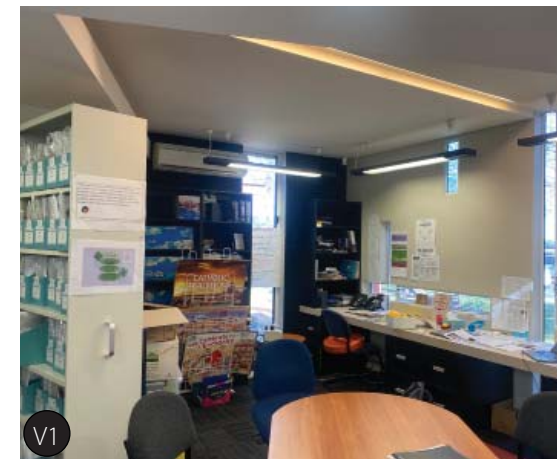
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The Library provision is the newest and most pleasing building on site, there is ample natural light from aluminium windows, fixtures and fittings are relatively modern and bright.

Construction is light weight with steel tray deck roofing and external fascia gutters all in good condition. Some roofs have minimal fall with main body central area being a steep sided gable roof.

The adjacent building consists of Art Room provision and general learning classroom separated from the library by overgrown wasteful light courts.

The building is generally of masonry construction with applied render and terracotta roofing in good condition. There are no penetrations or plant and machinery on the roof.



Adjacent break out space being utilised for staff planning, resources and DP office



Tired seating to connected breakout space.



Reasonably modern bright space.



Library looking towards adjacent office.

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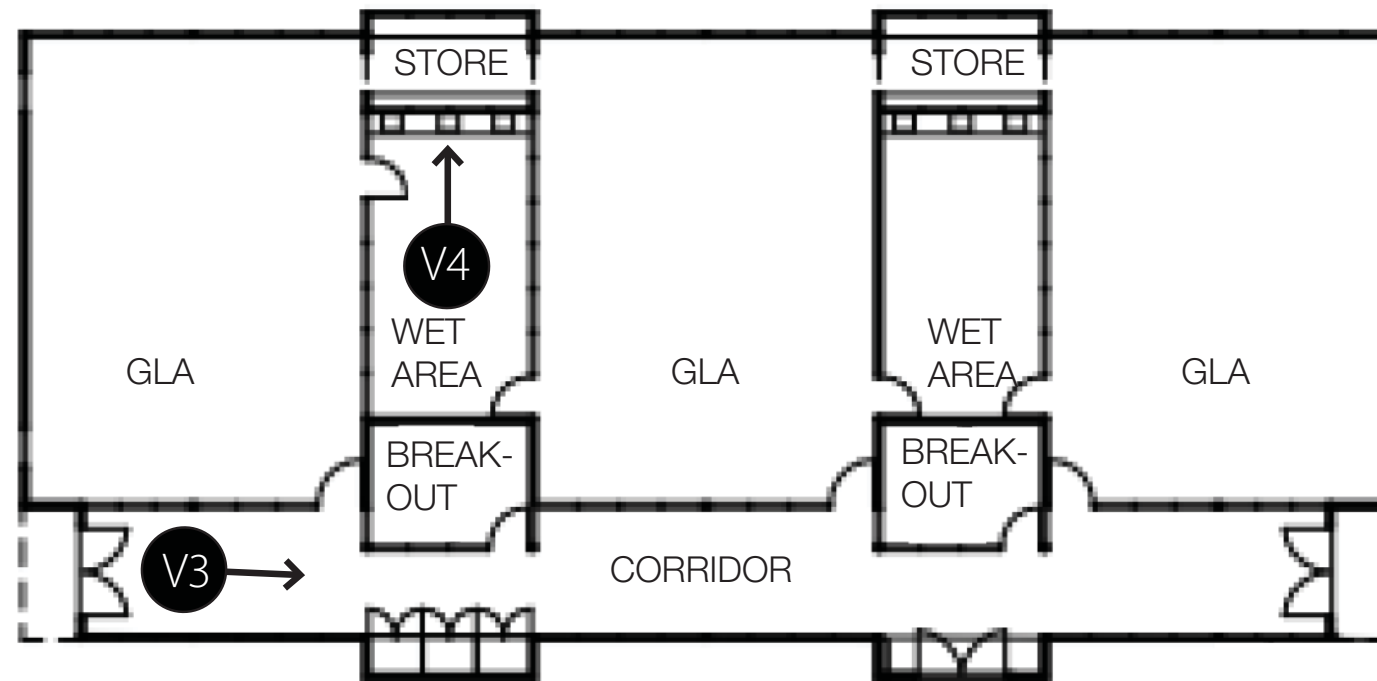
2.2 Building and Site Condition Assessment Photographic Study - Internal - General learning areas

Scale: 1:150

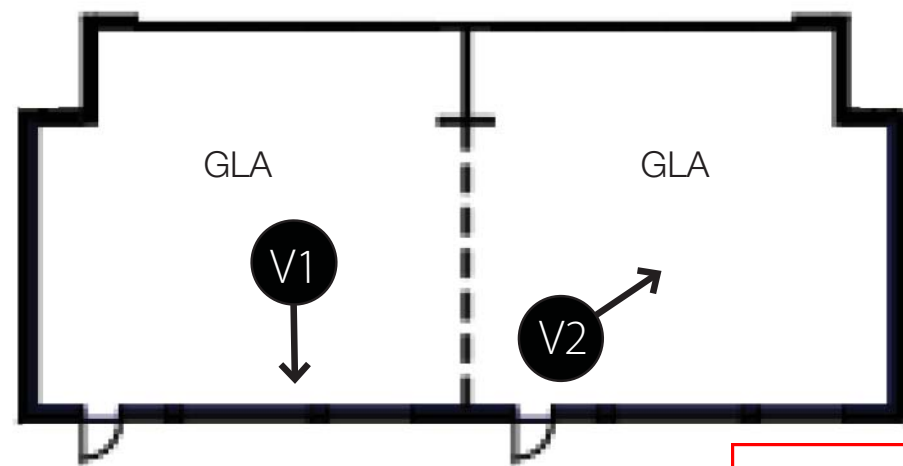
The general learning facility consists of an 8 modular construction portable building in reasonable condition. The facility is reasonably new and fit for purpose consisting of 3 general purpose learning areas and associated break out spaces. There is however little opportunity for collaboration between learning areas and the building is somewhat inappropriately located on the site.

The existing single storey 2 general classroom learning provision is constructed of solid masonry with an applied render finish, gable terracotta roofing tiles. The buildings structure and roof is in reasonable condition but the finishes, fixtures and fittings are dated and require refurbishment. The building provides a provision for 2 general learning spaces with limited flexibility, connectivity for collaboration and no breakout spaces.

The buildings easterly aspect is closed out by the location of the adjacent portable building limiting the opportunity for access to an undercover outdoor learning space.



PORTABLE BUILDING



TRADITIONAL GLA'S

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Wet area provision within general learning area.



General learning area.



Corridor within portable building.



Dedicated wet area adjacent general learning area.

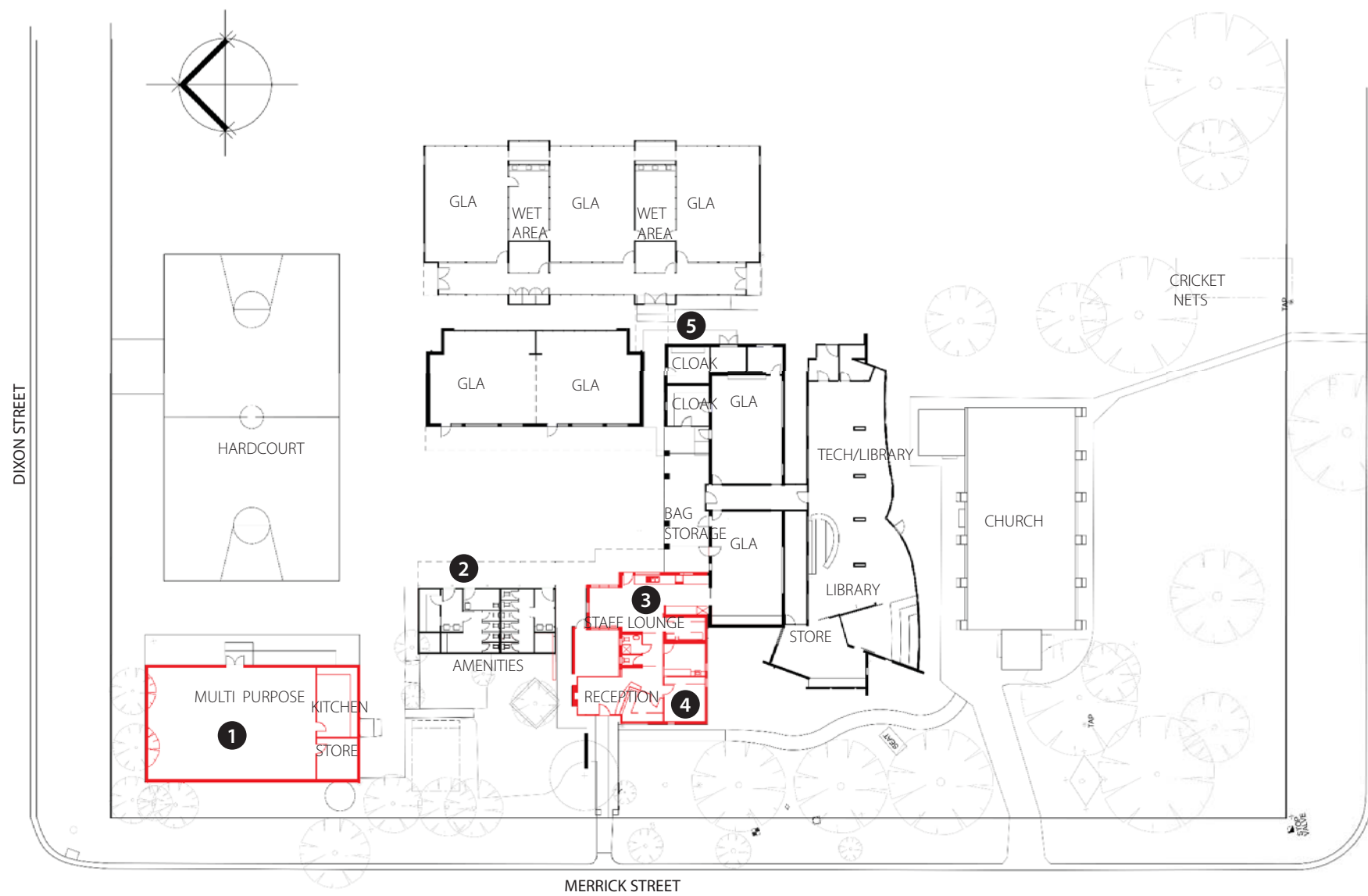
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2.2 Building and Site Condition Assessment

Multi-Purpose & Admin - Existing/Demolition Site Plan - Priority Project 1

Scale: NTS

- 1 Existing Multi-Purpose Room to be demolished
- 2 Existing Student Amenities to be retained and refurbished
- 3 Existing Staff Lounge/amenities to be demolished
- 4 Existing Reception/administration to be demolished
- 5 Existing Cloak Rooms to be repurposed



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3.0 Master Plan

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3.1 Site Analysis

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Legend

- General Residential Use
- Commercial 1
- Pedestrian access
- Street presence

Site

St. Patrick's Primary School is located in Stratford, bounded by Blackburn Road, Dixon Street and Merrick Street, catering for primary school aged children from the local area.

The site is located in a predominantly residential area, with some light commercial use to the east boundary of the school, along Tyers Street. The school grounds are relatively flat with one grassed oval to the east of the site and outdoor hardcourt to the north.

St. Patrick's Primary School is comprised of two large independent classroom blocks, a multi purpose room (being used for Year 6 learning space) and a library, art room and reception that occupy an interconnected 'U' shape building in the center. There are various courtyard spaces and undercover play areas as well as a mixed use hardcourt area.

Due to the short cyclone fencing around the school boundary to the West, the school has a strong visual street presence. The school extents are visible from Blackburn, Merrick and Dixon Street with only slightly obscured view of the reception and art room building from Merrick Street due to large trees. The school has adequate access from Dixon and Merrick Street, yet could be improved along Blackburn Street and a stronger school presence created.

Currently there is no provision for on-site car parking, instead utilising the surrounding residential streets for staff car parking.

3.2 Site Observations

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- 1 Vacated practice cricket net with concrete slab (under utilised).
- 2 Trees recently planted to south boundary will give more presence to Blackburn Street and provide shelter.
- 3 Recently secured external space behind library for student safety.
- 4 Modern library provision 'light filled' contemporary (space under utilised).
- 5 Wasteful, overgrown light court between Library, Tech and GPC.
Staff resource, planning area and shared DP office cramped.
- 6 Limited small flexible spaces within school.
Good tiered story telling area/breakout space to library.
- 7 Dated, existing school building consisting of uninspiring art room and learning space with no connectivity or access to outdoor learning. Building in desperate need for refurbishment.
- 8 Under utilised under cover outdoor area outside learning space.
- 9 Bags are located in external alcoves.
- 10 Modular build learning facility consisting of three classrooms and breakout spaces (seems somewhat inappropriately located on site.) Classrooms have limited opportunity for collaboration. Series of breakout spaces, offices and intervention spaces. Wasteful corridor and no opportunity to extend to under cover outdoor area.
- 11 Some sustainable initiatives including storm water tanks for oval irrigation, solar panels to modular building and veggie garden.
- 12 Reasonable variety of play spaces including grass oval, hardcourt, adventure play, imaginative play (sand pit, cubby house, etc.)
- 13

Legend

- Pedestrian Access
- Site Boundary

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3.2 Site Observations

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- 16 Reasonable learning spaces, however, limited opportunity for collaboration and no access to outdoor learning.
- 17 Dated block of student amenities requiring refurbishment.
- 18 Outgrown and cramped staff room with good connection to outdoor courtyard.
- 19 Insufficient staff amenities (do not achieve NCC requirements - only 2 toilets total).
- 20 Principal office in undesirable location with no privacy and acoustic attenuation from reception and entry lobby.
- 21 Entry lobby presence is warm with a welcoming professional first impression, however admin is undersized and has no parental interview space.
- 22 School has good street presence via Merrick Street for main school entry with well kept landscaping.
- 23 Old bike shelter area enclosed for sports store.
- 24 Portable building/multi purpose provision with canteen and single toilet. Currently being used as large learning space with limited connectivity to outdoor learning.

Some good Catholic identity presented across the site including entry foyer and north wall of classroom facing Dixon Street

Legend

- Pedestrian Access
- Site Boundary

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3.3 Site Opportunities



- 1 Potential opportunity to provide new sports store on existing concrete paving slab.
- 2 Opportunity to provide connectivity from Classrooms to outdoor learning spaces.
- 3 Convert existing library and create foundation learning neighborhood. Consider library to be dispersed across site.
- 4 Convert entry lobby to library into breakout space. (Door is not required for emergency)
- 5 Use light court to create series of breakout spaces for adjacent learning areas and internal toilet provision.
- 6 Refurbish learning spaces, provide large format glass panel doors and link spaces to supervised undercover outdoor spaces to extend the classroom experience.
- 7 Consider the conversion of bag alcoves to breakout and learning intervention spaces.
- 8 Consider central courtyard.
- 9 Remove relocatable portable building from site and reclaim outdoor play space.
- 10 Minor refurbishment to increase opportunities for collaboration and consider access to new under cover outdoor learning spaces.
- 11 Consider suitability of location and provision of amenities for staff and students.
- 12 Consider larger provision of staff lounge connected to staff planning and resource areas. Improve general administration and office facilities.
- 13 Opportunity for 2 story development consisting of flexible 'STEAM' facility to ground floor (including assembly) opening onto hardcourt. Three general purpose classrooms on upper floor.
- 14 Consider providing shelter over Hardcourt for inclement weather and provide new play surface between to make more vibrant provision.

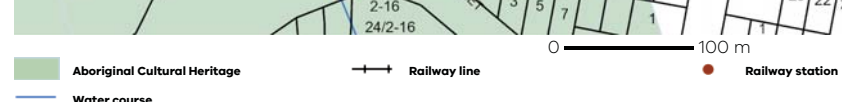
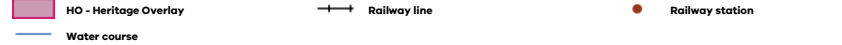
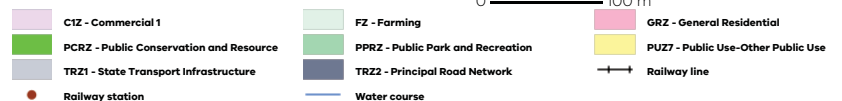
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3.4 Town Planning Review

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As the school site is bounded by Blackall Creek Reserve to the west, Dixon Street to the north, Blackburn Street to the south and residential area to the east, there should be no major implications or concerns in regards to overshadowing or neighboring interference. This should lead to a fairly straightforward town planning process.

St. Patrick's Primary School Stratford is located within a General Residential Zone and is subject to schedule 1 (GRZ1) of the planning zones. GRZ1 is relatively straight forward with no specific requirements when considering site coverage, permeability, landscaping, side and rear setbacks and wall boundaries.

The Parish church located to the south of the site is subject to a heritage overlay, however the proposed plans do not impact this area of the site.

The entirety of the school site is situated within an Aboriginal Cultural Heritage Overlay, which will need to be considered if the proposed works are listed a 'high impact activity'. Since the proposed works will not pose a significant change to land use, the works will be exempt from a cultural heritage management plan.

Another consideration is the Designated Bushfire Prone Area which covers half the school site to the west. All proposed works must comply with special bushfire construction requirements and further planning provisions might apply.

ADVERTISED PLAN

3.5 Masterplan Solution

Educational Brief

ADVERTISED PLAN

In enacting the following education brief, St. Patrick's is committed to:

- The enhancement and celebration of our Catholic identity
- Creating and maintaining a culture of child safety
- The promotion of expert teacher practice
- Continual improved outcomes for all students
- Stewardship of Resources

History

The first Catholic school in Stratford was opened in 1864. During the period between 1864 and 1929 the school experienced two closures - the first due to withdrawal of state aid and the second due to a decline in numbers. The building was sold to a local farming family at Perry Bridge. Under the guidance of Bishop Ryan, a new building consisting of three classrooms was constructed and in 1929 the school was re-opened with the Sisters of Saint Joseph in charge. The Sisters remained at Stratford until 1959 when they were replaced by the Sisters of Our Lady of Sion. In the early eighties, student numbers increased which led to further building developments. In recent history, St. Patrick's benefited from government funding that led to significant works from 2008 until 2012.

The previous Master Plan was developed in 2019. It has become apparent that the current facilities require further consideration to support the pedagogical aspirations of the school community.

Our Vision

At St. Patrick's we envisage a school where Christ's mission permeates all aspects of school life. Staff, families and students work harmoniously together and are committed to sustaining an environment of love, respect and pride. The students and staff are active, confident and inquisitive through a purposeful and challenging curriculum.

Child Safety Commitment

All children have the right to feel safe and be safe all of the time. St. Patrick's Primary School is committed to creating and maintaining a culture of child safety, which will be demonstrated in design and function. St Patrick's is committed to all matters Child Safety and thus ensuring a consistent approach to meeting the requirements set within Ministerial Order 1359.

Current School Organisation

St Patrick's currently employs 23 staff and has a student enrolment of 158. Demographic information from 2022 shows that there will not be significant enrolment growth over the next 5-10 years, however the 2022 predicted enrolment of 144 is well below the current enrolment of 158. St Patrick's has an expected enrolment of 165 students in 2023. Clearly, the school is growing and there is a need to review the masterplan to cater for this growth.

An overview of the school buildings and grounds are outlined below:

- Six General Learning Areas
- Administration: offices, sick bay, staff toilets and staffroom.
- Library/teaching resource room
- Dedicated Visual Arts room
- Multi-purpose area, which is currently being used as a classroom
- Student toilet block
- Sheds for sports equipment/maintenance
- Extensive adventure playground
- Ovals and green space
- Single basketball court
- Courtyard

At the time of development of this brief the following priority needs have been identified;

- The design and configuration of student learning areas does not encourage collaboration and the development of expert teacher practice.
- There are issues of Child Safety, which need to be addressed.
- The current school layout does not promote active supervision and enable clear lines of sight.
- The relationship between the various administrative spaces as well as the learning spaces is not optimal and does not contribute to a sense of cohesion throughout the school.
- The ability of the school to meet the need of student growth.
- The provision of specialist classes.
- The convenience and efficacy of car parking for staff and the community is seriously deficient.
- St Patrick's does not have an effective all-weather space for staff, students and the community to gather, play and learn.
- There is insufficient car parking for staff or families, with only limited parking spaces on the side of the road. Drop off and pick up times are very busy and congested and at times can be unsafe.

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3.5 Masterplan Solution

Educational Brief

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Enrolment Projections

St. Patrick's has experienced significant enrolment growth in recent years, in line with town population growth. It is envisaged the school will require ten general learning areas by 2030. This is in contrast to the enrolment trend data in the most recent demographic report, with our current enrolment numbers already being significantly higher than what has been predicted.

With Catholic College Sale having a strong teaching and learning philosophy, their student enrolments have increased in recent years, with many students unable to gain a place at the school. St Patrick's is also reflecting this trend.

Catholic Identity

St. Patrick's is committed to the evangelizing mission of the Catholic Church in the twenty first century. We are inspired by the charism of the Sisters of Sion and St. Joseph. St. Patrick's is a place of welcome. At St Patrick's we strive to nurture respectful, supportive and collaborative relationships that enhance the Catholic Identity of the school.

In planning for the future, consideration will be given to:

- A range of spaces where groups of students and/or adults can engage in prayer, liturgy and reflection.
- The continued presence of symbols and icons that reflect our identity are internally and externally visible.

Learning Spaces

The pedagogical vision at St. Patrick's is for learning spaces to promote collaborative practice between staff and students. While a single teacher has responsibility for a discreet group of students, it is important that there are opportunities for collaborative practice, shared use of spaces, increased student engagement and staff accountability.

At St Patrick's, the learning spaces need to enable opportunities for exploration and inquiry, where teachers are facilitators of student learning. This pedagogical approach will support differentiated teaching to ensure that every student is

engaged and learning successfully.

St Patrick's is striving to cater for the needs of all students and is aware that some students require significant adjustments to their learning programs if they are to be optimally engaged and challenged.

In light of this, the following considerations are prioritised:

- Learning spaces that allow flexibility and promote collaboration. This includes the ability for staff and students to work with, and in, a range of groupings for universal, targeted and intensive instruction.
- Learning spaces that are adaptable in the future. This may include allowing for changes in teacher practice and age groups.
- The provision of break-out spaces/project areas
- Ensure ease of access for all.
- Ensure clear lines of sight.
- Increased connection between classroom learning spaces.
- Student toilet facilities that are accessible internally, as well as externally.
- Location of ICT that allows ease of access for students and staff.
- Appropriate location of instructional supports.
- Ensure appropriate and clear paths of travel – note student internal access to administration is only open through the staff room.
- Spaces for staff professional learning and collaboration.
- Spaces that are considerate of a range of adults working in close proximity.
- Ensure effective communication (PA) system throughout the school.
- Ensure learning spaces are well ventilated and utilise natural light.
- Ensure good acoustics to enable a range of activities with minimal distraction.

Specialist Classes

St Patrick's School currently has an extensive specialist program, which includes Visual Arts, STEM, LOTE and Physical Education. Learning spaces that support and promote the specialist program are essential. St Patrick's intends to operate a library space for the promotion of Reading, with the flexibility to accommodate a range of learning experiences for both whole class and small group interactions.

**ADVERTISED
PLAN**

3.5 Masterplan Solution

Educational Brief

Administration & Community

St. Patrick's prides itself on being a welcoming school. It is important that design achieves a balance between engagement with the school and wider community, administrative functionality and child safety. In planning for future administrative buildings and facilities, the following priorities have been identified:

- Increased space for the administration officer to perform her duties and enabling the potential for two officers to work alongside each other.
- Clear line of site to front entry gate to maintain the school's capacity to monitor visitor access.
- An obvious and clear path of travel for students accessing administration and sickbay. Administration needs a clear line of sight to the sick bay.
- Student internal access to administration is to be separate from visitor access.
- Dedicated filing and resourcing space separate from principal office.
- Functional Principal office, with access to administration and Deputy Principal, as well as to learning areas.
- Staff amenities, kitchenette and staffroom to meet increased staffing numbers and promote privacy, particularly with regards to staff amenities. There also needs to be provisions for general visitor access to adult toilets.
- Dedicated meeting room for allied health professionals and members of the community that provides privacy and confidentiality.
- An interview room conveniently located near administration that allows private and confidential meetings to be held with parents, DFFH and Victoria Police.
- Individual office spaces for leadership roles in the school, including Deputy Principal, Religious Education

Leader and Learning Adjustment Leader, which support collaboration. These could be shared spaces.

- Provision of a multi-purpose space that allows for community gatherings and celebrations.

Outdoor Spaces

The provision of a range of outdoor spaces is required at St. Patrick's that allow access for all students. This includes:

- Maintaining and enhancing green spaces, including the main oval and two smaller areas.
- The provision of shade areas.
- Provisions for varied play spaces that includes lines of sight.
- Enhance the existing courtyard to allow for increased use for passive play options.
- Establish clear areas for passive play, including the enhancement of the courtyard and sandpit to support this.
- Improving and increasing the car parking spaces for staff and students.
- Establish efficient watering systems throughout the school grounds that utilise harvested rainwater.

Stewardship of Resources

St. Patrick's management, allocation and planning for buildings, facilities and resources will be informed by our vision, mission and strategic intent. We recognise the importance of stewardship for future students, staff and families. As such, decisions will reflect available finances, prioritised needs of the school, and where practical, environmentally sustainable practices.

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3.5 Masterplan Solution

Architectural Brief Response

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ADVERTISED PLAN

St. Patrick's Primary School is working towards providing personalised learning for all students based on a clear understanding of the specific needs of each student. Our mission is to create conditions that will provide optimal learning opportunities for all, in a contemporary way.

At St. Patrick's Primary School, children are taught in an explicit way and all learning is data driven and designed to enable students to attain maximum learning outcomes. It is the primary objective of this office to create facilities that stimulate and promote both collaborative and individual learning as well as providing the environment supporting students and teachers living a set of values within the Catholic faith.

St. Patrick's Primary School learning environments must accommodate children from many different cultures, language groups and socio-economic backgrounds. It must also cater for students with a variety of learning difficulties and disabilities. In order to make learning environments totally inclusive these facilities must be physically accessible, activity based, adaptable, flexible, sensory rich and developmentally appropriate. It is important to design designated learning spaces for experience and discovery-based learning that are flexible, purposeful, responsive and evolving.

Flexibility allows classes to accommodate different sized groups and activities, arranged in spaces that flow together. Settings are arranged by operable walls, sliding doors, innovative furniture and screens rather than purpose built full height walls. Glazed units in fixed walls provide a visual link between spaces and acoustic materials ensure spaces are fit for purpose, that avoid a chaotic reverberating noise. Alternative furniture and soft furnishings help provide an identity to spaces as well as being suitable for the designated tasks allowing different activities to take place.

The school community will be engaged in considering the physical environment appropriate to St. Patrick's Primary School which will enable the school's educational, pedagogical, philosophy and school curriculum to be delivered. Presentations and regular meetings will be held to tease out further ideas for consideration and exploration.

The priority proposal provides for flexible learning spaces built around a shared project space allowing a team approach to teaching as well as variety in the kinds of groupings and the range of activities that can be organised for teaching and learning. The learning spaces will be inviting as well as stimulating to support the motivation of members of the schools learning community. There is no doubt that flexibility and adaptability of learning will facilitate teachers' ability to tailor teaching and learning to the specific needs of individuals, groups and cohorts therefore improving outcomes in literacy and numeracy and increasing student engagement. In order to make learning environments totally inclusive, these facilities will be physically accessible, activity based, adaptable, flexible, sensory rich and developmentally appropriate.

Classrooms with operable walls, sliding doors, defined and flexible furniture will allow for a variety of differing teaching spaces, in the proposed flexible environment, circulation space gives way to further functional teaching and research spaces. Flexible learning environments provide greater opportunities for between grade sharing and new engaging methodologies with the accommodation of different learning styles.

Wherever possible the architecture is to embody sustainable design principals including good solar orientation, natural ventilation, systems of passive heating and cooling, low embodied energy and low toxicity of materials. The architecture is to support social sustainability objectives through the creation of warm, inviting spaces that encourage social interaction and good behaviour.



3.5 Masterplan Solution

Architectural Brief Response

ESD initiatives included within the design approach:

- Natural climate control (orientation, natural light, ventilation, solar control)
- Energy efficient electrical fixtures and fittings with auto detection
- Maximum use of on-site renewable resources (solar hot water)
- Collection and re-use of rainwater and use of water saving devices
- Use of recycled building materials and components
- Rain harvesting of roof collected storm water provides a resource for toilet cisterns and external landscape watering.

Technologically adept spaces will provide provisions for community engagement to become more aware of alternative communication media and help develop a strong community relationship. Flexible learning environments provide parents and guardians with opportunities to observe or participate in curriculum innovation, strengthening the community relationships. By opening up the learning spaces to our outside areas, community members will be able to lead and participate in environmental and sustainability learning opportunities. Flexible learning environments will promote individualised learning creating settings for innovative teaching, incorporating new technology, being environmentally sustainable and supporting community involvement. Implementation of information and communication technologies including wireless networking, provision for future interactive TV presentation, data projection, access to the internet and potentially VR+AR opportunities will provide flexibility of space conducive to the use of multi-media in learning.

The realisation of this project will bring with it opportunities for members of the learning community to learn and teach in new ways with a shared learning community mind-set. This contemporary facility would create exciting stimulus for professional learning and growth, which in turn will have positive effects upon student engagement, attendance and academic performance.

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3.5 Masterplan Solution

Architectural Design Principles

ADVERTISED PLAN



Holistic Development

- Actively engage with community and work collaboratively to produce life long learners
- Provide environments for both students and staff to work collaboratively and support experiment based learning
- Retain and enhance the value of the open spaces by opening up facades with increase to building footprint
- Achieve effectiveness in space utilisation and strengthen interrelationship of curriculum areas through complementary co-location, adjacencies and resource sharing
- Enhance health, well-being, engagement and learning outcomes through sustainable design



Accessibility & Connections

- Connect all learning neighbourhoods across the school site
- Celebrate and enrich access to Whole of Campus shared spaces
- Provide connections to interesting external landscape spaces to extend the classroom experience into the outdoor environment
- Provide accessibility opportunities for all students
- Provide a variety of intimate spaces to meet individual needs, through support intervention programs and creating spaces where they feel safe and secure



School Culture

- Provide an environment that offers opportunities for all learners to engage in learning, develop as a whole person and strive to reach their full potential
- Preserve the qualities of a warm, welcoming and relationship focused learning community
- Embrace schools mission and vision. Embed these into the design of spaces through art or embellishment
- Actively engage in meaningful community involvement through improved access to and interface with shared community facilities
- Celebrate schools identity and culture

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3.5 Masterplan Solution

Architectural Design Principles

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Life Long Learners

- Consider all indoor and outdoor spaces as opportunities to inspire learning, enquiry and engagement
- Support the delivery of informed, contemporary teaching and learning through a diversity of learning settings
- Design of learning spaces to support a breadth of opportunities and a broad range of endeavours; academic, sporting, artistic, creative
- Accommodate changes in pedagogy through agile and adaptable spaces that allow for a multitude of teaching styles and allow for change



Classrooms

- Diversity in learning settings to suit student needs and learning styles
- Specialist and non-specialist areas to suit a wide curriculum offering
- Supportive technologies that enable connectivity with external networks, partners in learning and home environments
- Provide the capacity for future adaption to respond to evolving pedagogies
- Create opportunities for socialisation and interaction
- Provide access for all in an inclusive and seamless setting
- Invite the community in through the provision of engaging, open and connected indoor and outdoor spaces



(STEAM)

- Aims to facilitate learning environments that are fluid, dynamic and relevant for students
- Inquiry, collaboration and an emphasis on process-based learning is a major part of the STEAM approach
- Enable students to not only think critically but also start to form questions which will allow them to find solutions to problems creatively
- Create an environment where students are always learning, always growing and always experimenting

3.5 Masterplan Solution

Architectural Design Principles

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Outdoor Learning

- Create stimulating external learning spaces extending the classroom experience
- Accessible from classrooms that can be easily supervised from inside if necessary
- These spaces can provide students with a sense of independence and trust whilst still being in visual contact with staff
- The spaces could be utilized for 'messy' work that cannot take place in the learning spaces



Break Out Spaces

- Spaces to allow for a diverse range of education potential through the combination of spaces
- Common supervision amongst classes whilst also providing opportunities for smaller groups or a more intimate setting
- Create flexible adaptable learning environments that have a connection to external learning opportunities
- Provide an opportunity for students to work within a quiet setting or space to calm down



Flexible/Adaptable Interiors

- Develop alternative furniture options to suit pedagogy
- Movable, adaptable and flexible furniture for a variety of tasks
- Use of operable walls and sliding door panels with vision panels provide flexibility and adaptability to the spaces
- Allow for a diverse range of education potential through the combination of spaces. Allow common supervision amongst classes whilst also providing opportunities for smaller groups

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3.5 Masterplan Solution

Landscape Design Principles

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Engagement

- Performance space/stage, raised platforms or decks, amphitheatre with audience provision
- Create permeable facade through landscape/outdoor learning opportunities generating interest in built form
- Provide a variety of external play spaces such as creative, active, passive and imaginative play spaces
- Embrace Water Sensitive Urban Design principles and look to use these as a learning tool/places of education
- Ecologically sensitive landscape provides opportunities for enquiry based activities
- Sensory garden providing rich experience of texture, taste, smells and visually stimulating



Flexibility

- A large active oval for open play or sporting activities. An Adventure play space, synthetic play surface/hard court surface for controlled games
- Create a multi-use and multi-functional school that includes a range of opportunities for play, learning and quiet contemplation
- Develop a school environment that can accommodate both large and small scale gatherings during school and after hours
- Provide a diversity of gathering, moving and play experiences to maintain interest for all users
- Be a landscape space that considers inquiry based learning, trans-disciplinary approach to curriculum, research driven design, visibility of learning and flow from indoor to outdoor

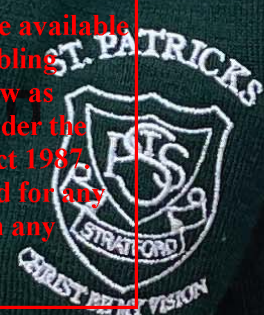


Connectivity

- Provide quiet and intimate areas for chatting and reflection
- Maintain strong physical and visual links to surrounding buildings and school facilities
- Ensure infrastructure provides comfort from wind, rain or sun
- Create spaces that students feel welcome and can sit, wait and interact with after hours
- Consider crime prevention through environmental design
- Consider maintenance and the ongoing safety and security of the school

4.0 Project Details

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4.1 Proposed Master Plan

Proposed Site Plan

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ADVERTISED PLAN

DIXON STREET



MERRICK STREET



- 1 PROPOSED OUTCOME**
The main site entry is retained to Merrick Street with a distinct celebrated entry for the general public. Building works can be undertaken with minimal disruption to the school due to the proposed location of the new facility with demolition of the complex roof form and problematic box gutters of the existing administration opening up the vista into the heart of the site whilst maintaining student safety through controlled fencing and gates.
- 2** Some of the valuable existing ancillary spaces to the west of the existing administration is retained and re-purposed into flexible breakout spaces.
- 3** The centralised courtyard is proposed to be enhanced creating an attractive outlook and spiritual contemplative, passive, recreation and learning area.
- 4** The existing underutilized Library is proposed (through minor modifications) to create 2 general purpose learning spaces dedicated to Prep enrollments, creating an exciting dynamic learning facility.
- 5** The Art facility and existing classroom to the South are proposed to be refurbished and extended by utilizing wasted light court and store room provisions allowing for breakout areas and a convenient shared student amenity. Classrooms are opened up to through the use of large glazed sliding doors allowing the classroom experience to extend into the visually connected under-covered outdoor verandah.
- 6** Similarly the existing pair of classrooms to the East are refurbished creating collaboration, access to a shared breakout space and north facing under-covered outdoor learning.
- 7** The Hard-court provision is proposed to be covered to provide shelter for inclement weather allowing for a variety of activities including assembly, sports and games and linked to the proposed STEAM multi purpose facility.

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4.2 Priority Projects and Staging

Staging Plan

SCALE: 1:300

DIXON STREET



MERRICK STREET



STAGE 1

Removal of existing aged portable multi purpose building and replace with new two storey provision consisting of new administration and staff amenities, and STEAM facility on Ground Floor. Three general learning spaces, shared collaboration space, breakout room and access to external decks on First Floor.



STAGE 1A

Demolish existing staff lounge and reception area. New landscape works to include concrete paving, covered walkway/pergola and soft landscaping to rejuvenate main school entry.



STAGE 2

Transform Library into dynamic Prep Learning Facility with an assortment of flexible break out rooms and access to outdoor learning. Refurbish Art facility and classroom to create flexible collaborative learning neighbourhood with access to break out rooms, outdoor learning and student amenity.



STAGE 3

Remove relocatable and refurbish existing two classroom learning facility with flexible agile learning provision and access to outdoor undercover learning decks.



STAGE 4

Provide shelter structure over existing hardcourt to allow for a more versatile hardcourt during times of inclement weather

ADVERTISED PLAN

4.2 Priority Projects and Staging

Proposed Ground Floor Plan - Priority Project 1

SCALE: 1:150 @A3



PRIORITY PROJECT 1 BREAKDOWN:

DEMOLITION: APPROX. (377)m²
 NEW BUILD GROUND FLOOR: APPROX. (558)m²



1 Bright attractive warm and welcoming reception / entry



2 Provide staff lounge with positive outlook and sufficient size for number of staff.



3 Suitably located principal office with good sound attenuation

NEW BUILD GROUND FLOOR BREAKDOWN:

ADMIN/RECEPTION: APPROX. (300) m²
 MPA: APPROX. (150)m²
 STAFF: APPROX. (60)m²
 EXT. DECK: APPROX. (48)m²
 TOTAL AREA: APPROX. (558)m²

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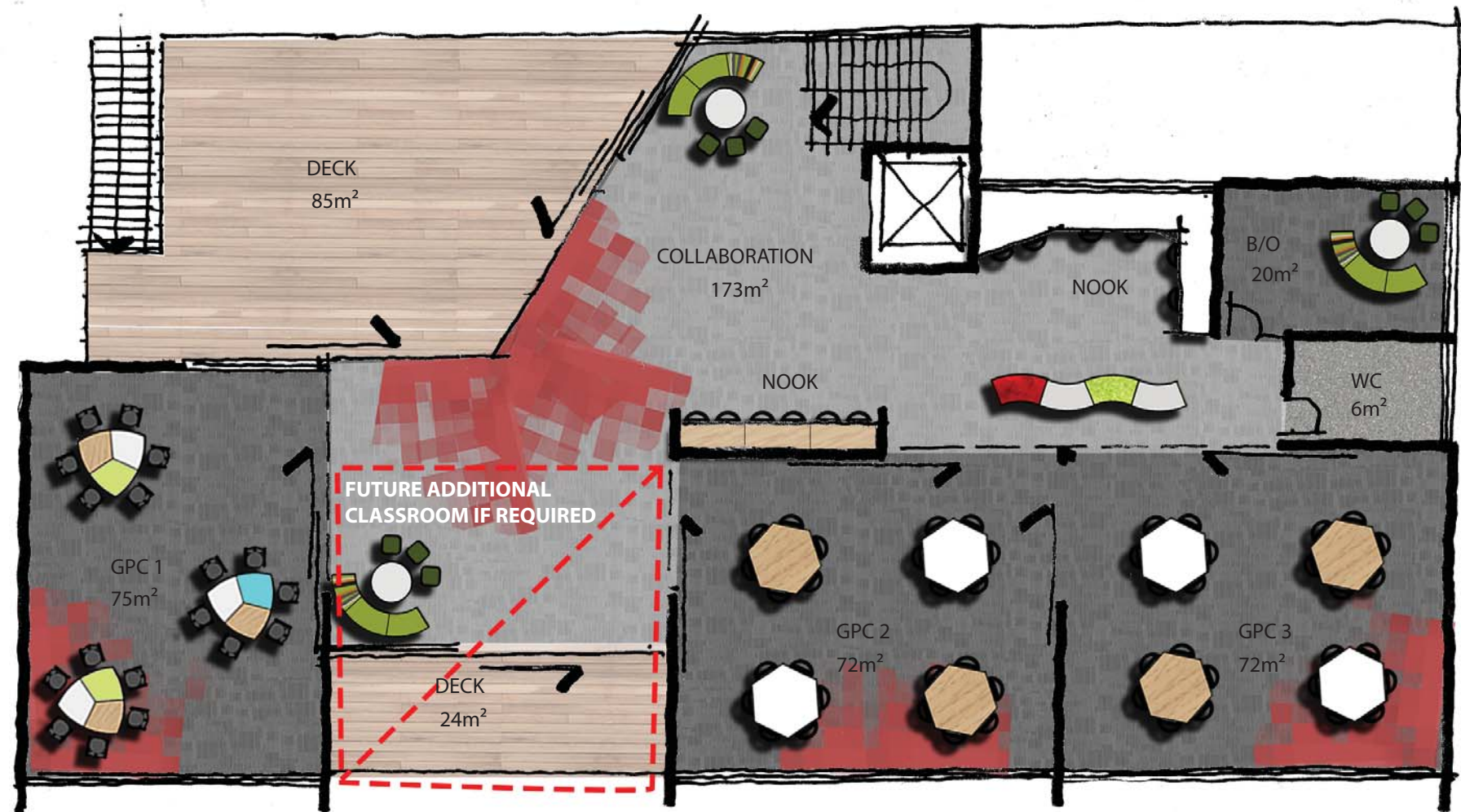


ADVERTISED PLAN

4.2 Priority Projects and Staging

Proposed First Floor Plan - Priority Project 1

SCALE: 1:150 @A3



PRIORITY PROJECT 1 BREAKDOWN:

NEW BUILD FIRST FLOOR: =APPROX. (527)m²



Access to visually connected outdoor learning to extend the classroom experience



Flexible adaptable learning environments including Multi Purpose provision STEAM



Dynamic and exciting Prep Learning Facility as an attractor for enrollments

NEW BUILD FIRST FLOOR BREAKDOWN:

COLLABORATION:	APPROX. (173) m ²
GPC TOTAL:	APPROX. (219)m ²
B/O:	APPROX. (20)m ²
WC:	APPROX. (6)m ²
EXT. DECK TOTAL:	APPROX. (109)m ²
TOTAL AREA:	APPROX. (527)m ²

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4.2 Priority Projects and Staging

Proposed 3D Views - Priority Project 1

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VIEW FROM DIXON STREET

4.2 Priority Projects and Staging

Proposed 3D Views - Priority Project 1

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VIEW FROM DIXON STREET



VIEW FROM CORNER OF DIXON AND MERRICK STREET



VIEW FROM HARDCOURT



VIEW OF FRONT ENTRY FROM MERRICK STREET

4.3 Cost Plan A



New Build & External Works

at

St Patrick's, Stratford

for

Crosier Scott

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Elemental Summary

Cost Plan A

Rev A - Aug '23

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17/08/2023

New Build & External Works

Cost Plan A

Oct-22

Notes

General

Project: -

Scope of works for the project comprises the construction of the New Admin/Classroom Building and External Works (Entrance Walkway/Pergola) split into two stages at St Patrick's, Stratford

Stage 1 consists of the demolition of the existing multi purpose building and bike storage. Area will be replaced with two storey building which will incorporate Admin and Multipurpose Area on Ground Level with GLA rooms, breakout area and Outdoor Decks on First Level.
Stage 1A consists of further demolition, new entrance walkway with cover/pergola structure and landscaping

This Cost Plan A has been produced based on the following information: -

Cost Plan compiled in accordance with Crosier Scott Architects Project Drawings received. The Cost Plan comprises the following projects/stages of works: -

Stage 1 - New Admin/Classroom Building

Existing Building Demolition

Multi Purpose Building (Full Demolition)
Bike Storage Area (Full Demolition)
Toilets (Partial Demolition plus strip out of existing fit out in part of building to remain)

New Build Construction to include: -

Pad Footings for foundations
Suspended slab to upper floor
Aluminium framed Glazing
Mix of Brick Veneer/Metal Cladding for External Walls
Steelwork frame for Roof Construction
Roof Cladding to be Colourbond Sheet/Kliplock roof type system with provision for roof drainage
Plant Platform on roof
Internal Partitions to be stud partitions with plasterboard both sides and glazed partitions
Wall Tiling to Wet Areas
Carpet Flooring to GLA areas, office, breakout areas and Vinyl to wet areas/store
Timber Sprung Floor to Multi Purpose Area
Provision for Ceiling Cassette Heating and Cooling systems throughout
Allowance of \$100,000 for Architectural Enhancements to external facade, yet to be defined
Allowance of \$75,000 for Pin Boards/Feature finishes/Acoustic Panelling, yet to be defined
Allowance of \$50,000 for Feature Ceilings, yet to be defined
Incoming external services allowance of \$50k
Provision for Hard and Soft Landscaping to immediate area surrounding New Building

General Provisions & On-Costs: -

Preliminaries @ 12% of Construction Cost
Cost Escalation of 2.5% included (anticipated Tender/Construction Commence Q4 2023) based on forward projection we anticipate the current market bubble to begin to dissipate in Q1/Q2 2023 with tender price escalation settling through the second half of 2023

Contingency 10%
Professional and Design Fees @ 10%
Furniture and Equipment Allowance @ 2.5%

Stage 1A - External Works

Existing Building Demolition

Reception and Staff Lounge (Full Demolition)
Cloak Room (Full Demolition)

External Works to include: -

New Concrete Paving
New Covered Walkway/Pergola Structure and Covering from Site Boundary Entrance to Main Buildings
New Soft Landscaping Allowance (Trees/Shrubery etc)

General Provisions & On-Costs: -

Preliminaries @ 15% of Construction Cost
Cost Escalation of 7.5% included
Contingencies of 5% Design and 5% Construction included
Professional and Design Fees @ 20% due to reduced construction cost

Notes

St Patrick's, Stratford - Cost Plan A

4.3 Cost Plan A

New Build & External Works
Cost Plan A **Oct-22**
Notes

Exclusions

The following items are specifically excluded from this cost plan: -

- GST
- Legal Fees
- Delay or acceleration costs
- Hazardous materials removal including surveys
- Excavations in rock or other unforeseen ground conditions
- Cost of finance
- Ground water control
- IT Equipment
- Decanting
- Staging of Works

New Build & External Works
Cost Plan A **Oct-22**
Cost Summary - Stages

Elem Code	Element	Area m2	Total \$	Cost \$/m2
Stage 1 - New Build				
		1,130	5,342,274	4,727.68
1	New Admin/Classroom Building	1,130	4,155,160.80	3,677
	Construction Total		4,155,160.80	3,677
On Costs				
2	Stage 1 - Contingency & Escalation	1,130	529,783.00	469
3	Stage 1 - Professional/Consultant Fee's	1,130	528,494.38	468
4	Stage 1 - FFE/Client Direct Costs	1,130	128,835.95	114
Stage 1A - External Works				
		222	410,669	1,849.86
1	External Works	222	301,990.00	1,360
	Construction Total		301,990.00	1,360
On Costs				
2	Stage 2 - Contingency & Escalation	222	55,113.18	248
3	Stage 2 - Professional/Consultant Fee's	222	53,565.48	241
4	Stage 2 - FFE/Client Direct Costs	222	-	-
DEVELOPMENT TOTAL (ALL STAGES)		1,352	5,752,943	4,255.14

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ADVERTISED PLAN

St Patrick's, Stratford
New Build - Stage 1 **Oct-22**
Costing Detail

Elem Code	Description	Quantity	Unit	Rate	Total
1.0 SUBSTRUCTURE					
	Excavation for slab				
	Site scrape over area of proposed building excavating over area of ground floor slab to depth required to suit new substructure works; provision of 0.25m depth of excavations. Assumed ground levels partially formed	558	m2	\$ 10.00	\$ 5,580.00
		140	m3	\$ 70.00	\$ 9,765.00
	New concrete pit for lift				
	Allow for new concrete pit, include for excavations, foundations and formwork; remove all debris from site	12	m3	\$ 1,100.00	\$ 13,200.00
	Ground Floor Slab				
	Concrete floor slab comprising blinding, DPM sealed at all laps, suitably graded concrete with mesh reinforcement, insulation to thickness required; including all joints. compaction etc	508	m2	\$ 180.00	\$ 91,440.00
	Foundations				
	Allowance for all foundations, excavations and filling	508	m2	\$ 180.00	\$ 91,440.00
Total					\$ 211,425.00
2.0 SUPERSTRUCTURE					
2A Frame					
	Frame				
	Columns/Beams/Ancillary structural fitting etc	508	m2	\$ 400.00	\$ 203,200.00
	Additional Support				
	Allowance for any additional steelwork support at head of new external glazing / curtain walling	1	item	\$ 25,000.00	\$ 25,000.00
	Lift Shaft				
	Concrete walls	78	m2	\$ 400.00	\$ 31,200.00
Total					\$ 259,400.00
2B Upper Floors					
	First Floor Slab				
	Suspended Concrete Slab	527	m2	\$ 320.00	\$ 168,640.00
Total					\$ 168,640.00
2C Roof					
	Frame				
	New Steel roof frame; includes for all beams and roof supports, all fittings and erection	590	m2	\$ 300.00	\$ 177,000.00
	Cladding				
	Roof Cladding	590	m2	\$ 160.00	\$ 94,400.00
	Eaves, Parapets and the like	1	item	\$ 20,000.00	\$ 20,000.00
	Allow for Roof Access	1	item	\$ 15,000.00	\$ 15,000.00
	Drainage				
	Roof Drainage	590	m2	\$ 70.00	\$ 41,300.00
Total					\$ 347,700.00
2D Stairs					
	Normal Staircase				
	Supply and install new concrete staircase from ground floor to first floor including 2 straight flights, treads, risers, half landing and balustrading with handrail	1	item	\$ 25,000.00	\$ 25,000.00
	External Staircase				
	Supply and install new external staircase from ground floor to first floor including straight flights, treads, risers and balustrading with handrail	1	item	\$ 15,000.00	\$ 15,000.00
Total					\$ 40,000.00

4.3 Cost Plan A

ADVERTISED PLAN

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St Patrick's, Stratford					
New Build - Stage 1					
Costing Detail					
Elem Code	Description	Quantity	Unit	Rate	Total
2E External Walls					
	External Walls				
	New cavity walling comprising structural steel frame inner leaf (measured separately) and external brick veneer skin/metal cladding; includes for insulation as required, cavity void, wall ties, stud framing and plasterboard sheeting to internal face	416	m2	\$ 450.00	\$ 187,200.00
	Architectural Enhancements				
	Allowance for Architectural Enhancements	1	item	Contingency item	
					Total \$ 187,200.00
2F Windows & External Doors					
	Glazing	335	m2	\$ 875.00	\$ 293,125.00
	Glazed Sliding Door	12	m2	\$ 1,600.00	\$ 19,200.00
	Double Leaf Glazed Door	1	nr	\$ 4,000.00	\$ 4,000.00
	Single Leaf Glazed Door	3	no	\$ 3,200.00	\$ 9,600.00
	Single Leaf Timber Door	3	no	\$ 2,800.00	\$ 8,400.00
					Total \$ 334,325.00
2G Internal Walls & Partitions					
	Internal Stud Wall				
	Internal partitions comprising stud wall; includes for insulation, impact resistant plasterboard lining to both sides; assume 3.6m high	470	m2	\$ 300.00	\$ 141,000.00
	Extra over for Glazed Partitions (Assumed 30%)	141	m2	\$ 200.00	\$ 28,200.00
	Toilet Cubicle Partitions	75	m2	\$ 140.00	\$ 10,500.00
					Total \$ 179,700.00
2H Internal Doors					
	Internal Glazed Sliding Doors	65	m2	\$ 1,200.00	\$ 78,000.00
	Single Door - Glazed	6	no	\$ 3,000.00	\$ 18,000.00
	Single Door - Solid core	6	no	\$ 2,400.00	\$ 14,400.00
	Cubicle Doors	11	no	\$ 750.00	\$ 8,250.00
	Door Lock Hardware	1	item	\$ 25,000.00	\$ 25,000.00
					Total \$ 143,650.00
3.0 FINISHES					
3A Wall Finishes					
	Paint Finishes - Composite Rate	973	m2	\$ 60.00	\$ 58,380.00
	Allow for ceramic tiles to wet benches	1	item	\$ 10,000.00	\$ 10,000.00
	Pin Boards/Feature finishes/Acoustic Panelling	1	item	\$ 60,000.00	\$ 60,000.00
					Total \$ 128,380.00
3B Floor Finishes					
	Carpet Floor; assumed to Breakout, GLA Rooms, Offices and Project Space	650	m2	\$ 80.00	\$ 52,000.00
	Vinyl Floor; assumed to Wet areas and Store	173	m2	\$ 160.00	\$ 27,680.00
	Timber Sprung Floor; assumed to Multi Purpose Area	150	m2	\$ 210.00	\$ 31,500.00
	Entry Mats	1	item	\$ 5,000.00	\$ 5,000.00
	Extra over for Skirtings	1	item	\$ 22,500.00	\$ 22,500.00
	Extra over for Diminishing Strips, covings, nosing's etc	1	item	\$ 15,000.00	\$ 15,000.00
					Total \$ 153,680.00

St Patrick's, Stratford					
New Build - Stage 1					
Costing Detail					
Elem Code	Description	Quantity	Unit	Rate	Total
3C Ceiling Finishes					
	Plasterboard Ceilings; throughout	928	m2	\$ 110.00	\$ 102,080.00
	Paint Finish	973	m2	\$ 30.00	\$ 29,190.00
	Timber Framed/Plasterboard Bulkheads over Sliding Doors	24	m	\$ 180.00	\$ 4,320.00
	Extra over for Baffles and Feature Ceilings	1	item	\$ 30,000.00	\$ 30,000.00
					Total \$ 165,590.00
4.0 FITTINGS & FURNISHINGS					
4 Joinery					
	Fixed Joinery				
	GLA Rooms	3	nr	\$ 15,000.00	\$ 45,000.00
	Collaboration Space incl Nooks	1	item	\$ 25,000.00	\$ 25,000.00
	Principal &, Vice Principal Offices	2	nr	\$ 5,000.00	\$ 10,000.00
	Admin / Reception	1	item	\$ 20,000.00	\$ 20,000.00
	Staff Room	1	nr	\$ 15,000.00	\$ 15,000.00
	Store Room	2	nr	\$ 3,000.00	\$ 6,000.00
	First Aid	1	nr	\$ 5,000.00	\$ 5,000.00
	Signage	1	item	\$ 20,000.00	\$ 20,000.00
	Staff Room Appliances	1	item	\$ 10,000.00	\$ 10,000.00
					Total \$ 156,000.00
5.0 SERVICES					
5A Sanitary Appliances					
	WC Pan And Cistern	13	nr	\$ 2,000.00	\$ 26,000.00
	WHB	8	nr	\$ 1,800.00	\$ 14,400.00
	Accessible WC Rails	3	nr	\$ 1,200.00	\$ 3,600.00
	Double Sinks	2	nr	\$ 3,000.00	\$ 6,000.00
					Total \$ 50,000.00
5B Service Equipment					
	No Works				
					Total \$ -
5C Disposal Installation					
	Allowance for sewer connections and drainage	1	item	\$ 30,000.00	\$ 30,000.00
					Total \$ 30,000.00
5D Water Installation					
	Water Services	973	m2	\$ 65.00	\$ 63,245.00
					Total \$ 63,245.00
5E Heat Source					
	No Works				
					Total \$ -
5F Space Heating & Air Treatment					
	No Works				
					Total \$ -
5G Heating & Ventilation Installation					
	Allowance for AC System/Ventilation system - ceiling units or similar with supplementary vent to wet areas	973	m2	\$ 200.00	\$ 194,600.00
					Total \$ 194,600.00

4.3 Cost Plan A

ADVERTISED PLAN

St Patrick's, Stratford					
New Build - Stage 1					
Costing Detail					
Elem Code	Description	Quantity	Unit	Rate	Total
5H Electrical Installation					
	Electrical Services	973	m2	\$ 350.00	\$ 340,550.00
	- General internal lighting including movement sensors				
	- Exit and emergency lighting				
	- External lighting				
	- General Power				
	- Main, submains conduits, pits				
	- Data points, racks etc				
	- Clocks				
	- Power to air conditioning units				
	- Additional electrical security works				
	- WAPS				
	- Active data equipment				
	- Security				
	Façade Lighting to Building	1	item	Contingency Item	
				Total	\$ 340,550.00
5K Protection Installation					
	Fire services (Hydrant + detection)	973	m2	\$ 50.00	\$ 48,650.00
	Fire alarm installation	1	item	\$ 15,000.00	\$ 15,000.00
	Allowance for fire fighting equipment	1	item	\$ 5,000.00	\$ 5,000.00
				Total	\$ 68,650.00
5L Lift Installation					
	Lift Installation	1	item	\$ 85,000.00	\$ 85,000.00
				Total	\$ 85,000.00
5M Special Installation					
	Plant Room Screen Walls, Louvres and Platform	30	m2	\$ 850.00	\$ 25,500.00
	Plant Room - Lockable Louvre Gate	1	item	\$ 2,500.00	\$ 2,500.00
				Total	\$ 28,000.00
5N Builder's Work in Connection					
	BWIC with Mechanical, Electrical and Hydraulics	1	item	\$ 35,000.00	\$ 35,000.00
				Total	\$ 35,000.00
6.0 EXTERNAL WORKS					
6A Site Works					
	Timber Decking; Ground & Level 1	157	m2	\$ 525.00	\$ 82,425.00
	Soffit Lining - CFC Sheet	157	m2	\$ 95.00	\$ 14,915.00
	Glazed Balustrade	26	m	\$ 900.00	\$ 23,400.00
	New Concrete Paving to surround building	150	m2	\$ 160.00	\$ 24,000.00
	General Allowance for soft landscaping work	150	m2	\$ 80.00	\$ 12,000.00
	General Allowance for hard landscaping work	150	m2	\$ 200.00	\$ 30,000.00
				Total	\$ 186,740.00
6B Drainage					
	Allowance for foul and surface water drainage to the proposed building and connections	558	m2	\$ 65.00	\$ 36,270.00
				Total	\$ 36,270.00
6C External Services					
	Allowance - Incoming Services, Authority Charges, Conduits etc	1	item	\$ 50,000.00	\$ 50,000.00
				Total	\$ 50,000.00

St Patrick's, Stratford					
New Build - Stage 1					
Costing Detail					
Elem Code	Description	Quantity	Unit	Rate	Total
6D Enabling Works & Demolition					
Demolition					
	Demolish existing Multi Purpose building on site; existing relocateable/modular building; allow for dismantle/breaking up and removal from site	180	m2	\$ 200.00	\$ 36,000.00
	Extra over for breaking out ramp/stairs	1	item	\$ 7,500.00	\$ 7,500.00
	Part Demolish existing Toilet building on site where specified; complete with all masonry walls, roof structures; including grubbing up foundations, removal of concrete ground floors and associated sub-base; all existing sanitary ware, service installations, fixtures and fittings; remove debris from site	16	m2	\$ 280.00	\$ 4,480.00
	Strip out internal fit out existing Toilet building on site where specified; complete with all walls, ceiling, flooring; all existing sanitary ware, service installations, fixtures and fittings; remove debris from site	45	m2	\$ 100.00	\$ 4,500.00
	Demolish existing bike storage on site where specified; complete with all portal frame, roof structures; including grubbing up foundations, removal of concrete ground floors and associated sub-base; service installations, fixtures and fittings; remove debris from site	24	m2	\$ 150.00	\$ 3,600.00
	Breakout existing ground pavings and dispose	338	m2	\$ 30.00	\$ 10,140.00
				Total	\$ 66,220.00
7.0 PRELIMINARIES					
	Preliminaries & Margin - 12%	12	%	\$ 3,709,965.00	\$ 445,195.80
	Cost Escalation - 2.5%	2.5	%	\$ 4,155,160.80	\$ 103,879.02
				Total	\$ 549,074.82
8.0 Contingency & Escalation					
	Construction Contingency	10	%	\$ 4,259,039.82	\$ 425,903.98
				Total	\$ 425,903.98
9.0 Design & Authority Fee's					
	Architect/Consultant Fees	10	%	\$ 4,684,943.80	\$ 468,494.38
	Authority Approval Fees	1	item	\$ 10,000.00	\$ 10,000.00
	Insurances (CCI)	1	item	\$ 10,000.00	\$ 10,000.00
	Quantity Surveyor	1	item	\$ 40,000.00	\$ 40,000.00
				Total	\$ 528,494.38
10.0 Fixtures, Fittings & Equipment					
	Fixtures, Fittings and Equipment				
	Fixtures and Fittings	2.5	%	\$ 5,153,438.18	\$ 128,835.95
				Total	\$ 128,835.95
TOTAL FOR CONSTRUCTION WORKS					
					\$ 5,342,274.14

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4.3 Cost Plan A

St Patrick's, Stratford					
External Works - Stage 1A					Oct-22
Costing Detail					
Elem Code	Description	Quantity	Unit	Rate	Total
6.0 EXTERNAL WORKS					
6A Site Works					
	New Concrete Paving, exposed ag or similar including ramping	101	m2	\$ 300.00	\$ 30,300.00
	New Covered Walkway/Pergola Structure and Coverings	115	m2	\$ 1,200.00	\$ 138,000.00
	General Allowance for soft landscaping work	1	item	\$ 25,000.00	\$ 25,000.00
				Total	\$ 193,300.00
6D Enabling Works & Demolition					
Demolition					
Demolish existing Reception/Staff Lounge building on site where specified; complete with all masonry walls, roof structures; including grubbing up foundations, removal of concrete ground floors and associated sub-base; all existing sanitary ware, service installations, fixtures and fittings; remove debris from site					
		135	m2	\$ 280.00	\$ 37,800.00
	Extra over to make good/infill building fabric following demolition	1	item	\$ 15,000.00	\$ 15,000.00
Demolish existing Cloak Rooms on site where specified; complete with all masonry walls, roof structures; including grubbing up foundations, removal of concrete ground floors and associated sub-base; all existing sanitary ware, service installations, fixtures and fittings; remove debris from site					
		27	m2	\$ 280.00	\$ 7,560.00
	Extra over to make good/infill building fabric following demolition	1	item	\$ 7,500.00	\$ 7,500.00
	Break out existing paving	48	m2	\$ 30.00	\$ 1,440.00
				Total	\$ 69,300.00
7.0 PRELIMINARIES					
	Preliminaries & Margin - 15%	15	%	\$ 262,600.00	\$ 39,390.00
	Cost Escalation - 7.5%	7.5	%	\$ 301,990.00	\$ 22,649.25
				Total	\$ 62,039.25
8.0 Contingency & Escalation					
	Construction Contingency	10	%	\$ 324,639.25	\$ 32,463.93
				Total	\$ 32,463.93
9.0 Design & Authority Fee's					
	Architect/Consultant Fees	15	%	\$ 357,103.18	\$ 53,565.48
				Total	\$ 53,565.48
TOTAL FOR CONSTRUCTION WORKS					\$ 410,668.65

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5.0 Sub-consultant Documentation

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5.1 Site Survey

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5.2 Other Sub-Consultant Documentation

Existing Water Services Plan

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5.2 Other Sub-Consultant Documentation

Structural Condition Report

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INTRODUCTION

Catholic Primary Schools are required to be inspected by a Structural Engineer to review the structural condition of buildings and facilities at the school and identify areas where urgent action or maintenance is required.

The Structural Condition Reports will identify the element (building or grounds), a condition report and if any maintenance or urgent action is required.

The objective of this report is to identify any structural issues and problematic areas on a priority basis in accordance with the ratings outlined below.

Areas of the school to be assessed are:

External

Roof, downpipes, gutters, eaves, fascia, walls, windows, doors, sub-floors and painting.

Internal

Roof space, floors, walls, ceilings, doors and windows.

Stormwater Drains, Playground, Carpark & Pathways

Stormwater drains, carpark, pathways, playgrounds, fencing and minor external structures.

Each area assessed is given a rating on its condition.

Pass - (Green) Item is in a good condition

Maintain - (Amber) Maintenance required

Unsafe - (Red) Urgent action required

STRUCTURAL INSPECTION REPORT SUMMARY

1.1 Building No. 1 – Multipurpose Room

1.2 Structural Conditions of Building External

Walls	Maintain	Sub-floor cladding requires repair.
--------------	-----------------	-------------------------------------

Painting	Maintain	Covered area at entry requires painting.
-----------------	-----------------	--

3.1 Building No. 3 – Administration Building

3.2 Structural Conditions of Building External

Painting	Maintain	Fascia requires painting.
-----------------	-----------------	---------------------------

4.1 Building No. 4 - Learning Areas – Year 2 and Art

4.3 Structural Conditions of Building Internal

Walls / Ceiling	Maintain	Light fitting requires repair.
------------------------	-----------------	--------------------------------

8.1 Structural Conditions of Stormwater Drains, Playground, Carpark & Pathways

Minor Structure	Maintain	Maintenance shed gutters require cleaning.
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6.0 Appendices

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6.1 Survey of School Facilities

SURVEY OF SCHOOL FACILITIES

SCHOOL DETAILS	
E Number	School Name: St Patrick's Primary School Stratford
DEEWR No	Campus Name: St Patrick's Primary School
	Contact Name: Joel Brayshaw

CORE FACILITIES					
Library/Resource Centre	Units	Area (m ²)	Suitability	Condition	Comment
Main library area	1	142.00	Suitable	Minor maintenance/refurbishment required in most areas	Includes Technology learning area of 70m2
Resource centre	1	31.50	Suitable	Minor maintenance/refurbishment required in most areas	
Seminar room	1	24.50	Suitable	Minor maintenance/refurbishment required in most areas	
Computer laboratory					
Office/work area/store					
Satellite library					
Other	1	14.00	Suitable	Minor maintenance/refurbishment required in most areas	
Subtotal	4	212			

Halls	Units	Area (m ²)	Suitability	Condition	Comment
Multi-purpose hall	1	135.00	Suitable	Minor maintenance/refurbishment required in most areas	
Gymnasium					
Performing Arts hall					
Chapel/Religious centre**					
Parish hall**	1	200.00	Suitable	Minor maintenance/refurbishment required in most areas	
Change room/showers					
Storage room	1	11.00	Suitable	Minor maintenance/refurbishment required in most areas	
Other	1	6.00	Suitable	Minor maintenance/refurbishment required in most areas	
Subtotal	3	152			

General Learning Areas	Units	Area (m ²)	Suitability	Condition	Comment
Classroom/homeroom/learning studio	7	444.50	Suitable	Minor maintenance/refurbishment required in most areas	
Other learning area					
Practical activity room/area	2	40.50			
Multi-purpose room/area					
Quiet/Withdrawal room/area	3	21.50	Suitable	Minor maintenance/refurbishment required in most areas	
Tiered indoor lecture theatre					
Covered Outdoor Learning Area**					
Other	2	9.00	Suitable	Minor maintenance/refurbishment required in most areas	
Subtotal	14	515.5			

Administration	Units	Area (m ²)	Suitability	Condition	Comment	
Private office	1	12.50	Suitable	Minor maintenance/refurbishment required in most areas		
General reception	1	8.00	Suitable	Minor maintenance/refurbishment required in most areas		
Store/Duplicating room/Archive						
Interview room						
Sickbay	1	9.00	Suitable	Minor maintenance/refurbishment required in most areas		
Staff room/lounge	1	37.50	Suitable	Minor maintenance/refurbishment required in most areas		
Staff meeting room						
Staff preparation room	1	6.00	Suitable	Minor maintenance/refurbishment required in most areas		
Staff room store						
Equipment and machinery shed**						
Site maintenance store**						
Toilets/Shower	2	4.00	Suitable	Minor maintenance/refurbishment required in most areas		
Other	1	13.50	Suitable	Minor maintenance/refurbishment required in most areas		
Subtotal	8	90.5				

Pupil Amenities	Units	Area (m ²)	Suitability	Condition	Comment
Canteen	1	19.00	Suitable	Minor maintenance/refurbishment required in most areas	
Covered unenclosed luncheon area**					
Locker room	2	22.00	Suitable	Minor maintenance/refurbishment required in most areas	
Unenclosed locker area**					
Toilets	2	38.00	Suitable	Minor maintenance/refurbishment required in most areas	
Toilets (disabled)	1	5.00	Suitable	Minor maintenance/refurbishment required in most areas	
Other	1	5.50	Suitable	Minor maintenance/refurbishment required in most areas	
Subtotal	7	89.5			

Travel/Engineering	Units	Area (m ²)	Suitability	Condition	Comment
Corridor	3	101.00	Suitable	Minor maintenance/refurbishment required in most areas	
Stairway					
Other (enclosed)	1	11.50	Suitable	Minor maintenance/refurbishment required in most areas	
Unenclosed travel**	1	42.50	Suitable	Minor maintenance/refurbishment required in most areas	
Unenclosed stairway/verandah**					
Other (unenclosed)**	2	91.50	Suitable	Minor maintenance/refurbishment required in most areas	
Subtotal	4	112.5			

SPECIALIST FACILITIES					
Science	Units	Area (m ²)	Suitability	Condition	Comment
Science laboratory					
Preparation area					
Other					
Subtotal	0	0			

Art	Units	Area (m ²)	Suitability	Condition	Comment
Classroom/Studio					
Preparation area					
Other					
Subtotal	0	0			

Technology and Applied Studies/Textiles	Units	Area (m ²)	Suitability	Condition	Comment
Classroom					
Preparation area					
Other					
Subtotal	0	0			

Hospitality/Catering	Units	Area (m ²)	Suitability	Condition	Comment
Home Economics classroom					
Home Economics preparation					
Hospitality/Catering classroom					
Hospitality/Catering preparation					
Other					
Subtotal	0	0			

Business Studies	Units	Area (m ²)	Suitability	Condition	Comment
Classroom					
Preparation area					
Other					
Subtotal	0	0			

Physical Education	Units	Area (m ²)	Suitability	Condition	Comment
Classroom					
Preparation area					
Other					
Subtotal	0	0			

Music/Drama/Dance	Units	Area (m ²)	Suitability	Condition	Comment
Classroom					
Preparation area					
Other					
Subtotal	0	0			

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6.1 Survey of School Facilities

FACILITIES TOTALS	
Core Facilities Totals	Area (m ²) 1172
Specialist Facilities Totals	0
ALL FACILITIES TOTAL	1172
Total Area of Site (hectares)	3

OTHER	
Measurement Verification	
Have the site and facilities measurements been verified by an architect?	Yes or No <input type="text"/>
If so, please provide details:	Architect Name <input type="text"/> Company <input type="text"/>
Planning Permits	
Are there any planning permit issues causing concern?	Yes or No <input type="text"/>
If yes, please provide details:	<input type="text"/>
Maintenance Planning	
Does the school have a Maintenance Plan? If yes, please attach a copy of your Maintenance Plan with this submission.	Yes or No <input type="text"/>
Is your Maintenance Plan based on an audit of facilities by an architect or other building professional?	Yes or No <input type="text"/>
Does the Maintenance Plan involve cyclical elements related to plumbing, painting, electrical, etc work?	Yes or No <input type="text"/>
Does the Maintenance Plan involve commercial contacts with tradespeople?	Yes or No <input type="text"/>
Does the Maintenance Plan provide for ad hoc situations or emergencies?	Yes or No <input type="text"/>
Does the school have an Essential Services Maintenance Plan? If yes, please attach a copy of your Essential Services Maintenance Plan with this submission.	Yes or No <input type="text"/>
Capital Works	
Does the school have a current Master Plan for future development? If yes, please attach a copy of your Master Plan with this submission.	Yes or No <input type="text"/>
Was an architect involved in the development of the current Master Plan?	Yes or No <input type="text"/>
Does the school have access to AutoCAD drawings of the Master Plan?	Yes or No <input type="text"/>

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6.2 Hazardous Materials Report

DIVISION 5 ASBESTOS AUDIT

**ST. PATRICKS PRIMARY SCHOOL
2 MERRICK STREET
STRATFORD
VICTORIA 3862**



Prepared by Premier Safety and Environmental Health Safety & Environmental Consultants

ABN: 52 072 564 222

P.O. BOX 483
PAYNESVILLE VIC 3880
M: 0438 531 594
E: premiersafety@netspace.net.au

September 2021

**PREMIER SAFETY and ENVIRONMENT
Health Safety & Environmental Consultants**

ASBESTOS REGISTER

Location: St. Patrick's Primary School Stratford Victoria 3862	Date of survey: September 27 2021
Description of Premises: School buildings and infrastructure	Auditor name: Greg Beadle

LOCATION	Hazardous Building Material/or Asbestos	APPROX QUANTITY	CONDITION	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE
ORIGINAL ADMINISTRATION, CLASSROOMS & WALKWAYS							
Brick construction with concrete render Cement Tile roof Galvanized spouting, flashings Various other construction materials throughout Concrete tilt panels Galvanised iron roofing, hardwood and treated timber frames and posts Galvanised iron wall cladding	Brick Tile Concrete					Silica is present in these products and precautions are required All precautions must be made to prevent silica dust entering respiratory systems	
RECEPTION/ADMINISTRATION –External							
Walls – new section	Compressed cement weatherboard		Contains silica			Wear appropriate PPE	
Eaves - original building Sample 1 south Sample 2 east	Suspect asbestos cement sheet		Contains silica	Sample 14520 - 1 Sample 14520 - 2		NO ASBESTOS DETECTED Silica is present in these products and precautions are required All precautions must be made to prevent silica dust entering respiratory systems	
Eaves – new section	Compressed cement sheet		Contains silica			Wear appropriate PPE	
RECEPTION/ADMINISTRATION – internal							
Reception/Offices							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Carpet						
Cabinetry	MDF					Wear appropriate PPE	
First Aid room							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Hardwood						
Tile splash back	Ceramic tiles					All precautions must be made to prevent silica dust entering respiratory systems	
Cabinetry	MDF					Wear appropriate PPE	
Male & Female toilets							
Walls	Villaboard					Wear appropriate PPE	
Tile splash back	Ceramic tiles		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Ceiling	Plaster	Throughout					
Floor covering	Ceramic tiles		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Staff Room							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Carpet						
Cabinetry	MDF					Wear appropriate PPE	
Photocopier							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Carpet						
Cabinetry	MDF					Wear appropriate PPE	

6.2 Hazardous Materials Report

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ADVERTISED PLAN

**PREMIER SAFETY and ENVIRONMENTAL
Health Safety & Environmental Consultants**

LOCATION	Hazardous Building Material/or Asbestos	APPROX QUANTITY	CONDITION	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE
TOILET BLOCK – external							
Walls	Brick Cement render		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Gable infill south	Suspect asbestos cement sheet		Contains silica	Sample 14520 - 3		NO ASBESTOS DETECTED All precautions must be made to prevent silica dust entering respiratory systems	
Gable infill north	Suspect asbestos cement sheet		Contains silica	Sample 14520 - 3		NO ASBESTOS DETECTED All precautions must be made to prevent silica dust entering respiratory systems	
Internal – Male, Female & Disabled							
Walls	Suspect asbestos cement sheet		Contains silica	Sample 14520 - 4		NO ASBESTOS DETECTED All precautions must be made to prevent silica dust entering respiratory systems	
Ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Vinyl						
ORIGINAL CLASSROOMS 1-2 – external							
Walls	Brick cement render		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Main porch lining	Timber						
Eaves west end of building	Suspect asbestos cement sheet			Sample 14520 - 1		NO ASBESTOS DETECTED All precautions must be made to prevent silica dust entering respiratory systems	
Doors, door jambs and windows	Hardwood		Painted	Lead test entry door Rm 1		Tested positive for lead paint	
ROOMS 1-2 - internal							
Walls	Brick Acoustic material Plaster		Brick contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Ceiling	Acoustic plaster tiles	Throughout				Wear appropriate PPE	
Floor covering	Carpet						
Passage b/w Room 1 -2							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Vinyl						
Library - internal							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Carpet						
ROOMS 3-4 - external							
Walls	Brick cement render		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Eaves north end of building	Suspect asbestos cement sheet		Contains silica	Sample 14520 - 5		NO ASBESTOS DETECTED All precautions must be made to prevent silica dust entering respiratory systems	

**PREMIER SAFETY and ENVIRONMENTAL
Health Safety & Environmental Consultants**

LOCATION	Hazardous Building Material/or Asbestos	APPROX QUANTITY	CONDITION	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE
ROOMS 3-4 - internal							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Carpet						
Cabinetry	MDF					Wear appropriate PPE	
Doors, door jambs and windows	Hardwood	Throughout	Painted	Lead test window Rm 1		Inconclusive Test result Treat as lead paint	
LOCKERS AREA 1							
Walls	Brick		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Ceiling	Timber						
Floor	Concrete		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
LOCKER AREA 2							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor	Concrete		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Opening timber frame	Hardwood	Throughout	Painted			Tested positive for lead paint	
PORTABLE CLASSROOMS 5 – 7 external							
Walls	Rendered blue board Galvanised iron		Blueboard contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Barge, steps, veranda	Treated timbers						
Eaves	Compressed cement sheet		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Roof, flashings	Galvanised iron						
ROOMS 5-7 - internal							
Walls	Plaster and acoustic material	Throughout				Wear appropriate PPE	
Ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Carpet						
STORE ROOMS between rooms - internal							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Vinyl						
Cabinetry	MDF					Wear appropriate PPE	
Splash backs	Ceramic tiles		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
PORTABLE CLASSROOM Room 8 external							
Walls	Brick cement render		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Windows and doors	Aluminium						
Roof, flashings	Galvanised iron						
Decking, stairs, veranda	Treated timbers	Throughout				Wear appropriate PPE	
Eaves	Masonite	Throughout				Wear appropriate PPE	

ADVERTISED PLAN

6.2 Hazardous Materials Report

PREMIER SAFETY and ENVIRONMENTAL Health Safety & Environmental Consultants

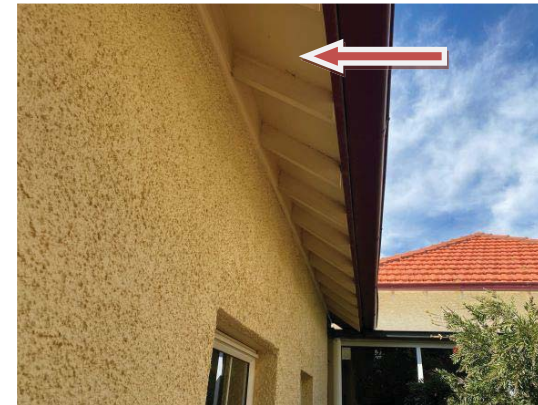
LOCATION	Hazardous Building Material/or Asbestos	APPROX QUANTITY	CONDITION	Sample #	In situ Disturbance potential	Result/ Recommendation	RISK SCORE
PORTABLE CLASSROOMS Room 8 internal							
Walls	Plaster acoustic material	Throughout				Wear appropriate PPE	
Ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Carpet and vinyl						
KITCHEN - internal							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Vinyl						
Wall splash back	Ceramic tiles		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Wall tile splash back underlay	Suspect asbestos cement sheet	Unknown	Unknown	No		Deemed as having AC sheet as underlay Ensure testing is conducted prior to any work	
Cabinetry	MDF					Wear appropriate PPE	
UNIFORM ROOM and TOILET							
Walls and ceiling	Plaster	Throughout				Wear appropriate PPE	
Floor covering	Vinyl						
Cabinetry	MDF					Wear appropriate PPE	
BER BUILDING (Library) - external							
Walls	Concrete tilt panels Timber paneling		Contains silica			All precautions must be made to prevent silica dust entering respiratory systems	
Walls (feature)	Composite cladding					Wear appropriate PPE	
Roof, flashing	Galvanised iron						

ADDITIONAL INFORMATION

Walkways constructed using steel frames, posts, galvanised roofing, laser light roofing.
Outdoor walkways, pathways combination of concrete, concrete tiles. All these areas are constructed with materials that contain silica.
Footings, slabs, steps are also constructed with materials that contain silica.
Some of the covered areas are constructed with treated timbers.
Inspection was unable to determine if insulation is located in wall cavity and ceilings.
No PCB,s electrical capacitors were detected on site.

Risk Score 1. High Risk 2. Medium Risk 3. Low Risk 4. Negligible Risk

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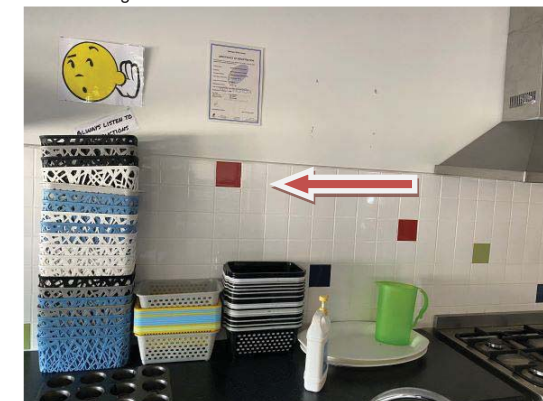
Eaves south side original building – no asbestos detected



Toilet block gable infills – no asbestos detected



Rear of original building eaves – no asbestos detected



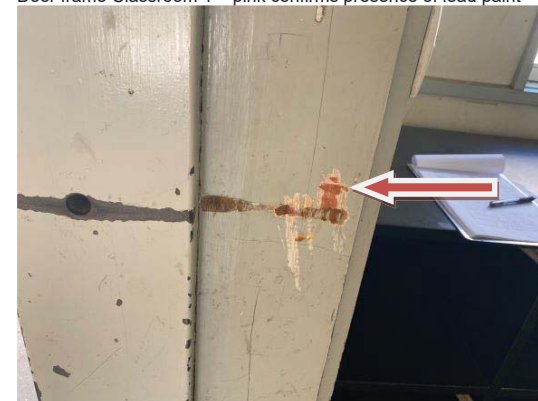
Kitchen tile splash back – deemed asbestos cement sheet tile underlay



Door frame Classroom 1 – pink confirms presence of lead paint



Internal window frame Classroom 4 – inconclusive part pink/yellow



Timber frame Portable 2 – pink confirms presence of lead paint

6.3 Maintenance Plan

Essential Safety Measures Maintenance Schedule

St Patrick's
2 Merrick St
Stratford VIC 3862



Title: Essential Safety Measures Schedule	Devised by: Building Infrastructure	School: St Patrick's - Stratford
Issue date: Mar - 19	Date last reviewed:	Date of next review: Mar - 23

ADVERTISED PLAN

Service Provider

ESM Item	Service Provider	Name	Telephone	Email
Schedule 1 - Essential Safety Measures				
Emergency Exit Lighting	Shugg Electrical	Daniel Shugg	0427761480	daniel@shuggelec.com.au
OWS/PA System	CEOSale	Carl Thomas	0448 444 615	cthomas@ceosale.catholic.edu.au
Exit Signs	CEOSale	Carl Thomas	0448 444 615	cthomas@ceosale.catholic.edu.au
Exit Doors & Discharge from Exits	CEOSale	Carl Thomas	0448 444 615	cthomas@ceosale.catholic.edu.au
Paths of Travel to Exits	CEOSale	Carl Thomas	0448 444 615	cthomas@ceosale.catholic.edu.au
Portable Fire Extinguishers & Fire Blankets	CFA			
Fire Hose Reels	CFA			
Smoke Alarms	Pantac	Mark Ikin	0351447696	admin@pcrss.com.au
Fire Indices of Material	CEOSale	Carl Thomas	0448 444 615	cthomas@ceosale.catholic.edu.au
Additional Observations	CEOSale	Carl Thomas	0448 444 615	cthomas@ceosale.catholic.edu.au
Schedule 2 - Maintenance				
Air Conditioning Systems	CEOSale	Carl Thomas	0448 444 615	cthomas@ceosale.catholic.edu.au
Electrical Testing & Tagging	Jim's Test & Tag	Francis Whitfield	0428 716 111	francis.whitfield@jimstestandtag.com.au
Mechanical Ventilation Systems (Extraction Fans)	CEOSale	Carl Thomas	0448 444 615	cthomas@ceosale.catholic.edu.au
Air Conditioning Mechanical Ventilation System	East Gippsland Heating and Cooling	Tim Straw	0488520007	

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6.3 Maintenance Plan

ADVERTISED PLAN

Schedule 1 - Essential Safety Measures

Emergency Exit Lighting & Emergency Exit Signs

Schedule - 6 monthly

Emergency Exit Lighting & Emergency exit signs must be serviced and maintained every 6 months by a suitably qualified person.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Log Book Checked		Feb 2022						Aug 2021				

OWS/PA System

Schedule - Monthly

Check to ensure all speakers and system is fully operational.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	✓	✓	✓									

Exit Signs

Schedule - 6 Monthly

Check to ensure all exit signs are clean, not obstructed and are clearly visible to persons approaching the exit.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Visual Check Completed			✓									

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Exits Doors & Discharge from Exits

Schedule - Quarterly

Inspection every three months to ensure doors and intact, operational and fitted with conforming hardware.

Test to ensure doors are operating correctly. Doors must be able to be opened by a single handed downward or pushing action. Doors must be intact and operational and have a clear path of travel.

Location	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Administration office			✓									
Staffroom			✓									
Library Exit 1			✓									
Library Exit 2			✓									
Library Exit 3			✓									
Library Exit 4			✓									
Classroom			✓									
Classroom			✓									
New Building Corridor Exit 1			✓									
New Building Corridor Exit 2			✓									
New Building Corridor Exit 3			✓									
Classroom 1			✓									
Classroom 2			✓									
Classroom 3			✓									

6.3 Maintenance Plan

Paths of Travel to Exits

Schedule – Quarterly

Inspection every three months to ensure there are no obstructions and no alterations.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
			✓									

Portable Fire Extinguishers

Schedule – 6 monthly

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Log Book Checked		Feb 2022						Aug 2021				

Fire Hose Reels

Schedule – 6 monthly & 12 monthly

Fire hose reels must be serviced and maintained every 6 months by a suitably qualified person.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Service Records Checked												

Smoke Alarms

Schedule – 6 monthly & 12 monthly

Smoke Alarms must be serviced and certified by a suitably qualified person.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Log Book Checked		Feb 2022						Aug 2021				

Fire Indices

Schedule – Annual

Certification of materials and assemblies required to satisfy prescribed fire hazard properties.

Annual inspection for damage, deterioration, or unauthorised alterations.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	✓	✓	✓									

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6.3 Maintenance Plan

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Schedule 2 - Maintenance

Air Conditioning Systems

Schedule – Monthly

Monthly visual check to ensure there are no water leaks or strange noises, vibrations etc. and the filters are not blocked.

Location	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Administration Office	✓	✓	✓									
Principal's Office	✓	✓	✓									
Staff Room	✓	✓	✓									
Photocopy Room	✓	✓	✓									
Teachers Retreat	✓	✓	✓									
Library x5	✓	✓	✓									
IT Room	✓	✓	✓									
Classroom 1	✓	✓	✓									
Classroom 2	✓	✓	✓									
Classroom 3	✓	✓	✓									
Classroom 4	✓	✓	✓									
Classroom 5	✓	✓	✓									
Classroom 6	✓	✓	✓									
Classroom 7	✓	✓	✓									
Hall x2	✓	✓	✓									

Electrical Test & Tag

Schedule – Annual

Annual Test & Tag must be completed by a suitably qualified person.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Testing Completed							Jul 2021					

Mechanical Ventilation Systems (Extraction Fans)

Schedule – Monthly

Visual monthly checks to be completed to ensure systems are operating as designed and no alterations have occurred.

Location	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Boys Toilets	✓	✓	✓									
Girls Toilets	✓	✓	✓									
Ladies Toilets	✓	✓	✓									
Men's Toilets	✓	✓	✓									

Air Conditioning - Mechanical Ventilation Systems

Schedule - Preventative maintenance – 6 monthly

Visual monthly checks to be completed to ensure systems are operating as designed and no alterations have occurred.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	✓	✓	✓									

6.4 Planning Property Report

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From www.planning.vic.gov.au at 06 September 2022 04:28 PM

PROPERTY DETAILS
 Address: **2 MERRICK STREET STRATFORD 3862**
 Crown Description: **More than one parcel - see link below**
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**
 Local Government Area (Council): **WELLINGTON** www.wellington.vic.gov.au
 Council Property Number: **77255**
 Planning Scheme: **Wellington** [Planning Scheme - Wellington](#)
 Directory Reference: **Vicroads 695 Q4**
 This property has 5 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES
 Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES
 Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**

OTHER
 Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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



C1Z - Commercial 1
GRZ - General Residential
PCRZ - Public Conservation and Resource
PPRZ - Public Park and Recreation
TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network
FZ - Farming
PUZ7 - Public Use-Other Public Use
Railway station
Railway line
Water course

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

Planning Overlays

[HERITAGE OVERLAY \(HO\)](#)
[HERITAGE OVERLAY - SCHEDULE \(HO333\)](#)



HO - Heritage Overlay
Water course
Railway line
Railway station

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

OTHER OVERLAYS
 Other overlays in the vicinity not directly affecting this land

[FLOODWAY OVERLAY \(FO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



FO - Floodway Overlay
LSIO - Land Subject to Inundation Overlay
SCO - Specific Controls Overlay
Railway line
Railway station
Water course

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

Areas of Aboriginal Cultural Heritage Sensitivity



Aboriginal Cultural Heritage
Water course
Railway line
Railway station

Designated Bushfire Prone Areas



Designated Bushfire Prone Areas
SCO - Specific Controls Overlay
Railway line
Railway station
Water course

ADVERTISED PLAN