

# Barwon Valley School

## Design Development Report

Report No. 03 – Revision 04

Client: Victorian School Building Authority

Date: 30 September 2021

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# Executive Summary

## 1. Project Summary & School Profile

Fooks Martin Sandow Anson Pty Ltd (FMSA Architecture) has been engaged by the Victorian School Building Authority to provide Architectural and other required specialist consultancy services for major renovations to Barwon Valley School.

Barwon Valley School (BVS) is embedded within a cluster of twelve schools in the suburb of Belmont; the only one which facilitates the education of children with moderate to profound intellectual disabilities. Located 6km South-West of the Geelong central business district, it enjoys strong community relationships with businesses, service providers & other local schools. Such ties foster community respect, which builds student dignity & validates them as authentic contributors to society.

Barwon Valley School is an active member of the broader state-wide special education community through their PASS membership & through involvement in initiatives such as developing curriculum for students with special learning needs.

Staff – with the assistance of student parents & carers – work & learn together to maximise student potential through the implementation of distinct & effective teaching strategies / support systems.

The school's entry is currently situated along Reynolds Road, however Laura Avenue has some accessible pathways that lead to the reception.

As of 2021, the School's current student enrolment is 224 which includes all ages between five & eighteen. The school's workforce includes 39 teachers, 40 Education Support staff, 2 part-time nurses, 1 wellbeing officer and 13 Therapists (OTs, SPs and PTs).

The most prominent mode of public transport in the area are buses, with the 42-line bus stop that runs West of the site along S Valley & Roslyn Roads. The closest bus

stop is along the former & is 2.5km away. There has been a reported increase of vehicular drop-offs of students by their parents or carers to the school gate.

Concerns currently faced by the Barwon Valley School is the over-reliance on relocatable classrooms. There is a push to establish permanent school infrastructure. Among other issues that will be addressed in this Stage 2 phase is the upgrade of the existing multi-purpose building into a Performing Arts space and a moderate upgrade of the Middle Years Module. Discussions with the staff have also revealed that there needs to be a focus on updating the school's STEAM facilities, as well as providing a new space for Therapy. The current school Therapy Hubs are scattered throughout the school grounds which have been deemed impractical. Stage 2 scope will include extension works that would see the Therapy Hubs clustered into a singular monocentric space. Other works include improving the school's links with the local community; achieved with the implementation of a food tech hub adjacent to the Learning Centre. This hub will be intertwined with a new Canteen which will not only facilitate the student's lunch & recess nutritional needs, but also providing a food & beverage service to the general public outside of school hours; a motive that aims to validate the students' place in society as a reliable & strong contributor.

Teachers have expressed the need to further improve the flexibility in teaching methodology. Given the specialised needs of the students at Barwon Valley School, flexibility of learning is paramount & the facilities must be designed to facilitate this successfully & effectively. This flexibility of learning includes group learning activities & independent learning & reflection.

## 2. School and Project Team

A list of the school representatives and the project consulting team involved in the Stage 2 works is as follows:

**School:**

Barwon Valley School – 03 5243 1813

Not Relevant

Not Relevant

### 3. Changes Since Schematic Design

The scope of works closely aligns with the Asset Management Plan (Phase 2) Refresh and Schematic Design Proposal. Internal spatial relationships have been developed further following additional consultation with the school, but generally align with the AMP2 Refresh Masterplan (single storey Learning Centre Option) and Schematic Design Proposal.

The only substantive changes since Schematic Design are the following measures:

- Refinement of all proposed extension's building footprints that accommodates entitlements of the school in accordance to the School Facilities Area Schedule and School feedback.
- Change of works to Performance Arts room and Canteen following school feedback and Schematic Design review.
- Redesign of Therapy Hub to better suit School and Therapists requirements.
- Exclusion of the Canteen extension
- Increase in size of classrooms and provisions of including additional toilets and separate kitchenette spaces as requested by the School
- Refinement of all proposed extension's building footprints that accommodates entitlements of the school in accordance with the School Facilities Area Schedule
- Redesign of STEAM Hub to integrate into existing building infrastructure
- General design refinements following further coordination and consultation with the school

Future priority projects for the school to complete the Master Plan include:

- Construction of a new/expanded bus shelter
- Expansion of the Canteen area to facilities schedule entitlements and alterations to the Senior Years Learning Centre

#### SD Prep Meeting Action Items:

Action Item	Action Taken	Status
4.2 Room Size	In consultation with the school the room sizes were increased during DD stage as close as possible to 60m2 within the constraints of the site and facilities schedule entitlements.	CLOSED
4.3 Canteen/Scope	The scope of works with regard to the budget was reviewed with the school. Proposed works were reduced where possible which was reduced the Cost Plan from 7% over budget at SD to 3% over budget at DD. 12% Tender Options have also been identified.	CLOSED
8.1 Risk Mitigation	Management of project risks has been ongoing. Project still tracking to be released to tender before Christmas	ONGOING
2 Spatial Analysis Plan	Spatial Analysis Plan updated. Future Priority Projects listed in Section 3 of the report.	CLOSED
3 Geotech and Contamination	Updated Geotech and soil contamination investigations completed	CLOSED
4 Tender Options	Tender options totalling 12% proposed	CLOSED
7 Spatial Relationship Plan	Spatial Relationship Plan updated to show future possible relocatables	CLOSED
10 Architectural Demo Drawings	DD Architectural demolition drawings completed	CLOSED



11 Architectural Comments	Additional doors provided to Gym. Access to the Fitness room is via new external doors to the Gym Hiring of the Gym was discussed with the school and not seen as a priority. However, this could be facilitated Performing Arts Centre refined further following discussions with the School in DD stage Loose chairs preferred for seating in the Performing Arts Centre as it provides flexibility Store Room provided in PA Centre Canteen design updated following discussion with the school	CLOSED
12 Architectural Comments	Design of STEM centre updated in DD stage. Additional toilets not required as the centre is now connected to the existing building	CLOSED
13 Architectural Comments	Design of Therapy area updated in DD stage in consultation with the school which addressed all action items.	CLOSED
14 Architectural Comments	Design of Learning Centre and Workshop Building area updated in DD stage in consultation with the school which addressed all action items.	CLOSED
15 Architectural Comments	Roof designs and provision of natural light resolved in DD stage	CLOSED
16 Architectural Elevations	Elevations completed	CLOSED

17 AV Philosophy	AV Philosophy discussed with the school. Infrastructure has been provided for mobile TV's on trolleys.	CLOSED
19 Engineering	Engineering designs further resolved at DD Stage	CLOSED
20 Construction and Decanting	Construction and Decanting was further resolved at DD stage but this discussion is ongoing with the school and further information provided on the drawings at TD stage	ONGOING
22 Form 15	Updated Form 15 provided to VSBA following changes during DD stage, including increases to classroom sizes, provision of additional toilets etc	CLOSED
23 Cost Plan	Cost Plan has been updated at DD stage. Relocatables are allowed to be removed from site.	CLOSED
24 Form 16	Form 16 and PBE updated to be within allowed variances	CLOSED
25 DD phase considerations	Storage has been refined in DD stage. Indigenous recognition has been refined in DD stage. IMTD consultations has been ongoing and will be finalised at TD stage. SSU has already provided security system specification All other items have progressed and are either resolved or will be fully resolved at TD stage	CLOSED

# Existing Conditions

#### 4. Buildings

The school was constructed in 2006 & remain in good condition.

The previous Stage 1 works scope included a focus on maintenance works around the school which included paintworks, minor roof leak reparations, eaves gutter clean-out maintenance, repainting of steel fascias & doors that jam which is suspected to be due to the site's reactive soils.

Upon the State 2 site inspection, no dilapidation was identified by FMSA Architecture, nor were any issues or concerns raised by the school representatives.

There is however a need for reconfiguration of existing spaces to better accommodate the students needs & allow for flexible learning opportunities. This is perhaps most identifiable in the existing Arts Room; located within the Middle School Campus. The storage areas, work benches & wet areas are in poor condition & do not adequately facilitate the school equipment nor the student's physical restrictions i.e. non-compliant benchtop heights.

The existing Sensory Rooms have been identified as lacking natural light & spatial adequacy. This was identified in the Architect's site inspection & it was noted that the spaces appear elongated & not diverse in its space, thus impeding staff attempts to diversify these areas to adapt to student's individual needs.

Access compliance remains a key priority for the school, given its student demographic. Due to the reactive clays & soils on site, the school maintains an attentive & diligent approach to ensuring that all arterial pathways & access to existing buildings are compliant to the Disability Discrimination Act (DDA).

It is known by the Design Consultants that the existing buildings on site are not Section J-compliant as they were constructed in 2006. They nonetheless provide a good level

of energy efficiency, achieved through adequate wall & ceiling insulation & a slab-on-ground construction methodology. Some minor retrofitting of existing spaces will be proposed in Stage 2 & continual collaboration between the Design Consultants & relevant Authorities will be necessary to ensure that compliance to relevant codes are upheld & maintained.

It was found through inspections and discussions, the function of rooms required larger areas. The lack of eaves on the buildings has caused water issues including water penetration into the buildings.

## 5. Site Services & Infrastructure

The existing site services are deemed sufficient for this project, however given the age require a level of upgrade and improvement.

All existing site services were newly constructed when the school was built in 2006 & are deemed sufficient for this project.

Please refer to commentary in the Engineering Rationale Statements enclosed within this report.

No services issues have been reported by the school; nonetheless the Services Consultants have inspected the existing infrastructure to ascertain whether any dilapidation has occurred since the last inspection.

### Electricity

The existing main power supply to the school is provided via the electrical pillar at the substation that faces Reynolds Road. A power upgrade is necessary to facilitate the proposed Stage 2 extensions and has been allowed in the cost plan.

### Sewer

The existing sewer infrastructure appears to serve the school reasonably well & were newly constructed when the school was built in 2006. They were inspected prior to the commencement of Stage 1 works in 2017-18 & was reported to remain in good condition. No major issues have been flagged by the school; nonetheless the Hydraulic Consultant has inspected the existing infrastructure to ascertain if any dilapidation has occurred & what modifications will be necessary to facilitate the new buildings. Please refer to the Appendices 23: Site Investigations for all Services Consultant's Rationale Statements.

### Water

Existing Pressure & Flow tests that were carried out on the 6<sup>th</sup> of July 2021 to the hydrants located South-East of the Aquatic Centre & South-West of the Junior Campus. Both hydrant tests indicated that the school has 520kPa of static pressure with one outlet a 10L discharge rate per second and 460kPa & 20L discharge rate per second at 420kPa for the one & two outlets respectively.

The existing Water Meter is located at the site's South-West corner & feeds both cold water & potentially the fire hose reels.

## 5b. Site Infrastructure

The site infrastructure at Barwon Valley School is extensive & is generally in a good condition. Due to the extremely reactive soils & clays on site, however, cracking & general movement has been identified in arterial pavement & fences. This necessitates ongoing maintenance by the school to ensure that no pavement trip hazards are created as a result of the soil reactivity. This maintenance would be deemed as top priority given the demographic this school accommodates.

The site is well serviced with an on-site carpark which is generally in good condition.

## 5c. Geotechnical Investigations

A Geotechnical investigation was carried out on site in October 2004.

The report was prepared by Y.J. Yttrup & Associates Pty. Ltd. & obtained the results using 16 mechanically augured borehole penetrations.

Extremely reactive soils with movement of in the order of 100mm was detected. This significant movement is evident across the school with concrete pavement and fencing being the most affected.

Due to this extreme movement, careful consideration will also have to be made for any new service connections; should it be deemed necessary. As an example, downpipes should be fitted with sliding sleeve fittings.

New geotechnical testing has been carried out on the 9<sup>th</sup> of July 2021. The report was prepared by Provincial Geotechnical Pty Ltd.

In keeping with the previous investigation, a high to very high reactive soil was found with a heave up to 75mm. Recommendation for a rigid structure well articulated.

Refer to the *Appendices 22: for a copy of the Report*.

Hydraulic connections will require to be equipped with flexible connections.

#### 5d. Hazardous Material Investigations

A Hazardous Material Assessment (HMA) Report was commissioned by the Victorian School Building Authority. This report was prepared by Coffey Environments Australia Pty. Ltd. on the 28<sup>th</sup> of January 2016.

While Asbestos-containing materials (ACM) was detected and/or suspected in only a couple of areas, these elements are no longer located on site & have either been removed or demolished following Stage 1 works. This alleviates the requirement of conducting a Division 6 Hazardous Materials Audit, as it is safe to assume ACM is no longer present on school grounds.

Contaminated soil testing has been undertaken the report reveals that no contamination was found on the site, and the yield of concentrations do raise level of concern to human health.

Refer to the *Appendices 22: for a copy of the Report*.

# Design Development Proposal

## 6. Design Summary

The School currently has a Junior, Middle & Senior Campus with all three similar in floorplan layout & aesthetic appearance; generally a mix of cemental cladding, metal cladding & exposed masonry. The Middle & Senior buildings are located to the North of the site & the Junior is situated along Laura Avenue to the South.

The Administration / Office building bridges these Campuses together, running on a North-South axis up Reynolds Road on the site's West boundary. This is also where the existing Multi-Purpose space is located, situated to the site's North-West corner.

North of the Multi-Purpose building is the Hydrotherapy Pool which is currently not in use.

A repurposing of the existing Multi-Purpose Room will prove to be a better utilisation of the space, as the current use as a gymnasium does not work given its irregular atrium-ceiling design. This space will be repurposed as a Performing Arts space which will include minor additions such as partitions, audio-visuals, ambient theatre lighting, fresh air supply & acoustic improvements to reduce sound reverberation. The active sports space will therefore require relocation, which we propose to extend this building northward towards the Hydrotherapy / Pool building, which will feature a reduced-scale multi-sport court & adequate storage.

The extension of the Middle School building to include a STEAM Hub will be visually accessible via the central play area & will aim to centralise the Art & Science classes into this new space. It will be responsive to the existing arterial pathways & aim to compliment the existing school infrastructure aesthetic. It is a small extension of the existing framework.

The inclusion of a Therapy Hub extending off the Junior School building is aimed to be within proximity to the existing Administration building & aims to centralise the Sensory & Therapy spaces into a monocentric location, thus alleviating the current polycentric allocation of smaller Therapy / Sensory spaces throughout the school.

The proposed Learning Centre aims to remove the school's current reliance on Relocatable Classrooms. Located to the south of the site along Laura Avenue, this will be the Stage 2 cosmetic showpiece of the school's new facilities. Functionality between spaces & learning flexibility will be top priority in this new extension, which totals nine classrooms, individual learning / reflection spaces & a communal learning area. The 10<sup>th</sup> classroom, to which the school is entitled to, will be proposed closer to the Performing Arts space & will consist of a retrofit within the existing Middle School Campus.

These proposed extensions will be achieved through a prominent Architectural design & will not only foster a sense of pride and belonging within the school community but will also respond to increasing societal awareness & demands of Indigenous community input.

The school has a strong emphasis on achievement, wellbeing, engagement & community. With the inclusion of a Learning Centre along Laura Avenue, it will be designed & orientated to encourage visitors into the school grounds to which the new Canteen will be proposed; offering students the opportunity to engage with the broader community & general public.

## 7. Environmentally Sustainable Design

The proposed Design Development will incorporate ESD principles into the design. These ESD principles will be documented in further detail during the Issue for Construction Phase. Some key elements of the ESD strategies of the Design Development proposal include:

### Architectural

- Where possible, the buildings are orientated to the to receive maximum natural light, yet minimisation of Northern light to reduce glare in accordance with BQSH requirements.
- Shading fins could be implemented strategically on building facades to reduce unwanted heat gain. Other windows throughout the new build that face inwards may also have sun shading devices installed to minimise both East & West solar gains.
- The use of clay brick, brick cladding, or other types of masonry will be a prominent external façade feature through the new infrastructure. The raw materials in clay brick do not cause indoor air pollution through off-gassing. Bricks do not need painting, therefore any VOCs that are contained within paints & varnishes will not be emitting into the atmosphere. Consideration for the use of recycled bricks to reduce embodied energy will also be made.
- Low VOC paints and finishes will be selected. E0 Laminate board will be specified for joinery.
- Joinery will be detailed to allow for disassembly where possible.
- Consideration will be given to specifying *Ecoblend* cement to reduce the embodied energy of the concrete structural and landscaping elements.
- Low maintenance and durable external finishes will be proposed.
- Double glazed windows to reduce unwanted heat gain in summer and reduce heat loss in winter.

- Where possible, the building envelope will be insulated beyond minimum NCC requirements.
- The specification will include the requirement for an Environmental Management Plan to ensure that waste from construction is appropriately sorted and recycled where possible.
- Specification of roof sheet to be light in colour, which will increase solar reflectance & thus reduce the reliance on mechanical heating & cooling measures.

### Electrical

- Daylight has been maximised with large windows.
- Low energy LED lights are proposed. Occupancy sensors will ensure that lights are not left on when there are no occupants in the rooms.
- Retainment of the existing solar panel system to offset the electricity use of the school.

### Mechanical

- Passive solar design and cross ventilation reduces the reliance for Mechanical heating and cooling.
- Equipment efficiency and operating costs will be considered in the selection of mechanical equipment.
- Electrical equipment will be preferred so that running costs can be offset by on site energy generation from the existing photovoltaic panels.
- Implementation of night purge ventilation and via motorised high-level windows
- Split system outdoor condenser units will be strategically located to be protected from North & West-facing sunlight to reduce overheating of unit, thus minimising work-rate of units.



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## Hydraulic

- Water efficient tapware and fixtures will be selected.
- Integration & improvement of existing swale drain and landscaping to maximise catchment of stormwater runoff.

## 8. Site

Refer to the Existing Conditions Plan & Site Services Plan which reflect the results of investigations undertaken during the Schematic Design Stage.

Please also refer to the Site Survey Plan & Service Detection Report in Appendix 23.

Site and floor levels in the proposed buildings zones are noted along with services locations.

## 9. Landscape

The proposed Design Development will incorporate landscape design for three areas. These include small space adjoining the proposed STEAM hub, the area around the Learning Centre and the area between the New Therapy Hub and Learning centre including the existing swale.

The design looks to include children's play equipment, interactive landscape and soft landscape. The landscape includes a yarning circle that has been referred to an Indigenous Cultural Consultant.

Refer to following Landscape plan.

## 10. Architectural Designs

The following scope of works are proposed for BVS Stage 2:

- Performing Arts retrofit into existing "multi-purpose".
- New Sports Court
- STEAM Hub
- Canteen Upgrade
- New Therapy Hub
- New Learning Centre with Food Technology
- Localised retrofitting works of existing buildings & re-landscaping

### **Performing Arts retrofit & Gymnasium**

The proposed works at the existing gymnasium / multi-purpose space includes an area increase of 145m<sup>2</sup>, extending northward towards the Hydrotherapy building.

The proposed extension will consume the two existing Disabled parking bays (which will necessitate a relocation elsewhere), however will retain access to the existing Plant located to the new build's North-East. The existing Paramedic Workshop & Therapy Offices will also be consumed by the new build, **and is now to be relocated to the proposed Therapy Hub..**

**The proposed Gymnasium design allows for linking the new sports court with the existing fitness room, WCs & multi-purpose spaces. With further future extension of outdoor activity. The proposed Gym is designed to allow three quarter size sports courts. Consultation with the School resulted in reviewing the particular activities to be carried out in the space, including ball games, and wall climbing activities.**

**Repurposing the current multi-purpose hall into a Performing Arts hall, requires minimal work and cost. Minor changes will include attention to reverberation reduction**

to the AV room and minor partitioning to allow for prop storage, green room and a presentation stage.

The proposal allows to reinstate the redundant canteen room & servery window to accommodate for certain activities in the new Performing Arts space. Such as shows for parents and teachers.

### **STEAM Hub**

A portion of the school's Stage 2 entitlement has been allocated toward improving the school's STEAM programme (science, technology, engineering, art & mathematics), to which the Architects will propose an alteration and extension of the Art and Crafts Room.

The existing Art Room within the Middle Campus – in its current form – lacks adequate storage space, cleaning stations (for brushes & other utensils), natural light & wheelchair-compliant workstations for students. It is proposed that this space shall be repurposed as STEAM Room and the new extension proposed to relocate the Art Room. These then shall be fitted to ensure that:

- Adherence to relevant access codes are implemented
- User-friendly storage are proposed that alleviates the risk of trip hazards
- The retrofitted space organically correlates to the proposed STEAM extension wing.

The new Science Room will include outdoor learning opportunities and a visually-accessible enclosure for fauna, reptiles & a space for egg incubation. Storage will be adequately embedded within the space.

### **Therapy Hub**

Therapy & Sensory spaces are scattered throughout the Campuses. This places a strain on the ability for Therapy staff to directly communicate with one another as they are physically separated throughout the school. The spaces lack adequate sizes for appropriate Sensory programmes, natural light in some existing spaces are minimal and there is a lack of diversity in the spaces which would allow staff to personalise or diversify the therapy administered to the students.

Through extensive collaboration between the Architect's & relevant staff personnel, the proposal to create a monocentric Therapy Hub amalgamates the programme into one responsive and flexible working space. The extension will have a First-Aid space including a Nurse Station & Accessible Restroom that will be easily accessible to the relevant staff as it directly links up with the Staff Centre & Staff Work spaces. Natural light will be maximised with the spatial configuration proposed and will be physically accessible via the Junior Campus.

There is an opportunity to connect to the existing external landscaping as the new Therapy Hub will be proposed near Laura Avenue & adjacent to the existing water detention swale, which will itself receive a minor landscaping revamp to communicate with the new extensions. Throughout discussions & via feedback from staff, it is suggested that a tranquil recreation area for Junior students be proposed in this vacant space. Structural input will be required here as any decking will need to bridge over the existing swale in this area. Thorough consultation with the Therapy staff has led to the design of the Hub allowing for active and flexible spaces depending on situations.

### **Learning Centre**

Barwon Valley School have been granted an entitlement of 10 classrooms for the Stage 2 works. Other Spaces include some small Individual Learning Spaces and a Food / Materials Technology Hub.

From a macro-perspective, the Learning runs parallel to that of Laura Avenue, and near the main vehicle entry of the school. **Therefore it has been designed to be link to the broader community, with a Canteen that is able to be used by the public if the School chooses and the inclusion of Yarning Circle which links to the Local Indigenous culture and the broader community.**

It will aim to influence the subconscious of visitors by acting as an *anchor*; something that will draw visitors into the school grounds due to its orientation, soft architectural style & welcoming architectural vernacular. An emphasis on natural light will be a top priority for the Architects, as will ensuring direct spatial harmony between all classrooms & the shared central corridor.

The Learning Centre will include a Food Technology space to the East which may also be used as a weekend culinary service to the public. Minor landscaping works will be proposed here, which will correlate with the existing pathways in the localised area & facilitate visitors intending to purchase food & drink outside of school hours; an initiative to strengthen the students ties with the general public, to validate themselves as contributors to society & to see themselves as rightfully equals.

The existing East boundary includes a work shed for groundskeeper maintenance & a vegetable garden. These will be removed to clear the way for a new Materials Technology hub that will directly link up with the school's maintenance personnel who operate in this area frequently. **The Materials and Technology will allow students to gain skills and work with varying tools and materials.**

Both the Materials & Food Technology Hubs will be vehicularly accessible for deliveries via the existing Service Road.

To date, there have been no identified departures from the BQSH or any issues associated with compliance to any acts, regulations, standard & codes.





**GYMNASIUM**  
WITH THE PERFORMING ARTS SPACE PROPOSED AS A RETROFIT, IT IS ANTICIPATED THE EXISTING FFL SHALL REMAIN AS PER EXISTING. THIS EXISTING FFL SHALL ALSO APPLY TO THE NEW GYMNASIUM EXTENSION.  
DEMOLISH UNDERGROUND SERVICES REVER TO CIVIL ENGINEERS DETAILS.

DEMOLISH SHED GATES AND PAVING MAKE GOOD FOR NEW WORKS.

**STEAM HUB**  
THE CURRENT DESIGN OF THE STEAM HUB MATCHES THE ADJACENT SENIOR CAMPUS BUILDING FFL. PENDING CIVIL ENGINEER REVIEW, THIS IS LIKELY TO EVOLVE AS IT IS IMPERATIVE THAT WE DIRECT STORMWATER RUNOFF AWAY FROM THE WALKWAY BETWEEN THE EXISTING & PROPOSED BUILDINGS. THIS WILL BE EXPLORED FURTHER IN DESIGN DEVELOPMENT STAGE.

**CANTEEN / FOOD TECHNOLOGY**  
IT IS EXPECTED THAT THE FFL OF THE FOOD TECHNOLOGY / CANTEEN INTERIOR WILL MATCH THAT OF THE SENIOR CAMPUS FFL. THIS IS TO ENSURE A SMOOTH TRANSITION BETWEEN EXISTING & PROPOSED EXTENSION & TO COMPLY TO AS1428.1.

**STEAM HUB**  
THE MATERIALS TECHNOLOGY BUILDING WILL SEEK TO ENSURE THAT THE TRANSITION BETWEEN THE EXISTING EXTERNAL ROAD / PAVEMENT AND THE PROPOSED BUILDINGS FFL IS SMOOTH & UNRESTRICTED. THIS WILL REQUIRE SOME REVISION BY THE CIVIL ENGINEER IN THE NEXT DESIGN PHASE.

**THERAPY HUB**  
THE THERAPY HUB IS INTENDED TO BE AN EXTENSION OF THE EXISTING JUNIOR CAMPUS TO WHICH THE FFL WILL MATCH TO ENSURE COMPLIANCE TO AS1428.1.  
GIVEN THE STEEP DROP OF THE NATURAL GROUND LEVEL TO THE SOUTH OF THE SITE, IT IS ANTICIPATED THAT SOME MINOR SITE CUT & FILL WORKS WILL BE REQUIRED. THIS WILL ALSO BE REQUIRED FOR THE PROPOSED PREP RECREATION SPACE WHICH IS TO BE PROPOSED PARTIALLY OVER THE EXISTING DETENTION SWALE.

**LEARNING CENTRE**  
GIVEN THE SIZE & SPRAWL OF THE LEARNING CENTRE, IT IS UNLIKELY THAT WE CAN MAINTAIN THE SAME FFL AS THE MIDDLE CAMPUS BUILDING. THIS IS DUE TO THE APPARENT STEADY UPWARD SLOPE TOWARDS THE SOUTH-EAST CORNER OF THE SITE. TO COMPENSATE FOR THIS, A 1:20 RAMP WILL BE PROPOSED AT THE MERGER POINT BETWEEN THE EXISTING MIDDLE CAMPUS BUILDING AND THE NEW LEARNING CENTRE. REFER TO THE LC FLOOR PLAN FOR DETAILS.

**EXISTING SCHOOL INFRASTRUCTURE**

- 1 SWIMMING POOL
- 2 CARPARK (NORTH)
- 3 MULTI-PURPOSE BUILDING
- 4 MIDDLE LEARNING COMMUNITY BUILDING
- 5 SENIOR LEARNING COMMUNITY BUILDING
- 6 ADMINISTRATION BUILDING
- 7 CARPARK (SOUTH)
- 8 JUNIOR LEARNING COMMUNITY BUILDING
- 9 EXISTING BUS LOOP ROAD

**NOTES**  
**LEGEND**  
EXISTING SHADE SAIL  
EXISTING TREE  
EXISTING PATHWAY  
PROPOSED PATHWAY

**NOTES**  
THE INFORMATION SHOWN ON THIS EXISTING CONDITIONS MASTERPLAN SHOWN IS HEAVILY CONCENTRATED. FOR ALL IDENTIFIED SITE SERVICES IDENTIFIED BY THE SITE SERVICES INVESTIGATION, PLEASE REFER TO APPENDICES 23 OF THIS SKETCH DESIGN REPORT.

NO AREAS OF THE SITE HAVE BEEN AFFECTED BY CONTAMINATION OR FILL. REFER TO APPENDICES 23 FOR MORE DETAILS.

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR GS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
04	30/07/2021	JP	JM	DD REPORT ISSUE

**PRELIMINARY**  
NOT FOR CONSTRUCTION

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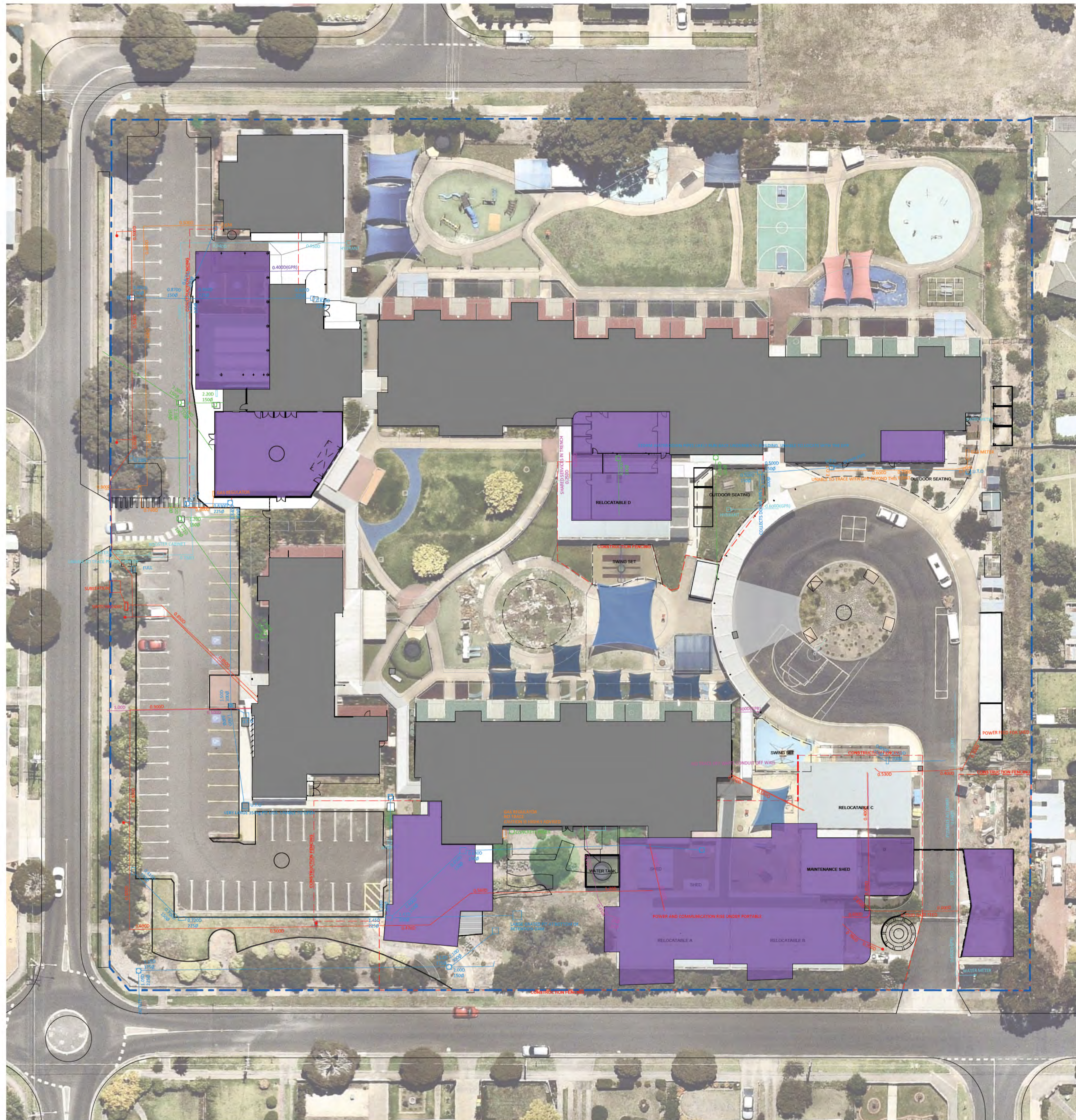
**FOR**  
Victorian School Building Authority

**CAD FILE** 2105 BVS Stage 2 - DD  
**PROJECT**  
Barwon Valley School - Stage 2

**TITLE**  
Existing Conditions Plan

SCALE	1:400@A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	30/07/2021	

PROJECT	DWG NO.	REV
2105	DD.00.01	04



**EXISTING SCHOOL INFRASTRUCTURE**

- 1 SWIMMING POOL
- 2 CARPARK (NORTH)
- 3 MULTI-PURPOSE BUILDING
- 4 MIDDLE LEARNING COMMUNITY BUILDING
- 5 SENIOR LEARNING COMMUNITY BUILDING
- 6 ADMINISTRATION BUILDING
- 7 CARPARK (SOUTH)
- 8 JUNIOR LEARNING COMMUNITY BUILDING
- 9 EXISTING BUS LOOP ROAD

**NOTES**

**LEGEND**

- EXISTING SHADE SAIL
- EXISTING TREE
- EXISTING PATHWAY
- PROPOSED PATHWAY
- EXISTING COMMS SERVICES
- EXISTING GAS SERVICES
- EXISTING POWER SERVICES
- EXISTING SEWER SERVICES
- EXISTING STORMWATER SERVICES
- EXISTING WATER SERVICE
- UNKNOWN TARGET - SERVICE

**NOTES**  
EXISTING SITE SERVICES LOCATIONS INDICATIVELY SHOWN

REV	DATE	BY	CHK	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR GS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
04	30/07/2021	JP	JM	DD REPORT ISSUE

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FOR  
Victorian School Building Authority

CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
Barwon Valley School - Stage 2

TITLE  
Existing Site Services Plan

SCALE	1:400@A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	30/07/2021	



**EXISTING SCHOOL INFRASTRUCTURE**

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- 2 CARPARK (NORTH)
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- 8 JUNIOR LEARNING COMMUNITY BUILDING
- 9 EXISTING BUS LOOP ROAD

**NOTES**  
**LEGEND**  
  
 EXISTING SHADE SAIL  
 EXISTING TREE  
 EXISTING PATHWAY  
 PROPOSED PATHWAY  
**NOTES**  
 TREES & FLORA LOCATIONS SHOWN INDICATIVELY. REQUIRED REMOVALS TO BE FURTHER DEVELOPED IN DESIGN DEVELOPMENT STAGE.

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR GS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
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**FOR**  
 Victorian School Building Authority

**CAD FILE** 2105 BVS Stage 2 - DD  
**PROJECT**  
 Barwon Valley School - Stage 2

**TITLE**  
 Construction & Decanting: Phase 01

SCALE	1:400@A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	30/07/2021	





DEMOLISH UNDERGROUND SERVICES REVERT TO CIVIL ENGINEERS DETAILS

DEMOLISH SHED GATES AND PAVING MAKE GOOD FOR NEW WORKS

**PHASE 02**  
 RELOCATABLES C & D TO BE REMOVED IN PHASE 02. LEARNING CENTRE FOOTPRINT STRATEGICALLY LOCATED TO ENSURE RELOCATABLE C CAN BE RETAINED TO MAINTAIN ADEQUATE CLASSROOM SPACE FOR SCHOOL UNTIL LEARNING CENTRE CONSTRUCTION IS COMPLETED. RELOCATABLES C & D WILL BE REMOVED FROM SITE ONCE THE NEW LEARNING CENTRE CAN ACQUIRE STUDENT NUMBERS ADEQUATELY FROM THESE RELOCATABLES

**EXISTING SCHOOL INFRASTRUCTURE**

- 1 SWIMMING POOL
- 2 CARPARK (NORTH)
- 3 MULTI-PURPOSE BUILDING
- 4 MIDDLE LEARNING COMMUNITY BUILDING
- 5 SENIOR LEARNING COMMUNITY BUILDING
- 6 ADMINISTRATION BUILDING
- 7 CARPARK (SOUTH)
- 8 JUNIOR LEARNING COMMUNITY BUILDING
- 9 EXISTING BUS LOOP ROAD

**NOTES**

**LEGEND**

- EXISTING SHADE SAIL
- EXISTING TREE
- EXISTING PATHWAY
- PROPOSED PATHWAY

**NOTES**  
 TREES & FLORA LOCATIONS SHOWN INDICATIVELY. REQUIRED REMOVALS TO BE FURTHER DEVELOPED IN DESIGN DEVELOPMENT STAGE.

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR GS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
04	30/07/2021	JP	JM	DD REPORT ISSUE

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**CAD FILE** 2105 BVS Stage 2 - DD

**PROJECT**  
 Barwon Valley School - Stage 2

**TITLE**  
 Construction & Decanting: Phase 02

SCALE	1:400@A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	30/07/2021	

PROJECT	DWG NO.	REV
2105	DD.00.04	04



**EXISTING SCHOOL INFRASTRUCTURE**

- 1 SWIMMING POOL
- 2 CARPARK (NORTH)
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- 6 ADMINISTRATION BUILDING
- 7 CARPARK (SOUTH)
- 8 JUNIOR LEARNING COMMUNITY BUILDING
- 9 EXISTING BUS LOOP ROAD

**PROPOSED NEW INFRASTRUCTURE**

- PERFORMING ARTS BUILDING
- STEAM HUB
- THERAPY HUB
- LEARNING CENTRE
- BUS SHELTER EXTENSION (DESIGN TBC)

**NOTES**

- LEGEND**
- EXISTING SHADE SAIL
  - EXISTING TREE
  - EXISTING PATHWAY
  - PROPOSED PATHWAY

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR GS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
04	30/07/2021	JP	JM	DD REPORT ISSUE

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76-94 Laura Ave, Belmont VIC 3216

FOR  
Victorian School Building Authority

CAD FILE 2105 BVS Stage 2 - DD  
PROJECT  
Barwon Valley School - Stage 2

TITLE  
Stage 2 Masterplan

SCALE	1:400@ A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	30/07/2021	

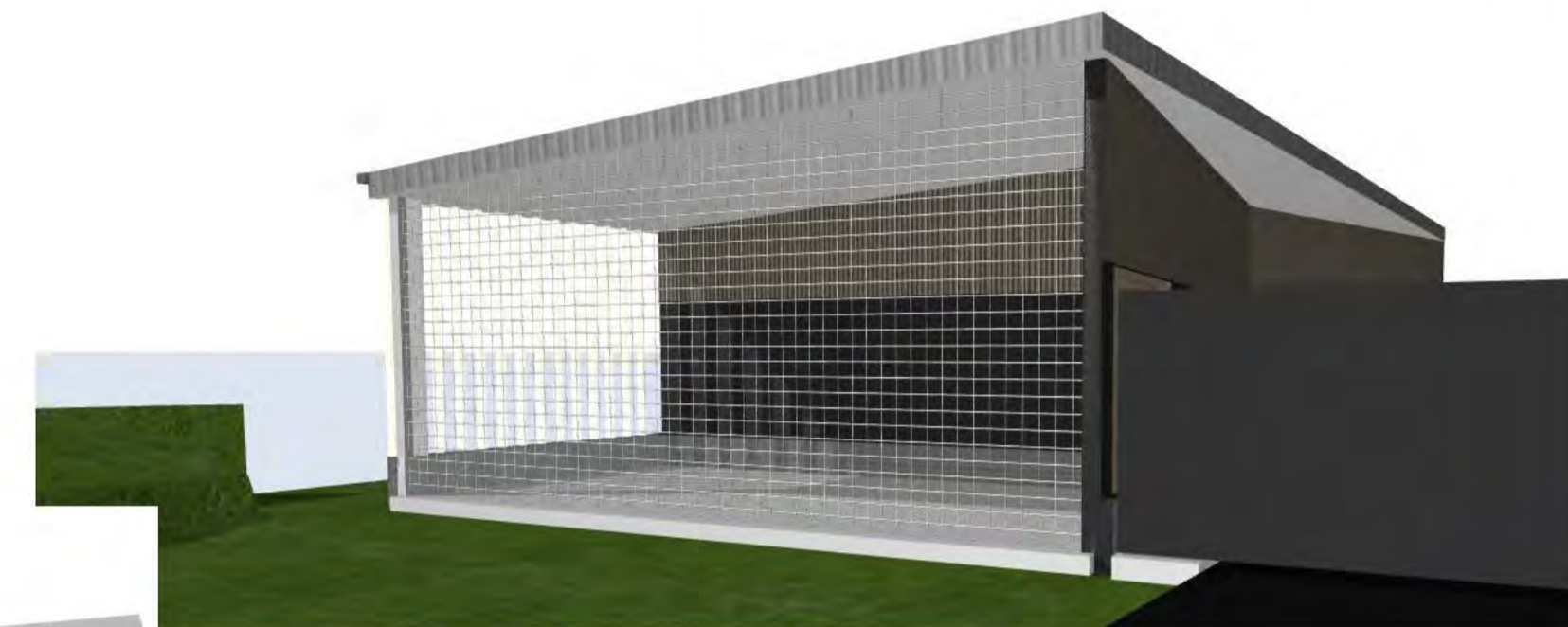
PROJECT	DWG NO.	REV
2105	DD.00.05	04



**LEARNING CENTRE**



**MATERIAL TECHNOLOGY**



**CANTEEN & FOOD TECHNOLOGY**



**STEAM HUB**



**PERFORMING ART & GYM**



**THERAPY HUB**



NOTES

REV	DATE	BY	CHK	DESCRIPTION
01	30/07/2021	NK	JM	DD REPORT ISSUE

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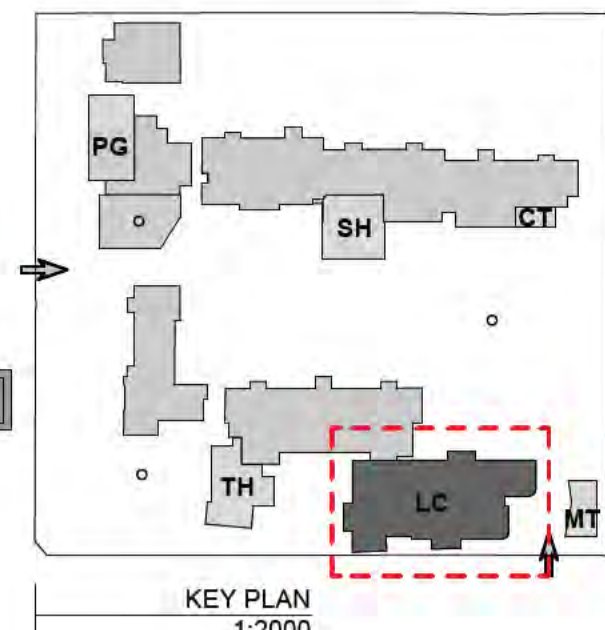
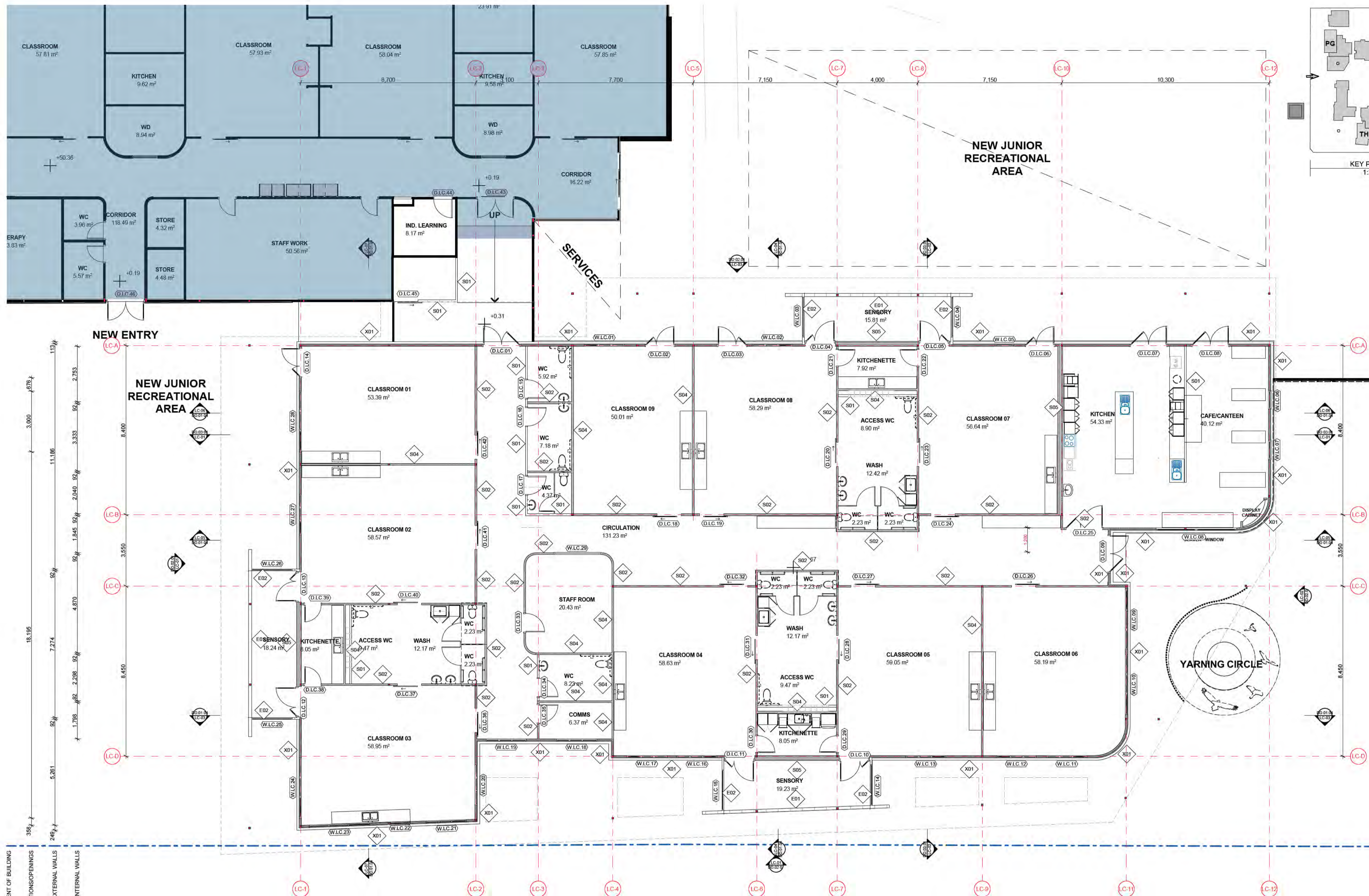
CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
Barwon Valley School - Stage 2

TITLE  
Building 3D Images

SCALE	@ A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

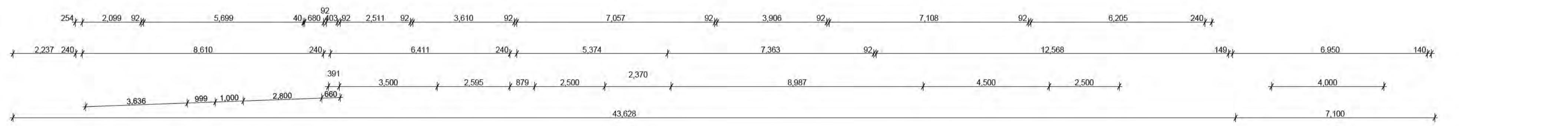
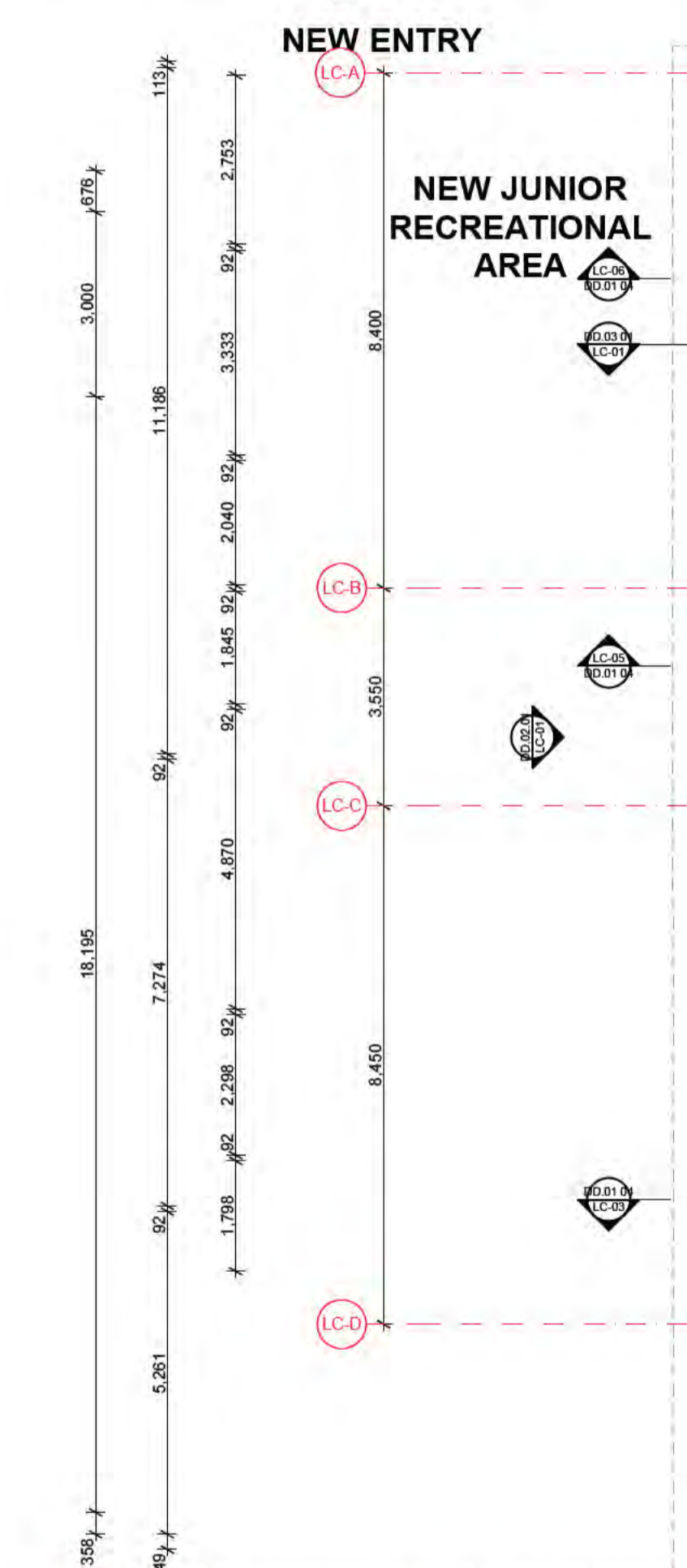
PROJECT	DWG NO.	REV
2105	DD.00.06	01



**NOTES**

**LEGEND:**

- DOOR TAG (SPACE / NUMBER)
- WINDOW TAG (SPACE / NUMBER)
- WALL TAG (SPACE / NUMBER)



01 LEARNING CENTRE  
1:100

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR GS REV EMT
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
04	30/07/2021	JP	JM	DD REPORT ISSUE

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**76-94 Laura Ave, Belmont VIC 3216**

FOR  
**Victorian School Building Authority**

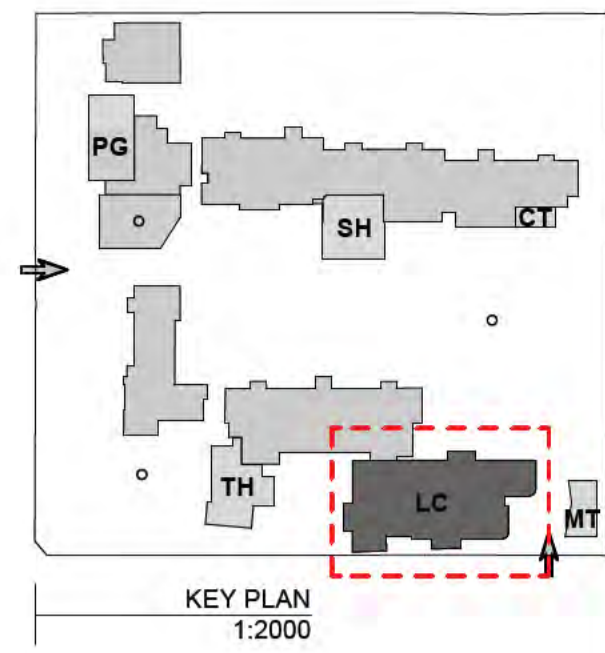
CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
**Barwon Valley School - Stage 2**

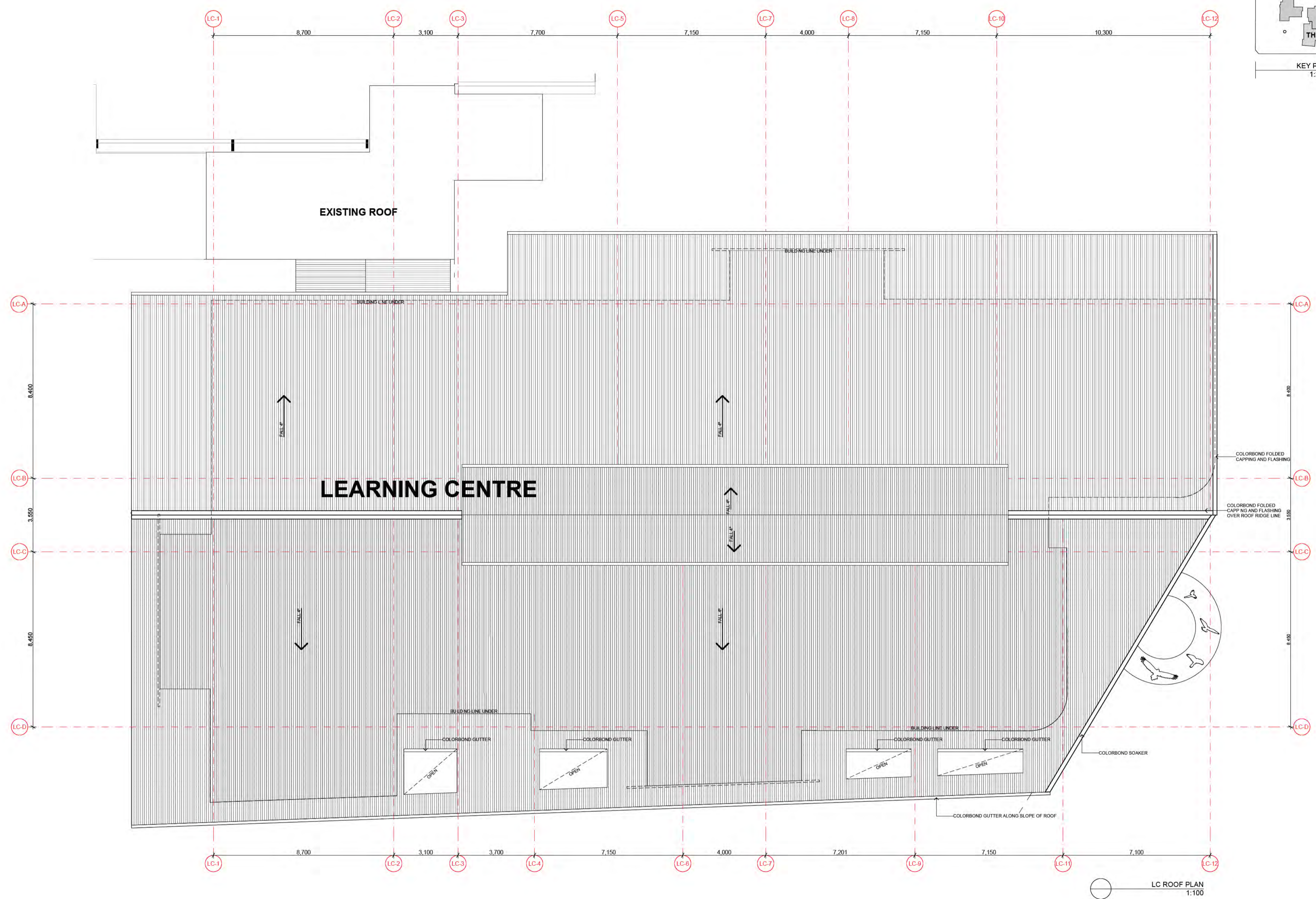
TITLE  
**LC Floor Plan**

SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.01.01</b>	<b>04</b>



NOTES



REV	DATE	BY	CHK	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR QS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
04	30/07/2021	JP	JM	DD REPORT ISSUE

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FOR  
**Victorian School Building Authority**

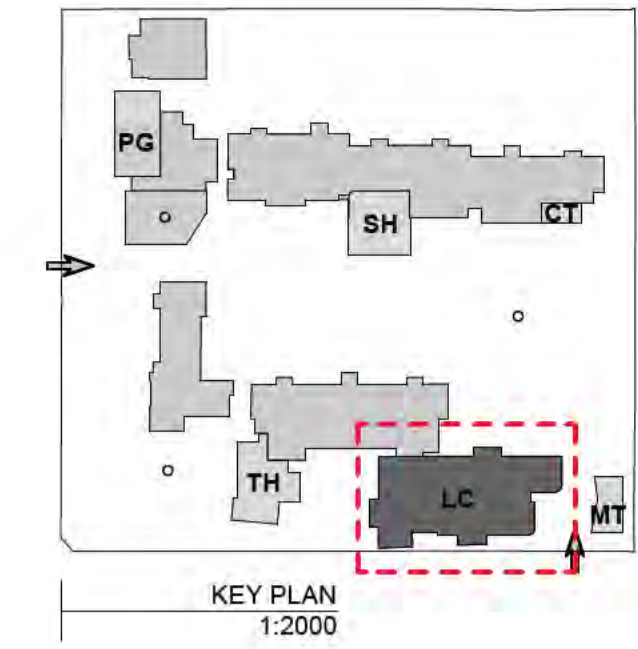
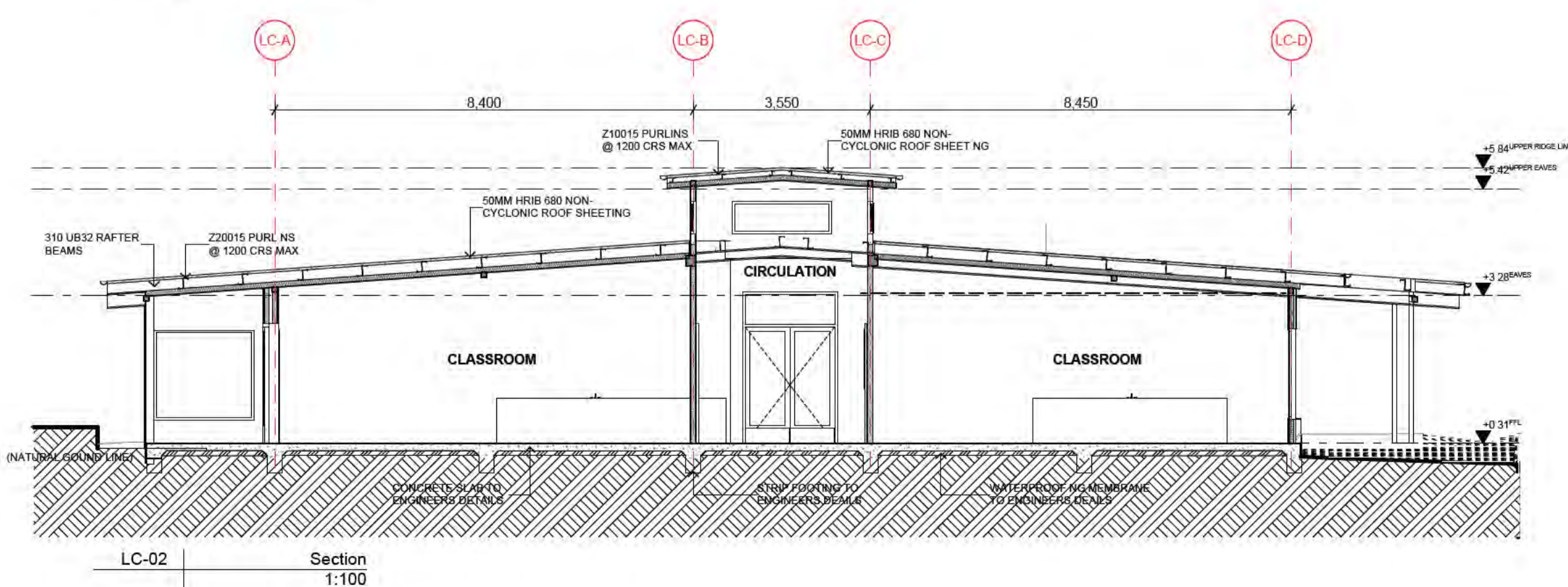
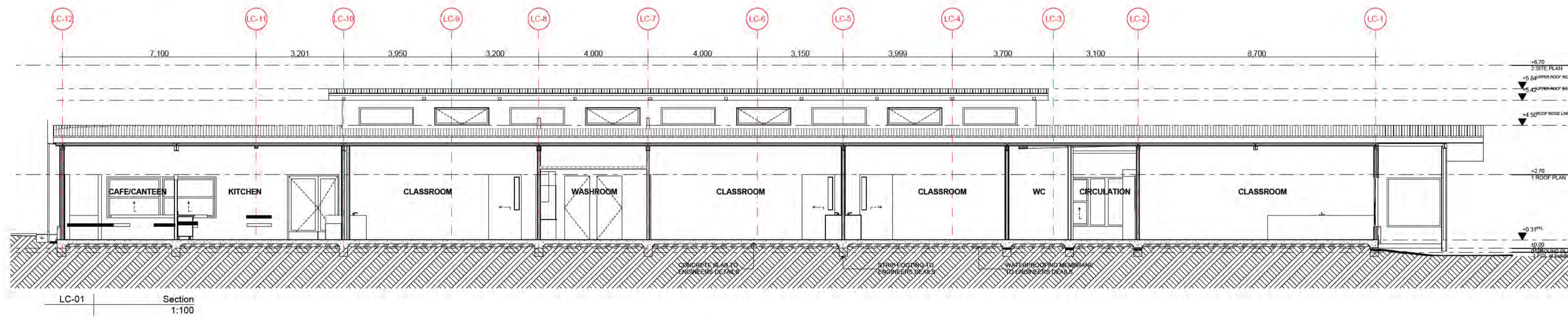
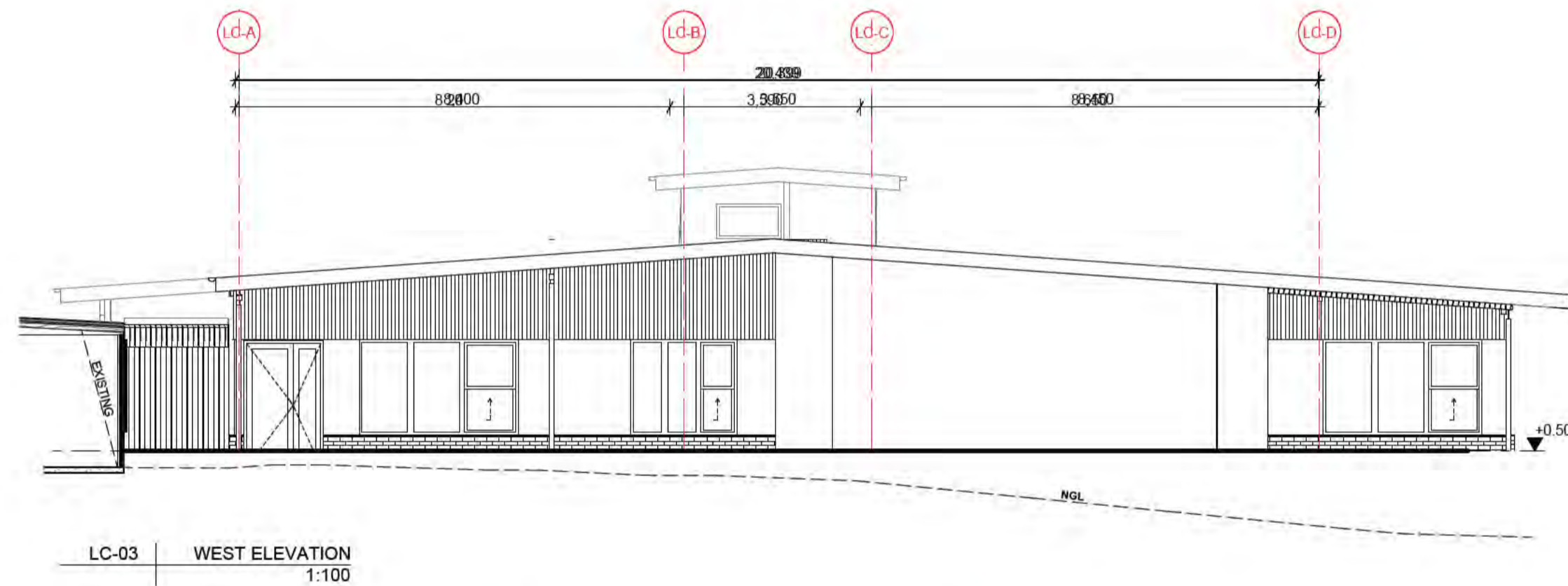
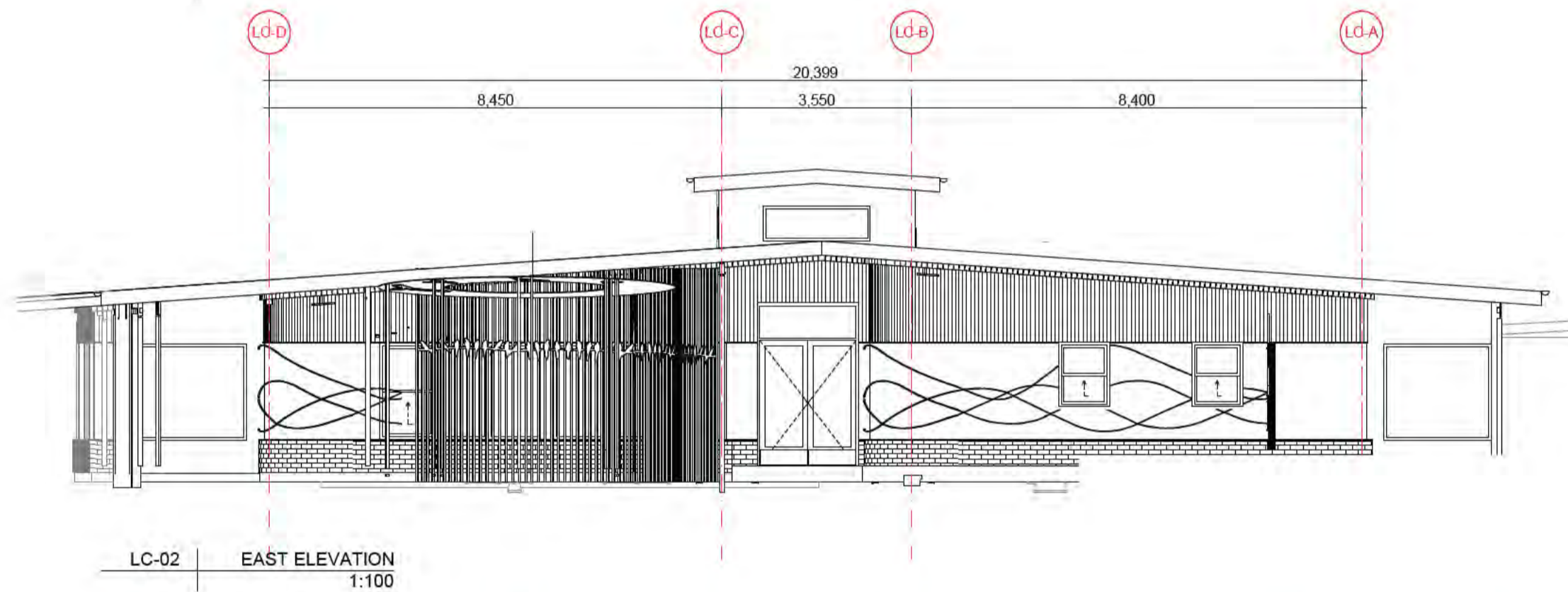
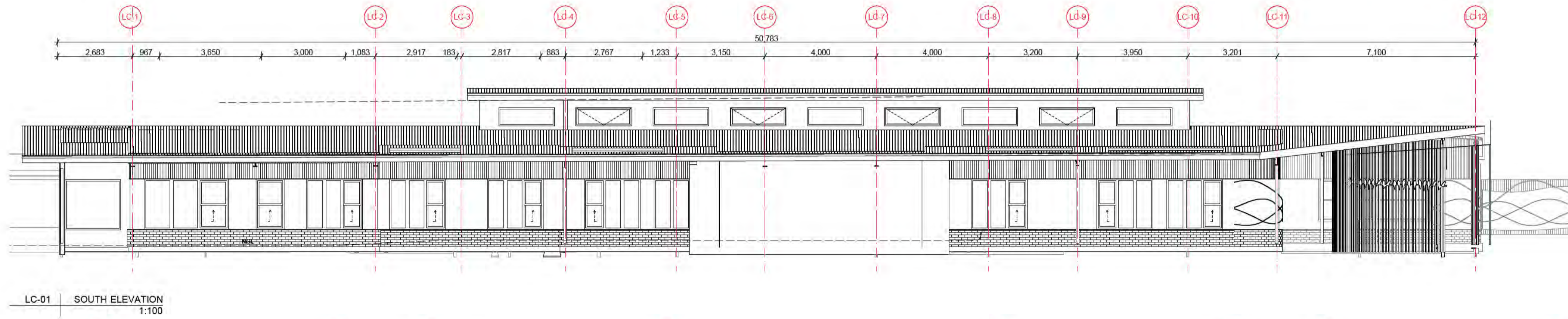
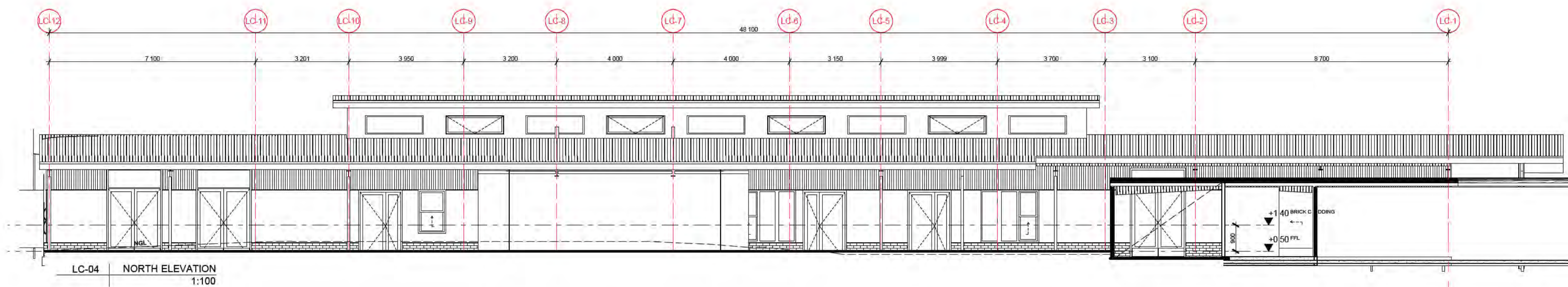
CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
**Barwon Valley School - Stage 2**

TITLE  
**LC Roof Plan**

SCALE 1:100, 1:2000@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 30/07/2021

PROJECT | DWG NO. | REV  
**2105 | DD.01.02 | 04**



NOTES

REV	DATE	BY	CHK	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR CS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
04	30/07/2021	JP	JM	DD REPORT ISSUE

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ABN 44 005 000 859 ARBV 50053

PROJECT ADDRESS  
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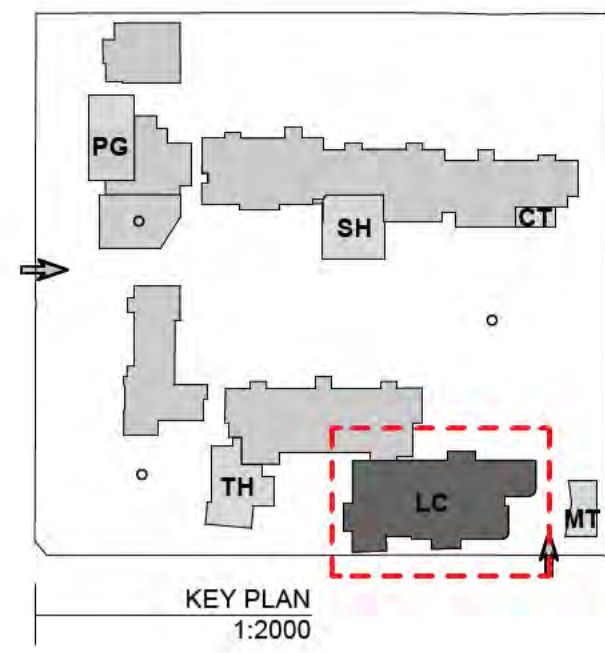
FOR  
Victorian School Building Authority

CAD FILE: 2105 BVS Stage 2 - DD  
PROJECT  
Barwon Valley School - Stage 2

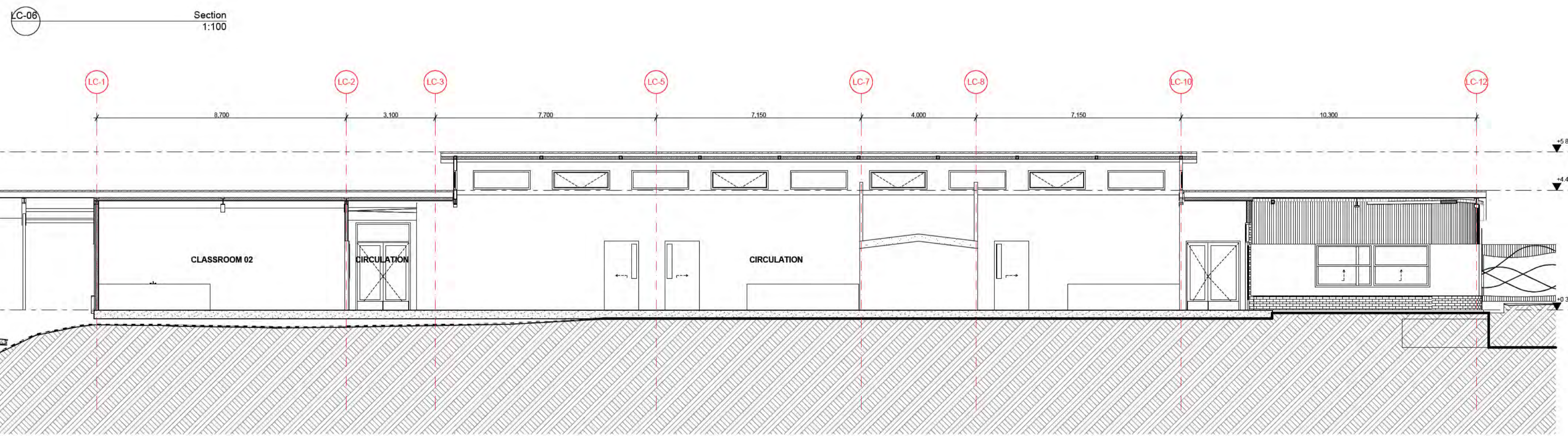
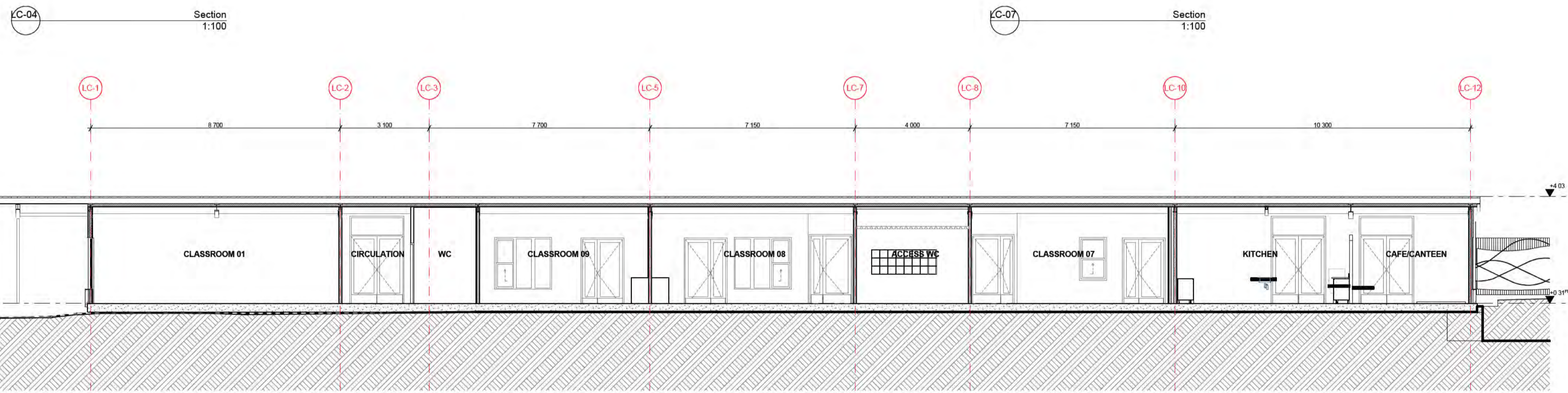
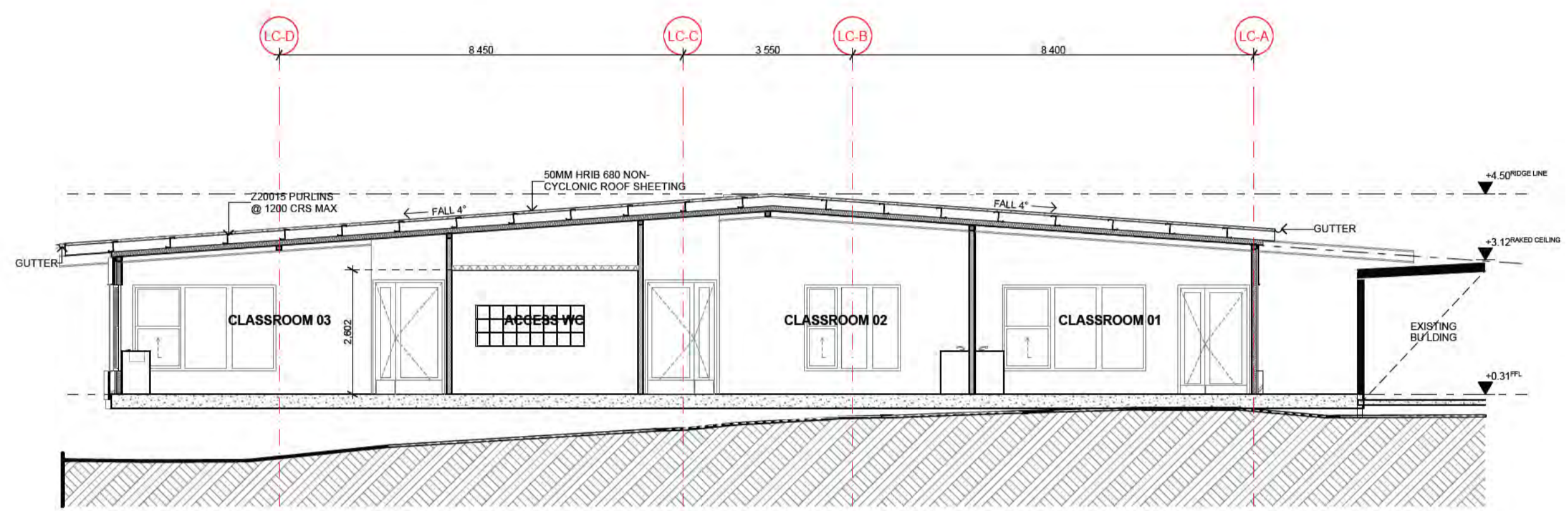
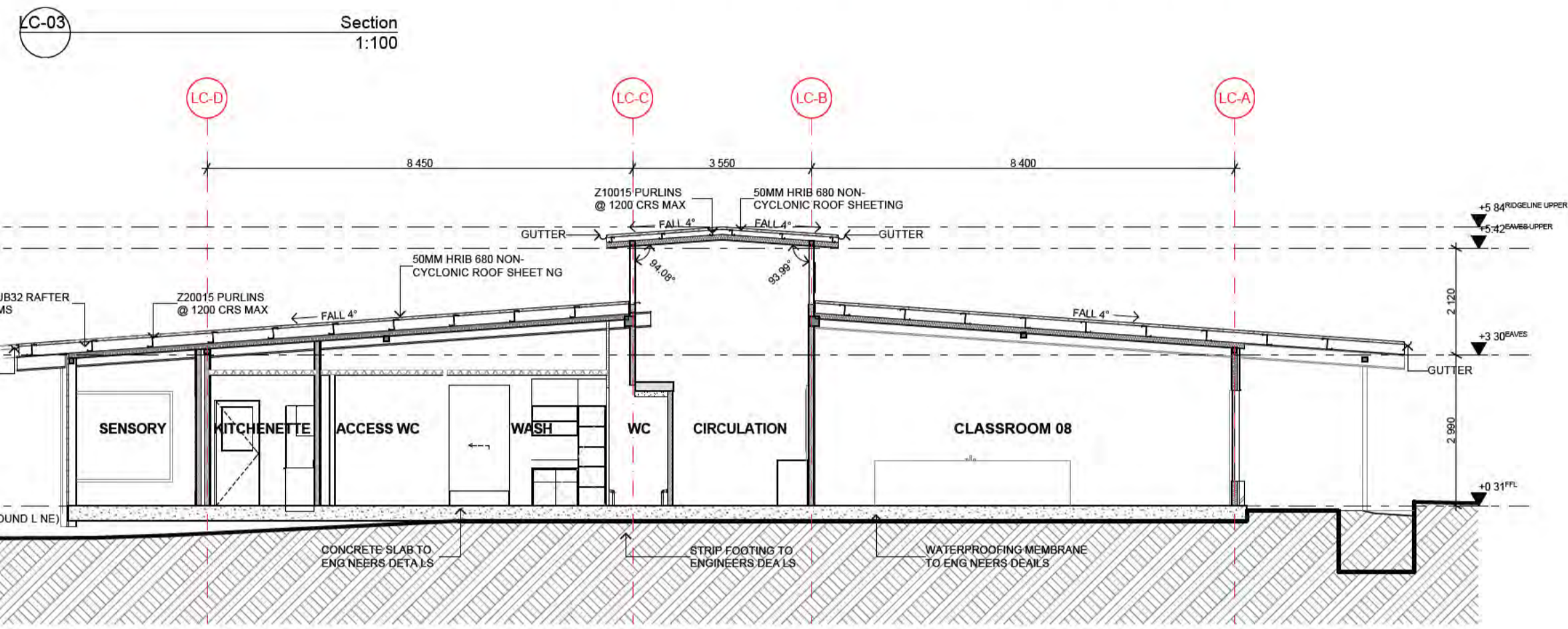
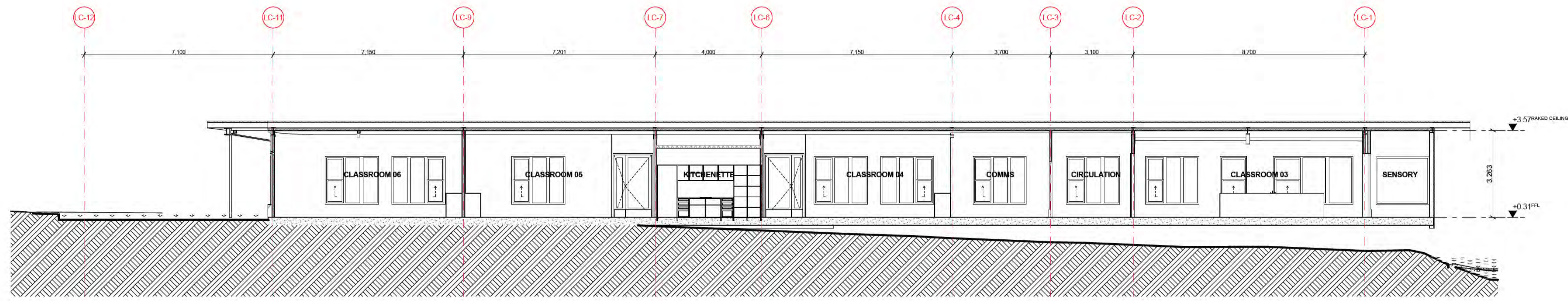
TITLE  
LC Elevations & Sections

SCALE	1:100, 1:2000@ A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.01.03	04



NOTES



REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR QS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
04	30/07/2021	JP	JM	DD REPORT ISSUE

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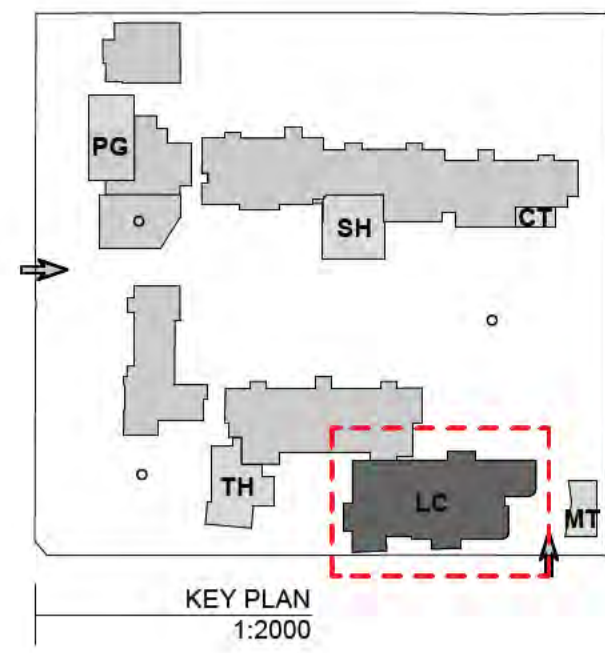
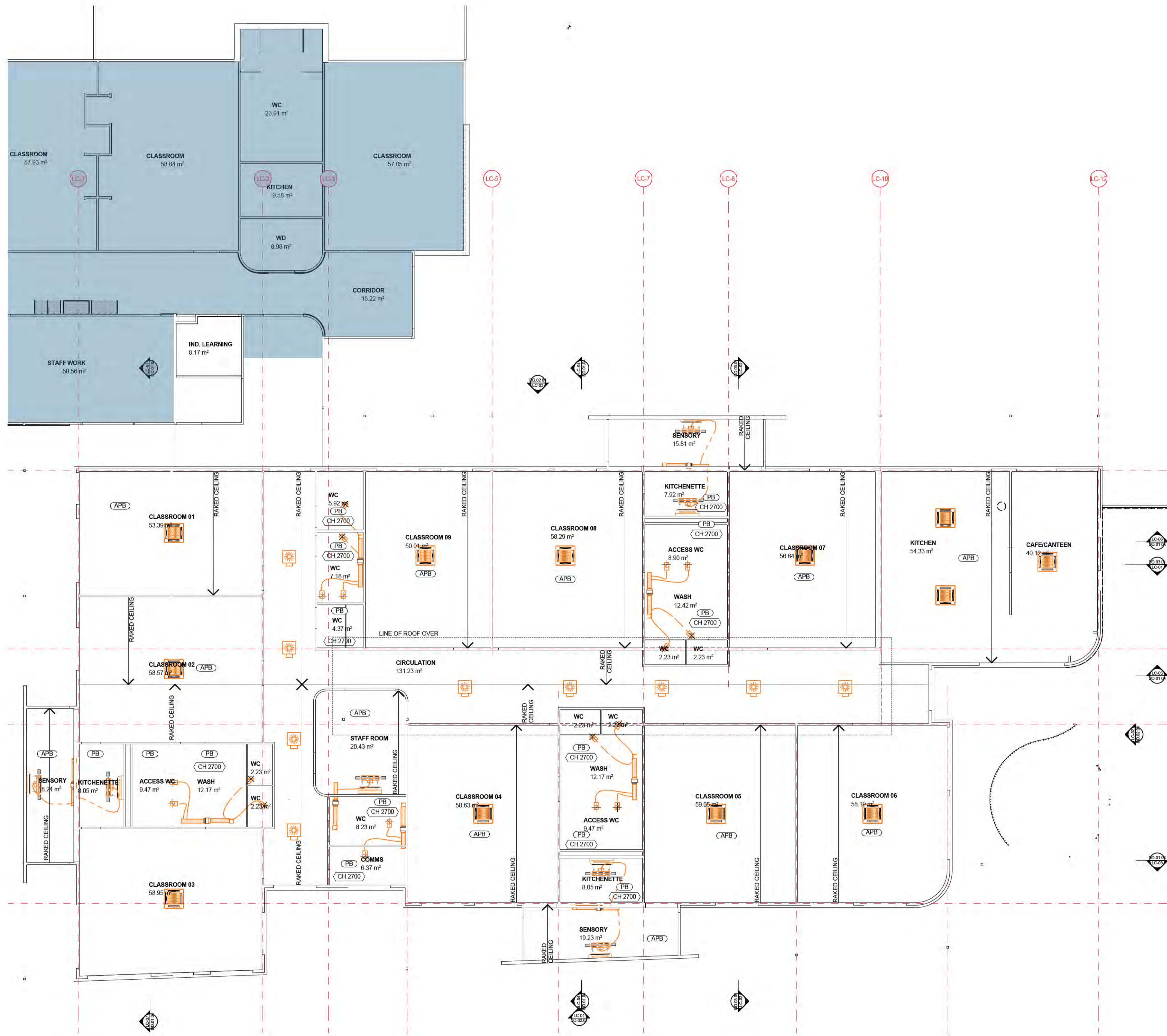
FOR  
Victorian School Building Authority

CAD FILE 2105 BVS Stage 2 - DD  
PROJECT  
Barwon Valley School - Stage 2

TITLE  
LC Sections

SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.01.04	04



NOTES

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR QS REVIEW
03	21/07/2021	JP	JM	FOR ENGINEERS COORDINATION
04	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
05	30/07/2021	JP	JM	DD REPORT ISSUE

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FOR  
Victorian School Building Authority

CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
Barwon Valley School - Stage 2

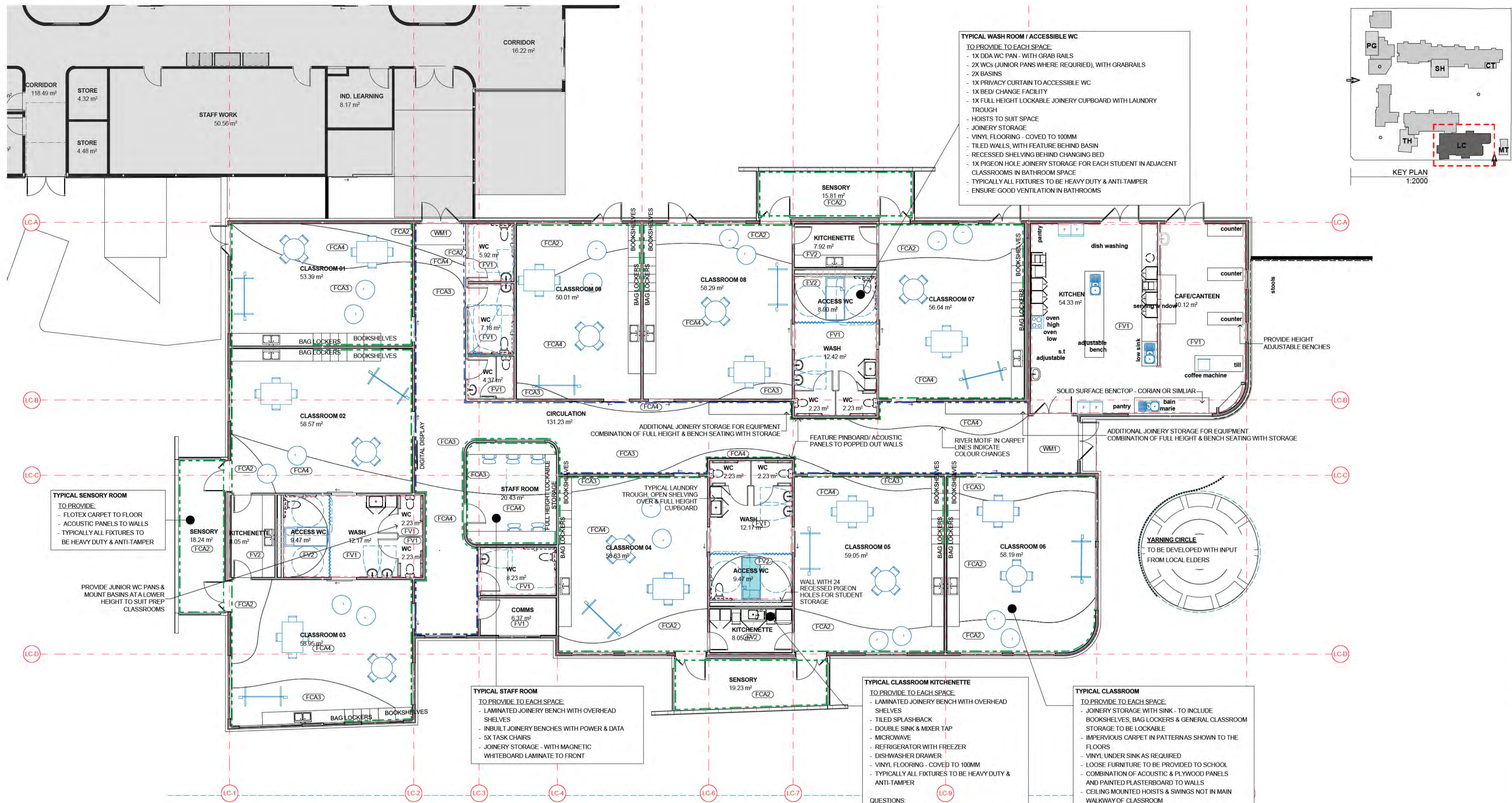
TITLE  
LC Reflected Ceiling Plan

SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.01.05	05

04 LEARNING CENTRE  
1:100





**NOTES**

**INTERIORS LEGEND**

- FCAx CARPET FINISH
- FVx VINYL
- Wmx WALK OFF MATTING
- [Green dashed line] EXTENT OF ACOUSTIC PANELS
- [Blue dashed line] EXTENT OF PLYWOOD PANELS
- [Red dashed line] EXTENT OF FULL HEIGHT WALL TILES
- [Blue dashed line] DDA CIRCULATION

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	AJ	JM	DD DESIGN MEETING
02	16/07/2021	AJ	JM	FOR GS REVIEW
03	27/07/2021	AJ	JM	FOR BUILDING SURVEYOR
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FOR  
 Victorian School Building Authority

CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
 Barwon Valley School - Stage 2

TITLE  
 LC Furniture & Finishes Plan

SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.01.06	04

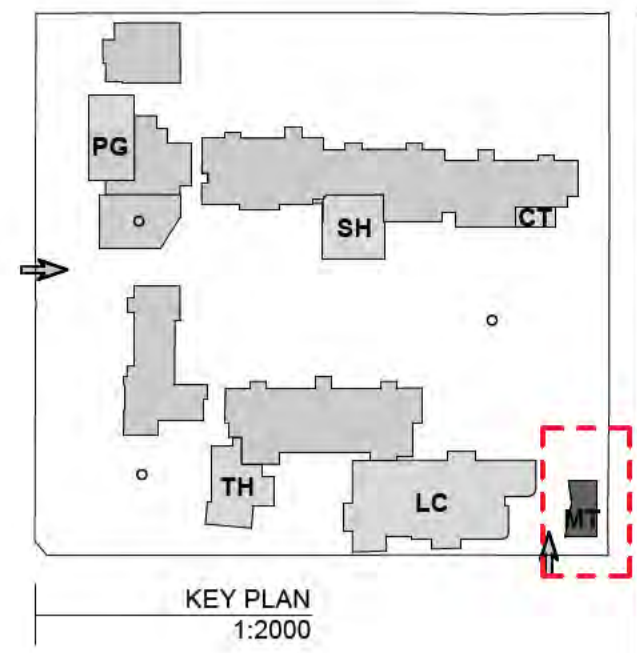
01 LEARNING CENTRE FURNITURE & FINISHES PLAN 1:100

**PROPOSED FINISHES**

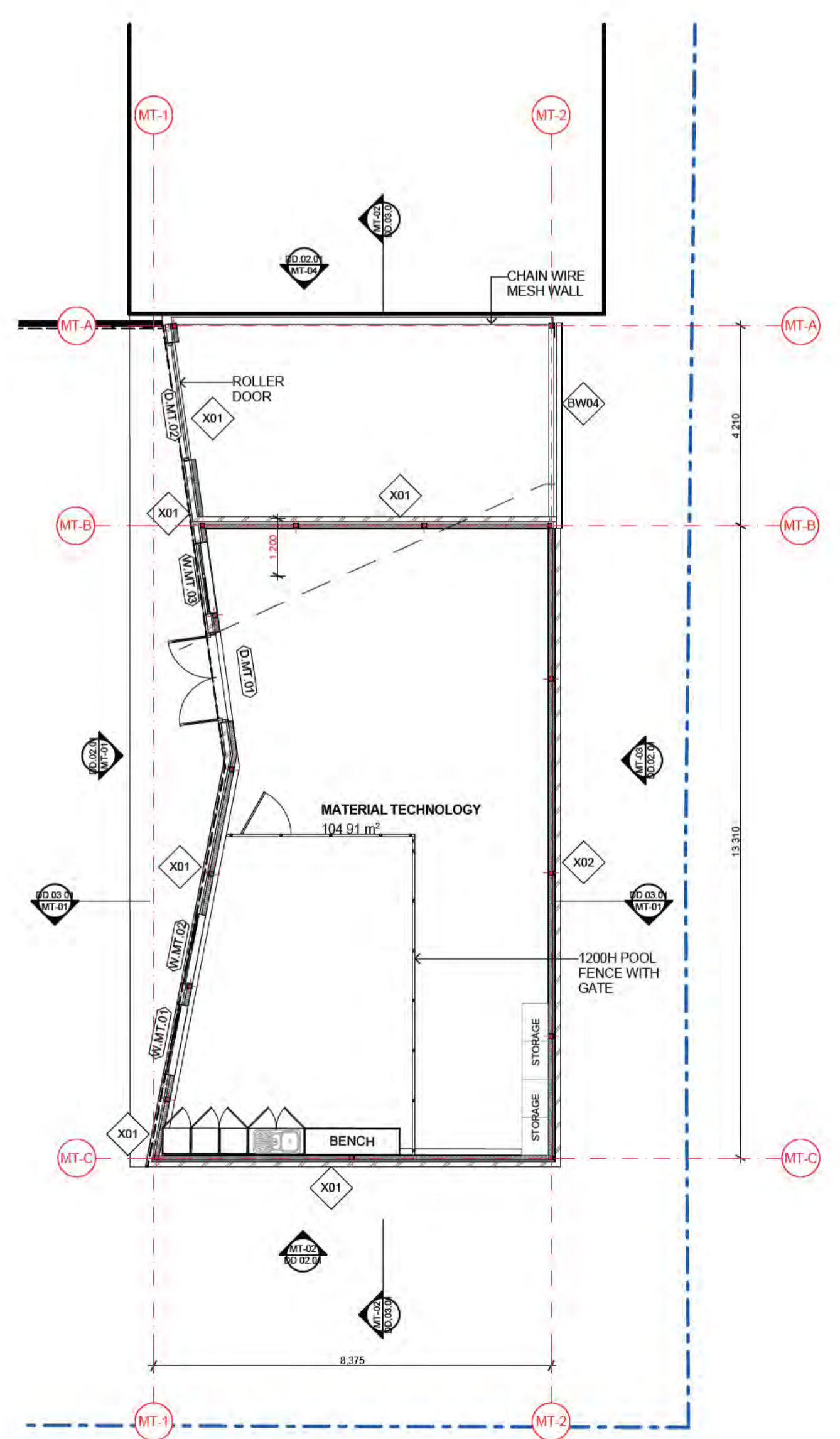
FCA1: FLOCKED CARPET METRO GREY	FCA2: FLOCKED CARPET METRO MOSS	FCA3: FLOCKED CARPET METRO LAAGOON	FCA4: FLOCKED CARPET METRO INDIGO
FV1: SHEET VINYL CAMDEN GREY	FV2: SHEET VINYL MOSSMAN	PIN1: PINBOARD FRESH PINEAPPLE	

**JOINERY FINISHES**  
 TO BE SIMILAR TO WHAT WAS DONE IN STAGE 1 (RIGHT). WALL PANELLING TO CONTINUE IN HALLWAYS. PROVIDE ACOUSTIC PANELS IN CLASSROOMS & MEETING ROOMS IN A SIMPLIFIED PATTERN

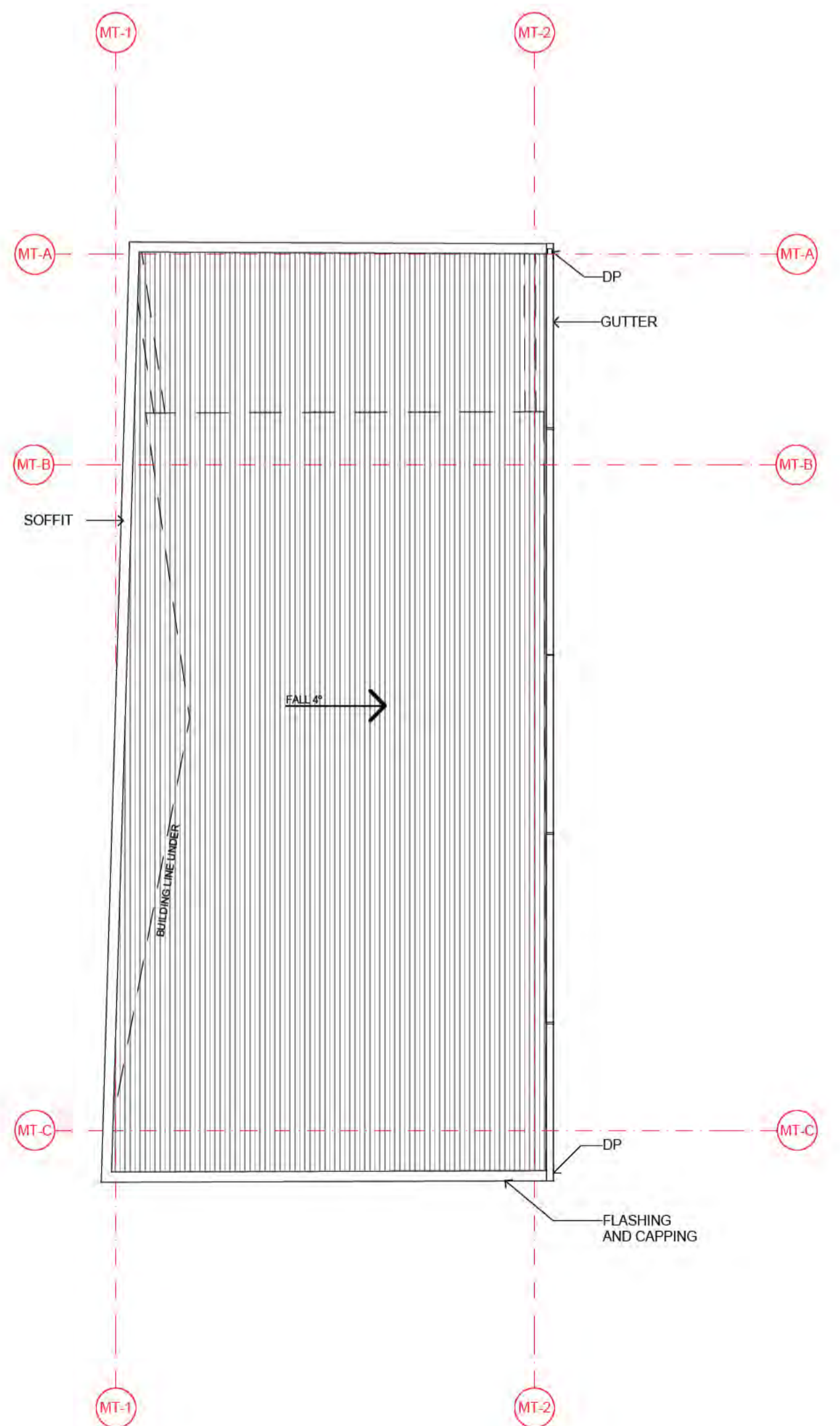




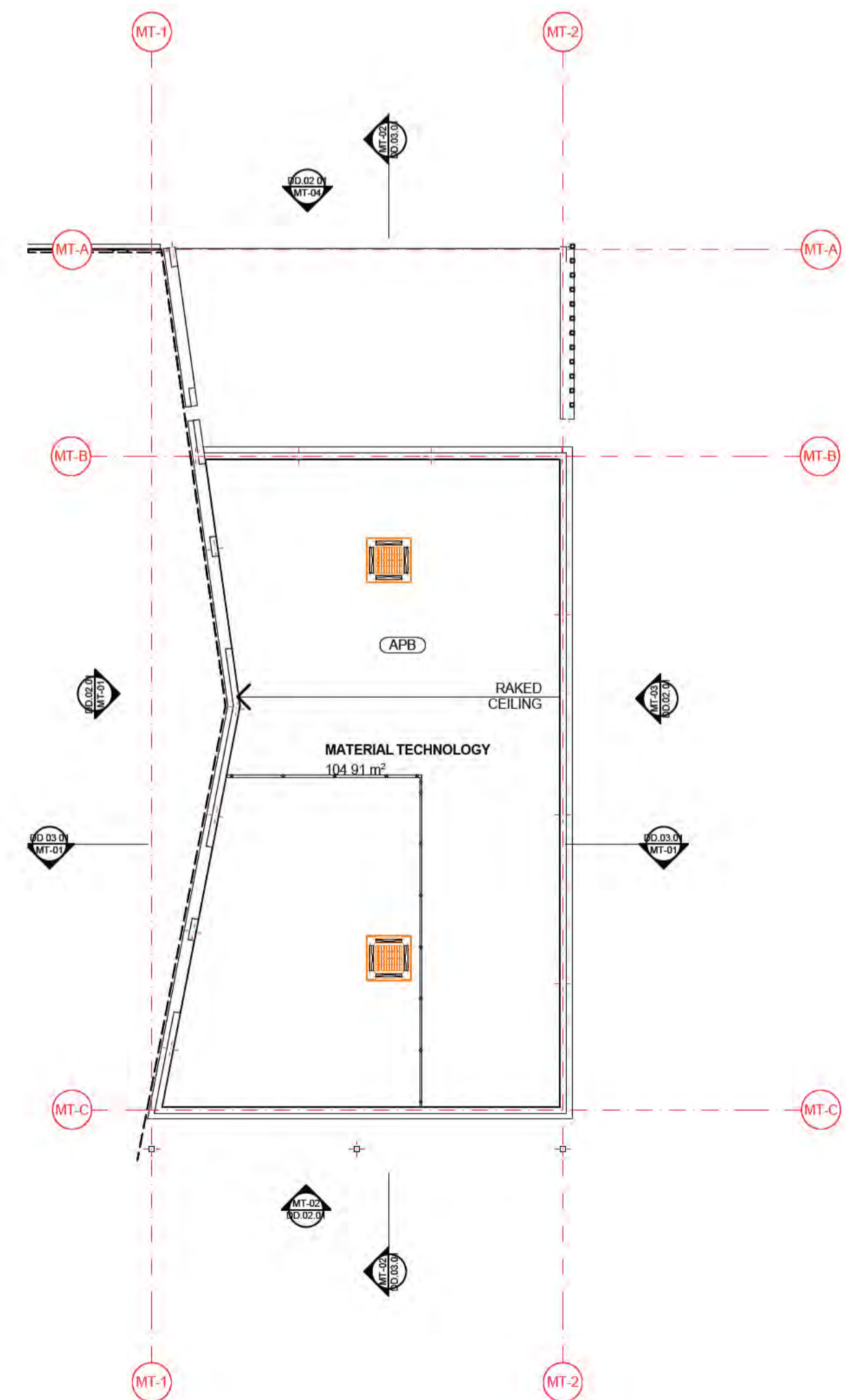
- NOTES
- LEGEND:**
- DOOR TAG (SPACE / NUMBER)
  - WINDOW TAG (SPACE / NUMBER)
  - WALL TAG (SPACE / NUMBER)
- MATERIALS TECH INCLUSIONS**
- PEDIestal DRILL
  - DOCKING SAW
  - DUST EXTRACTOR
  - PAINTING BOOTH
  - WIFI & DATA
  - LOCKABLE STORAGE
  - MECHANICAL VENTILATION



01 - MAT TECH GROUND PLAN 1:100



02 - MAT TECH ROOF PLAN 1:100



03 - MAT TECH REFLECTED CEILING PLAN 1:100

REV	DATE	BY	CHK	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR QS REV ERF
03	21/07/2021	JP	JM	FOR ENGINEERS COORDINATION
04	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
05	30/07/2021	JP	JM	DD REPORT ISSUE

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ABN 44 005 000 859 ARBV 50053

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**76-94 Laura Ave, Belmont VIC 3216**

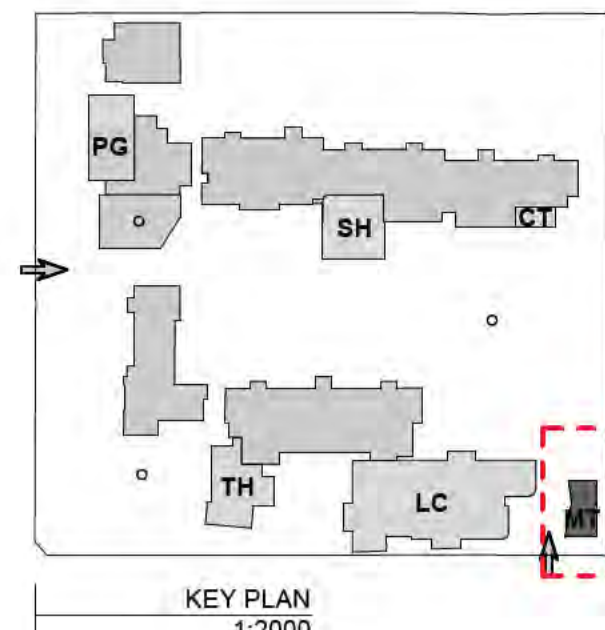
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**Victorian School Building Authority**

CAD FILE 2105 BVS Stage 2 - DD  
PROJECT  
**Barwon Valley School - Stage 2**

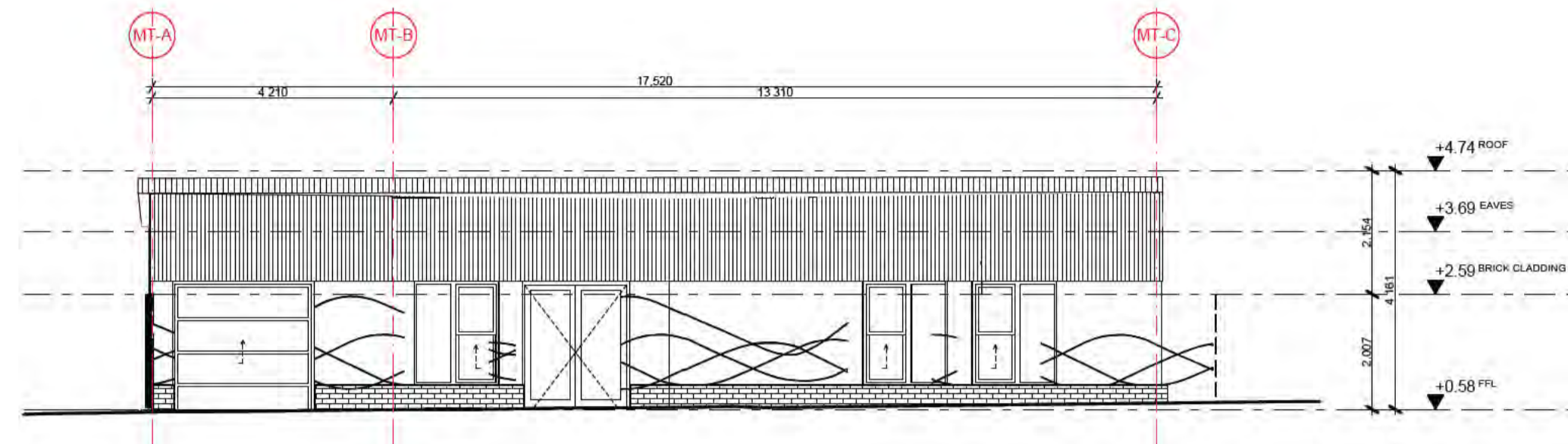
TITLE  
**MT Plans**

SCALE 1:100, 1:2000@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 30/07/2021

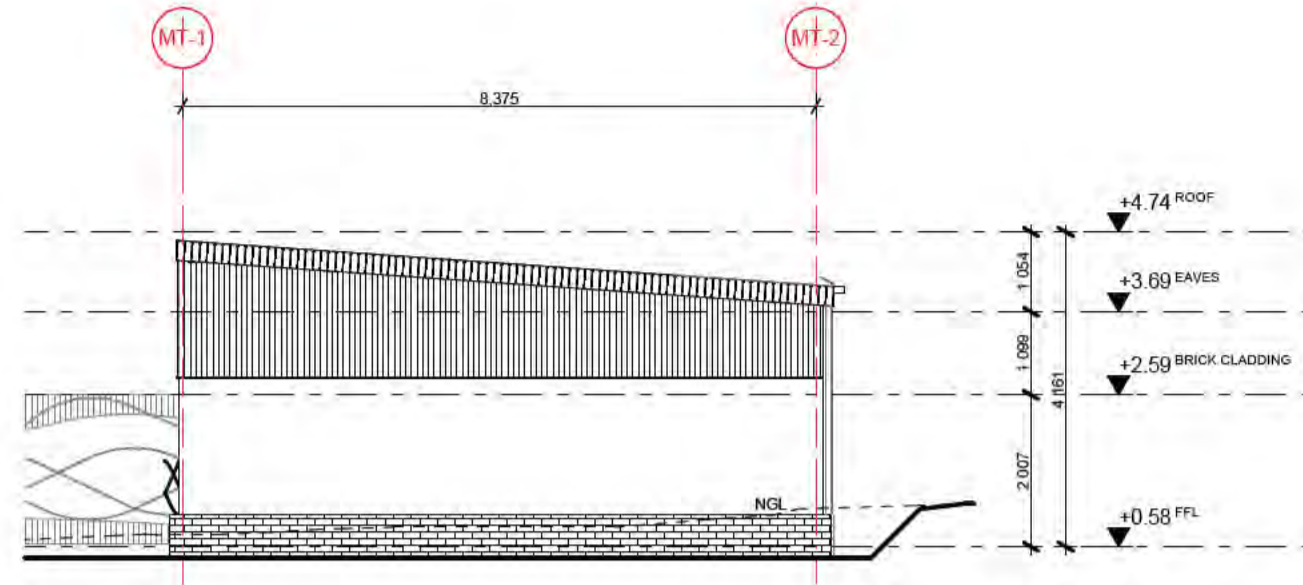
PROJECT | DWG NO. | REV  
**2105 | DD.02.01 | 05**



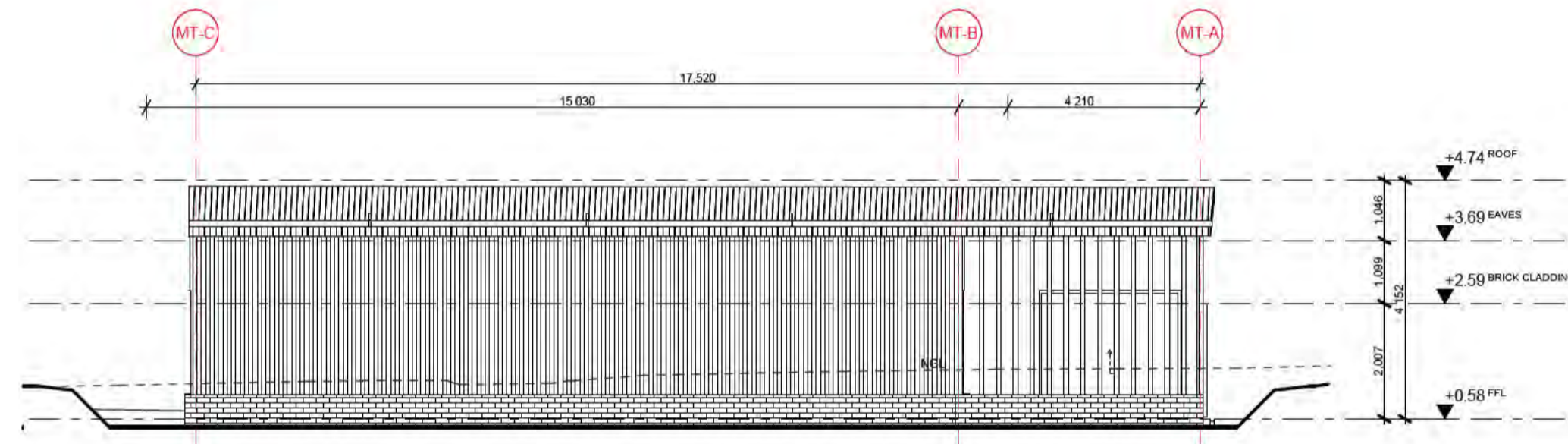
- NOTES
- ← BF1: Adbri Masonry Architectural Brick - Flatmeal
  - ← MC1: Colorbond Longline 305 Metal Cladding - Surfist
  - ← TIM1: Weathertex Weathergroove - Natural 75mm
  - ← C2: Weathertex EcoWall Smooth - Basalt
  - ← PC1 & PC2: Polycarbonate Panel; type undetermined



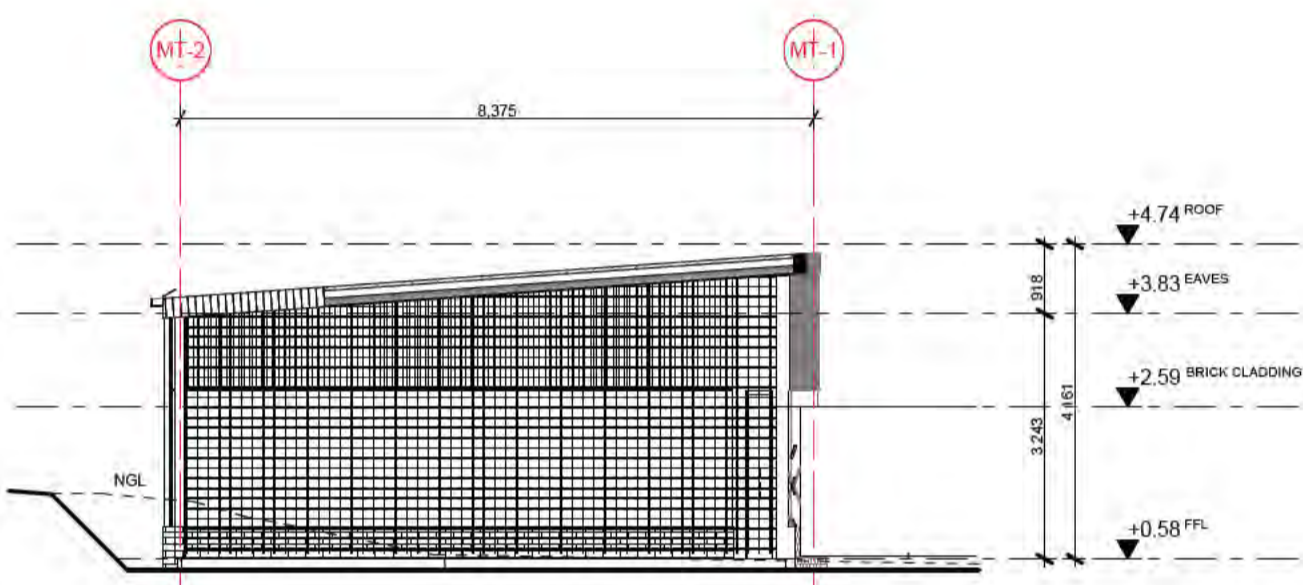
MT-01 WEST ELEVATION  
1:100



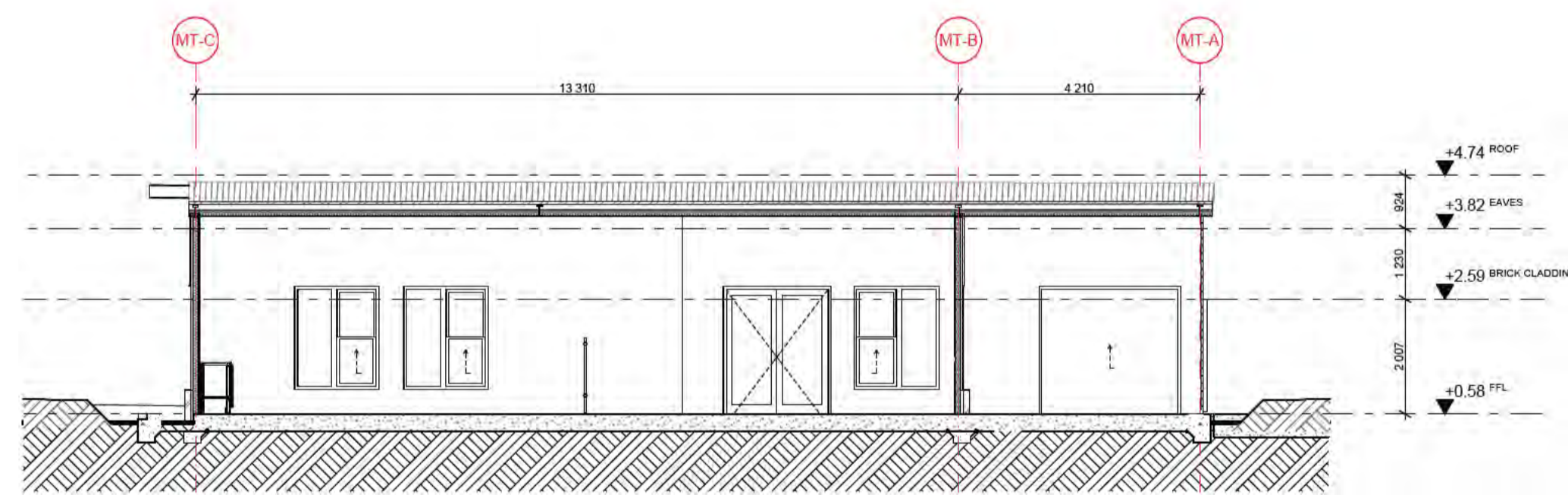
MT-02 SOUTH ELEVATION  
1:100



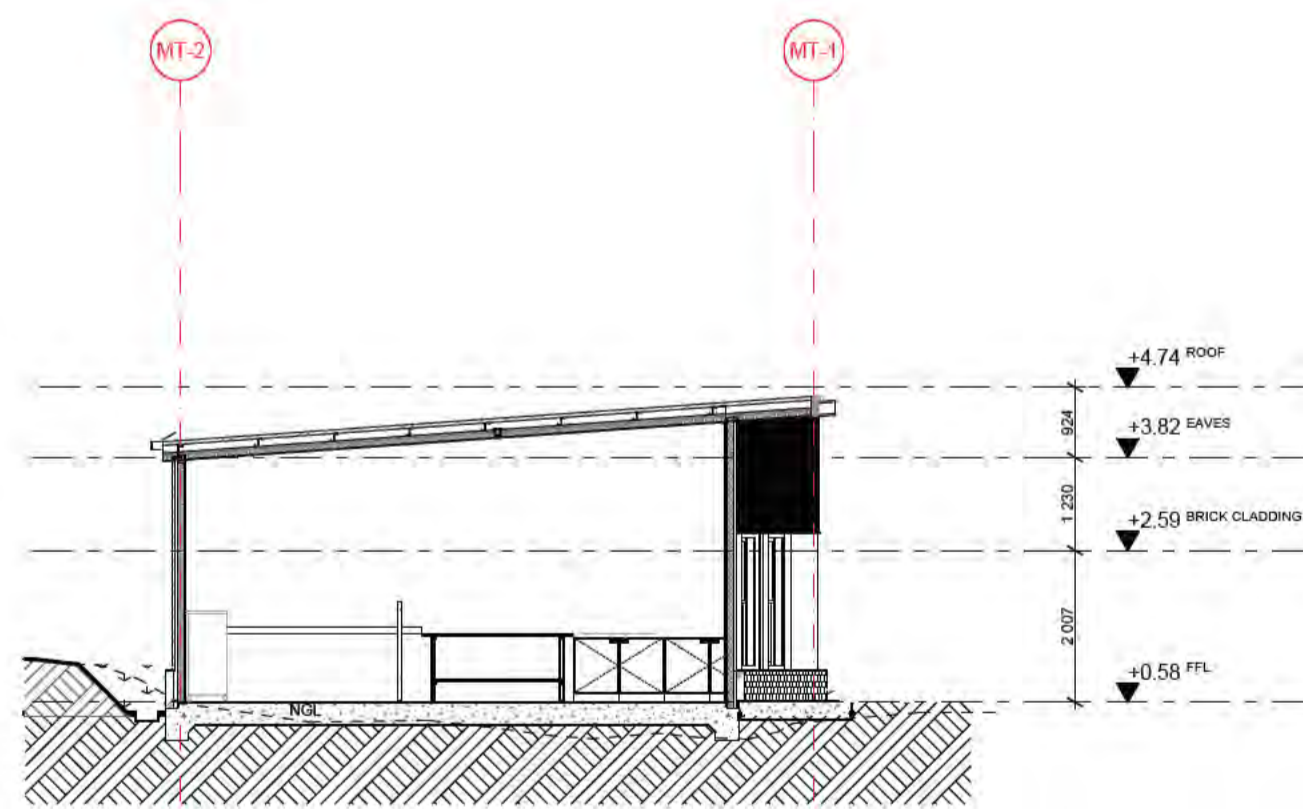
MT-03 EAST ELEVATION  
1:100



MT-04 NORTH ELEVATION  
1:100



MT-02 Section  
1:100



MT-01 Section  
1:100

REV	DATE	BY	CHK	DESCRIPTION
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FOR  
**Victorian School Building Authority**

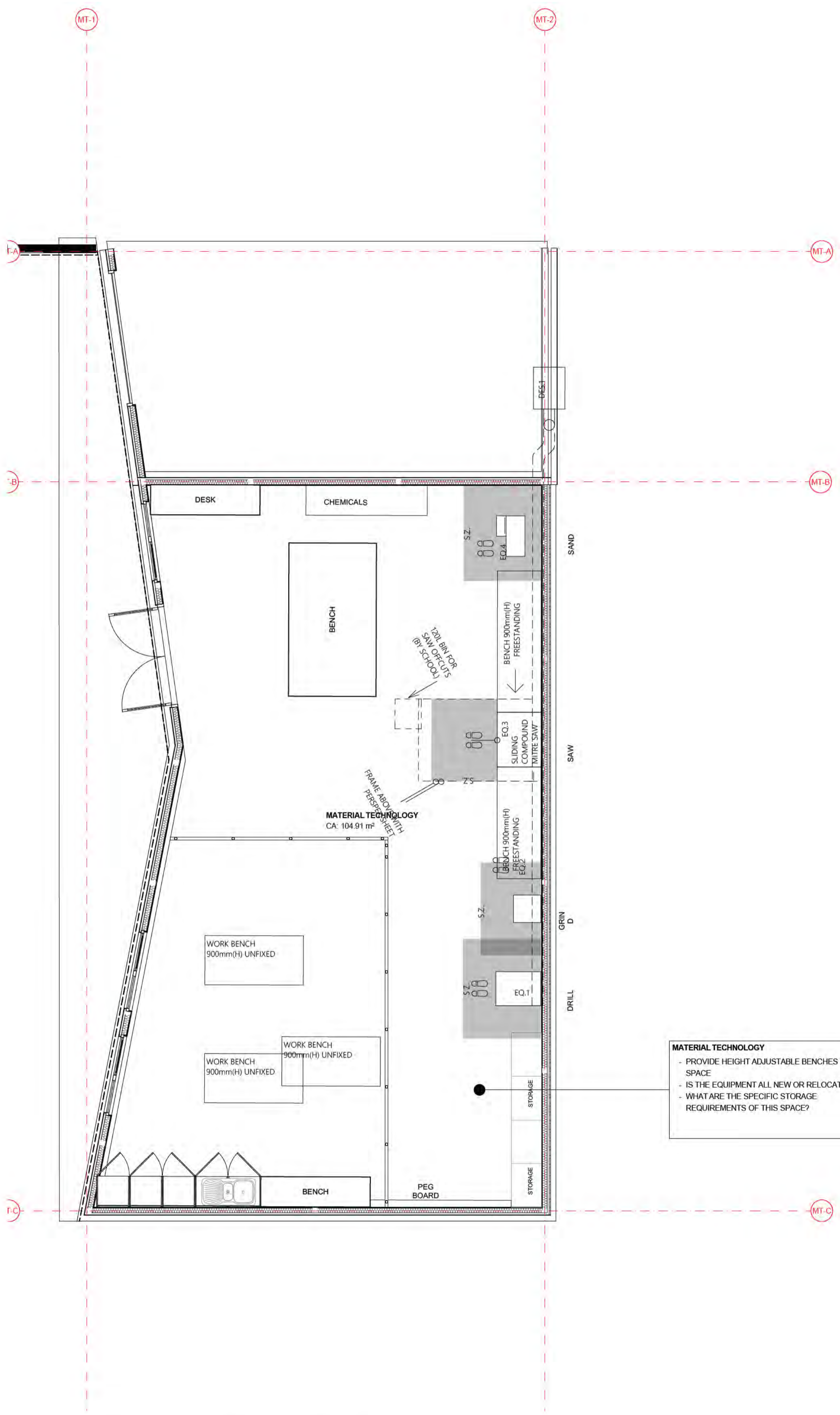
CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
**Barwon Valley School - Stage 2**

TITLE  
**MT Elevations and Sections**

SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.02.02</b>	<b>04</b>



**MATERIAL TECHNOLOGY**  
 - PROVIDE HEIGHT ADJUSTABLE BENCHES TO SPACE  
 - IS THE EQUIPMENT ALL NEW OR RELOCATED?  
 - WHAT ARE THE SPECIFIC STORAGE REQUIREMENTS OF THIS SPACE?

**NOTES**

**INTERIORS LEGEND**

- FCx CARPET FINISH
- FVx VINYL
- WMx WALK OFF MATTING
- [---] EXTENT OF ACOUSTIC PANELS
- [---] EXTENT OF PLYWOOD PANELS
- [---] EXTENT OF FULL HEIGHT WALL TILES
- [---] DDA CIRCULATION

**MATERIALS TECH INCLUSIONS**

- PEDESTAL DRILL
- DOCKING SAW
- DUST EXTRACTOR
- PAINTING BOOTH
- WIFI & DATA
- LOCKABLE STORAGE
- MECHANICAL VENTILATION

KEY PLAN  
1:2000

REV	DATE	BY	CHK	DESCRIPTION
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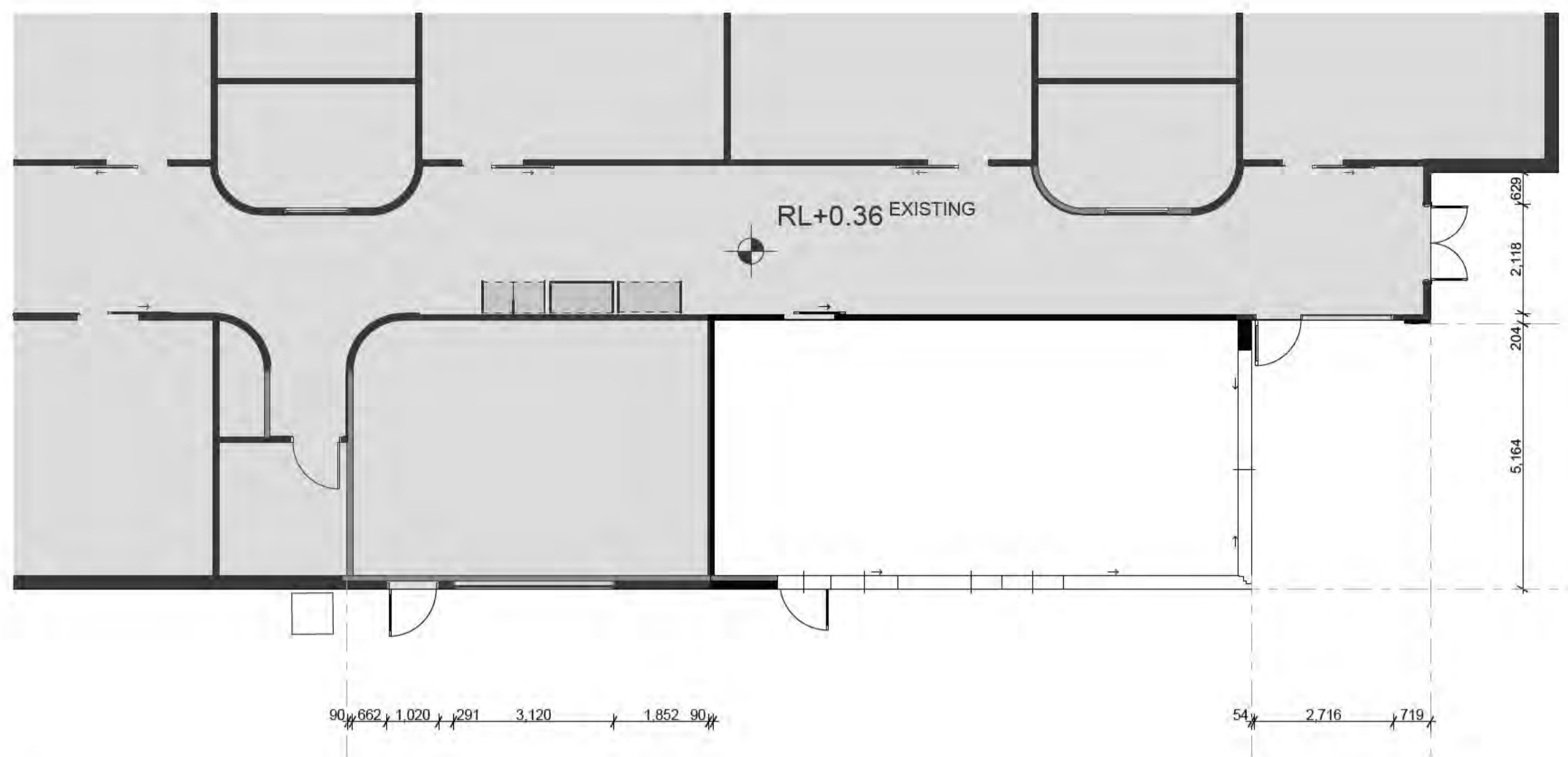
**CAD FILE** 2105 BVS Stage 2 - DD

**PROJECT**  
 Barwon Valley School - Stage 2

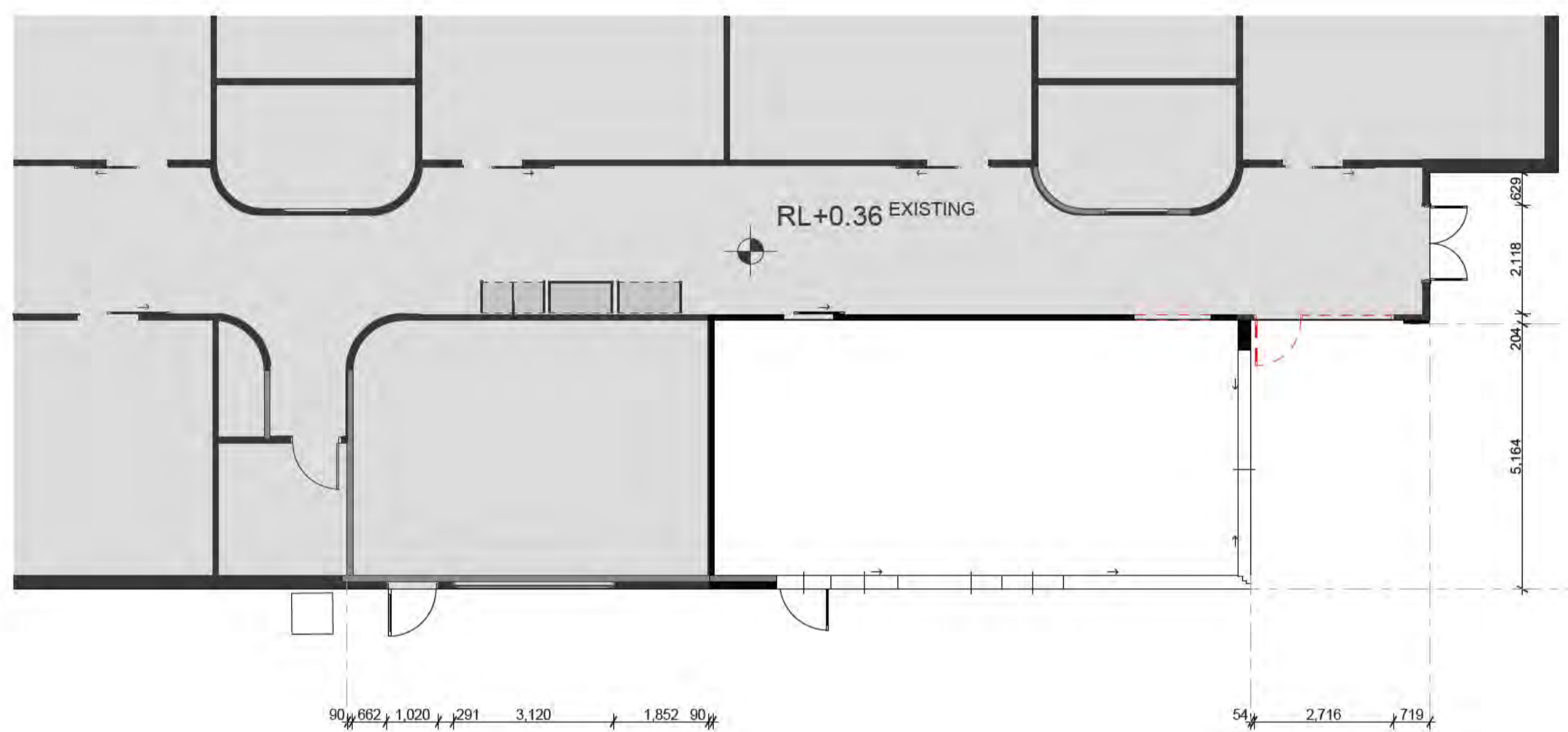
**TITLE**  
 MT Furniture & Finishes Plan

**SCALE** 1:50, 1:2000@A1  
**DRAWN** JP  
**CHECKED** JM  
**PLOT DATE** 30/07/2021

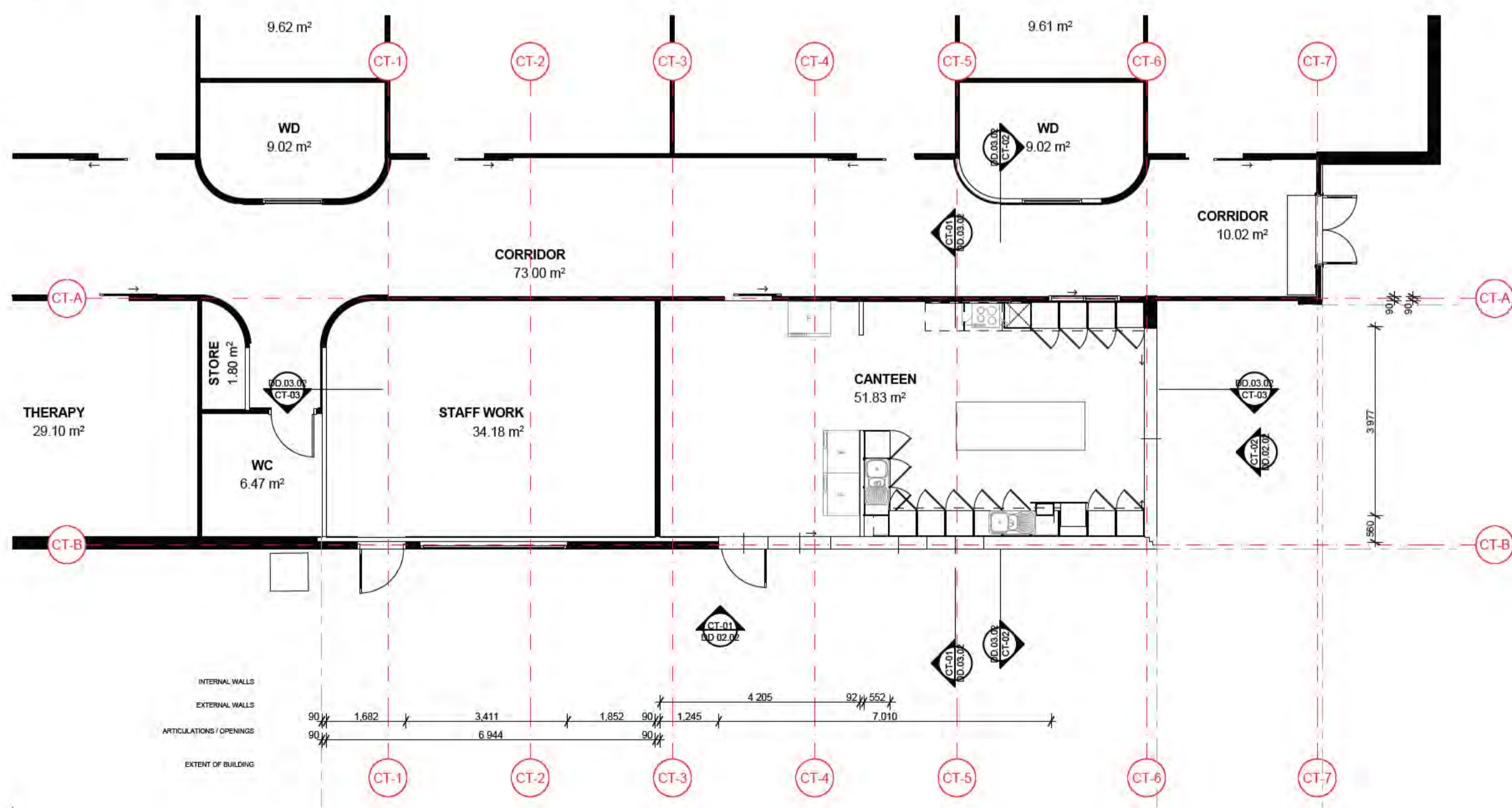
**PROJECT** | **DWG NO.** | **REV**  
 2105 | DD.02.03 | 04



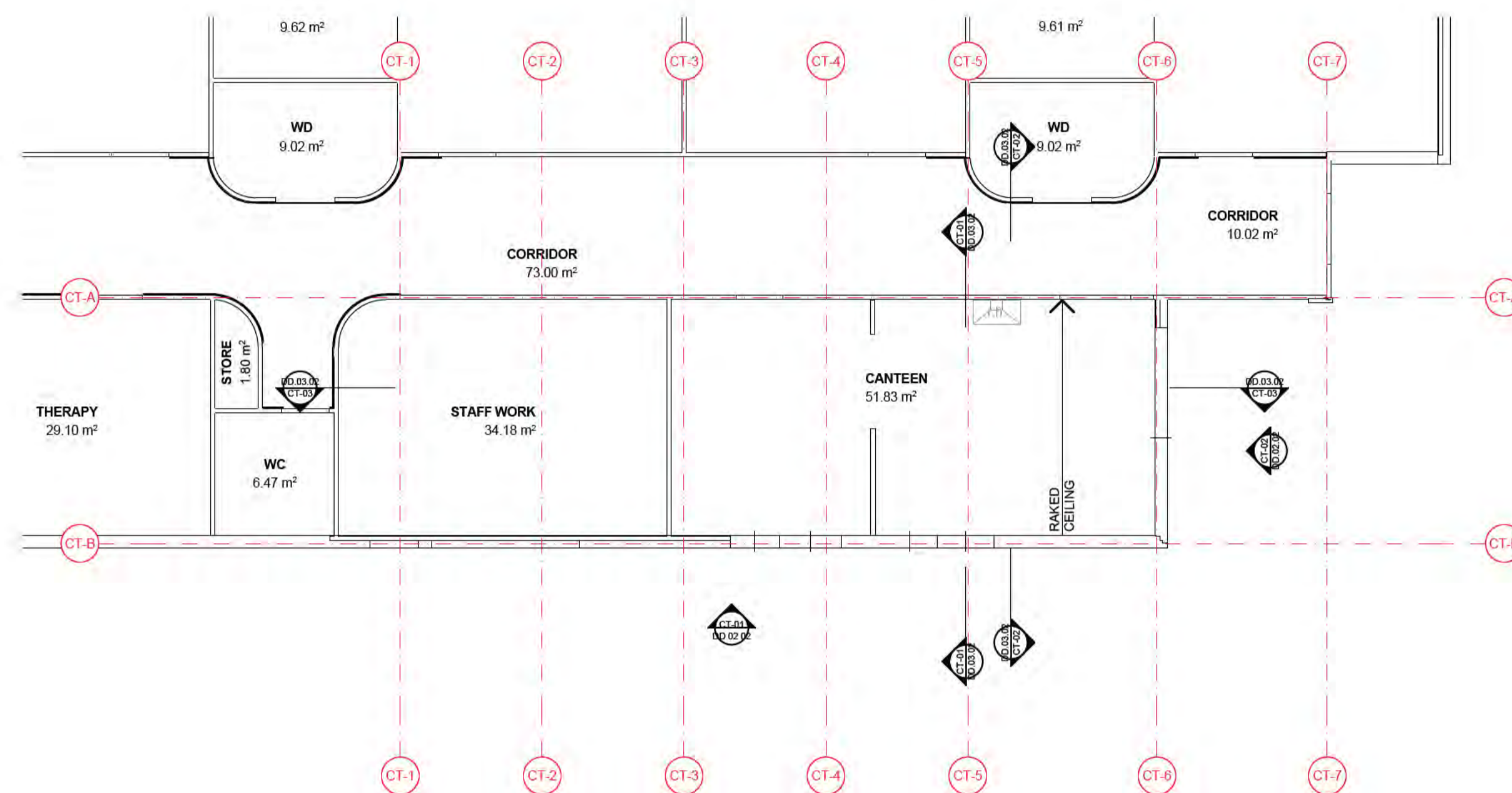
01 CANTEEN EXISTING  
1:100



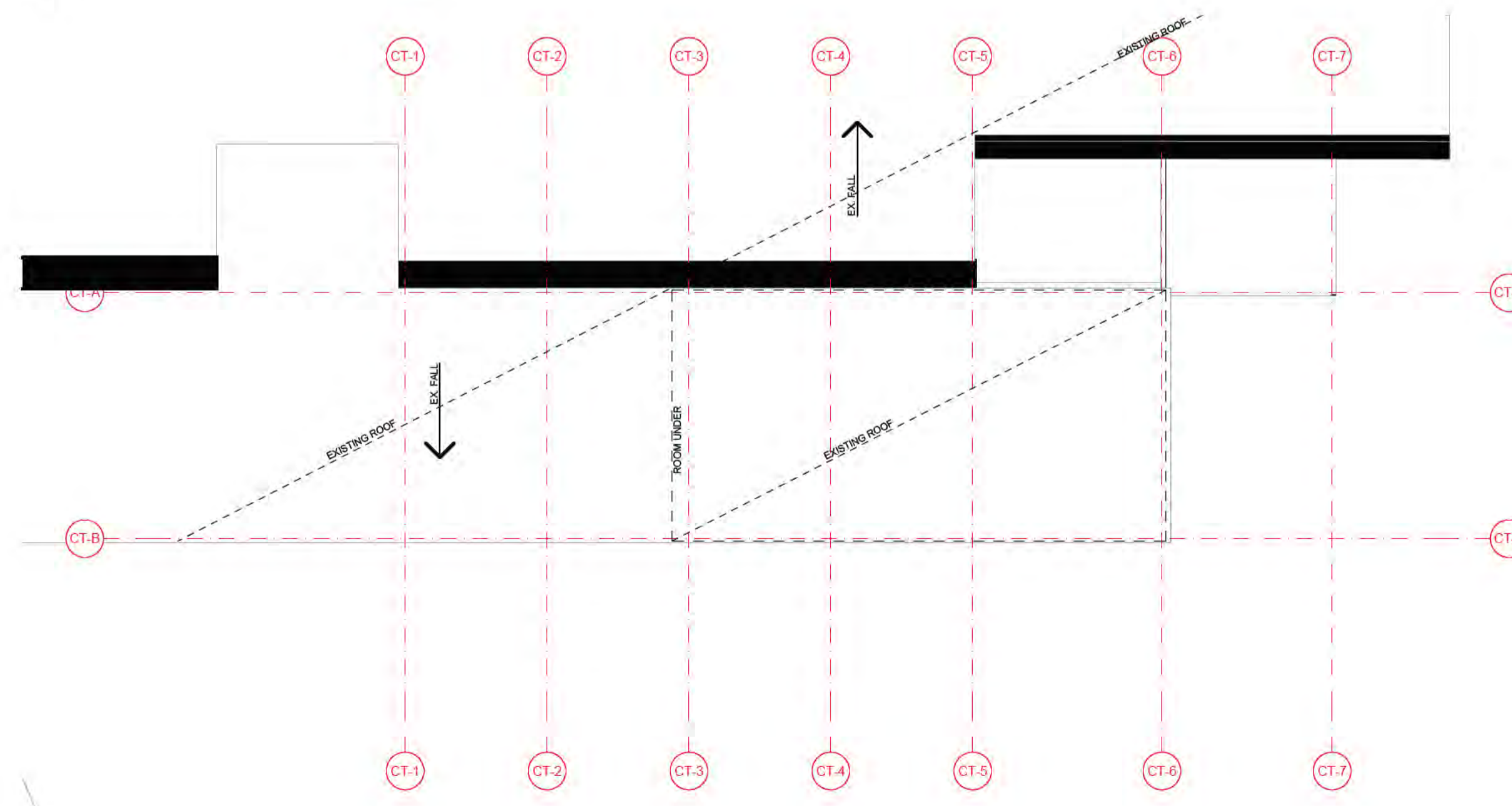
02 CANTEEN DEMOLITION  
1:100



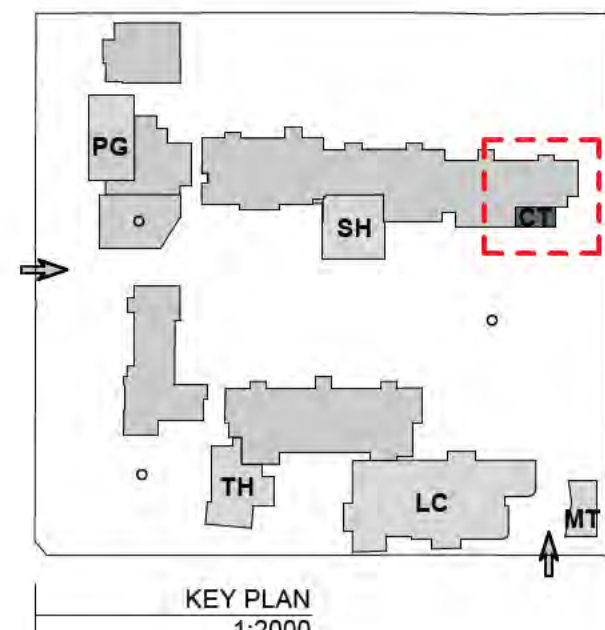
04 CANTEEN PROPOSED  
1:100



03 CANTEEN REFLECTED CEILING PLAN  
1:100



05 CANTEEN ROOF PLAN  
1:100



- NOTES
- LEGEND:**
- DOOR TAG (SPACE / NUMBER)
  - WINDOW TAG (SPACE / NUMBER)
  - WALL TAG (SPACE / NUMBER)
- FOOD TECH / CANTEEN INCLUSIONS**
- 4 x GLASS DOOR FRIGDES
  - WORKSHOP
  - 3 PHASE POWER SUPPLY
  - COMMERCIAL-GRADE OVEN / STOVE
  - EXTRACTOR
  - 1.2 x HIGH / LOW BENCHES
  - TEACHING SPACE
  - PRESENTATION SCREEN
  - CAMERA
  - DEMONSTRATION BENCH

REV	DATE	BY	CHK	DESCRIPTION
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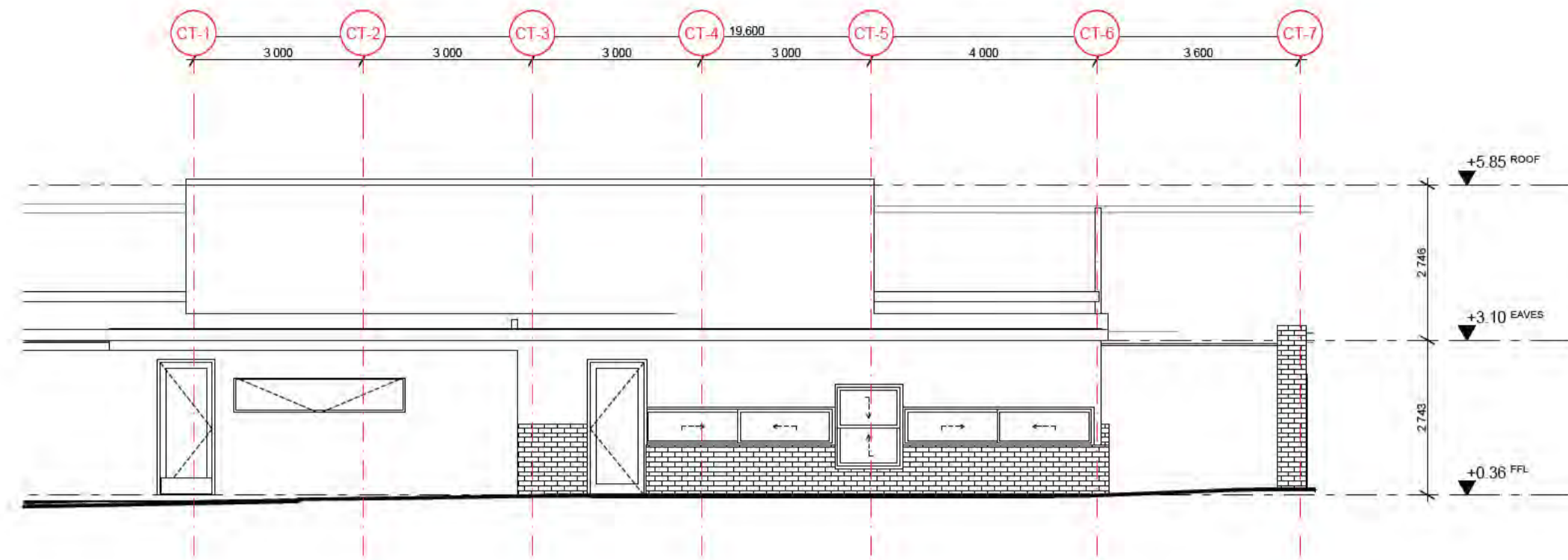
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PROJECT  
Barwon Valley School - Stage 2

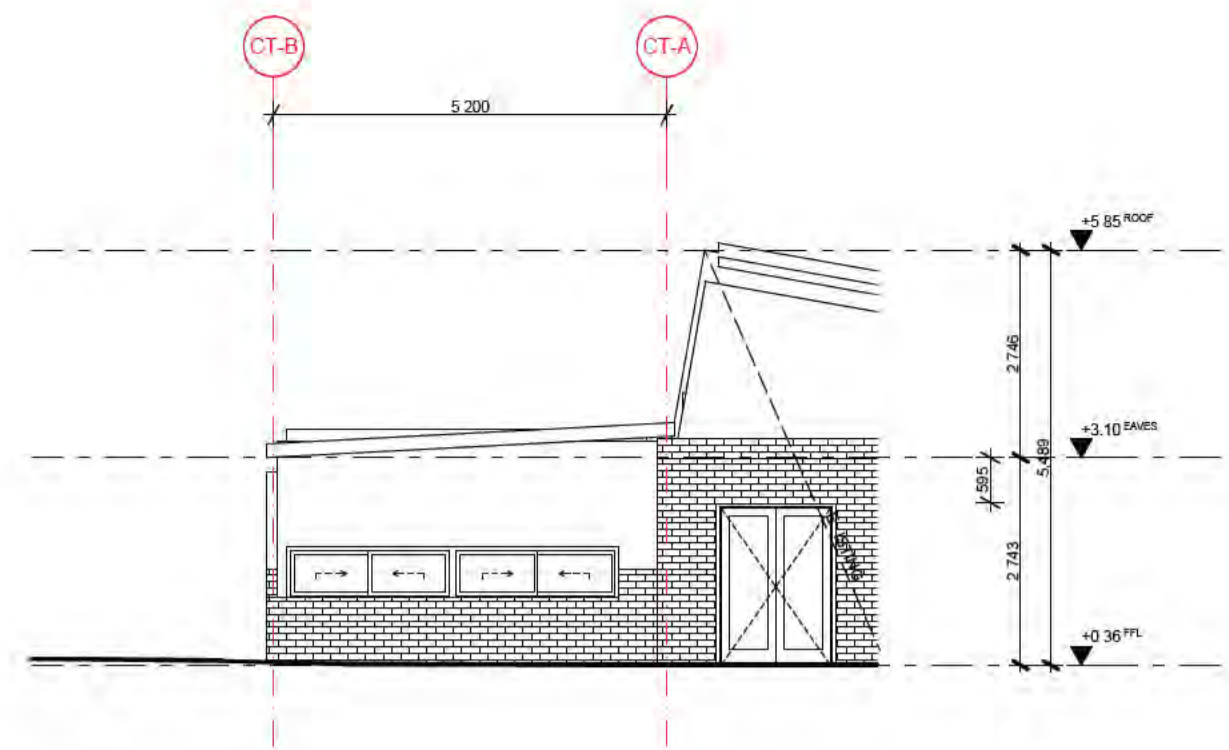
TITLE  
CT Plans 1

SCALE 1:100, 1:2000@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 30/07/2021

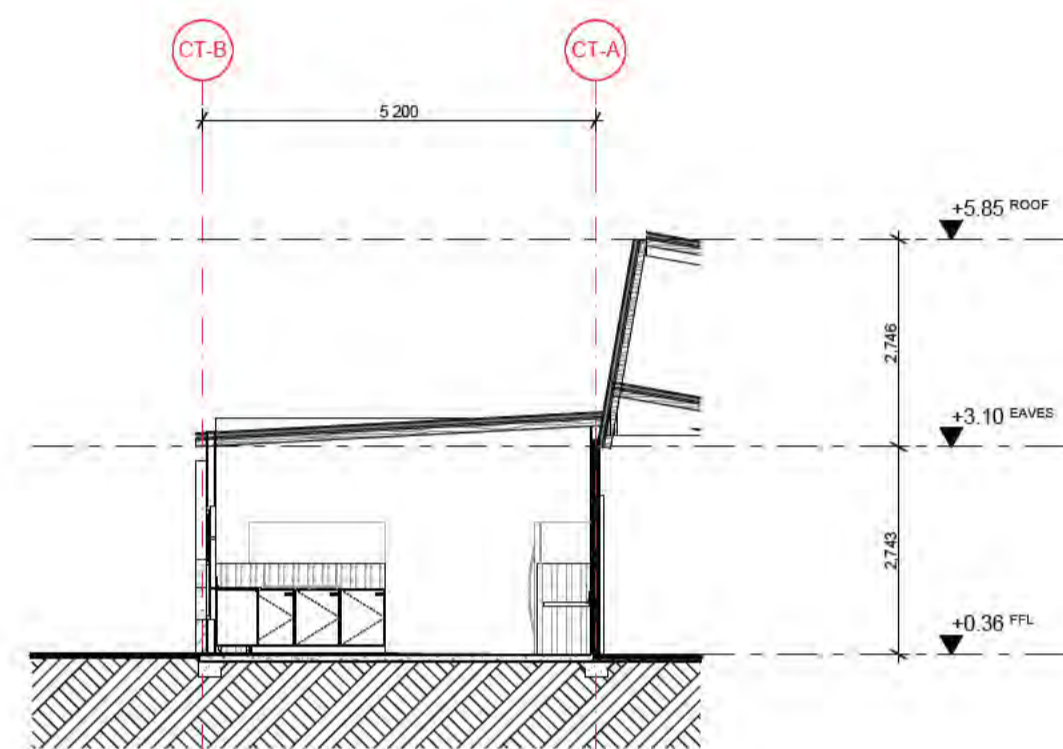
PROJECT | DWG NO. | REV  
2105 | DD.03.01 | 05



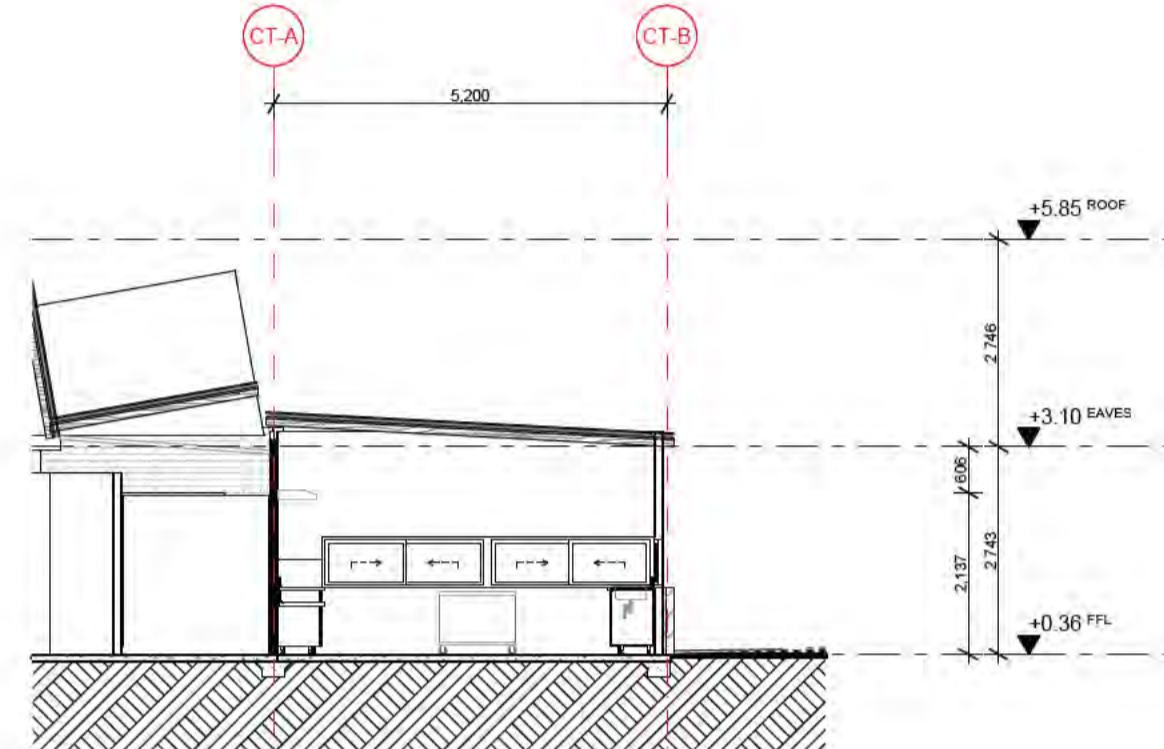
CT-01 Elevation 1:100



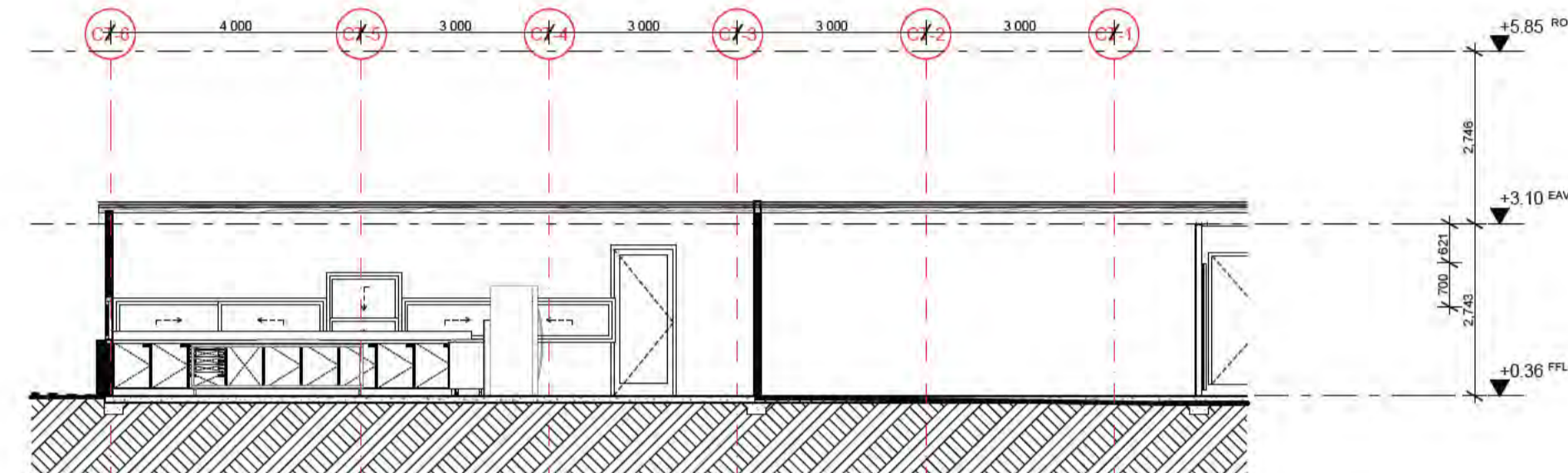
CT-02 Elevation 1:100



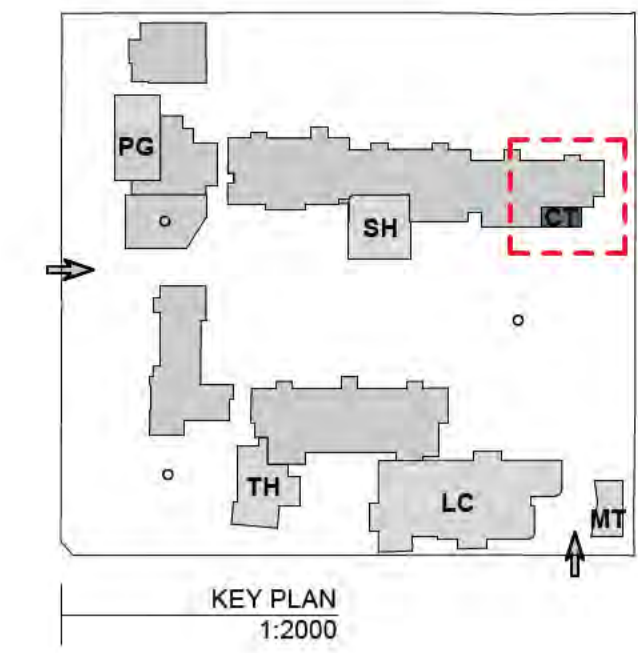
CT-01 Section (2) 1:100



CT-02 Section (1) 1:100



CT-03 Section (2) 1:100



KEY PLAN 1:2000

NOTES

REV	DATE	BY	CH	DESCRIPTION
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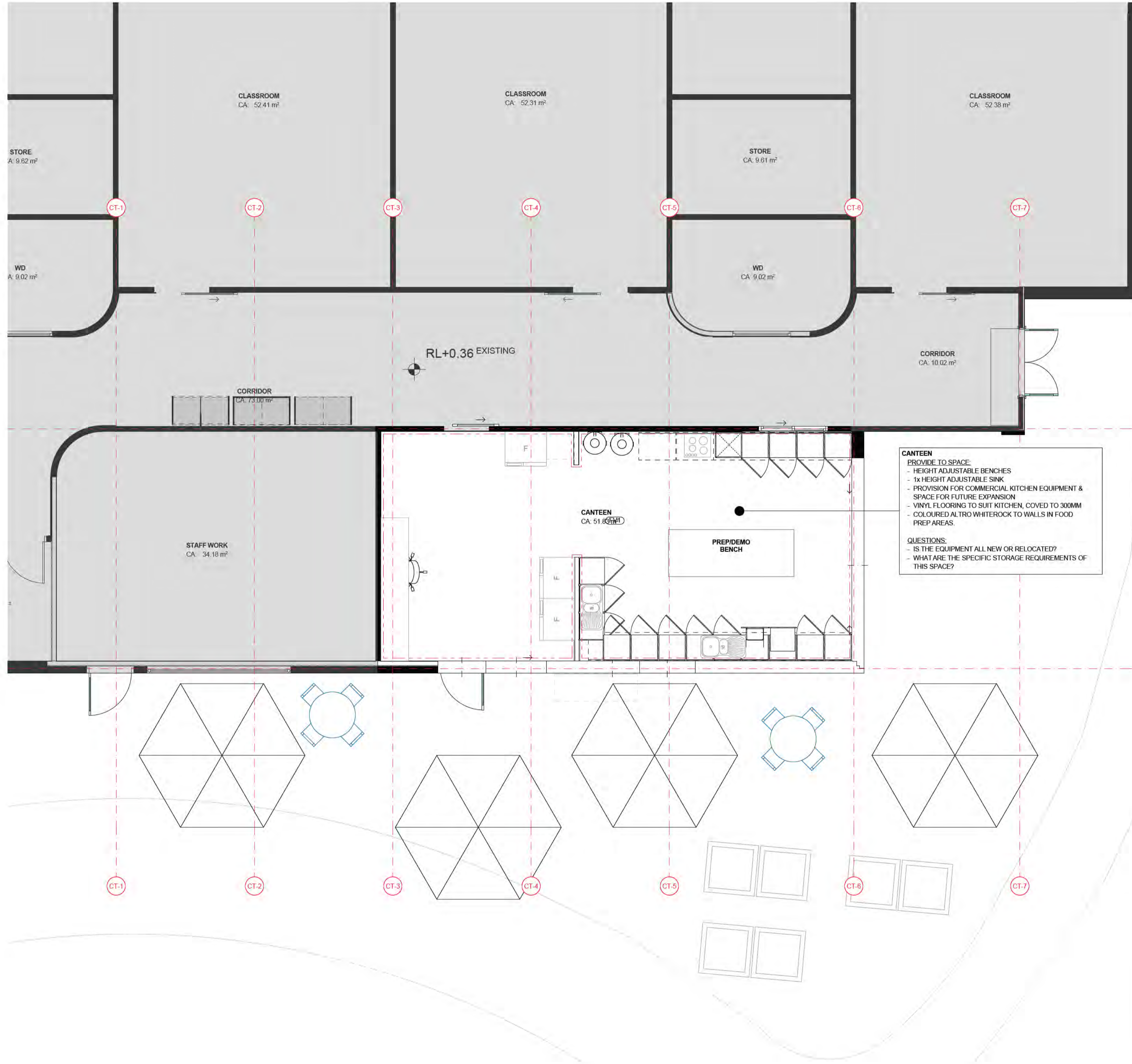
CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
Barwon Valley School - Stage 2

TITLE  
CT Elevations and Sections 1

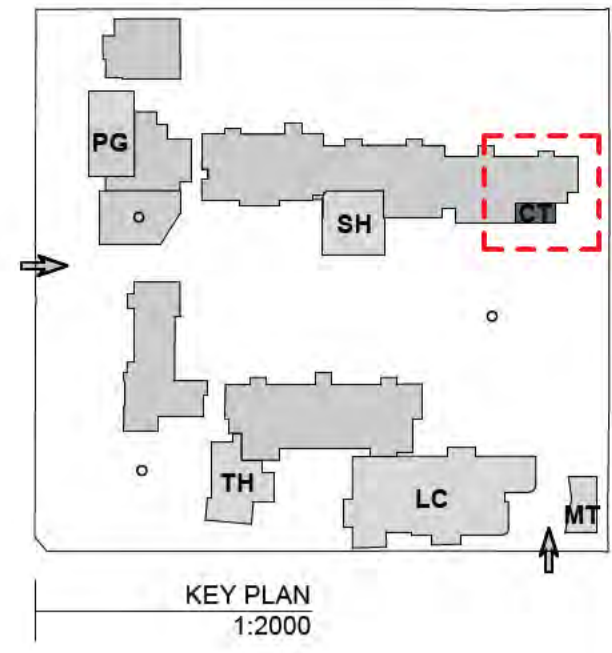
SCALE	1:100, 1:2000@ A1
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PLOT DATE	30/07/2021

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2105	DD.03.02	04



**CANTEEN**  
 PROVIDE TO SPACE:  
 - HEIGHT ADJUSTABLE BENCHES  
 - 1x HEIGHT ADJUSTABLE SINK  
 - PROVISION FOR COMMERCIAL KITCHEN EQUIPMENT & SPACE FOR FUTURE EXPANSION  
 - VINYL FLOORING TO SUIT KITCHEN, COVERED TO 300MM  
 - COLOURED AL TRO WHITEROCK TO WALLS IN FOOD PREP AREAS.

**QUESTIONS:**  
 - IS THE EQUIPMENT ALL NEW OR RELOCATED?  
 - WHAT ARE THE SPECIFIC STORAGE REQUIREMENTS OF THIS SPACE?



- NOTES
- INTERIORS LEGEND**
- FCx CARPET FINISH
  - FVx VINYL
  - WMx WALK OFF MATTING
  - [Green dashed box] EXTENT OF ACOUSTIC PANELS
  - [Blue dashed box] EXTENT OF PLYWOOD PANELS
  - [Red dashed box] EXTENT OF FULL HEIGHT WALL TILES
  - [Black dashed box] DDA CIRCULATION
- FOOD TECH / CANTEEN INCLUSIONS**
- 4 x GLASS DOOR FRIDGES
  - WORKSHOP
  - 3 PHASE POWER SUPPLY
  - COMMERCIAL-GRADE OVEN / STOVE
  - EXTRACTOR
  - 1.2 x HIGH / LOW BENCHES
  - TEACHING SPACE
  - PRESENTATION SCREEN
  - CAMERA
  - DEMONSTRATION BENCH

REV	DATE	BY	CHK	DESCRIPTION
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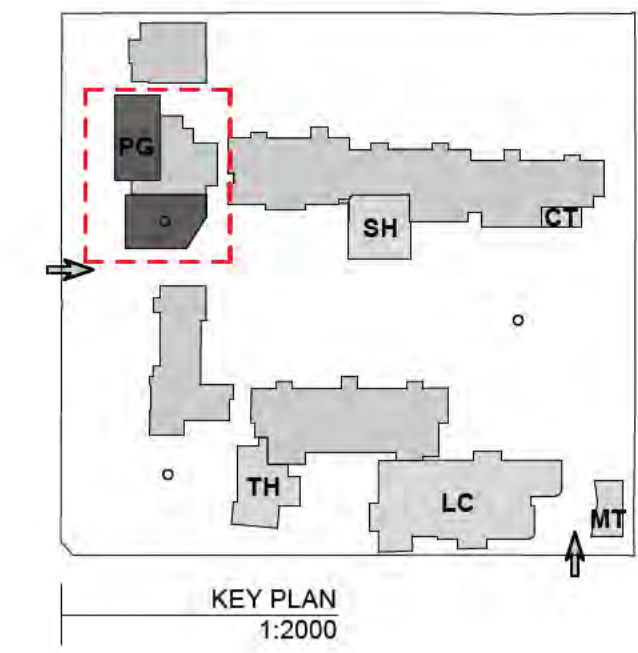
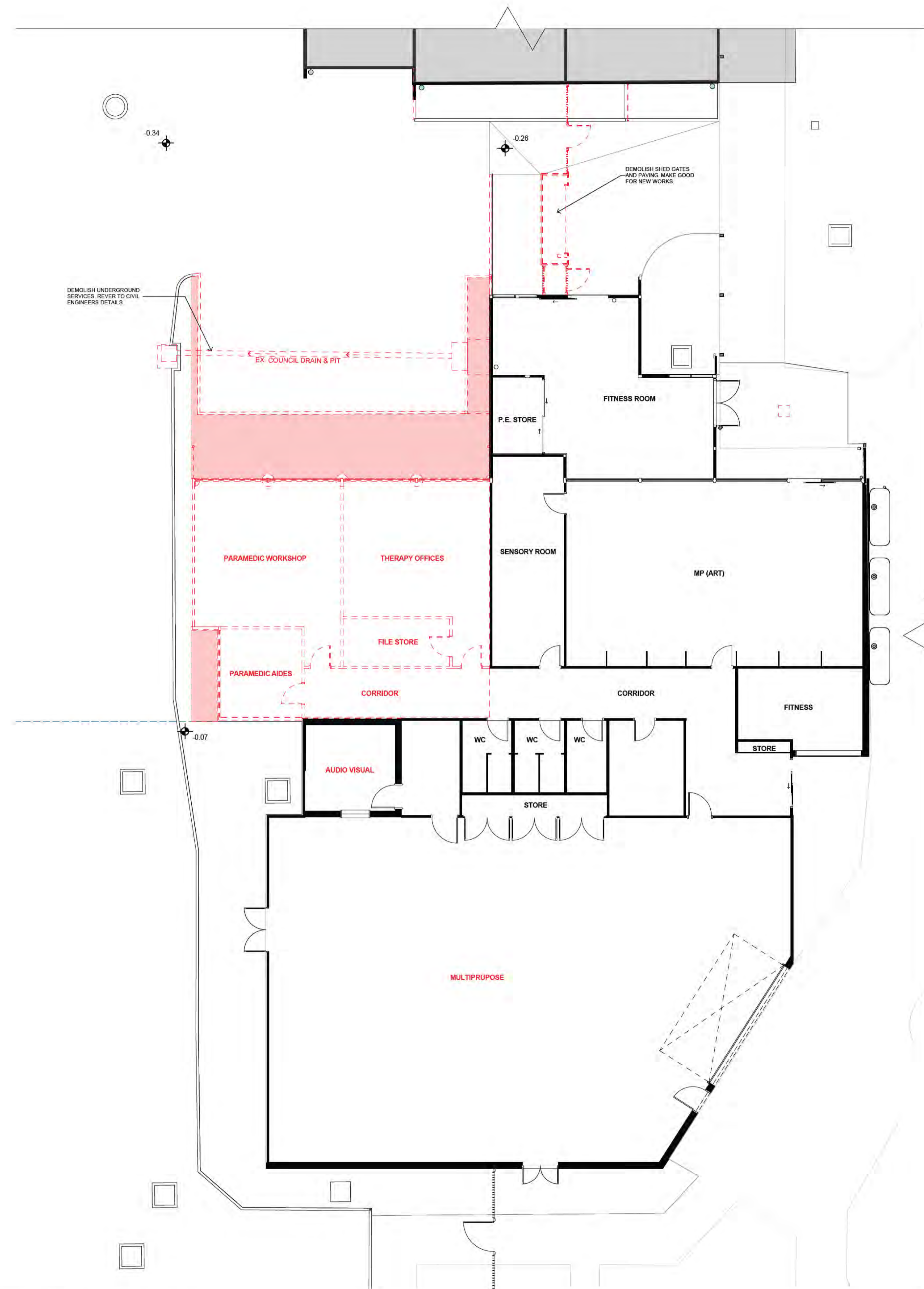
CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
 Barwon Valley School - Stage 2

TITLE  
 CT Furniture & Finishes Plan

SCALE	1:50, 1:2000@ A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.03.03	04



01 Performing Arts/Gym Demolition Plan  
1:100

NOTES

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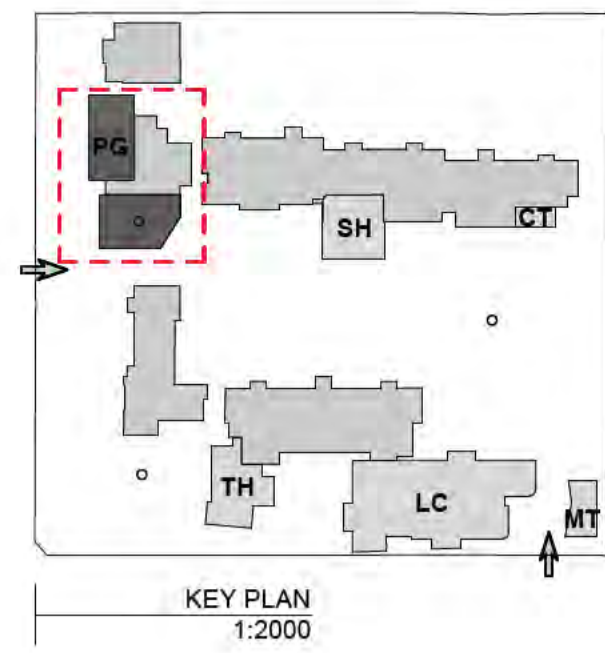
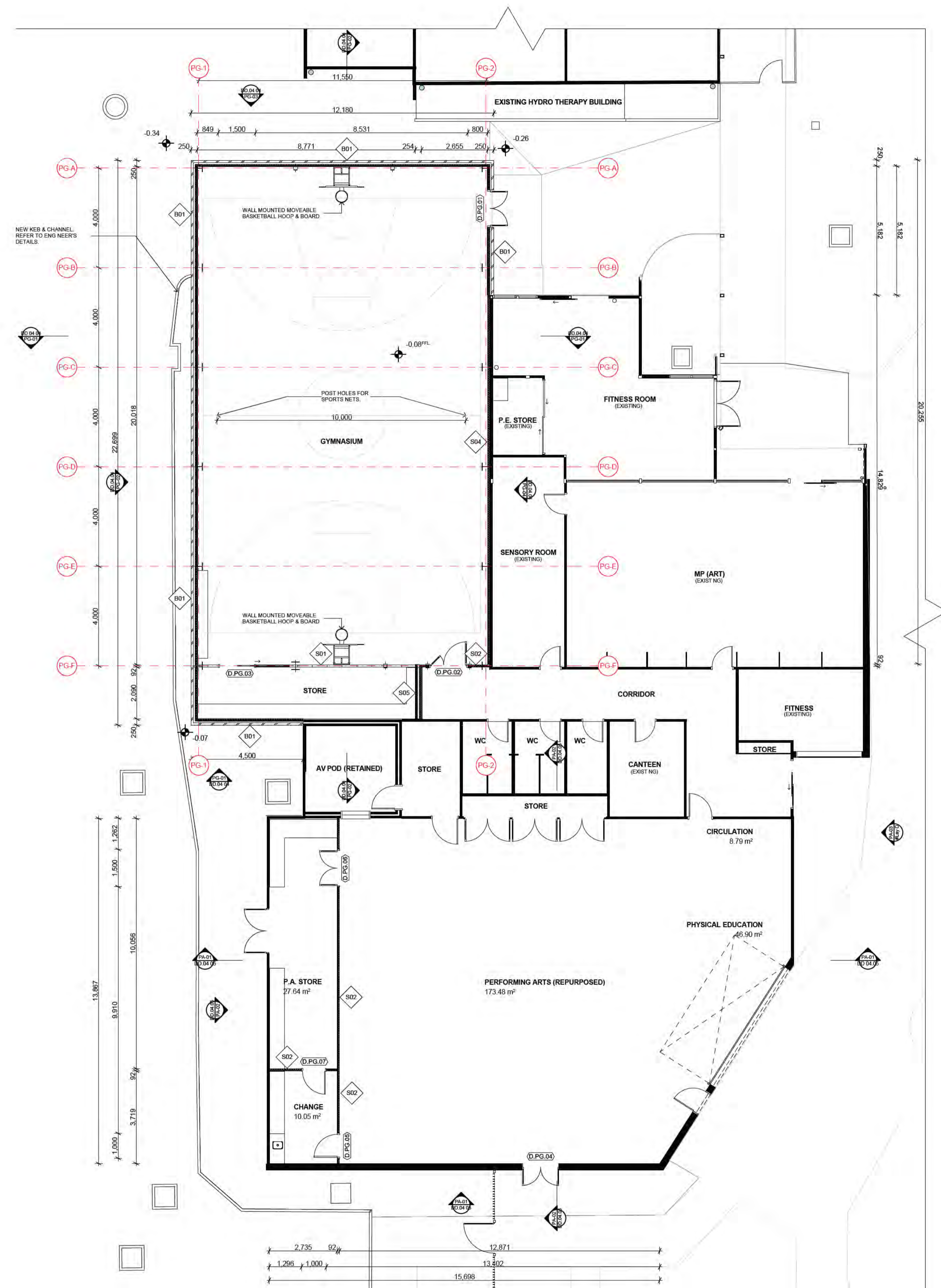
PROJECT  
Barwon Valley School - Stage 2

TITLE  
PG Demolition Floor Plan

SCALE	1:100, 1:2000@A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	30/07/2021	

PROJECT	DWG NO.	REV
2105	DD.04.01	04





- NOTES
- LEGEND:
- DOOR TAG (SPACE / NUMBER)
  - WINDOW TAG (SPACE / NUMBER)
  - WALL TAG (SPACE / NUMBER)

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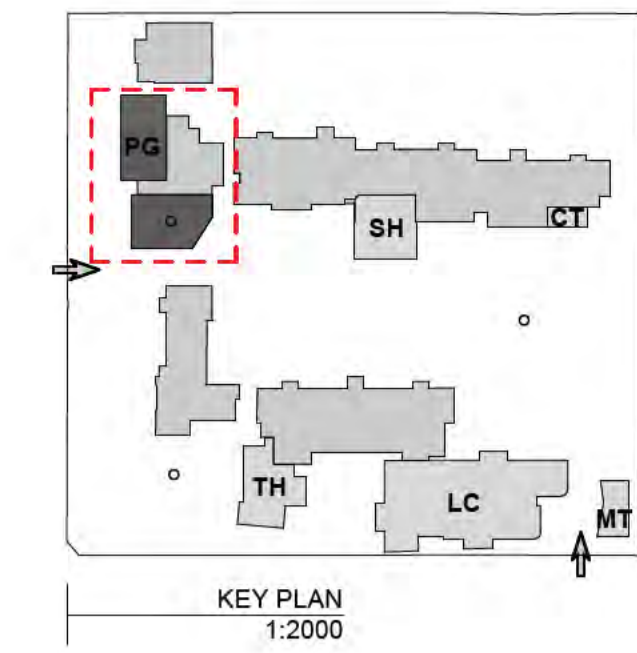
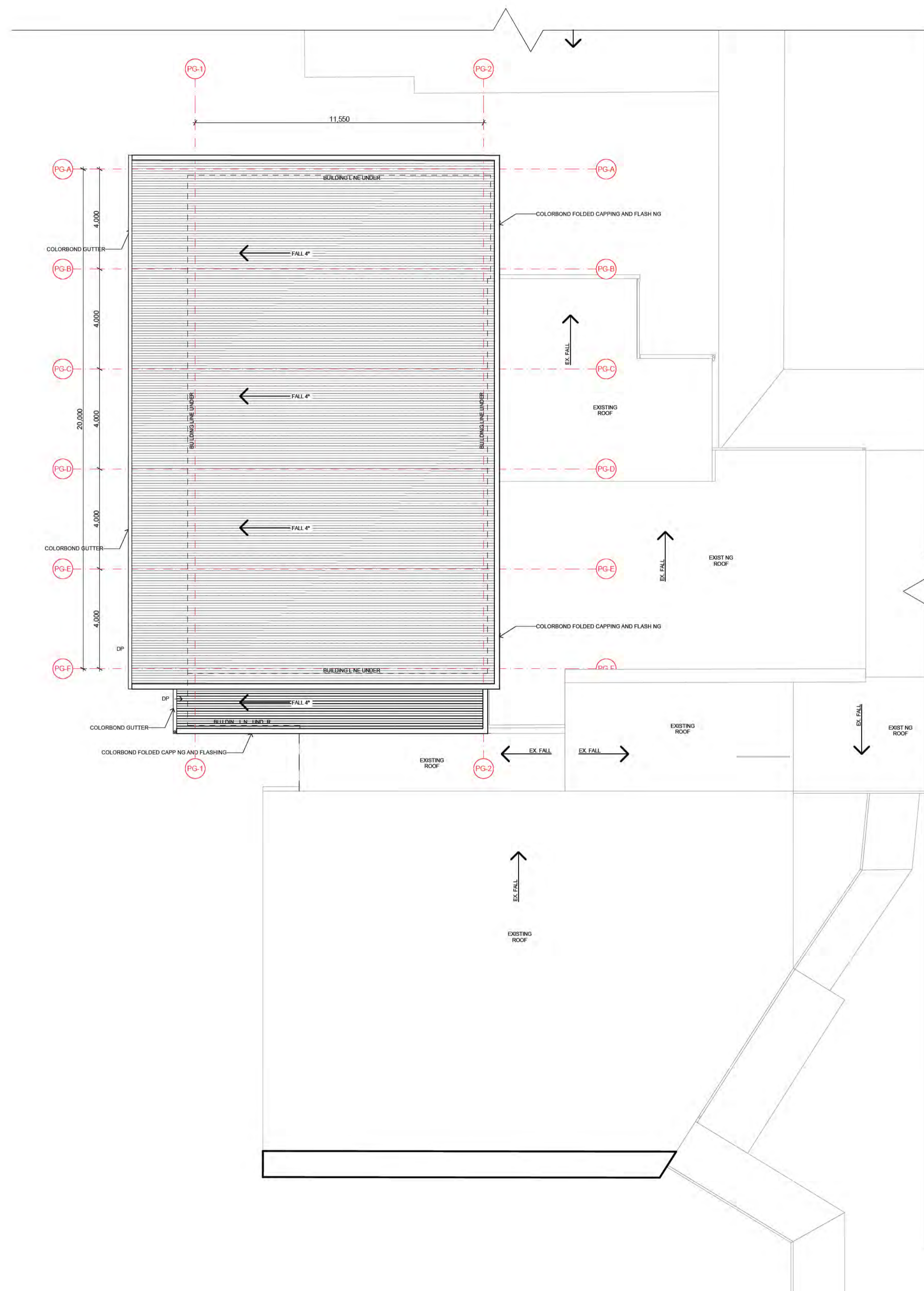
CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
**Barwon Valley School - Stage 2**

TITLE  
**PG Planned Floor Plan**

SCALE 1:100, 1:2000@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 30/07/2021

PROJECT DWG NO. REV  
**2105 | DD.04.02 | 04**



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ABN 44 005 000 859 ARBV 50053

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FOR  
Victorian School Building Authority

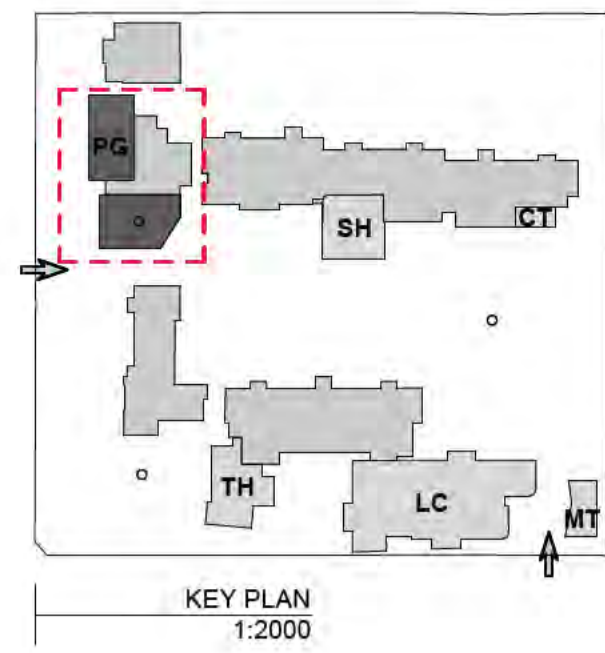
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PROJECT  
Barwon Valley School - Stage 2

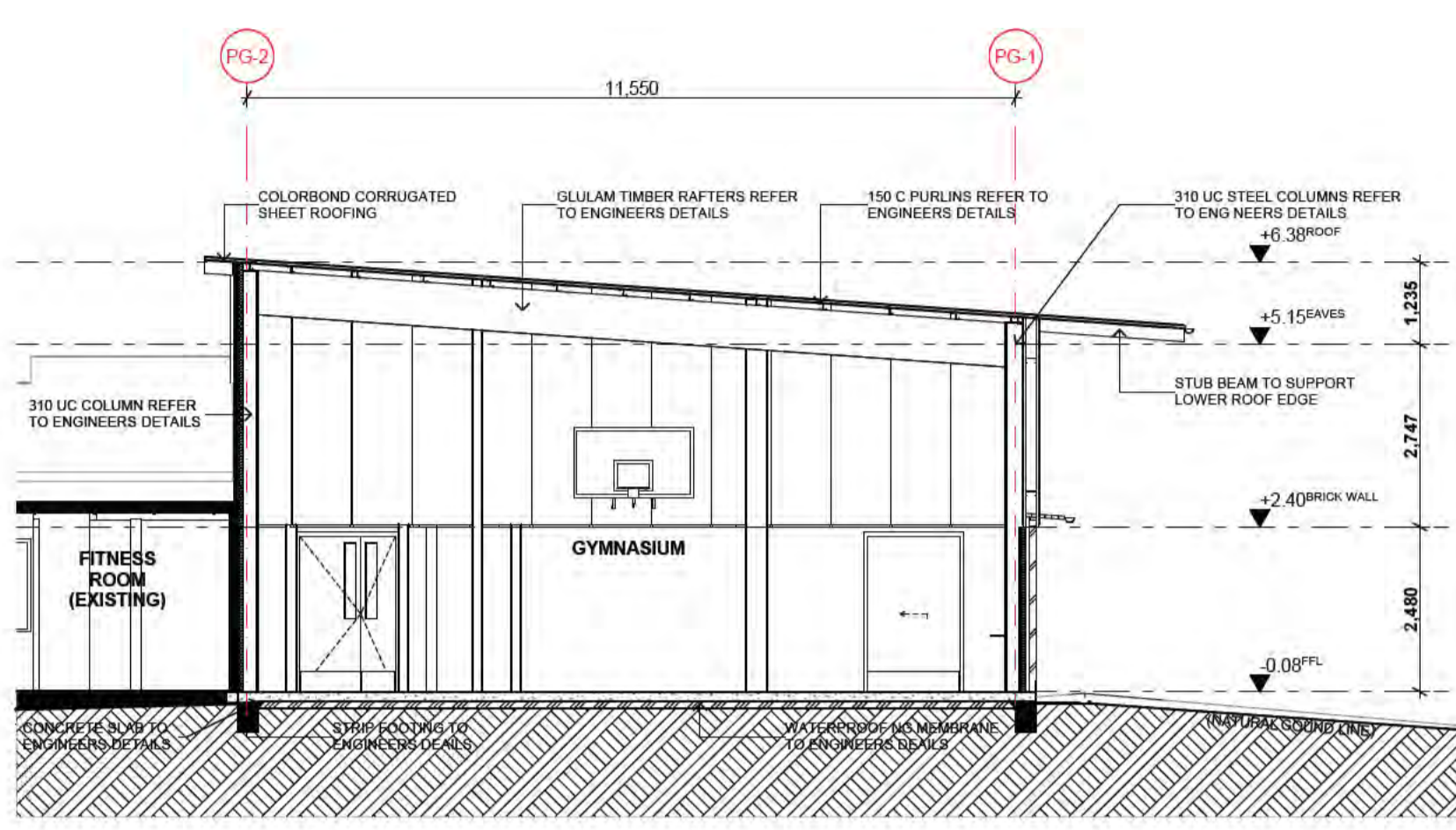
TITLE  
PG Planned Roof Plan

SCALE	1:100, 1:2000@A1	
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PROJECT	DWG NO.	
<b>2105</b>	<b>DD.04.03</b>	<b>04</b>

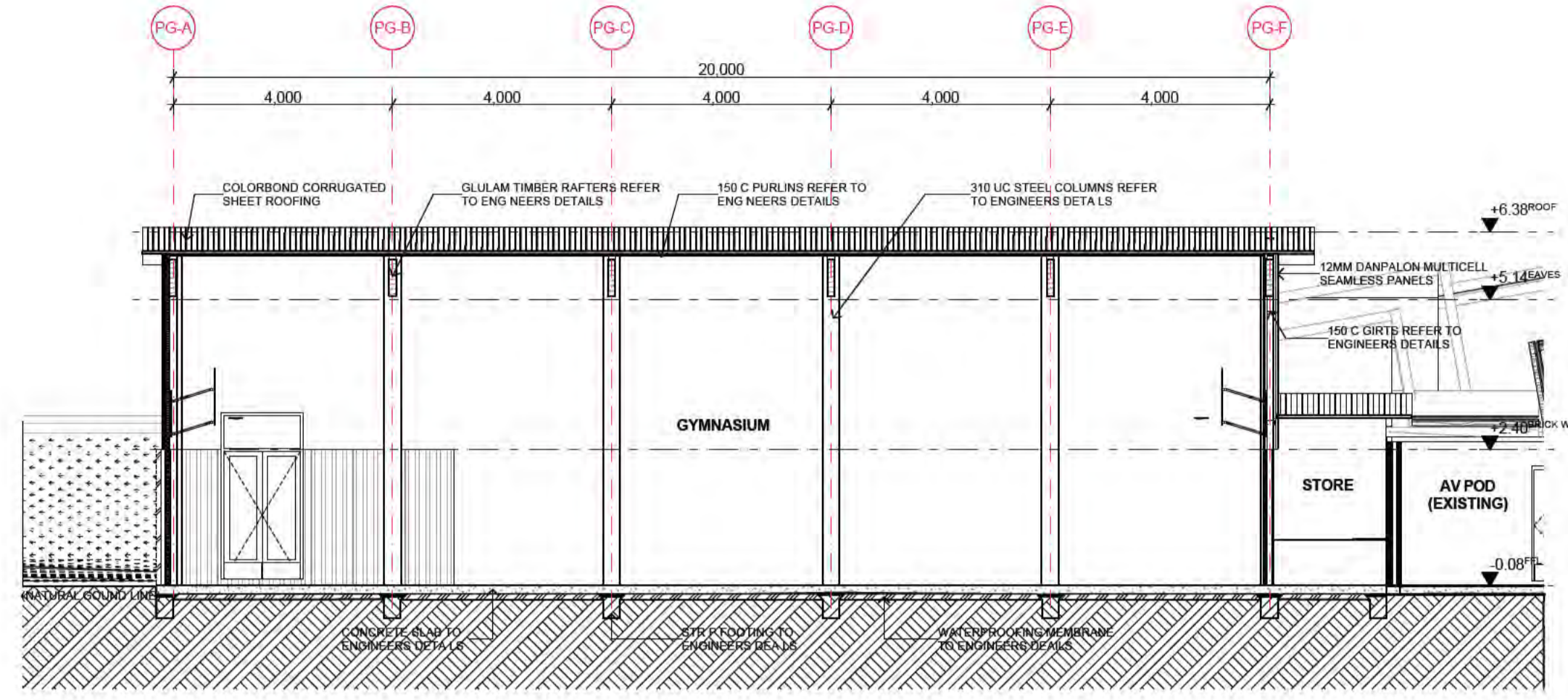
01 GYMNASIUM PROPOSED ROOF PLAN  
1:100



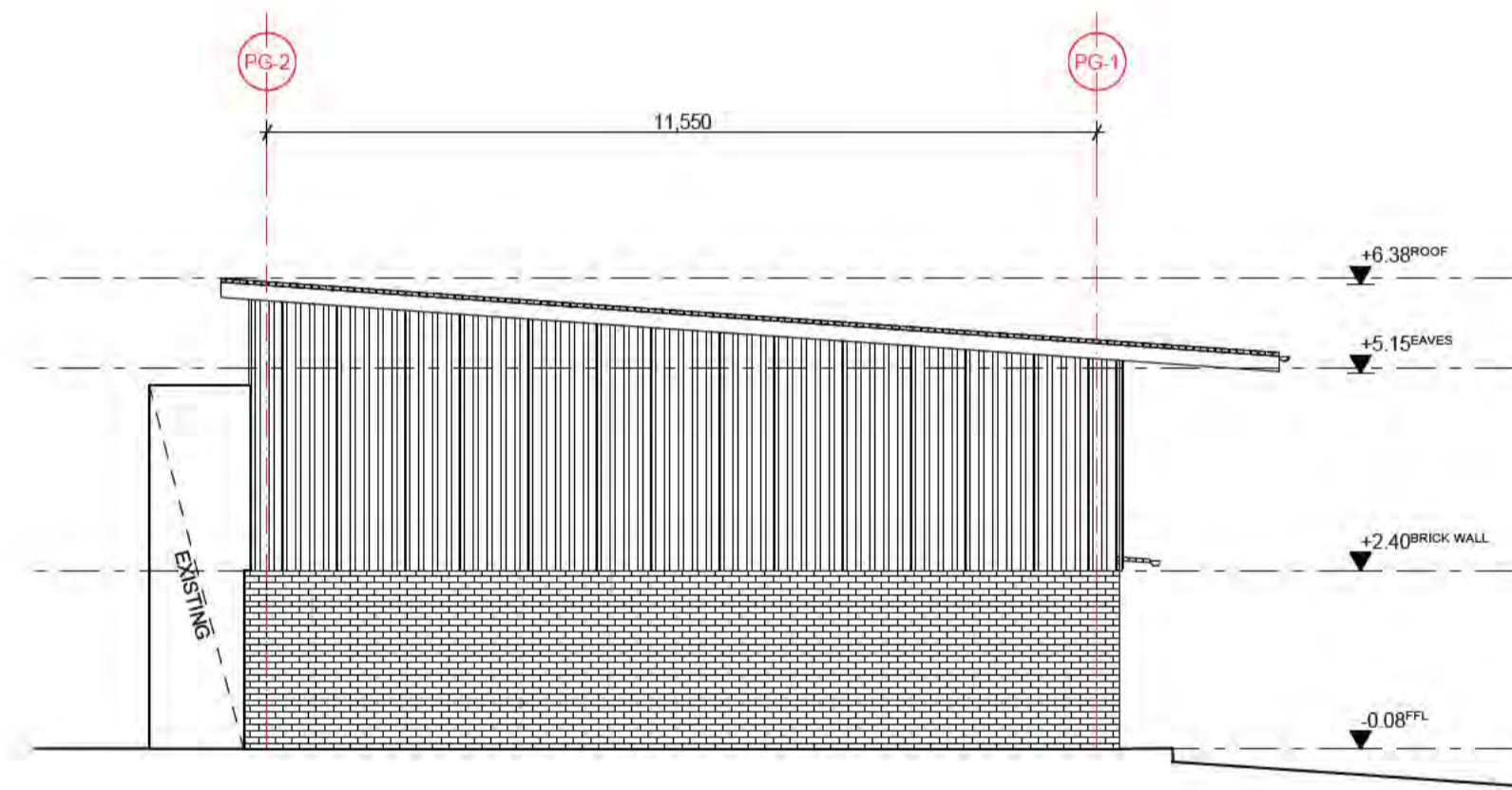
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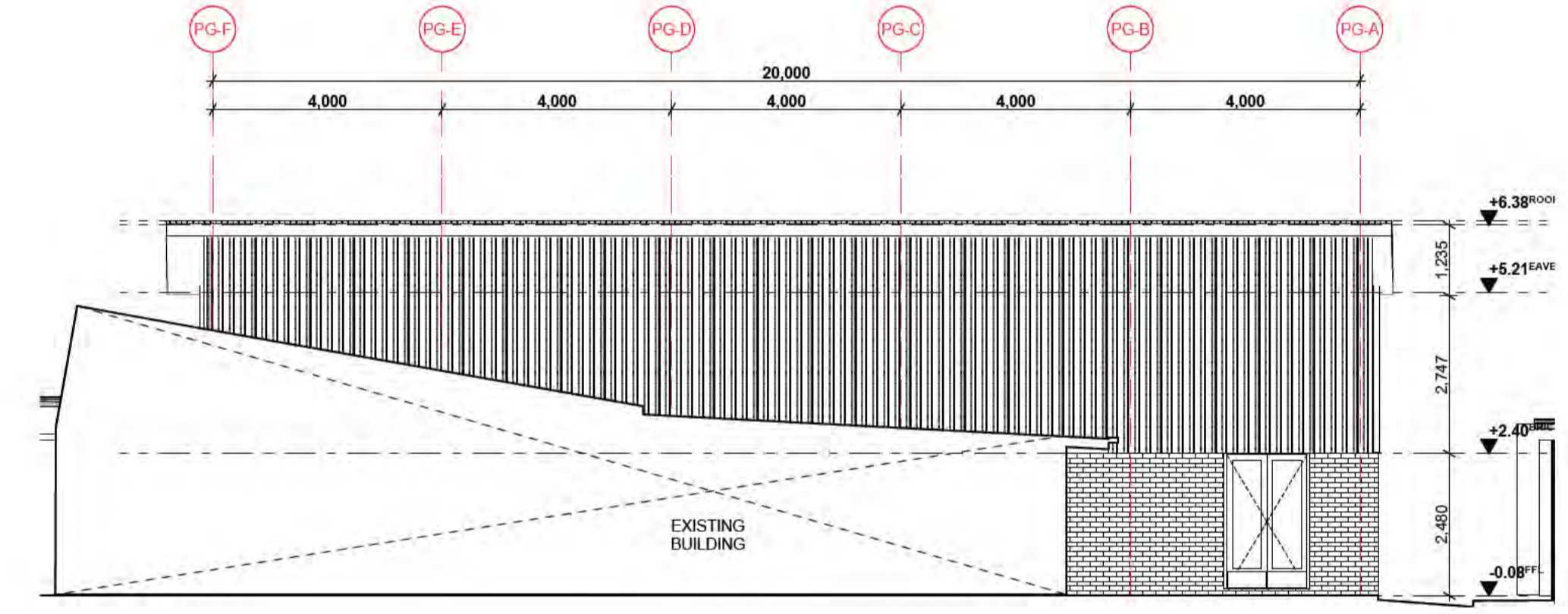
PG-01 Section 1:100



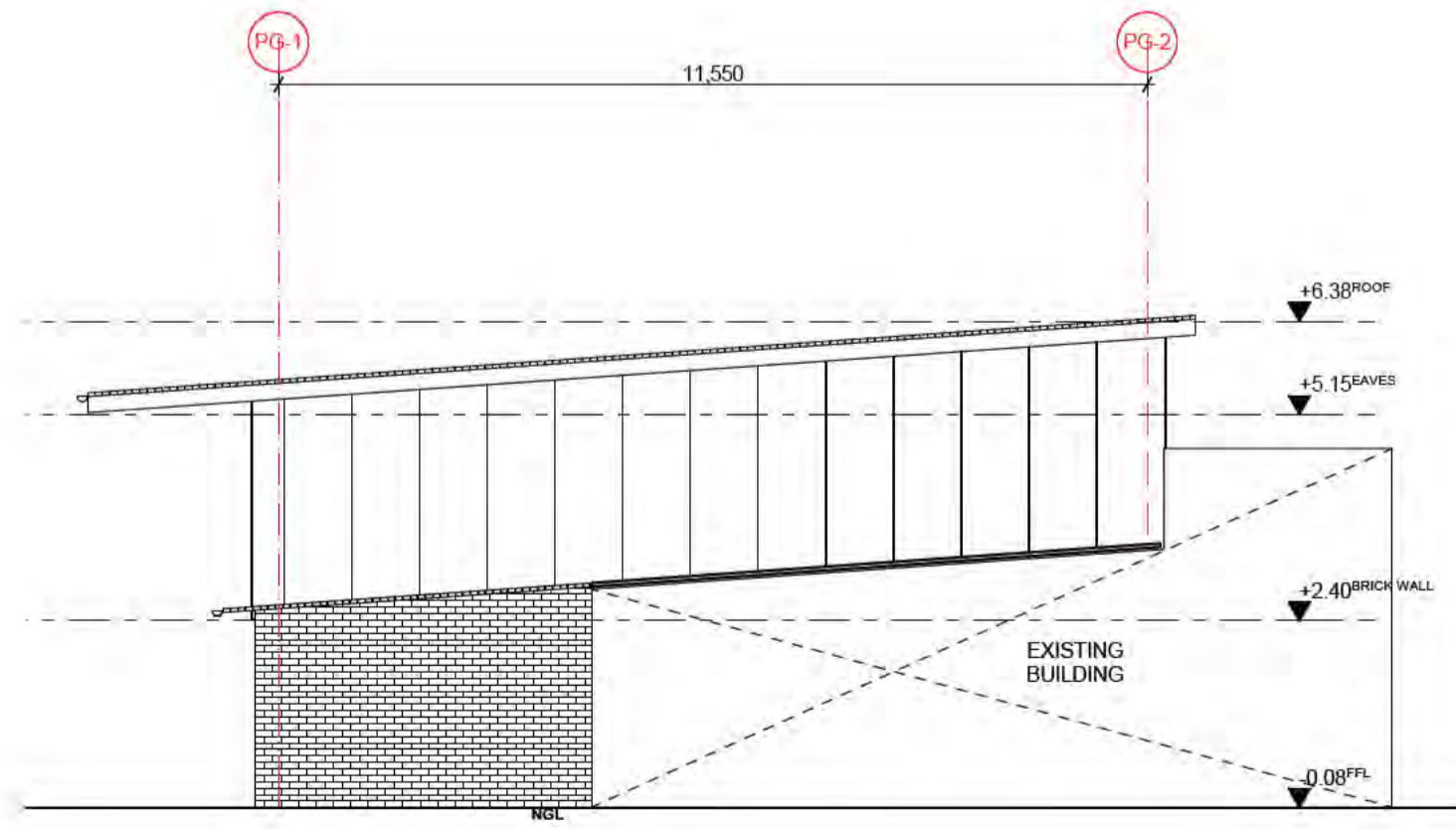
PG-02 Section 1:100



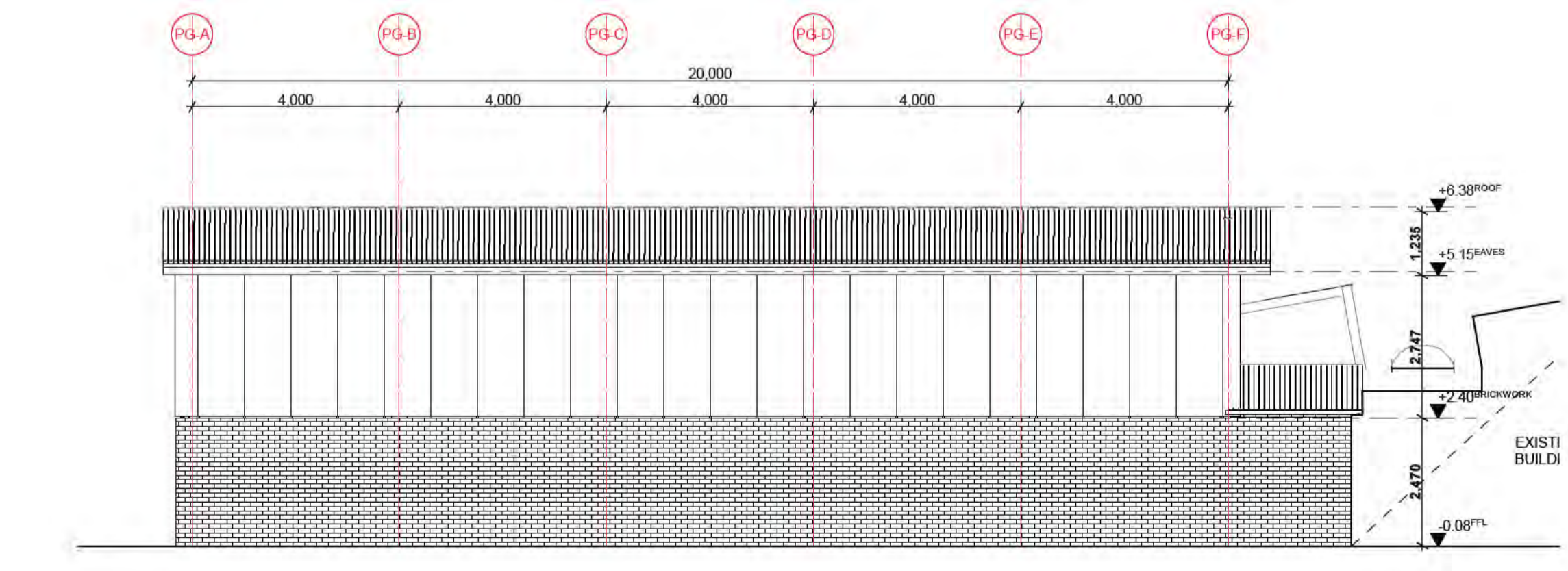
PG-03 NORTH ELEVATION 1:100



PG-04 EAST ELEVATION 1:100



SCI-01 SOUTH ELEVATION 1:100



PG-02 WEST ELEVATION 1:100

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR CS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
04	30/07/2021	JP	JM	DD REPORT ISSUE

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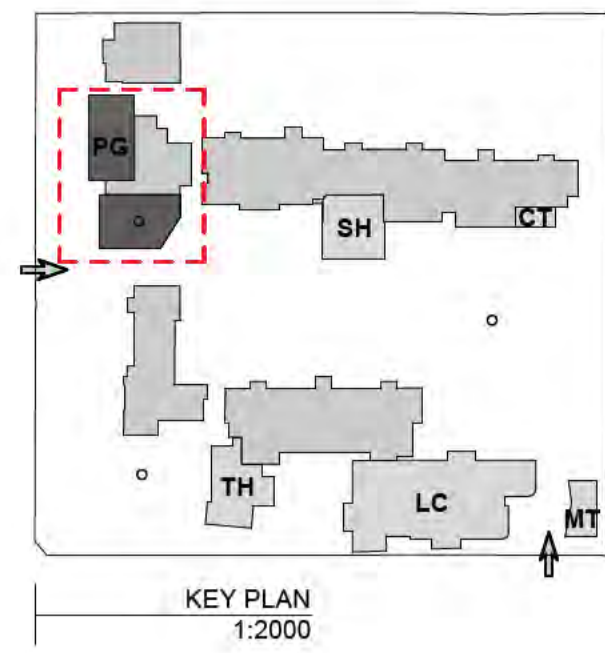
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PROJECT  
Barwon Valley School - Stage 2

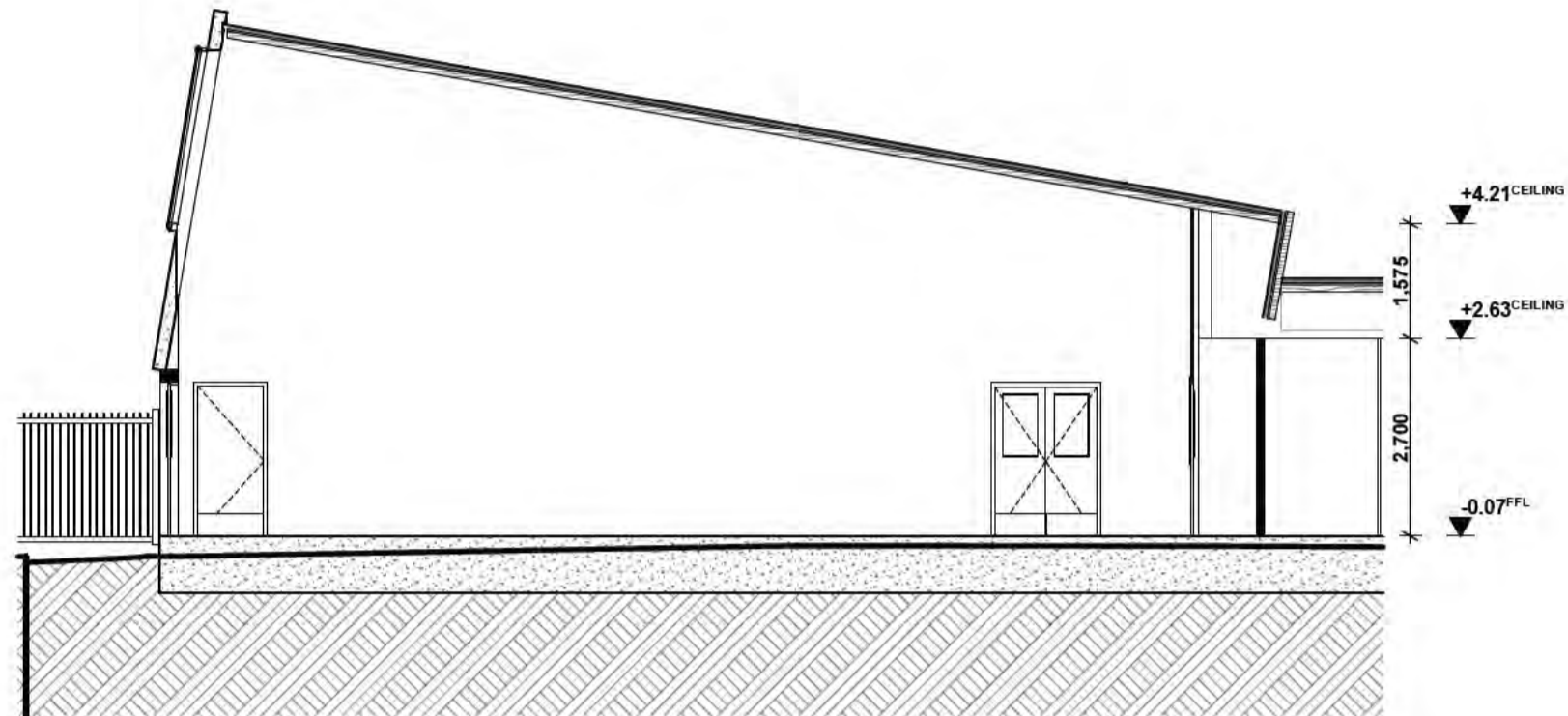
TITLE  
PG Gymnasium Sections & Elevations

SCALE 1:800, 1:100, 1:2000@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 30/07/2021

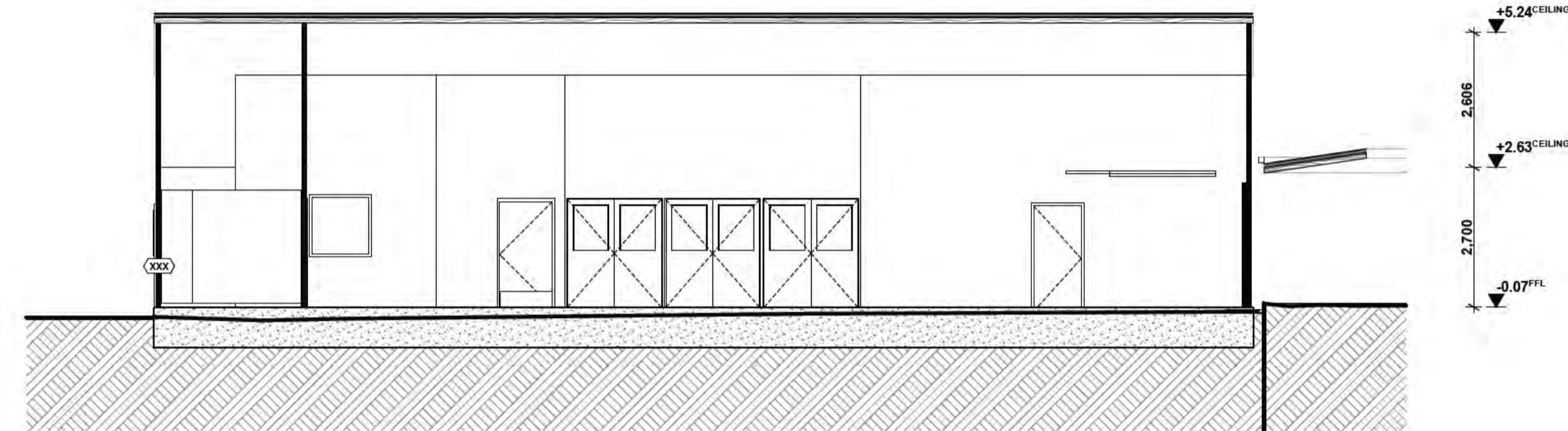
PROJECT DWG NO. REV  
2105 | DD.04.04 | 04



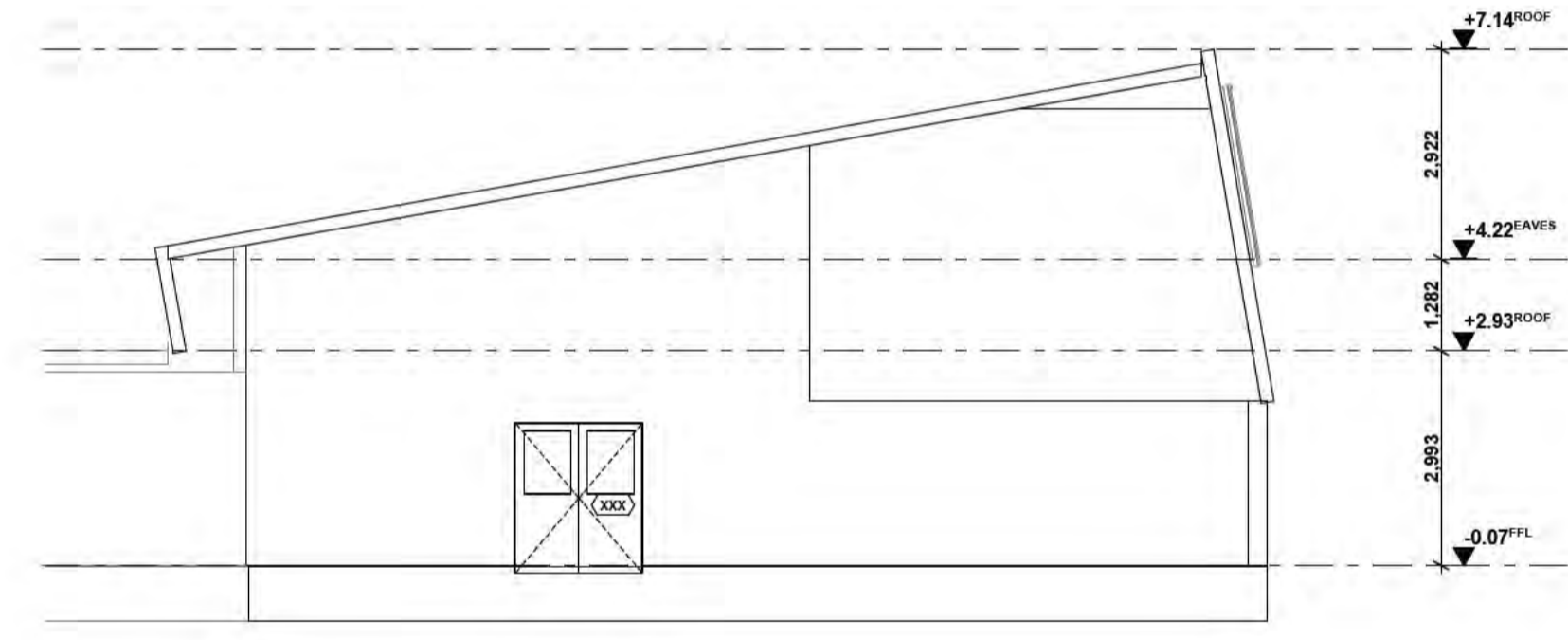
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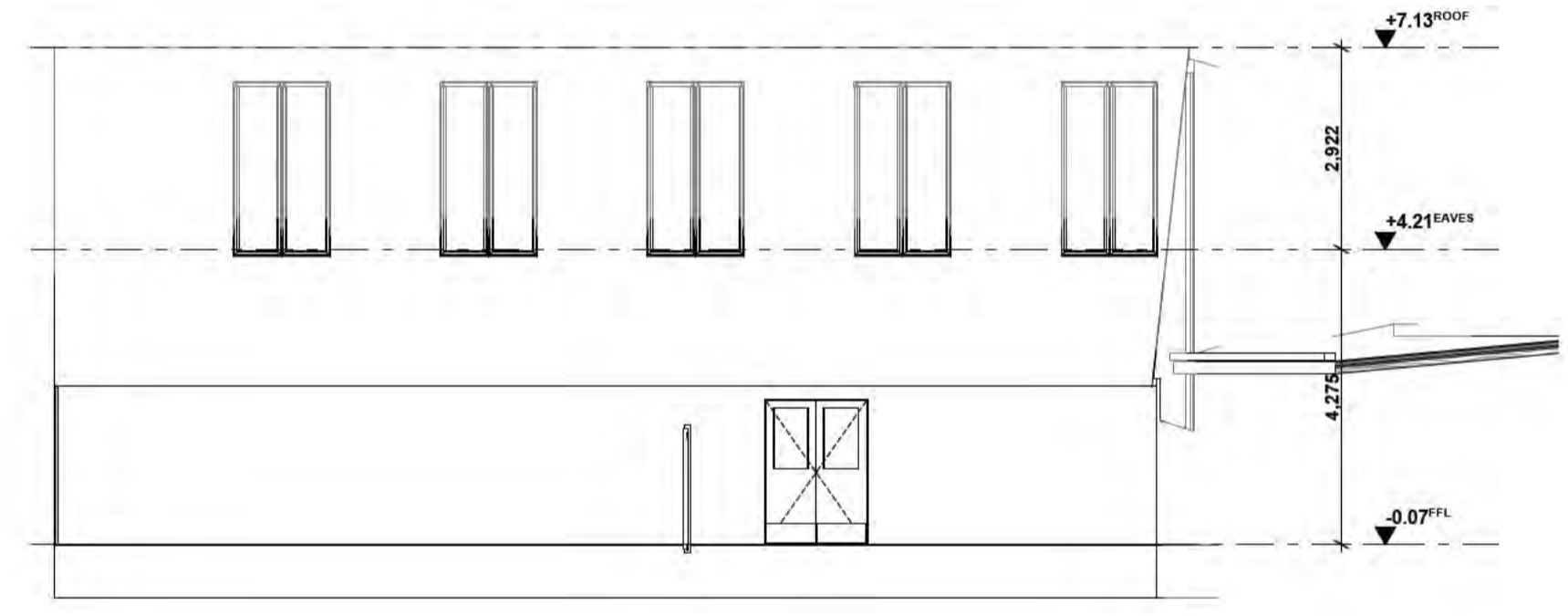
PA-02 Section 1:100



PA-01 Section 1:100



PA-02 Elevation 1:100



PA-01 Elevation 1:100

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
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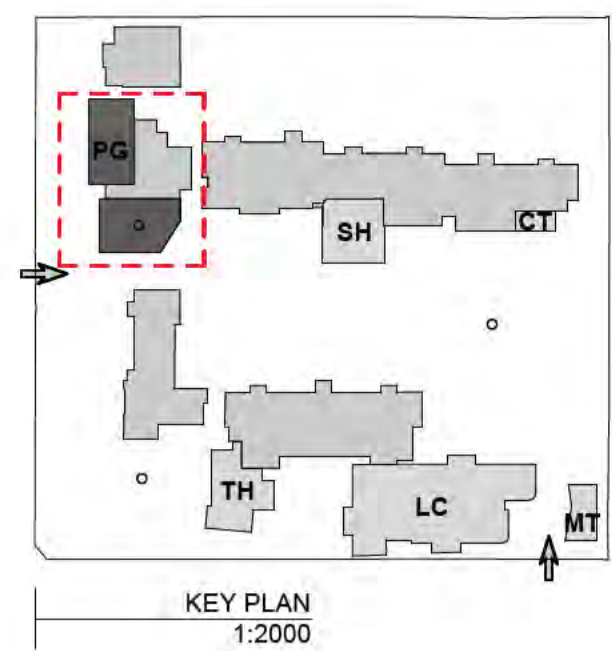
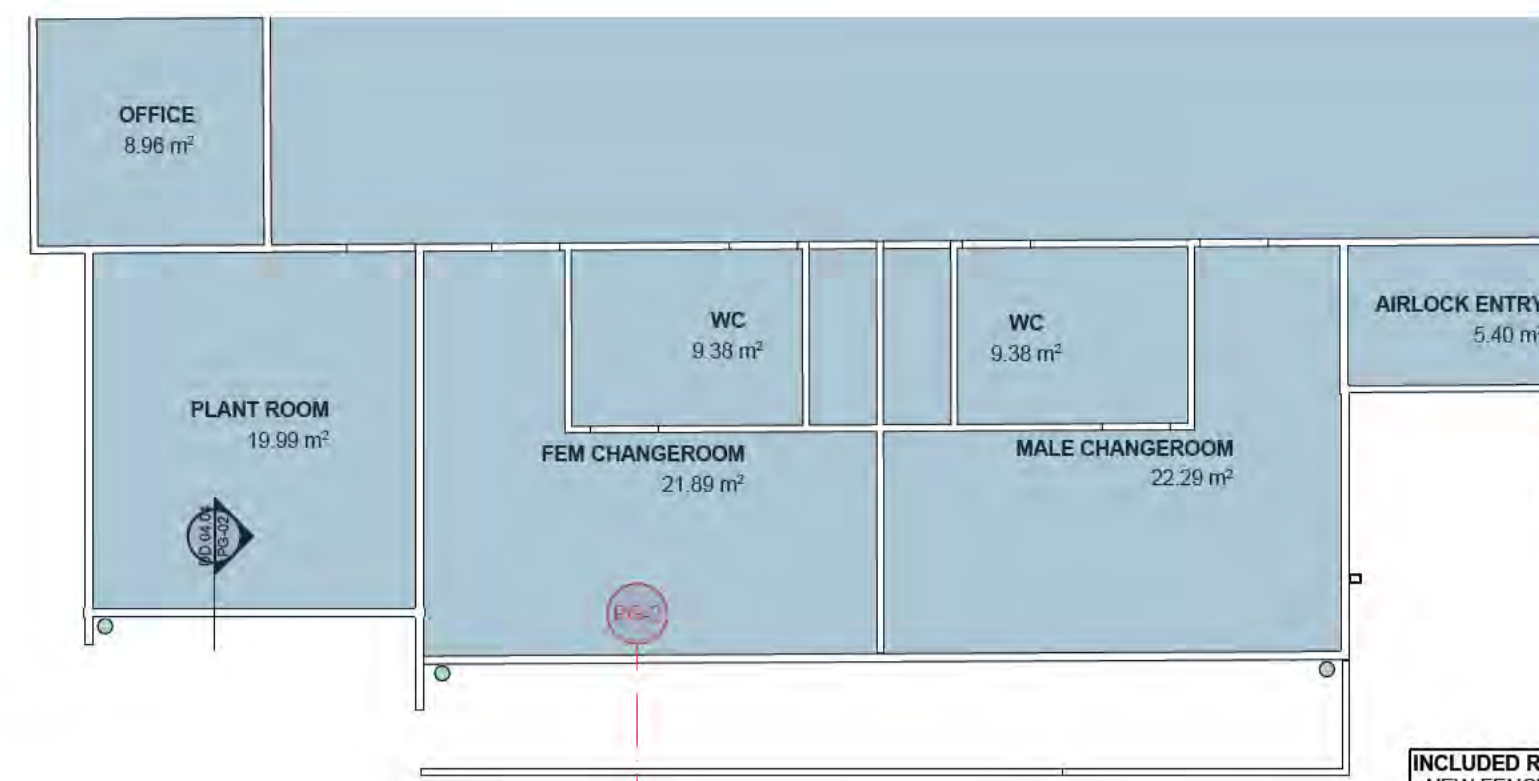
CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
Barwon Valley School - Stage 2

TITLE  
PG Performing Arts Sections & Elevations

SCALE	1:100, 1:2000@ A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.04.05	04



**INCLUDED RELANDSCAPING SCOPE**  
 - NEW FENCE ENCLOSURE AT POOL ENTRY AIRLOCK  
 - RELANDSCAPED AREA NOM. 100m²  
 - EXISTING PATHWAY REPAIRS / CORRECTIONS



01 - PERFORMING ARTS BUILDING Reflected Ceiling Plan 1:100

NOTES

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR QS REVIEW
03	21/07/2021	JP	JM	FOR ENGINEERS COORDINATION
04	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
05	30/07/2021	JP	JM	DD REPORT ISSUE

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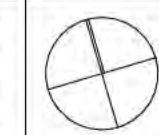
FOR  
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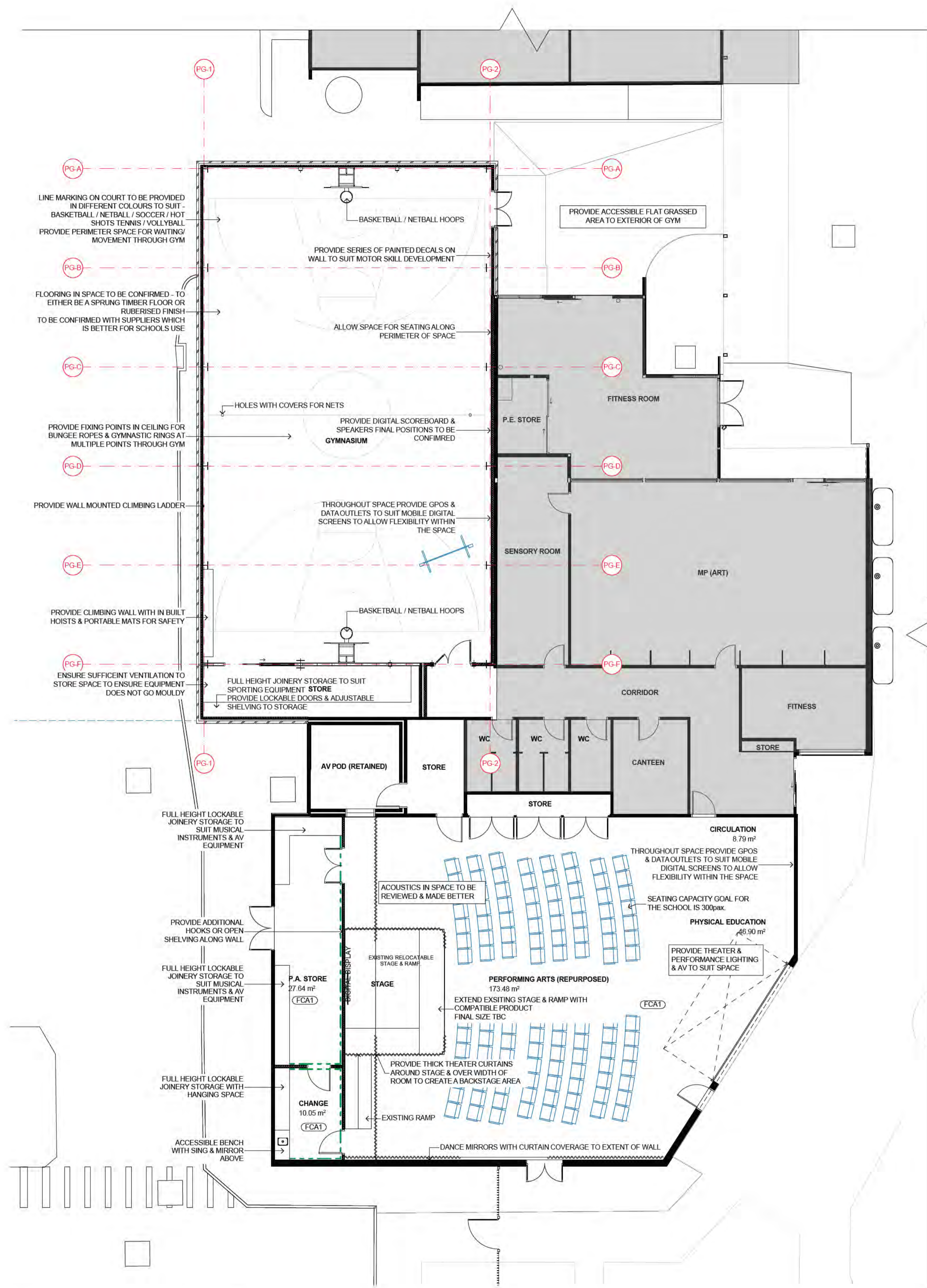
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 PROJECT  
 Barwon Valley School - Stage 2

TITLE  
 PG Reflected Ceiling Plan

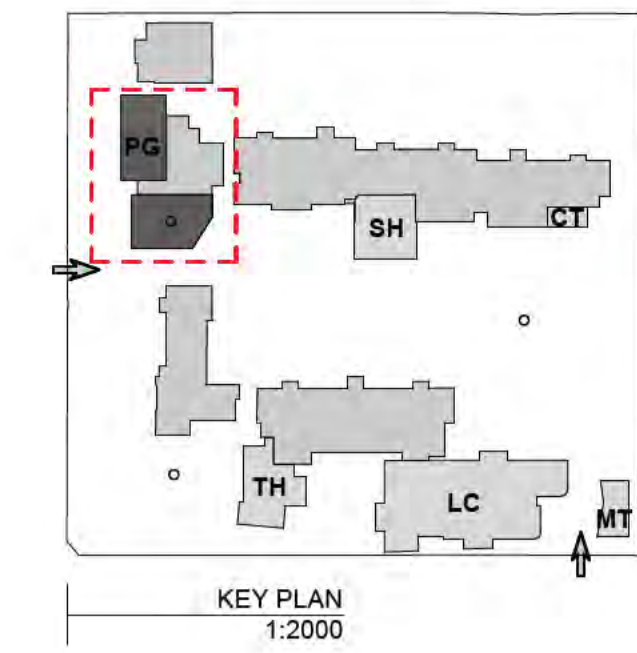
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CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.04.06	05





01 PERFORMING ARTS FURNITURE & FINISHES PLAN  
1:100



- NOTES
- INTERIORS LEGEND**
- FCAX CARPET FINISH
  - FVx VINYL
  - WMx WALK OFF MATTING
  - [Green dashed line] EXTENT OF ACOUSTIC PANELS
  - [Blue dashed line] EXTENT OF PLYWOOD PANELS
  - [Red dashed line] EXTENT OF FULL HEIGHT WALL TILES
  - [Black dashed line] DDA CIRCULATION

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	AJ	JM	DD DESIGN MEETING
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03	27/07/2021	AJ	JM	FOR BUILDING SURVEYOR
04	30/07/2021	AJ	JM	DD REPORT ISSUE

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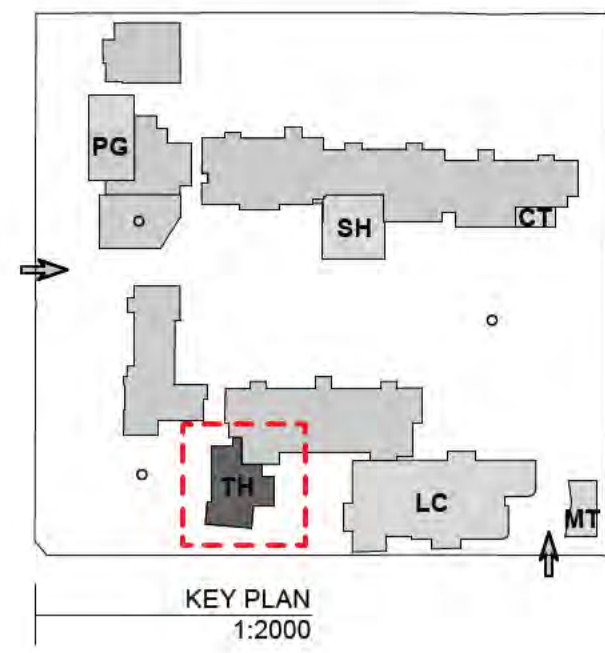
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PROJECT  
Barwon Valley School - Stage 2

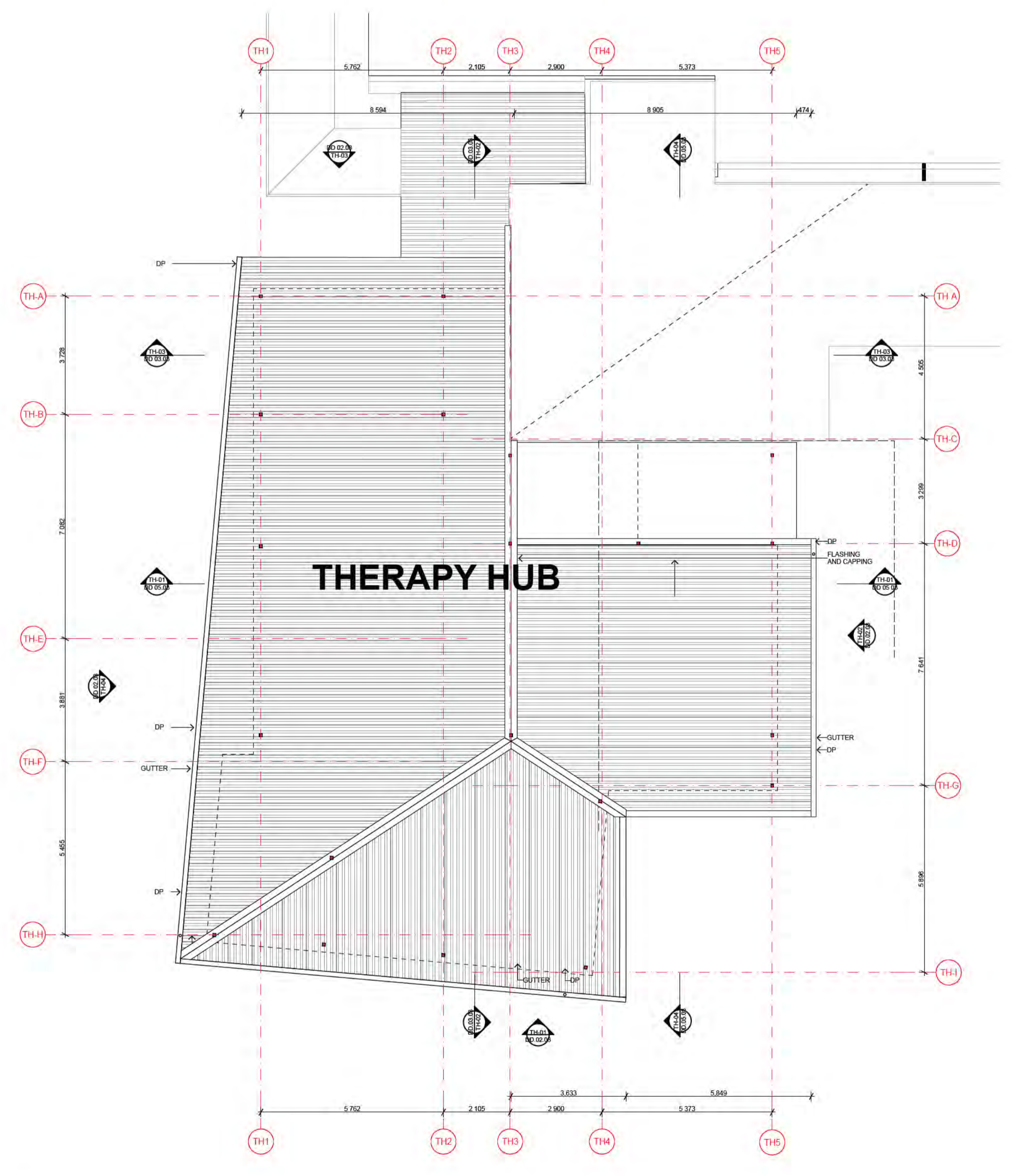
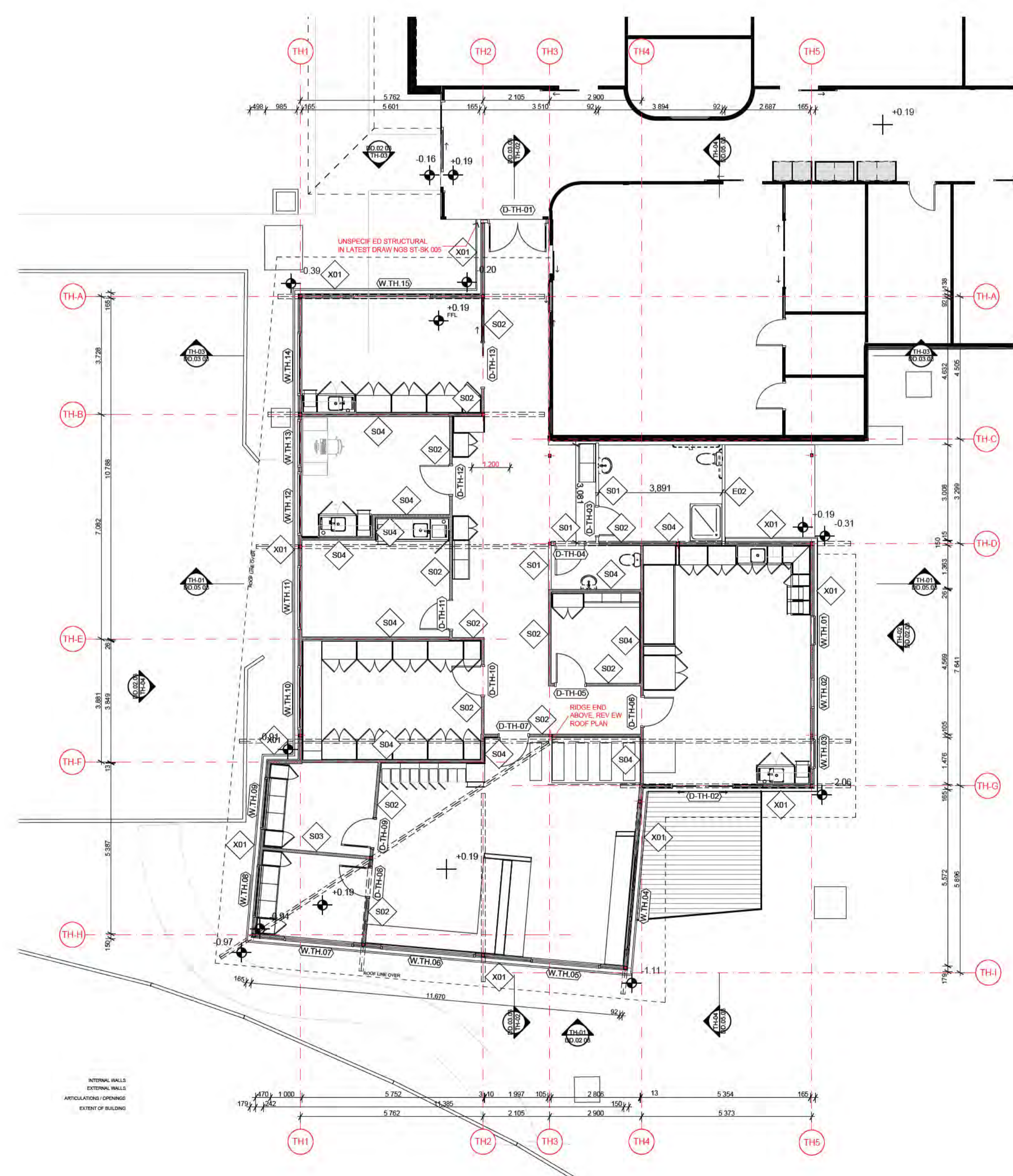
TITLE  
PG Furniture & Finishes Plan

SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.04.07	04



- NOTES
- LEGEND:
- DOOR TAG (SPACE / NUMBER)
  - WINDOW TAG (SPACE / NUMBER)
  - WALL TAG (SPACE / NUMBER)



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01	14/07/2021	JP	JM	DD DESIGN MEETING
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CAD FILE 2105 BVS Stage 2 - DD  
PROJECT  
Barwon Valley School - Stage 2

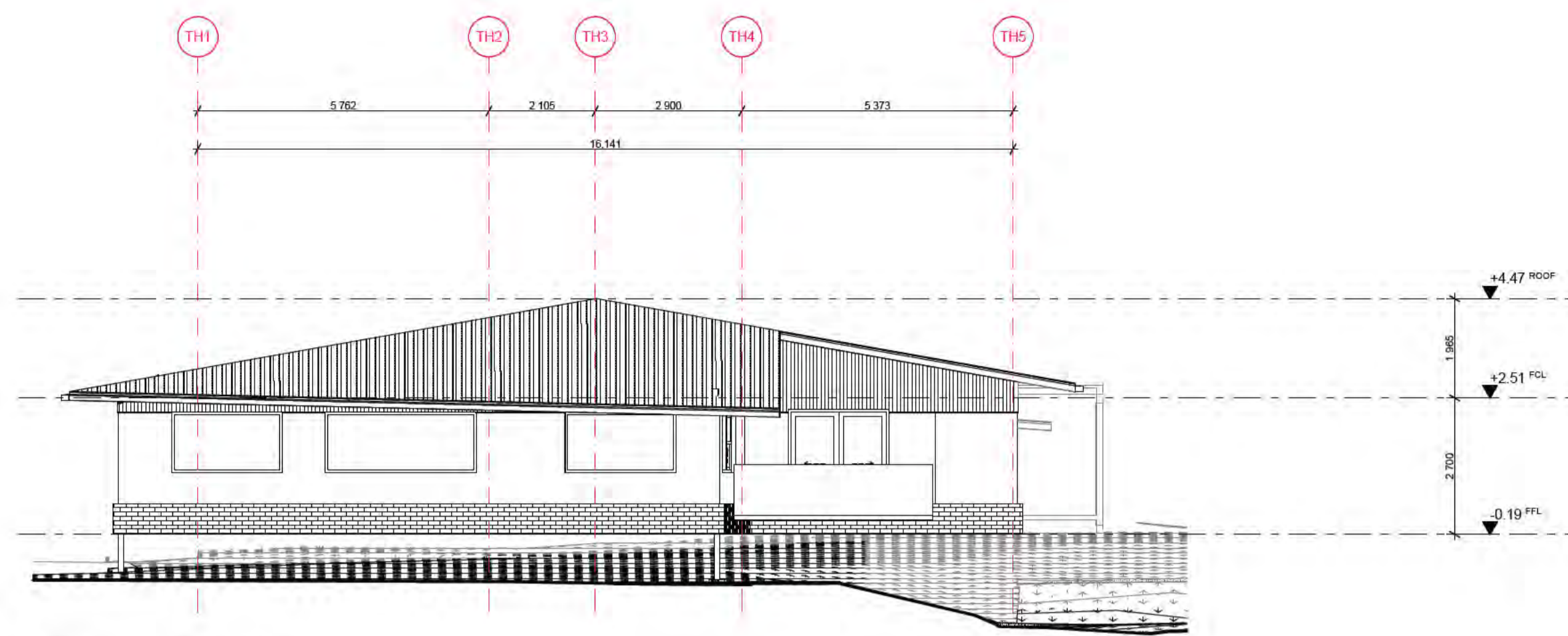
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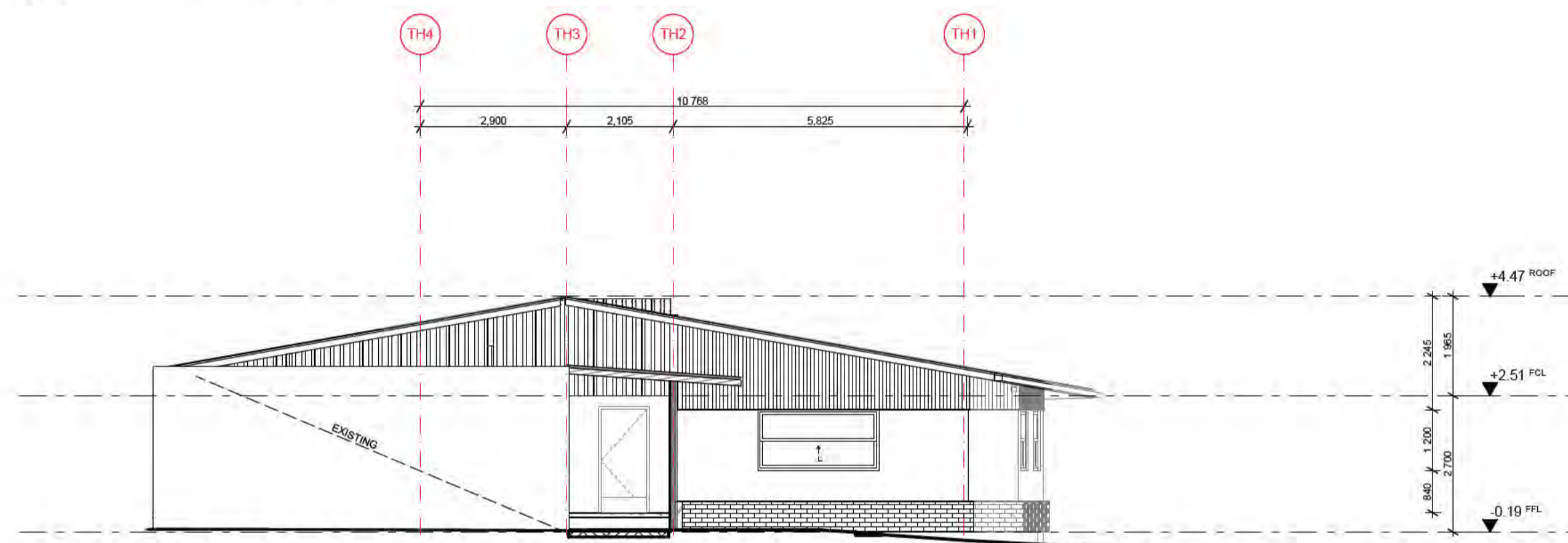
PROJECT | DWG NO. | REV  
2105 | DD.05.01 | 04

01 THERAPY HUB PLAN 1:100

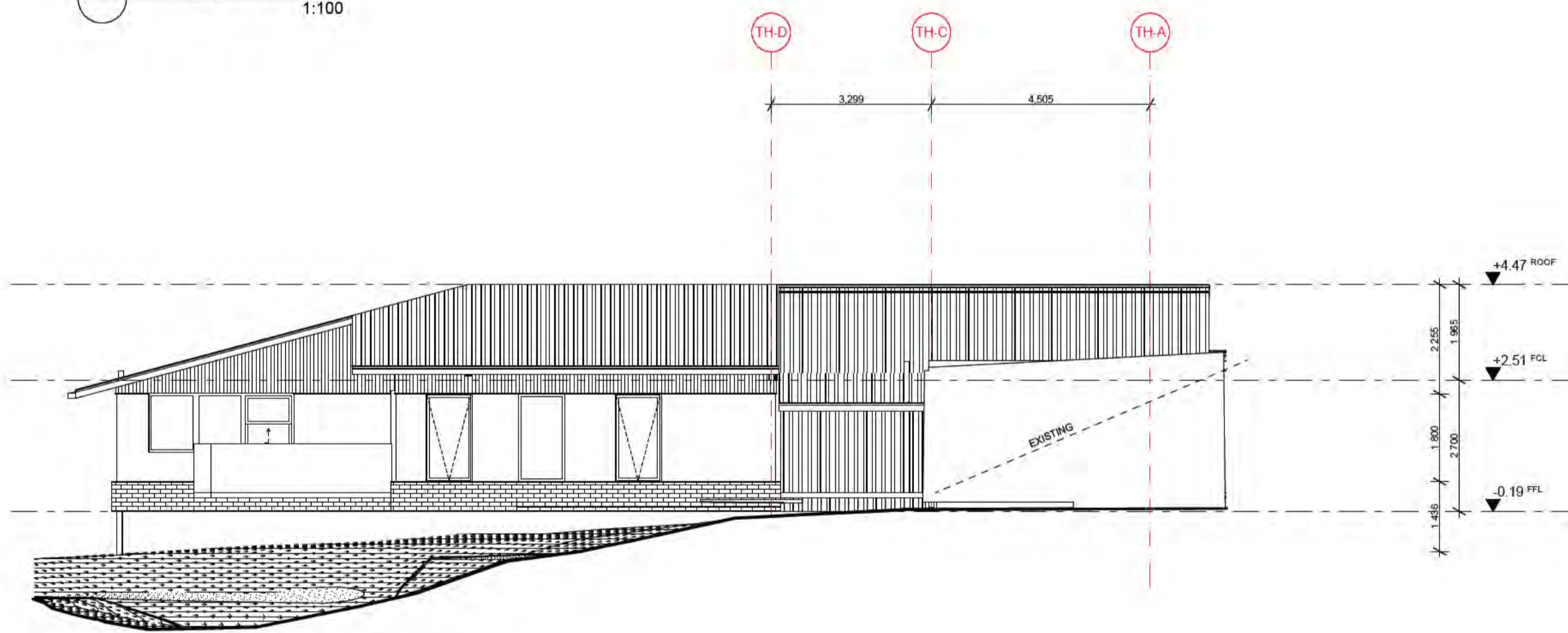
02 THERAPY ROOF PLAN 1:100



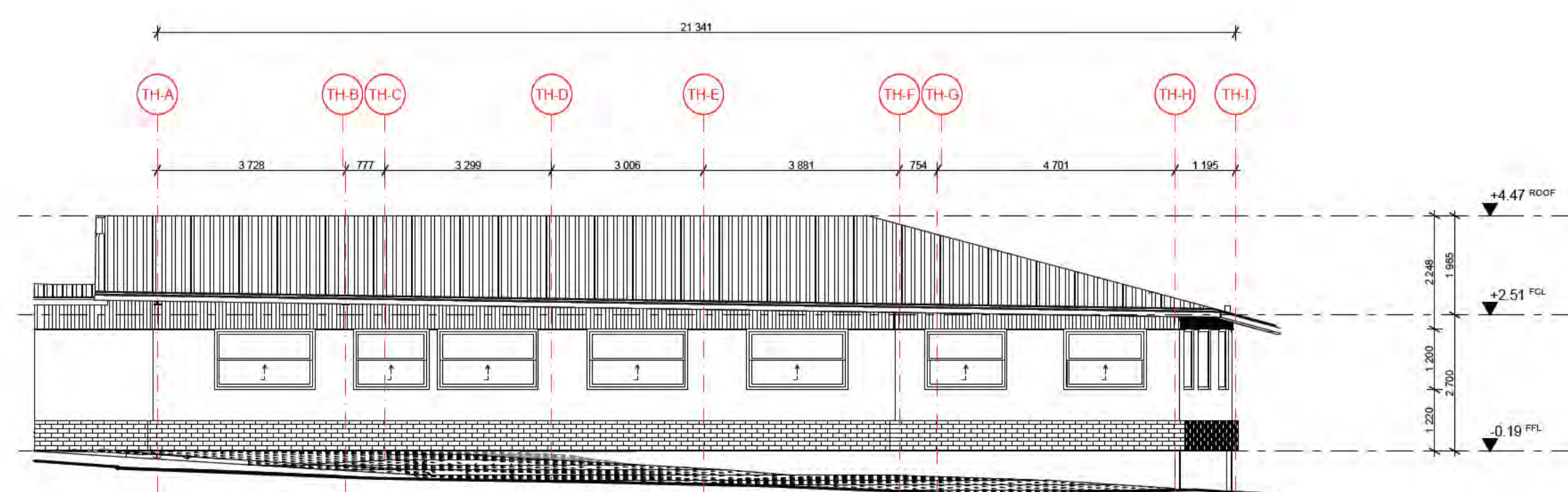
TH-01 SOUTH ELEVATION  
1:100



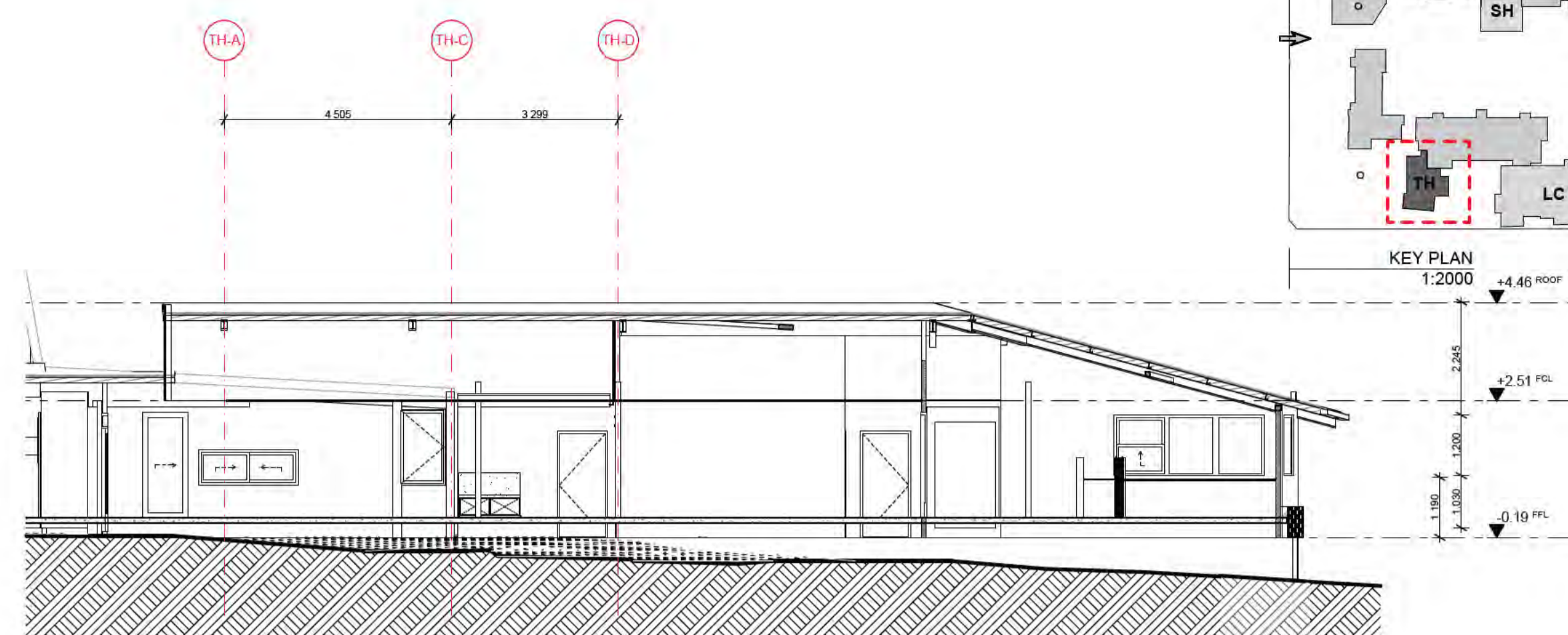
TH-03 NORTH ELEVATION  
1:100



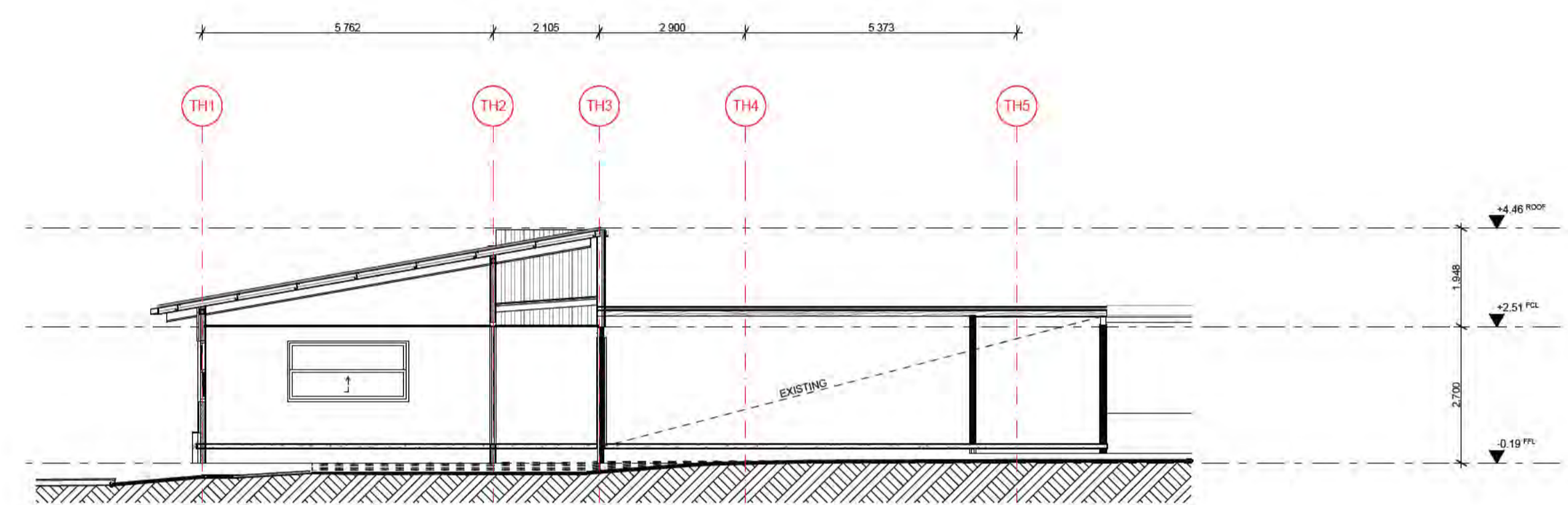
TH-02 EAST ELEVATION  
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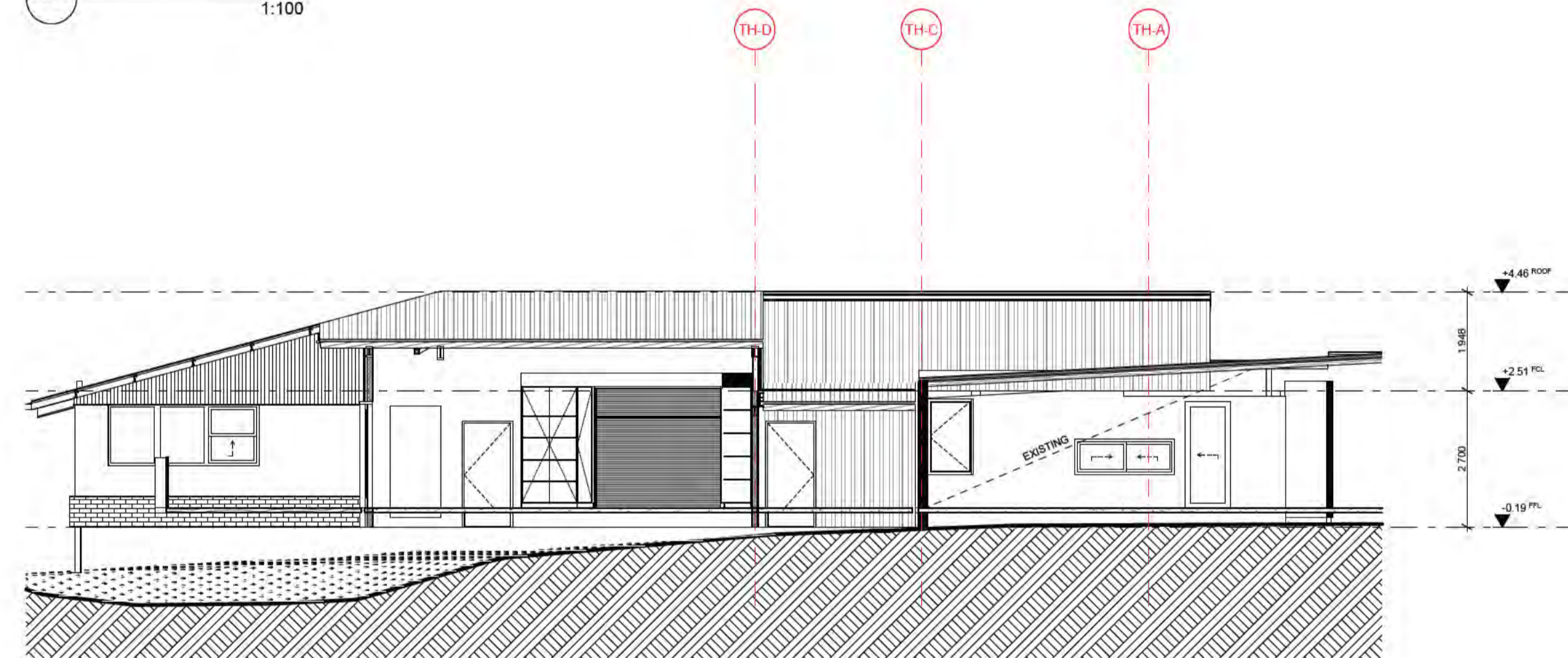
TH-04 WEST ELEVATION  
1:100



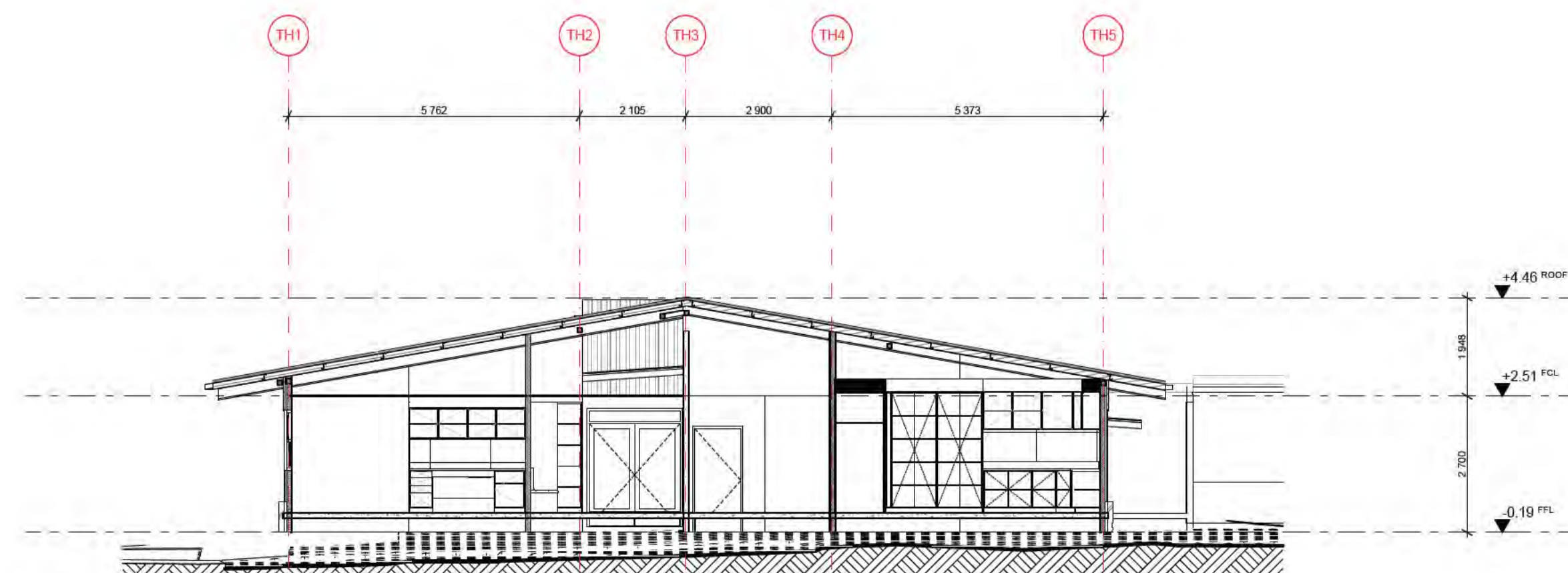
TH-02 Section  
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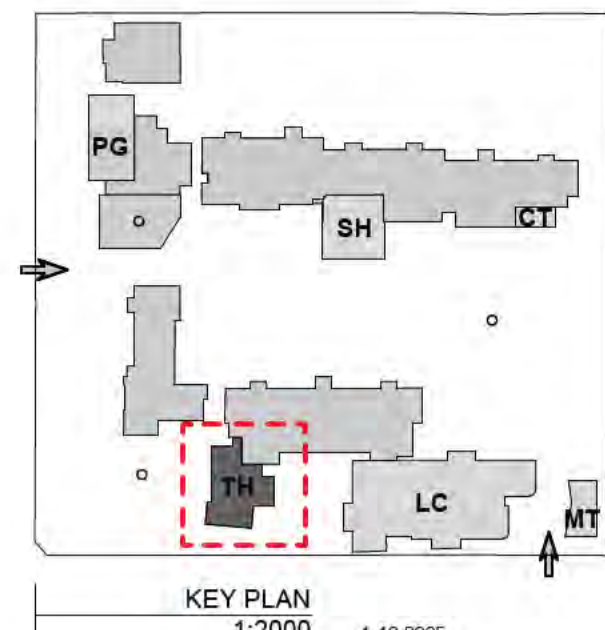
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1:100



TH-04 Section  
1:100



TH-01 Section  
1:100



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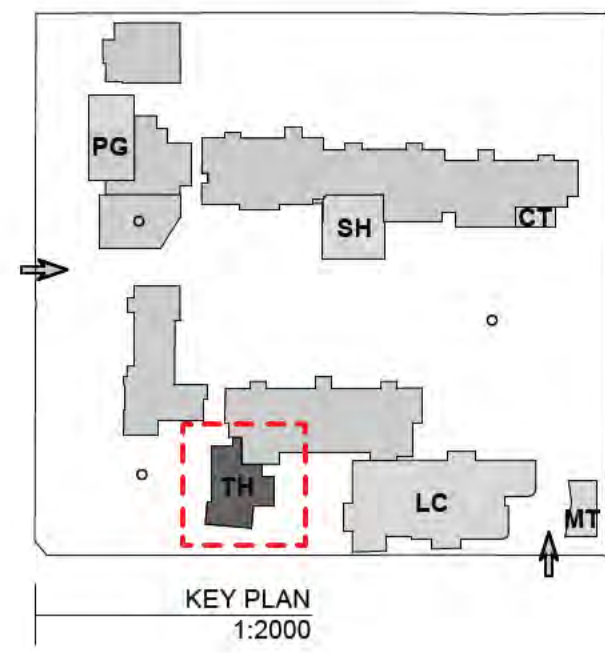
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PROJECT  
Barrow Valley School - Stage 2

TITLE  
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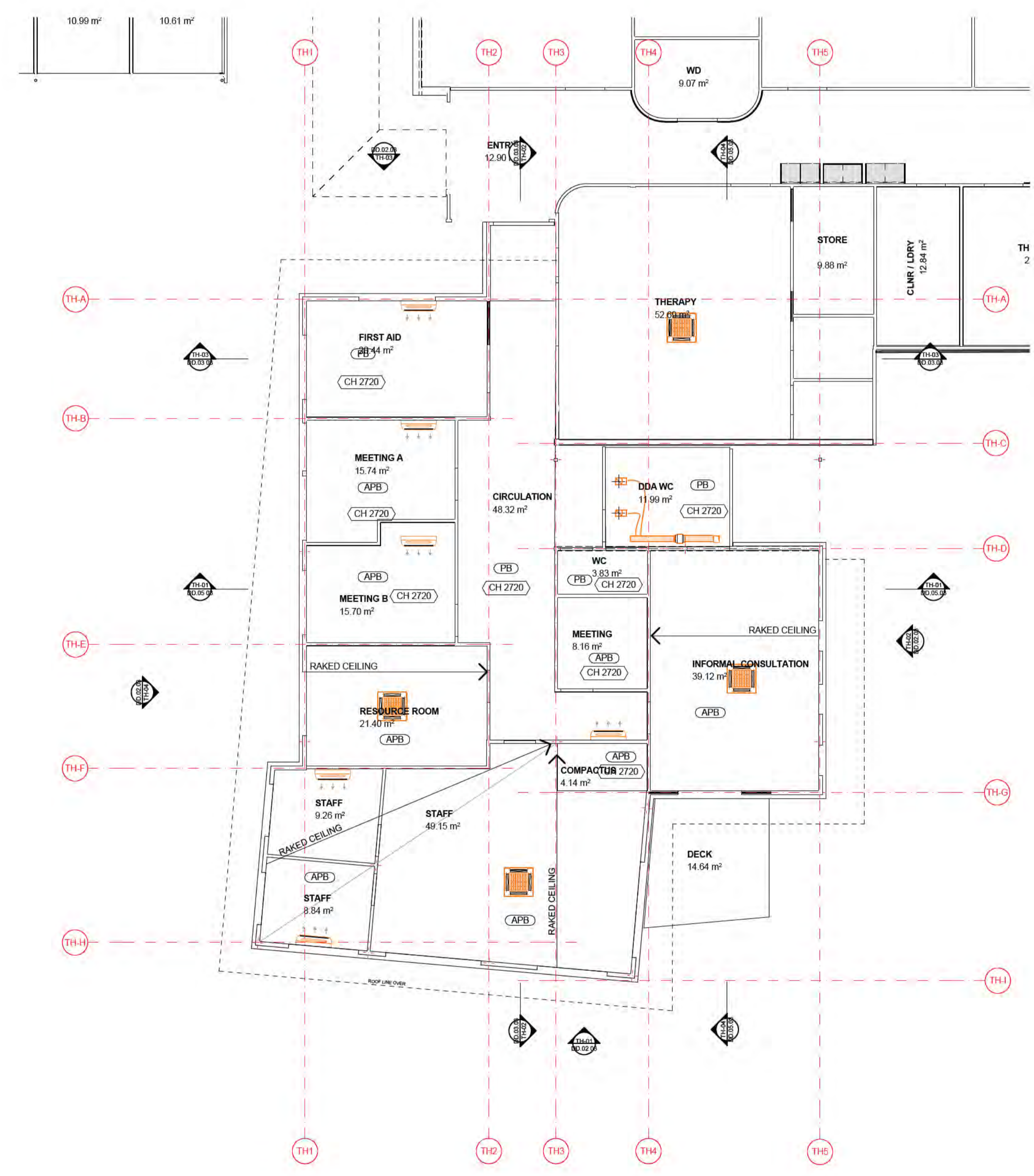
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DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.05.03	04





- NOTES
- NURSE OFFICE STORE INCLUSIONS**
    - LOCKABLE MEDICAL SUPPLIES STORAGE
    - REFRIGERATION
    - LOCKABLE MEDICATION STORAGE
  - WELLBEING STORE INCLUSIONS**
    - ADDITIONAL CLOTHING / LINEN ROOMS
    - BREAKFAST FOOD / UTENSILS STORE
    - MATERIALS
    - COUNTING SCALES



01 Therapy Reflected Ceiling Plan  
1:100

REV	DATE	BY	CH	DESCRIPTION
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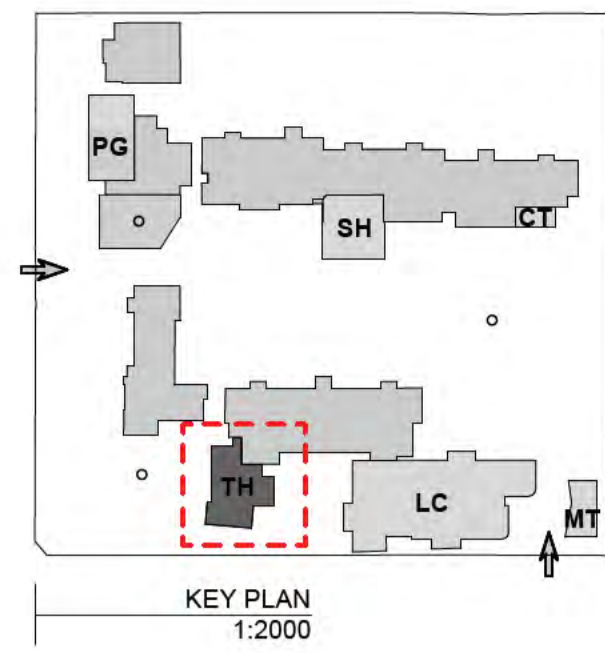
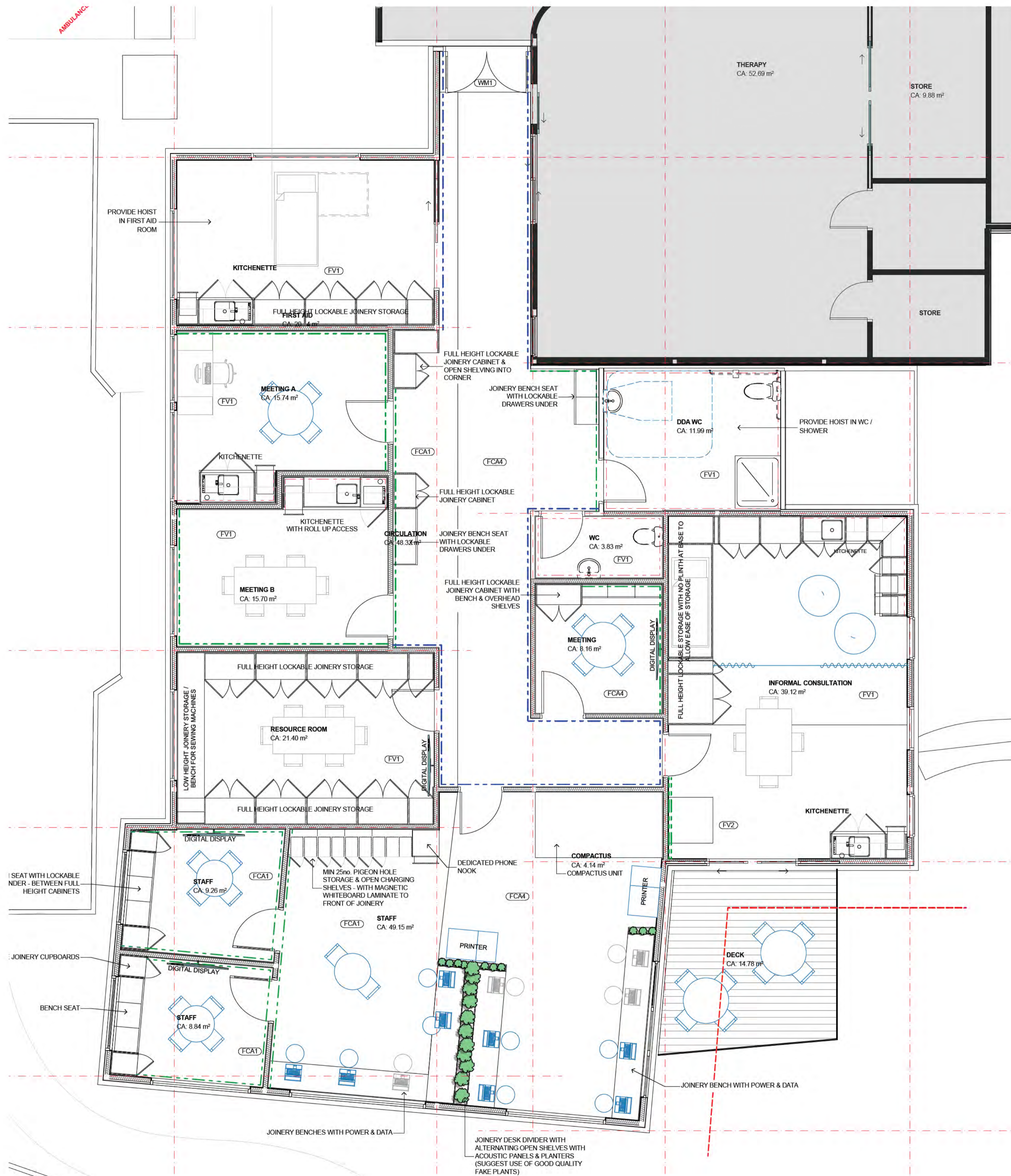
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PROJECT  
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TITLE  
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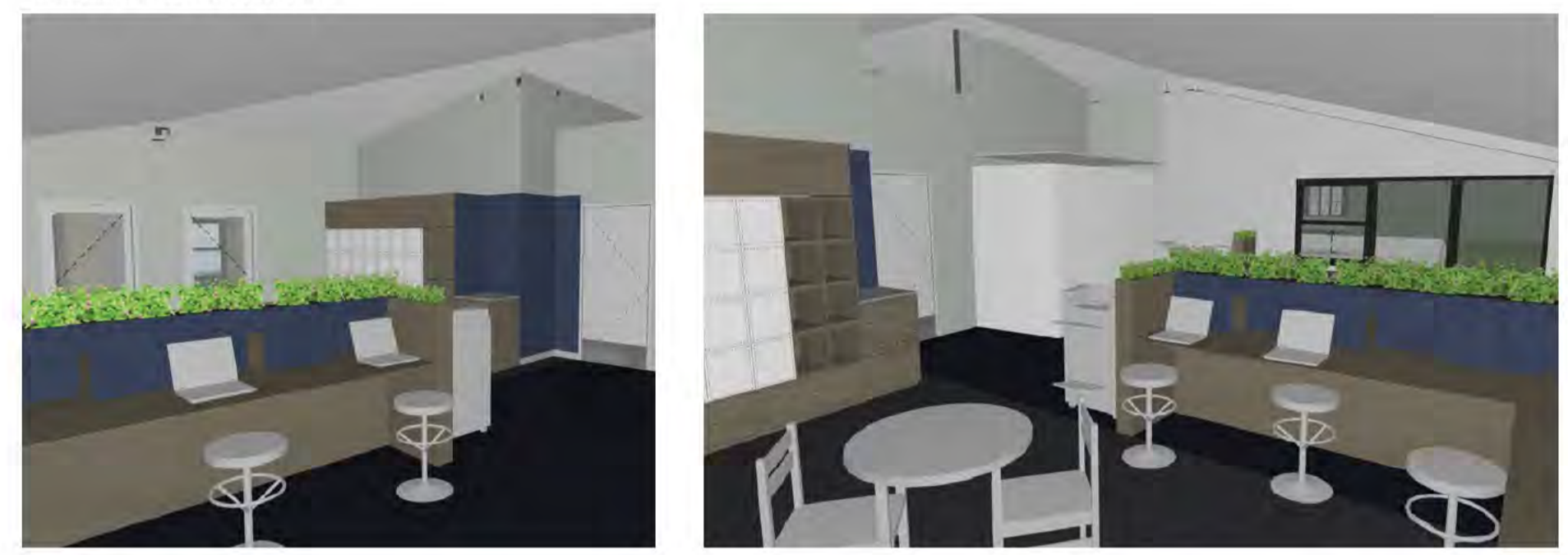
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PLOT DATE	30/07/2021	

PROJECT	DWG NO.	REV
2105	DD.05.04	05



- NOTES
- INTERIORS LEGEND**
- FCAx CARPET FINISH
  - FVx VINYL
  - WMx WALK OFF MATTING
  - [Green dashed line] EXTENT OF ACOUSTIC PANELS
  - [Blue dashed line] EXTENT OF PLYWOOD PANELS
  - [Red dashed line] EXTENT OF FULL HEIGHT WALL TILES
  - [Blue dashed line] DDA CIRCULATION

CONCEPT IMAGES - STAFF ROOM



PROPOSED FINISHES



JOINERY FINISHES TO BE SIMILAR TO WHAT WAS DONE IN STAGE 1 (BELOW) WALL PANNELLING TO CONTINUE IN HALLWAYS PROVIDE ACOUSTIC PANELS IN CLASSROOMS & MEETING ROOMS IN A SIMPLIFIED PATTERN

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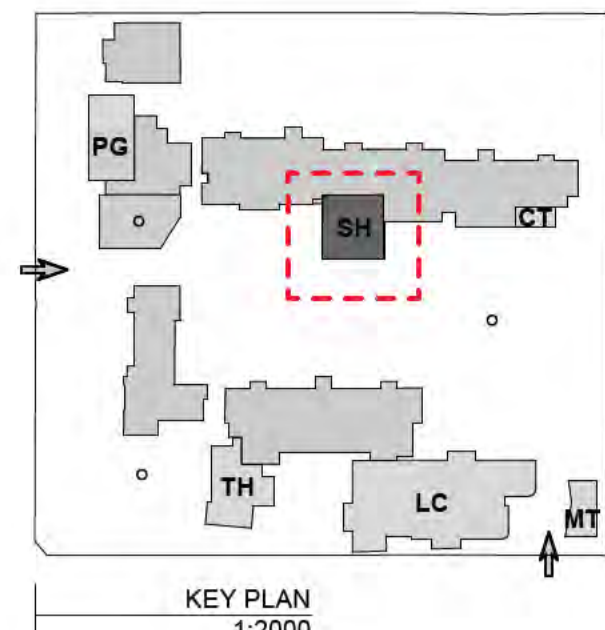
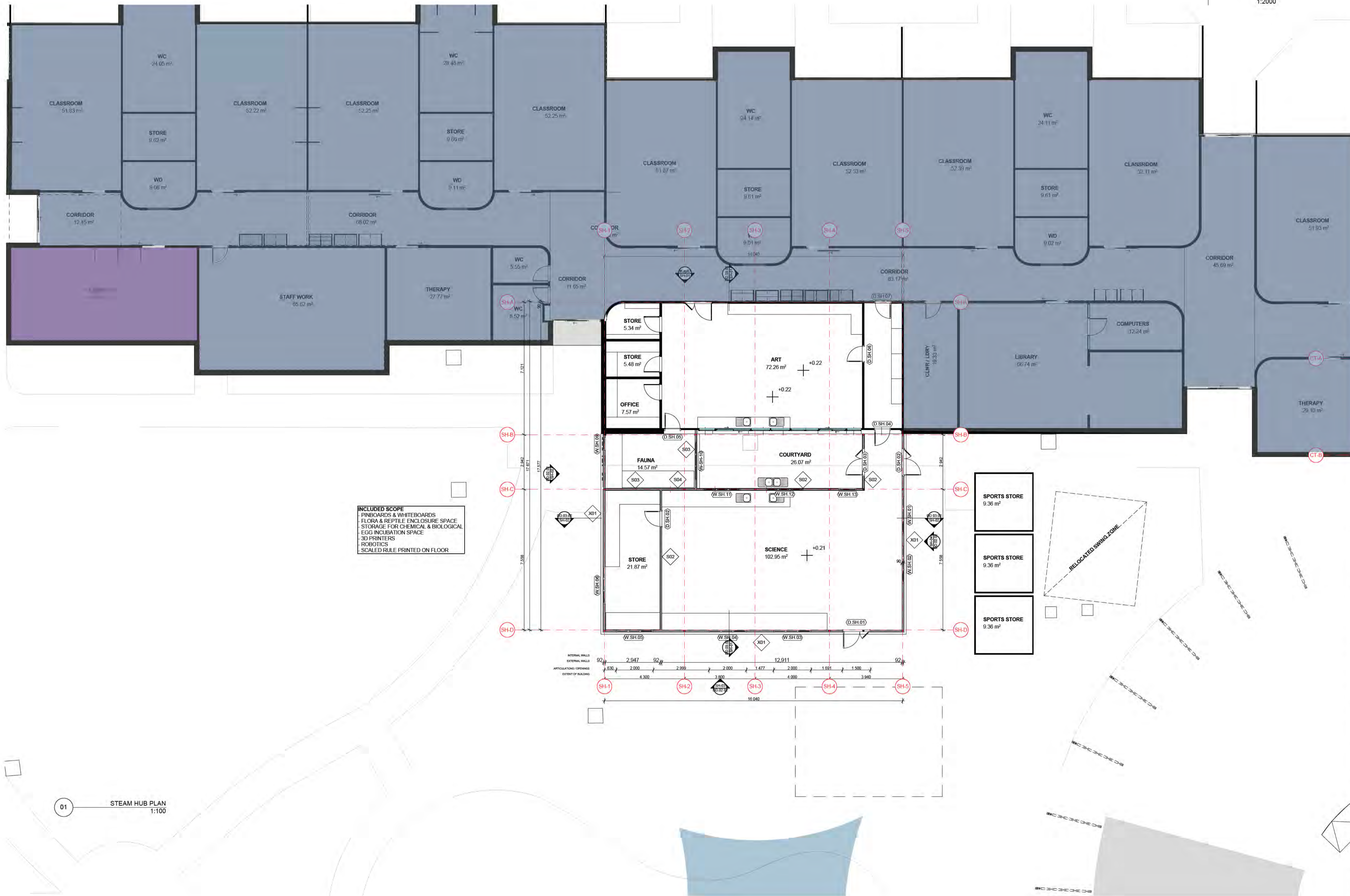
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CAD FILE 2105 BVS Stage 2 - DD  
 PROJECT  
 Barwon Valley School - Stage 2

TITLE  
 TH Furniture & Finishes Plan

SCALE	1:50, 1:200@A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	30/07/2021	

PROJECT	DWG NO.	REV
2105	DD.05.05	04



**INCLUDED SCOPE**  
 - PINBOARDS & WHITEBOARDS  
 - FLORA & REPTILE ENCLOSURE SPACE  
 - STORAGE FOR CHEMICAL & BIOLOGICAL  
 - EGG INCUBATION SPACE  
 - 3D PRINTERS  
 - ROBOTICS  
 - SCALED RULE PRINTED ON FLOOR

01 STEAM HUB PLAN  
1:100

**NOTES**

**LEGEND:**

- DOOR TAG (SPACE / NUMBER)
- WINDOW TAG (SPACE / NUMBER)
- WALL TAG (SPACE / NUMBER)

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 ABN 44 005 000 859 ARBV 50053

**PROJECT ADDRESS**  
 76-94 Laura Ave, Belmont VIC 3216

**FOR**  
 Victorian School Building Authority

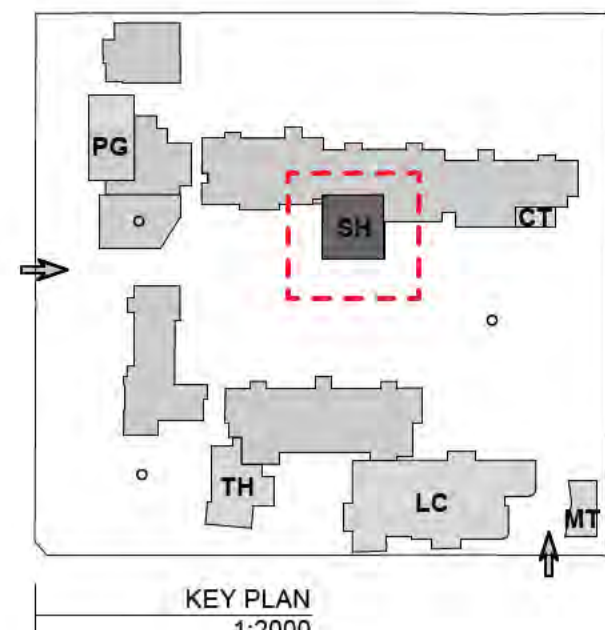
**CAD FILE** 2105 BVS Stage 2 - DD

**PROJECT**  
 Barwon Valley School - Stage 2

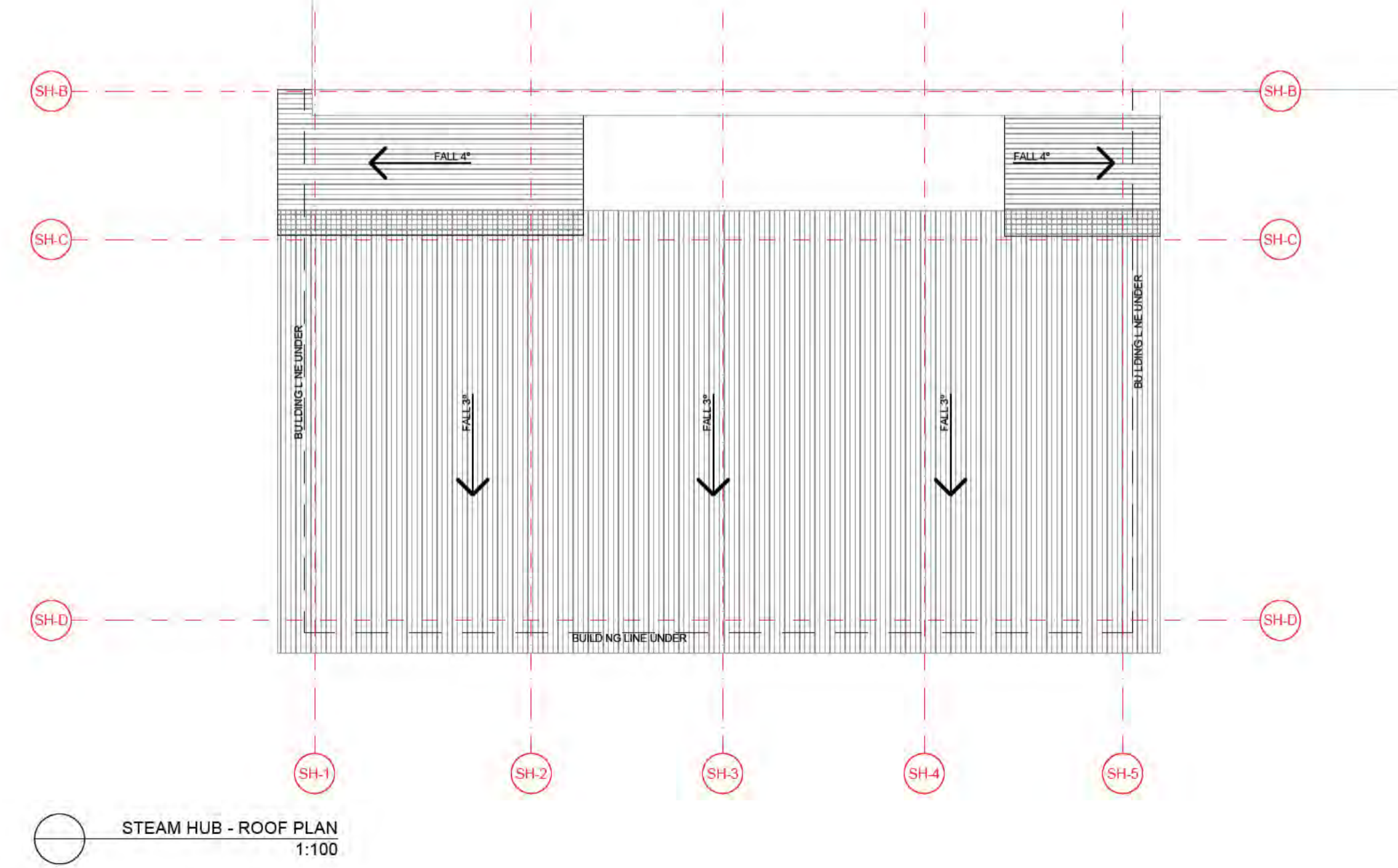
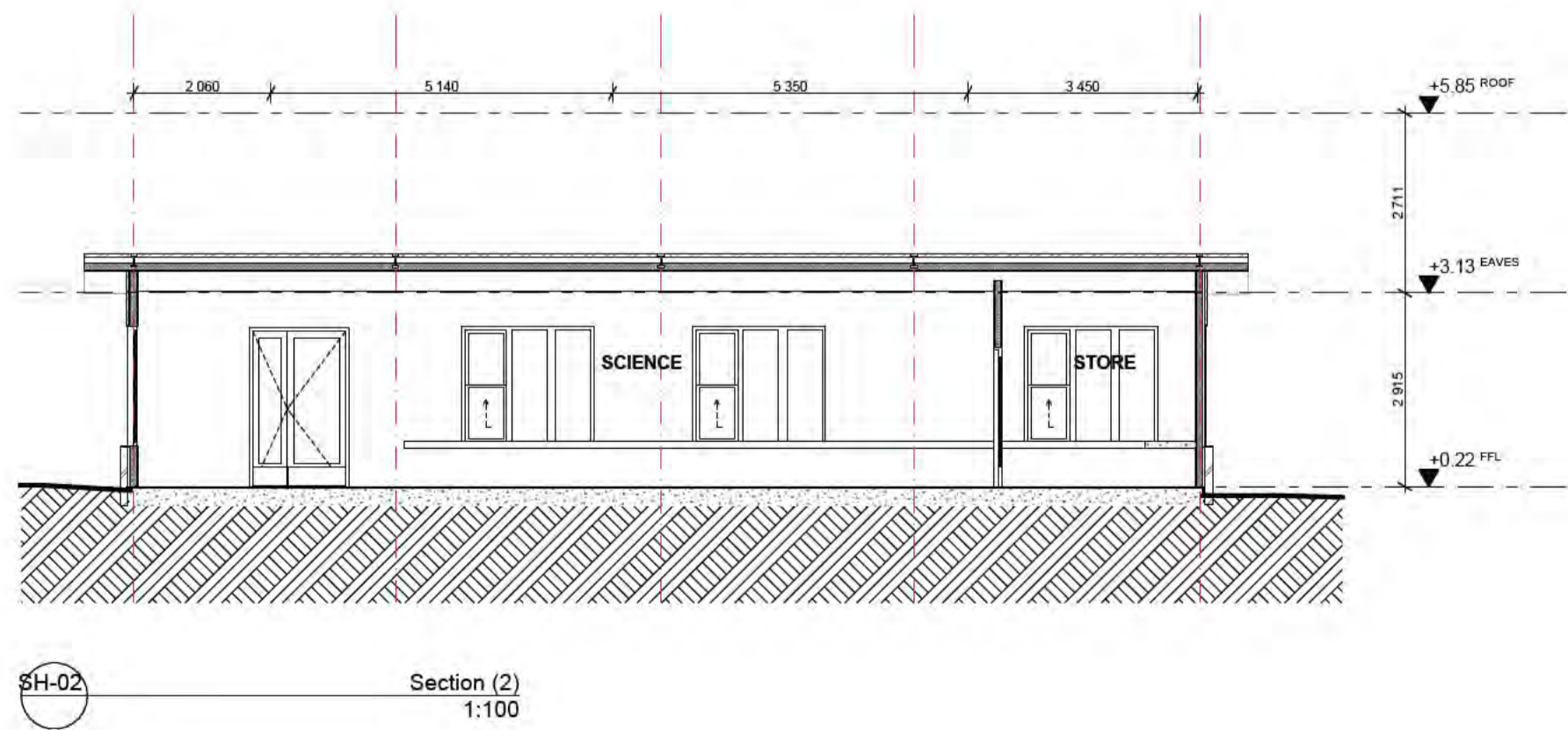
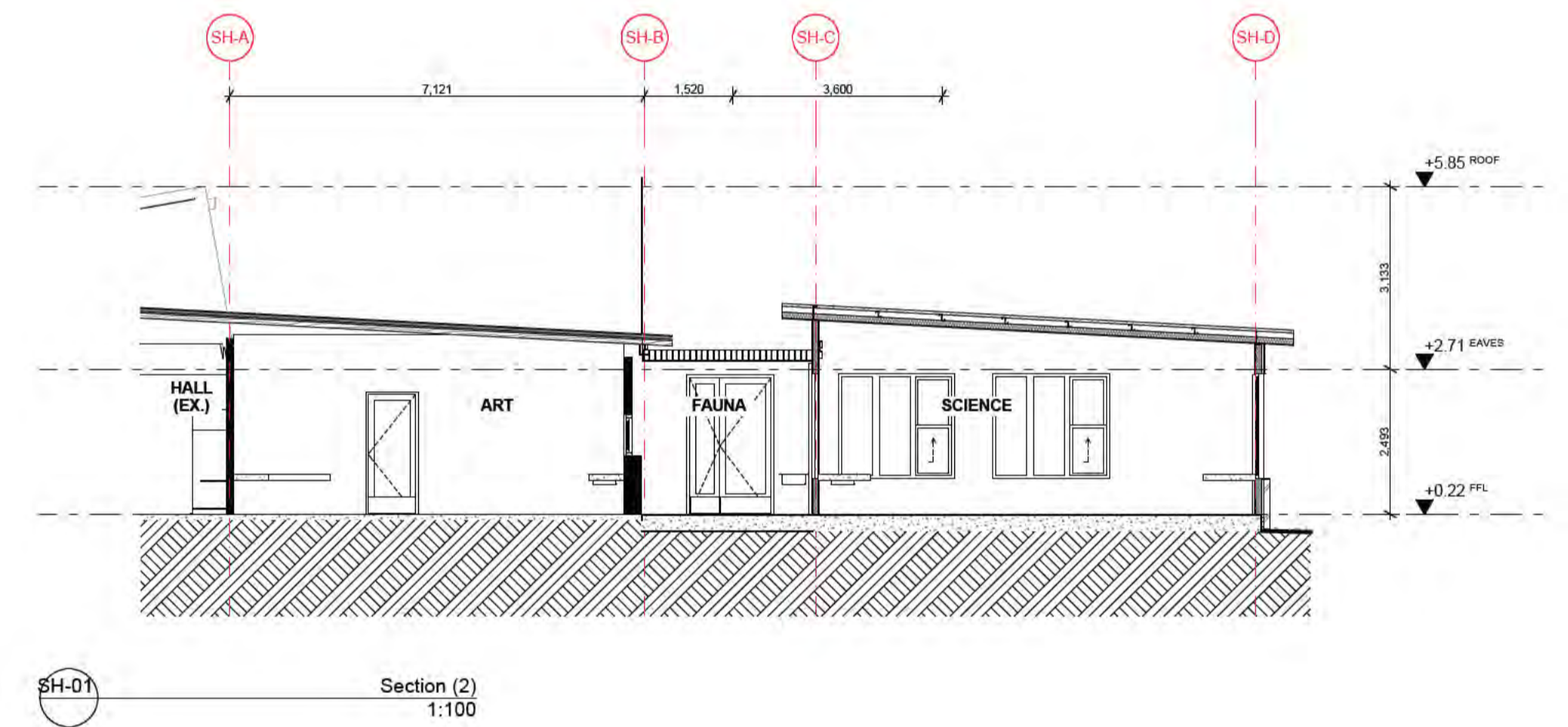
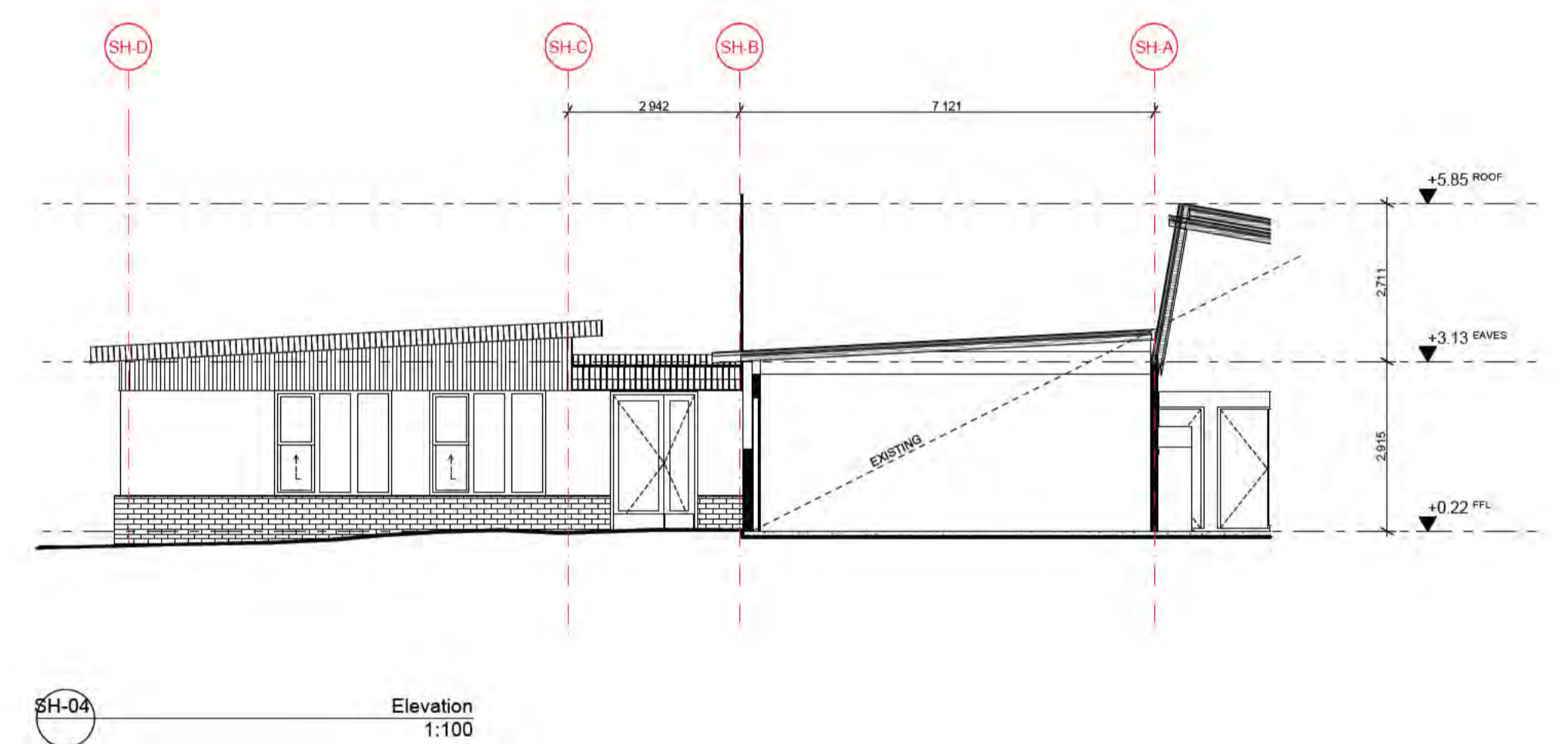
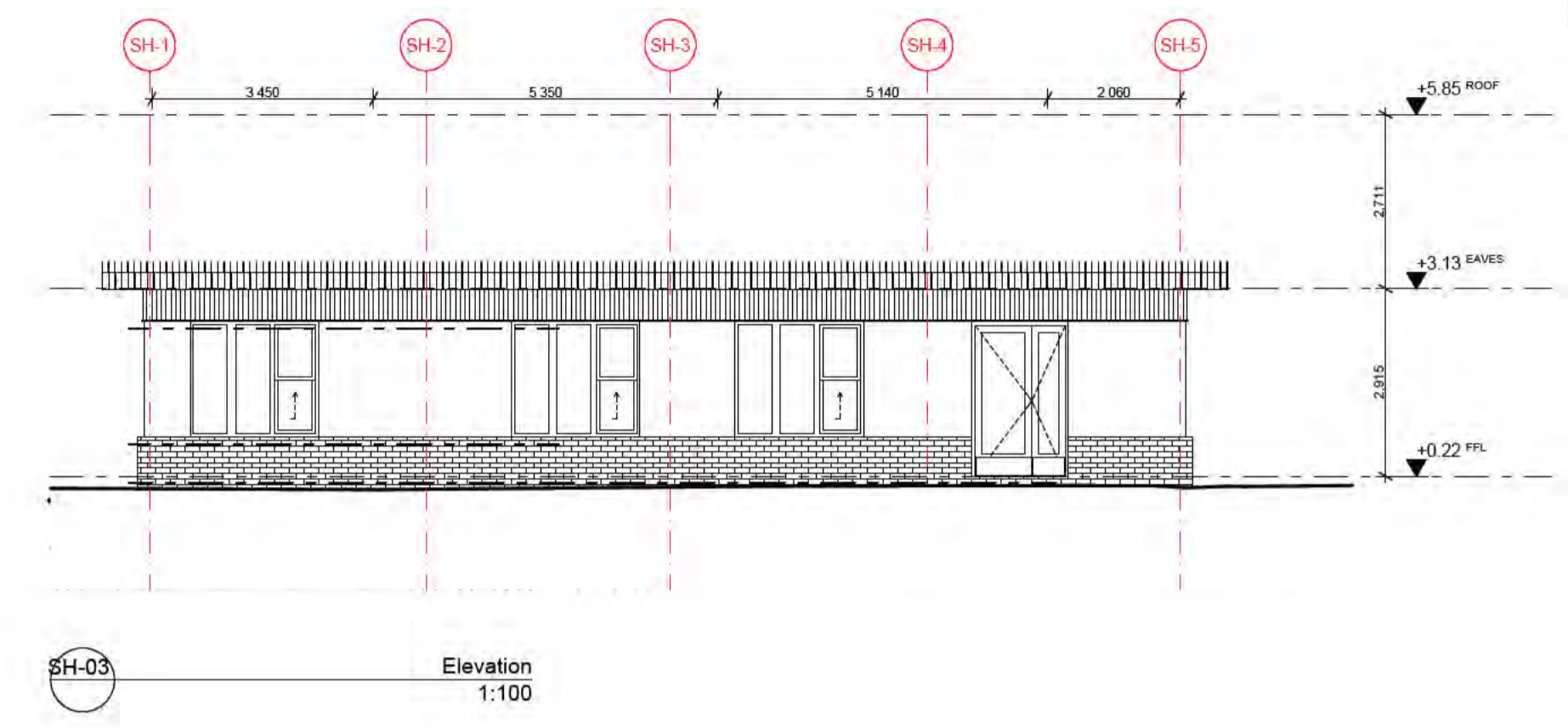
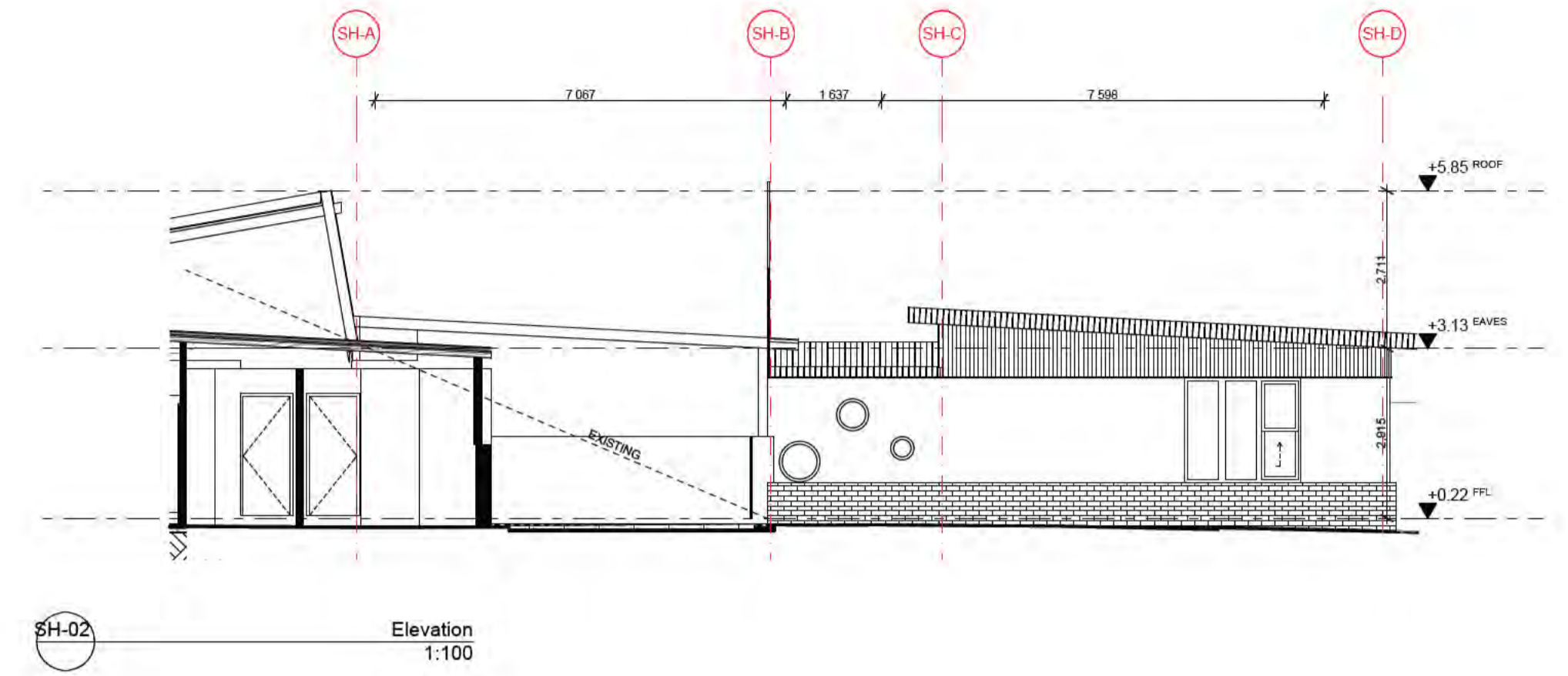
**TITLE**  
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SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.06.01	04



NOTES



REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR GS REV EMT
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
04	30/07/2021	JP	JM	DD REPORT ISSUE

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FOR  
**Victorian School Building Authority**

CAD FILE 2105 BVS Stage 2 - DD  
PROJECT  
**Barwon Valley School - Stage 2**

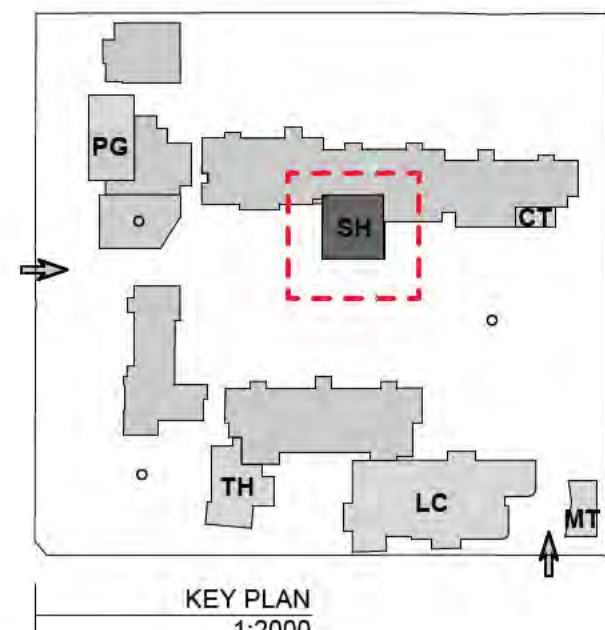
TITLE  
**SH Elevations and Sections**

SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	2/08/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.06.02</b>	<b>04</b>



01 STEAM HUB PLAN  
1:100



NOTES

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR QS REVIEW
03	21/07/2021	JP	JM	FOR ENGINEERS COORDINATION
04	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
05	30/07/2021	JP	JM	DD REPORT ISSUE

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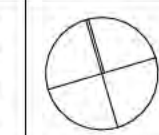
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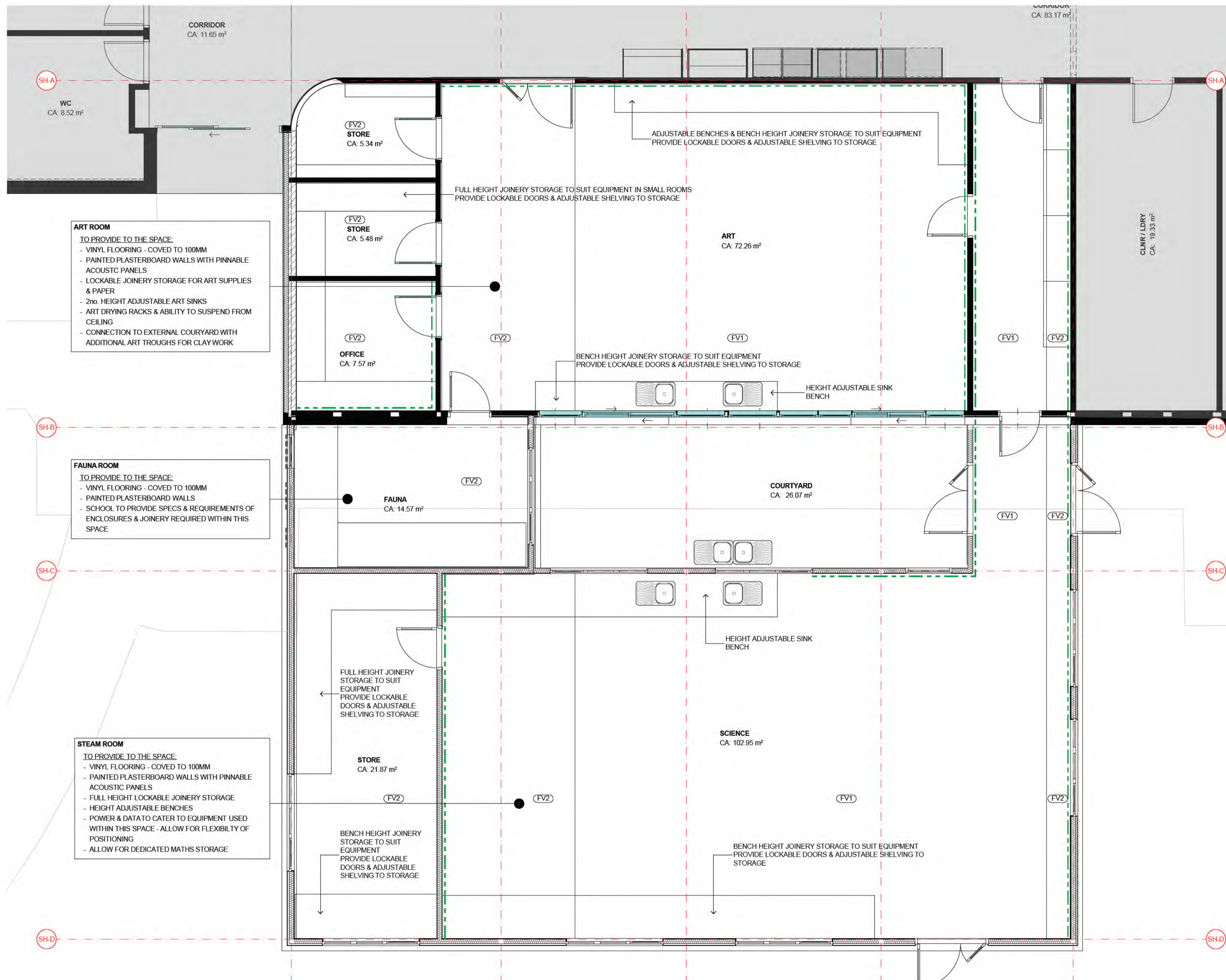
PROJECT  
**Barwon Valley School - Stage 2**

TITLE  
**SH Reflected Ceiling Plan**

SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.06.03</b>	<b>05</b>

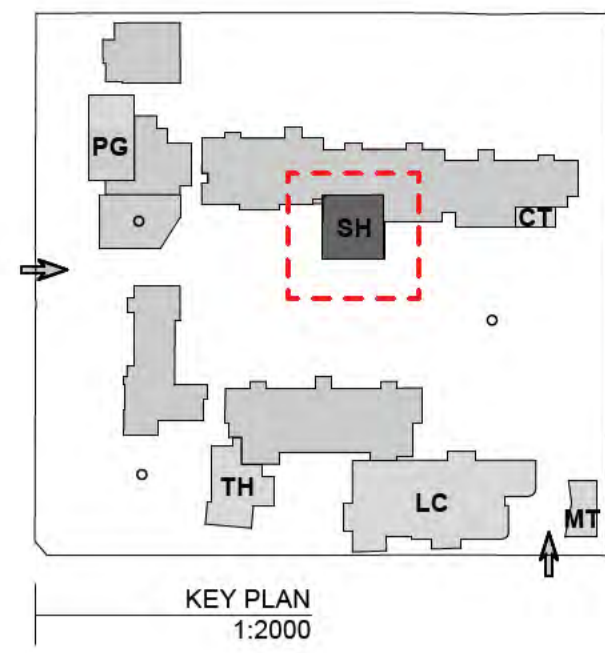




**ART ROOM**  
 TO PROVIDE TO THE SPACE:  
 - VINYL FLOORING - COVERED TO 100MM  
 - PAINTED PLASTERBOARD WALLS WITH PINNABLE ACOUSTIC PANELS  
 - LOCKABLE JOINERY STORAGE FOR ART SUPPLIES & PAPER  
 - 2no. HEIGHT ADJUSTABLE ART SINKS  
 - ART DRYING RACKS & ABILITY TO SUSPEND FROM CEILING  
 - CONNECTION TO EXTERNAL COURTYARD WITH ADDITIONAL ART TROUGHS FOR CLAY WORK

**FAUNA ROOM**  
 TO PROVIDE TO THE SPACE:  
 - VINYL FLOORING - COVERED TO 100MM  
 - PAINTED PLASTERBOARD WALLS  
 - SCHOOL TO PROVIDE SPECS & REQUIREMENTS OF ENCLOSURES & JOINERY REQUIRED WITHIN THIS SPACE








**STEAM ROOM**  
 TO PROVIDE TO THE SPACE:  
 - VINYL FLOORING - COVERED TO 100MM  
 - PAINTED PLASTERBOARD WALLS WITH PINNABLE ACOUSTIC PANELS  
 - FULL HEIGHT LOCKABLE JOINERY STORAGE  
 - HEIGHT ADJUSTABLE BENCHES  
 - POWER & DATA TO CATER TO EQUIPMENT USED WITHIN THIS SPACE - ALLOW FOR FLEXIBILITY OF POSITIONING  
 - ALLOW FOR DEDICATED MATHS STORAGE



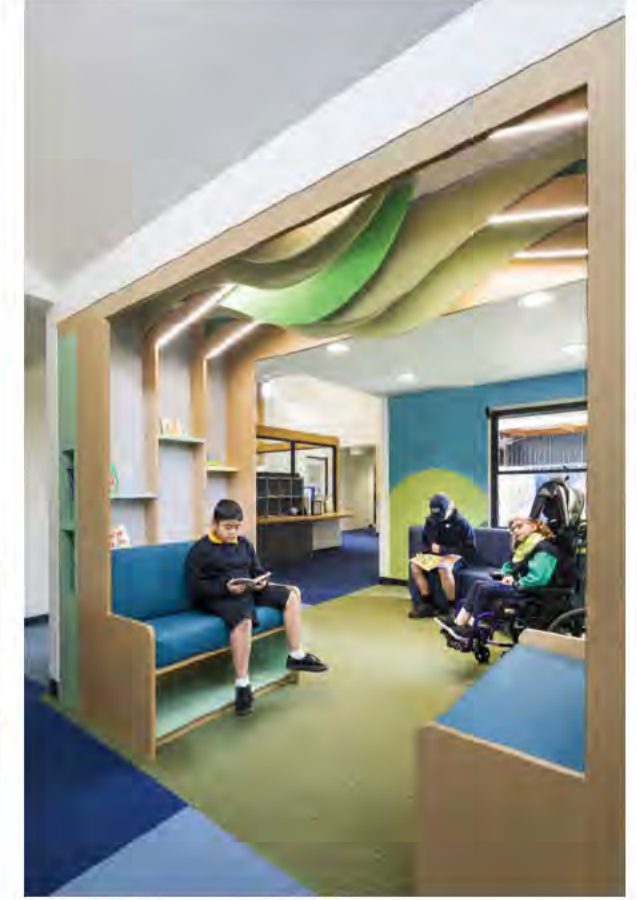
- NOTES**
- INTERIORS LEGEND**
- FCAX CARPET FINISH
  - FVx VINYL
  - WMx WALK OFF MATTING
  - [Green dashed line] EXTENT OF ACOUSTIC PANELS
  - [Blue dashed line] EXTENT OF PLYWOOD PANELS
  - [Red dashed line] EXTENT OF FULL HEIGHT WALL TILES
  - [Blue dashed line] DDA CIRCULATION

01 STEAM HUB FURNITURE & FINISHES PLAN 1:50

**PROPOSED FINISHES**

			
<b>FCA1: FLOCKED CARPET</b> METRO GREY	<b>FCA2: FLOCKED CARPET</b> METRO MOSS	<b>FCA3: FLOCKED CARPET</b> METRO LAGOON	<b>FCA4: FLOCKED CARPET</b> METRO INDIGO
			
<b>FV1: SHEET VINYL</b> CAMDEN GREY	<b>FV2: SHEET VINYL</b> MOSSMAN	<b>PIN1: PINBOARD</b> FRESH PINEAPPLE	

**JOINERY FINISHES**  
 TO BE SIMILAR TO WHAT WAS DONE IN STAGE 1 (RIGHT) WALL PANNELLING TO CONTINUE IN HALLWAYS  
 PROVIDE ACOUSTIC PANELS IN CLASSROOMS & MEETING ROOMS IN A SIMPLIFIED PATTERN



REV	DATE	BY	CHK	DESCRIPTION
01	14/07/2021	AJ	JM	DD DESIGN MEETING
02	16/07/2021	AJ	JM	FOR GS REVIEW
03	27/07/2021	AJ	JM	FOR BUILDING SURVEYOR
04	30/07/2021	AJ	JM	DD REPORT ISSUE

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FOR  
 Victorian School Building Authority

CAD FILE 2105 BVS Stage 2 - DD  
 PROJECT  
 Barwon Valley School - Stage 2

TITLE  
 SH Furniture & Finishes Plan

SCALE	1:50, 1:2000@A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	30/07/2021	

PROJECT	DWG NO.	REV
2105	DD.06.04	04

WALL SCHEDULE					
Element ID	Building Materials (All)	THICKNESS (m)	2D Plan Preview	2D Cross Section Preview	Sound Transmission Class
B01	Brick Black, Air Space - Frame, Timber Stud + Insulation, Plasterboard - Wall	263			
E01	Cladding - Corrugated Walling, Steel - Stud, Gypsum Plasterboard	188			
E02	Cladding - WALL BAND BLACK, Steel - Stud, Gypsum Plasterboard	115			
E03	Corrugated Cladding - WHITE, Cavity Space - Batten, Membrane - Rainproof, Plasterboard - Wall, Fire Proofing, Steel - Stud + Insulation, Plasterboard - Wall	173			
S01	Gypsum Plasterboard, Steel - Stud, Gypsum Plasterboard	118			Rw30

WALL SCHEDULE					
Element ID	Building Materials (All)	THICKNESS (m)	2D Plan Preview	2D Cross Section Preview	Sound Transmission Class
S02	Plasterboard - Wall, Steel - Stud + Insulation, Plasterboard - Wall	118			Rw35
S03	Plasterboard - Wall, Plasterboard - Wall, Steel - Stud + Insulation, Plasterboard - Wall	131			Rw40
S04	Plasterboard - Wall, Plasterboard - Wall, Steel - Stud + Insulation, Plasterboard - Wall, Plasterboard - Wall	144			Rw45
S05	Plasterboard - Wall, Plasterboard - Wall, Steel - Stud + Insulation, Air Space, Steel - Stud + Insulation, Plasterboard - Wall, Plasterboard - Wall	318			Rw50-55
X01	Gypsum Plasterboard WHITE, Cladding - WALL BAND BLACK, Brick - Finish, Corrugated Cladding - GULLY, Steel - Stud + Insulation, Air Space - Frame, Air Space - Frame	253			
X02	Gypsum Plasterboard WHITE, Brick - Finish, Corrugated Cladding - GULLY, Steel - Stud + Insulation, Air Space - Frame, Cladding - WALL BAND BLACK	263			

NOTES

- WALL LEGEND:**  
 C - CONCRETE WALL  
 B - BRICK BLOCK WALL  
 E - EXTERNAL WALL  
 S - STUD WALL  
 L - LINING  
 F - FENCE  
 X - COMPLEX PROFILE

REV	DATE	BY	CH	DESCRIPTION
01	27/07/2021	JP	JM	FOR BUILDING SURVEYOR
02	30/07/2021	JP	JM	DD REPORT ISSUE

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FOR  
 Victorian School Building Authority

CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
 Barwon Valley School - Stage 2

TITLE  
 Walls Schedule

SCALE	1:1, 1:100@ A1
DRAWN	JP
CHECKED	JM
PLOT DATE	30/07/2021

PROJECT	DWG NO.	REV
2105	DD.07.01	02



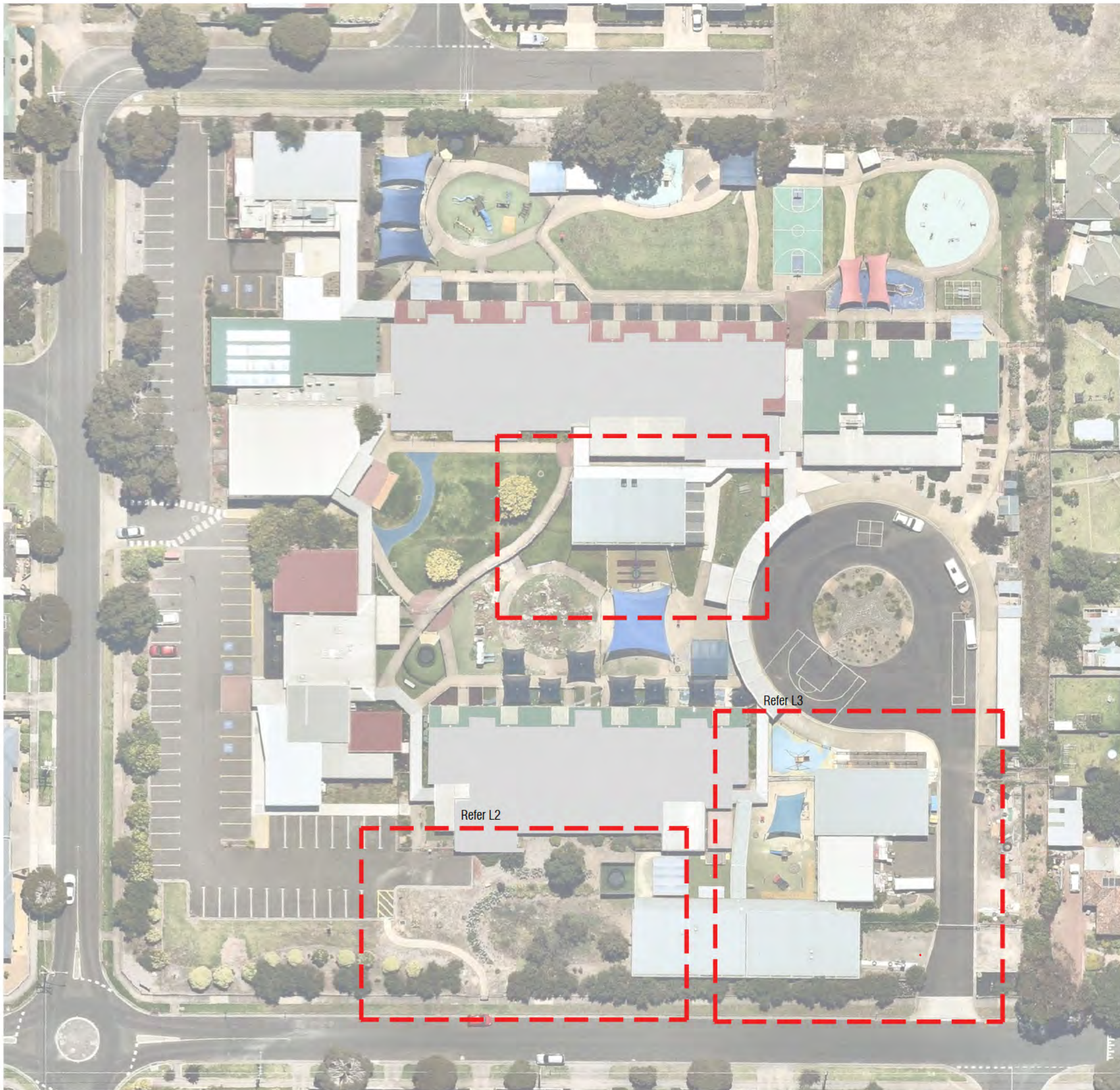








No.	Issue	Drawn	Date
01	Preliminary	NS	27.07.2021



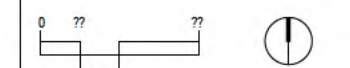
PRELIMINARY

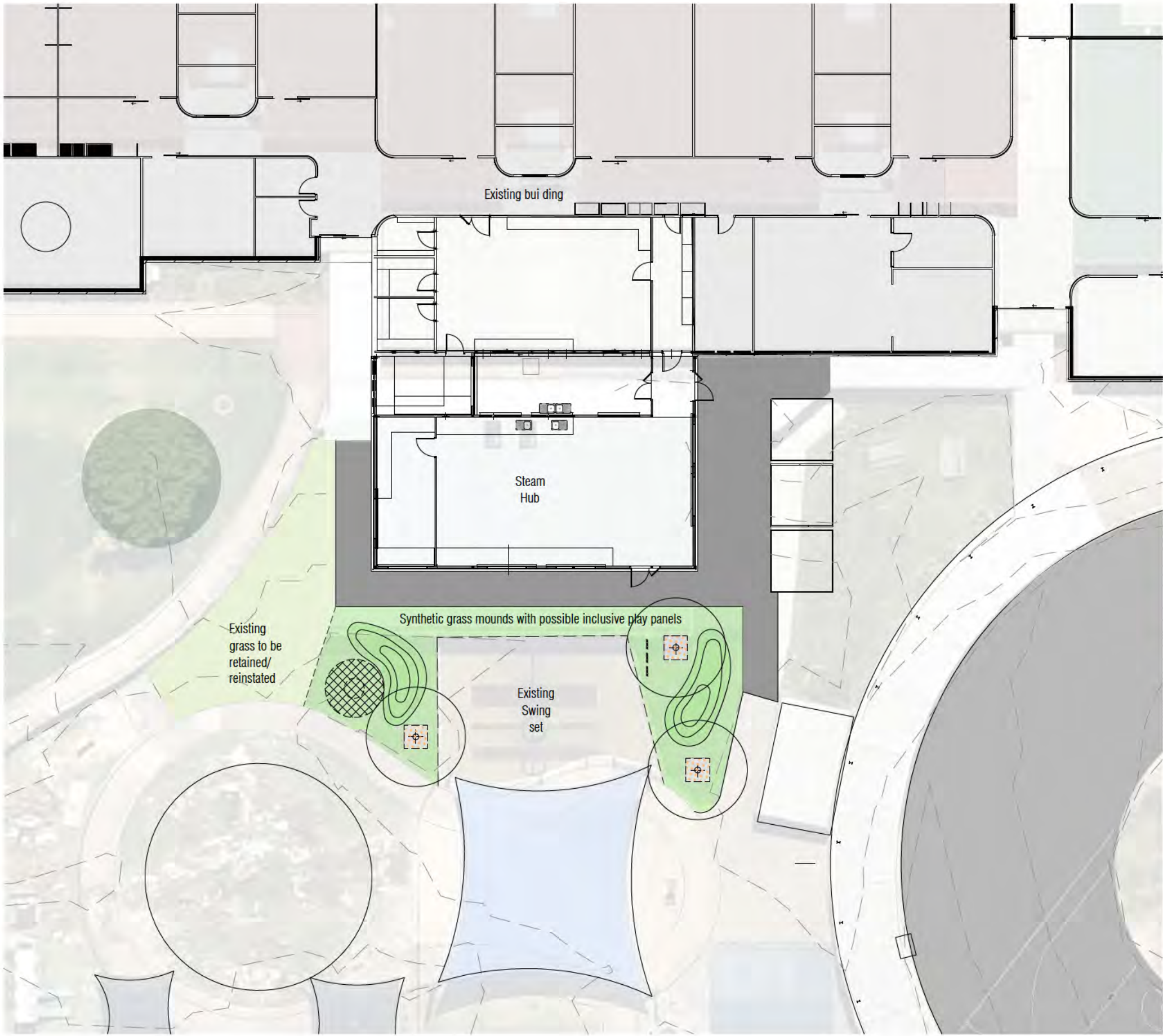
Barwon Valley School  
Belmont, Stage 2

Landscape Key Plan











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 EMAIL : mail@mextedrimmer.com

project no: 3333  
 drawing no: L1  
 issue: 01  
 sheet no: 1 of 4  
 designed by: GM  
 date: 27.07.2021  
 scale: 1:600 @ A3

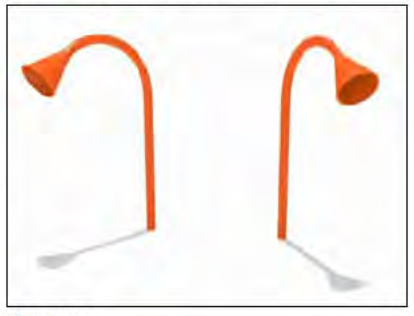




Legend

-  Tree planting within Gravel mulch
-  Existing grass to be reinstated
-  Synthetic grass areas.
-  Synthetic grass mounds.
-  Synthetic grass areas with softfall material under.
-  Plain Grey concrete paving
-  Existing Asphalt paving
-  Musical Play equipment
-  Talk Tube
-  Revolving play equipment

Possible Play equipments



Talk tube



Revolving Play Equipment



Musical play Equipment



Musical play Equipment

No.	Issue	Drawn	Date
01	Preliminary	NS	27.07.2021

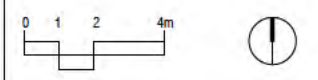
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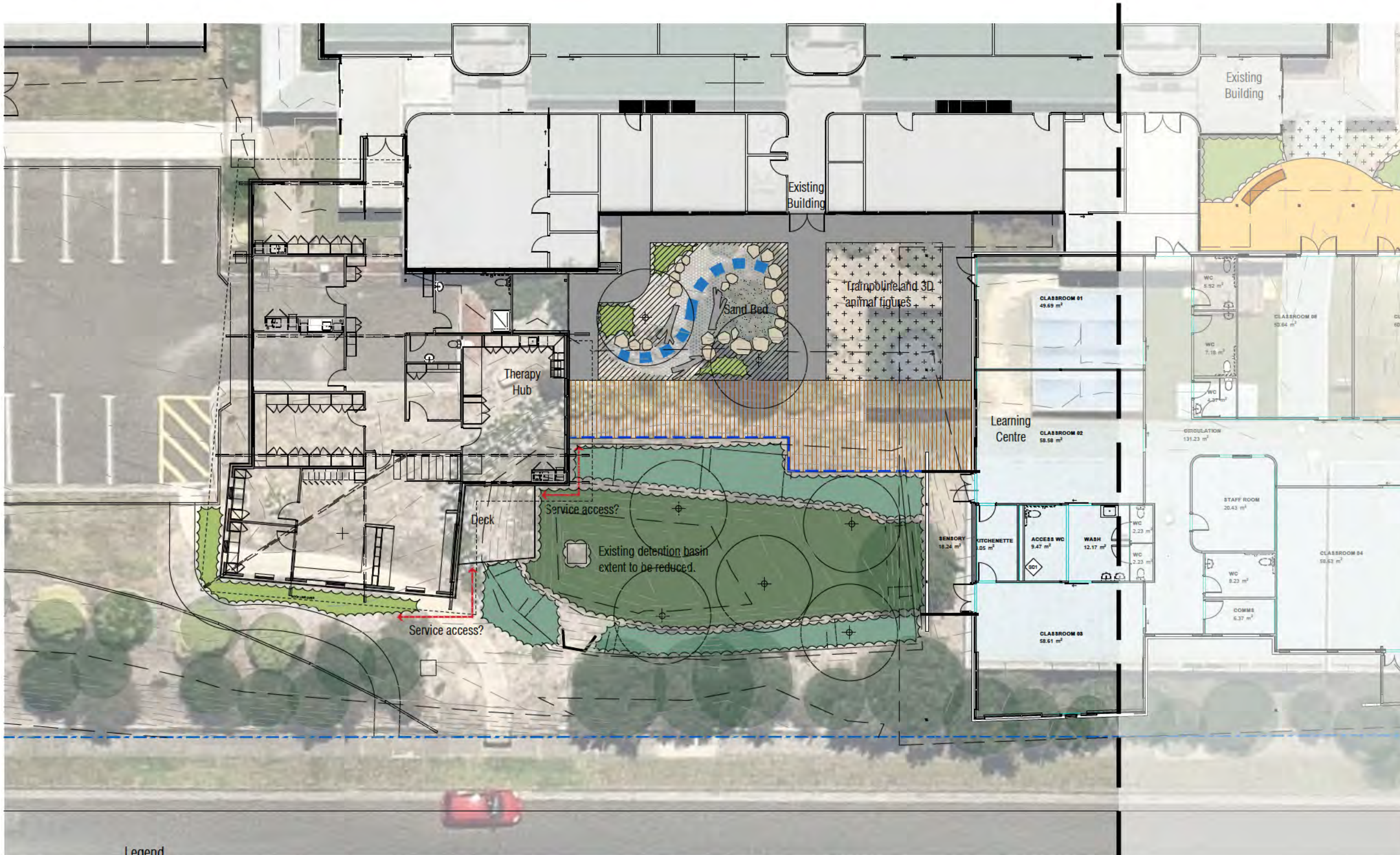
Barwon Valley School  
Belmont, Stage 2

Landscape Plan

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 EMAIL : mail@mextedrimmer.com

project no: 3333  
 drawing no: L2  
 issue: 01  
 sheet no: 2 of 4  
 designed by: GM  
 date: 27.07.2021  
 scale: 1:200 @ A3





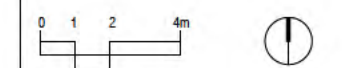
PRELIMINARY

Barwon Valley School  
Belmont, Stage 2

Landscape Plan



project no: 3333  
drawing no: L3  
issue: 01  
sheet no: 3 of 4  
designed by: GM  
date: 28.07.2021  
scale: 1:200 @ A3

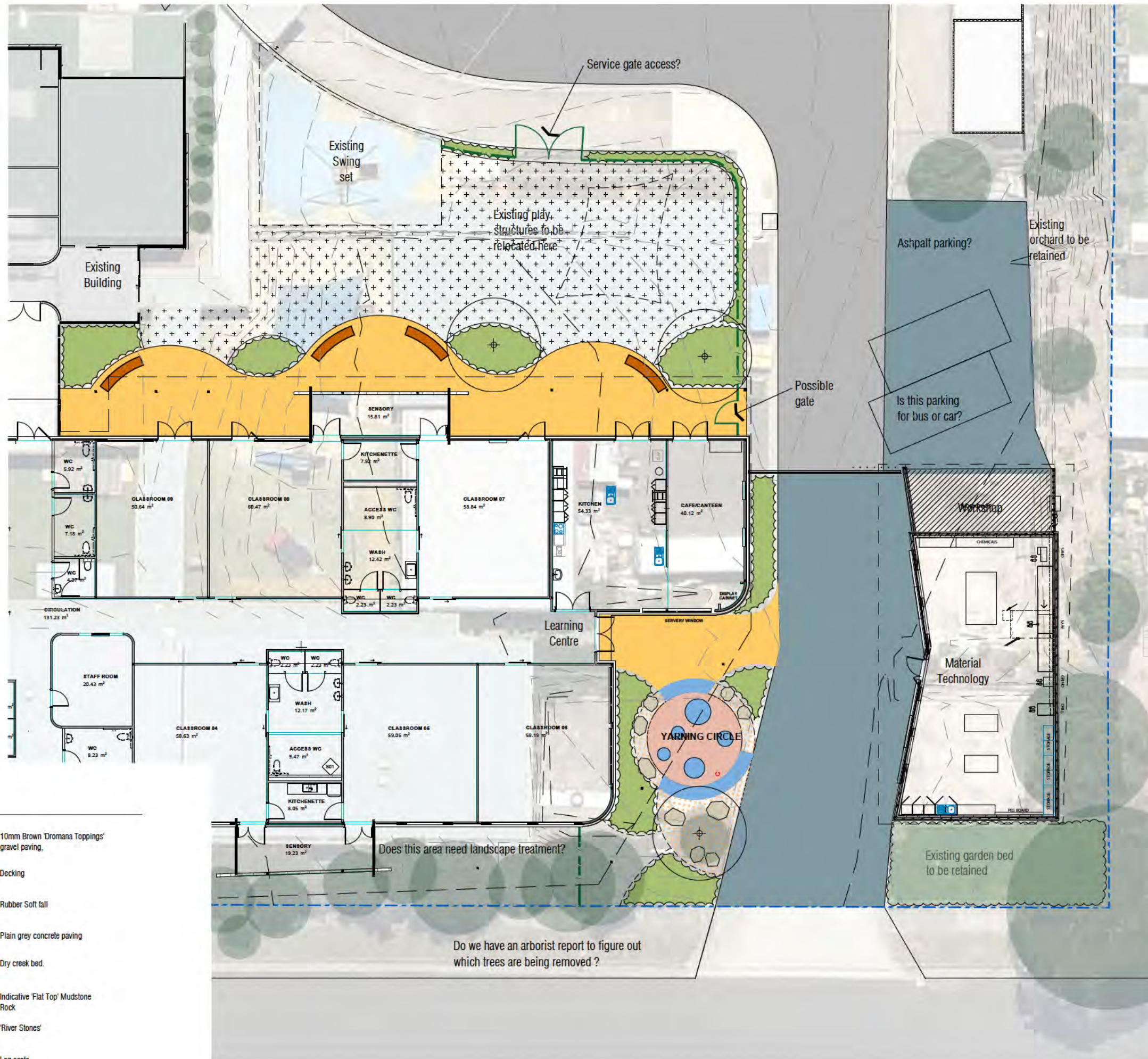


Legend

- |  |  |  |  |
|--|--|--|--|
|  | Tree Planting within wood mulched garden bed areas   |  | 10mm Brown 'Dromana Toppings' gravel paving, |
|  | Existing trees                                       |  | Decking                                      |
|  | Existing Groundcover planting to be retained.        |  | Rubber Soft fall                             |
|  | Groundcover planting within mulched garden bed area. |  | Plain grey concrete paving                   |
|  | Groundcover planting within jute matting areas.      |  | Dry creek bed.                               |
|  | Ephemeral planting within stone mulch.               |  | Indicative 'Flat Top' Mudstone Rock          |
|  | Wood mulch   |  | 'River Stones'                               |
|  | Sand pit   |  | Log seats                                    |



Trampoline and 3D animal figures



**Legend**

- |  |  |  |   |
|--|--|--|---|
|  | Tree Planting within wood mulched garden bed areas   |  | 10mm Brown 'Dromana Toppings' gravel paving |
|  | Existing trees                                       |  | Decking                                     |
|  | Existing Groundcover planting to be retained.        |  | Rubber Soft fall                            |
|  | Groundcover planting within mulched garden bed area. |  | Plain grey concrete paving                  |
|  | Groundcover planting within jute matting areas.      |  | Dry creek bed.                              |
|  | Ephemeral planting within stone mulch.               |  | Indicative Flat Top' Mudstone Rock          |
|  | Wood mulch   |  | 'River Stones'                              |
|  | Sand pit   |  | Log seats                                   |

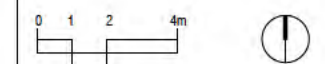
PRELIMINARY

Barwon Valley School  
Belmont, Stage 2

Landscape Plan



project no: 3333  
drawing no: L4  
issue: 01  
sheet no: 4 of 4  
designed by: GM  
date: 28.07.2021  
scale: 1:200 @ A3



---

11. Area Analysis Schedule (as per Form 15) vs proposed (changes from AMP2)

The existing school facilities are generally under entitlement for the current enrolment band of 224.

The proposed Design Development aligns with the School Facility Area Schedule, with minimal variance in floor area (m<sup>2</sup>).

Refer to the *Appendices 29: Area Analysis Form 15* for further detail.

12. Area Analysis – funded area (as per PBE) vs. proposed area

The area of the proposed Schematic Design aligns with the areas of the PBE.

Please refer to the following area schedule tabular summary along with included Form 15 Area Schedule for more detail.



FMSA Architecture  
Barwon Valley School Area Schedule

12/08/2021

	Existing (as Per Form 15)	Teaching Spaces	Difference to Entitlement	Facilities Schedule Entitlement (224)	Teaching Spaces	Proposed Master Planned Areas	Teaching Spaces	Difference to Entitlement	Notes	Proposed this stage	PBE areas	Diference to PBE
<b>Learning Base</b>												
Shared Learning	1201		-451	1652	28	1769	28	117	Overentitlement due to existing over entitlement of Home Room WC/Shr	583	533 new & 50 refurb	583
Practical Activities	88		-80	168		168		0		50	new	50
Consult/Sensory/Withdrawal	188		38	150		203		53	Overentitlement due to existing over entitlement of Sensory and Withdrawal Space	53	new	53
Relocatable Learning Base	508		508	0				0				
Circulation/Informal Learning			-397	397		397		0		60	new	60
<b>SUB-TOTAL Learning Base</b>	<b>1985</b>	<b>0</b>	<b>-382</b>	<b>2367</b>	<b>28</b>	<b>2537</b>	<b>28</b>	<b>170</b>				
<b>Resource Intensive Learning</b>												
Practical Activities - Art/Science/Technology/Food Preparation	101			0				0				
Practical Activities - Art	176			160	2	160	2	0		160	72 new and 88 refurbished	160
Practical Activities - Science/Technology				0				0				
Practical Activities - Science				135	1	135	2	0		135	43 new & 92 refurb	135
Practical Activities - Materials Technology				105	1	105	1	0		105	new	105
Practical Activities - Food Technology				110	1	110	1	0		94	new	94
Practical Activities - Media and Visual Communications				105	1	105	1	0		105	new	105
Integrated Resource Intensive Learning				100	1	100	1	0		92	14 new & 78 refurb	92
Relocatable - Resource Intensive Learning	41							0				
Circulation/Informal Learning				107	1	107		0		62	47 new and 15 refurb	62
<b>SUB-TOTAL Resource Intensive Learning</b>	<b>318</b>	<b>0</b>	<b>-504</b>	<b>822</b>	<b>8</b>	<b>822</b>	<b>8</b>	<b>0</b>				
<b>School Community Hub</b>												
Fitness Room			-60	60	1	60		0				
Multi-Purpose Space	126		126	0				0				
Physical Education Gymnasium	304		24	280		280	1	0		233	146 new & 87 refurb	233
Storage			-40	40		40		0		20	2 new and 18 refurb	20
Performing Arts/Music			-210	210	1	210	1	0		198	all refurbishment	198
Canteen	11		-58	69		69		0				
Circulation/Informal Learning			-66	66		66		0				
<b>SUB-TOTAL School Community Hub</b>	<b>441</b>		<b>-284</b>	<b>725</b>	<b>2</b>	<b>725</b>	<b>2</b>	<b>0</b>				
<b>Learning Resource Centre</b>												
Library	96		-69	165		165		0		86	30 new & 46 refurb	86
Circulation/Informal Learning			-25	25		25		0		25	new	25
<b>SUB-TOTAL Learning Resource Centre</b>	<b>96</b>		<b>-94</b>	<b>190</b>		<b>190</b>		<b>0</b>				
<b>Administration</b>												
Senior Personnel Work Area	115		-47	162		162		0				
Support Spaces/Meeting Rooms	23		-43	66		66		0		14	new	14
Staff Centre	124		-29	153		153		0		40	new	40
First Aid	268		228	40		40		0		40	new	40
Relocatable - Administration	42							0				
Circulation/Foyer			-126	126		126		0				
<b>SUB-TOTAL Administration</b>	<b>572</b>		<b>25</b>	<b>547</b>		<b>547</b>		<b>0</b>				
<b>Staff Work</b>												
Staff Work	222		-19	241		241		0		91	new	91
Relocatable - Staff Work	13							0				
<b>SUB-TOTAL Staff Work</b>	<b>235</b>		<b>-6</b>	<b>241</b>		<b>241</b>		<b>0</b>				
<b>Student and Staff Amenities</b>												
Staff Amenities	61		-16	77		77		0		6	new	6
Student Amenities	62		22	40		40		0		30	new	30
<b>SUB-TOTAL Student and Staff Amenities</b>	<b>123</b>		<b>6</b>	<b>117</b>		<b>117</b>		<b>0</b>				
<b>Cleaning, Maintenance &amp; Storage</b>												
Cleaning, Maintenance & Storage	312		259	53		53		0		10	new	10
Transport Entrance			-30	30		30		0				
Bus Shelter			-210	210		210		0				
<b>SUB-TOTAL Cleaning, Maintenance &amp; Storage</b>	<b>312</b>		<b>19</b>	<b>293</b>		<b>293</b>		<b>0</b>				
<b>Circulation</b>												
Distributed Circulation	1603		1452	151		151		0				
<b>SUB-TOTAL Distributed Circulation</b>	<b>1603</b>		<b>1452</b>	<b>151</b>		<b>151</b>		<b>0</b>				
<b>Covered Outdoor and Outdoor Travel</b>												
Outdoor Travel	729		523	206		544		338	Existing outdoor travel is already over entitled so this is found space			
<b>SUB-TOTAL Covered Outdoor and Outdoor Travel</b>	<b>729</b>		<b>523</b>	<b>206</b>		<b>544</b>		<b>338</b>				
<b>Total Facility Area</b>												
	<b>6414</b>	<b>0</b>	<b>755</b>	<b>5659</b>	<b>38</b>	<b>6167</b>	<b>38</b>	<b>508</b>				
<b>9999 - No Schedule and Community Space</b>												
No-Entitlement Space	576					572			The Hydrotherapy Pool has been transferred to No-Entitlement Space as agreed in principle in the AMP2 Refresh Stage			

## 13. Engineering Designs

### Electrical

#### Power Supply

- A power upgrade application has been submitted to Powercor and a firm offer to upgrade the existing power supply to 600A per phase has been received on 28 August 2021. Formal acceptance of this offer is awaiting signing by the VSBA. The power upgrade cost is  which is significantly less than the  allowed for in Cost Plan C and will be reflected in Cost Plan D estimates.

#### Electrical Distribution

- A new SMSB is proposed to be installed adjacent to the existing pillar. Contractor is to decommission and remove existing pillar once the new SMSB is energised. This SMSB will be the main load centre for the whole school. The Sub distribution boards in the existing buildings to remain.
- New Sub distribution boards will be provided in the new buildings / extensions (Performance Arts building, Therapy Hub and Learning Centre) and these will be connected to the external SMSB via underground conduits. New distribution board of STEAM building will be connected to existing DB-LM
- GPOs will be distributed throughout the new buildings as shown on the drawings
- All GPOs circuits are RCD protected
- Power to mechanical, hydraulic and AV equipment has been provided.

#### Metering

- An authority meter will be provided for the new school and digital meters will be provided for ESD requirements

#### Telephone & Communication Systems

- Existing main Comms racks and MDF in Admin Building to remain. Main Comms rack is to be modified to suit new connections
- Existing Comms racks in the Multipurpose Building & Middle Learning Community Building to remain and be modified to suit new connections.
- All new data outlets of new STEAM Building to be connected to the existing Comms rack in the Middle Learning Community Building
- Existing Comms racks installed at high level in the Junior Learning community building to remain and be modified to suit new connections. Both MP-04 and -05 data outlets to be connected to this rack
- A structured CAT 6A cabling system will be provided for the data and phone outlets
- The rack size and location are shown on the electrical drawings
- Passive communication equipment such as cabling, rack and patch panels etc to be provided as part of the electrical documentation. Active equipment such as modems, servers, switches etc. will be provided by the school

#### PABX

- The PABX system is to be provided by the school as part of the IT package

#### Public Access, Background Music

- Existing PA system head end equipment to remain and modified to suit new connections. All new PA system speakers to be connected to the existing head end equipment installed in the Admin Building

### Lighting

- Energy efficient LED lights have been documented – refer to drawings
- Lighting of internal service spaces (classrooms, foyer, corridors, cleaner's room, storerooms, etc.) is to be controlled by a combination of timeclocks, motion sensors and local switching.
- External lighting is provided and controlled by photoelectric cell and time clock
- Monitored emergency egress lighting and exit signage is provided in accordance with the Building Code of Australia and AS2293. The emergency lighting system shall incorporate flush mounted self-contained computer monitored fittings, each with its own batteries and charger

### Security Intruder Detection System

- The security intruder detection system will be carried out by the specialist security contractor engaged by the Builder. The education department have provided the intruder detection specification.

### MATV

- A new MATV (free to air) system will be provided in the school. Refer to electrical drawings for the location of each MATV outlet & its quantity in each space

### Audio Visual Systems

- Power and data outlets are provided for AV equipment.
- A new SMSB is proposed to be installed adjacent to the existing pillar. Contractor to decommission and remove existing pillar once the new SMSB is energised.

### Hydraulic

- All buildings are provided with the following hydraulic services as required for operation of the fixtures and equipment:
  - Cold water to all fixtures
  - Hot water by means of electric Heat pump hot water storage units.
  - Sewer connection to all fixtures.
  - Tradewaste services to meet the requirements of the local water authority. It is likely that canteen, cooking facilities and art classrooms will require tradewaste treatment devices.
  - Eaves gutters are proposed to be used throughout the school in line with BQSH requirements.
- The existing Sewer connects to an existing 150mm authority main pipe on Reynolds Road.
- A new 150mm gravity connection to the existing sewer main in Reynolds Road

### Sanitary Fixtures & Fittings

- Sanitary Fixtures & Fittings, including first grade commercial fixtures, fittings & appropriate tapware to the following areas:
  - Staff male / female toilet areas
  - Cleaner's facility
  - Student male / female & disabled toilet areas
  - Kitchen / Café area
  - Gymnasium change & toilet areas
  - Laboratories
  - Art rooms
  - Drinking fountains
  - Wet activities areas

### *Sanitary Waste & Drainage*

- Sanitary waste & drainage, which includes collection of all domestic waste discharges from fixtures & fittings via PVC fixture & branch wastes & including:
  - WCs, Handbasins, Showers, Dishwashers, Kitchen / tearoom sinks, Drinking fountains, Cleaner sinks, Troughs
- Provision for collection of all trade waste discharges from laboratories, canteens, commercial laundries and food processing areas via HDPE pipework to trade waste apparatus for pre-treatment
- Provision for all required floor wastes and tundish wastes, maintenance access and inspection openings
- Provision for all required sanitary waste and drainage ventilation services terminating to atmosphere at roof level
- Provision for below ground PVC sanitary drainage services collecting waste discharges from waste stacks, fixture wastes, etc, with gravity connection to the sites sanitary drainage services infrastructure and incorporating all required maintenance and inspection openings

### *Cold Water Services*

- Provision for reticulated cold-water supplies to all sanitary fixtures fittings & tapware
- Provision for domestic cold-water back-up to the rainwater reuse systems & non-potable connections
- Provision for all required backflow-prevention devices to mechanical equipment, HWUs, hose taps & lab tapware, etc.
- Provision of reticulated cold-water supplies for toilet flushing
- Provision of reticulated cold-water supplies for garden taps

### *Hot Water Services*

- Provision for hot water heating plant providing hot water to the following areas:
  - Staff male/female toilet areas.
  - Cleaner's facility.
  - Student male/female and disabled toilet areas.
  - Kitchen/Cafeteria areas
  - Classrooms
- Provision for reticulated hot water services with connections to specified fixtures and tapware and incorporating all required maintenance isolating valves and temperature control devices
- Provision for insulation to all reticulated hot water services as required.
- Temperature control devices
- Provision for all required backflow prevention devices and temperature relief valves
- Provision for hot water heating plant comprising the following:
  - Electric water heating plant complete with circulating pumps and solar pre-heat

### *Mechanical Plant Waste & Water*

- Provision for the collection and disposal of all mechanical air conditioning plant condensate waste via all required floor drains, and tundish wastes, with connection to stormwater disposal system is provided

## Fire

- Hydrant coverage has been provided in line with provisions of the NCC.
- External dual head attack fire hydrants are proposed to be used throughout
- Dual head hydrant outlets are provided external to buildings within 50m from a hardstand.
- Hose Reels and fire Extinguishers are provided in accordance with relevant & current codes & serve all classroom, within proximity of major plant & other critical electrical items

## Mechanical

- Air conditioning is provided to all learning areas, sized for both heating and cooling. Generally, classroom and areas will be provided with ceiling cassettes. Central open learning areas will have a ducted solution to better suit the RCP and volume of the space, while smaller meetings and admin rooms will be provided with wall mounted split systems to better coordinate with layouts and lighting
- Generally, natural ventilation is be provided to exterior-facing rooms, with internal rooms being provided with fresh air via ducted systems from rooftop intake cowls
- Comms rooms is provided with cooling-only split systems, while comms cupboards shall be provided with dedicated thermostatically controlled exhaust systems to discharge at roof level above
- Amenities areas are provided with ducted exhaust systems to rooftop discharges above. Make-up air via undercuts (individual cubicles) and transfer grilles to the wider learning spaces adjacent
- Dust extraction is provided to the new workshop space

### *Mechanical Services – Ventilation Systems*

- Exhaust systems is provided to the toilets, cleaners rooms, food technology, canteen, change rooms, laboratories, workshop areas and other miscellaneous areas as per the code requirement at the flow rate stipulated in the design criteria above
- The rooms adjacent to the façade shall be naturally ventilated while the landlocked rooms shall have outside air mechanically provided into the space to flow rates listed above

### *Mechanical Services – Air Conditioning Systems*

- The majority of the spaces are provided with heating and cooling as per the VSBA Building handbook requirements for supportive inclusive areas.
- The VSBA has a preference for avoiding gas-fired heating to the buildings, therefore heating is provided by direct expansion (DX) split air conditioning systems. Each indoor unit is to be served from an outdoor condensing unit located in a central ground floor plant enclosure adjacent or rooftop platform above each building. Indoor A/C units shall be wall-mounted, ceiling cassette or concealed ducted units suitable for the room size. These systems are supplied as reverse cycle capable of heating and cooling

### *Gym Requirements*

- The Gym is provided with natural ventilation via roof mounted ventilators (Whirlybirds) to assist with removing the hotter air from the space.

### *Kitchen Exhaust*

- Ducted kitchen exhaust is provided to serve the kitchen. A vertical discharge fan is provided on the roof above. Make up air is to be provided via operable windows to the facade.

## Structural

- The proposed new building works at the existing school site are generally all to be modifications and additions to existing structures constructed around 2006
- The proposed new building structures will aim to maintain a similar construction typology to the existing structure to ensure that longer term structural performance is similar between new and existing structures
- The new buildings feature the following types of construction for all buildings:
  - Single Storey steel framed buildings on suspended ground floor slab with internal and external beams supported by steel screw piles.
  - Due to the highly reactive nature of the clay on site collapsible cardboard formwork is proposed below the suspended slab.
  - Roof structure consists of steel beams and steel purlins with steel framed stud walls.
  - Bracing provided to roof and wall structures
  - Where possible, the new works have maintained existing load paths and bracing systems without modification to ensure the original structure remains stable in its own right.

### *Geotechnical Conditions*

- The Geotechnical report notes a highly reactive soil that is to be dealt with through the design of structure, and plan to allow soil movement. Including the isolation of structures through articulation

### *Structural Durability*

- Structural Steel: conventional steel surface protection via painted systems or hot-dipped galvanising are proposed

- Concrete: careful consideration of material selection and detailing is sufficient to protect concrete structures from aggressive environments due to in-ground conditions, aquatic environment and non-conditioned spaces

## Civil

### *Stormwater Drainage & Existing Site Conditions*

- The existing school drainage system is retained and utilised as far as was possible, with diversions around the proposed building footprints where required. The permissible site discharge and on-site detention requirements have been maintained

### *Existing Flood Conditions*

- The site is partially subject to flooding from the local drainage system during a 100yr ARI event. Reference to Land Vic Planning Overlay mapping indicates that there is an SBO running along Reynolds Road to the north-west site boundary. However, this minor encroachment onto the site is not within the schools proposed developable works zone. Application to City of Greater Geelong for Report and Consent for building on land subject to flooding has been lodged. It is noted that consent was obtained for the previous stage of works without issue.
- Drainage will be required to collect flow from all new downpipes and hard pavement areas surrounding all new buildings. Details of the proposed drainage strategy are still in development and will be coordinated closely with the architectural and hydraulic design

### *Legal Point of Discharge*

- The existing site LPOD will be retained and re-used without the need for any modification works