

**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
A	27/04/21	JM	DC	ISO REPORT ISSUE

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051

T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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**  
Construction & Decanting: Phase 01

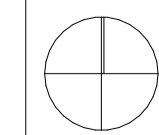
**SCALE** 1:400 @ A1

**DRAWN** #Contact Full Name

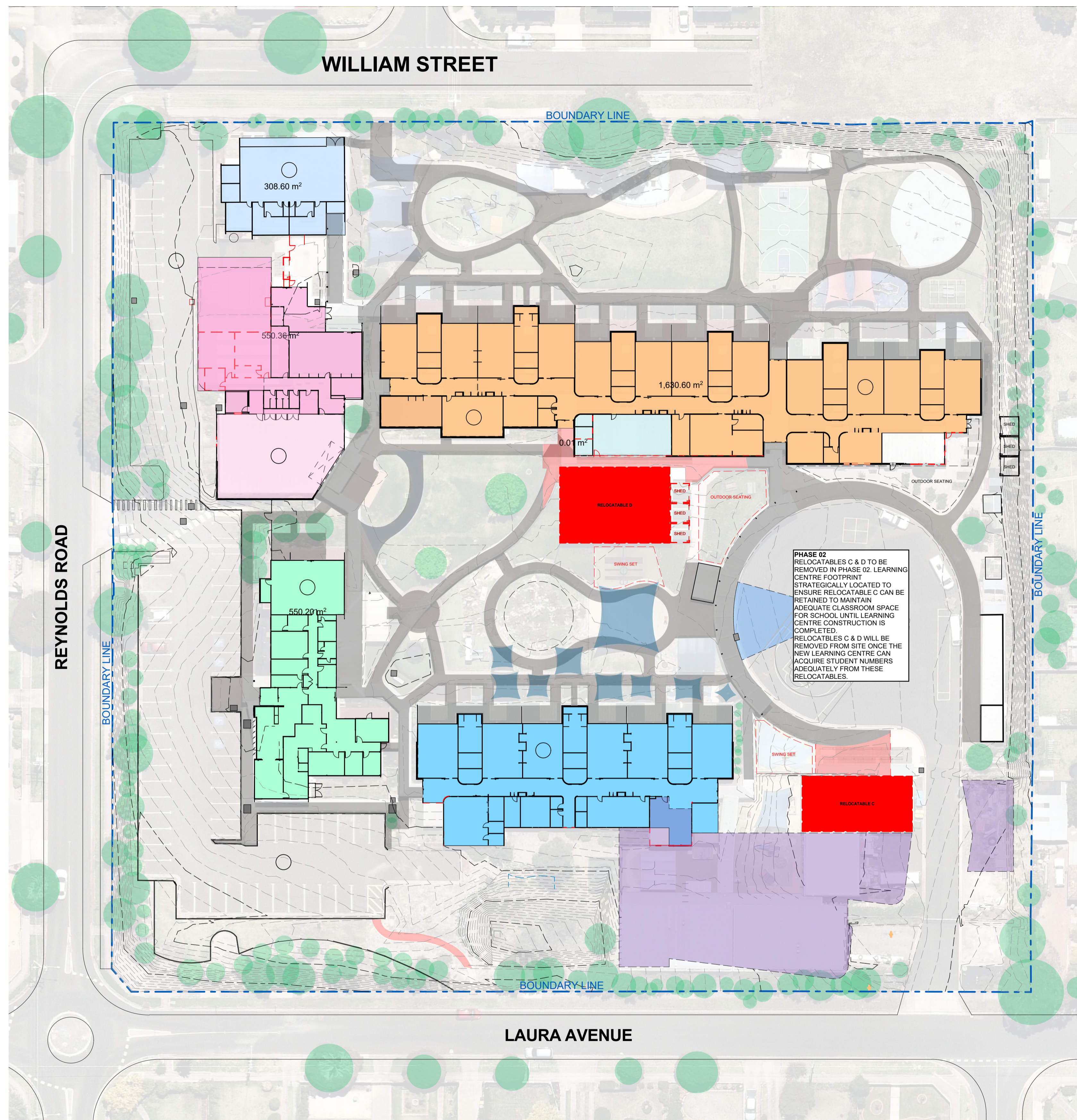
**CHECKED** #Checked

**PLOT DATE** 10/06/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.00.03</b>	<b>A</b>







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	CHK	DESCRIPTION
A	27/04/21	JM	DC	SD REPORT ISSUE
B	30/04/21	JM	DC	SD REPORT REVISION

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**  
 Fooks Martin Sandow Anson Pty Ltd  
 Level 2, 182 Capel Street  
 North Melbourne VIC 3051  
 T: 03 9329 6555 F: 03 9328 4909  
 info@fmsa.com.au www.fmsa.com.au  
 ABN 44 005 000 859 ARBV 50053

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

FOR  
**Victorian School Building Authority**

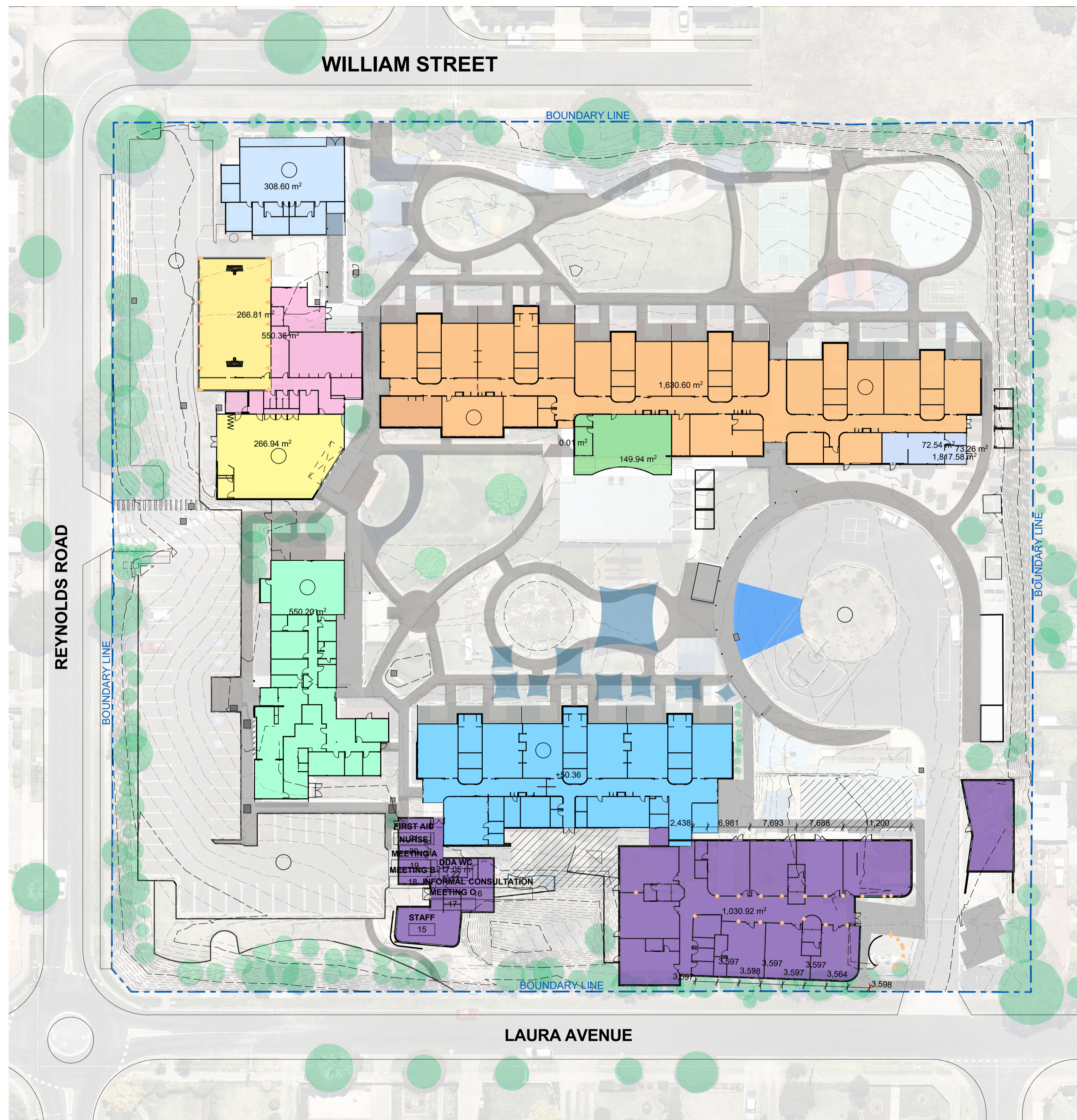
CAD FILE 2105 BVS Stage 2 - DD  
 PROJECT  
**Barwon Valley School - Stage 2**

TITLE  
**Construction & Decanting: Phase 02**

SCALE 1:400 @ A1  
 DRAWN #Contact Full Name  
 CHECKED #Checked  
 PLOT DATE 10/06/2021

PROJECT | DWG NO. | REV  
**2105 | DD.00.04 | B**





**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

**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	CHK	DESCRIPTION
A	27/04/21	JM	DC	SD REPORT ISSUE
B	30/04/21	JM	DC	SD REPORT REVISION

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
ABN 44 005 000 859 ARBV 50053

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

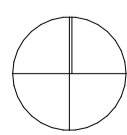
FOR  
**Victorian School Building Authority**

CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
**Barwon Valley School - Stage 2**

TITLE  
**Stage 2 Masterplan**

SCALE	1:400 @ A1
DRAWN	#Contact Full Name
CHECKED	#Checked
PLOT DATE	10/06/2021



PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.00.05</b>	<b>B</b>





- LEGEND**
- LEARNING BASE
  - RESOURCE INTENSIVE LEARNING
  - SCHOOL COMMUNITY HUB
  - LEARNING RESOURCE CENTRE
  - ADMINISTRATION
  - STAFF WORK
  - STUDENT & STAFF AMENITIES
  - CLEANING, MAINTENANCE & STORAGE
  - CIRCULATION
  - ▶ ACCESS POINT
  - ▬▬▬ DUAL-STOREY BUILDING
  - ▨▨▨ STUDENT CANTEN MUSTER AREA
  - EX. STRUCTURAL CLASH
  - EXISTING (NOT PART OF SCOPE)

**MATERIALS TECH INCLUSIONS**

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

**MINIBUS A**

**MINIBUS B**

**MINIBUS C**

**SERVICE ROAD**

**WORKSHOP**

**YARNING CIRCLE**

**SERVICES**

REV	DATE	BY	CH	DESCRIPTION
A	27/04/21	JM	DC	SD REPORT ISSUE

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
ABN 44 005 000 859 ARBV 50053

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

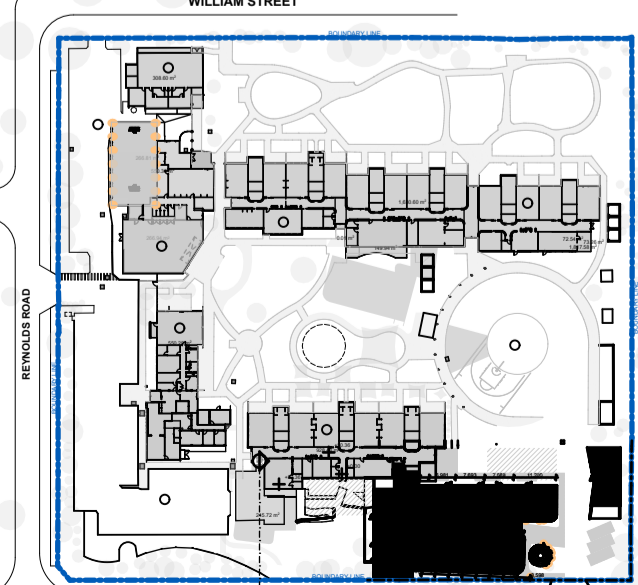
FOR  
Victorian School Building Authority

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

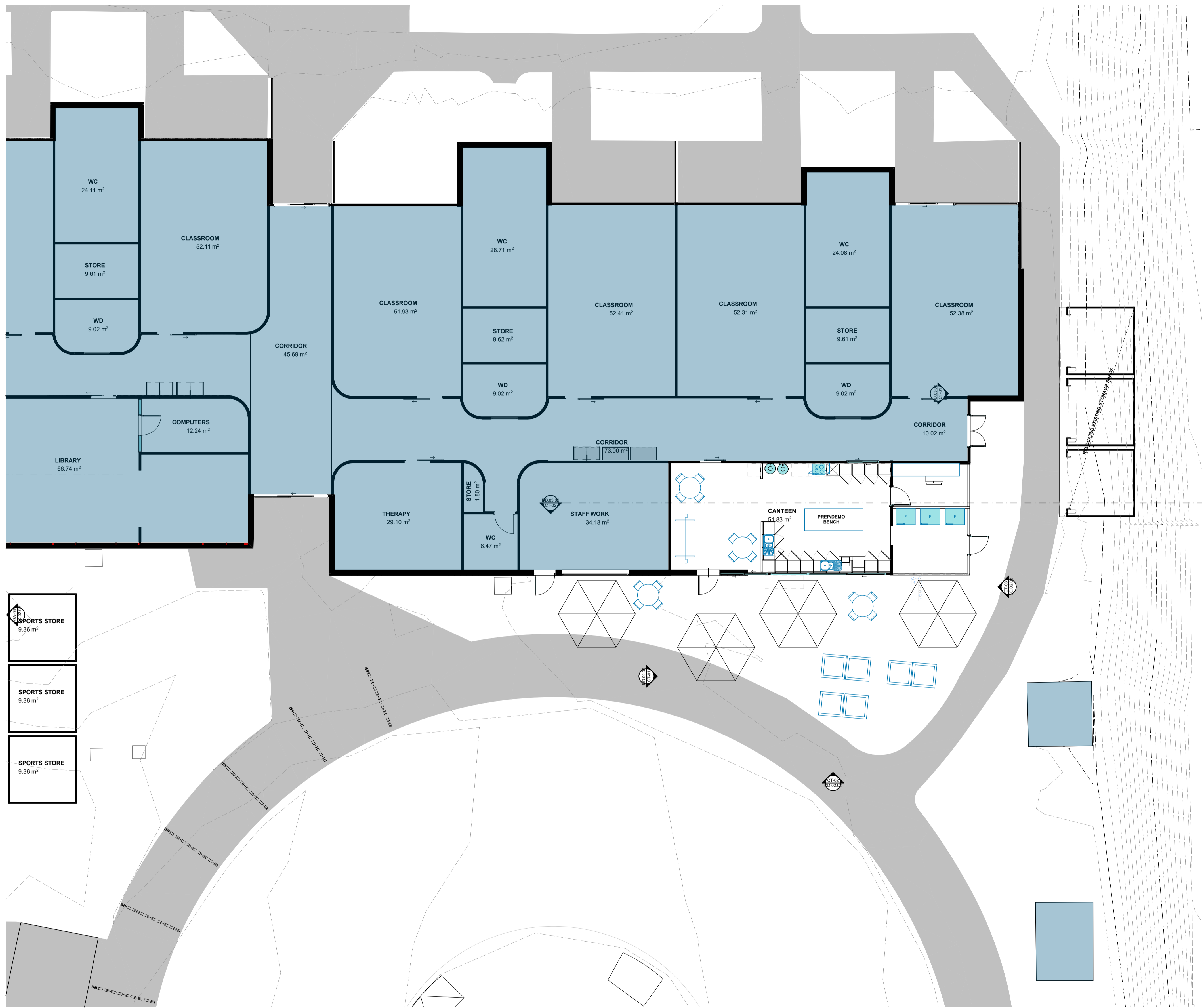
TITLE  
Learning Centre & Mat Tech Floor Plan

SCALE 1:1, 1:100, 1:2000@A1  
DRAWN #Contact Full Name  
CHECKED #Checked  
PLOT DATE 10/06/2021

PROJECT DWG NO. REV  
**2105 | DD.01.01 | A**







**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

- LEGEND**
- LEARNING BASE
  - RESOURCE INTENSIVE LEARNING
  - SCHOOL COMMUNITY HUB
  - LEARNING RESOURCE CENTRE
  - ADMINISTRATION
  - STAFF WORK
  - STUDENT & STAFF AMENITIES
  - CLEANING, MAINTENANCE & STORAGE
  - CIRCULATION
  - ▶ ACCESS POINT
  - DUAL-STORY BUILDING
  - STUDENT CANTEEN MUSTER AREA
  - EX. STRUCTURAL CLASH
  - EXISTING (NOT PART OF SCOPE)

- SPORTS STORE  
9.36 m<sup>2</sup>
- SPORTS STORE  
9.36 m<sup>2</sup>
- SPORTS STORE  
9.36 m<sup>2</sup>

REV	DATE	BY	CHK	DESCRIPTION
A	27/04/21	JM	DC	ISO REPORT ISSUE

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use metric dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
 Level 2, 182 Capel Street  
 North Melbourne VIC 3051  
 T: 03 9329 6555 F: 03 9328 4909  
 info@fmsa.com.au www.fmsa.com.au  
 ABN 44 005 000 859 ARBV 50053

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

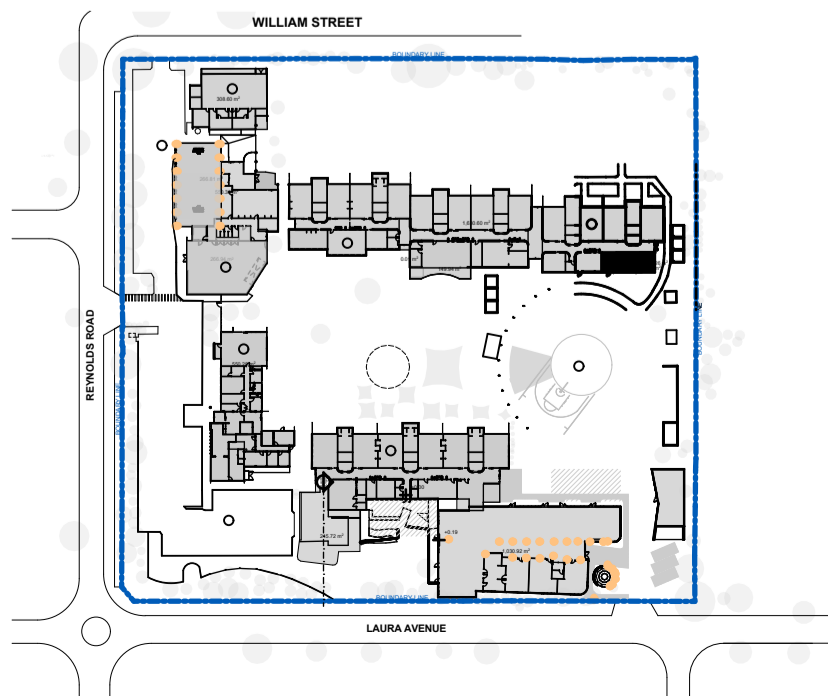
FOR  
**Victorian School Building Authority**

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

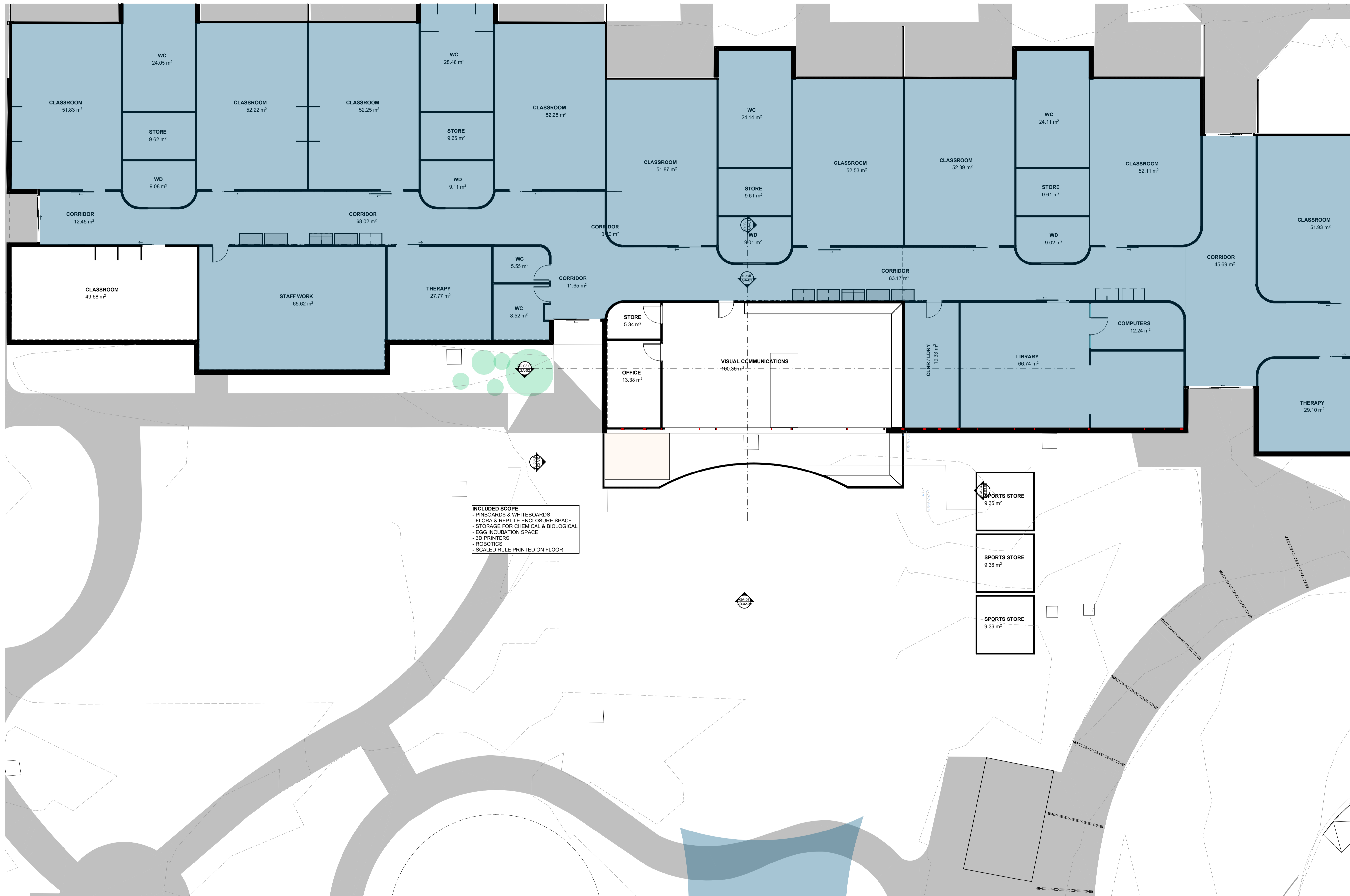
TITLE  
**Canteen & Food Technology Floor Plan**

SCALE 1:1, 1:100, 1:2000 @ A1  
 DRAWN #Contact Full Name  
 CHECKED #Checked  
 PLOT DATE 10/06/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.01.02</b>	<b>A</b>







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

- LEGEND**
- LEARNING BASE
  - RESOURCE INTENSIVE LEARNING
  - SCHOOL COMMUNITY HUB
  - LEARNING RESOURCE CENTRE
  - ADMINISTRATION
  - STAFF WORK
  - STUDENT & STAFF AMENITIES
  - CLEANING, MAINTENANCE & STORAGE
  - CIRCULATION
  - ▶ ACCESS POINT
  - ▬ DUAL-STORY BUILDING
  - ▨ STUDENT CANTEEN MUSTER AREA
  - EX. STRUCTURAL CLASH
  - EXISTING (NOT PART OF SCOPE)

REV	DATE	BY	CHK	DESCRIPTION
A	27/04/21	JM	DC	ISO REPORT ISSUE

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
 Level 2, 182 Capel Street  
 North Melbourne VIC 3051  
 T: 03 9329 6555 F: 03 9328 4909  
 info@fmsa.com.au www.fmsa.com.au  
 ABN 44 005 000 859 ARBV 50053

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

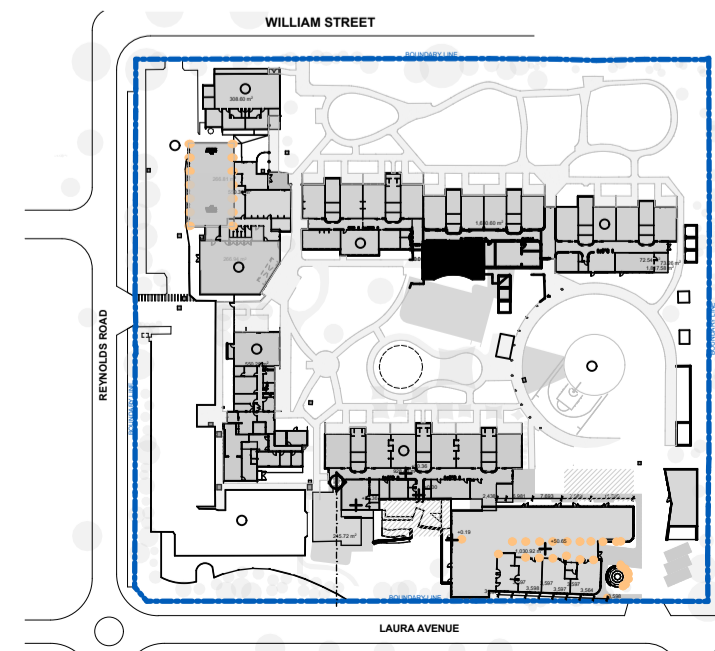
FOR  
**Victorian School Building Authority**

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

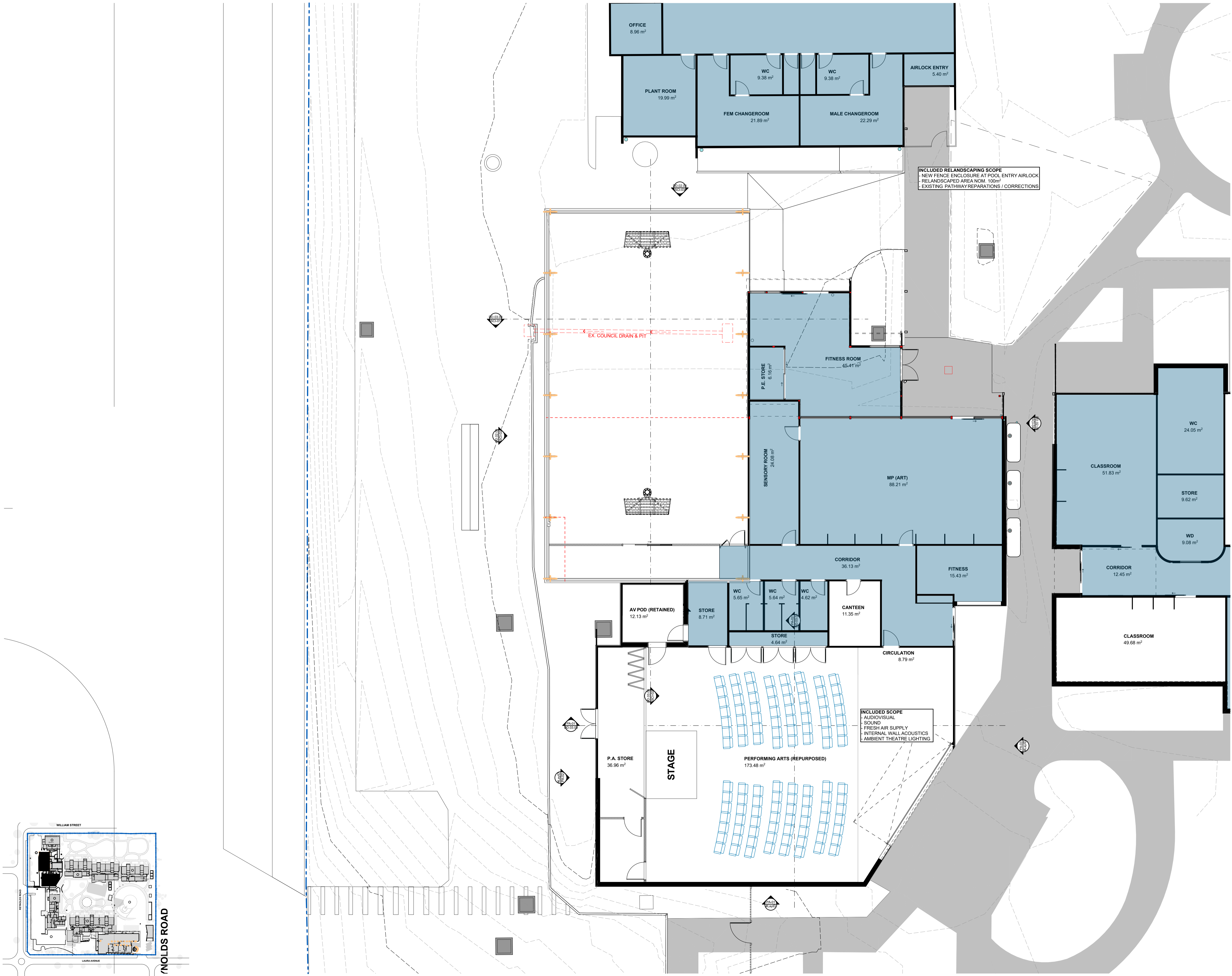
TITLE  
**STEAM Hub Floor Plan**

SCALE 1:1, 1:100, 1:2000@A1  
 DRAWN #Contact Full Name  
 CHECKED #Checked  
 PLOT DATE 10/06/2021

PROJECT DWG NO. REV  
**2105 | DD.01.03 | A**







- LEGEND**
- LEARNING BASE
  - RESOURCE INTENSIVE LEARNING
  - SCHOOL COMMUNITY HUB
  - LEARNING RESOURCE CENTRE
  - ADMINISTRATION
  - STAFF WORK
  - STUDENT & STAFF AMENITIES
  - CLEANING, MAINTENANCE & STORAGE
  - CIRCULATION
  - ▶ ACCESS POINT
  - DUAL-STOREY BUILDING
  - STUDENT CANTEEN MUSTER AREA
  - EX. STRUCTURAL CLASH
  - EXISTING (NOT PART OF SCOPE)

**INCLUDED RELANDSCAPING SCOPE**  
 - NEW FENCE ENCLOSURE AT POOL ENTRY AIRLOCK  
 - RELANDSCAPED AREA NOM. 100m<sup>2</sup>  
 - EXISTING PATHWAY REPAIRS / CORRECTIONS

**INCLUDED SCOPE**  
 - AUDIOVISUAL  
 - SOUND  
 - FRESH AIR SUPPLY  
 - INTERNAL WALL ACOUSTICS  
 - AMBIENT THEATRE LIGHTING

**AV POD (RETAINED)**  
12.13 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**P.A. STORE** 36.96 m<sup>2</sup>

**STAGE**

**PERFORMING ARTS (REPURPOSED)** 173.48 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.64 m<sup>2</sup>

**CANTEEN** 11.35 m<sup>2</sup>

**CIRCULATION** 8.79 m<sup>2</sup>

**AV POD (RETAINED)** 12.13 m<sup>2</sup>

**STORE** 8.71 m<sup>2</sup>

**WC** 5.65 m<sup>2</sup>

**WC** 5.64 m<sup>2</sup>

**WC** 4.62 m<sup>2</sup>

**STORE** 4.

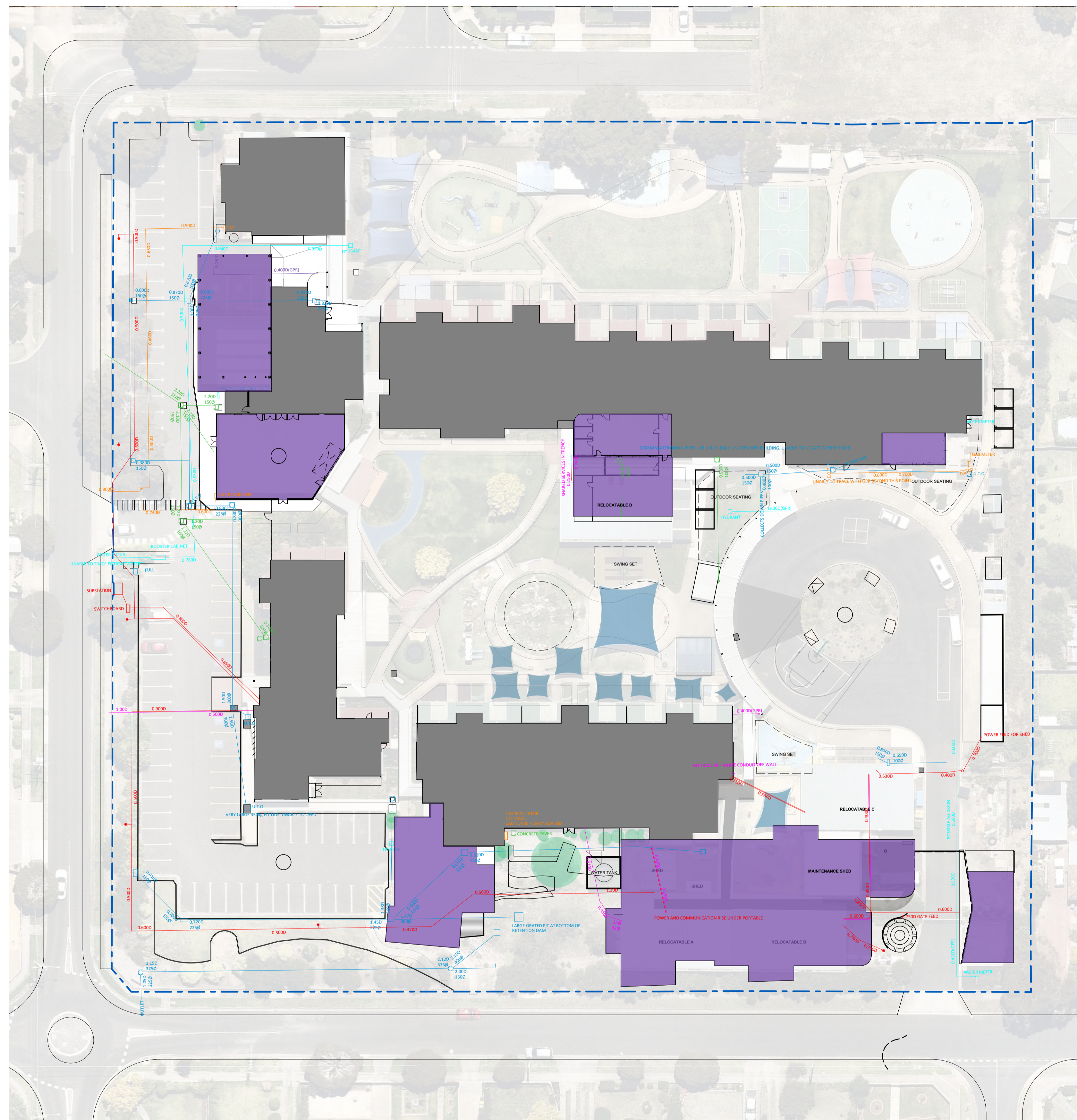












**EXISTING SCHOOL INFRASTRUCTURE**

- 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	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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
ABN 44 005 000 859 ARBV 50053

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

FOR  
**Victorian School Building Authority**

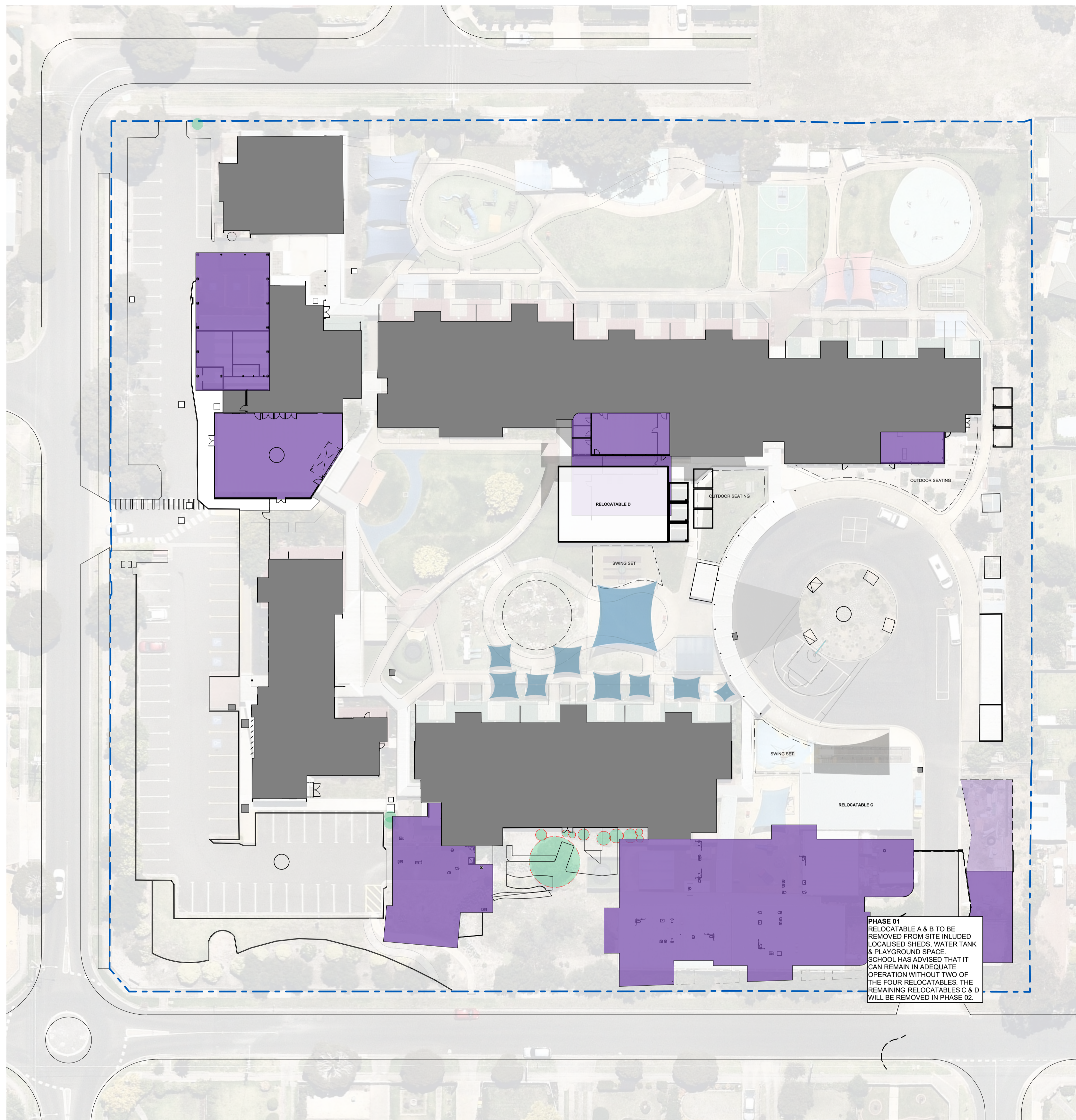
CAD FILE 2105 BVS Stage 2 - DD  
PROJECT  
**Barwon Valley School - Stage 2**

TITLE  
**Existing Site Services Plan**

SCALE	1:400@ A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	27/07/2021	

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.00.02</b>	<b>03</b>





**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

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**  
 Fooks Martin Sandow Anson Pty Ltd  
 Level 2, 182 Capel Street  
 North Melbourne VIC 3051  
 T: 03 9329 6555 F: 03 9328 4909  
 info@fmsa.com.au www.fmsa.com.au  
 ABN 44 005 000 859 ARBV 50053

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

**FOR**  
 Victorian School Building Authority

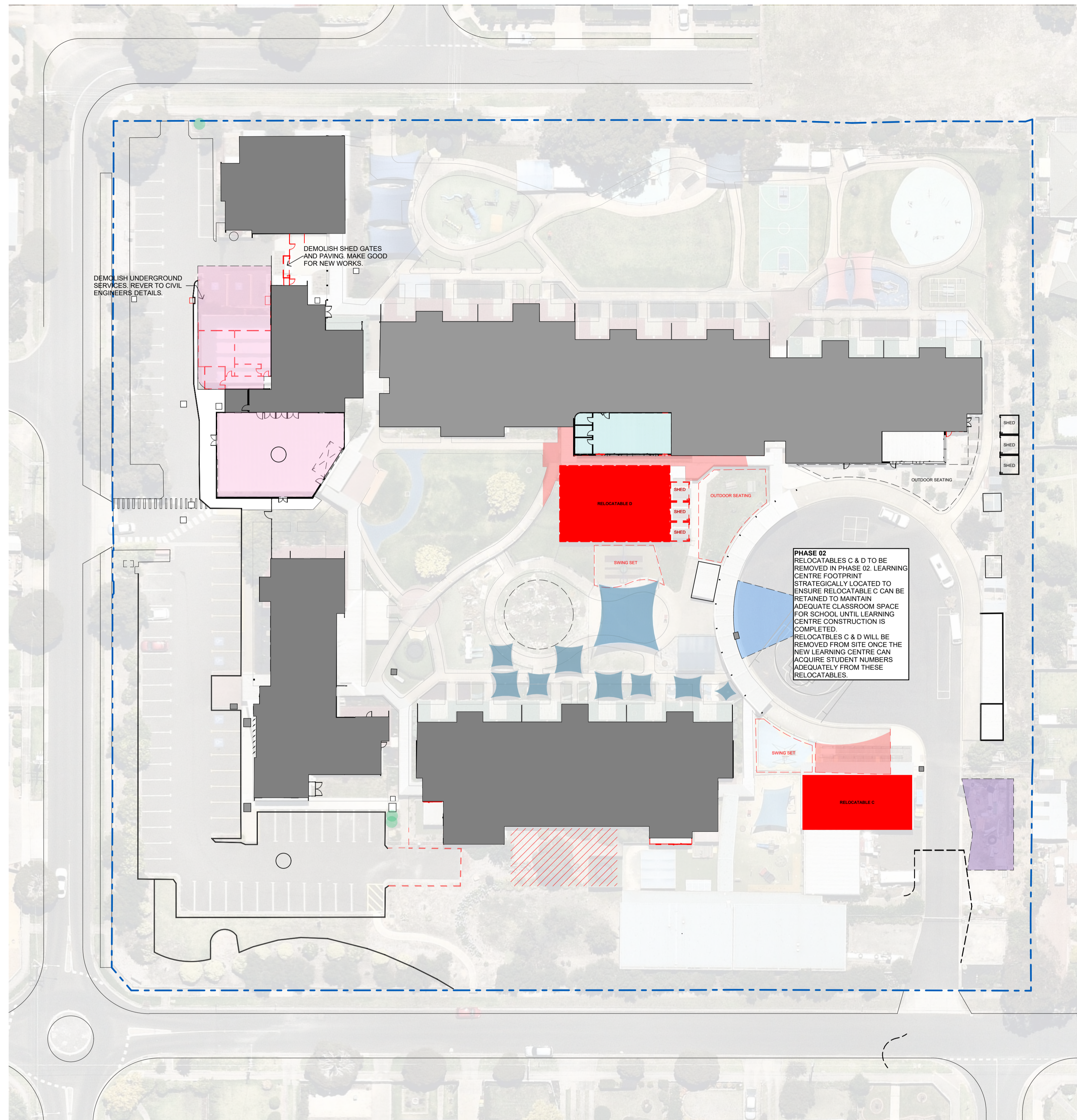
**CAD FILE** 2105 BVS Stage 2 - DD  
**PROJECT**  
 Barwon Valley School - Stage 2

**TITLE**  
 Construction & Decanting: Phase 01

SCALE	1:400@ A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	27/07/2021	

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.00.03</b>	<b>03</b>





- 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 QS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**  
 Fooks Martin Sandow Anson Pty Ltd  
 Level 2, 182 Capel Street  
 North Melbourne VIC 3051  
 T: 03 9329 6555 F: 03 9328 4909  
 info@fmsa.com.au www.fmsa.com.au  
 ABN 44 005 000 859 ARBV 50053

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

**FOR**  
 Victorian School Building Authority

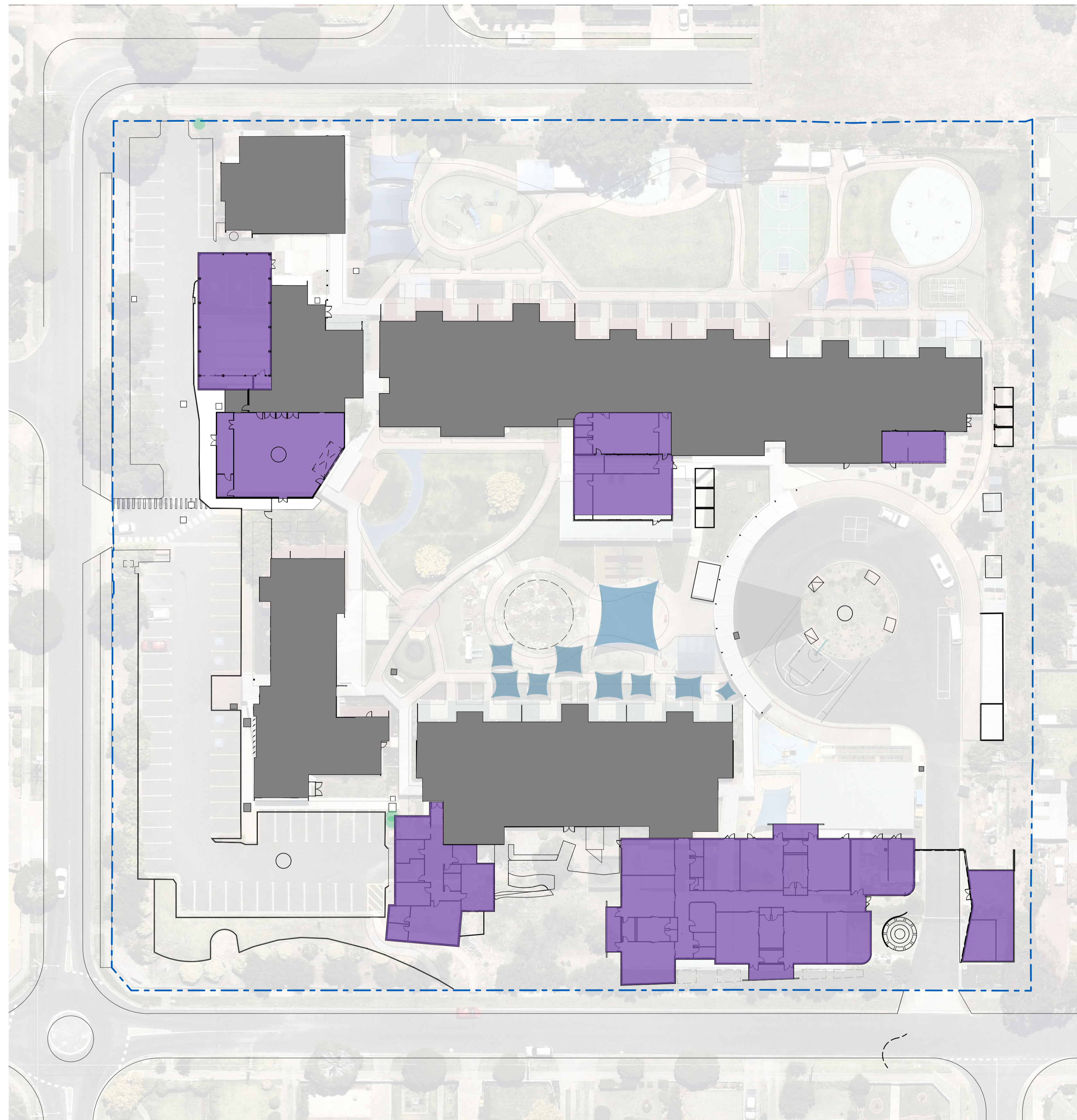
**CAD FILE** 2105 BVS Stage 2 - DD  
**PROJECT**  
 Barwon Valley School - Stage 2

**TITLE**  
 Construction & Decanting: Phase 02

**SCALE** 1:400@A1  
**DRAWN** JP  
**CHECKED** JM  
**PLOT DATE** 27/07/2021

**PROJECT** | **DWG NO.** | **REV**  
 2105 | DD.00.04 | 03





**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

**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	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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture are instruments of service. shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
ABN 44 005 000 859 ARBV 50053

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

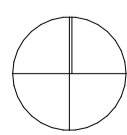
FOR  
Victorian School Building Authority

CAD FILE 2105 BVS Stage 2 - DD

PROJECT  
Barwon Valley School - Stage 2

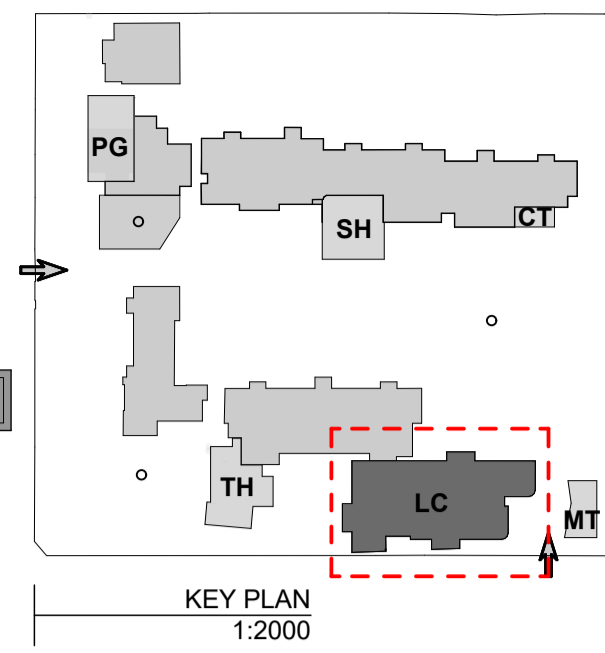
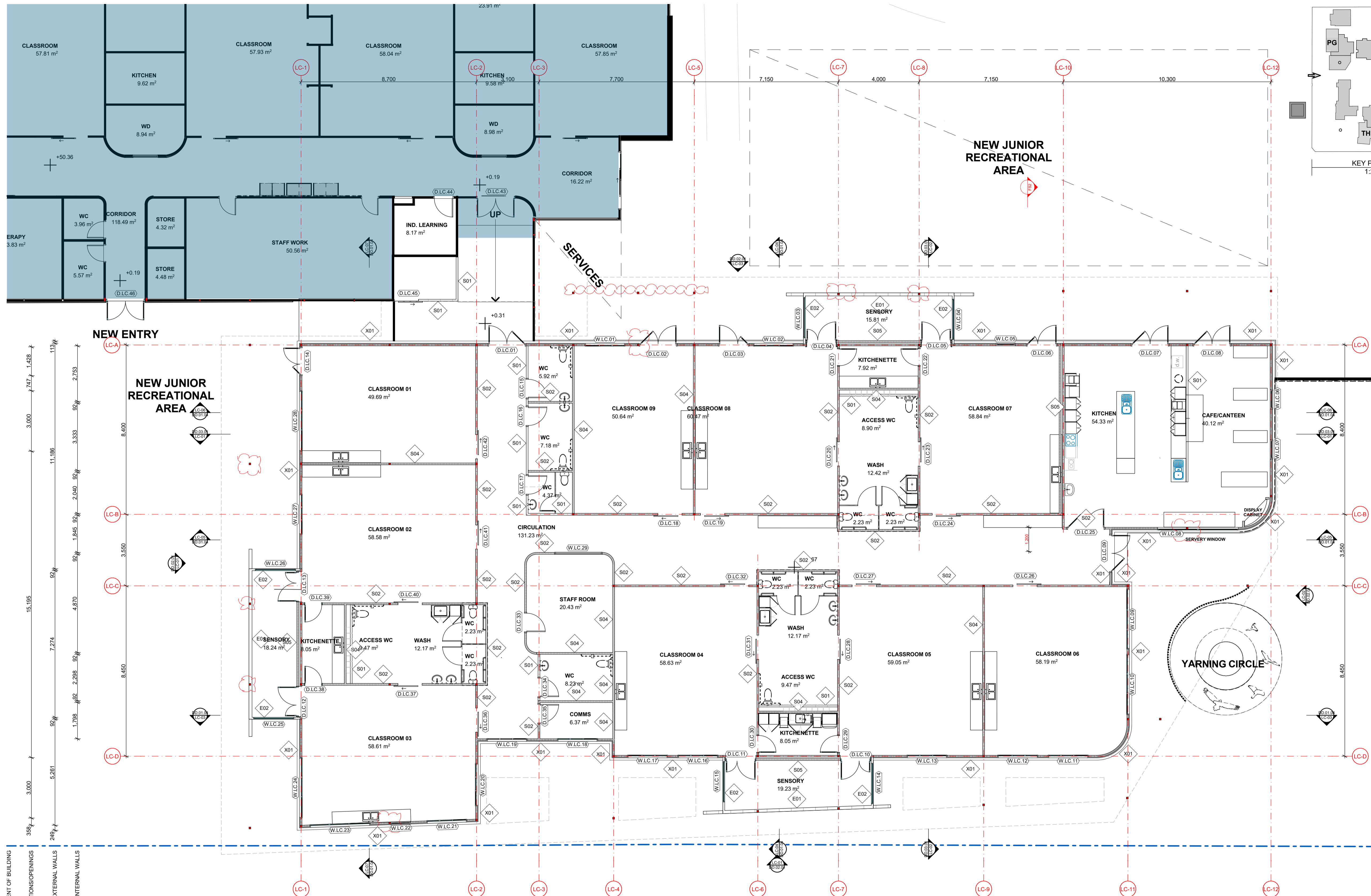
TITLE  
Stage 2 Masterplan

SCALE 1:400@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 27/07/2021

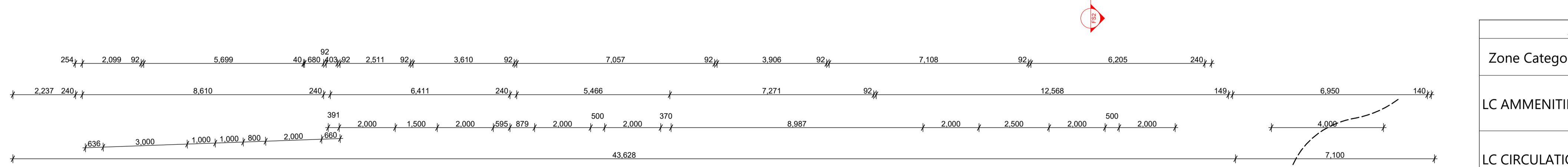
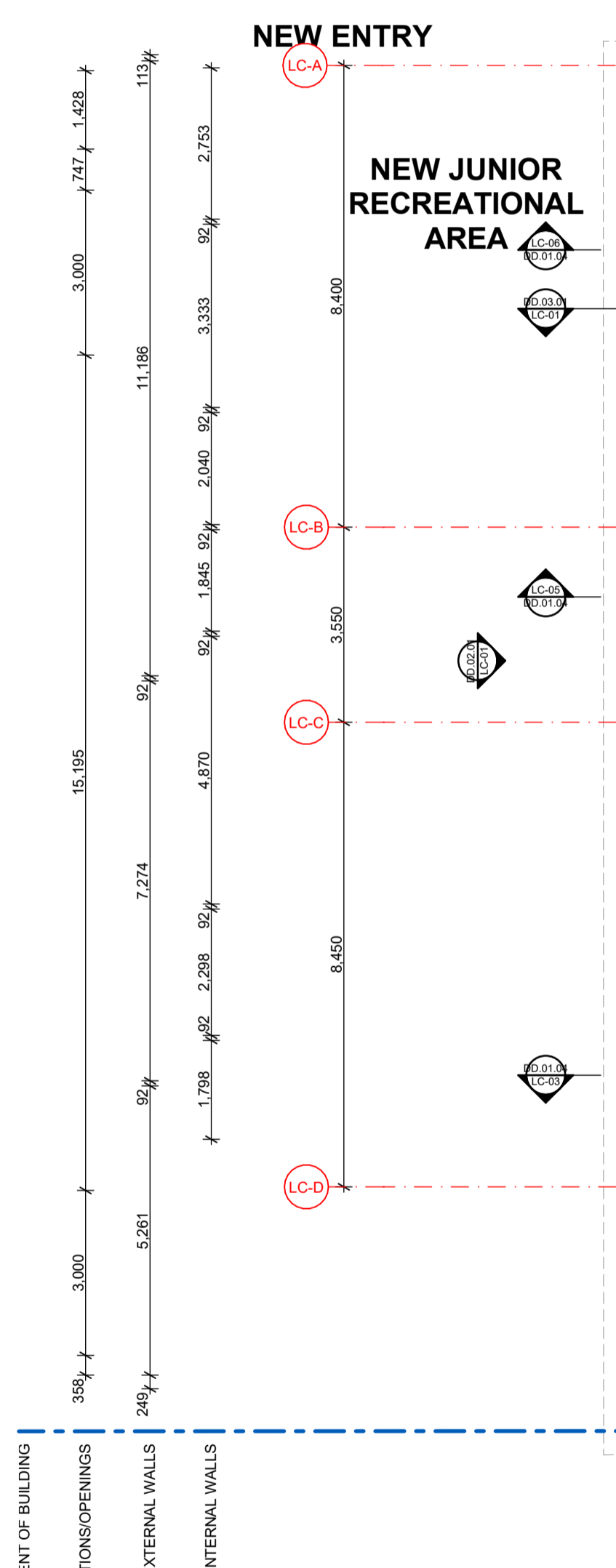


PROJECT | DWG NO. | REV  
**2105 | DD.00.05 | 03**





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



AREA	
Zone Category	Calculated Area
LC AMMENITIES	129.02
LC CIRCULATION	133.54
LC Classroom	655.88
LC STAFF	26.80
	945.24 m <sup>2</sup>

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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture are instruments of service. They shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051

T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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  
**LC Floor Plan**

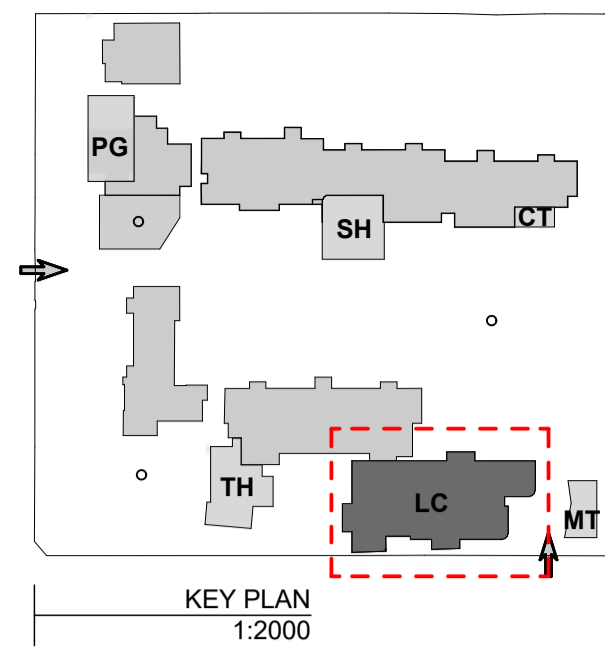
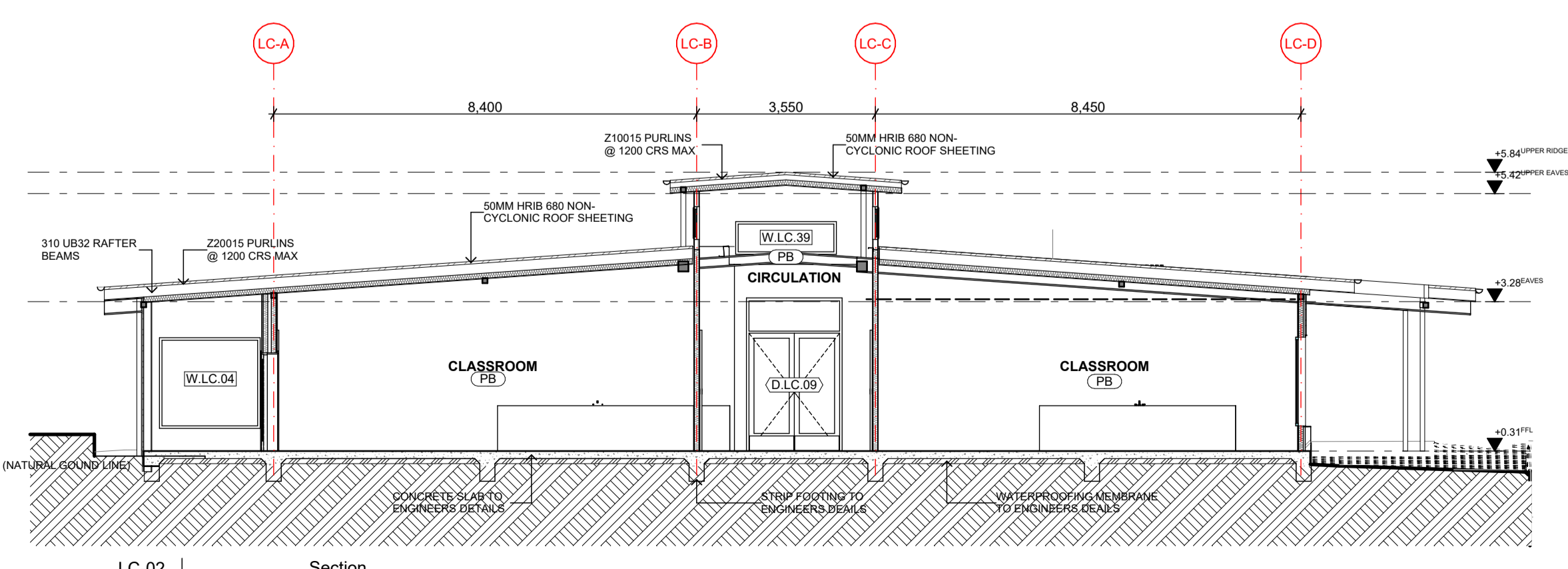
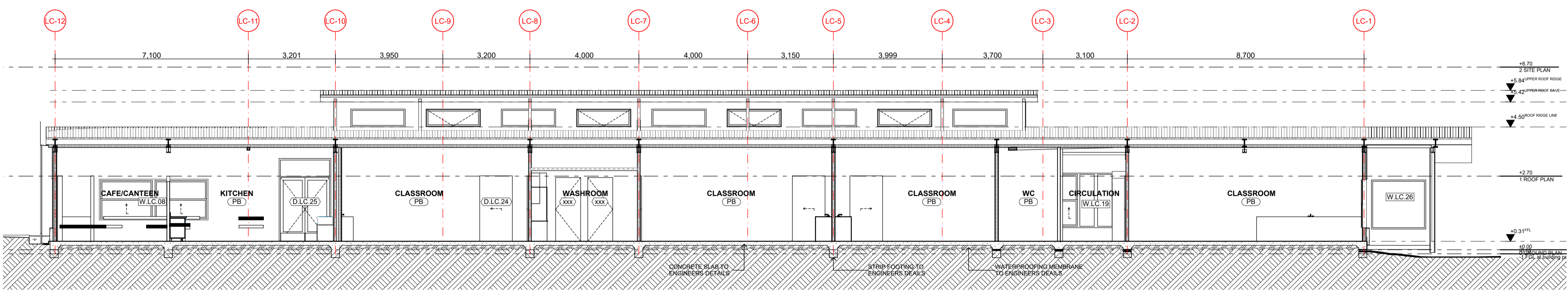
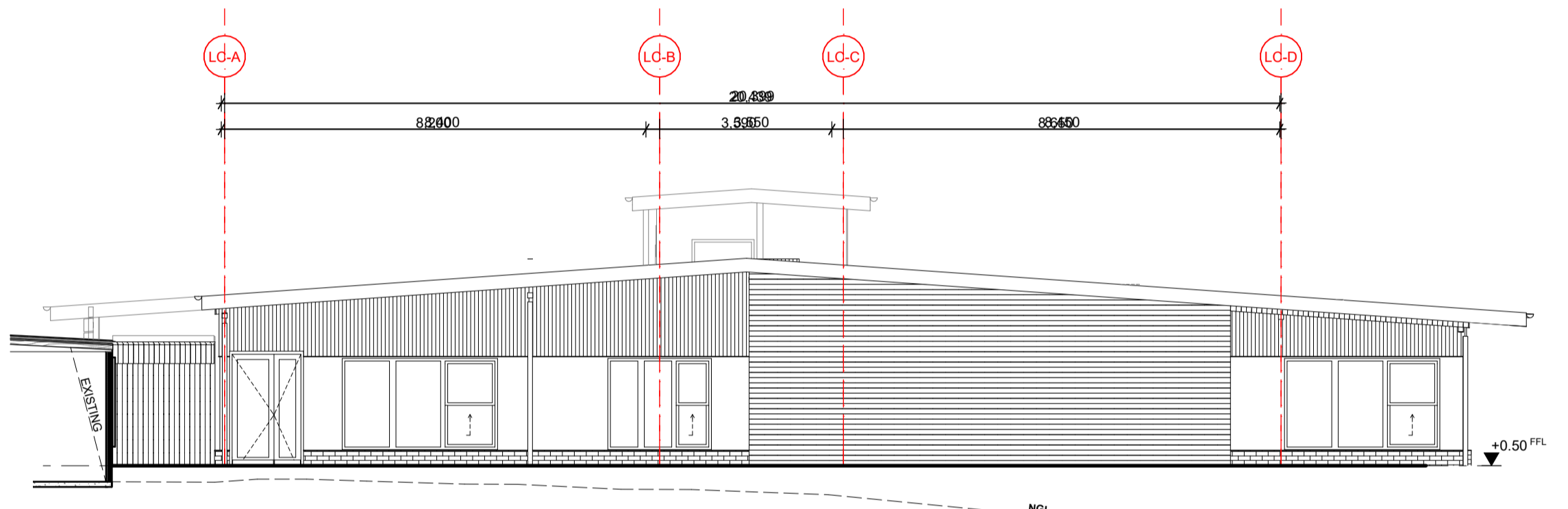
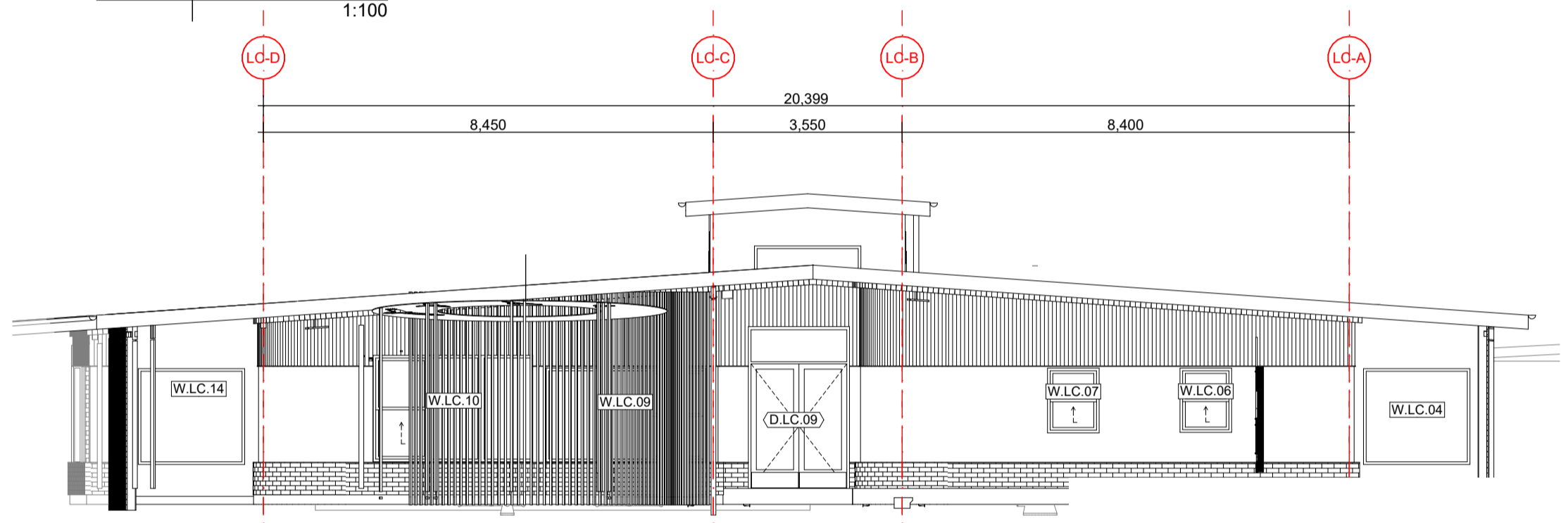
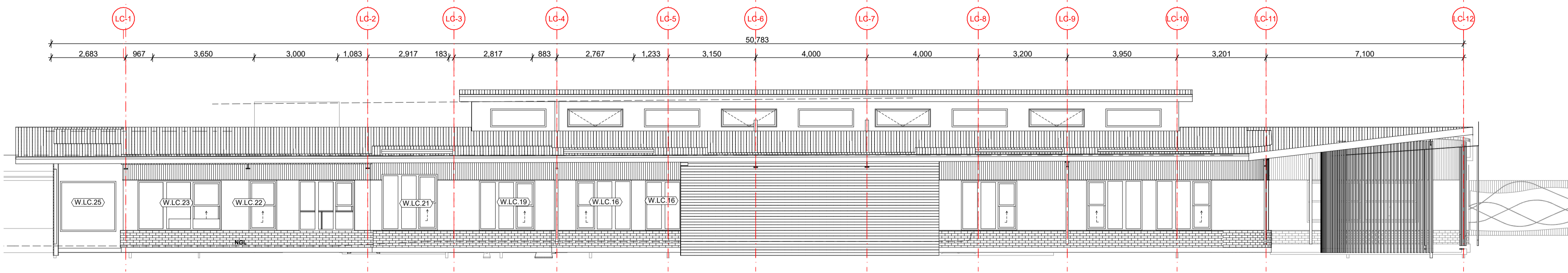
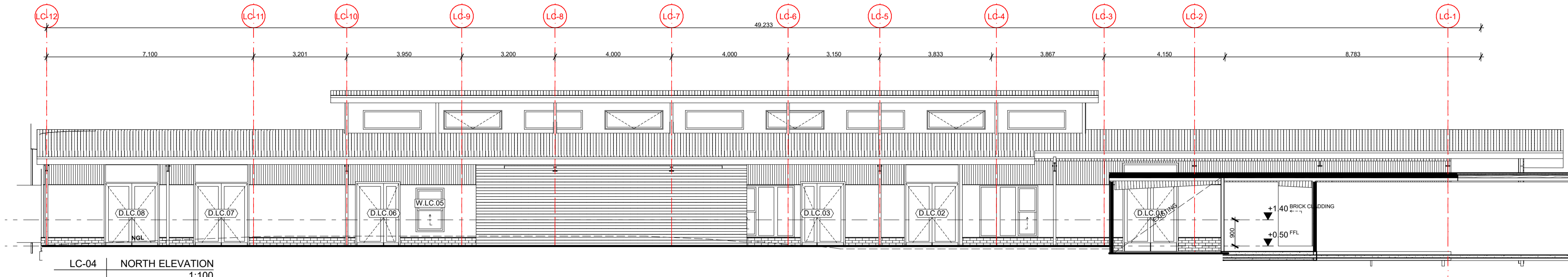
SCALE 1:100, 1:2000@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 27/07/2021

PROJECT | DWG NO. | REV  
**2105 | DD.01.01 | 03**









NOTES

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	JP	JM	DD DESIGN MEETING
02	16/07/2021	JP	JM	FOR OS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture are instruments of service. shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use metric dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
ABN 44 005 000 859 ARBV 50053

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

FOR  
**Victorian School Building Authority**

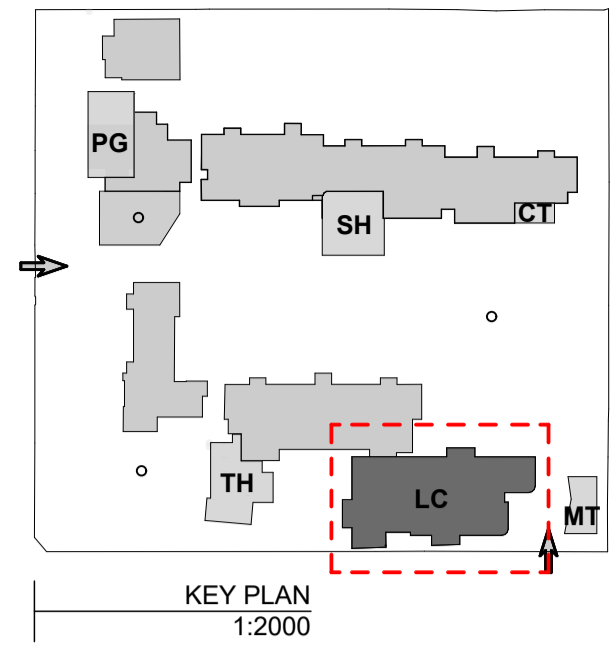
CAD FILE 2105 BVS Stage 2 - DD  
PROJECT  
**Barwon Valley School - Stage 2**

TITLE  
**LC Elevations & Sections**

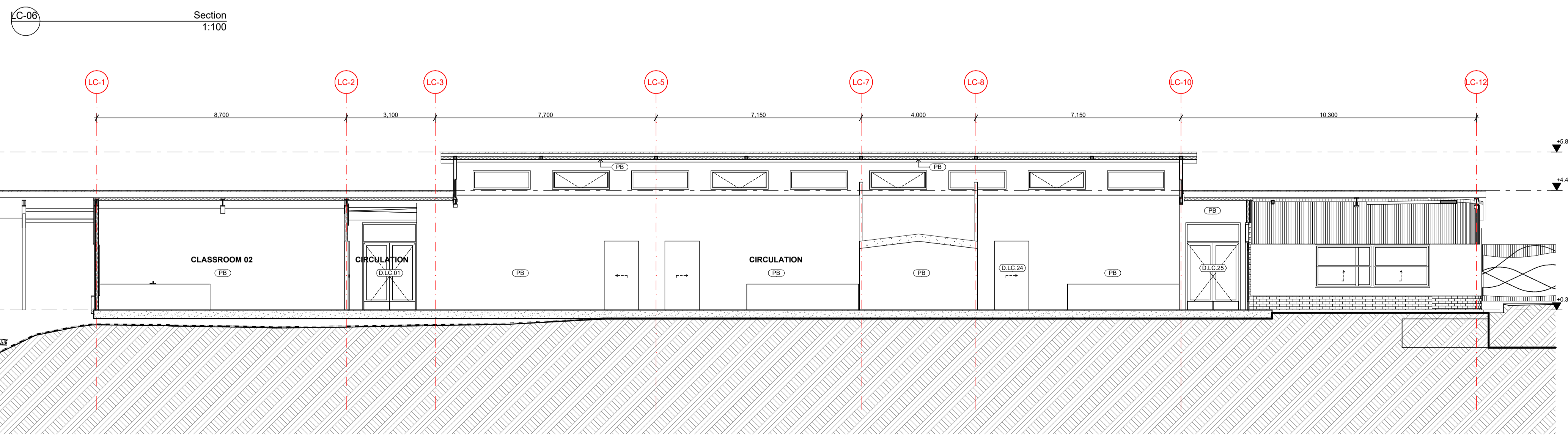
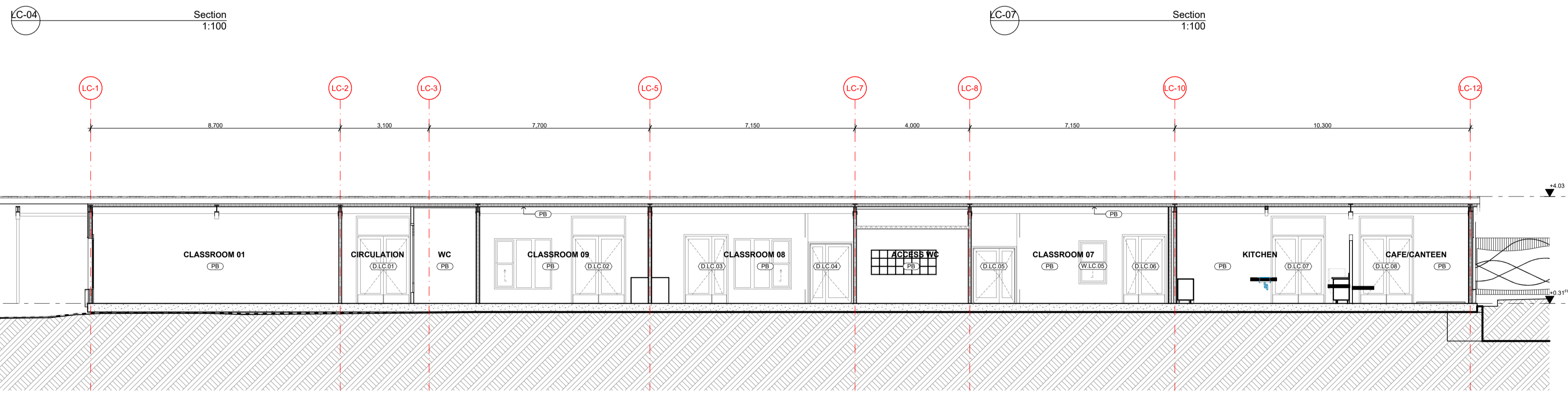
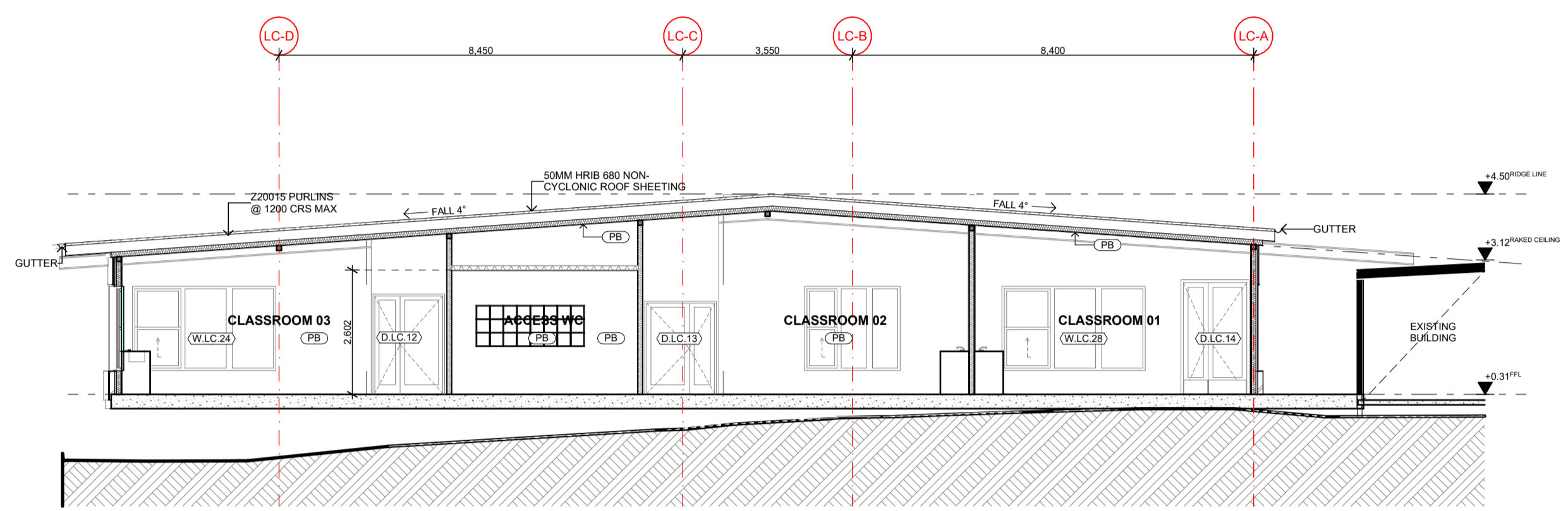
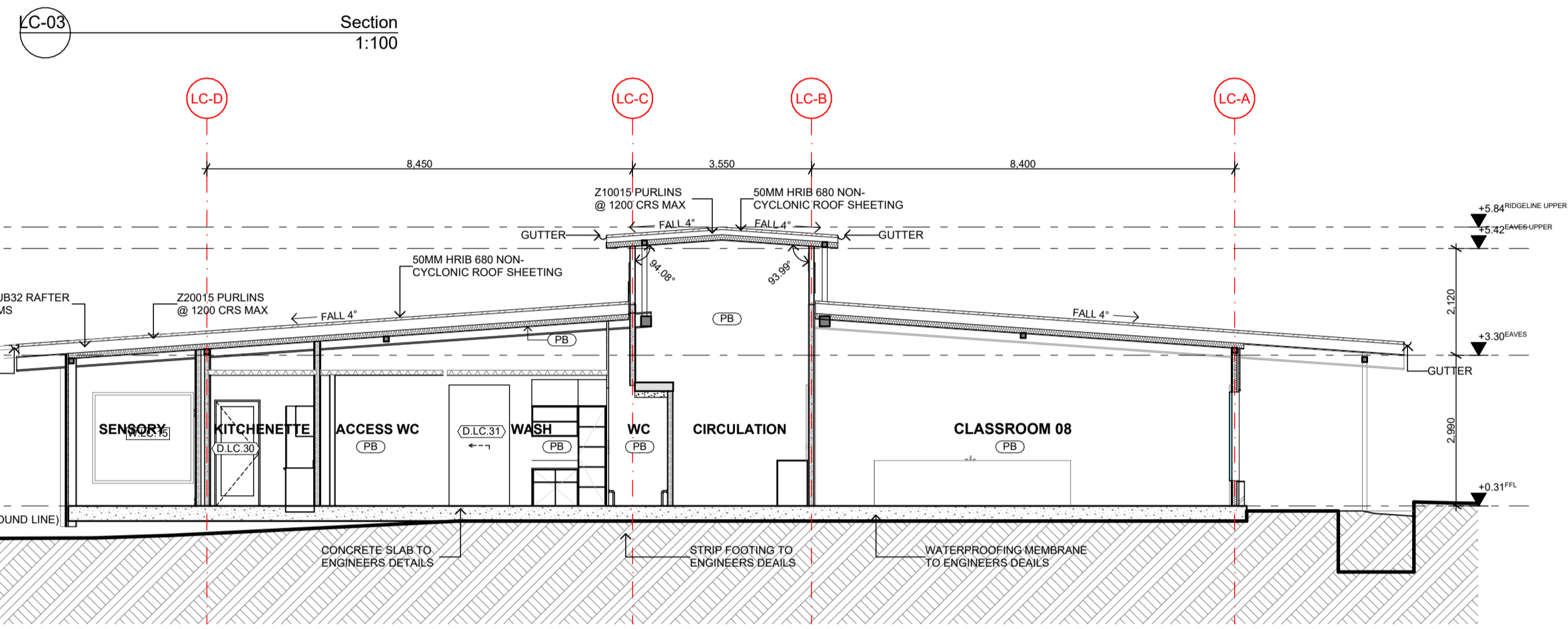
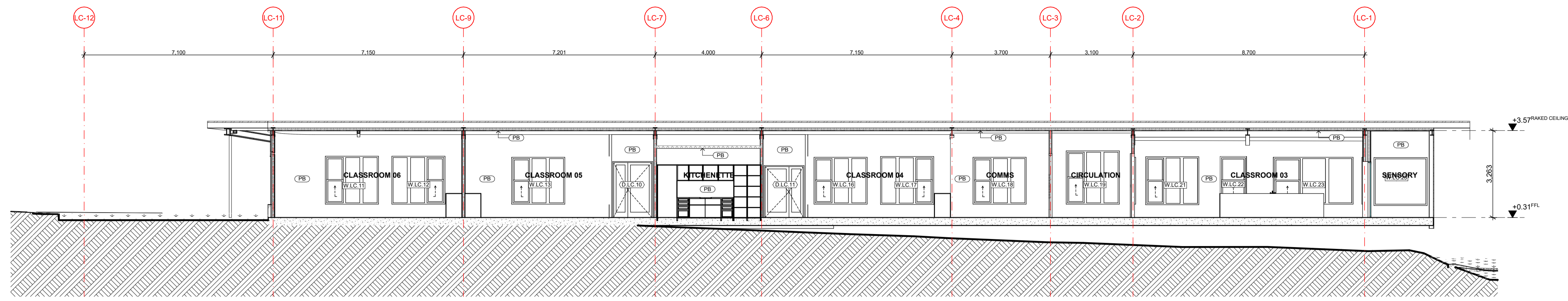
SCALE 1:100, 1:2000 @ A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 27/07/2021

PROJECT | DWG NO. | REV  
**2105 | DD.01.03 | 03**





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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
ABN 44 005 000 859 ARBV 50053

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

FOR  
**Victorian School Building Authority**

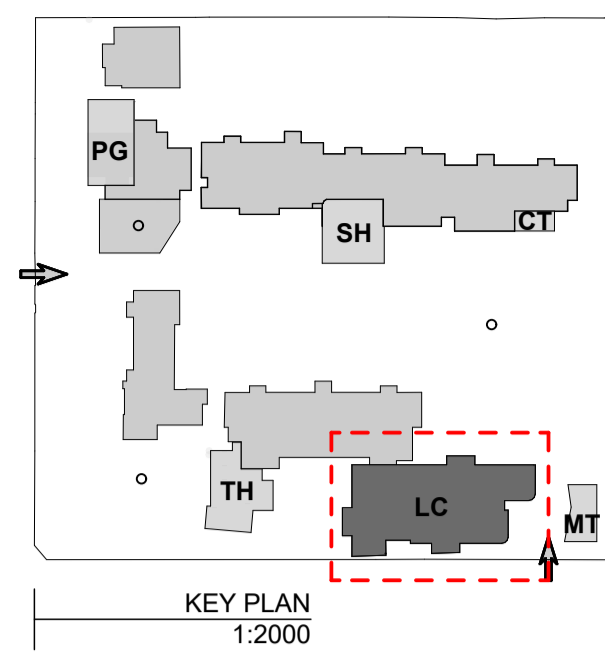
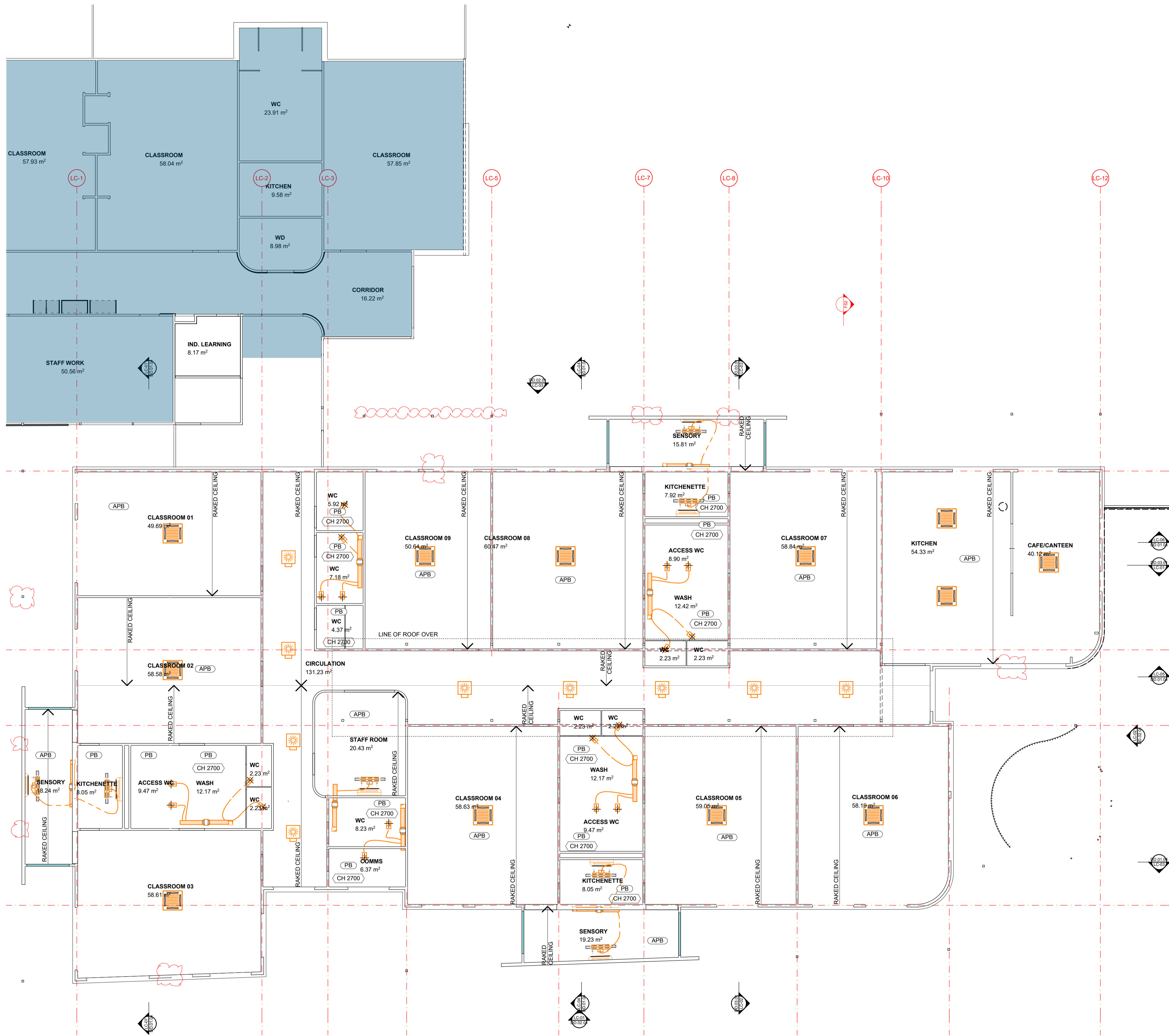
CAD FILE 2105 BVS Stage 2 - DD  
PROJECT  
**Barwon Valley School - Stage 2**

TITLE  
**LC Sections**

SCALE	1:100, 1:2000@ A1
DRAWN	JP
CHECKED	JM
PLOT DATE	27/07/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.01.04</b>	<b>03</b>





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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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**

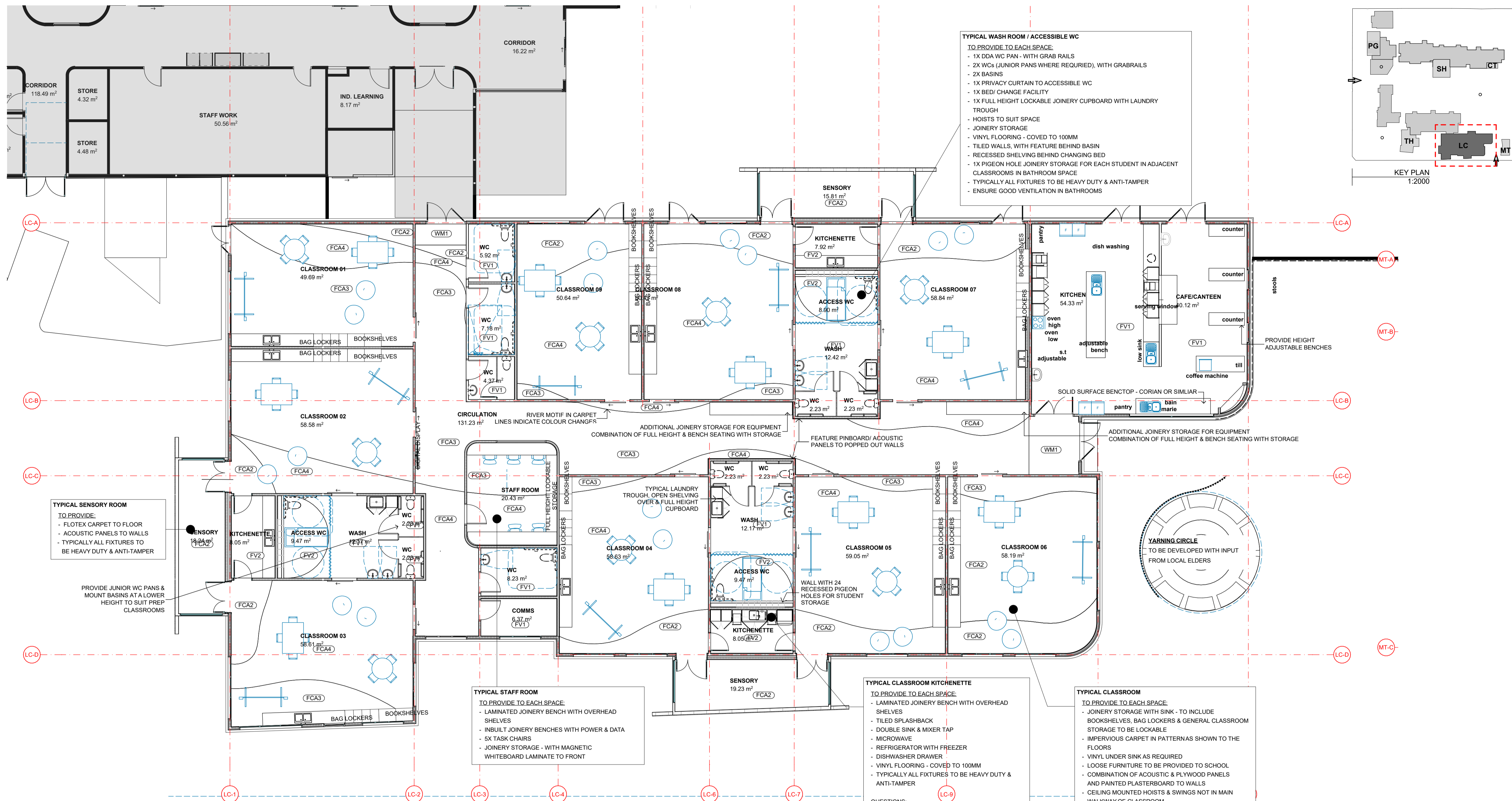
TITLE  
**LC Reflected Ceiling Plan**

SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	27/07/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.01.05</b>	<b>04</b>

04 LEARNING CENTRE 1:100





**TYPICAL WASH ROOM / ACCESSIBLE WC**  
 TO PROVIDE TO EACH SPACE:  
 - 1X DDA WC PAN - WITH GRAB RAILS  
 - 2X WCs (JUNIOR PANS WHERE REQUIRED), WITH GRABRAILS  
 - 2X BASINS  
 - 1X PRIVACY CURTAIN TO ACCESSIBLE WC  
 - 1X BED/ CHANGE FACILITY  
 - 1X FULL HEIGHT LOCKABLE JOINERY CUPBOARD WITH LAUNDRY TROUGH  
 - HOISTS TO SUIT SPACE  
 - JOINERY STORAGE  
 - VINYL FLOORING - COVED TO 100MM  
 - TILED WALLS, WITH FEATURE BEHIND BASIN  
 - RECESSED SHELVING BEHIND CHANGING BED  
 - 1X PIGEON HOLE JOINERY STORAGE FOR EACH STUDENT IN ADJACENT CLASSROOMS IN BATHROOM SPACE  
 - TYPICALLY ALL FIXTURES TO BE HEAVY DUTY & ANTI-TAMPER  
 - ENSURE GOOD VENTILATION IN BATHROOMS

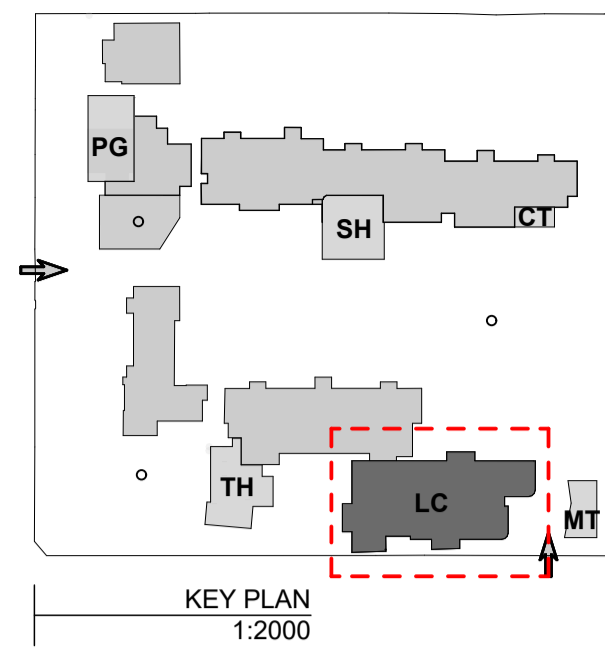
**TYPICAL SENSORY ROOM**  
 TO PROVIDE:  
 - FLOTEX CARPET TO FLOOR  
 - ACOUSTIC PANELS TO WALLS  
 - TYPICALLY ALL FIXTURES TO BE HEAVY DUTY & ANTI-TAMPER

**TYPICAL STAFF ROOM**  
 TO PROVIDE TO EACH SPACE:  
 - LAMINATED JOINERY BENCH WITH OVERHEAD SHELVES  
 - INBUILT JOINERY BENCHES WITH POWER & DATA  
 - 5X TASK CHAIRS  
 - JOINERY STORAGE - WITH MAGNETIC WHITEBOARD LAMINATE TO FRONT

**TYPICAL CLASSROOM KITCHENETTE**  
 TO PROVIDE TO EACH SPACE:  
 - LAMINATED JOINERY BENCH WITH OVERHEAD SHELVES  
 - TILED SPLASHBACK  
 - DOUBLE SINK & MIXER TAP  
 - MICROWAVE  
 - REFRIGERATOR WITH FREEZER  
 - DISHWASHER DRAWER  
 - VINYL FLOORING - COVED TO 100MM  
 - TYPICALLY ALL FIXTURES TO BE HEAVY DUTY & ANTI-TAMPER

**QUESTIONS:**  
 - IS AN OVEN REQUIRED?  
 - IS A INSTANT HOT/COLD WATER TAP REQUIRED?  
 - ANY OTHER ITEMS REQUIRED THAT WE HAVENT CONSIDERED?

**TYPICAL CLASSROOM**  
 TO PROVIDE TO EACH SPACE:  
 - JOINERY STORAGE WITH SINK - TO INCLUDE BOOKSHELVES, BAG LOCKERS & GENERAL CLASSROOM STORAGE TO BE LOCKABLE  
 - IMPERVIOUS CARPET IN PATTERNS AS SHOWN TO THE FLOORS  
 - VINYL UNDER SINK AS REQUIRED  
 - LOOSE FURNITURE TO BE PROVIDED TO SCHOOL  
 - COMBINATION OF ACOUSTIC & PLYWOOD PANELS AND PAINTED PLASTERBOARD TO WALLS  
 - CEILING MOUNTED HOISTS & SWINGS NOT IN MAIN WALKWAY OF CLASSROOM  
 - INTERLOCKING SOFT FALL MATS  
 - TYPICALLY ALL FIXTURES TO BE HEAVY DUTY & ANTI-TAMPER  
 - MULTIPLE GPO & DATAPPOINTS IN CLASSROOM FOR FLEXIBILITY OF SCREEN  
 - ALLOW FOR HEIGHT ADJUSTABLE SINK IN CLASSROOMS



NOTES

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	AJ	JM	DD DESIGN MEETING
02	16/07/2021	AJ	JM	FOR OS REVIEW
03	27/07/2021	AJ	JM	FOR BUILDING SURVEYOR

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture are instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
 Level 2, 182 Capel Street  
 North Melbourne VIC 3051  
 T: 03 9329 6555 F: 03 9328 4909  
 info@fmsa.com.au www.fmsa.com.au  
 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  
**LC Furniture & Finishes Plan**

SCALE 1:100, 1:2000@A1  
 DRAWN JP  
 CHECKED JM  
 PLOT DATE 27/07/2021

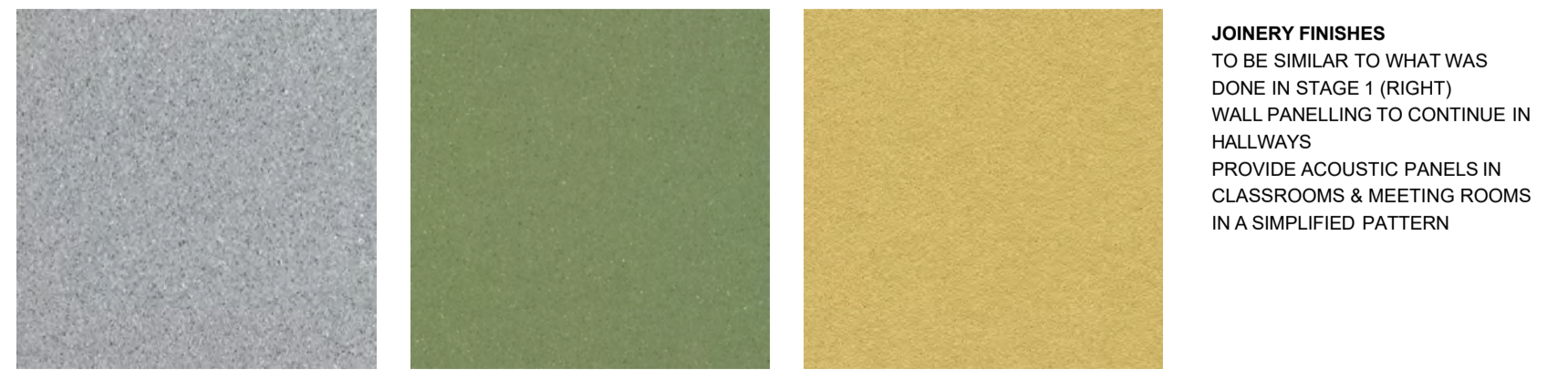
PROJECT | DWG NO. | REV  
**2105 | DD.01.06 | 03**

01 LEARNING CENTRE FURNITURE & FINISHES PLAN 1:100

**PROPOSED FINISHES**



FCA1: FLOCKED CARPET METRO GREY  
 FCA2: FLOCKED CARPET METRO MOSS  
 FCA3: FLOCKED CARPET METRO LAGOON  
 FCA4: FLOCKED CARPET METRO INDIGO

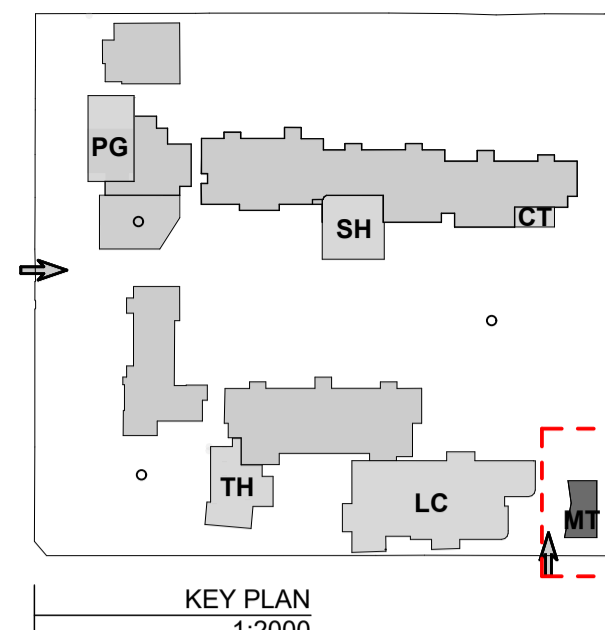


FV1: SHEET VINYL CAMDEN GREY  
 FV2: SHEET VINYL MOSSMAN  
 PIN1: PINBOARD FRESH PINEAPPLE

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







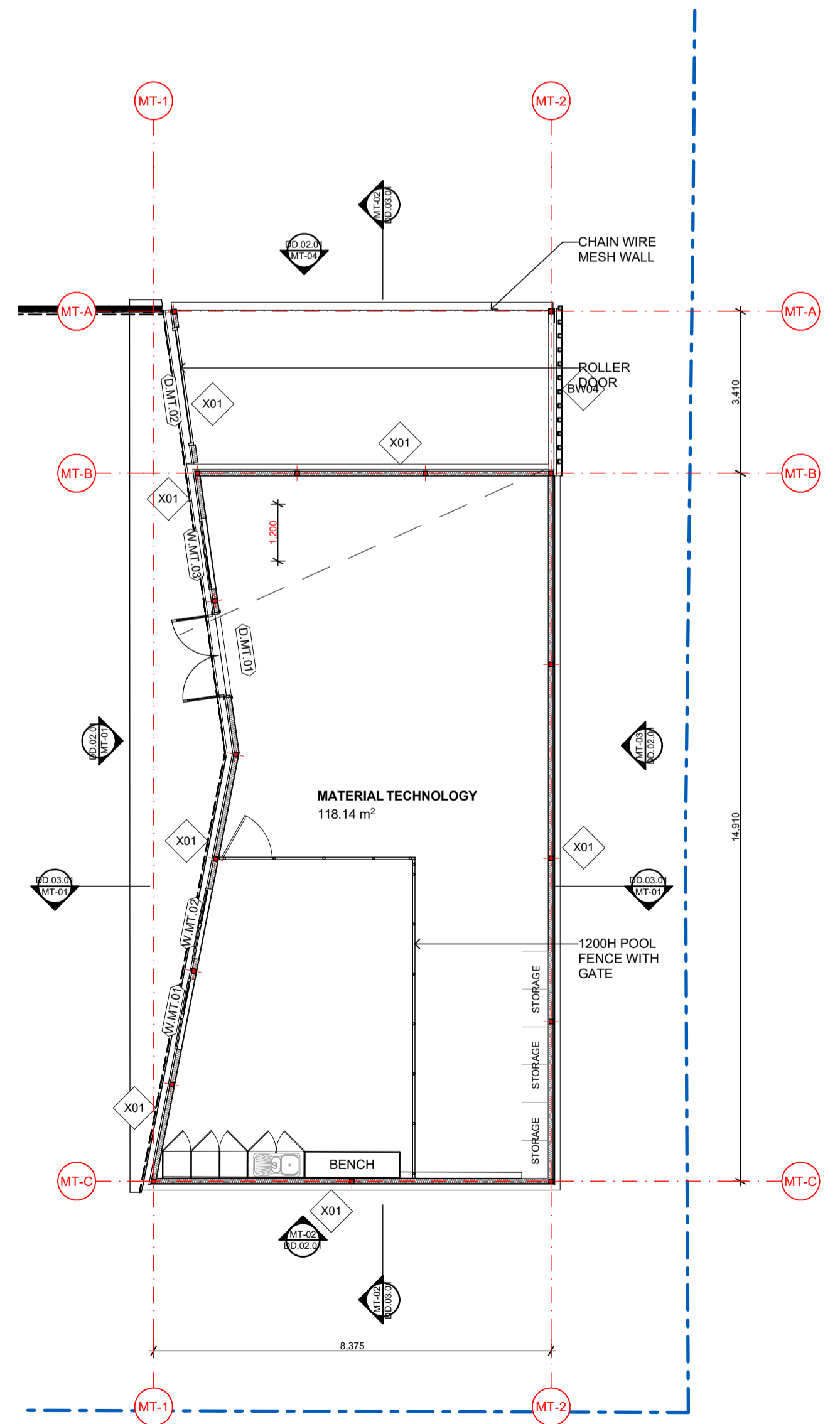
**NOTES**

**LEGEND:**

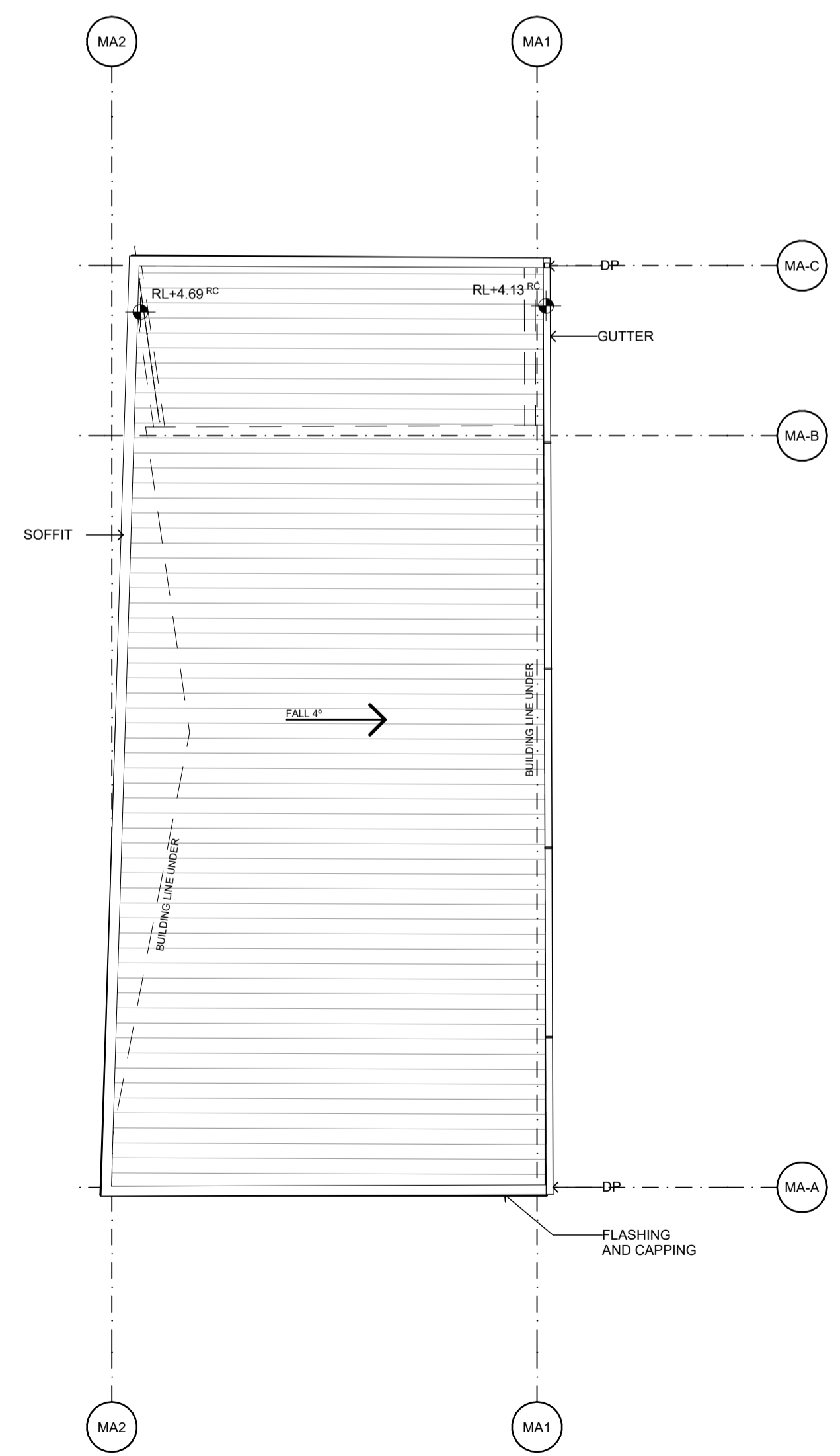
- DOOR TAG: (SPACE / NUMBER)
- WINDOW TAG: (SPACE / NUMBER)
- WALL TAG: (SPACE / NUMBER)

**MATERIALS TECH INCLUSIONS**

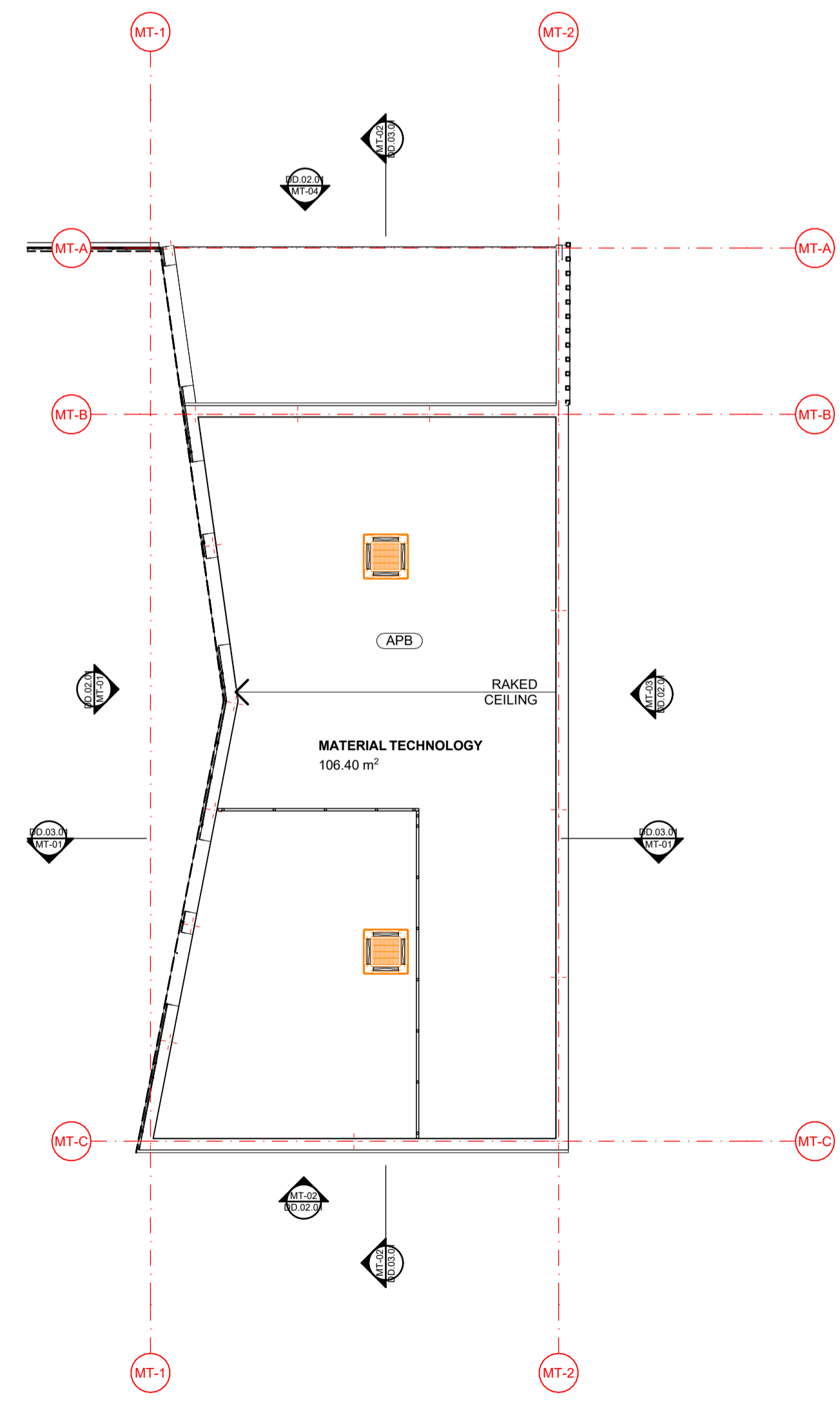
- PEDESTAL DRILL
- DOCKING SAW
- DUST EXTRACTOR
- PAINTING BOOTH
- WIFI & DATA
- LOCKABLE STORAGE
- MECHANICAL VENTILATION



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	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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use metric dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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  
**MT Plans**

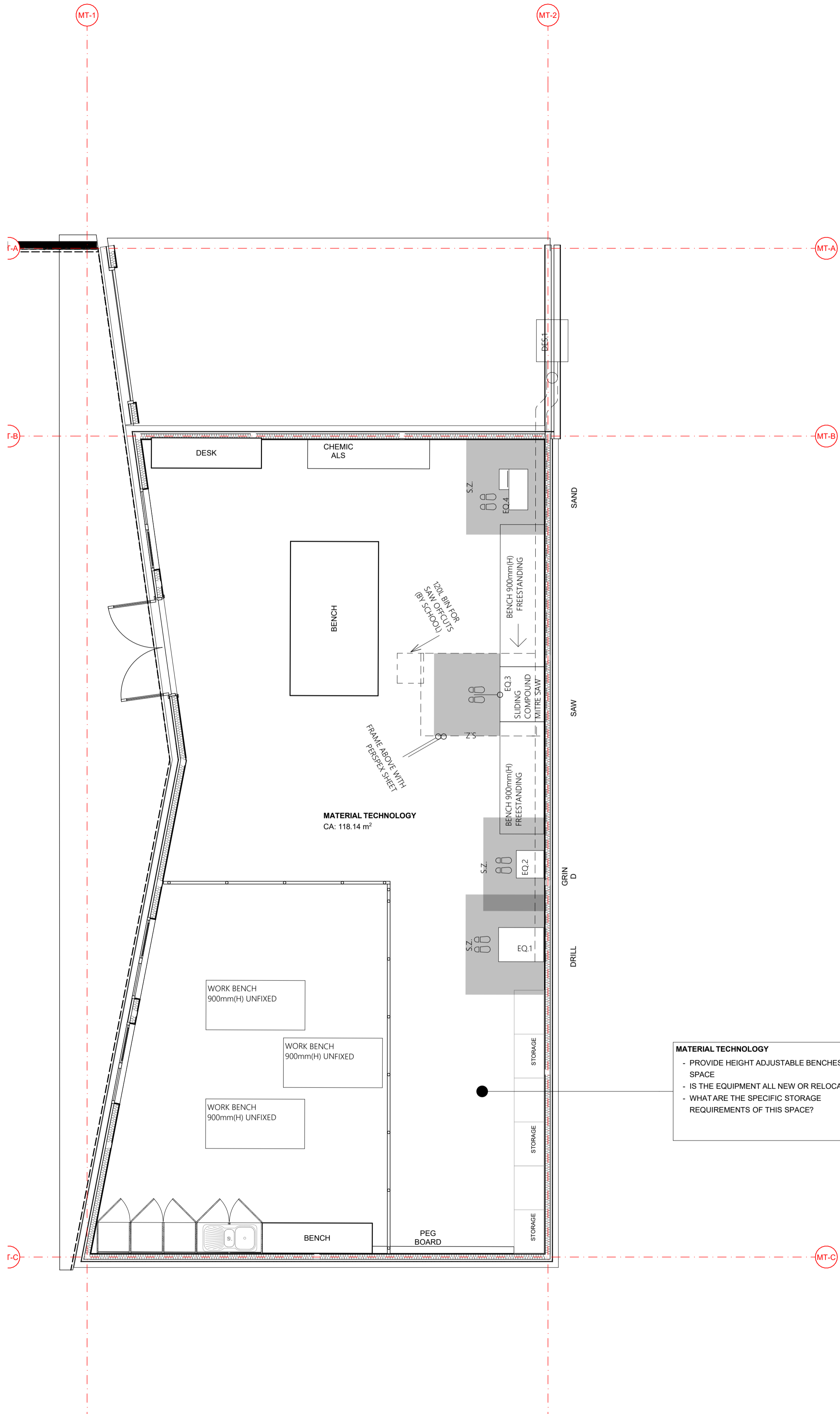
SCALE 1:100, 1:2000@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 27/07/2021

PROJECT | DWG NO. | REV  
**2105 | DD.02.01 | 04**





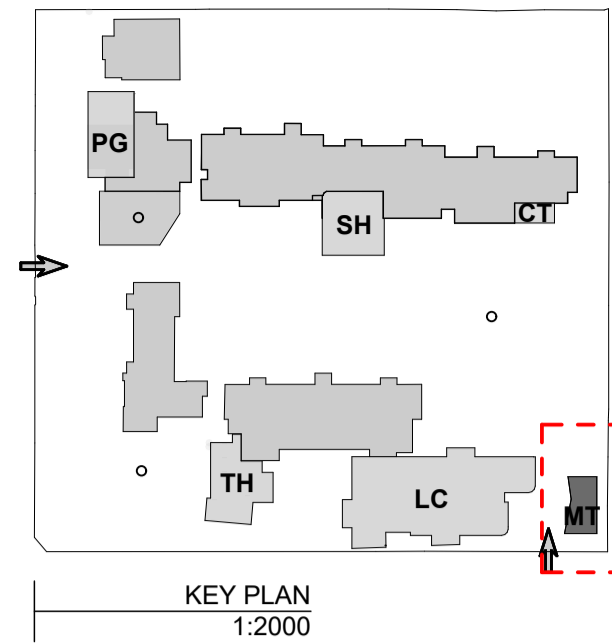




MATERIAL TECHNOLOGY  
CA: 118.14 m<sup>2</sup>

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

REV	DATE	BY	CH	DESCRIPTION
01	14/07/2021	AJ	JM	DD DESIGN MEETING
02	16/07/2021	AJ	JM	FOR QS REVIEW
03	27/07/2021	AJ	JM	FOR BUILDING SURVEYOR

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture are instruments of service. All rights reserved. FMSA, FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use metric dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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  
**MT Furniture & Finishes Plan**

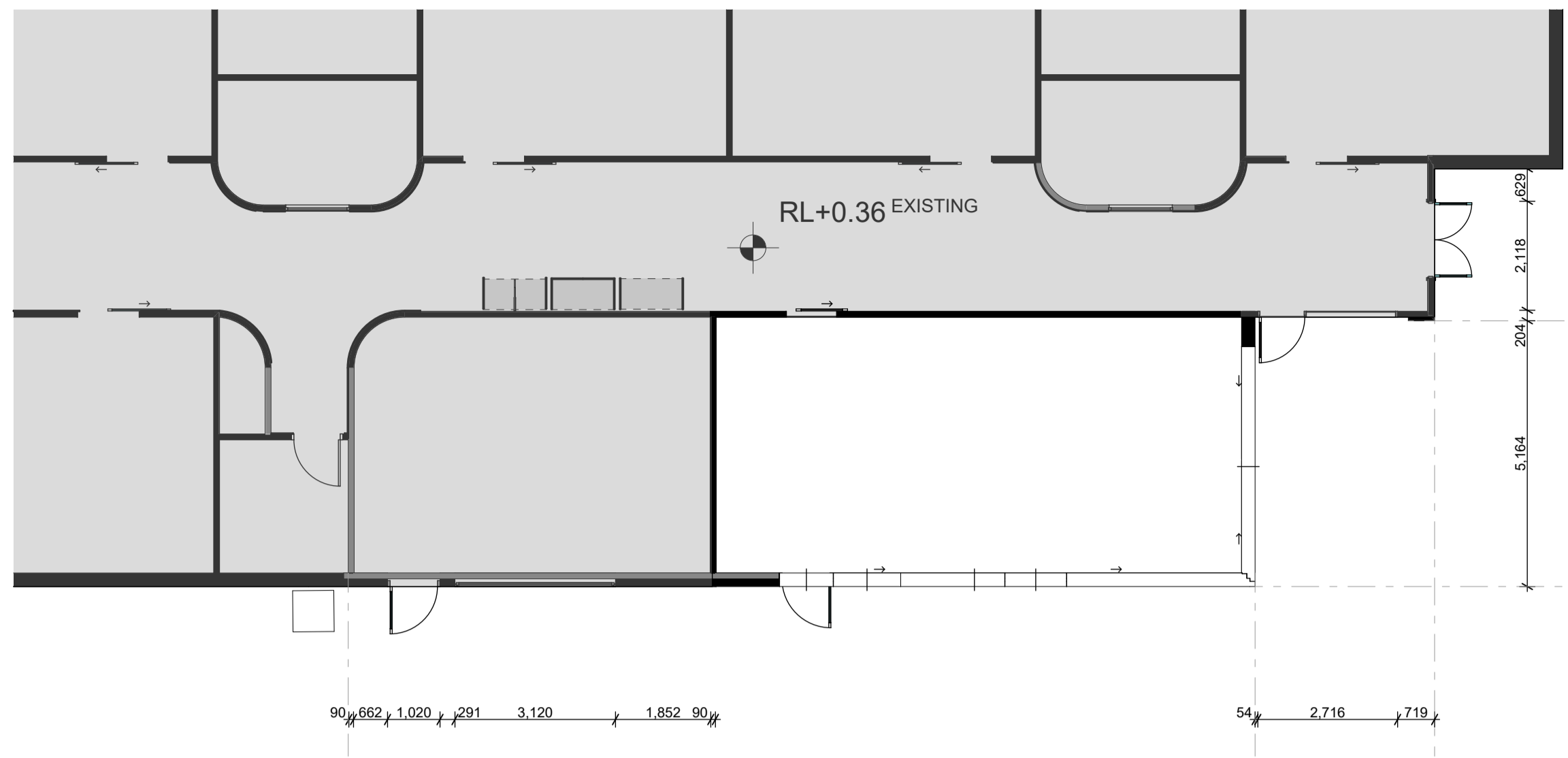
SCALE 1:50, 1:2000@ A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 27/07/2021

PROJECT | DWG NO. | REV  
**2105 | DD.02.03 | 03**

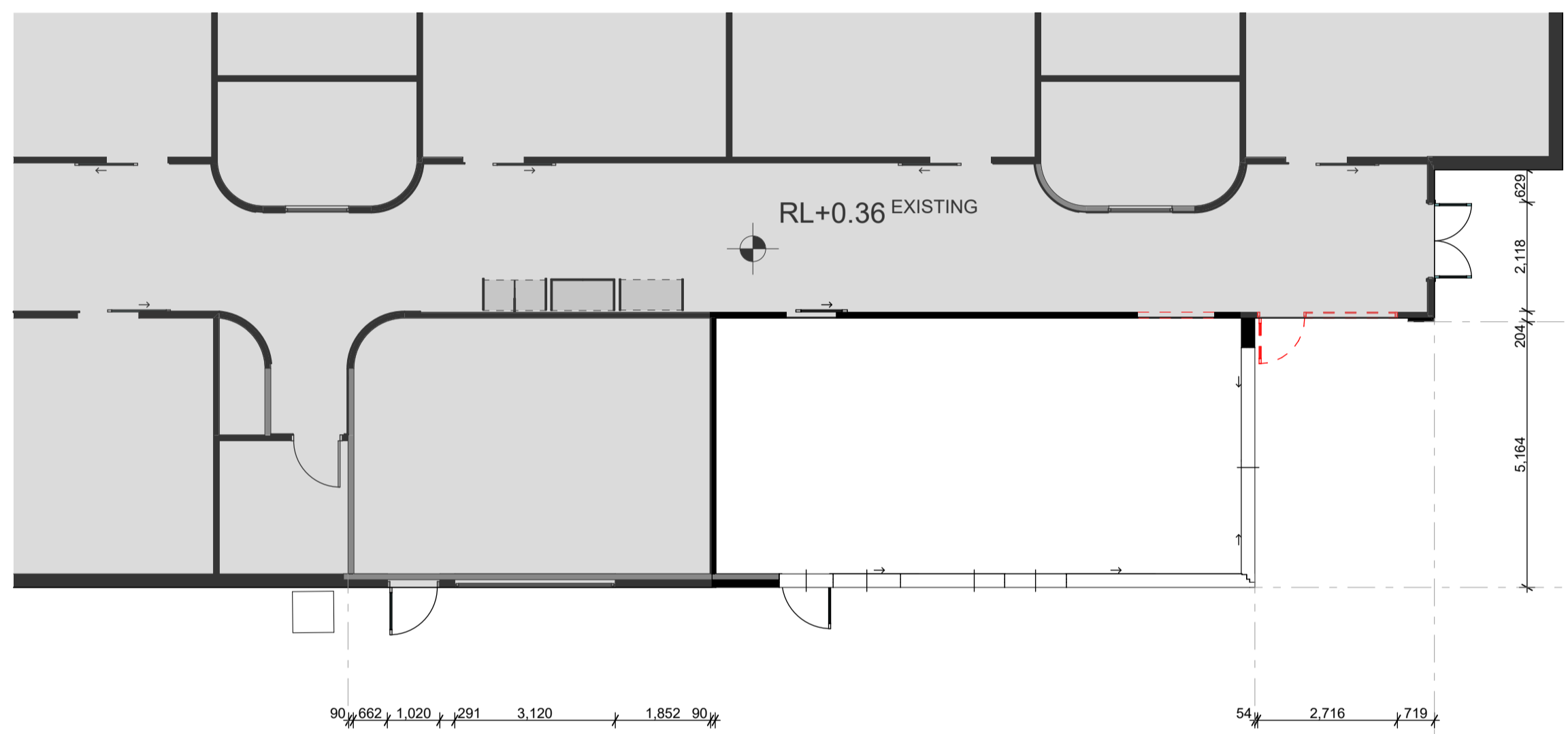




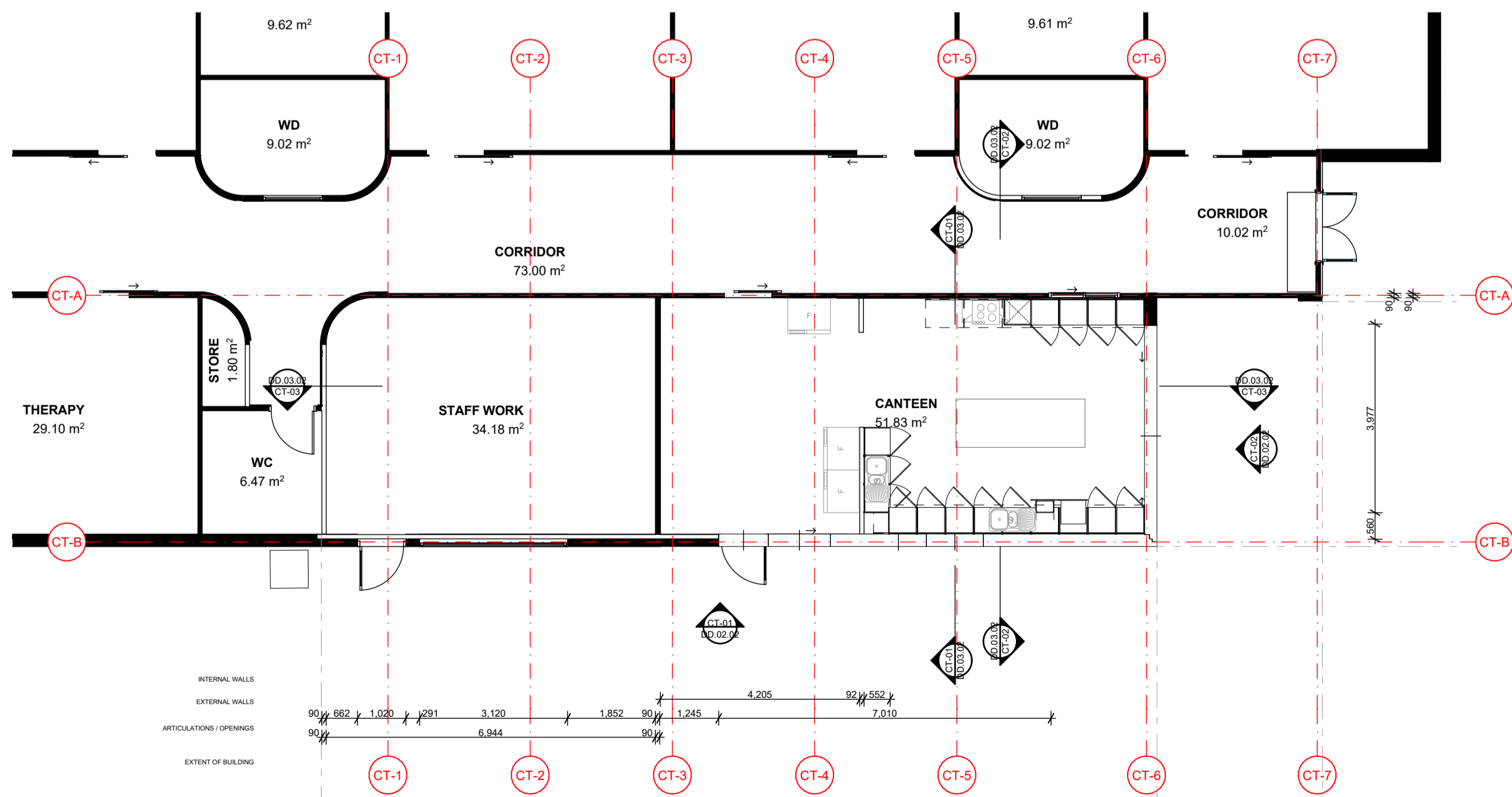




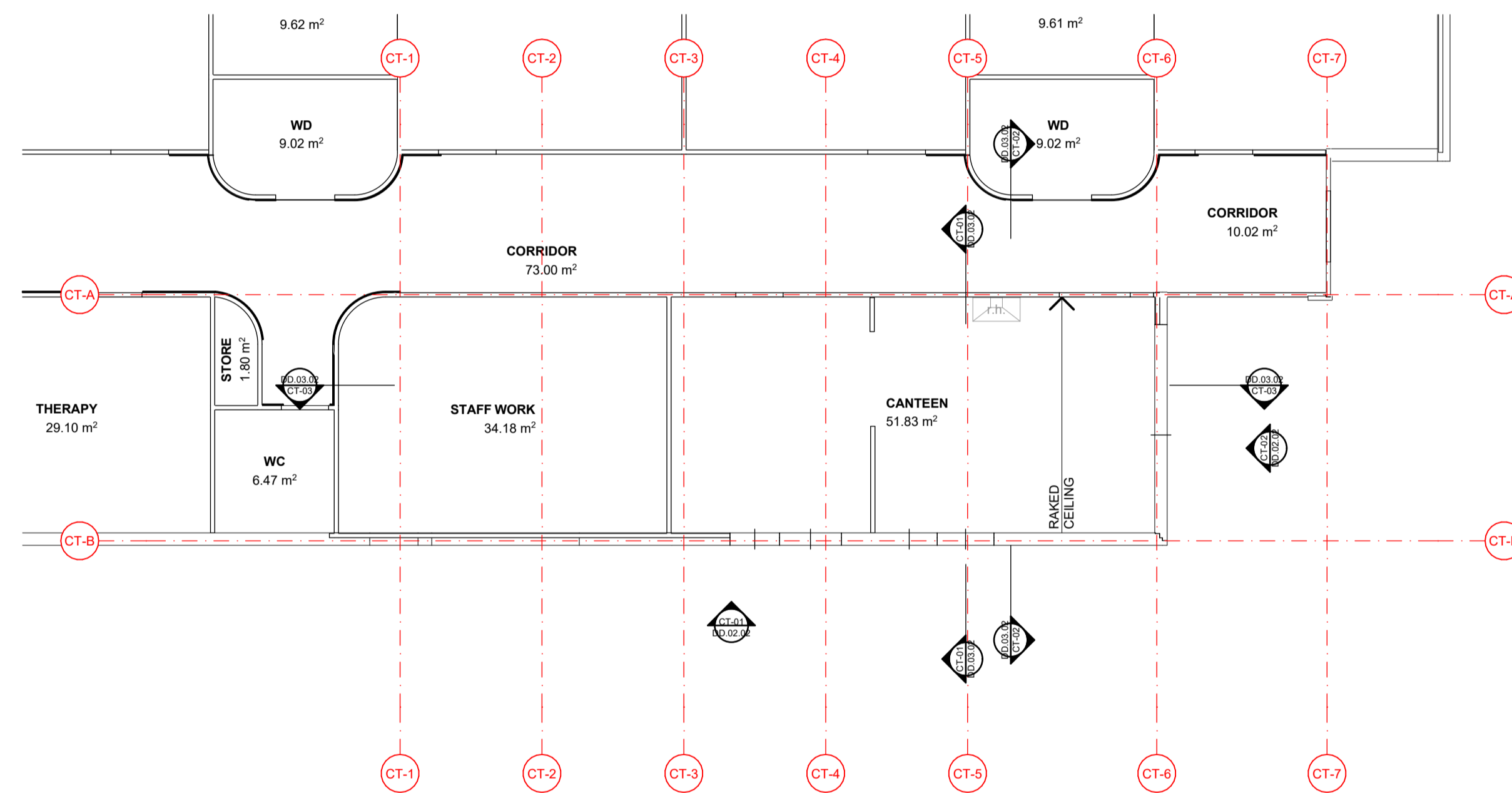
01 CANTEEN EXISTING  
1:100



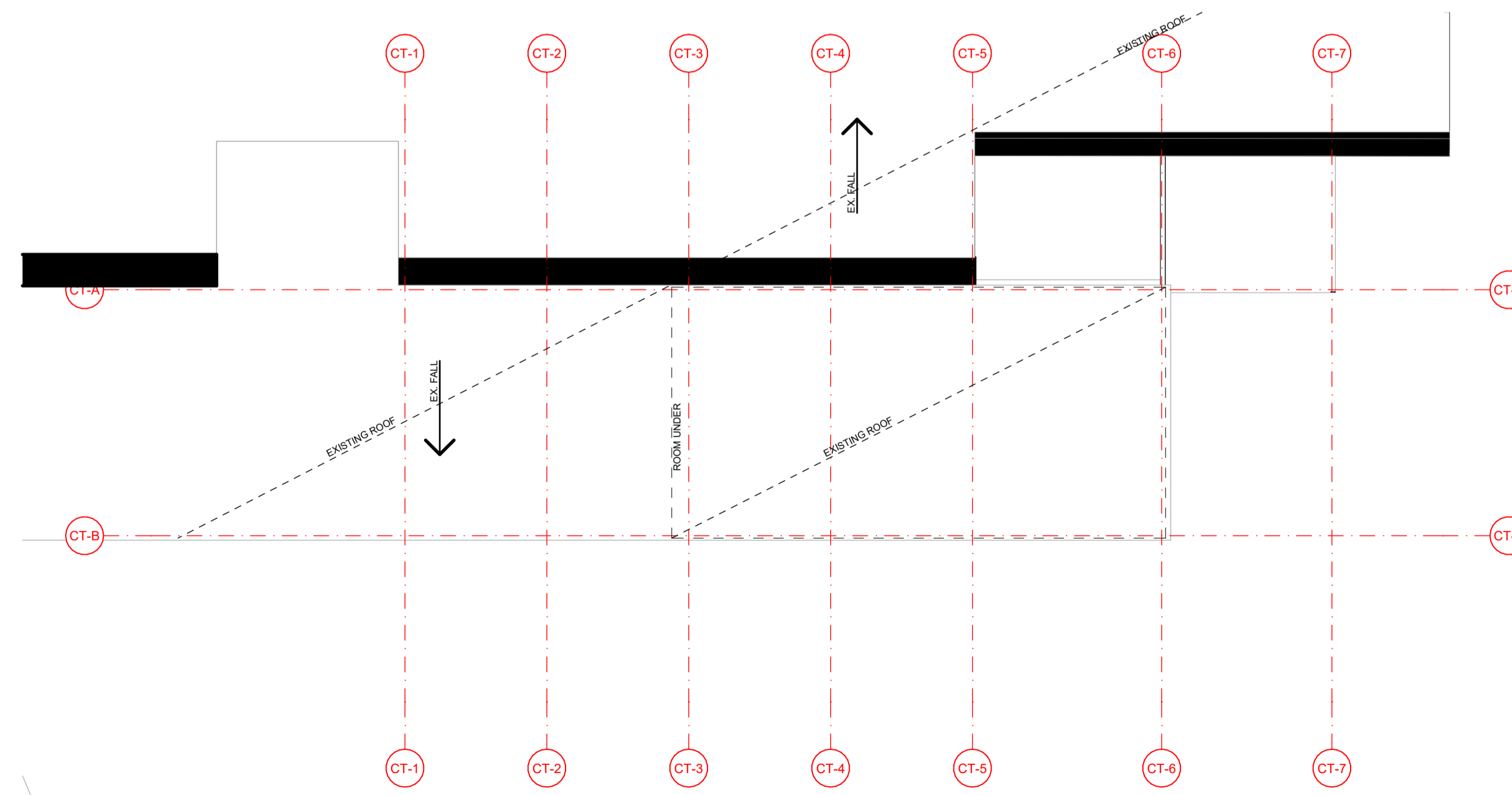
02 CANTEEN DEMOLITION  
1:100



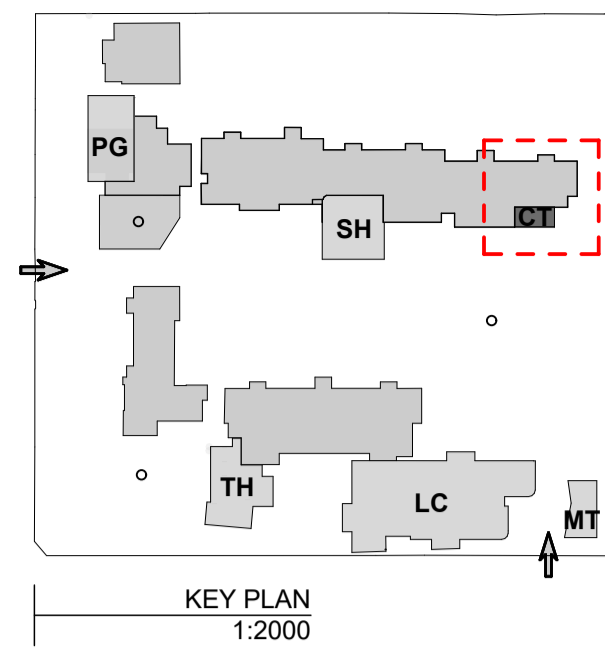
04 CANTEEN PROPOSED  
1:100



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 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	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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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  
**CT Plans 1**

SCALE	1:100, 1:2000@ A1	
DRAWN	JP	
CHECKED	JM	
PLOT DATE	27/07/2021	

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.03.01</b>	<b>04</b>





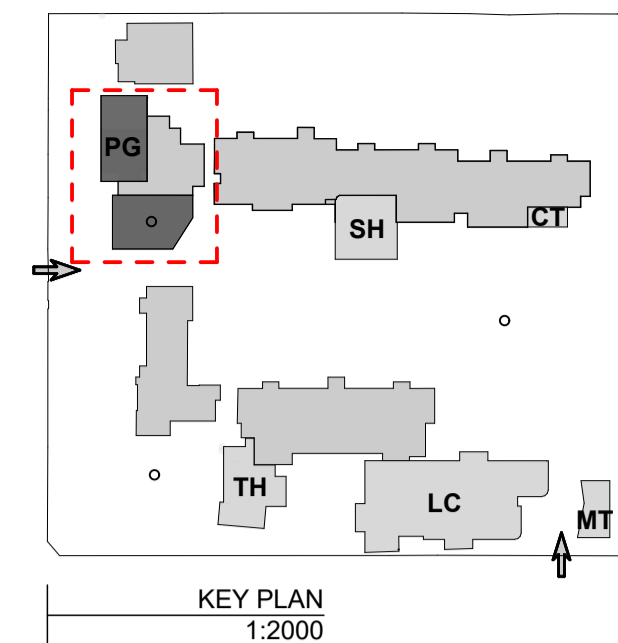
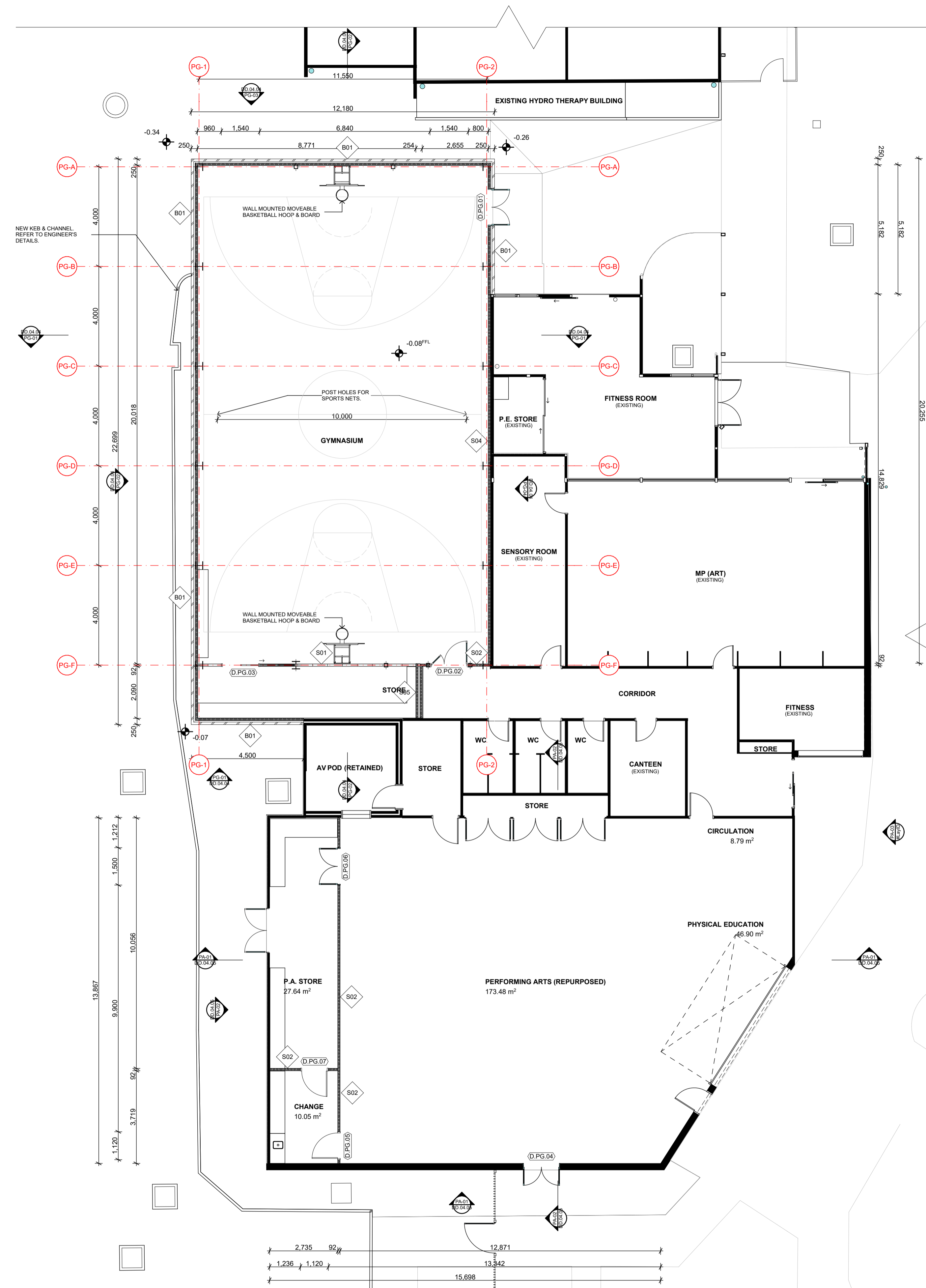












AREA	
Zone Category	Calculated Area
GA GYMNASIUM	233.15
GA STORAGE	18.98
PA MUSIC/DRAMA/DANCE	173.48
PA STORAGE	37.69
	463.30 m <sup>2</sup>

**NOTES**

**LEGEND:**

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

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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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  
**PG Planned Floor Plan**

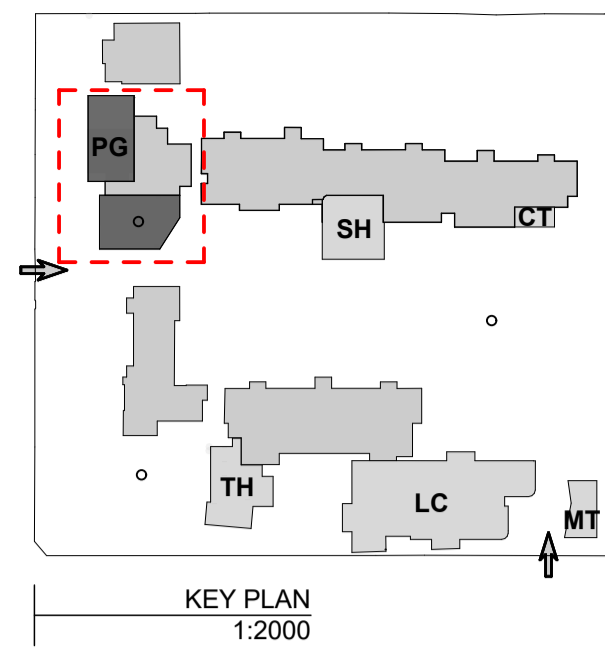
SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	27/07/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.04.02</b>	<b>03</b>

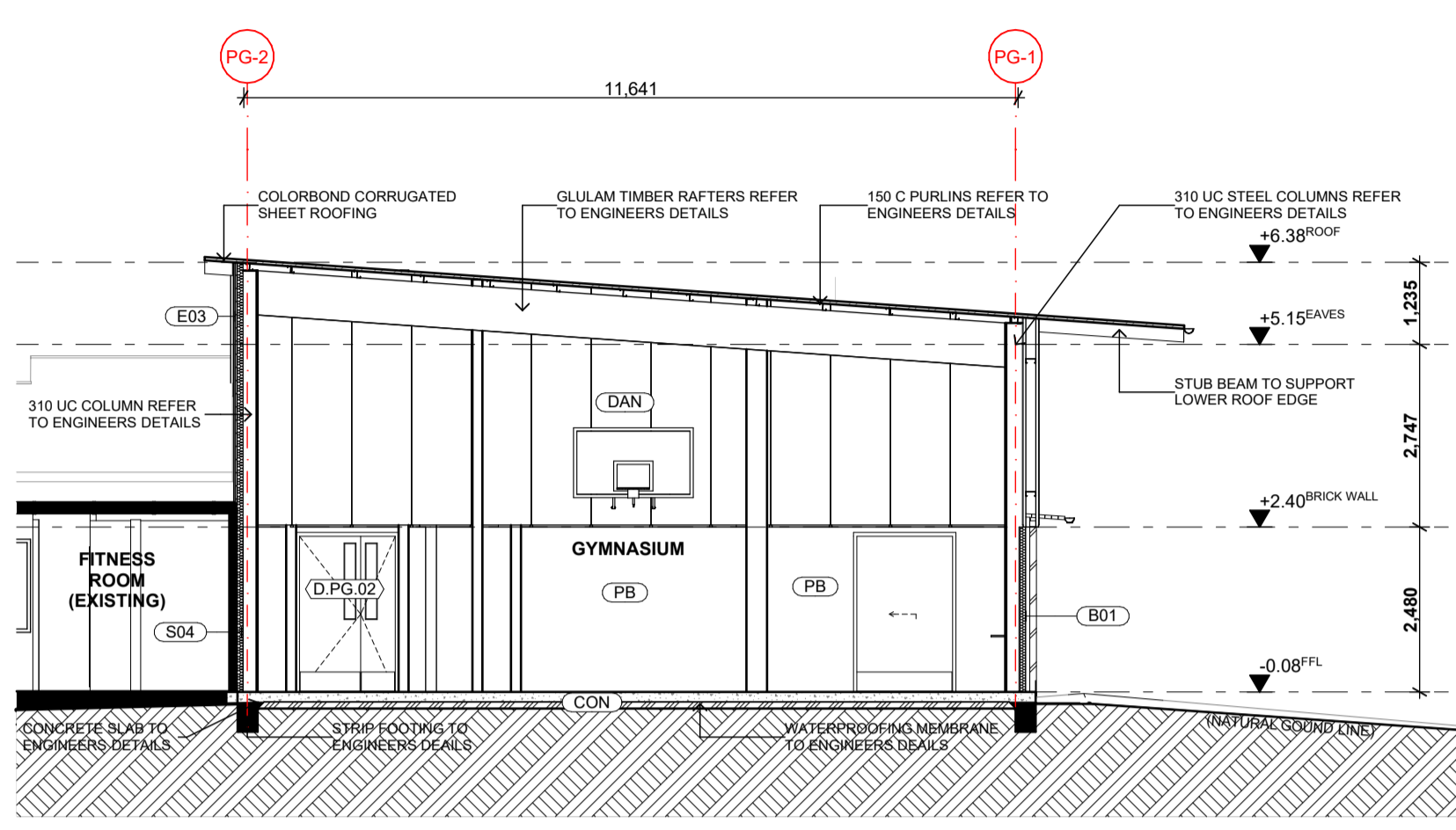




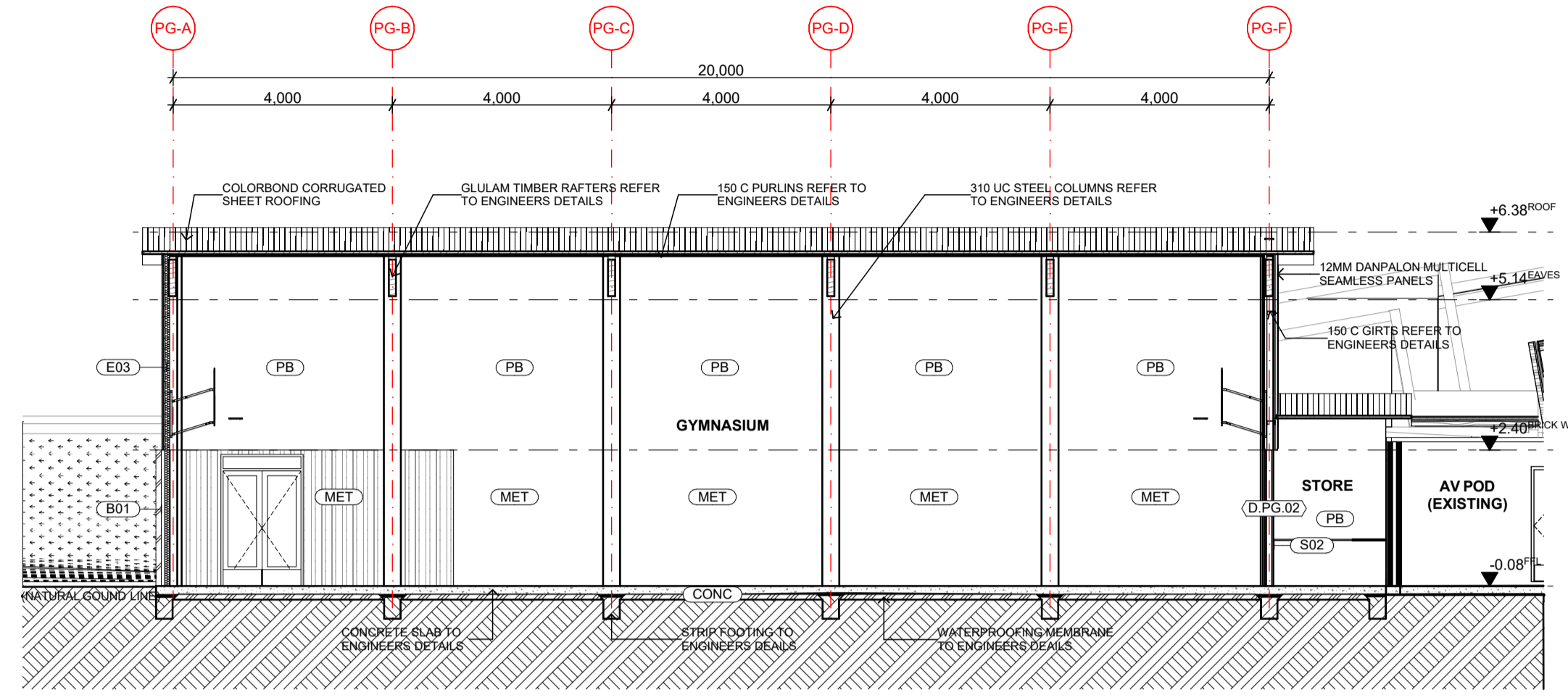




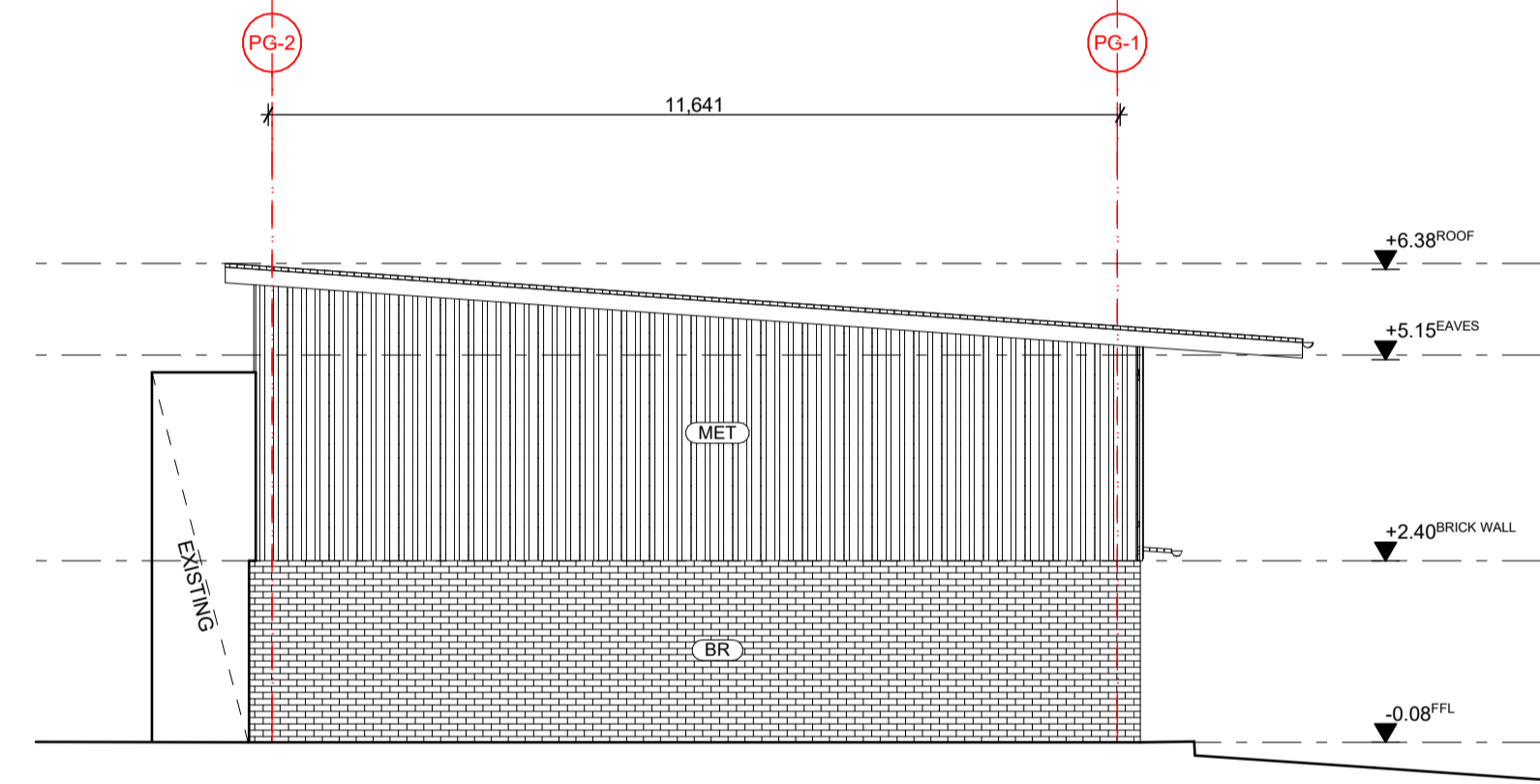
NOTES



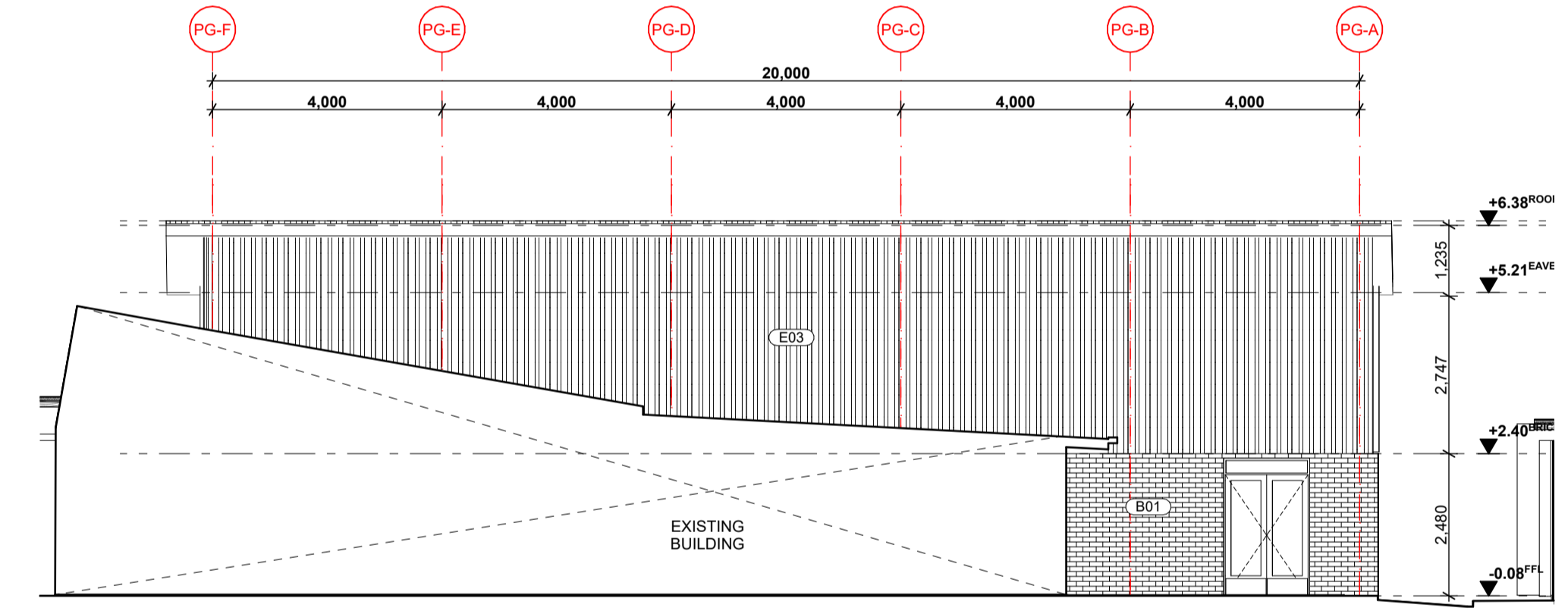
PG-01 Section 1:100



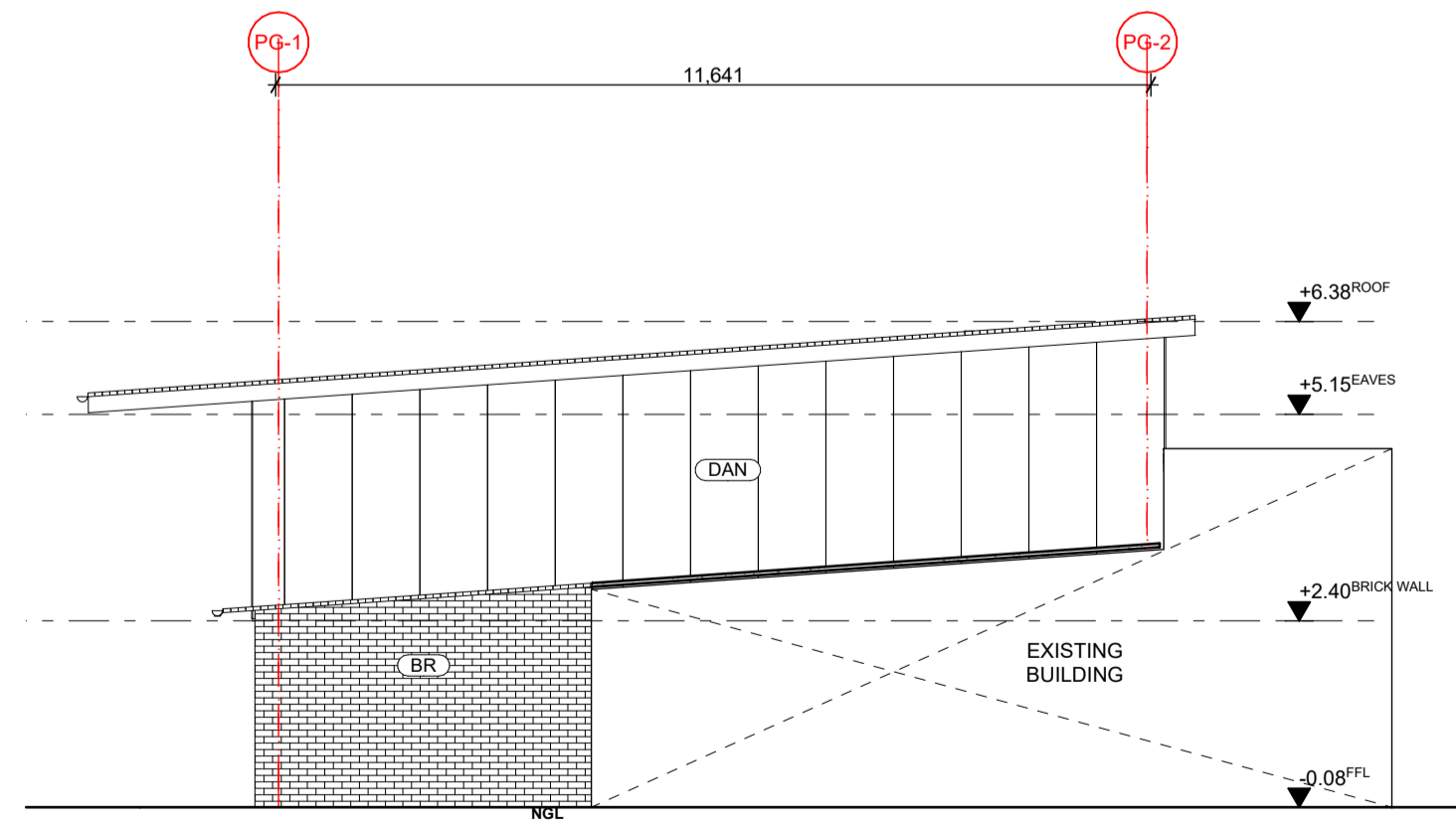
PG-02 Section 1:100



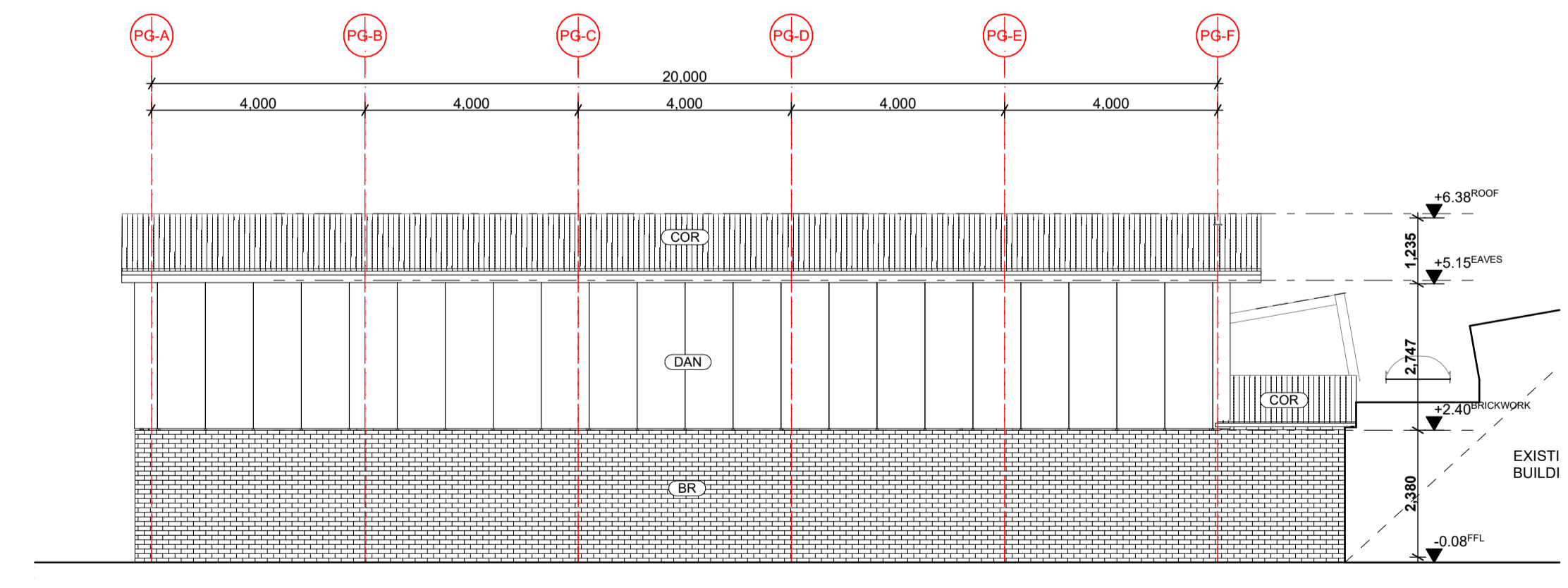
PG-03 NORTH ELEVATION 1:100



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 QS REVIEW
03	27/07/2021	JP	JM	FOR BUILDING SURVEYOR

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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  
PG Gymnasium Sections & Elevations

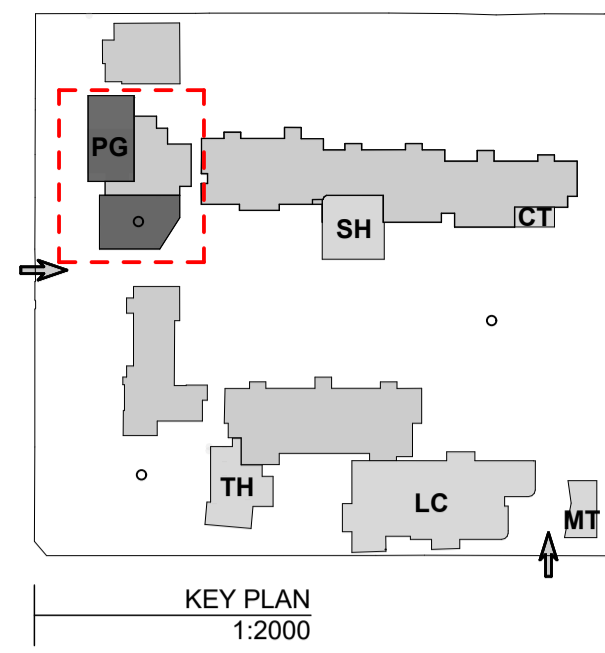
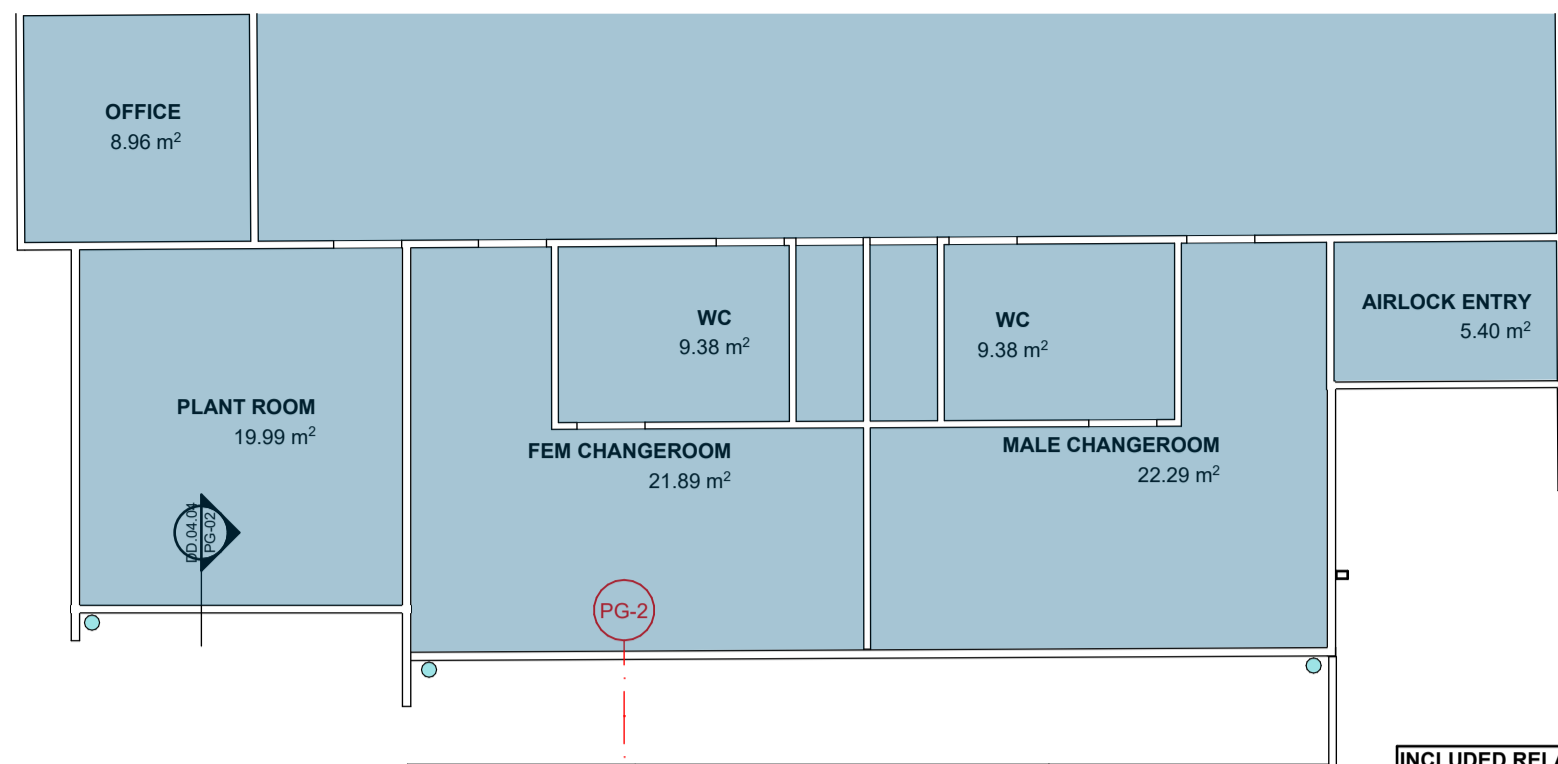
SCALE 1:8000, 1:100, 1:2000@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 27/07/2021

PROJECT	DWG NO.	REV
2105	DD.04.04	03

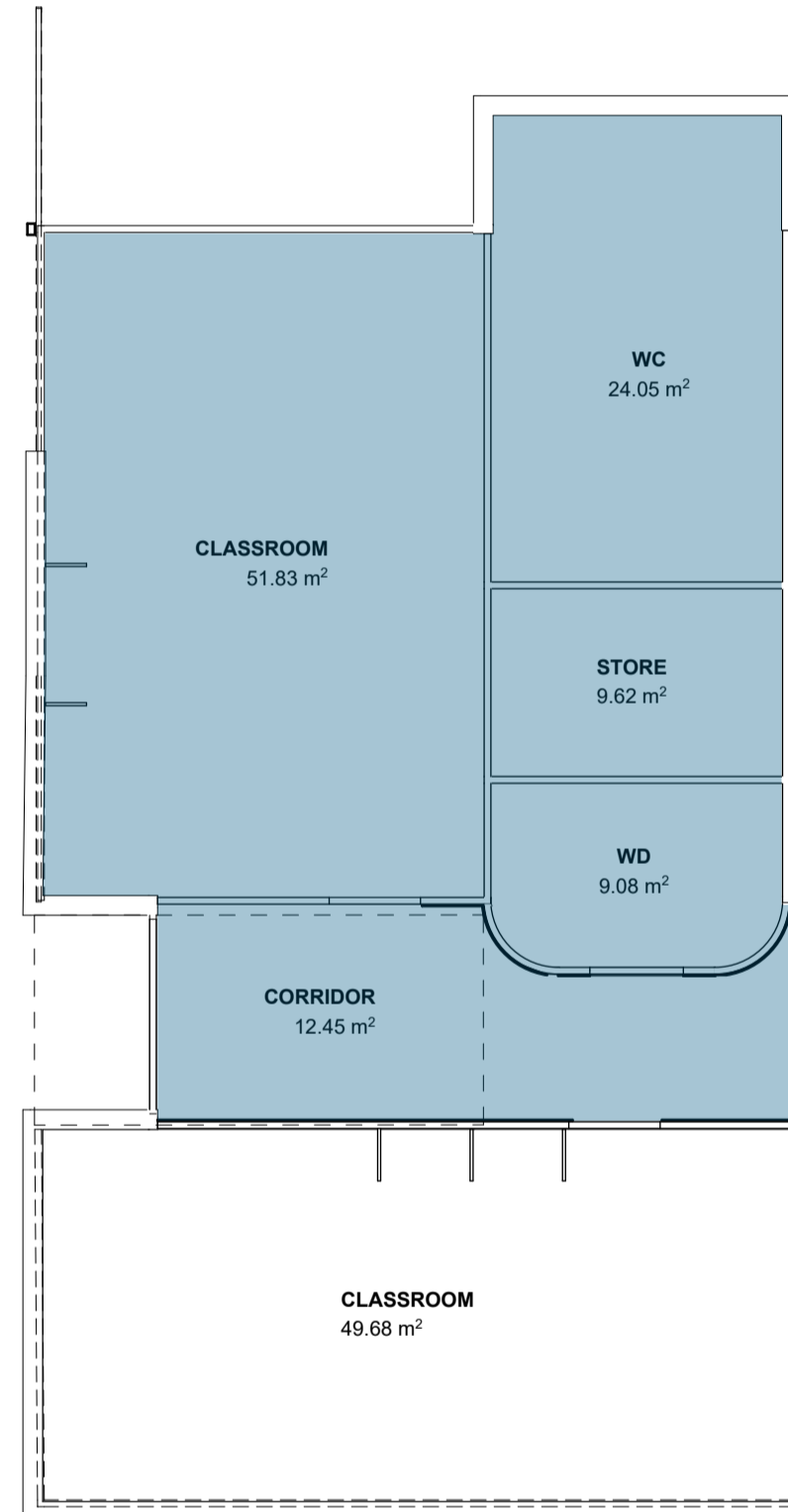
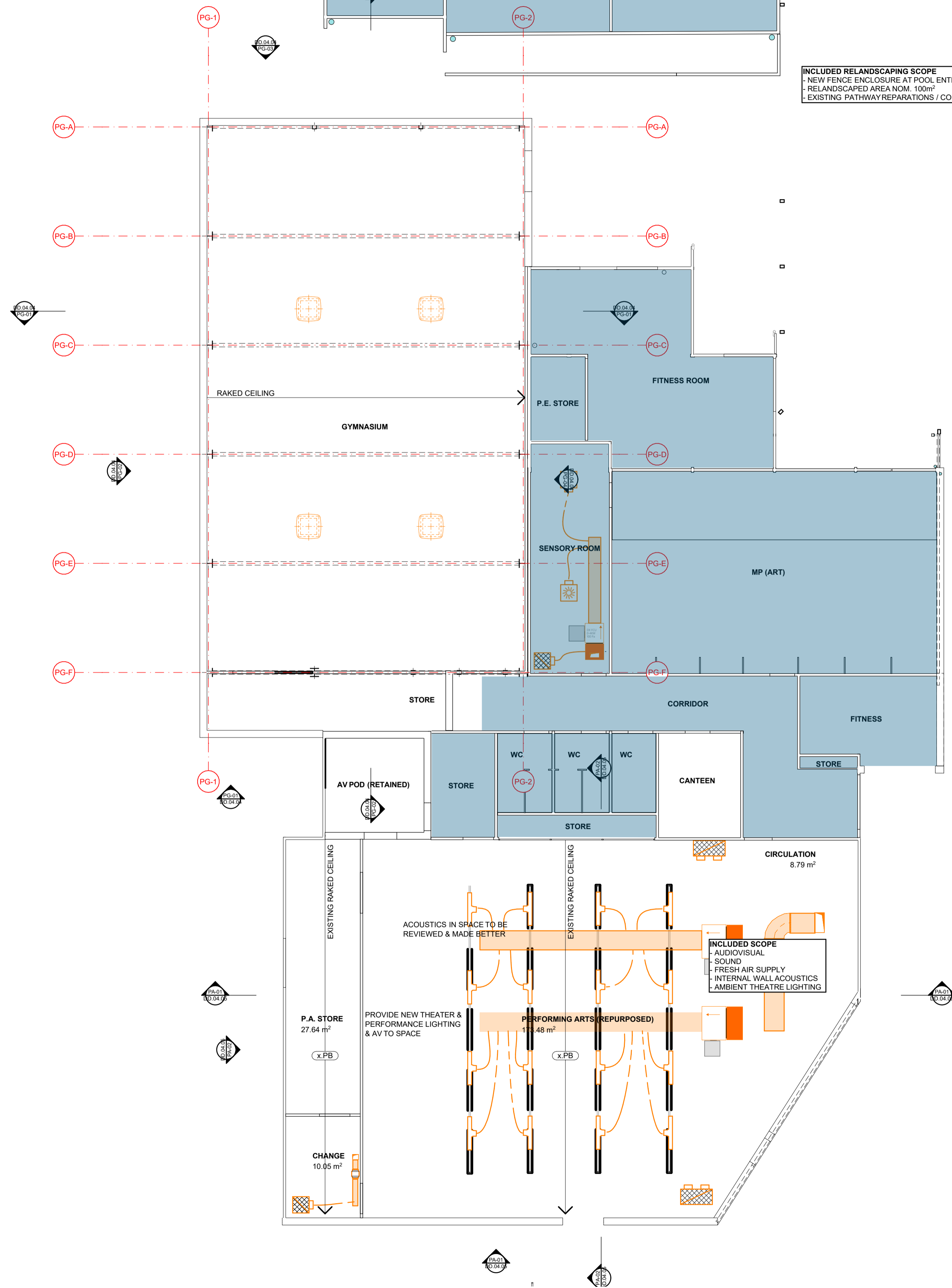








**INCLUDED RELANDSCAPING SCOPE**  
 - NEW FENCE ENCLOSURE AT POOL ENTRY AIRLOCK  
 - RELANDSCAPED AREA NOM. 100m²  
 - EXISTING PATHWAY REPAIRS / CORRECTIONS



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

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
 Level 2, 182 Capel Street  
 North Melbourne VIC 3051  
 T: 03 9329 6555 F: 03 9328 4909  
 info@fmsa.com.au www.fmsa.com.au  
 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  
**PG Reflected Ceiling Plan**

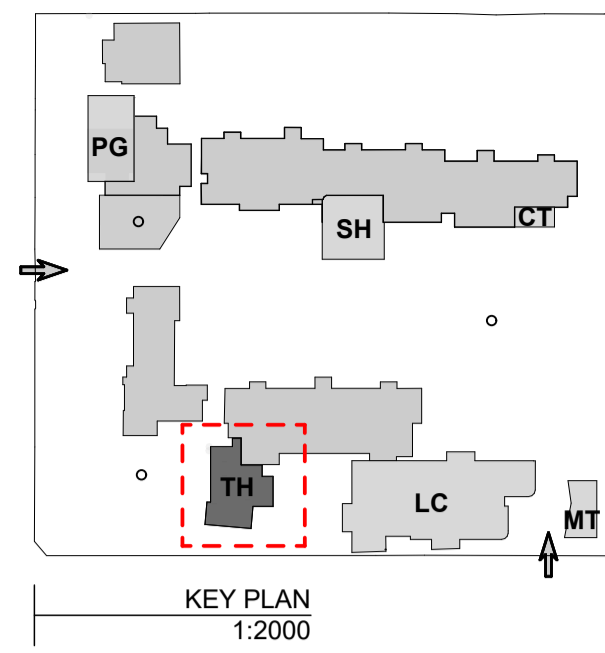
SCALE	1:100, 1:2000@A1
DRAWN	JP
CHECKED	JM
PLOT DATE	27/07/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.04.06</b>	<b>04</b>

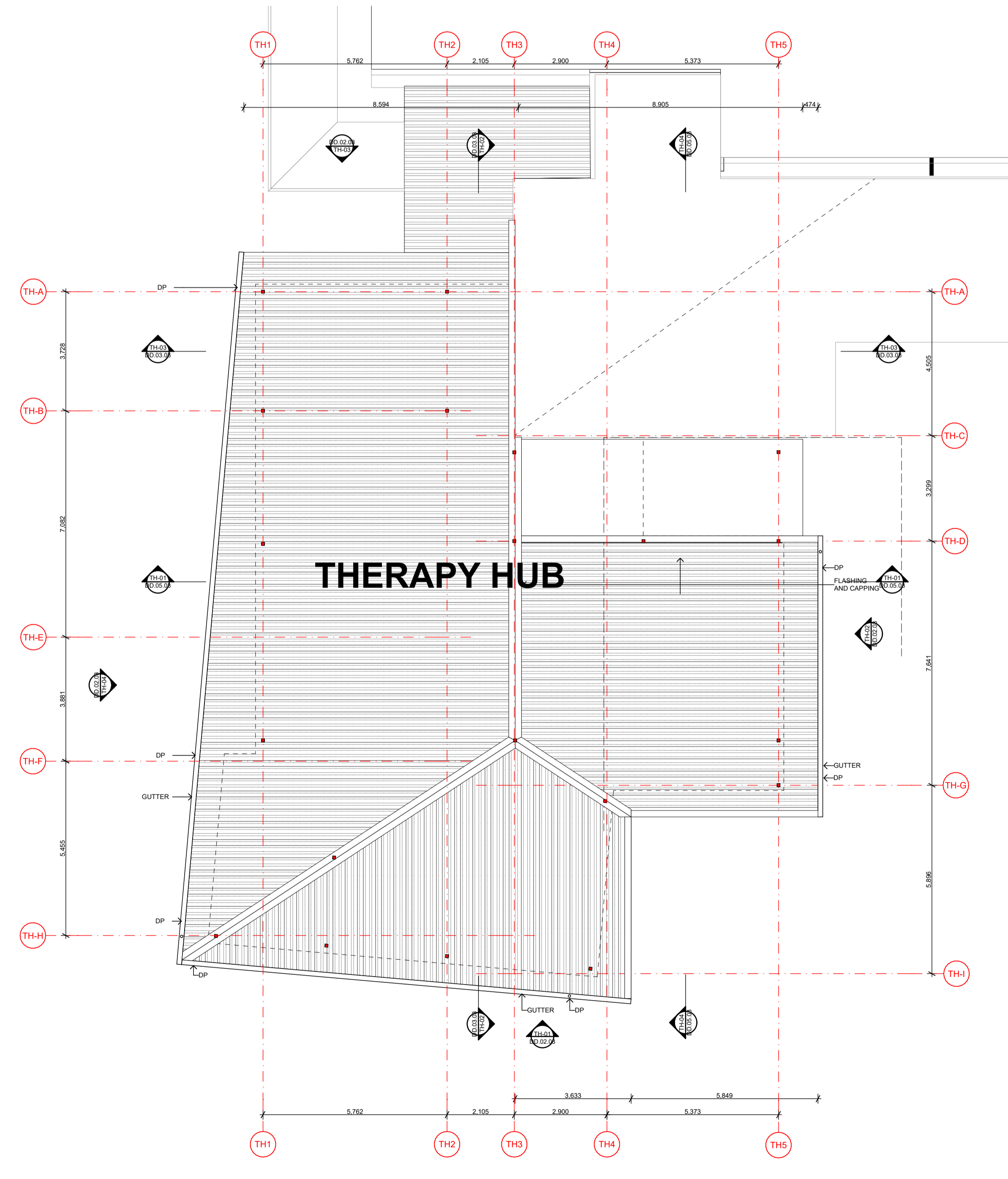
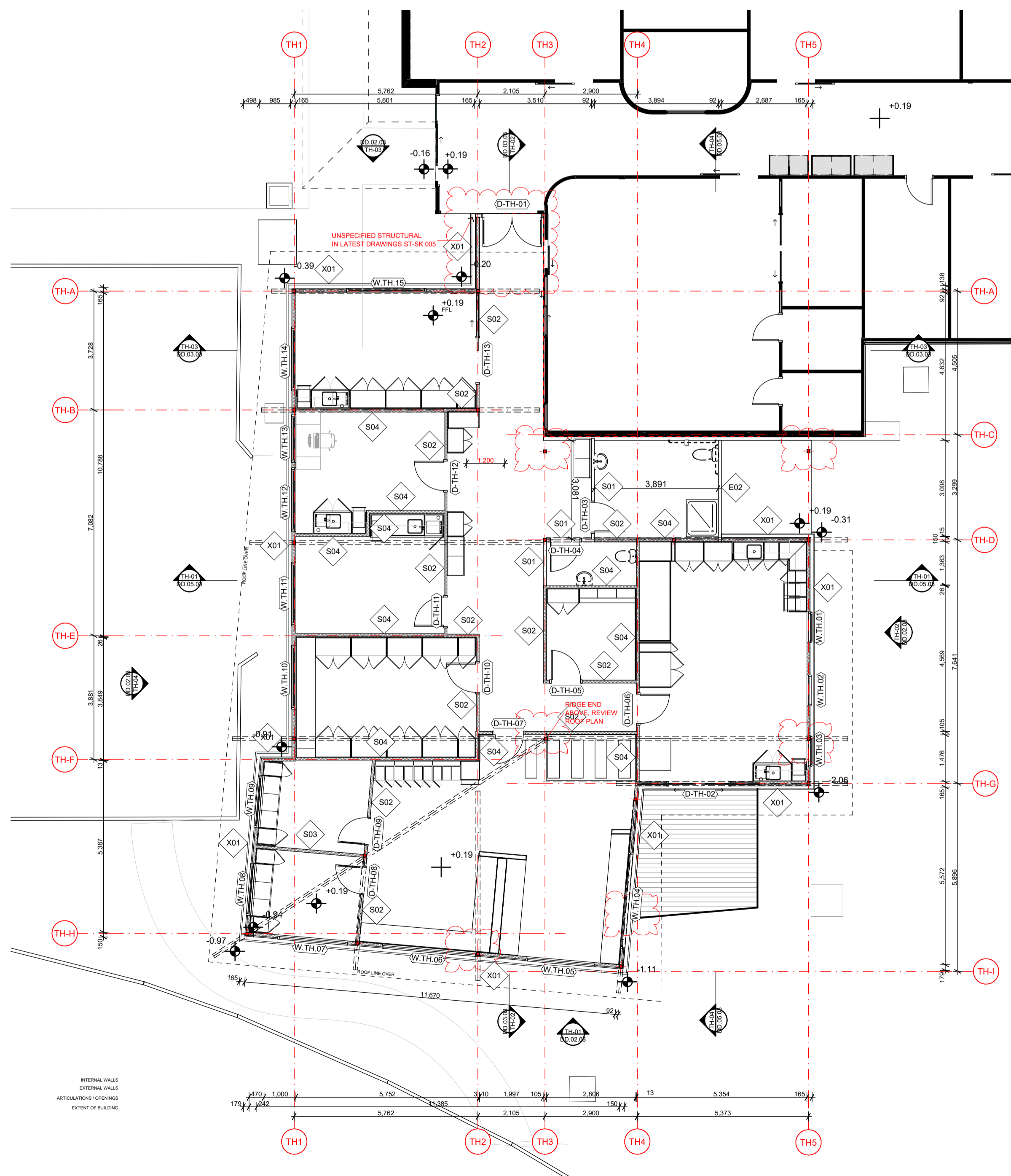








- NOTES
- LEGEND:**
- DOOR TAG (SPACE / NUMBER)
  - WINDOW TAG (SPACE / NUMBER)
  - WALL TAG (SPACE / NUMBER)



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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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  
**TH Plans**

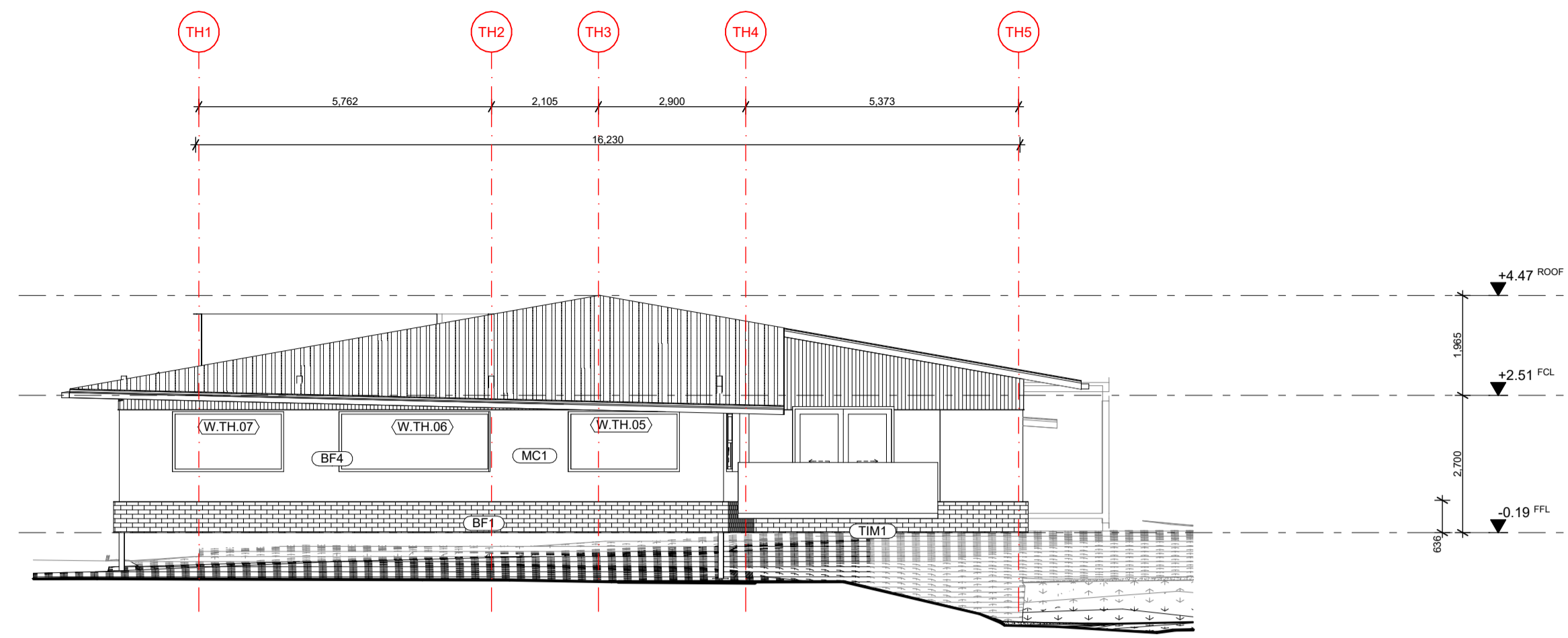
SCALE 1:100, 1:2000@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 27/07/2021

PROJECT | DWG NO. | REV  
**2105 | DD.05.01 | 03**

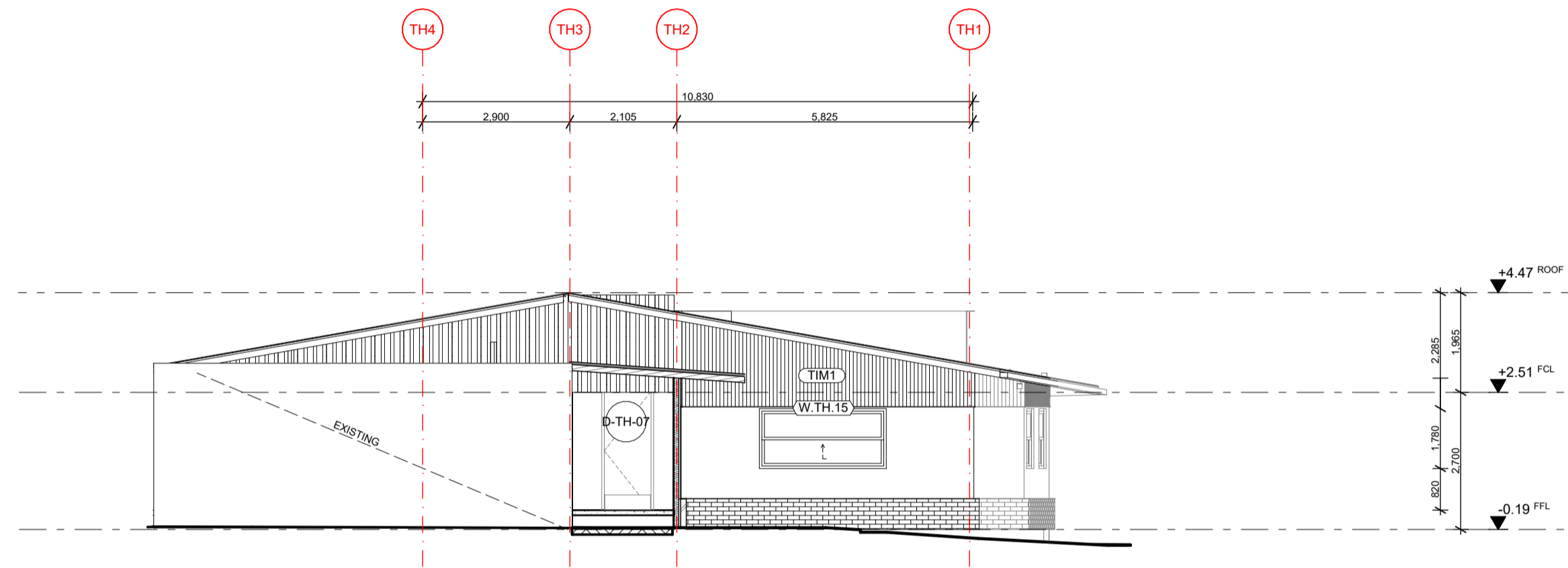
01 THERAPY HUB PLAN 1:100

02 THERAPY ROOF PLAN 1:100

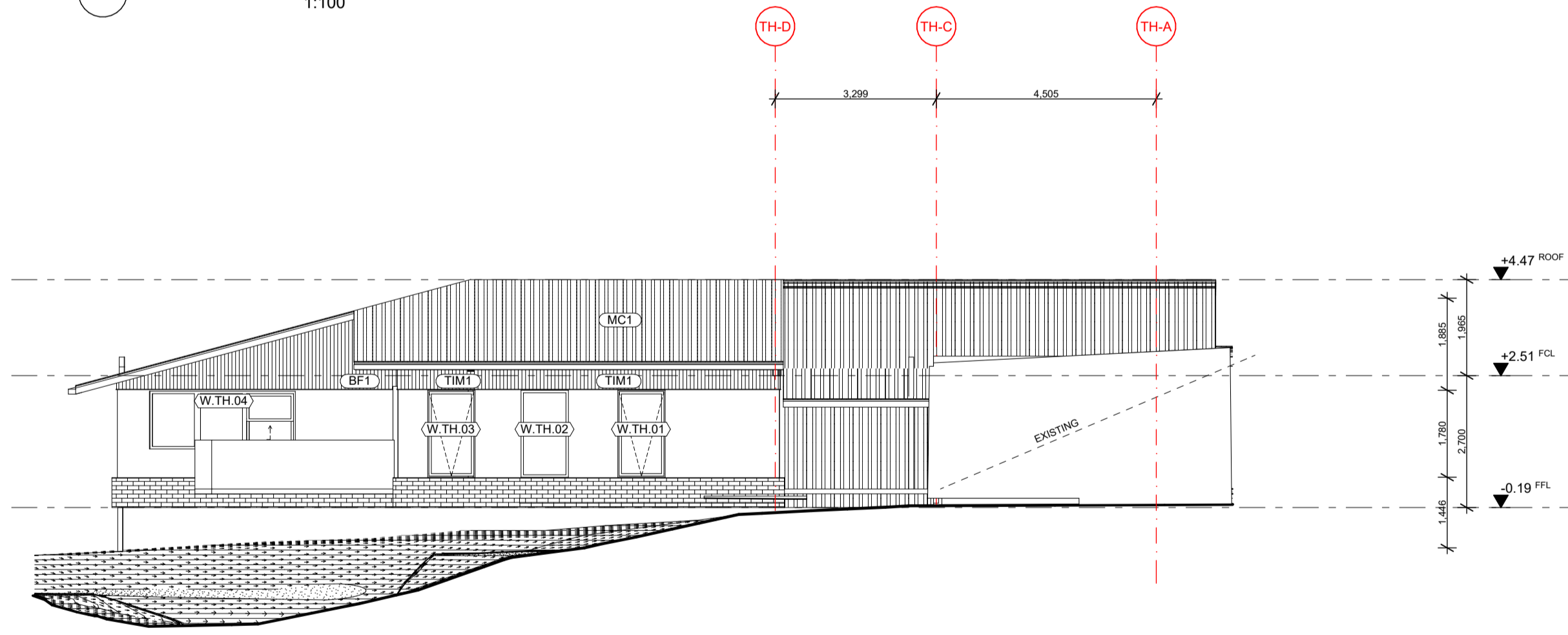




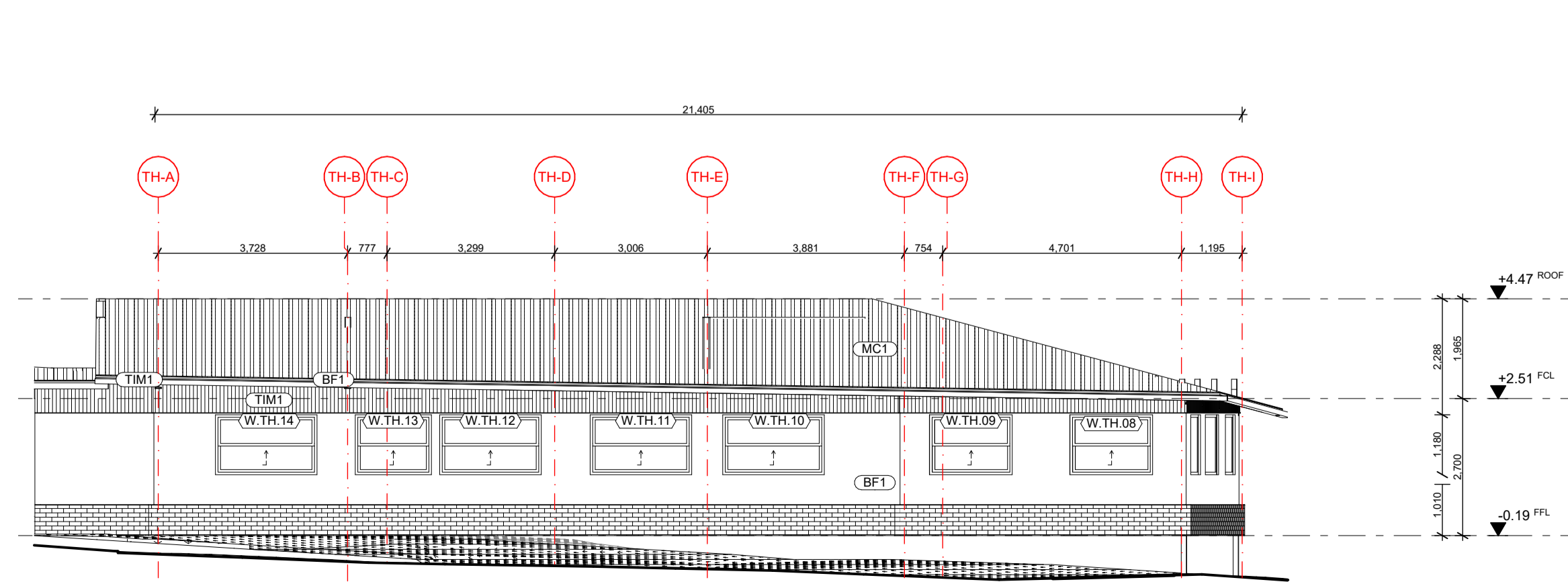
TH-01 SOUTH ELEVATION  
1:100



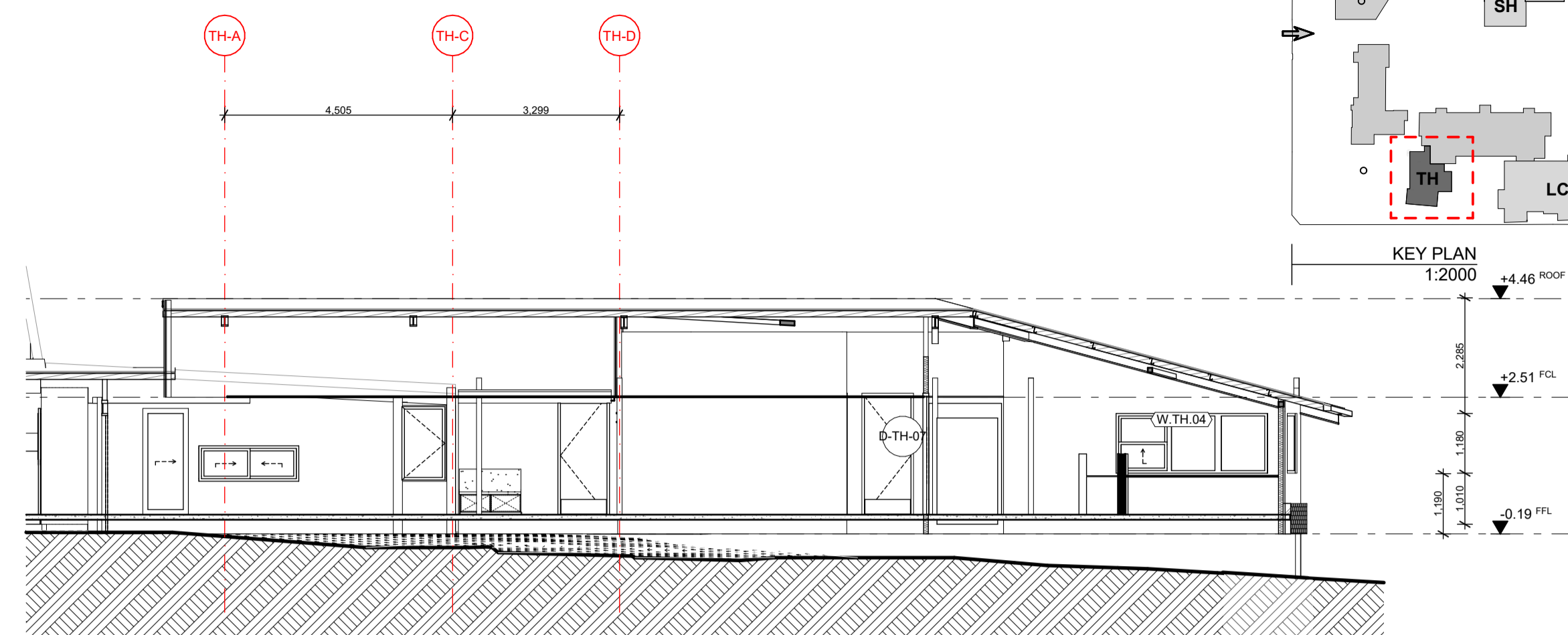
TH-03 NORTH ELEVATION  
1:100



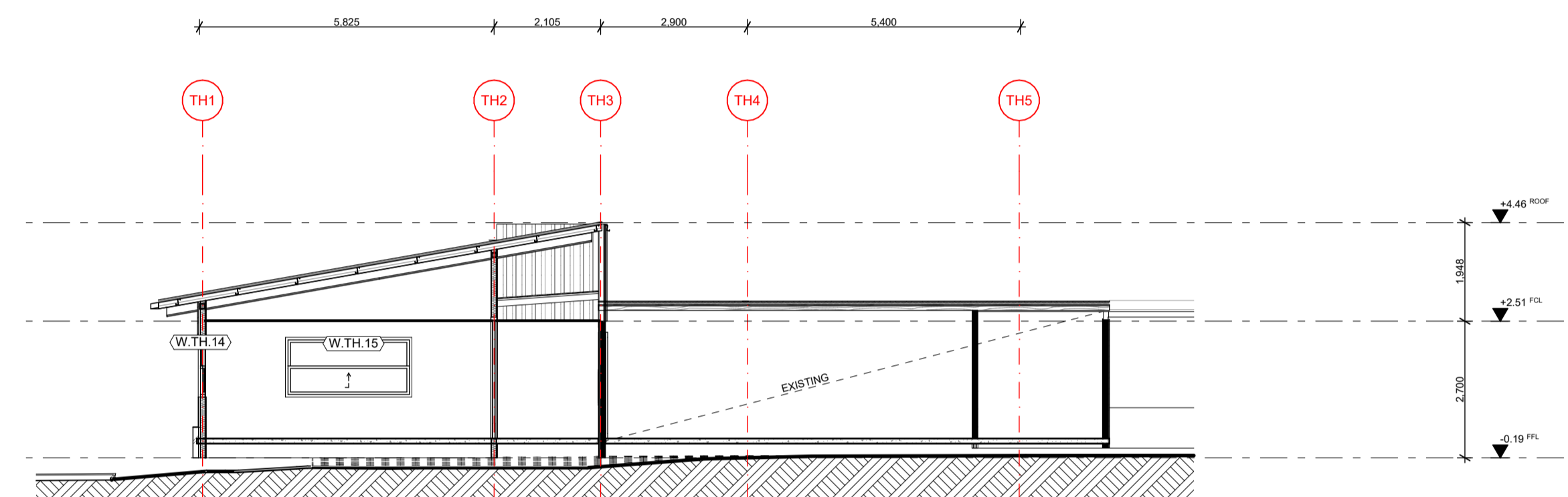
TH-02 EAST ELEVATION  
1:100



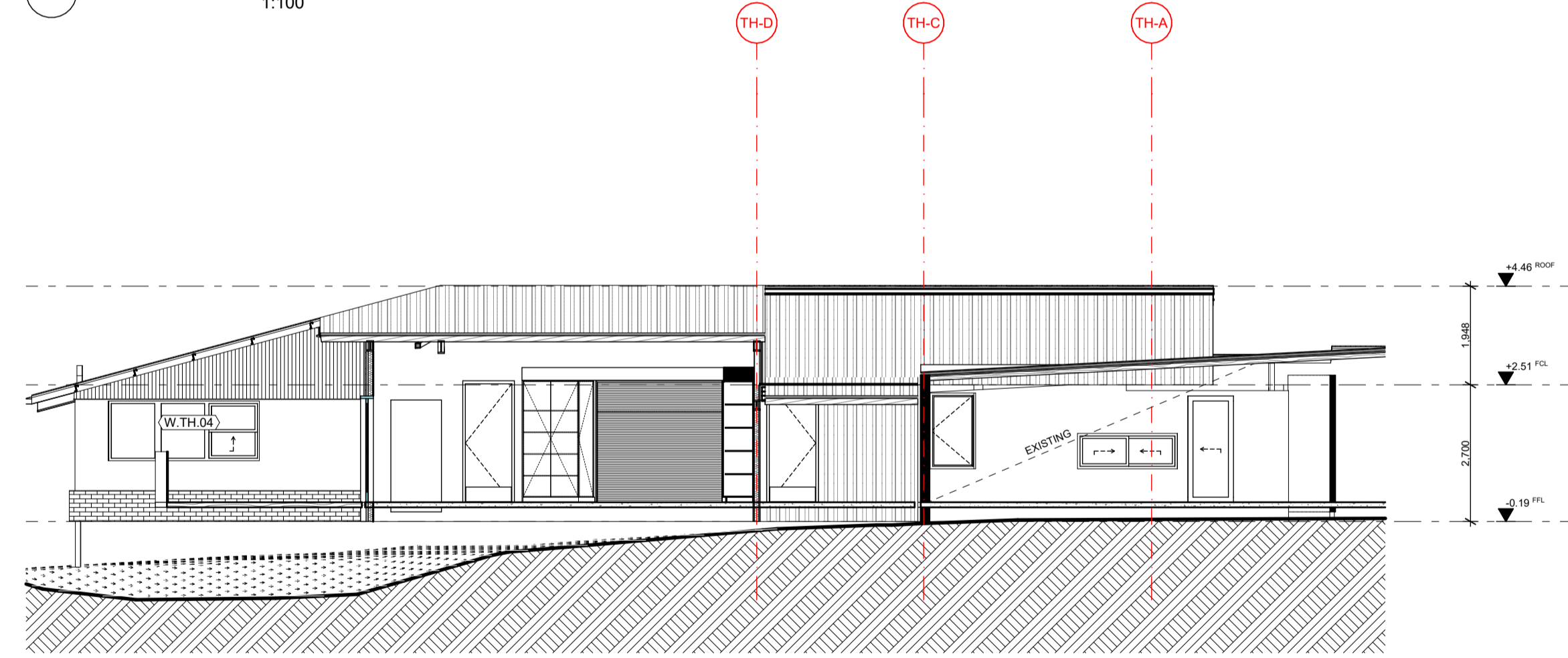
TH-04 WEST ELEVATION  
1:100



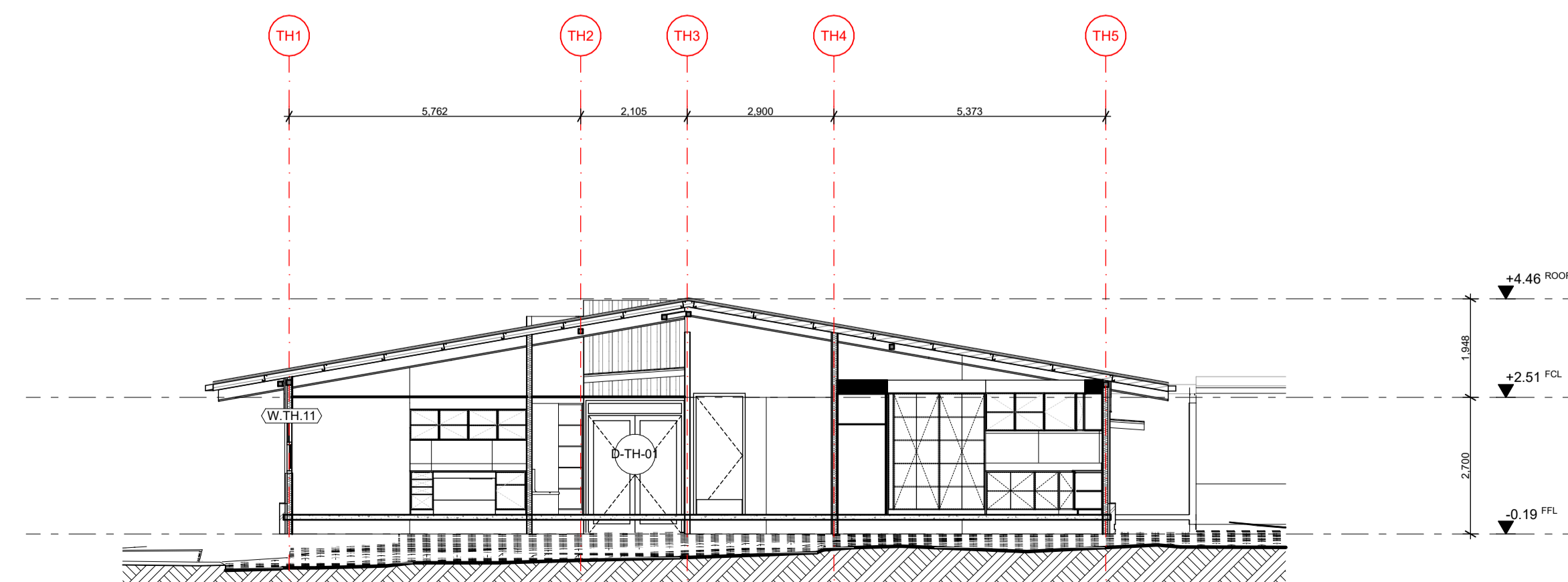
TH-02 Section  
1:100



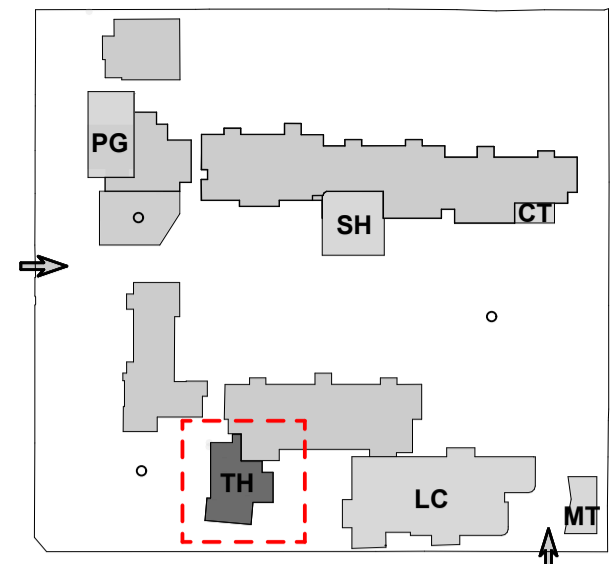
TH-03 Section  
1:100



TH-04 Section  
1:100



TH-01 Section  
1:100



KEY PLAN  
1:2000

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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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  
**TH Elevations and Sections**

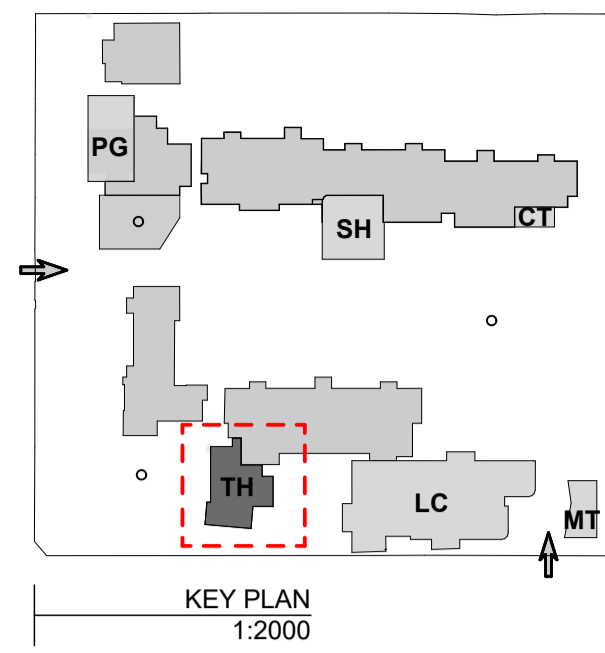
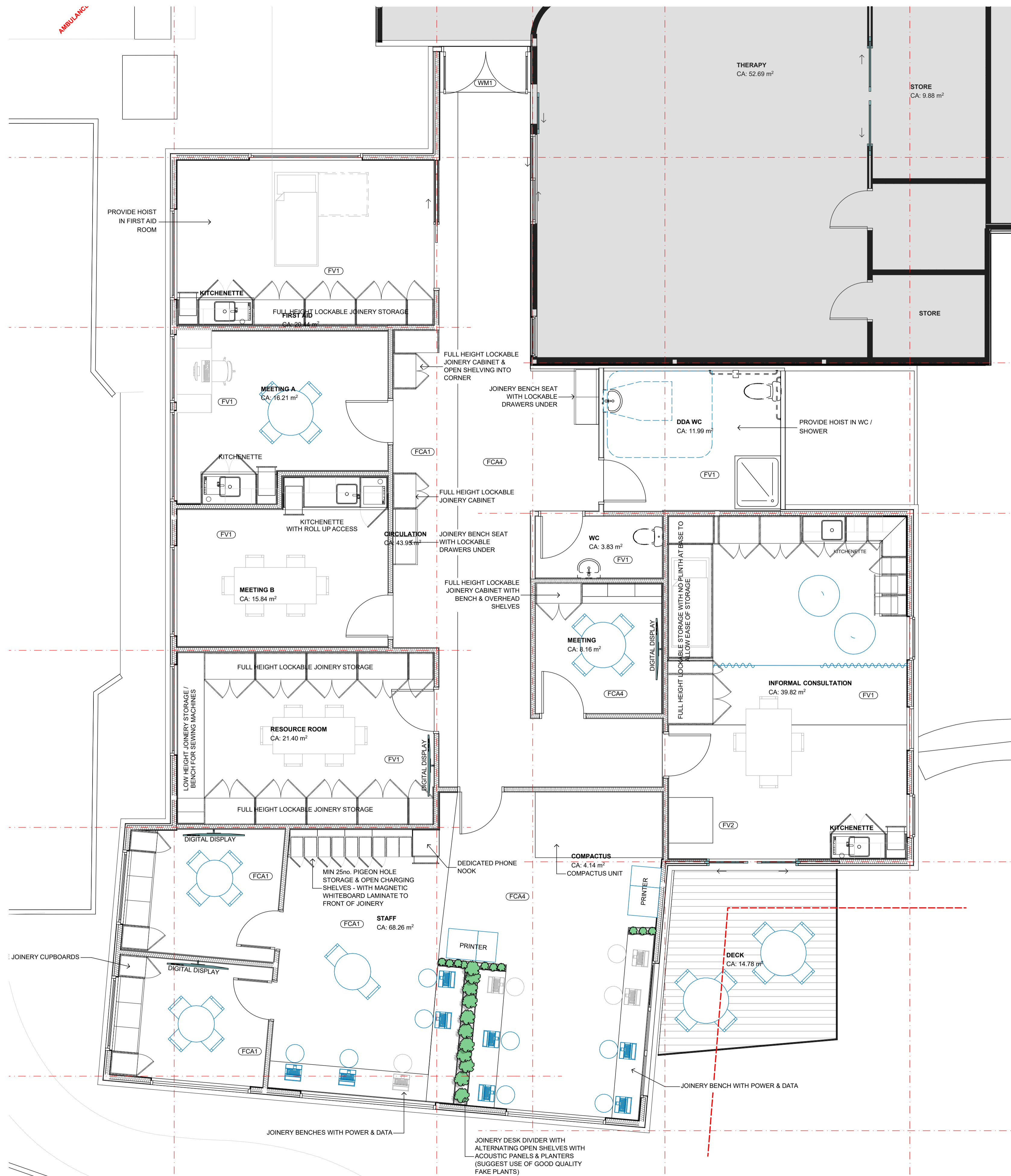
SCALE	1:100, 1:2000 @ A1
DRAWN	JP
CHECKED	JM
PLOT DATE	27/07/2021

PROJECT	DWG NO.	REV
<b>2105</b>	<b>DD.05.03</b>	<b>03</b>









PROPOSED FINISHES



NOTES

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

PRELIMINARY  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use metric dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

FMSA Architecture

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
ABN 44 005 000 859 ARBV 50053

PROJECT ADDRESS  
76-94 Laura Ave, Belmont VIC 3216

FOR  
Victorian School Building Authority

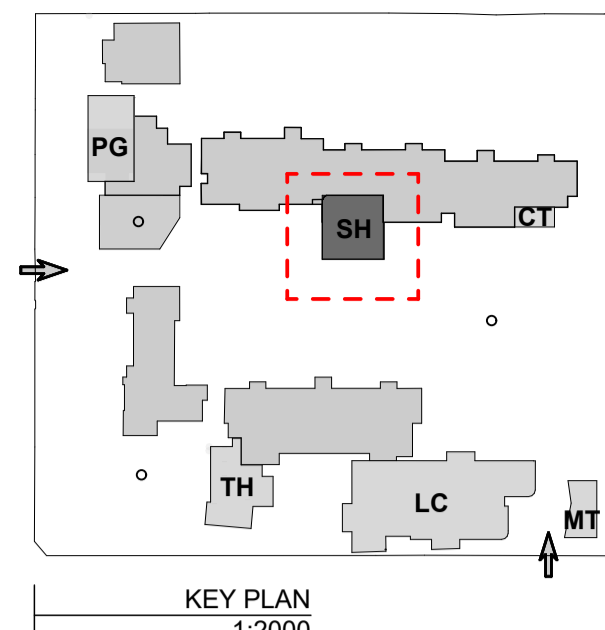
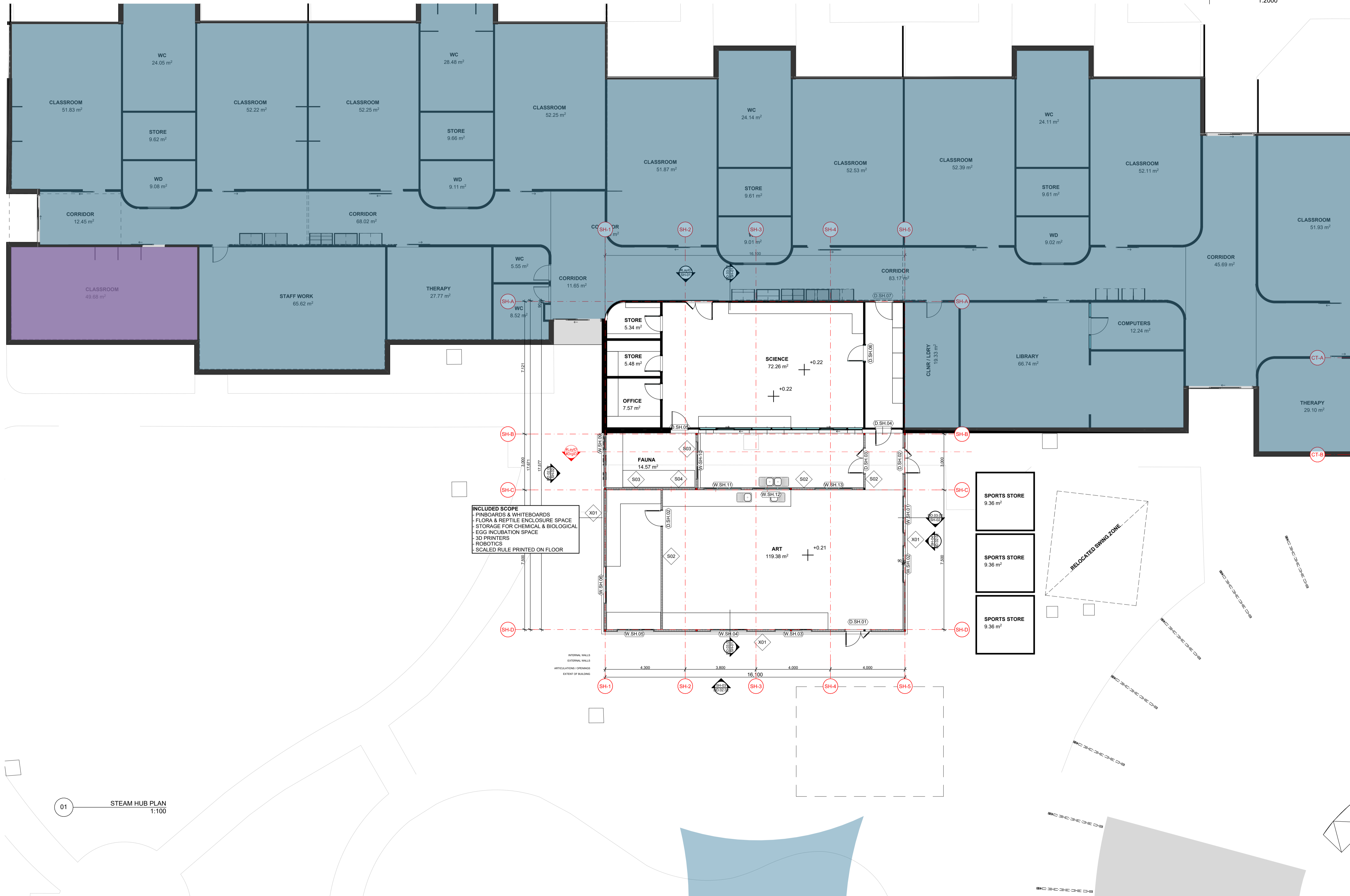
CAD FILE 2105 BVS Stage 2 - DD  
PROJECT  
Barwon Valley School - Stage 2

TITLE  
TH Furniture & Finishes Plan

SCALE	1:50, 1:2000 @ A1
DRAWN	JP
CHECKED	JM
PLOT DATE	27/07/2021

PROJECT	DWG NO.	REV
2105	DD.05.05	03





**NOTES**

**LEGEND:**

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

**INCLUDED SCOPE**

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

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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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**  
SH Floor Plans

<b>SCALE</b>	1:100, 1:2000@A1
<b>DRAWN</b>	JP
<b>CHECKED</b>	JM
<b>PLOT DATE</b>	27/07/2021

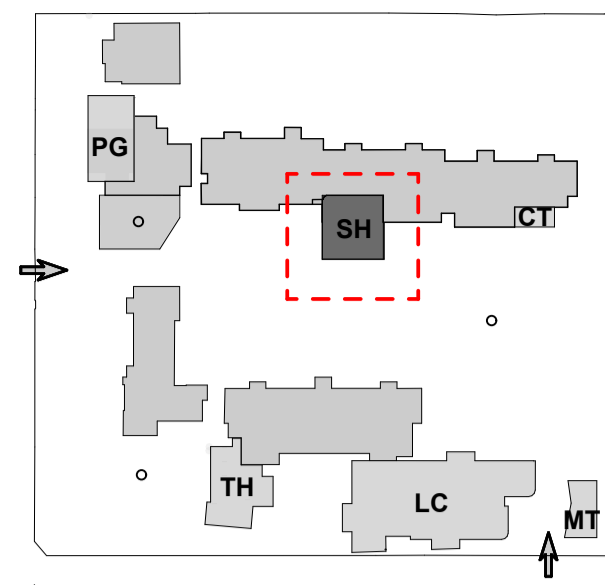
<b>PROJECT</b>	<b>DWG NO.</b>	<b>REV</b>
2105	DD.06.01	03

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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture as instruments of service, shall remain the property of FMSA. FMSA shall retain all common law, statutory and other reserved rights, including the copyright therein. Do not scale drawings. Use metric dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051  
T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
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  
**SH Reflected Ceiling Plan**

SCALE 1:100, 1:2000@A1  
DRAWN JP  
CHECKED JM  
PLOT DATE 27/07/2021

PROJECT | DWG NO. | REV  
**2105 | DD.06.03 | 04**

01 STEAM HUB PLAN  
1:100







U VALUE	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
SHGC	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50

DOOR SCHEDULE													
TYPE	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
View from Opening Side													
QUANTITY	1	1	1	1	1	1	1	1	1	1	1	1	1
DESCRIPTION	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ
U VALUE	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
SHGC	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50

DOOR SCHEDULE									
TYPE	Z	Z	Z	Z	Z	Z	Z	Z	Z
View from Opening Side									
QUANTITY	1	1	1	1	1	1	1	1	73
DESCRIPTION	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ	YYZ	
U VALUE	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	
SHGC	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	

0. FMSA Door List

DOOR #	Unit Dimensions	TYPE	From Zone	FRAME	FRAME FINISH	LEAF	LEAF FINISH	FRL	GLASS TYPES	GLASS TYPE
D.LC.01	1,900x3,040	Z	CIRCULATION	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.02	1,900x3,040	Z	CLASSROOM 09	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.03	1,540x2,400	Z	CLASSROOM 08	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.04	1,500x2,100	Z	CLASSROOM 08	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.05	1,500x1,950	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.06	1,540x2,400	Z	CLASSROOM 07	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.07	1,900x3,040	Z	KITCHEN	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.08	1,900x3,040	Z	CAFE/CANTEEN	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.09	1,900x3,040	Z	CIRCULATION	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.10	1,500x2,100	Z	CLASSROOM 05	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.11	1,500x1,950	Z	CLASSROOM 04	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.12	1,500x2,100	Z	CLASSROOM 03	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.13	1,500x1,950	Z	CLASSROOM 02	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.14	1,428x2,400	Z	CLASSROOM 01	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.15	1,020x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.16	1,020x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.17	1,020x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.18	1,200x2,400	Z	CLASSROOM 09	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.19	1,200x2,400	Z	CLASSROOM 08	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.20	1,200x2,400	Z	ACCESS WC	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.21	900x2,100	Z	CLASSROOM 08	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.22	900x2,100	Z	CLASSROOM 07	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.23	1,200x2,400	Z	WASH	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.24	1,200x2,400	Z	CLASSROOM 07	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.25	1,900x3,040	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.26	1,200x2,400	Z	CLASSROOM 06	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.27	1,200x2,400	Z	CLASSROOM 05	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.28	1,200x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.29	900x2,100	Z	CLASSROOM 05	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.30	900x2,100	Z	CLASSROOM 04	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.31	1,200x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.32	1,200x2,400	Z	CLASSROOM 04	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.33	1,020x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.34	1,020x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.35	1,020x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.36	1,200x2,400	Z	CLASSROOM 03	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.37	1,200x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.38	900x2,100	Z	CLASSROOM 03	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.39	900x2,100	Z	CLASSROOM 02	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.40	1,200x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.41	1,200x2,400	Z	CLASSROOM 02	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.42	1,200x2,400	Z	CLASSROOM 01	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.43	1,940x2,640	Z	CORRIDOR	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.45	1,200x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.LC.46	1,938x3,000	Z	CORRIDOR	--	--	--	--	--	10.38mm LAMINATED	--
D.MT.01	1,800x2,100	Z	MATERIAL	--	--	--	--	--	10.38mm LAMINATED	--
D.MT.02	2,500x2,100	Z	TECHNOLOGY	--	--	--	--	--	10.38mm LAMINATED	--
D.PG.01	1,500x2,400	Z	GYMNASIUM	--	--	--	--	--	10.38mm LAMINATED	--
D.PG.02	1,540x2,400	Z	GYMNASIUM	--	--	--	--	--	10.38mm LAMINATED	--
D.PG.03	1,540x2,400	Z	STORE	--	--	--	--	--	10.38mm LAMINATED	--
D.PG.05	1,120x2,170	Z	CHANGE	--	--	--	--	--	10.38mm LAMINATED	--
D.PG.06	1,500x2,100	Z	P.A. STORE	--	--	--	--	--	10.38mm LAMINATED	--
D.PG.07	1,120x2,100	Z	P.A. STORE	--	--	--	--	--	10.38mm LAMINATED	--
D.SH.01	1,428x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.SH.02	1,428x2,400	Z	<Undefined>	PM	P	AL/GL	P	-/-	FOR	6L
D.SH.03	900x2,100	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.SH.04	1,428x2,400	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.SH.05	900x2,100	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.SH.06	900x2,100	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.SH.07	1,020x2,400	Z	CORRIDOR	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.01	1,940x2,640	Z	<Undefined>	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.02	2,000x2,100	Z	INFORMAL CONSULTATION	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.03	1,020x2,400	Z	CIRCULATION	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.04	1,020x2,400	Z	CIRCULATION	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.05	1,020x2,400	Z	MEETING	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.06	1,020x2,400	Z	INFORMAL CONSULTATION	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.07	1,020x2,400	Z	CIRCULATION	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.08	900x2,100	Z	STAFF	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.09	900x2,100	Z	STAFF	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.10	1,020x2,400	Z	RESOURCE ROOM	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.11	1,020x2,400	Z	MEETING B	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.12	1,020x2,400	Z	MEETING A	--	--	--	--	--	10.38mm LAMINATED	--
D.TH.13	1,500x2,400	Z	CIRCULATION	--	--	--	--	--	10.38mm LAMINATED	--

**NOTES**  
 ALL WINDOWS AND DOORS TO COMPLY WITH A.S. 2040.  
 ALL DOORS TO COMPLY WITH A.S. 1428.1  
 ALL DOORS TO ACHIEVE MIN. 850 CLEARANCE  
 ALL GLAZING TO COMPLY WITH A.S. 1288  
 ALL SPECIFICATIONS TO BE CONFIRMED WITH ENERGY RATING REPORT PREPARED BY: **GIW ENVIRONMENTAL SOLUTIONS**  
 ALL WINDOWS TO BE ALUMINIUM FRAMED ALL GLAZING TO BE DOUBLE GLAZED UNITS, ARGON FILLED AND CLEAR (U.N.O.)  
 ALL EXTERNAL DOORS TO BE SELF CLOSING.  
 ALL OPERABLE WINDOWS AND DOORS TO HAVE WEATHER SEALS.  
 ALL EXTERNAL WINDOWS AND DOORS TO BE SUPPLIED AND INSTALLED WITH FLYSCREENS.  
 METAL FRAMED POWDERCOAT FINISH TO MATCH WINDOWS.

**LEGEND**  
 F FIXED GLASS  
 O OPENABLE SASH

**TYPES**  
 FP FLUSH PANEL  
 FS FACE SLIDER  
 H HINGED  
 CS CAVITY SLIDER  
 AS AUTO SLIDING  
 PVT PIVOT HINGED DOOR  
 3P 3 PANEL DOOR LEAF  
 4P PANELLED DOOR LEAF

**FRAME**  
 AL CAPRAL NARROWLINE 425 SERIES  
 PM PRESSED METAL

**LEAF**  
 SC MIN 35mm THICK SOLID CORE  
 SC4 MIN 45mm THICK SOLID CORE  
 AL/GL ALUMINIUM FRAMED GLASS DOOR  
 FR 38mm FIRE RATED DOOR  
 FR4 MIN 45mm FIRE RATED DOOR

**FINISH**  
 P PAINT  
 PC POWDERCOAT

**SECURITY**  
 ACCESS SECURITY CARD ACCESS POINT

**CLOSER**  
 CL FACE FIX DOOR CLOSER  
 CL-02 2 WAY DOOR CLOSER  
 TR TRANSOM MOUNTED PIVOT CLOSER  
 AUTO DORMA ELI AUTO SLIDING ENTRY DOOR  
 AUTO-02 FACE SLIDING DOOR AUTO CLOSER

**SEALS**  
 W WEATHERSEALS  
 ACC-01 ACOUSTIC SEALS TO PERIMETER, RAVEN RP-10 TO SIDES AND TOP, RP-38 RECESSED TO BOTTOM.  
 SM SMOKE SEALS TO N.C.C. REG'S  
 RW# ACOUSTIC SEALING TO ACHIEVE WEIGHTED REDUCTION #SPECIFIED

REV	DATE	BY	CH	DESCRIPTION
01	16/07/2021			FOR US REVIEW
02	27/07/2021			FOR BUILDING SURVEYOR

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

© All reports, drawings, 3D models, specifications and other documents and instruments prepared by FMSA Architecture are instruments of intellectual property and remain the property of FMSA. FMSA and its staff are not liable for any errors or omissions in the documents. All rights reserved. Do not scale drawings. Use metric dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
 Level 2, 182 Chapel Street  
 North Melbourne VIC 3051  
 T: 03 9329 6555 F: 03 9328 4900  
 info@fmsa.com.au www.fmsa.com.au  
 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  
**Door Schedule**

SCALE 1:1, 1:100 @ A1  
 DRAWN JP  
 CHECKED JM  
 PLOT DATE 27/07/2021

PROJECT DWG NO. 2105 | DD.07.01 | 02















## 29. Area Analysis

The proposed areas of the new build align with the School Facilities Area Schedule & thus shows that the school's Stage 2 proposed design is to entitlement albeit the Learning Base entitlements which are slightly over due to the size of the existing Amenities. The request at SD PREP for larger Classrooms and subsequent request from the school for additional toilets.

The outdoor circulation remains over-entitled as per existing conditions & the Hydrotherapy building has been allocated as no-entitlement space as agreed in principle during the AMP2 Refresh stage.

Please refer to the Excel spreadsheet file of the Form 15 provided separately.



Schedule		Actual	Variance Actual - Schedule	Proposed	Variance Proposed - Schedule	Comments
Spaces no.	Area (sqm)	Area (sqm)	(sqm)	Total Area (sqm)	(sqm)	

Learning Base							
Shared Learning		1,652	1,133		1,769		
Practical Activities		168	88		168		
Consult/Sensory/Withdrawal		150	187		203		
Relocatable Buildings - Learning Base		-	643		-		
Circulation/Informal Learning		397	-		397		
	Sub Total: Permanent Learning Base pre Circulation/Informal Learning	-	1,970	1,408	(562)	2,140	170
	Sub Total: Permanent Learning Base incl. Circulation/Informal Learning	-	2,367	1,408	(959)	2,537	170
	Sub Total: Relocatable Learning Base	-	-	643	643	-	-
	Total: Learning Base	-	2,367	2,050	(317)	2,537	170

Resource Intensive Learning							
Practical Activities - Art/Science/Technology/Food Preparation		-	-		-		
Practical Activities - Art		160	176		160		
Practical Activities - Science/Technology		-	-		-		
Practical Activities - Science		135	-		135		
Practical Activities - Materials Technology		105	-		105		
Practical Activities - Food Technology		110	101		110		
Practical Activities - Media and Visual Communications		105	-		105		
Integrated Resource Intensive Learning		100	7		100		
Relocatable Buildings - Resource Intensive Learning		-	41		-		
Circulation/Informal Learning		107	-		107		
	Sub Total: Permanent Resource Intensive Learning pre Circulation/Informal Learning	-	715	284	(431)	715	-
	Sub Total: Permanent Resource Intensive Learning incl. Circulation/Informal Learning	-	822	284	(538)	822	-
	Sub Total: Relocatable Resource Intensive Learning	-	-	41	41	-	-
	Total: Resource Intensive Learning	-	822	325	(497)	822	-

School Community Hub							
Fitness Room		60	-		60		
Multi-Purpose Space		-	145		-		
Physical Education Gymnasium		280	332		280		
Storage		40	-		40		
Performing Arts/Music		210	-		210		
Canteen		69	11		69		
Relocatable Buildings - School Community Hub		-	-		-		
Circulation/Informal Learning		66	-		66		
	Sub Total: Permanent School Community Hub pre Circulation/Informal Learning	-	659	488	(171)	659	0
	Sub Total: Permanent School Community Hub incl. Circulation/Informal Learning	-	725	488	(237)	725	0
	Sub Total: Relocatable School Community Hub	-	-	-	-	-	-
	Total: School Community Hub	-	725	488	(237)	725	0

Learning Resource Centre							
Library		165	96		165		
Relocatable Buildings - Learning Resource Centre		-	-		-		
Circulation/Informal Learning		25	-		25		
	Sub Total: Permanent Learning Resource Centre incl. Circulation	-	190	96	(94)	190	-
	Total: Learning Resource Centre	-	190	96	(94)	190	-

Administration							
Senior Personnel Work Area		162	107		162		
Support Spaces/Meeting Rooms		66	52		66		
Staff Centre		153	142		153		
First Aid		40	15		40		
Relocatable Buildings - Staff Centre		-	-		-		
Relocatable Buildings - Administration		-	12		-		
Circulation/Foyer		126	-		126		
	Sub Total: Permanent Administration pre Circulation	-	421	316	(105)	421	-
	Sub Total: Permanent Administration incl. Circulation	-	547	316	-	547	-
	Sub Total: Relocatable Administration	-	-	12	12	-	-
	Sub Total: Administration	-	547	327	(220)	547	-

Staff Work							
Staff Work		241	222		241		
Relocatable Buildings - Staff Work		-	13		-		
	Sub Total: Permanent Staff Work	-	241	222	(19)	241	-
	Total: Staff Work	-	241	235	(6)	241	-

Student and Staff Amenities							
Staff Amenities (Toilets, Shower, Change)		77	59		77		
Student Amenities (Toilets, Shower, Change)		40	315		40		
Relocatable Buildings - Student and Staff Amenities		-	51		-		
	Sub Total: Permanent Student and Staff Amenities	-	117	374	257	117	0
	Total: Student and Staff Amenities	-	117	425	308	117	0

Cleaning, Maintenance & Storage							
Cleaning, Maintenance & Storage		53	34		53		
Transport Entrance		30	-		30		
Bus Shelter		210	-		210		
Relocatable Buildings - Cleaning, Maintenance & Storage		-	-		-		
	Sub Total: Permanent Cleaning, Maintenance & Storage	-	293	34	(259)	53	(240)
	Total: Cleaning, Maintenance & Storage	-	293	34	(259)	53	(240)

Circulation						
Distributed Circulation		151	1,653	1,502	151	-

Covered Outdoor and Outdoor Travel							
Outdoor Travel		206	684	478	544	338	
Canteen Serving/Eating Area		-	-	-	-	-	
Outdoor Travel - Permanent		-	-	-	-	-	
Outdoor Travel - Relocatable		-	-	-	-	-	
	Sub Total: Permanent Covered Outdoor and Outdoor Travel	-	206	684	478	544	338
	Total: Covered Outdoor and Outdoor Travel	-	206	684	478	544	338

9999 - No Entitlement and Community Space			334		572	
---	--	--	-----	--	-----	--

Total Area							
Total Circulation - Internal Permanent		-	872	1,653	781	872	-
Total Permanent Area (excl. Permanent Internal Circulation)	38	4,787	3,905	(882)	5,056	269	
Total Permanent Area	38	5,659	5,558	(101)	5,928	269	
Total Relocatable Area	-	-	759	759	-	-	
Total Area (excl. No Entitlement and Community Space Area)	38	5,659	6,317	658	5,928	269	
Total Permanent Internal Area (incl. Internal Circulation, excl. Outdoor and Non-scheduled)	-	5,453	4,874	(579)	5,384	(70)	
Total Covered Outdoor and Outdoor Travel	-	206	684	478	544	338	
Total No Entitlement and Community Space Area	-	-	334		572		

Schedule Area mapped Actual data mapped.

Permanent + Relocatable = Total Area (excl. No Entitlement and Community Space Area) - -  
 Total Perm Int Circulation + Total Perm Area (excl. Perm Int Circulation) = Total Perm Area - -

Existing Building Area:  
 Existing Building Area retained:  
 Proposed Demolition of Existing:



### 30. Safety in Design

Please refer to following Safety in Design Checklist along with a copy of *Form 05: School Occupational Health and Safety* Letter endorsed for and on behalf of the school council.

A copy of the Safety in Design Report & Register Appendix has also been included.



### 31. Cost Plan C

Please find following a copy of the summary page from the Cost Plan B spreadsheet prepared by the Quantity Surveyor along with the Schematic Design PBE prepared by the VSBA.

A full copy of the Cost Plan spreadsheet and Form 16 is provided separately.



### 32. VSBA Cost Plan Template

Refer to the following Cost Plan Template.



33. Form 16: Cost Plan Summary Analysis in Excel format

Refer to the *Form 16: Cost Plan Summary Analysis*.



### 34. Special Factors

The special factors identified in the Cost Plan are considered normal and there no additional supporting information has been provided.



#### 34. IMTD Consultation

Refer to following IMTD, feedback will be incorporated at tender documentation stage.



### 36. SSU Consultation

Drawings have been sent to SSU and feedback will be incorporated at tender documentation stage.



### 38. School Endorsement

Please find following a copy of the School's endorsement of this Design Development Report.



### 39. Services & Maintainability Report

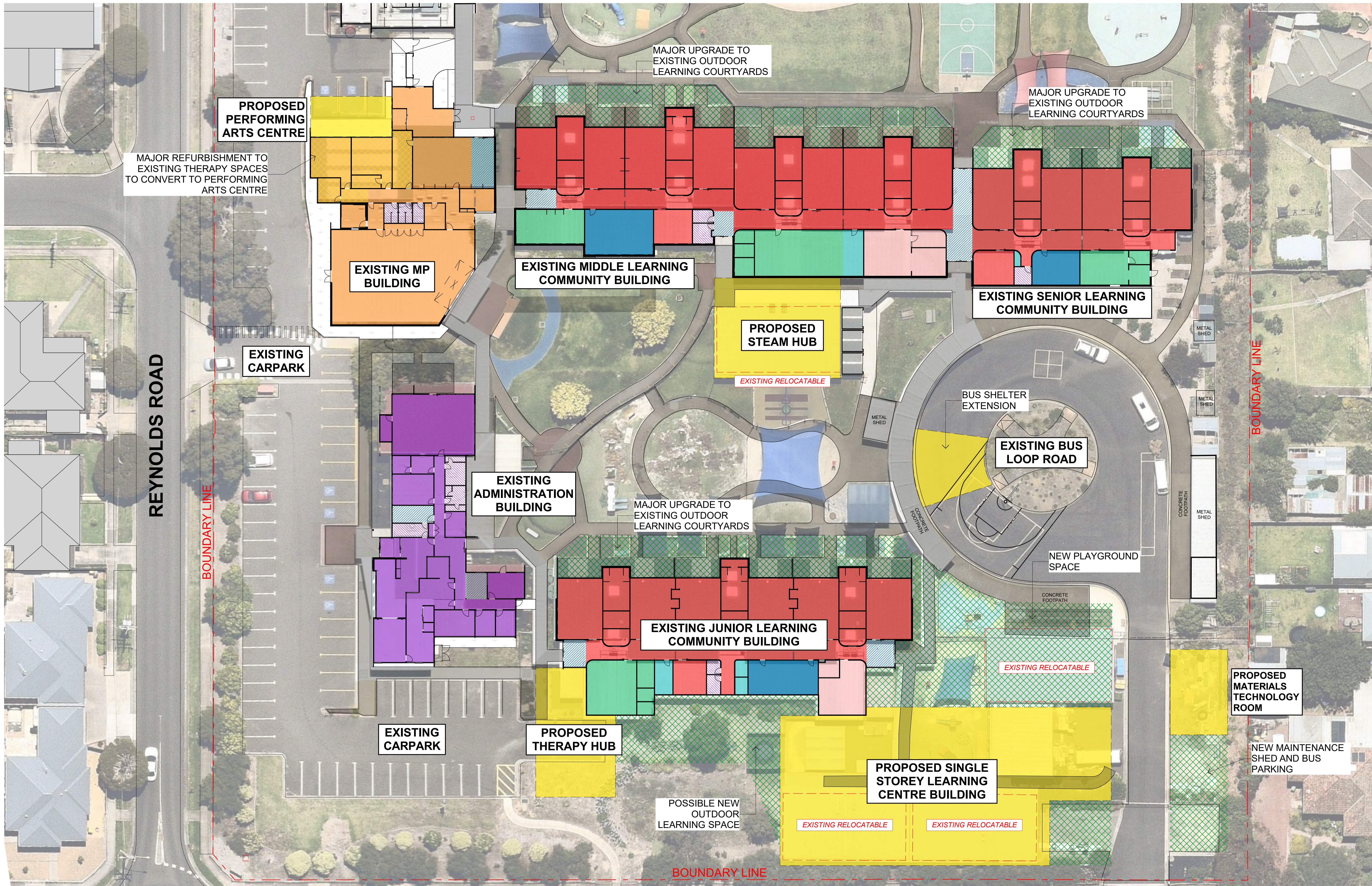
Please find following a copy of the Services & Maintainability Report updated for Design Development.



#### 40. Form 35 School Contributions

There are no school contributions so this is not applicable.





**NOTES**

<span style="color: red;">■</span> LEARNING BASE (1,809m <sup>2</sup> )	<span style="color: cyan;">■</span> CLEANING, MAINTENANCE, STORAGE (187m <sup>2</sup> )	<span style="color: grey;">■</span> EXISTING PAVEMENT / PATHWAYS
<span style="color: blue;">■</span> STAFF WORK (150m <sup>2</sup> )	<span style="color: pink;">■</span> LEARNING RESOURCE CENTRE (132m <sup>2</sup> )	<span style="color: purple;">■</span> STUDENT / STAFF AMENITIES (81m <sup>2</sup> )
<span style="color: green;">■</span> RESOURCE INTENSIVE LEARNING (281m <sup>2</sup> )	<span style="color: purple;">■</span> ADMINISTRATION (455m <sup>2</sup> )	<span style="color: blue;">■</span> CIRCULATION (147m <sup>2</sup> )
<span style="color: orange;">■</span> SCHOOL COMMUNITY HUB (598m <sup>2</sup> )	<span style="color: yellow;">■</span> PROPOSED EXTENSION (1,659m <sup>2</sup> + 96m <sup>2</sup> BUS SHELTER)	<span style="color: red;">- - -</span> PROPOSED REMOVAL / DEMOLITION

REV	DATE	BY	CH	DESCRIPTION
01	16/02/2021	DC	DC	Master Plan Refresh Issue

REV	DATE	BY	CH	DESCRIPTION

**MASTERPLAN**  
NOT FOR CONSTRUCTION

PROJECT ADDRESS  
76-94 Laura Avenue, Belmont VIC 3216

FOR  
Victorian School Building Authority

CAD FILE 2105 BVS\_stage2 - Final MP Refresh pin

These drawings are copyright of Fooks Martin Sandow Anson Pty Ltd (FMSA). They may not be used or reproduced without express approval of FMSA. Do not scale drawings. Use written dimensions only. Any discrepancy in the drawings or specifications shall be referred to FMSA.

**FMSA | Architecture**

Fooks Martin Sandow Anson Pty Ltd  
Level 2, 182 Capel Street  
North Melbourne VIC 3051

T: 03 9329 6555 F: 03 9328 4909  
info@fmsa.com.au www.fmsa.com.au  
ABN 44 005 000 859 ARBV 50053

PROJECT Barwon Valley School	TITLE Masterplan (Optional Single Storey Layout)	SCALE 1:250 @ A1	PROJECT   DWG NO.   REV
DRAWN FS	CHECKED DC	PLOT DATE 16/02/2021	2105   MP.00.02   01



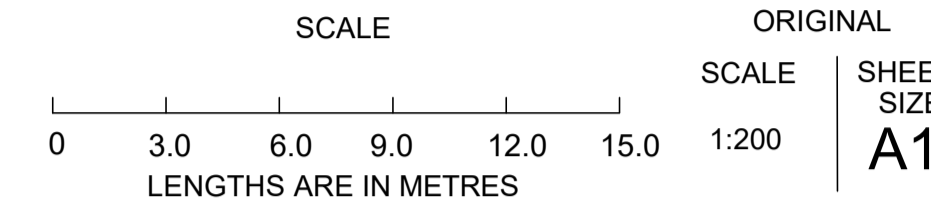
NOTES:

- LEVELS SHOWN THUS <sup>80.24</sup> ARE IN METRES ARE BASED ON AN ARBITRARY HEIGHT DATUM
- CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.20m INTERVALS AND HAVE BEEN DERIVED FROM SURVEY.
- THIS SURVEY DOES NOT INCLUDE THE RE-ESTABLISHMENT OF THE SUBJECT SITE'S TITLE BOUNDARIES. REFER TO CERTIFICATE OF TITLE FOR ALL TITLE AND EASEMENT INFORMATION FOR THE SUBJECT SITE. FENCING SHOWN HEREON IS APPROXIMATE ONLY
- THE CANOPY SPREAD OF THE TREES ON THIS PLAN IS APPROXIMATE ONLY. SMALL TREES AND SHRUBS HAVE NOT NECESSARILY BEEN LOCATED IN THIS SURVEY.
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED OR INVESTIGATED FOR THE PURPOSES OF THIS PLAN. THE LOCATION OF OTHER UNDERGROUND SERVICES SHOULD BE CONFIRMED WITH THE RELEVANT AUTHORITY.
- THIS IS A PARTIAL SURVEY ONLY OF THE SUBJECT SITE AND HAS BEEN LOCALISED TO AN INDICATED SURVEY AREA ONLY
- WINDOW DETAILS:

— : DENOTES GROUND STOREY WINDOW  
 T: 8.15  
 S: 6.55 : DENOTES WINDOW TOP AND SILL LEVEL

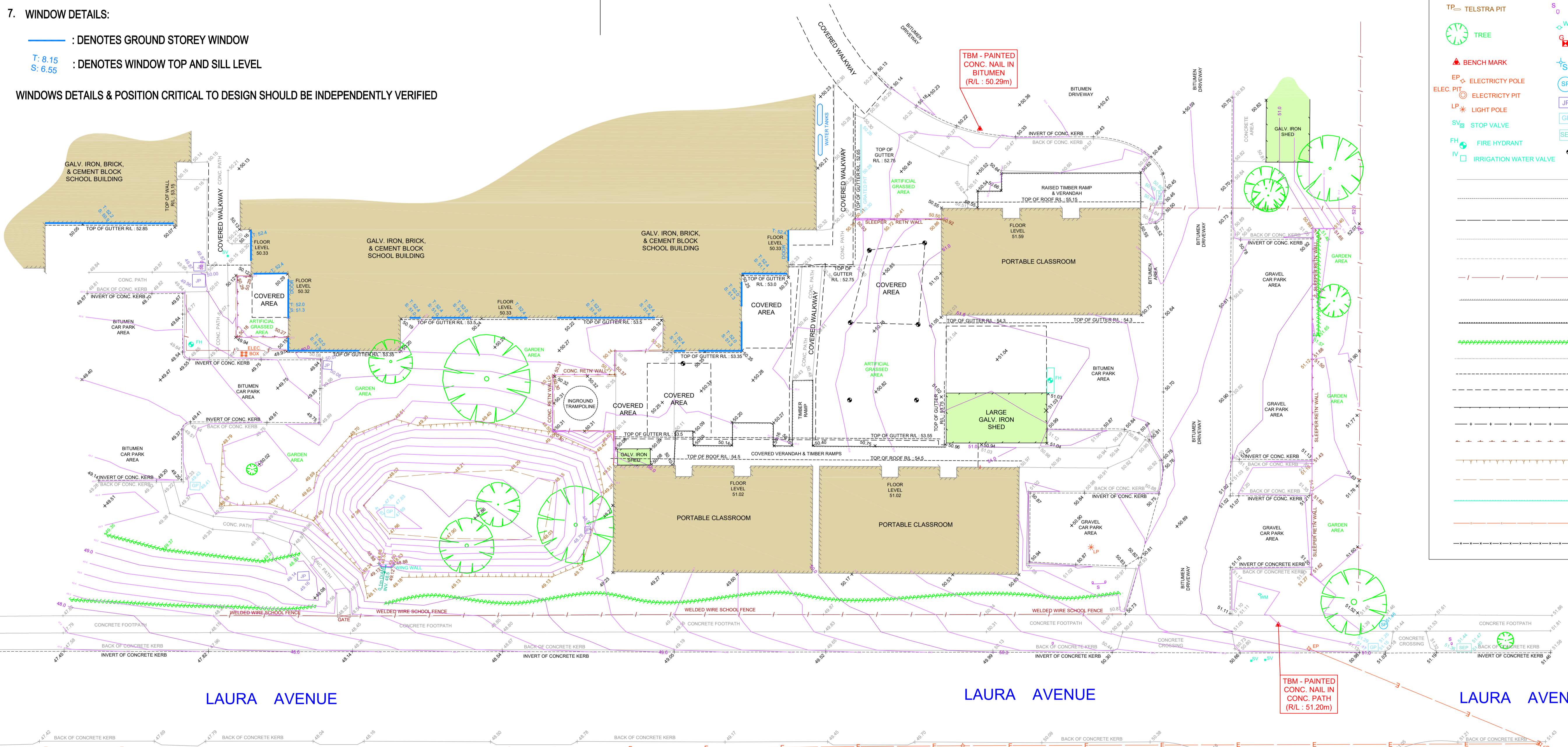
WINDOWS DETAILS & POSITION CRITICAL TO DESIGN SHOULD BE INDEPENDENTLY VERIFIED

# FEATURE AND LEVEL PLAN BARWON VALLEY PRIMARY SCHOOL, LAURA AVENUE, BELMONT



LEGEND

TP	TELSTRA PIT	S	SIGN
T	TREE	WM	WATER METER
B	BENCH MARK	G	GAS METER
EP	ELECTRICITY POLE	SP	SEWER I/O
ELEC. PIT	ELECTRICITY PIT	SP	SEWER PIT
LP	LIGHT POLE	JP	JUNCTION PIT
SV	STOP VALVE	GP	GRATED DRAINAGE PIT
FH	FIRE HYDRANT	SEP	SIDE ENTRY DRAINAGE PIT
IV	IRRIGATION WATER VALVE		LARGE STEEL POLE
			BACK OF CONC. KERB
			INVERT OF KERB
			EDGE OF BITUMEN
			CONCRETE FOOTPATH
			DRIVEWAY
			FENCE
			GROUND FLOOR BUILDING
			FIRST FLOOR OUTLINE
			GARDEN & VEGETATION
			RIDGE OF ROOF
			TOP OF GUTTER
			VERANDAH/PORCH
			GARAGE/SHED
			CARPORT
			SLEEPER RETAINING WALL
			TOP OF BANK
			TOE OF BANK
			CONCRETE WING WALL
			OVERHEAD ELECTRICITY WIRES
			OVERHEAD WIRES



DATE OF SURVEY : 23/03/2021  
 JOB REF : 2021-180



PO Box 136, Lower Plenty 3093  
 E: enquiries@dmlsurveys.com.au  
 www.dmlsurveys.com.au  
 M: 0422 741 385  
 ABN 65 540 850 590 ACN 148 149 688



# BarwonValley School

Sketch Design Report

Report No. 01 – Revision 02

Client: Victorian School Building Authority

Date: 27<sup>th</sup> of April 2021



Fooks Martin Sandow Anson Pty Ltd

info@fmsa.com.au  
www.fmsa.com.au

ABN 44 005 000 859  
ARBV 50053

Revision:	Issue Description:	Date:
01	SD Report Issue	27 <sup>th</sup> of April 2021
02	SD Report Issue Rev. 02	30 <sup>th</sup> of April 2021



## Contents

.....	4
<b>Executive Summary</b> .....	4
1. Project Summary & School Profile .....	5
2. School and Project Team .....	7
3. Changes since Asset Management Plan (Phase 2) .....	8
.....	9
<b>Existing Conditions</b> .....	9
4. Buildings .....	10
5a. Site Services & Infrastructure .....	11
5b. Site Infrastructure .....	11
6. Geotechnical Investigations .....	12
7. Hazardous Material Investigations .....	12
.....	13
<b>Schematic Design Proposal</b> .....	13
8a. Site Context .....	14
8b. Design Summary .....	15
9. Environmentally Sustainable Design .....	15
10. Site .....	17
11. Landscape .....	18

12. Architectural Designs .....	19
13. Area Analysis Schedule (as per Form 15) vs proposed (changes from AMP2) .....	22
14. Area Analysis – funded area (as per PBE) vs. proposed area .....	23
15. Engineering Rationale .....	24
16. Construction & Decanting .....	34
17. Safety in Design .....	35
18. Local Jobs First Policy Compliance (registration) .....	36
<b>Cost Planning Management</b> .....	37
19. Cost Plan B .....	38
20. Special Factors .....	39
21. Third Party Contributors .....	40
<b>Appendices</b> .....	41
22. Approved Spatial Relationship Plan .....	42
23. Site Investigations .....	43
24. School Consultation .....	44
25. Other Consultation .....	45
26. Building Surveyor’s Statement .....	46
27. Schematic Design Options .....	47



---

28. Area Analysis .....	48
29. Safety in Design .....	49
30. Cost Plan B .....	50
31. VSBA Cost Plan Template .....	51
32. Form 16: Cost Plan Summary Analysis in Excel format .....	52
33. IMTD Consultation .....	53
34. School Endorsement.....	54
35. Services & Maintainability Report .....	55



# ExecutiveSummary



## 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.



The following proposals will form the scope for Stage 2 works:

- Performing Arts retrofit into existing “gymnasium”.
- New Gymnasium extension into existing Paramedic workshop & Therapy offices
- New STEAM Hub (Science, Technology, Engineering, Art & Mathematics)
- New Therapy Hub
- New Learning Centre with Materials Technology space & Food Technology & Café servery for public culinary consumption
- Localised retrofitting works of existing infrastructure & minor relandscaping works

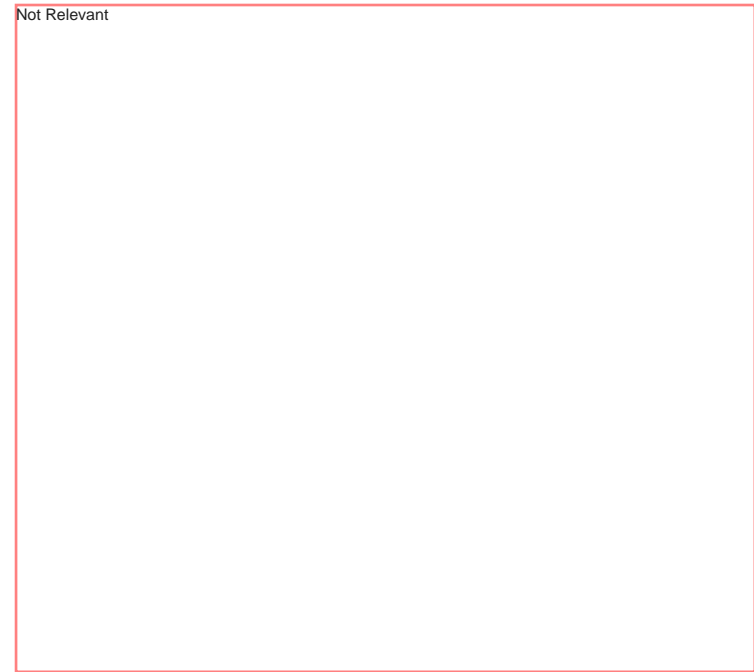


## 2. School and Project Team

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



### Future potential Consultants:

- Geotechnical Consultant
- Acoustic Consultant
- Sustainability Consultant





### 3. Changes since Asset Management Plan (Phase 2)

The scope of works closely aligns with the Asset Management Plan (Phase 2) Refresh. 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).

The only substantive changes since AMP2 Refresh 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
- Further development of design vernacular
- Detachment of STEAM Hub from existing building infrastructure
- Allocation of entitlements into existing infrastructure i.e. Classroom supplantation of existing Arts & Crafts room
- Strategic orientation of classrooms & other proposed buildings to adhere to BQSH requirements i.e. minimisation of exposure to North / West sun glare



# ExistingConditions



#### 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.