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## MASTER PLAN COST ESTIMATES

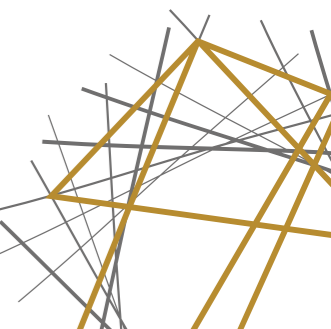
- Master Plan Cost Estimates prepared by Heinrich Consulting dated 30 October 2020

## CONSULTATIVE PROCESS

- Meeting 01 Briefing and Activity Schedule 17 March 2020
- Meeting 02 Consultation Review and revised Activity Schedule 17 June 2020
- Staff and Student Voice received 17 June 2020
- Meeting 03 Parents and Friends Consultation 19 August 2020
- Meeting 04 Initial Concepts Design Review Staff Consultation 24 September 2020
- Meeting 05 School Council presentation 4 November 2020

Imagine

Our Saviour Lutheran School, Aberfoyle Park Master Plan  
ARCHITECT PETER MOECK





Engage

# CONTEXT

## PURPOSE, VALUES AND CORNERSTONES

Our Saviour Lutheran School and Church are co-located in the leafy Aberfoyle Park south of Adelaide with street frontages to Taylors Road West, Park Avenue and Southbound Avenue. The address is 28 Taylors Road West, Aberfoyle Park.

The campus operates under the Strategic Plan 2020-2023 which was the outcome of strategic planning and extensive consultation in 2019. The statement of purpose is 'A community – inspiring growth and self-worth' and this is based on the values of *truth, connectedness, curiosity and service*.

The cornerstones within the Operational Plan that underpin the educational approach include:

- Learning: solid foundations with dynamic learning mindsets
- Community: an ecosystem of partnerships, relationships and family
- Well-being: connecting meaningful ways of knowing and being
- Care: prudent and wise stewardship and governance

Our Saviour Lutheran School is an accredited International B School and enhanced PYP provider offering Foundation to Year 7. Year 7 will depart to Secondary School in 2022. A reduced capacity will provide an opportunity to rearrange and repurpose. The intent is to relocate the student cohorts so that there is a logical Year level flow through the campus.

## EDUCATIONAL NEEDS

The objective is to grow the existing student numbers and cap enrolments at 150 students. Cohorts are ideally a maximum of 26 in each Year level. The current arrangement is Foundation, Year 1/2, Year 3, Year 4, Year 5/6 and Year 7 within 3 buildings. The current student cohort comprises 111 and the projections for 2021 are 105.

The learning principles at Our Saviour Lutheran School are inquiry-based with a focus on conceptual understanding developed in local and global contexts. Effective teamwork and collaboration with learning approaches differentiated to meet the needs of all learners. Student voice, choice and ownership are encouraged.

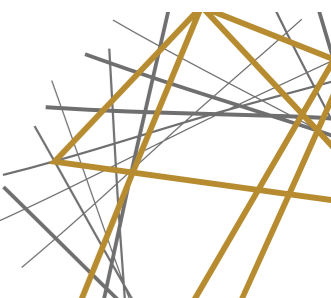
A series of forums were held with students, staff and community to gather information about perceptions and aspirations. Covid-19 limited the ability to interact in-person with students and delayed the program. Minutes included as Appendices to this Master Plan Report summarise the discussions. Views and suggestions from diverse stakeholders have informed the content of the proposed staged redevelopment. It is hoped that ownership of process will lead to ownership of outcome.

## THE CAMPUS

The Church was established in 1982 and the development of the education campus followed in 1984. The original building opened in 1986 is currently used by Years 3 & 4. Progressive development of four buildings opened in 1990 – 1993 were located to form a central courtyard which remains a feature and a useful outdoor gathering space. The Music Centre was opened in 1996.

The 'Building Education Revolution' project was Karnkendi opened in 2010 and Administration utilising a reworked Manse was opened in 2011. Architects who contributed to the buildings and campus development include Paul Campbell and Associates 1989-1993, Geof Nairn Architects 1986 and 1996, Williams Architects in 2000 and Arkvale Architects 2009 – 2011.

The campus is 2.19 hectares excluding the site area used for Church, shared carpark and Manse. The total existing floor area is 1393 m<sup>2</sup>. Based on the BGA global area guidelines of 7.5 m<sup>2</sup> per student, this floor area can provide for 185 students. Accordingly, the focus will be to rework existing buildings to effectively cater for contemporary learning needs and expectations.





OBJECTIVE

The objective of the Master Plan was to investigate all options for the staged redevelopment of the buildings and grounds to address capacity, provide contemporary learning environments and facilities that are cost effective and represent best value.

BRIEF REQUIREMENTS

- The Master Plan Brief was required to consider and address the following matters:
- Staged redevelopment to holistically upgrade existing facilities with adaptive reuse and refurbishment
  - Connected indoor and outdoor learning environments
  - Logistics and staging in order for the School to remain in continuous operation and minimise disruption
  - Provide shade and shelter and connectivity between buildings
  - Rethink and improve the configuration and location of passive and active play spaces

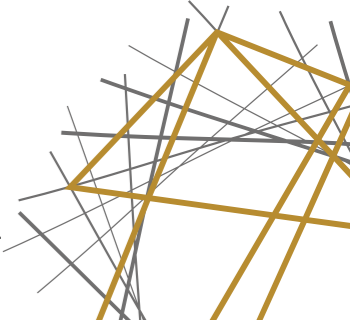
EXISTING FACILITIES AREA SCHEDULE

Element	Opened	Area
Karnkendi Multi-purpose BER Hall GF 646 m2 and Mezz 172 m2	2010	818 m2
Karnkendi unenclosed covered area		112 m2
The above two items are excluded from BGA Area Calculations		
Administration in former Manse	2011	233 m2
Stores and Uniforms and Staff Amenities in former Student Amenities altered 2010	1992	90 m2
Foundation and Year 1 & 2	1993	152 m2
German, Chaplain, Special Education, Sensory Room and Offices in former Canteen	1990	295 m2
Library, ICT Suite, Server Room, Stores and Work Room altered in 2000	1992 / 1993	270 m2
Year 5- 7	2000	157 m2
Years 3 & 4	1986	157 m2
Store Shed		57 m2
Music Centre	1996	137 m2
Total gross building area		1,548 m2
Less 10% for wall thicknesses		(155 m2)
<b>Total Net Floor Area</b>		<b>1,393 m2</b>
BGA Global Area Guidelines are 7.5 m2 / student for F-Y6 and 12 m2 / student Y7		
The above applied to 1393 m2 at 7.5 m2 / student		185 students
Enrolments capped at 150 students means existing area has more than required		
Existing School Site Area		21,936 m2
Existing Church and Car Park Site Area		6,727 m2
Existing Manse Site Area		1,050 m2
Sundry Sheds		107 m2
Unenclosed covered area and shade structures		615 m2

EXISTING FACILITIES AREA SCHEDULE

Refer to the National Construction Code Table F2.3 Class 9b Schools for sanitary facilities requirements.

User Group	WC Pan	Hand Basin	Shower
Students Boys	3 and 4 urinals will provide for 150	4 provides for 175	1
Students Girls	5 provides for 150	6 provides for 325	1
Unisex Access WC	2 provides for 15 F or 40 M	2 provides for 15 F or 20 M	
Staff	2 provides for 15 F or 40 M	2 provides for 15 F or 20 M	
External Use	Majority located in Karnkendi	Majority located in Karnkendi	





Inquire

# CONCEPT DESIGN

04

## DESIGN RATIONALE

The existing site configuration has placed existing building around a central courtyard. Administration and Karnkendi have street frontage. Learning Support is accommodated within former GLA spaces offering Inclusive education, sensory room language and chaplain spaces together with office, meeting and PYP Coordinator. Library and associated ICT suite and the Annexe are located adjacent.

Pairs of learning spaces are grouped within three buildings accommodating Junior, Middle and Upper Primary Learning Communities. Whilst the existing covered external areas offer weather protection, they are narrow, dark and congested.

Existing buildings are primarily orientated with a northerly aspect. First impressions are of a Learning Village. The campus setting is attractive and well maintained. The grounds offer ample opportunity for active recreation and passive reflection.

Our Saviour Lutheran Church has strong and developing links with the School campus. The Music Centre and Karnkendi provide a range of specialist and community spaces. Utilisation of these facilities can be enhanced.

## OPPORTUNITIES FOR IMPROVEMENT

The focus will be on refurbishment and improvement of existing facilities to reflect the needs of students and staff within each Learning Community. Generous internal learning spaces can be provided by removing small rooms and alcoves to create larger Studio environments.

Significant opportunities exist by providing seamless connection of indoor and outdoor environments to generous covered areas lined with translucent multi-cell polycarbonate sheeting to attenuate UV but retain filtered daylight.

High level windows in south elevations and mid-level sills in north elevations can be reworked to provide glazed sliding doors and sidelights thereby increasing daylight and natural cross ventilation. Evaporative cooling and gas heating can progressively be replaced with reverse cycle air-conditioning units.

Purpose designed joinery for resources storage with sliding panel magnetic whiteboard surfaces and new wet areas internally and externally designed to be age appropriate will expand the affordances. A suite of new loose furniture purposefully selected in consultation with staff and students can add value by providing a range of comfortable and ergonomically sound options for sitting and standing.

Acoustic attenuation and display will be addressed with the provision of acoustic wall fabric on all walls to 2100mm high. A mobile large screen that can be placed in 3 locations per space means that the Learning Studios do not have a front.

The desired design outcome are generously proportioned spaces with a range of accessible activity settings and places for reflection that are light, airy and comfortable. New resilient floor finishes will cater for wet and messy activities, encouraging students to be creative.

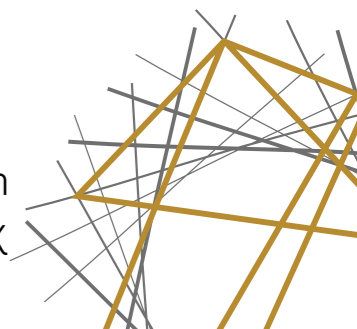
Bag poles can be provided at 4 bags per pole within the COLA spaces. The flow of students will then be disbursed and directed through the new sliding doors.

External environments comprise central courtyard, tired hard court, a remote green space that has issues with drainage and tired and dysfunctional arrangements for sport and recreation. It is proposed to swap the green space and the hard court in conjunction with expanded tiered seating, a significant covered area, compliant ramped access and decent catering facilities and amenities. It is also suggested that a full-size indoor court be provided as originally intended within Karnkendi.

## STAGED REDEVELOPMENT

The following Redevelopment Schedule lists the content of staged redevelopment of the campus for building works. The intent is to apply for funding assistance from the SA Independent Schools Block Grant Authority for all potential projects.

Each building stage is of a scale that is manageable in the context of continuous occupancy and operation and the ability of the Our Saviour Lutheran School to access and repay loans. It is envisaged that the total buildings and campus redevelopment could be completed over 15-20 years. The priority is to deliver Stages 01 – 04.



## REDEVELOPMENT SCHEDULE

Stage	Potential Project Content	Works	Area
01	Redevelop the Middle Primary Learning Community. Gut and rework the existing building. Remove verandah. Years 3 and 4 temporarily relocate to the Chaplain and German Rooms and the latter into the Annexe and ICT Suite during construction. New Archives Store and Maintenance Shed. New covered areas, amphitheatre and stage with roof over.	Alterations Remove Demolition New Sheds Covered Area	144 m2 48 m2 60 m2 120 m2 168 m2
02	Redevelop the Recreation Precinct. Remove existing hard court and develop a green space and pathways with attention to drainage. Remove the top oval and construct a new full-size outdoor netball court. Demolish the shed and construct new outdoor kitchen, BBQ and amenities and expand the tiered steps with new stairs and ramps to bottom oval. Remove and salvage the existing playground.	Addition Green Space Hard Court Covered Area Grounds	32 m2 800 m2 630 m2 450 m2 700 m2
03	Redevelop the Junior Primary Learning Community. Gut and rework the existing building. Remove verandah. Years 5 and 6 temporarily relocate per Stage 01. Addition to provide accessible student amenities. New covered area, tiered steps and reworked Courtyard with a new stage below the existing shade structure.	Alterations Remove Addition Covered Area Grounds	144 m2 48 m2 9 m2 136 m2 1000 m2
04	Redevelop the Upper Primary Learning Community. Gut and rework the existing building including for Language, Wellbeing and Maker Space. Demolish covered area, part existing building to north and the existing building to south. Add new Learning Common. Alter the IE and PYP Office. Relocate the shade structure. New covered areas and links across to Middle Primary, Sensory Room and to Library. Expand the Garden of Eden and reuse paly equipment salvaged in Stage 02.	Alterations Demolition Relocate Addition Covered Area Grounds	272 m2 320 m2 55 m2 75 m2 472 m2 140 m2
05	New stairs and compliant accessible ramps to connect School and Church precincts.	Grounds	270 m2
06	Redevelop the ICT Suite and the Annexe. Gut and rework the existing building with new entries. Relocate the Server Room. Convert the Annexe for use as Office space and Uniform Shop. Include for replacement of verandah with new covered area. Refurbish the existing Library. Rework the entry location and infill the recesses to add storage.	Alterations Remove Covered Area Refurbish Addition	132 m2 33 m2 64 m2 138 m2 8 m2
07	Redevelop the Inclusive Education and Sensory Room. Gut and rework the existing building. Include for replacement of verandah with new covered area.	Alterations Remove Covered Area	106 m2 33 m2 64 m2
08	Refurbish the Music Centre.	Refurbish	137 m2
09	Addition to the south side of Karnkendi to provide a full-size indoor netball court.	Addition	228 m2

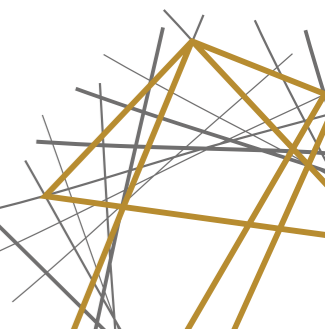
The proposed net floor areas upon completion of the staged building redevelopment comprise:

- Learning Village, Administration, Library, Inclusive Education, ICT Suite, Annexe and Music Centre excluding sheds and Karnkendi with addition totals 1388 m2 which at 7.5 m2 per student can cater for 185 students
- Covered Areas, Links and shade structures 1070 m2
- Roof over the recreation precinct 450 m2

# Collaborate

Our Saviour Lutheran School, Aberfoyle Park Master Plan

ARCHITECT PETER MOECK



## CONSTRUCTION METHODOLOGY

The existing construction methodology and proposed alterations comprise:

- Brick veneer with timber wall framing and trusses
- Reinforced concrete raft footings and slabs
- Metal deck roof forms clad in corrugated colorbond finish
- Render the existing face brickwork
- Thermal insulation to walls R3.0 and roof spaces and ceilings R4.0
- Addition for Student Amenities and Learning Common steel framed construction clad with CFC
- Commercial section aluminum framed windows and doors including glazed sliding doors
- Ceilings to include corrugated perforated metal sections and acoustic attenuation
- Plasterboard wall and ceiling linings and timber skirtings
- Acoustic wall fabric to 2100mm on all walls
- Marmoleum to Learning Areas and commercial grade carpet tiles to Learning Commons, ICT Suite, Offices
- Purpose designed joinery for resources storage with magnetic whiteboard sliding panels and large screens
- Remove gas heating and evaporative cooling and replace with reverse wall split cycle air-conditioning
- Remove existing steel framed verandahs and roof and replace with new verandahs and covered links
- Verandahs steel framed column and beam with aluminum section rafters and 18mm multi-cell opal sheets
- Feature spotted gum each side of all Verandah and Link posts and for new and replacement fascia beams
- Wash-back concrete to pathways
- New steel portal frame and Aramax roof for new covered area over recreation precinct
- Grounds rework includes courtyard, green space, hard court, tiered steps, new stairs, ramps and amphitheatre

## LIKELY ORDER OF COSTS

Independent advice has been sought from Heinrich Consulting to establish Master Plan Cost Estimates. Refer to the document included in the Appendices to this Report dated 30 October 2020.

## RECOMMENDATION

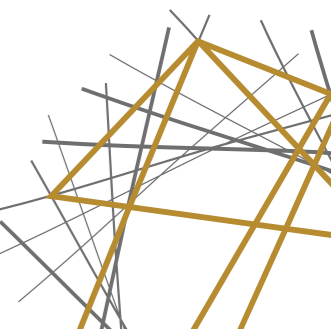
The consultation phase associated with this Master Plan has allowed students, staff, Leadership Team, School Board, Parents and Friends at Our Saviour Lutheran School to articulate the burning issues. Forums have allowed the initial and revised Concept Designs to be tested and evolved.

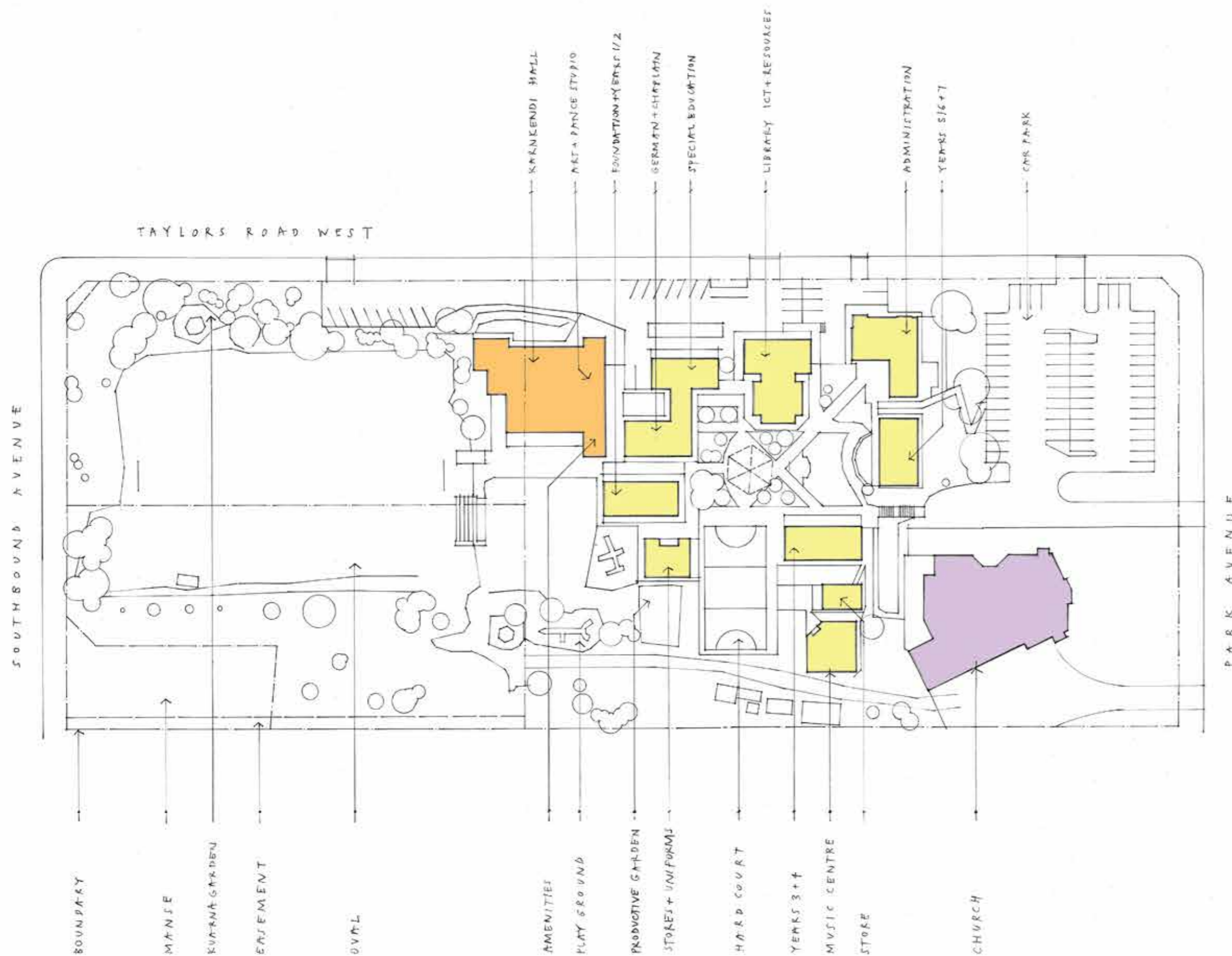
The recommendation is that the 9-staged redevelopment of the buildings and campus be adopted as illustrated on the enclosed coloured architectural drawings. 3D perspectives are also provided together with a short movie containing a campus fly through. This illustrates the broad design intent of the built form.

Create

Our Saviour Lutheran School, Aberfoyle Park Master Plan

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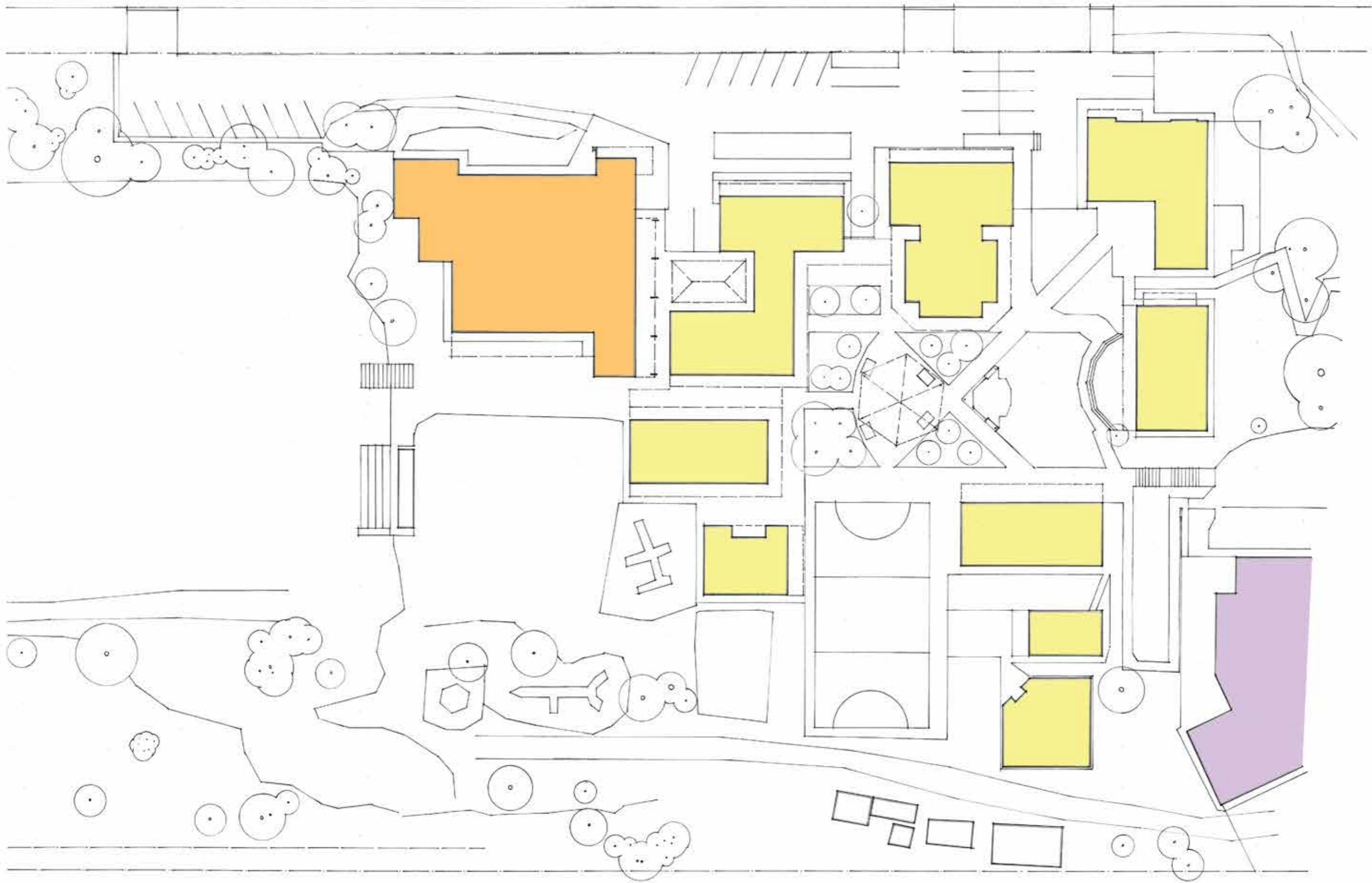


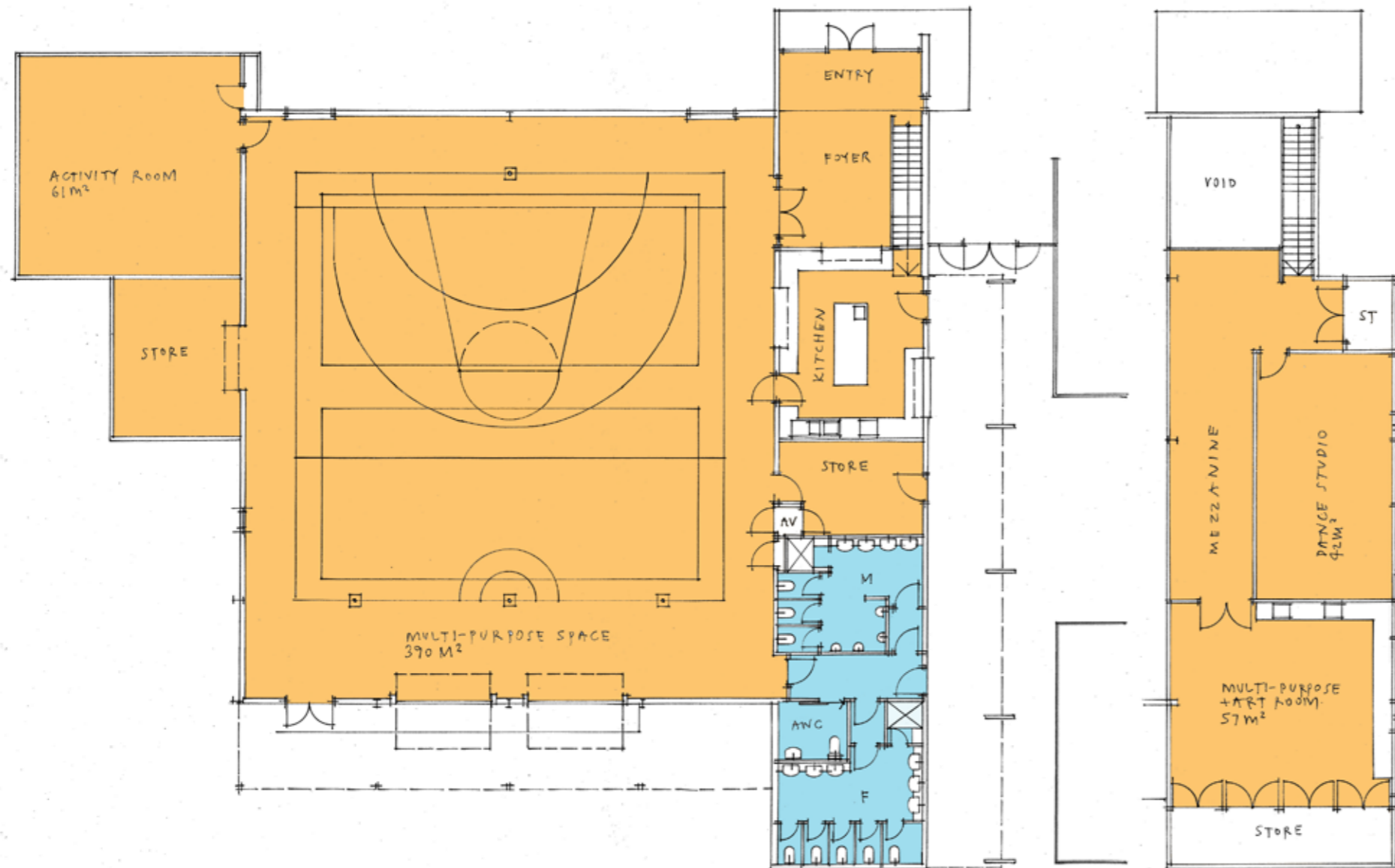


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METRES

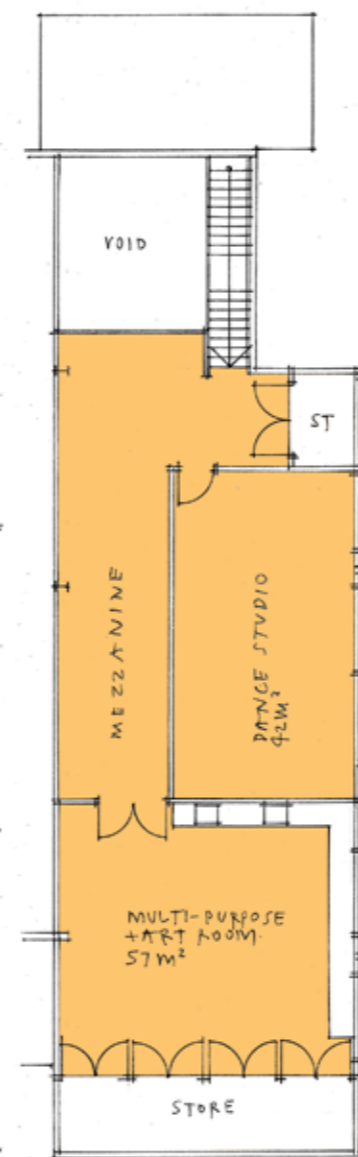


TAYLORS ROAD WEST

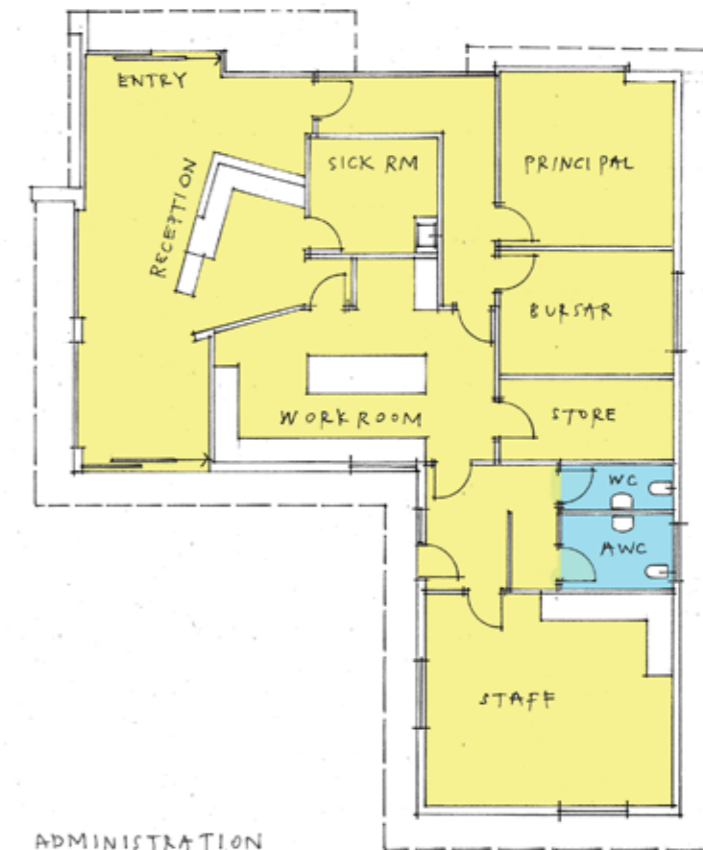




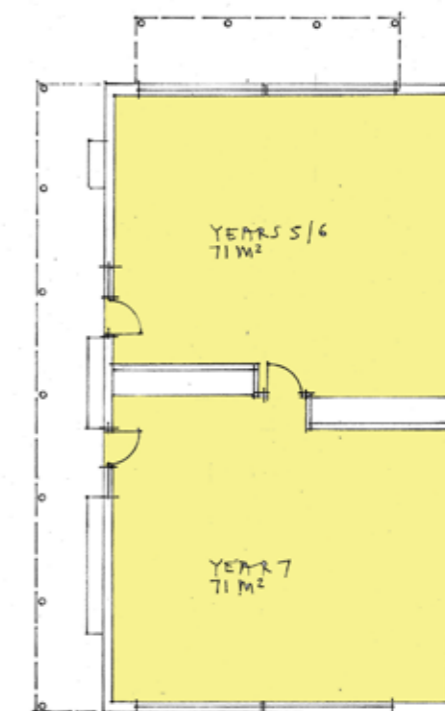
KARNKENDI • GROUND FLOOR



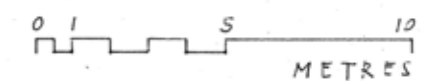
MEZZANINE

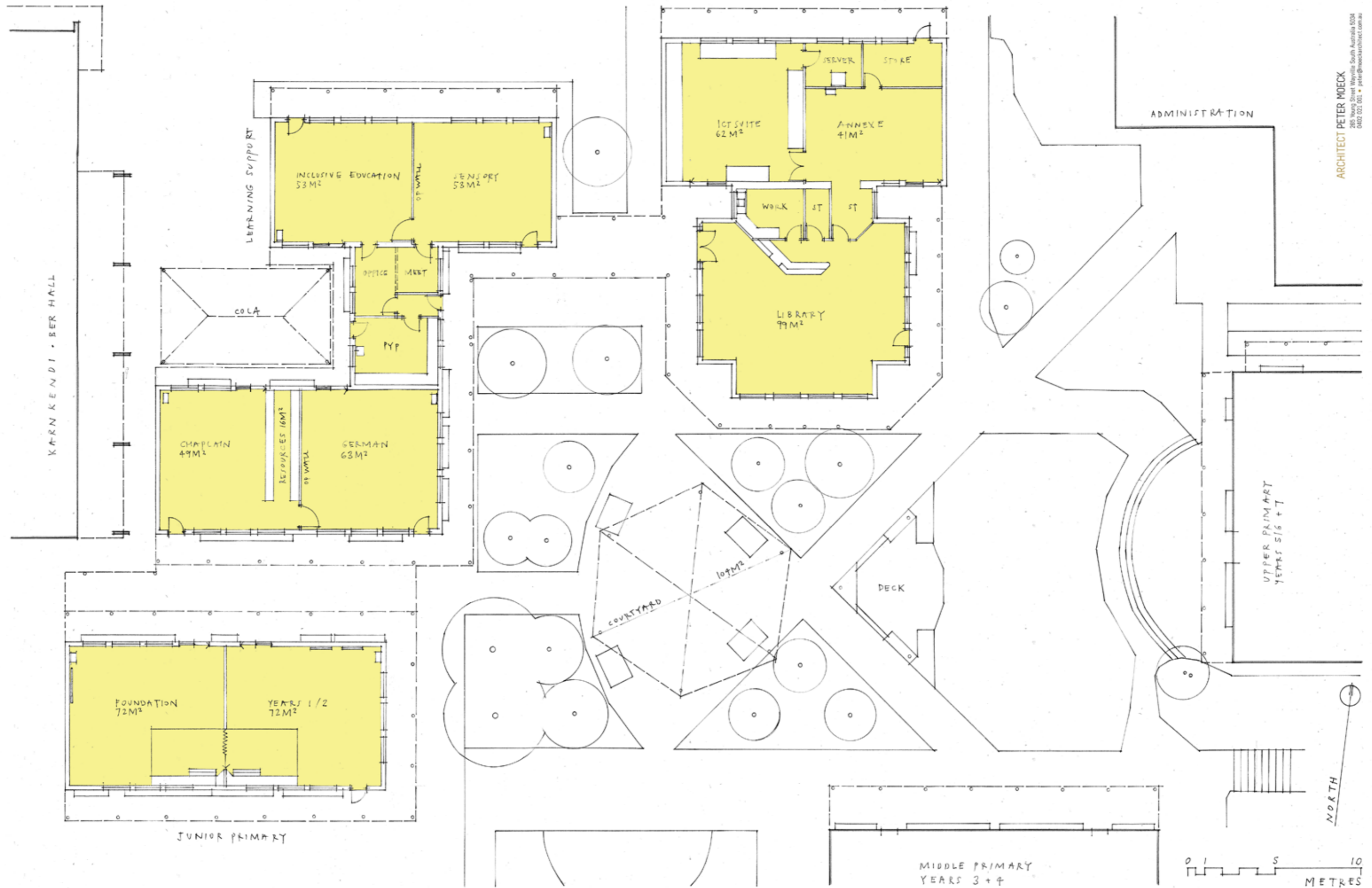


ADMINISTRATION



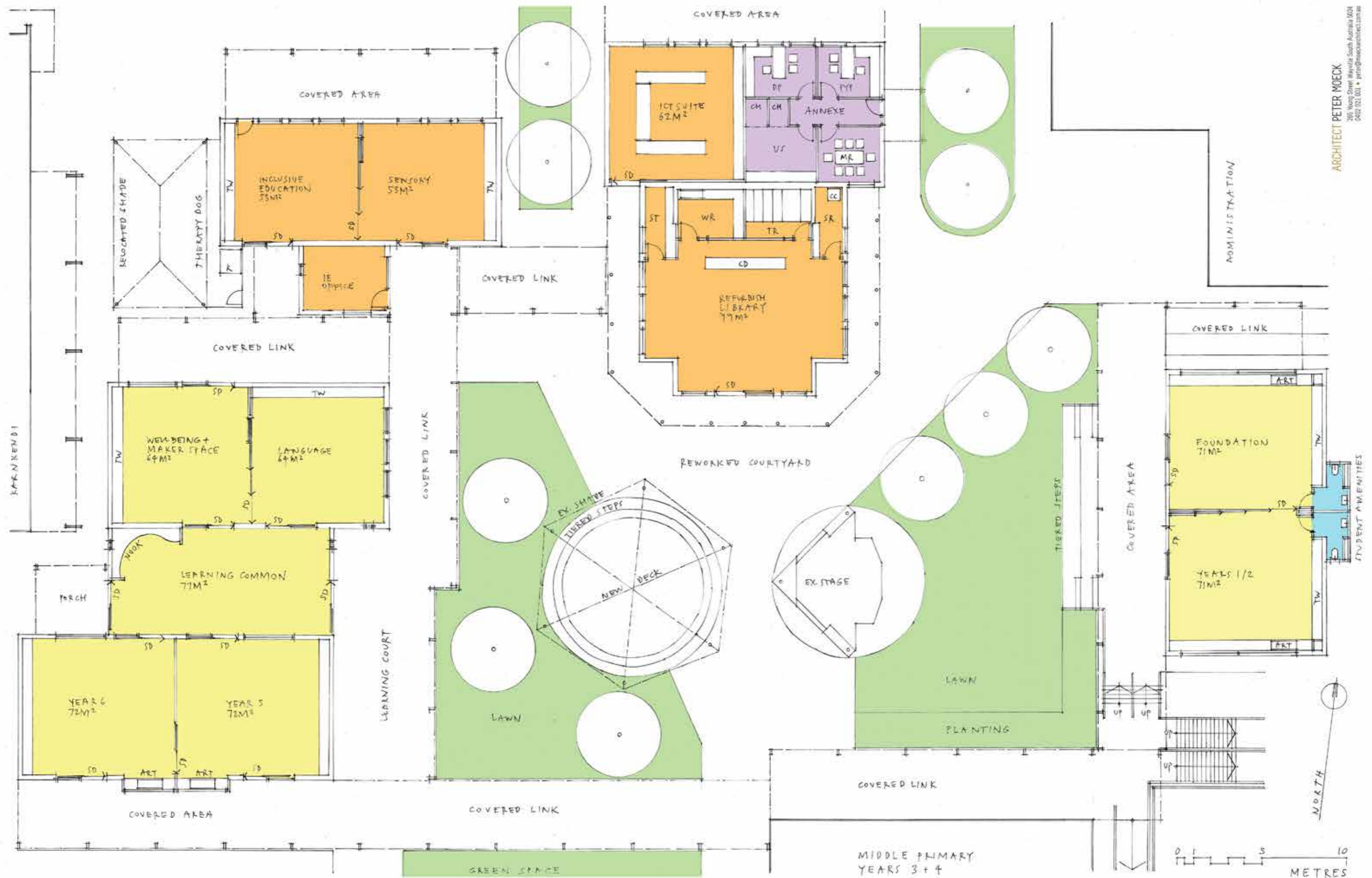
YEARS 5-7

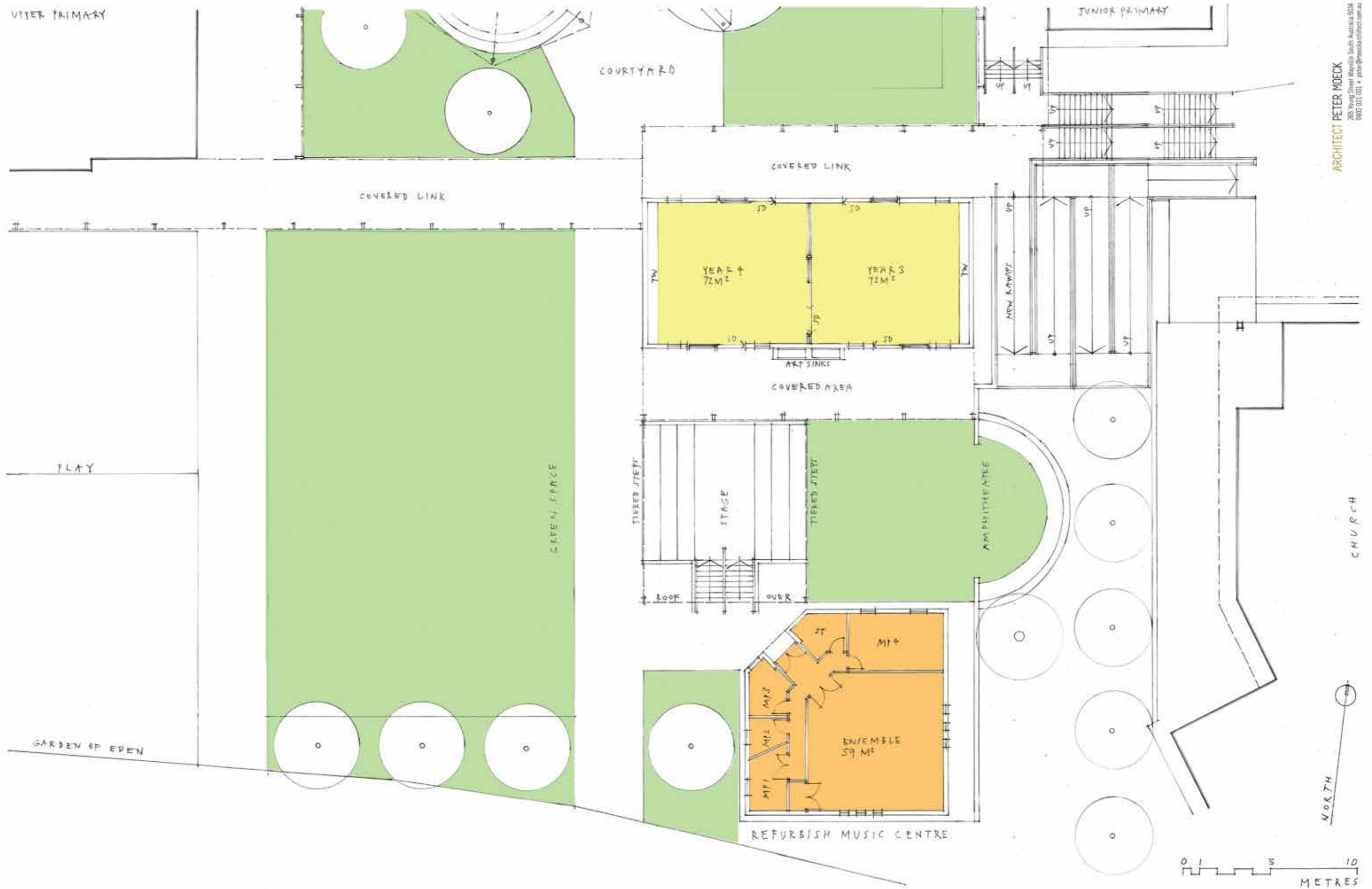








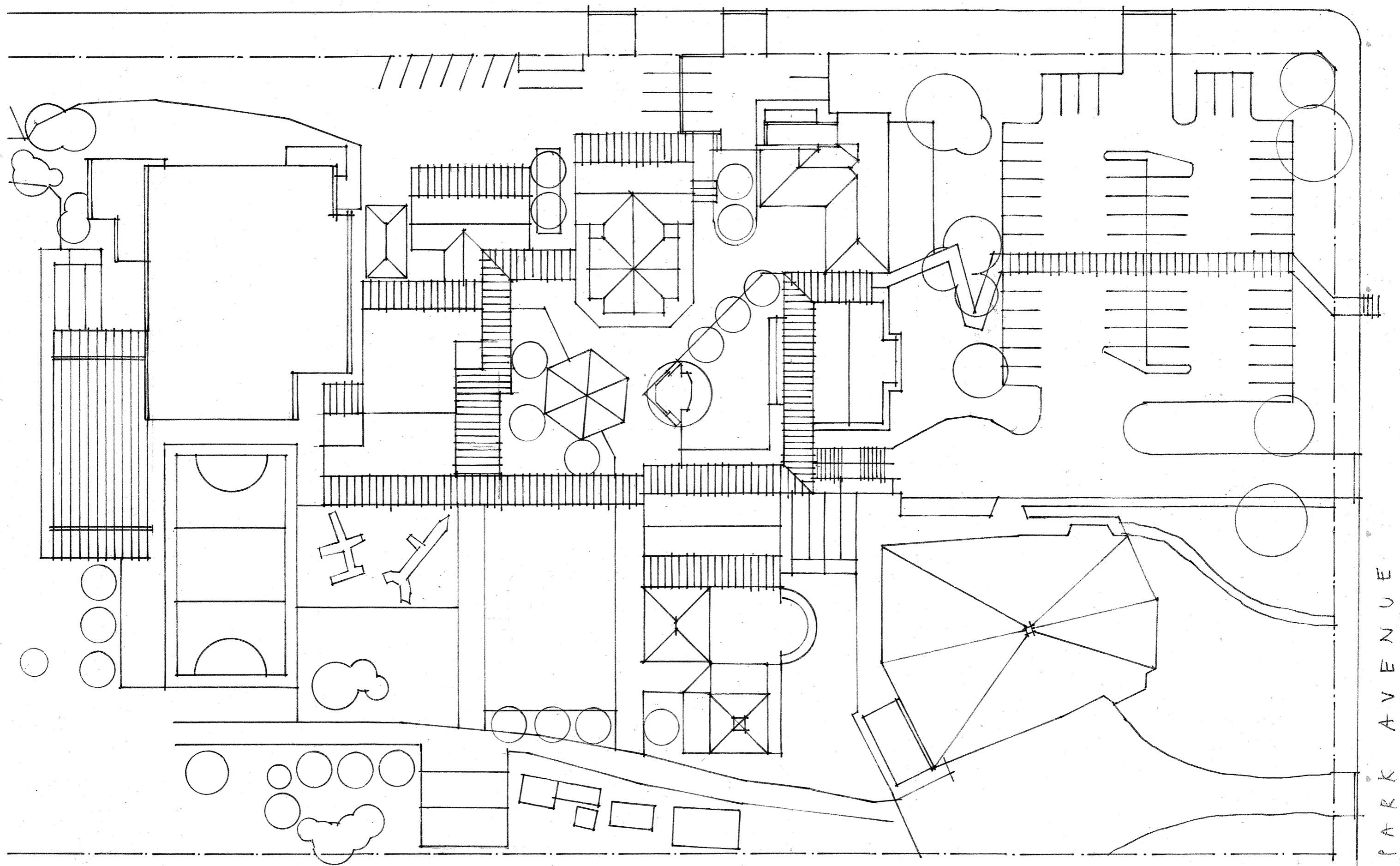




TAYLORS ROAD WEST

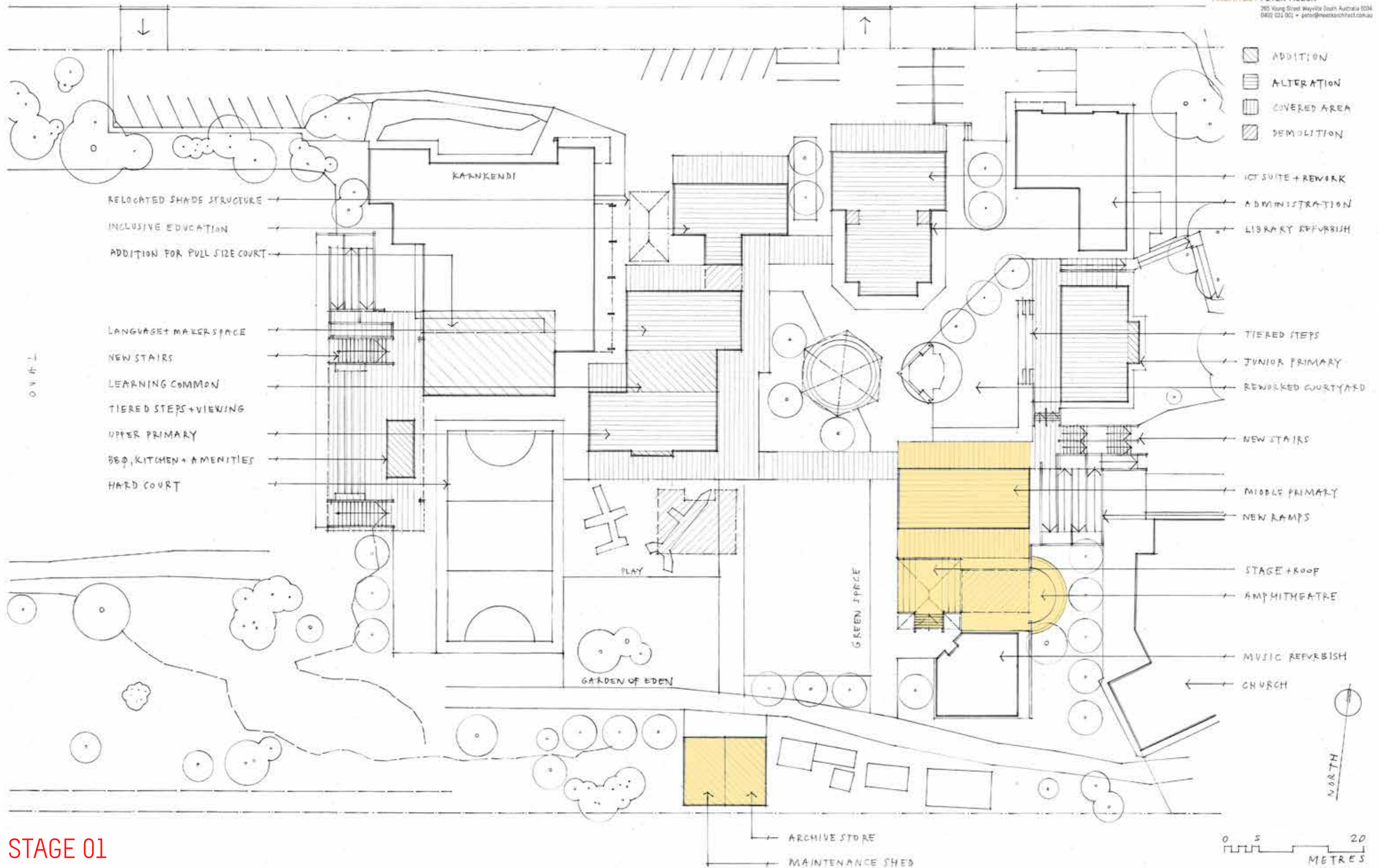
ARCHITECT PETER MOECK

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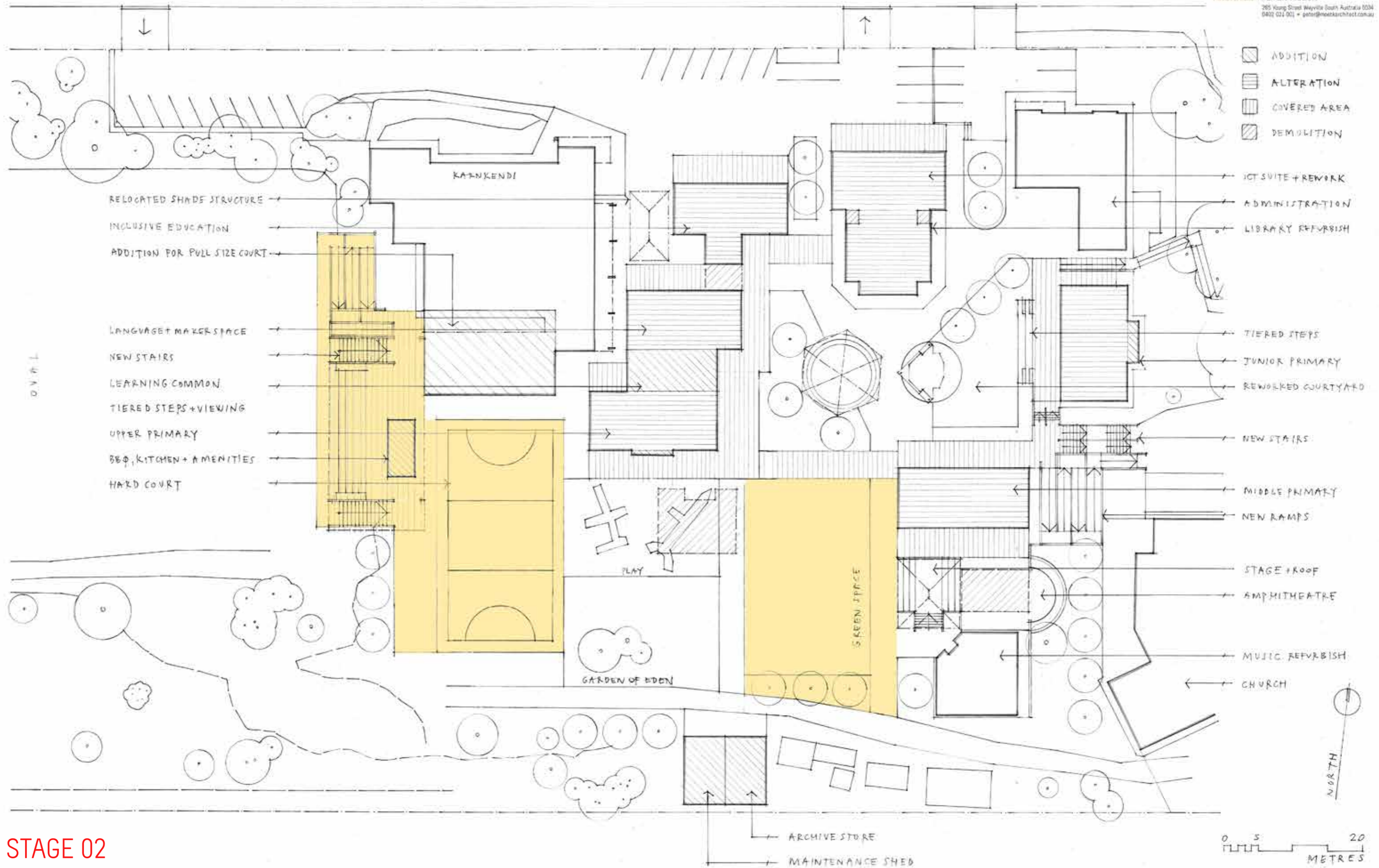


OUR SAVIOUR LUTHERAN SCHOOL • PROPOSED ROOF PLAN 1:500 ATA3

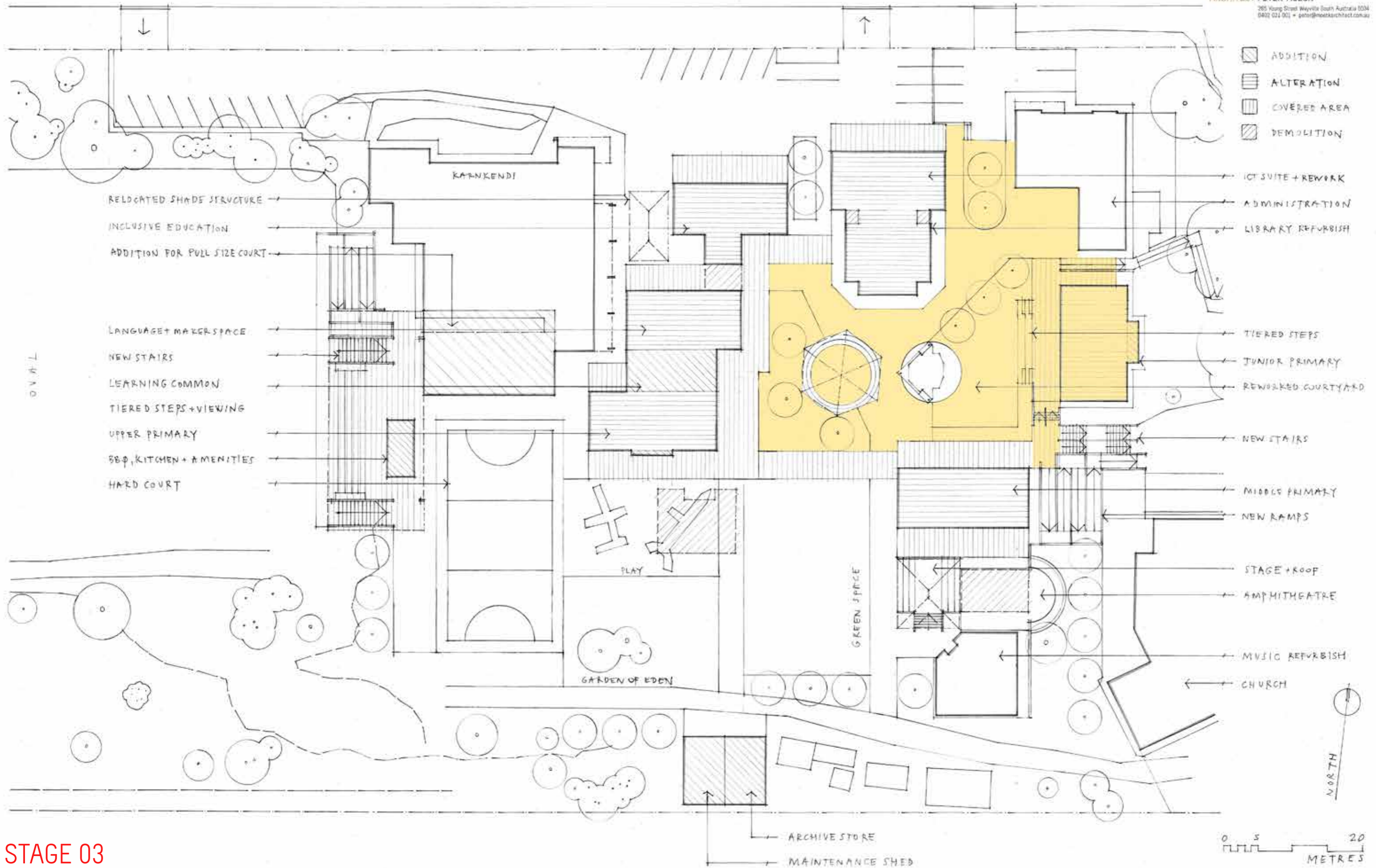
2020002 / SK04



## STAGE 01 MIDDLE PRIMARY LEARNING COMMUNITY

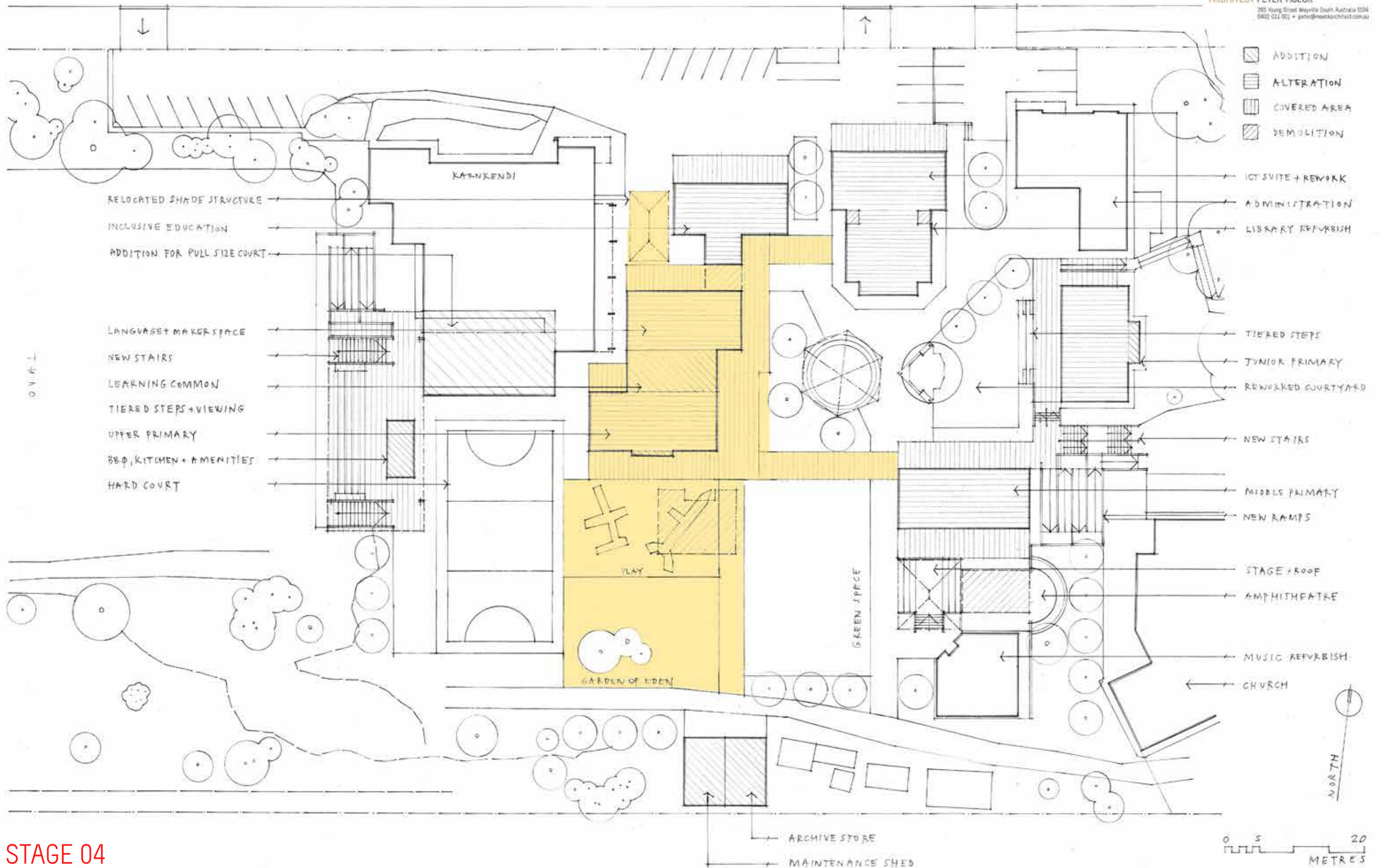


## STAGE 02 RECREATION PRECINCT



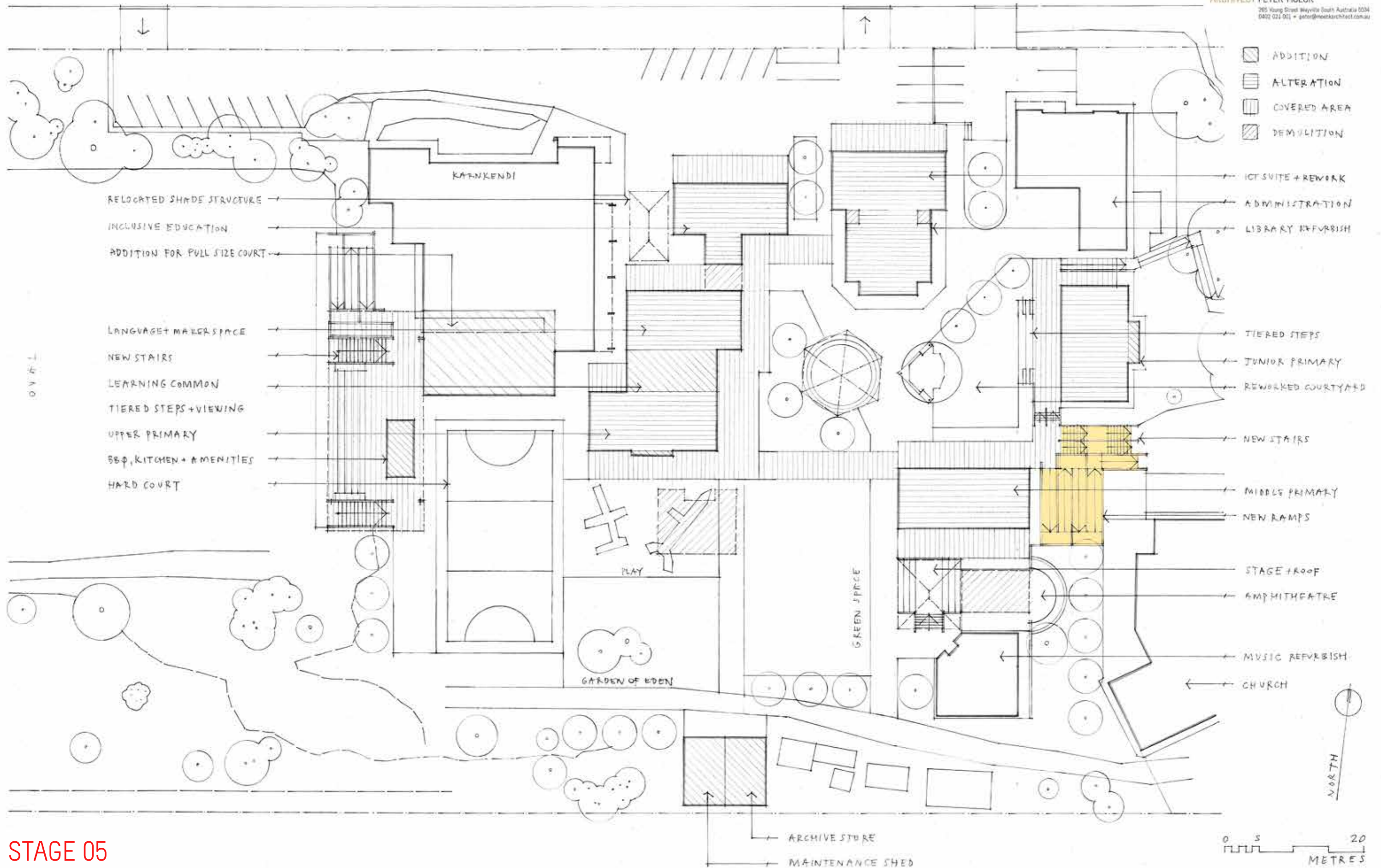
## STAGE 03

## JUNIOR PRIMARY LEARNING COMMUNITY + REWORKED COURTYARD



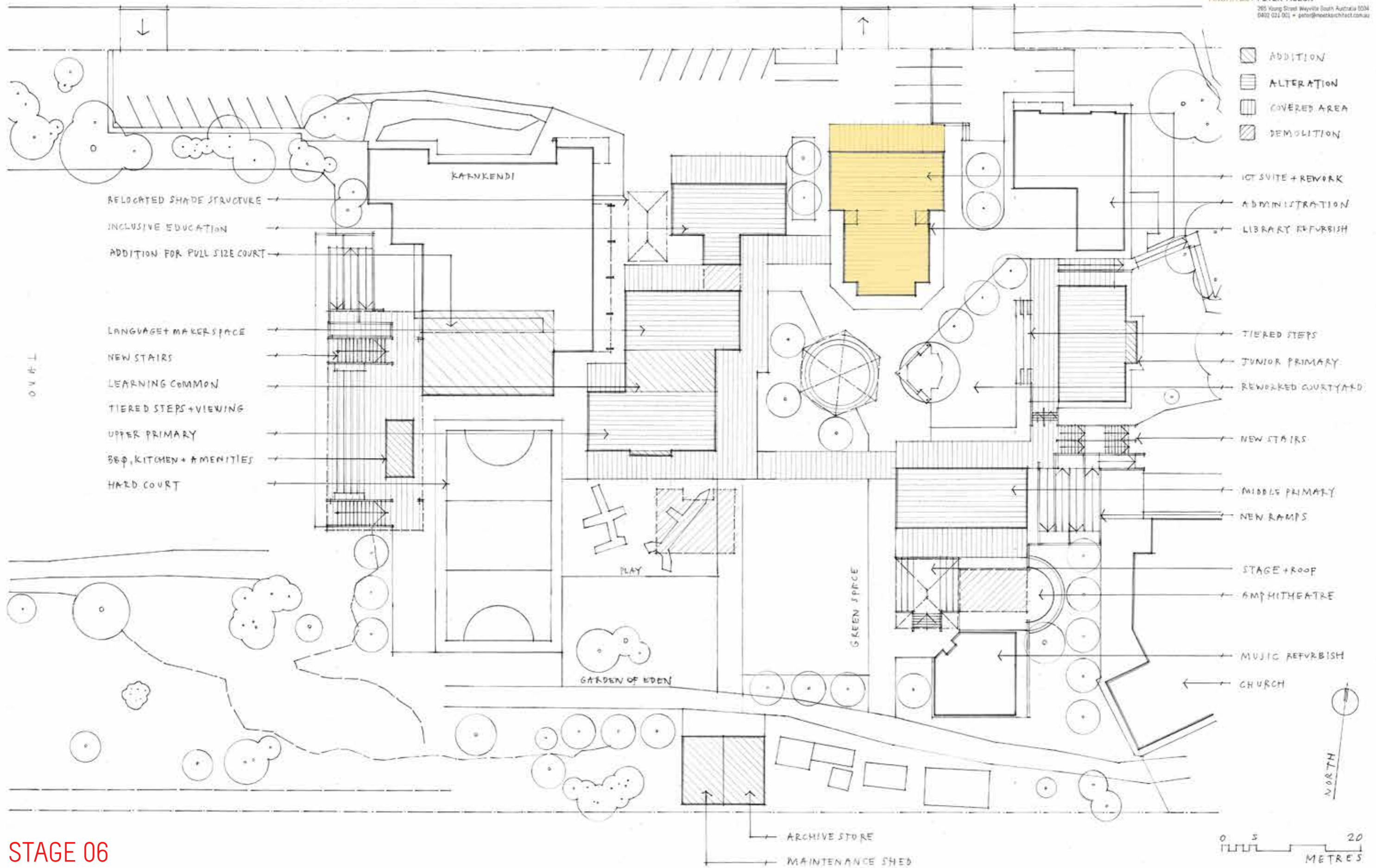
STAGE 04

UPPER PRIMARY LEARNING COMMUNITY



## STAGE 05

### STAIRS + ACCESSIBLE RAMPS

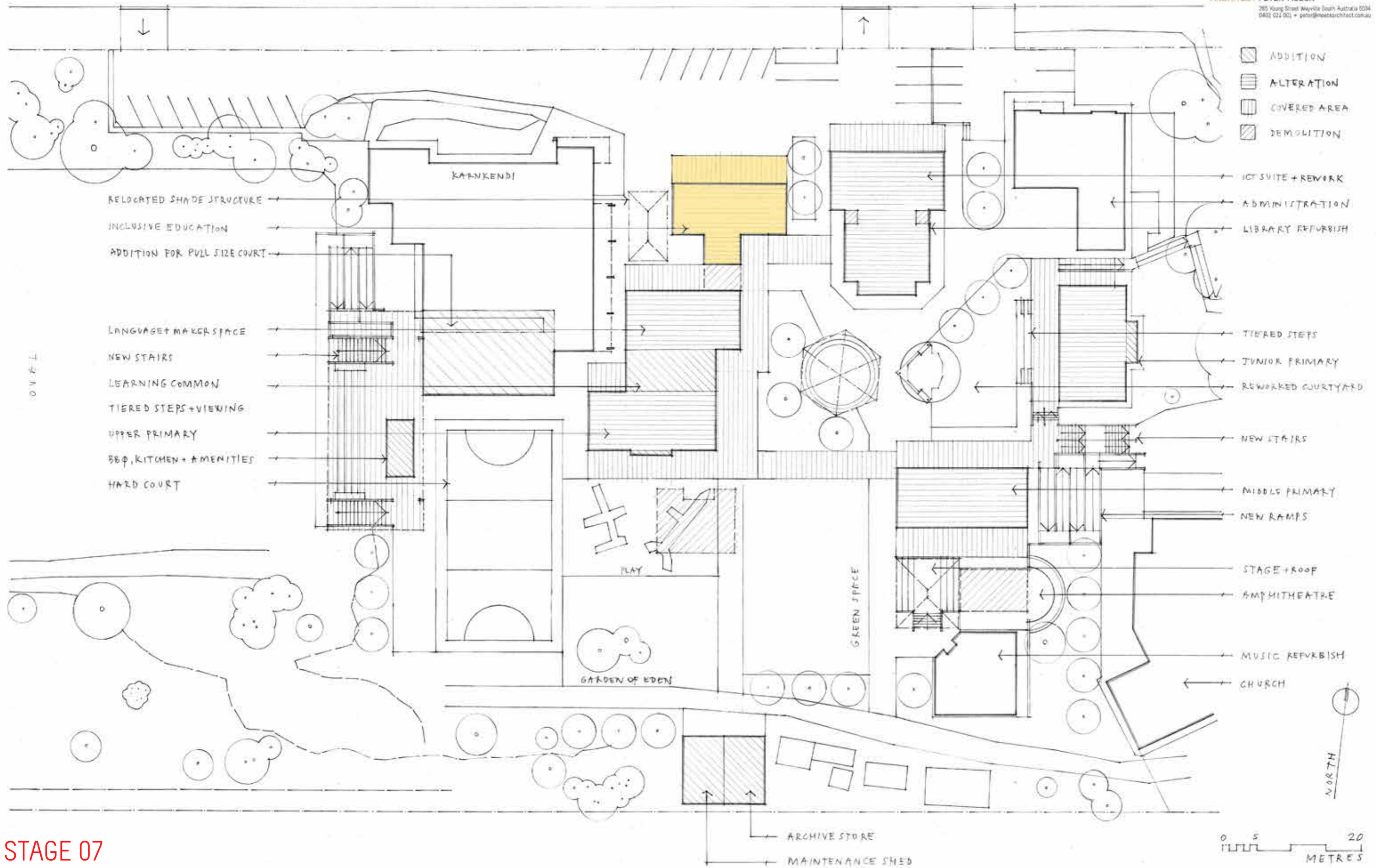


## STAGE 06

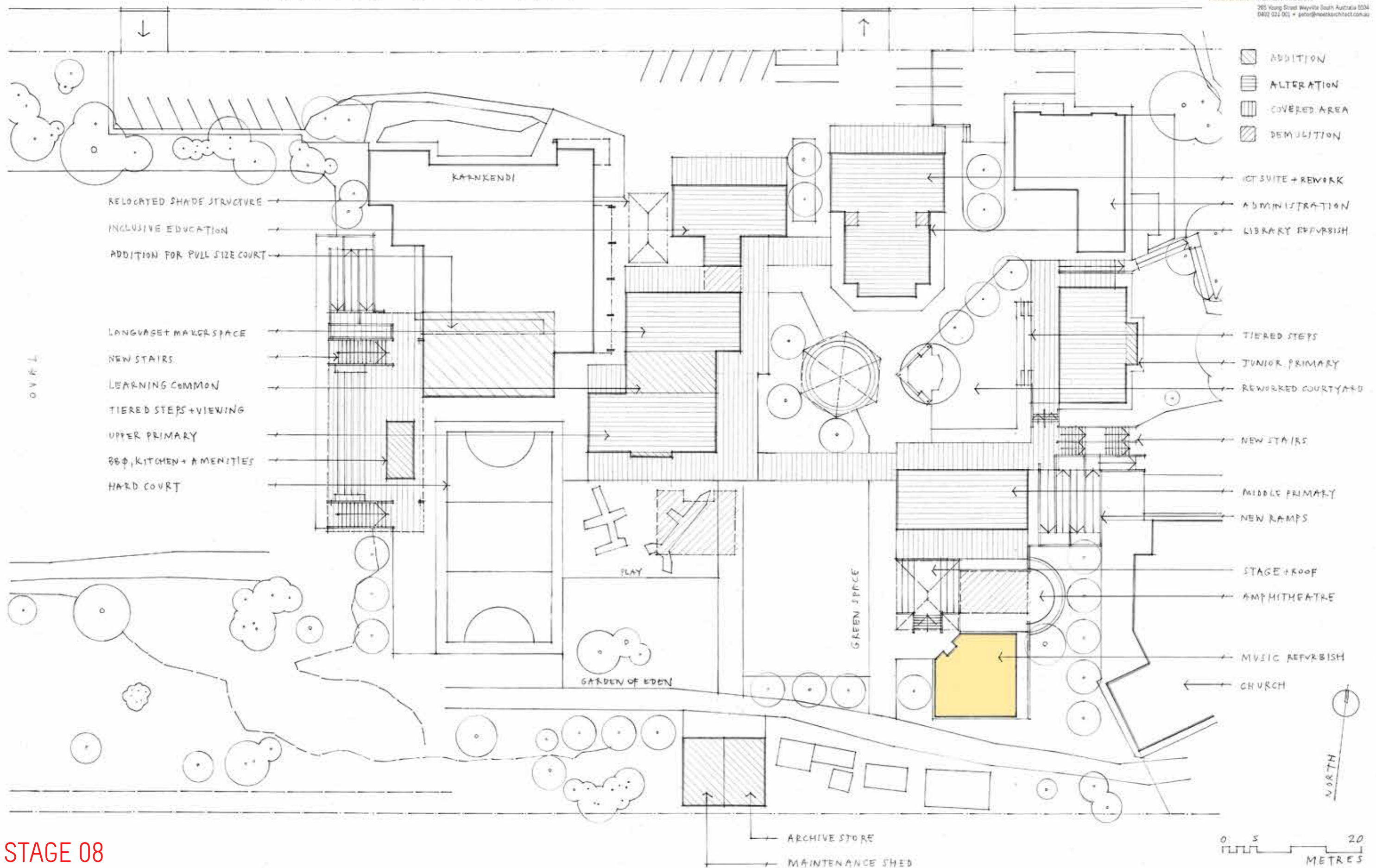
## ICT SUITE + ANNEX + LIBRARY REWORK

OUR SAVIOUR LUTHERAN SCHOOL ABERFOYLE PARK - PROPOSED SITE PLAN 1:250 AT A1

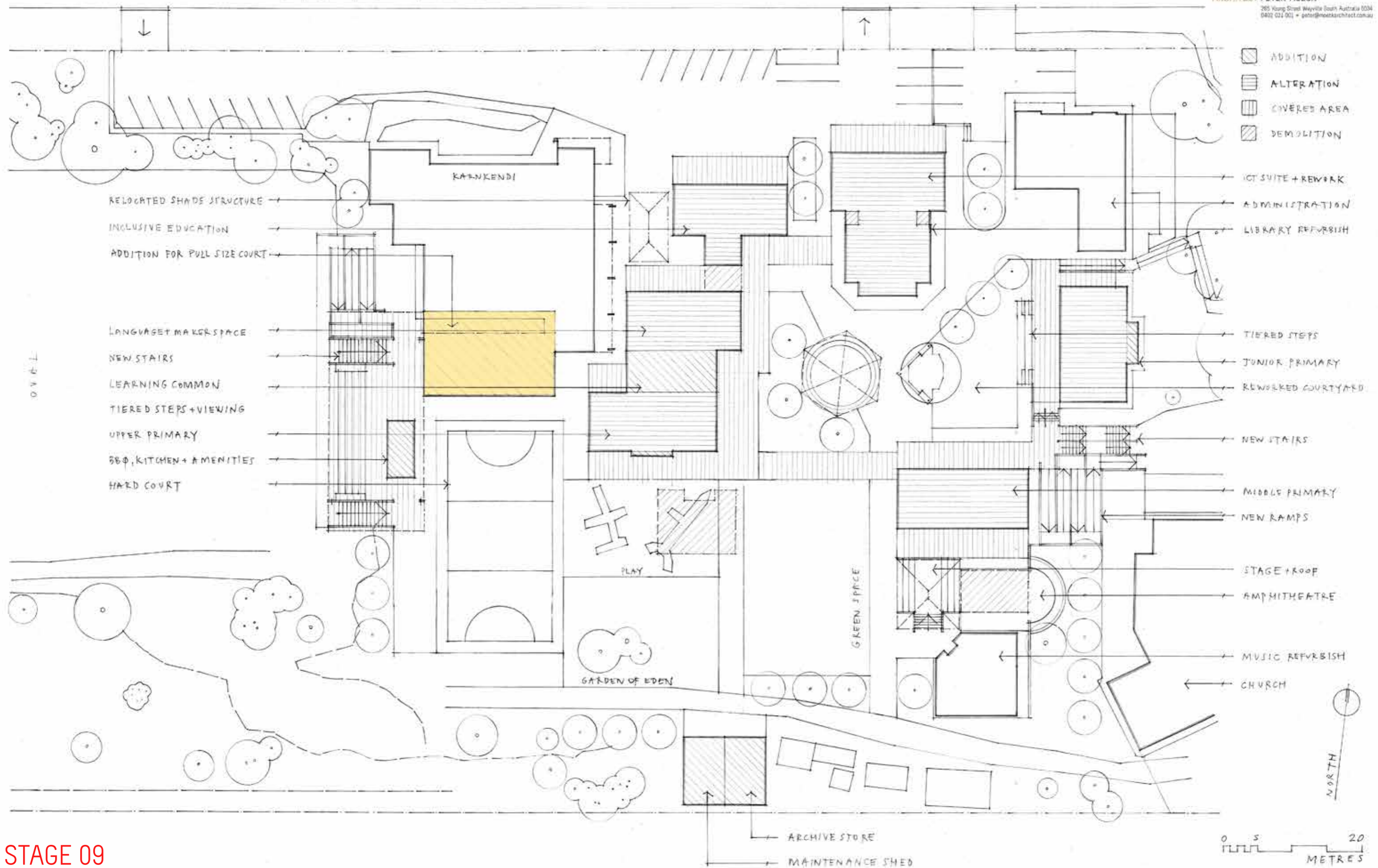
2020002 / SK01B



## STAGE 07 INCLUSIVE EDUCATION + SENSORY ROOM



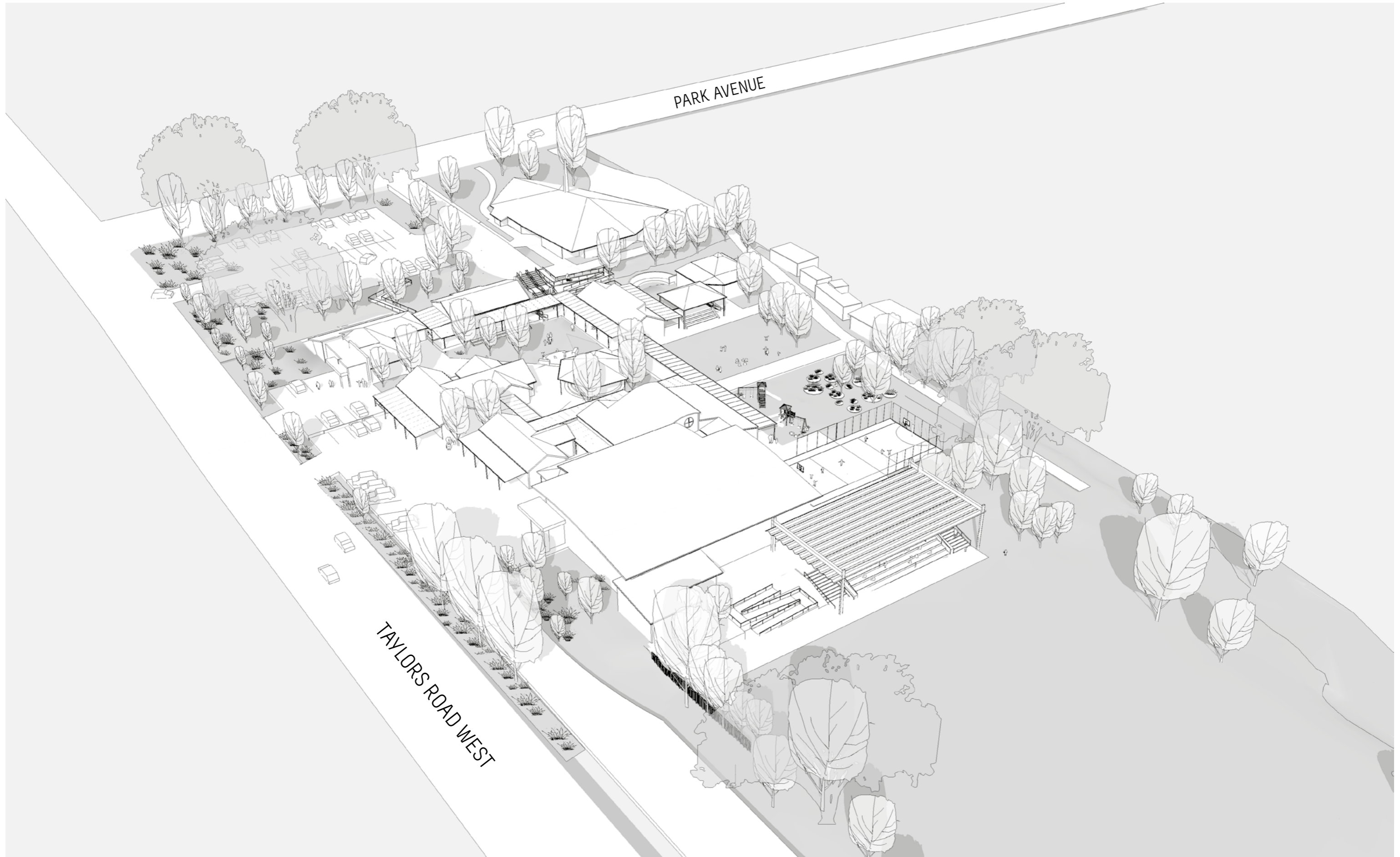
## STAGE 08 REFURBISH MUSIC CENTRE



## STAGE 09 ADDITION TO KARNKENDI

OUR SAVIOUR LUTHERAN SCHOOL ABERFOYLE PARK - PROPOSED SITE PLAN 1:250 AT A1

2020002 / SK01B



AERIAL VIEW, LOOKING SOUTH EAST



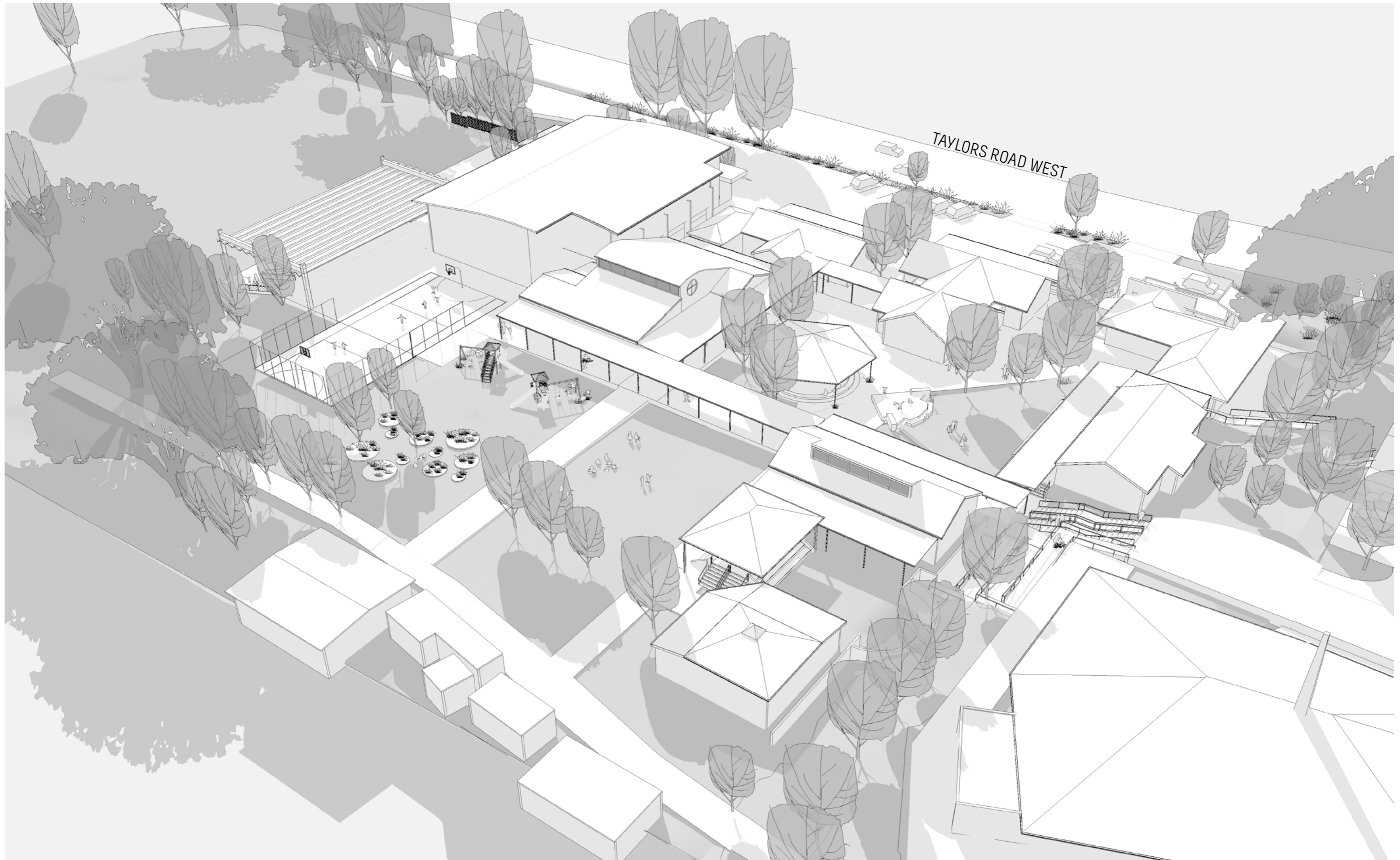
AERIAL VIEW, LOOKING SOUTH



AERIAL VIEW, LOOKING SOUTH WEST



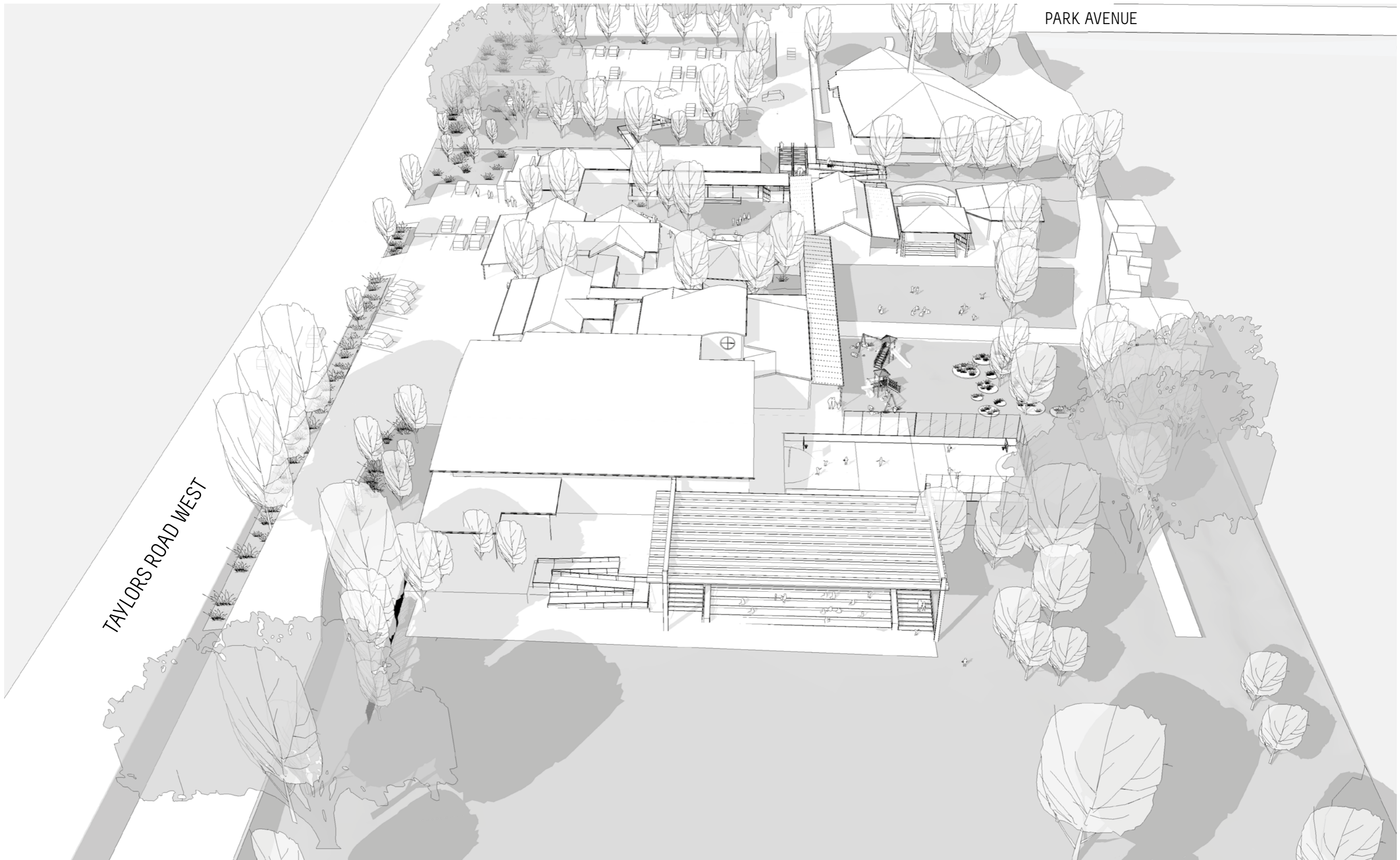
AERIAL VIEW, LOOKING WEST



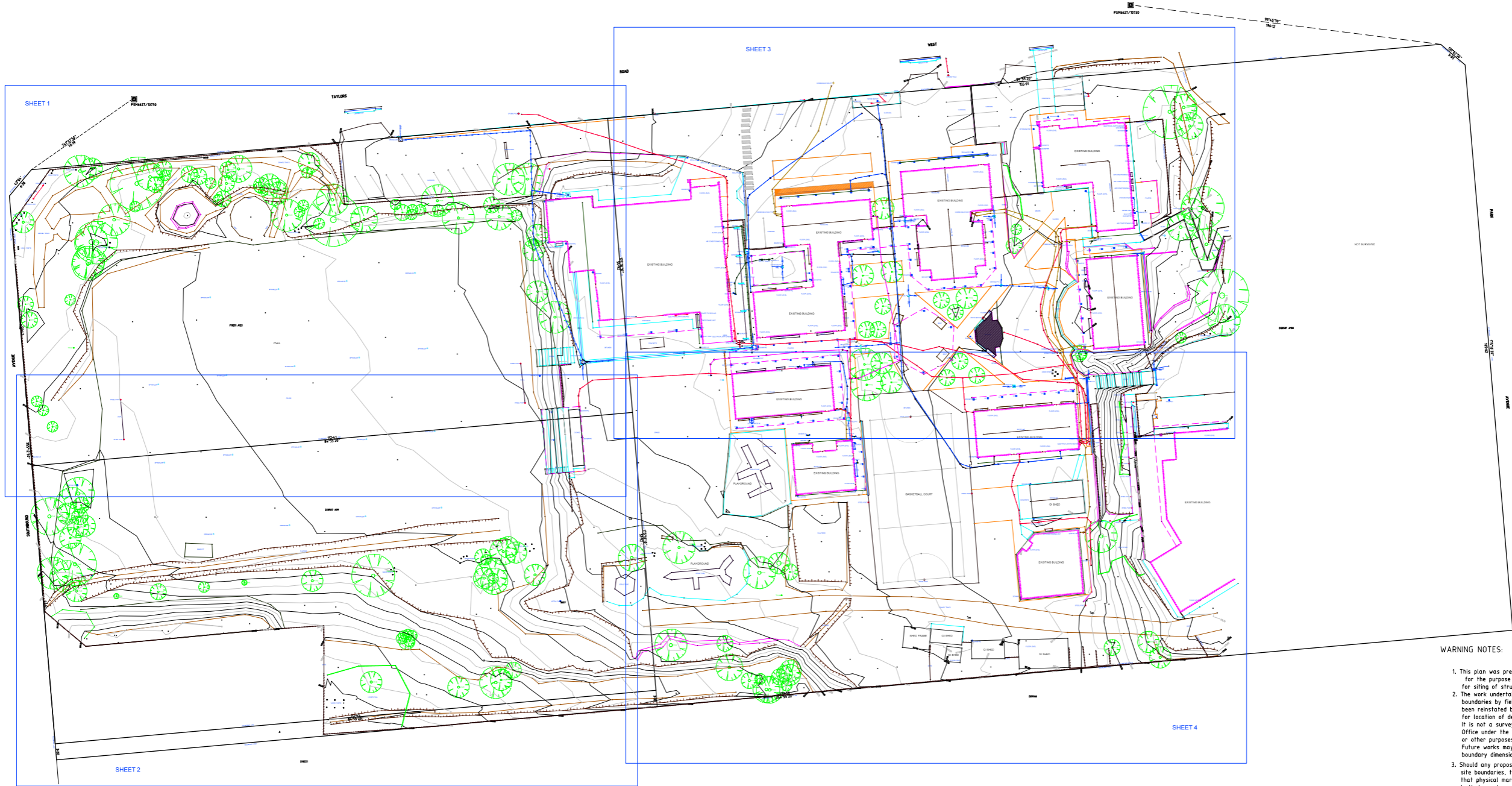
AERIAL VIEW, LOOKING NORTH WEST



AERIAL VIEW, LOOKING NORTH EAST

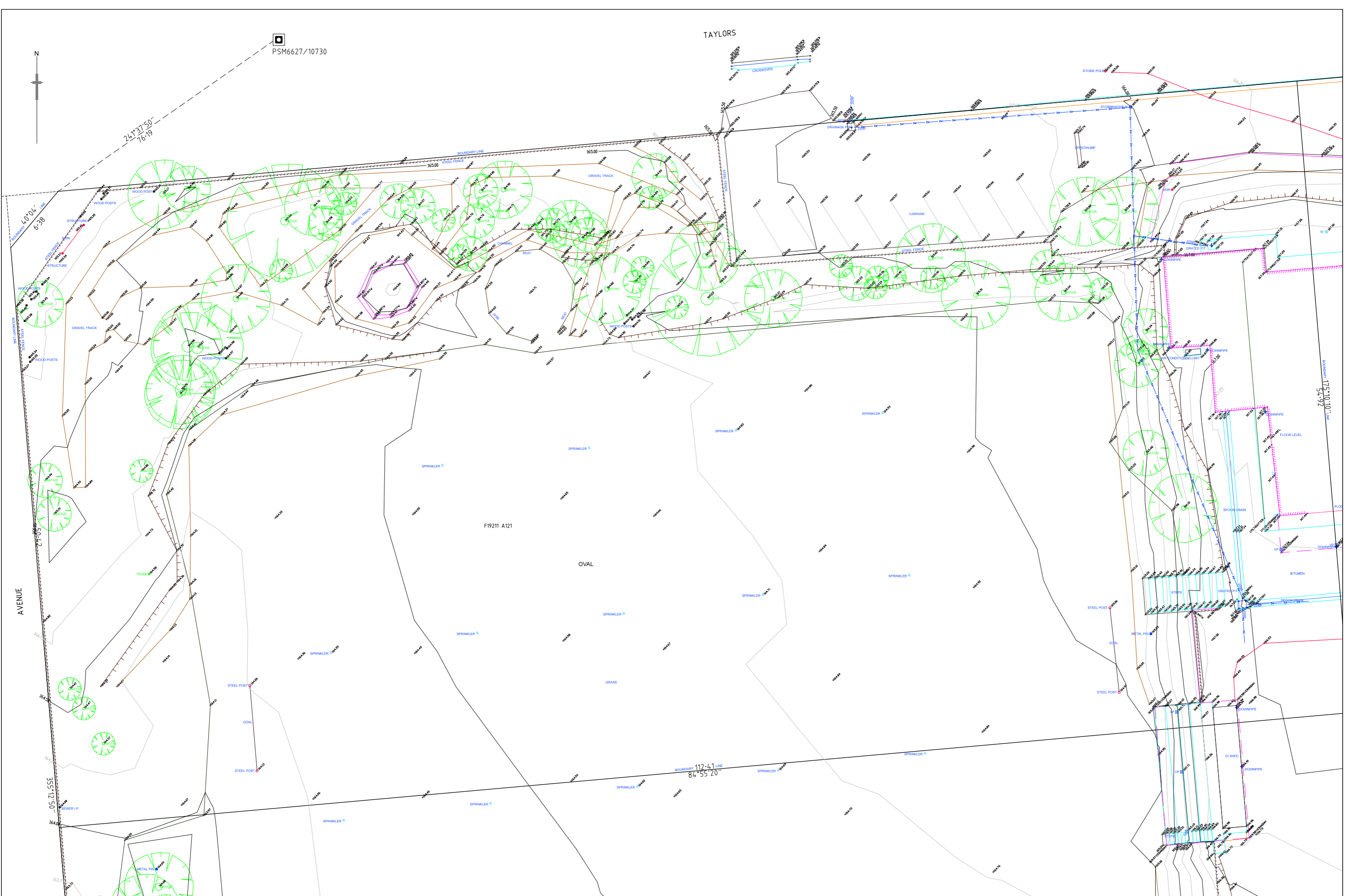


AERIAL VIEW, LOOKING EAST



WARNING NOTES:

1. This plan was prepared for the specific use of the client for the purpose of architectural and/or engineering design for siting of structural works and for no other purpose.
2. The work undertaken includes verification of the site boundaries by field survey. Only those boundaries that have been reinstated by Sawley Lock O'Callaghan should be used for location of design construction works. It is not a survey that is registered in the Lands Titles Office under the Survey Act, 1992 for registration of titles or other purposes. Future works may require further boundary survey work, as boundary dimensions may vary from the certificate of title.
3. Should any proposed structures be designed on or near the site boundaries, then Sawley Lock O'Callaghan recommends that physical marking of those boundaries be carried out. In that event we recommend that you contact Sawley Lock O'Callaghan to determine if boundary location carries a higher than normal risk.
4. Only those underground service lines, inspection pits and invert levels shown on the plan have been located by field survey. Underground cable/pipe alignments have been located by engagement of SURE SEARCH LOCATIONS using electromagnetic pulse and ground penetrating radar methods within the area defined in the survey brief. We have noted on the drawing where the end of service traces occur. Electrical pits noted as buried were previously exposed and their locations advised by school staff. The sewer line from the Priests Residence was not able to be located between the hardplay areas shown on sheet 1. Sawley Lock O'Callaghan advises that some services may exist within the area of interest, but due to the unavailability of such records, we are unable to locate them. Prior to any demolition, excavation or construction on the site, we recommend that critical service depths be determined by "potholing" methods.
5. You should ensure that survey marks placed on this survey are preserved from disturbance. We shall not be held liable from errors in siting works arising from survey marks that have been disturbed after our leaving the site. Any discrepancies should be reported to us in writing before construction commences so that we can confirm the survey work.
6. Sawley Lock O'Callaghan does not accept liability for the loss or damage of other persons who do not use the plan within the limitations intended by these warning notes and we maintain copies of the data files provided.





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**mid-north**  
visiting office in laura  
Phone : 0408 548 089

**LEGEND:**

- IV DENOTES IRRIGATION VALVE
- VP DENOTES VERANDAH POST
- 46 74INV DENOTES INVERT
- 34 96PL DENOTES FLOOR LEVEL
- 56 09TK DENOTES TOP OF KERB
- 55 23WT DENOTES WATERTABLE
- 22 07RIDGE DENOTES TOP OF RIDGE
- 21 78USL DENOTES UNDERSIDE LEVEL
- 40 86GUTTER DENOTES TOP LIP OF GUTTER
- 33 24VERANDAH DENOTES VERANDAH LEVEL
- 33 24TW DENOTES TOP OF RETAINING WALL

- DENOTES UNDERGROUND ELECTRICAL
- DENOTES UNDERGROUND ELECTRICAL
- DENOTES UNKNOWN CABLE
- DENOTES UNDERGROUND COMMUNICATION
- DENOTES UNDERGROUND WATER
- DENOTES UNDERGROUND GAS
- DENOTES UNDERGROUND SEWER

**NOTES:**

PORTION OF LOT 100 MARKED A IS TO BE SUBJECT TO A RIGHT OF WAY APPURTENANT TO LOT 99-

**DATUM NOTES**

VERTICAL AUSTRALIAN HEIGHT DATUM (AHD)  
BASED ON PSM 6627/10730 RL: 164.159m  
CONTOUR INTERVAL: 0.25m  
ALL DIMENSIONS SHOWN ON THIS DRAWING ARE PLANE GROUND DISTANCES

**SCALE 1 : 100 ( when plotted at A0 size )**

SCALE 0 2 4 6 8 10 METRES

No.	REVISION	DRAWN	DATE	APPROVED
1	Authorised for issue	PL	25/03/20	DJB

DATE OF FIELD SURVEY : 18/03/20, 19/03/20, 20/03/20, 23/03/20

**DETAIL AND BOUNDARY IDENTIFICATION SURVEY**

**OUR SAVIOUR LUTHERAN SCHOOL**

28 TAYLORS ROAD WEST  
ALLOTMENT 100 IN D28587 ALLOTMENT 121 IN F19211 AND  
ALLOTMENT 99 IN D28587

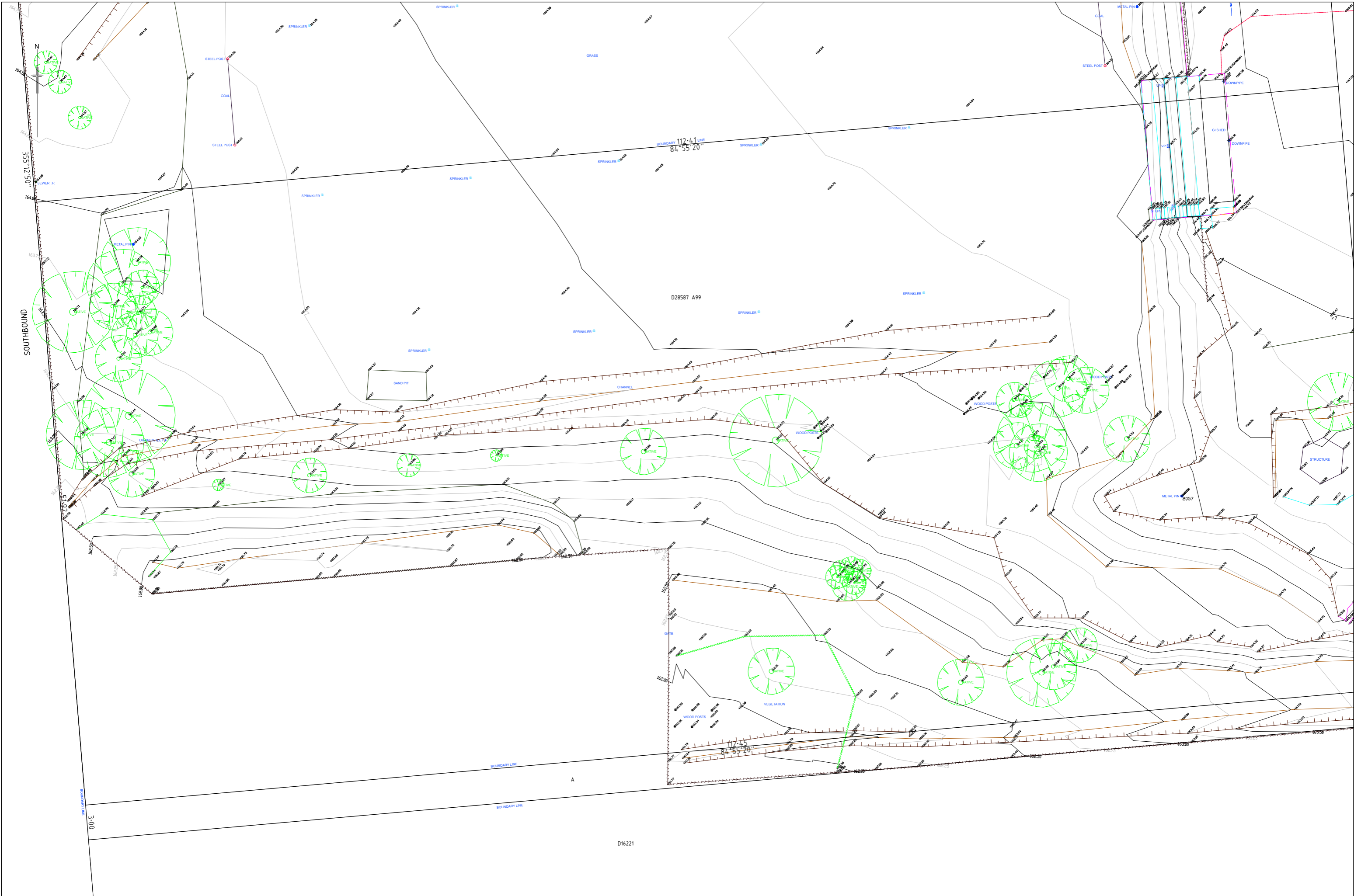
**HUNDRED OF NOARLUNGA**  
**CITY OF ONKAPARINGA**

**DRAWING NUMBER**  
18596-01

**SHEET SIZE**  
A0

**REVISION**  
1

**SHEET NUMBER**  
1 OF 4





**adelaide**  
176 prospect rd prospect sa 5082  
Phone : 08 8344 1522  
Email : [adelaide@sawleylock.com.au](mailto:adelaide@sawleylock.com.au)  
[www.sawleylock.com.au](http://www.sawleylock.com.au)

**mid-north**  
visiting office in laura  
Phone : 0408 548 089

**LEGEND:**

- IV DENOTES IRRIGATION VALVE
- VP DENOTES VERANDAH POST
- 46.74INV DENOTES INVERT
- 34.99FL DENOTES FLOOR LEVEL
- 56.09TK DENOTES TOP OF KERB
- 55.23WT DENOTES WATERTABLE
- 22.87RIDGE DENOTES TOP OF RIDGE
- 21.78USL DENOTES UNDERSIDE LEVEL
- 40.88GUTTER DENOTES TOP LIP OF GUTTER
- 33.24VRANDAH DENOTES VERANDAH LEVEL
- 33.24TW DENOTES TOP OF RETAINING WALL

- DENOTES UNDERGROUND ELECTRICAL
- DENOTES UNDERGROUND ELECTRICAL
- DENOTES UNKNOWN CABLE
- DENOTES UNDERGROUND COMMUNICATION
- DENOTES UNDERGROUND WATER
- DENOTES UNDERGROUND GAS
- DENOTES UNDERGROUND SEWER

**NOTES:**

PORTION OF LOT 100 MARKED A IS TO BE SUBJECT TO A RIGHT OF WAY APPURTENANT TO LOT 99-

**DATUM NOTES**

VERTICAL AUSTRALIAN HEIGHT DATUM (AHD)  
BASED ON PSM 9627/10730 RL: 164.159m  
CONTOUR INTERVAL: 0.25m  
ALL DIMENSIONS SHOWN ON THIS DRAWING ARE PLANE GROUND DISTANCES

**SCALE 1 : 100 ( when plotted at A0 size )**

SCALE 0 2 4 6 8 10 METRES

No.	REVISION	DRAWN	DATE	APPROVED
1	Authorised for issue	PL	25/03/20	DJB

DATE OF FIELD SURVEY : 18/03/20, 19/03/20, 20/03/20, 23/03/20

DETAIL AND BOUNDARY IDENTIFICATION SURVEY

**OUR SAVIOUR LUTHERAN SCHOOL**

28 TAYLORS ROAD WEST  
ALLOTMENT 100 IN D28587, ALLOTMENT 121 IN F19211 AND  
ALLOTMENT 99 IN D28587

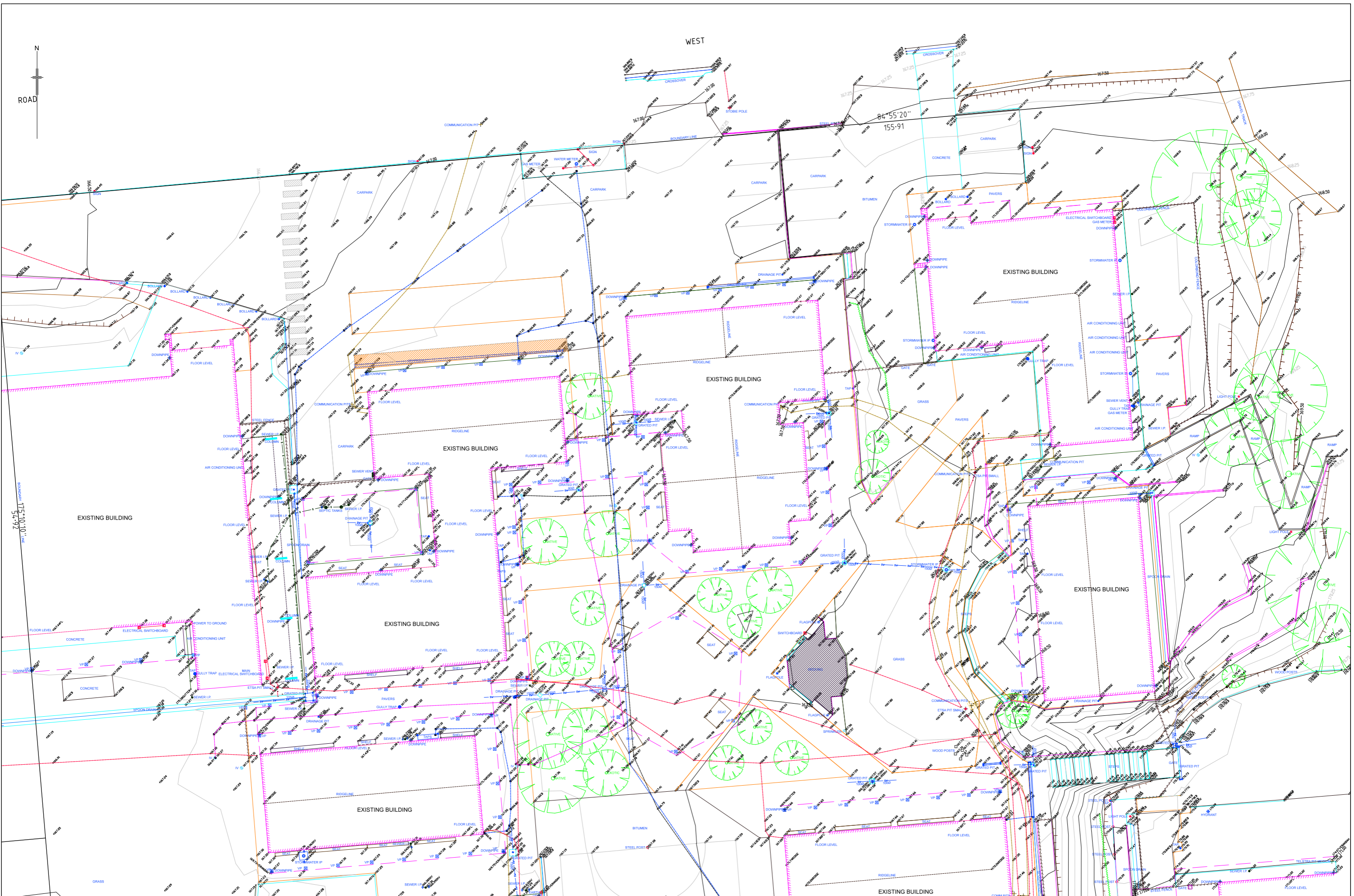
**HUNDRED OF NOARLUNGA**  
**CITY OF ONKAPARINGA**

**DRAWING NUMBER**  
18596-01

**SHEET SIZE**  
A0

**REVISION**  
1

**SHEET NUMBER**  
2 OF 4





**2786 – OUR SAVIOUR LUTHERAN SCHOOL**  
**MASTER PLAN ESTIMATE**

**30 October 2020**

**Estimate Summary**

Stage 1 – Middle Primary Learning	\$1,082,000
Stage 2 – Recreation Precinct	\$1,521,000
Stage 3 – Junior Primary Learning	\$987,000
Stage 4 – Upper Primary Learning	\$1,619,000
Stage 5 – Connection Between School & Church	\$351,000
Stage 6 – ICT, Annexe & Library	\$758,000
Stage 7 – Inclusive Education & Sensory Room	\$351,000
Stage 8 – Music Centre	\$216,000
<u>Stage 9 – Karnkendi Indoor Netball</u>	<u>\$785,000</u>
ESTIMATED CURRENT PROJECT COST	\$7,670,000

GST	\$767,000
<b><u>ESTIMATED CURRENT PROJECT COST (INC. GST)</u></b>	<b><u>\$8,437,000</u></b>

**INCLUDED ITEMS:**

- a) Main contractors preliminaries, overhead & margin
- b) Construction Contingency (5%)
- c) Professional, council/certification & CITB fees (12%)
- d) Loose furniture allowance (5%) (Excepting Siteworks Stages 2 & 5)

**EXCLUDED ITEMS:**

- e) Escalation
- f) Latent conditions, site access difficulties & out of hours work
- g) Property acquisition, legal, financing & associated costs
- h) Asbestos removal (if required)
- i) Site remediation & removal of contaminated spoil (if required)

**BASIS OF ESTIMATE:**

- j) Rates current as at November 2020
- k) Procurement via lump sum competitive tender
- l) Instructions from Mr. P. Moeck
- m) Peter Moeck Architect Dwg No's. 2020002/SK01B, 02A, 03A, M02 - 06

16 Elphyn Rd.  
Kingswood  
SA 5062

Ph: (08) 8271 9264  
Email: admin@heinrich-co.com.au

Heinrich Consulting Pty. Ltd.  
ABN 97 092 695 424

**Estimate Summary**

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	STAGE 1			
2	Middle School Redevelopment	3.75		287,277
3	Verandahs	1.99		152,309
4	Archive Store & Maintenance Shed	1.25		96,238
5	Stage & Roof	2.73		209,260
6	Siteworks	1.77		136,007
7	Construction Contingency (5%)	0.57		44,055
8	Professional Fees (12%)	1.45		111,018
9	Client Managed Items (FFE, IT, etc.) (5%)	0.60		46,258
10	STAGE 1			<u>1,082,422</u>
11				
12	STAGE 2			
13	BBQ, Kitchen & Amenities	2.50		192,000
14	Siteworks	6.41		491,658
15	Covered Area	4.40		337,500
16	Netball Court	1.16		88,691
17	Green Space	2.39		183,540
18	Construction Contingency (5%)	0.84		64,670
19	Professional Fees (12%)	2.12		162,968
20	STAGE 2			<u>1,521,027</u>
21				
22	STAGE 3			
23	Junior Primary Additions & Redevelopment	4.72		362,063
24	Verandahs	1.76		134,667
25	Siteworks	4.00		306,555
26	Construction Contingency (5%)	0.52		40,165
27	Professional Fees (12%)	1.32		101,214
28	Client Managed Items (FFE, IT, etc.) (5%)	0.55		42,173
29	STAGE 3			<u>986,837</u>
30				
31	STAGE 4			
32	New Learning Common	2.58		197,547
33	Upper Primary Redevelopment	7.48		573,418
34	Verandahs & Links	5.53		423,833
35	Siteworks	1.61		123,165

Estimate Summary

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
36	Construction Contingency (5%)	0.86		65,899
37	Professional Fees (12%)	2.17		166,064
38	Client Managed Items (FFE, IT, etc.) (5%)	0.90		69,194
39	STAGE 4			<u>1,619,120</u>
40				
41	STAGE 5			
42	Stairs & Ramps to Connect School & Church	3.89		298,132
43	Construction Contingency (5%)	0.19		14,907
44	Professional Fees (12%)	0.49		37,565
45	STAGE 5			<u>350,604</u>
46				
47	STAGE 6			
48	ICT & Annexe Redevelopment	3.40		261,074
49	Library Additions & Refurbishment	3.66		280,702
50	Verandahs	0.78		59,953
51	Siteworks	0.20		15,215
52	Construction Contingency (5%)	0.40		30,848
53	Professional Fees (12%)	1.01		77,735
54	Client Managed Items (FFE, IT, etc.) (5%)	0.42		32,390
55	STAGE 6			<u>757,917</u>
56				
57	STAGE 7			
58	Inclusive Education & Sensory Room Redevelopment	2.75		210,745
59	Verandahs	0.78		59,953
60	Siteworks	0.20		15,215
61	Construction Contingency (5%)	0.19		14,296
62	Professional Fees (12%)	0.47		36,026
63	Client Managed Items (FFE, IT, etc.) (5%)	0.20		15,011
64	STAGE 7			<u>351,246</u>
65				
66	STAGE 8			
67	Refurbish Music Centre	2.30		176,157
68	Construction Contingency (5%)	0.11		8,808
69	Professional Fees (12%)	0.29		22,196
70	Client Managed Items (FFE, IT, etc.) (5%)	0.12		9,249

Estimate Summary

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
71	STAGE 8			<u>216,410</u>
72				
73	STAGE 9			
74	New Addition (Netball Court)	7.63		585,246
75	Siteworks	0.70		53,372
76	Construction Contingency (5%)	0.42		31,931
77	Professional Fees (12%)	1.05		80,466
78	Client Managed Items (FFE, IT, etc.) (5%)	0.44		33,528
79	STAGE 9			<u>784,543</u>

100.00

7,670,126

Final Total : \$7,670,126

G.S.T. 10.00% :767,012

Final Total Incl. G.S.T. : \$8,437,138

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 1 <u>STAGE 1</u>						
<u>STAGE 1</u>				Total :		
Trade : 2 <u>Middle School Redevelopment</u>						
1	Demolition	149.00	m2	75.00		11,175.00
2	Form/adjust openings & provide 4.5m sliding glazed door & sidelight	4.00	No	7,500.00		30,000.00
3	Infill door opening	4.00	No	900.00		3,600.00
4	Render existing building	166.00	m2	65.00		10,790.00
5	Internal glazed partition	23.00	m2	500.00		11,500.00
6	Internal sliding glazed door	1.00	No	5,500.00		5,500.00
7	Lintels	24.00	m	300.00		7,200.00
8	Acoustic wall fabric	78.00	m2	175.00		13,650.00
9	Marmoleum	149.00	m2	75.00		11,175.00
10	New ceiling	149.00	m2	140.00		20,860.00
11	Teaching wall	2.00	No	7,500.00		15,000.00
12	Art joinery		Item			5,000.00
13	Art sink	2.00	No	6,000.00		12,000.00
14	Electrical	149.00	m2	240.00		35,760.00
15	Air conditioning	149.00	m2	300.00		44,700.00
16	Preliminaries					35,686.50
17	Design development contingency					13,679.83
<u>Middle School Redevelopment</u>				Total :		287,276.33
Trade : 3 <u>Verandahs</u>						
1	Demolish existing verandah	41.00	m2	75.00		3,075.00
2	Pad footing	14.00	No	450.00		6,300.00
3	Paving	168.00	m2	120.00		20,160.00
4	Column	14.00	No	750.00		10,500.00
5	Timber surround to column	14.00	No	750.00		10,500.00
6	Roof	168.00	m2	450.00		75,600.00
7	Preliminaries					18,920.25

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 3 <u>Verandahs</u> (Continued)						
8	Design development contingency					7,252.76
<u>Verandahs</u>				Total :		152,308.01
Trade : 4 <u>Archive Store &amp; Maintenance Shed</u>						
1	Prepare site		Item			3,500.00
2	Standard domestic scale shed/garage as Archive Store	60.00	m2	250.00		15,000.00
3	Standard domestic scale shed/garage as Maintenance Shed	60.00	m2	250.00		15,000.00
4	Concrete floors	120.00	m2	140.00		16,800.00
5	Paving around & access		Item			5,000.00
6	Light & power	120.00	m2	120.00		14,400.00
7	Electrical connection		Item			10,000.00
8	Preliminaries					11,955.00
9	Design development contingency					4,582.75
<u>Archive Store &amp; Maintenance Shed</u>				Total :		96,237.75
Trade : 5 <u>Stage &amp; Roof</u>						
1	Elevated decking/flooring to stage & tiered steps	78.00	m2	650.00		50,700.00
2	Riser to tiered steps	64.00	m	175.00		11,200.00
3	Set of steps		Item			6,000.00
4	Wall/balustrade	22.00	m	1,200.00		26,400.00
5	Pad footing to column	4.00	No	750.00		3,000.00
6	Column	4.00	No	1,500.00		6,000.00
7	Roof	100.00	m2	600.00		60,000.00
8	Light & power		Item			10,000.00
9	Preliminaries					25,995.00
10	Design development contingency					9,964.75
<u>Stage &amp; Roof</u>				Total :		209,259.75
Trade : 6 <u>Siteworks</u>						
1	Demolish storage shed		Item			3,000.00
2	Demolish sundry site items		Item			5,000.00

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 6 Siteworks (Continued)						
3	Strip, clear, level & prepare site	407.00	m2	45.00		18,315.00
4	Allow to adjust retaining walls		Item			10,000.00
5	Paving	161.00	m2	120.00		19,320.00
6	Curved amphitheatre	17.00	m	1,000.00		17,000.00
7	Allowance for landscaping		Item			10,000.00
8	Allowance for stormwater from new verandahs & stage		Item			25,000.00
9	Plumbing supply to art sinks		Item			5,000.00
10	Preliminaries					16,895.25
11	Design development contingency					6,476.51
Siteworks				Total :		136,006.76
Trade : 12 STAGE 2						
STAGE 2				Total :		
Trade : 13 BBQ, Kitchen & Amenities						
1	Amenities block	32.00	m2	6,000.00		192,000.00
BBQ, Kitchen & Amenities				Total :		192,000.00
Trade : 14 Siteworks						
1	Demolish existing stairs & retaining		Item			6,000.00
2	Strip, clear, level & prepare site	1,074.00	m2	45.00		48,330.00
3	Retaining walls	40.00	m2	900.00		36,000.00
4	Paving	1,042.00	m2	120.00		125,040.00
5	Set of stairs on ground	2.00	No	6,000.00		12,000.00
6	"Amphitheatre" style steps 6 risers	20.00	m	1,200.00		24,000.00
7	Ramp, inc. retaining & balustrade	39.00	m	2,200.00		85,800.00
8	Make good existing landscaping		Item			10,000.00
9	Stormwater drainage		Item			20,000.00
10	Plumbing supply to Amenities		Item			20,000.00
11	Electrical supply to Amenities		Item			20,000.00
12	Preliminaries					61,075.50

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 14 Siteworks (Continued)						
13	Design development contingency					23,412.28
Siteworks				Total :		491,657.78
Trade : 15 Covered Area						
1	Covered area (Aramax roofing on steel portals)	450.00	m2	750.00		337,500.00
Covered Area				Total :		337,500.00
Trade : 16 Netball Court						
1	Strip & prepare site	620.00	m2	45.00		27,900.00
2	Bitumen	620.00	m2	50.00		31,000.00
3	Linemarking & goalposts		Item			4,500.00
4	Chainmesh fencing	102.00	m	75.00		7,650.00
5	Gate	2.00	No	1,200.00		2,400.00
6	Preliminaries					11,017.50
7	Design development contingency					4,223.38
Netball Court				Total :		88,690.88
Trade : 17 Green Space						
1	Strip & prepare site	800.00	m2	45.00		36,000.00
2	Surfacing (paving/landscaping)	800.00	m2	120.00		96,000.00
3	Allowance for site furniture		Item			20,000.00
4	Preliminaries					22,800.00
5	Design development contingency					8,740.00
Green Space				Total :		183,540.00
Trade : 22 STAGE 3						
STAGE 3				Total :		
Trade : 23 Junior Primary Additions & Redevelopment						
1	Demolition	147.00	m2	75.00		11,025.00
2	Form opening for new extension	2.00	No	2,500.00		5,000.00

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 23 Junior Primary Additions & Redevelopment		(Continued)				
3	Substructue	9.00	m2	450.00		4,050.00
4	Column	5.00	No	750.00		3,750.00
5	Roof	9.00	m2	750.00		6,750.00
6	External wall	27.00	m2	300.00		8,100.00
7	Window	2.00	No	900.00		1,800.00
8	Form/adjust openings & provide 3.0m sliding glazed door & sidelight	4.00	No	4,500.00		18,000.00
9	Render existing building	158.00	m2	65.00		10,270.00
10	Internal glazed partition	24.00	m2	500.00		12,000.00
11	Internal sliding glazed door	6.00	m	3,000.00		18,000.00
12	Lintels	14.00	m	300.00		4,200.00
13	Partitions	15.00	m2	220.00		3,300.00
14	Internal door	2.00	No	1,200.00		2,400.00
15	Acoustic wall fabric	72.00	m2	175.00		12,600.00
16	Marmoleum	146.00	m2	75.00		10,950.00
17	Floor tiling	9.00	m2	250.00		2,250.00
18	New ceiling	155.00	m2	140.00		21,700.00
19	Teaching wall	2.00	No	7,500.00		15,000.00
20	Art joinery	17.00	m	1,000.00		17,000.00
21	Art sink	2.00	No	6,000.00		12,000.00
22	Plumbing to toilets	4.00	No	4,000.00		16,000.00
23	Electrical	155.00	m2	240.00		37,200.00
24	Air conditioning	155.00	m2	300.00		46,500.00
25	Preliminaries					44,976.75
26	Design development contingency					17,241.09
Junior Primary Additions & Redevelopment				Total :		362,062.84
Trade : 24 Verandahs						
1	Demolish existing verandah	51.00	m2	75.00		3,825.00
2	Pad footing	12.00	No	450.00		5,400.00
3	Paving	140.00	m2	120.00		16,800.00
4	Set of steps		Item			4,500.00

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 24 Verandahs		(Continued)				
5	Column	12.00	No	750.00		9,000.00
6	Timber surround to column	12.00	No	750.00		9,000.00
7	Roof	140.00	m2	450.00		63,000.00
8	Preliminaries					16,728.75
9	Design development contingency					6,412.69
Verandahs				Total :		134,666.44
Trade : 25 Siteworks						
1	Strip, clear, level & prepare site	1,035.00	m2	35.00		36,225.00
2	Adjust paving & landscaping to reworked courtyard	800.00	m2	120.00		96,000.00
3	Two tiered steps adjacent covered area	12.00	m	650.00		7,800.00
4	Stage/deck under existing shade structure	96.00	m2	600.00		57,600.00
5	Tiered steps to perimeter of stage	35.00	m	750.00		26,250.00
6	Stormwater drainage		Item			15,000.00
7	Plumbing supply to new toilets		Item			15,000.00
8	Preliminaries					38,081.25
9	Design development contingency					14,597.81
Siteworks				Total :		306,554.06
Trade : 31 STAGE 4						
STAGE 4				Total :		
Trade : 32 New Learning Common						
1	Substructue	84.00	m2	220.00		18,480.00
2	Columns	84.00	m2	75.00		6,300.00
3	Roof	84.00	m2	400.00		33,600.00
4	External wall	38.00	m2	300.00		11,400.00
5	Windows	2.00	No	900.00		1,800.00
6	Sliding door & sidelight	2.00	No	5,000.00		10,000.00
7	Lintels	12.00	m	300.00		3,600.00
8	Marmoleum	84.00	m2	75.00		6,300.00

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 32 <u>New Learning Common</u>		(Continued)				
9	New ceiling	84.00	m2	140.00		11,760.00
10	Nook	1.00	No	15,000.00		15,000.00
11	Electrical	84.00	m2	240.00		20,160.00
12	Air conditioning	84.00	m2	300.00		25,200.00
13	Preliminaries					24,540.00
14	Design development contingency					9,407.00
<u>New Learning Common</u>				Total :		197,547.00
Trade : 33 <u>Upper Primary Redevelopment</u>						
1	Demolition	272.00	m2	75.00		20,400.00
2	Form opening for new extension	2.00	No	2,500.00		5,000.00
3	Substructue	7.00	m2	450.00		3,150.00
4	Column	5.00	No	750.00		3,750.00
5	Roof	7.00	m2	750.00		5,250.00
6	External wall	24.00	m2	300.00		7,200.00
7	Window	2.00	No	900.00		1,800.00
8	Form/adjust openings & provide 3.0m sliding glazed door & sidelight	7.00	No	4,500.00		31,500.00
9	Render existing building	312.00	m2	65.00		20,280.00
10	Internal glazed partition	23.00	m2	500.00		11,500.00
11	Internal sliding glazed door	9.00	m	3,000.00		27,000.00
12	Lintels	29.00	m	300.00		8,700.00
13	Partitions	27.00	m2	220.00		5,940.00
14	Acoustic wall fabric	143.00	m2	175.00		25,025.00
15	Marmoleum	277.00	m2	75.00		20,775.00
16	New ceiling	277.00	m2	140.00		38,780.00
17	Teaching wall	4.00	No	7,500.00		30,000.00
18	Art joinery	6.00	m	1,000.00		6,000.00
19	Art sink	2.00	No	6,000.00		12,000.00
20	Electrical	277.00	m2	240.00		66,480.00
21	Air conditioning	277.00	m2	300.00		83,100.00
22	Preliminaries					65,044.50

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 33 <u>Upper Primary Redevelopment</u>		(Continued)				
23	Design development contingency					24,933.73
24	Subtotal					<u>523,608.23</u>
	<u>IE Office</u>					
25	Demolish PYP Room to allow throughfare		Item			3,500.00
26	Demolition		Item			4,500.00
27	New wall	17.00	m2	350.00		5,950.00
28	New windows	10.00	m2	650.00		6,500.00
29	Door	1.00	No	1,800.00		1,800.00
30	Infill existing door	2.00	No	900.00		1,800.00
31	Render existing	41.00	m2	65.00		2,665.00
32	Marmoleum	19.00	m2	75.00		1,425.00
33	Ceiling	19.00	m2	140.00		2,660.00
34	Electrical	19.00	m2	250.00		4,750.00
35	AC	19.00	m2	300.00		5,700.00
36	Preliminaries					6,187.50
37	Design development contingency					2,371.88
38	Subtotal					<u>49,809.38</u>
<u>Upper Primary Redevelopment</u>				Total :		573,417.61
Trade : 34 <u>Verandahs &amp; Links</u>						
1	Demolish existing verandah	272.00	m2	75.00		20,400.00
2	Pad footing	38.00	No	450.00		17,100.00
3	Paving	450.00	m2	120.00		54,000.00
4	Column	38.00	No	750.00		28,500.00
5	Timber surround to column	38.00	No	750.00		28,500.00
6	Roof	450.00	m2	450.00		202,500.00
7	Preliminaries					52,650.00
8	Design development contingency					20,182.50
<u>Verandahs &amp; Links</u>				Total :		423,832.50
Trade : 35 <u>Siteworks</u>						
1	Strip, clear, level & prepare site	550.00	m2	40.00		22,000.00

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 35 Siteworks						
2	Relocate shade structure (inc. new footings)		Item			10,000.00
3	Minor adjustments to paving & landscaping		Item			10,000.00
4	Allow to expand Garden of Eden & reuse play equipment		Item			25,000.00
5	Stormwater drainage		Item			25,000.00
6	Plumbing supply to art sinks		Item			10,000.00
7	Preliminaries					15,300.00
8	Design development contingency					5,865.00
Siteworks				Total :		123,165.00
Trade : 41 STAGE 5						
STAGE 5				Total :		
Trade : 42 Stairs & Ramps to Connect School & Church						
1	Demolish existing stairs & retaining		Item			6,000.00
2	Demolish sundry site items		Item			10,000.00
3	Strip, clear, level & prepare site	212.00	m2	75.00		15,900.00
4	Retaining walls	22.00	m2	1,200.00		26,400.00
5	Set of stairs on ground	2.00	No	7,500.00		15,000.00
6	Ramp, inc. retaining & balustrade	59.00	m	2,400.00		141,600.00
7	Make good existing paving & landscaping		Item			10,000.00
8	Stormwater drainage		Item			12,000.00
9	Lighting		Item			10,000.00
10	Preliminaries					37,035.00
11	Design development contingency					14,196.75
Stairs & Ramps to Connect School & Church				Total :		298,131.75
Trade : 47 STAGE 6						
STAGE 6				Total :		

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 48 ICT & Annexe Redevelopment						
1	Demolition	128.00	m2	75.00		9,600.00
2	Infill door opening with window	1.00	No	1,500.00		1,500.00
3	Form opening & provide door	2.00	No	3,000.00		6,000.00
4	Render existing building	150.00	m2	65.00		9,750.00
5	Partition	92.00	m2	220.00		20,240.00
6	Door	4.00	No	1,800.00		7,200.00
7	Infill internal opening	1.00	No	1,200.00		1,200.00
8	Carpet	128.00	m2	75.00		9,600.00
9	New ceiling	128.00	m2	140.00		17,920.00
10	ICT Joinery		Item			25,000.00
11	Annexe joinery		Item			15,000.00
12	Electrical	128.00	m2	350.00		44,800.00
13	Air conditioning	128.00	m2	300.00		38,400.00
14	Porch		Item			10,000.00
15	Preliminaries					32,431.50
16	Design development contingency					12,432.08
ICT & Annexe Redevelopment				Total :		261,073.58
Trade : 49 Library Additions & Refurbishment						
1	Demolition to enable infill of corner cutout	2.00	No	1,200.00		2,400.00
2	Slab infill to corner cutout 2x2m	2.00	No	1,800.00		3,600.00
3	Roof infill to corner cutout 2x2m	2.00	No	3,000.00		6,000.00
4	External wall infilling corner cutout	12.00	m2	350.00		4,200.00
5	Demolition	135.00	m2	125.00		16,875.00
6	Infill door opening with window	1.00	No	1,500.00		1,500.00
7	Form opening & provide 3.5m sliding door	1.00	No	6,500.00		6,500.00
8	Infill existing opening	2.00	No	2,200.00		4,400.00
9	Render existing building	113.00	m2	65.00		7,345.00
10	Partition	71.00	m2	220.00		15,620.00
11	Door	4.00	No	2,400.00		9,600.00
12	Carpet	135.00	m2	75.00		10,125.00
13	New ceiling	135.00	m2	140.00		18,900.00

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade :      49 <u>Library Additions &amp; Refurbishment</u> <span>(Continued)</span>						
14	Joinery		Item			30,000.00
15	Sink		Item			12,500.00
16	Electrical	135.00	m2	240.00		32,400.00
17	Relocate server		Item			10,000.00
18	Air conditioning	135.00	m2	300.00		40,500.00
19	Preliminaries					34,869.75
20	Design development contingency					13,366.74
<u>Library Additions &amp; Refurbishment</u>						Total :      280,701.49
Trade :      50 <u>Verandahs</u>						
1	Demolish existing verandah	38.00	m2	75.00		2,850.00
2	Pad footing	5.00	No	450.00		2,250.00
3	Paving	65.00	m2	120.00		7,800.00
4	Column	5.00	No	750.00		3,750.00
5	Timber surround to column	5.00	No	750.00		3,750.00
6	Roof	65.00	m2	450.00		29,250.00
7	Preliminaries					7,447.50
8	Design development contingency					2,854.88
<u>Verandahs</u>						Total :      59,952.38
Trade :      51 <u>Siteworks</u>						
1	Strip, clear, level & prepare site	65.00	m2	40.00		2,600.00
2	Minor adjustments to paving & landscaping		Item			5,000.00
3	Stormwater drainage		Item			5,000.00
4	Preliminaries					1,890.00
5	Design development contingency					724.50
<u>Siteworks</u>						Total :      15,214.50
Trade :      57 <u>STAGE 7</u>						
<u>STAGE 7</u>						Total :

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade :      58 <u>Inclusive Education &amp; Sensory Room Redevelopment</u>						
1	Demolition	112.00	m2	75.00		8,400.00
2	Form/adjust openings & provide 3.0m sliding glazed door & sidelight	2.00	No	4,500.00		9,000.00
3	Render existing building	138.00	m2	65.00		8,970.00
4	Internal glazed partition	20.00	m2	500.00		10,000.00
5	Internal sliding glazed door	7.00	m	3,000.00		21,000.00
6	Lintels	13.00	m	300.00		3,900.00
7	Partitions	5.00	m2	220.00		1,100.00
8	Acoustic wall fabric	72.00	m2	175.00		12,600.00
9	Marmoleum	112.00	m2	75.00		8,400.00
10	New ceiling	112.00	m2	140.00		15,680.00
11	Teaching wall	2.00	No	7,500.00		15,000.00
12	Electrical	112.00	m2	240.00		26,880.00
13	Air conditioning	112.00	m2	300.00		33,600.00
14	Preliminaries					26,179.50
15	Design development contingency					10,035.48
<u>Inclusive Education &amp; Sensory Room Redevelopment</u>						Total :      210,744.98
Trade :      59 <u>Verandahs</u>						
1	Demolish existing verandah	38.00	m2	75.00		2,850.00
2	Pad footing	5.00	No	450.00		2,250.00
3	Paving	65.00	m2	120.00		7,800.00
4	Column	5.00	No	750.00		3,750.00
5	Timber surround to column	5.00	No	750.00		3,750.00
6	Roof	65.00	m2	450.00		29,250.00
7	Preliminaries					7,447.50
8	Design development contingency					2,854.88
<u>Verandahs</u>						Total :      59,952.38
Trade :      60 <u>Siteworks</u>						
1	Strip, clear, level & prepare site	65.00	m2	40.00		2,600.00
2	Minor adjustments to paving & landscaping		Item			5,000.00

Estimate Breakup

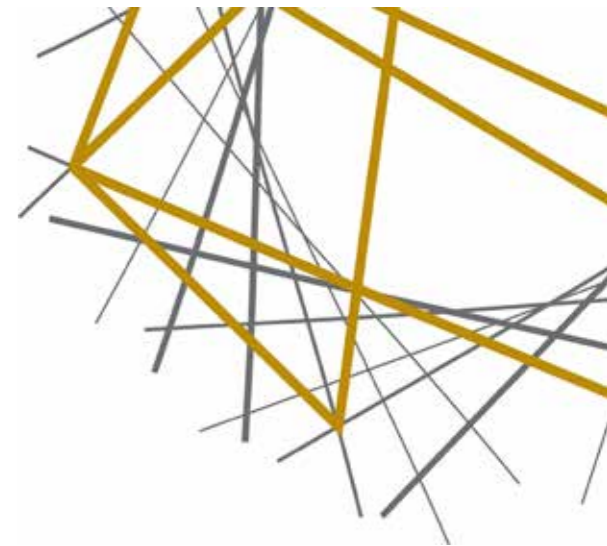
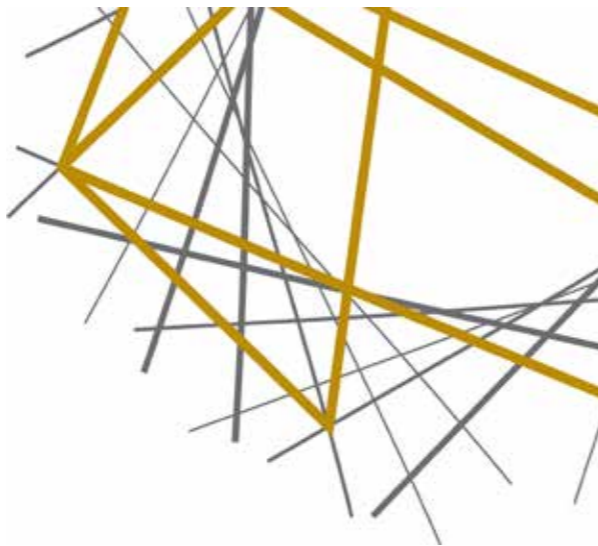
Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 60 Siteworks (Continued)						
3	Stormwater drainage		Item			5,000.00
4	Preliminaries					1,890.00
5	Design development contingency					724.50
Siteworks				Total :		15,214.50
Trade : 66 STAGE 8						
STAGE 8				Total :		
Trade : 67 Refurbish Music Centre						
1	Demolition	123.00	m2	75.00		9,225.00
2	Minor works to existing doors & windows		Item			5,000.00
3	Render face brickwork externally	144.00	m2	65.00		9,360.00
4	Acoustic linings to walls	220.00	m2	175.00		38,500.00
5	Carpet	123.00	m2	65.00		7,995.00
6	New ceiling	123.00	m2	160.00		19,680.00
7	Allowance for joinery		Item			10,000.00
8	Upgrade lighting	123.00	m2	75.00		9,225.00
9	Air conditioning	123.00	m2	300.00		36,900.00
10	Preliminaries					21,882.75
11	Design development contingency					8,388.39
Refurbish Music Centre				Total :		176,156.14
Trade : 73 STAGE 9						
STAGE 9				Total :		
Trade : 74 New Addition (Netball Court)						
1	Demolish existing walls	25.00	m	400.00		10,000.00
2	Substructure	228.00	m2	200.00		45,600.00
3	Junction with existing	25.00	m	75.00		1,875.00
4	Columns	228.00	m2	100.00		22,800.00

Estimate Breakup

Job Name :	2786 OUR SAVIOUR	Job Description
Client's Name:	via Peter Moeck	Our Saviour Lutheran School - Master Plan

Item	Item Description	Quantity	Unit	Rate	Mark	Amount
No.					Up %	
Trade : 74 New Addition (Netball Court) (Continued)						
5	Roof	228.00	m2	400.00		91,200.00
6	Junction with existing	25.00	m	240.00		6,000.00
7	External walls	315.00	m2	300.00		94,500.00
8	Allowance for windows and/or ventilation grilles	20.00	m2	650.00		13,000.00
9	External doors	2.00	No	3,000.00		6,000.00
10	Wall lining	315.00	m2	160.00		50,400.00
11	Ceiling	228.00	m2	140.00		31,920.00
12	Timber floor	228.00	m2	160.00		36,480.00
13	Linemarking & sports equipment		Item			35,000.00
14	Electrical services	228.00	m2	175.00		39,900.00
15	Preliminaries					72,701.25
16	Design development contingency					27,868.81
New Addition (Netball Court)				Total :		585,245.06
Trade : 75 Siteworks						
1	Demolish sundry site items		Item			2,500.00
2	Strip, clear, level & prepare site	310.00	m2	45.00		13,950.00
3	Paving	82.00	m2	125.00		10,250.00
4	Stormwater		Item			7,500.00
5	Electrical connection		Item			10,000.00
6	Preliminaries					6,630.00
7	Design development contingency					2,541.50
Siteworks				Total :		53,371.50



18 March 2020

OUR SAVIOUR LUTHERAN SCHOOL MASTER PLAN MINUTES 01

This document records discussion at a meeting held on Tuesday 17 March from 10 – 11.30AM at Our Saviour Lutheran School with Paula Skinner Principal and Peter Moeck Architect. Signed Acceptance of Master Plan submission was received dated 10 March.

Paula outlined that the School is targeting 150 students. Year 7 departs in 2022. Current student cohorts are arranged as Reception, Year 1/2, Year 3, Year 4, Year 5/6 and Year 7 within 3 buildings. Other buildings for Student Amenities, Library, Server Room, Teacher Resources, Annexe and ICT Suite, Inclusive Education, German, Chaplain, Music, Administration and the BER Hall. Existing Church and shared carpark to east and Manse to west of the School campus.

Program

Joint review of the proposed Activity Schedule. Assignment of dates for key activities as listed below.

Activity	Key Date
Site survey, services location and boundary identification by surveyors	18-20 March
Student Voice Year 5/6	2PM Wednesday 25 March
Staff Forum 01	3.30PM Wednesday 25 March
Receive the Detail Survey and soft copy of existing architectural drawings	Monday 30 March
Site and buildings audit and check measure confirming existing room use	10AM Wednesday 15 April
Prepare initial Concept Designs	Thursday 30 April
Present to School Council	7.30PM Wednesday 6 May
Refine the Concept Designs	Friday 8 May
Develop a Staging Schedule and obtain the Master Plan Cost Estimate	Tuesday 19 May
Staff Forum 02	3.30PM Wednesday 20 May
Prepare DRAFT Master Plan Report and present to School Council	7.30PM Wednesday 17 June
Prepare FINAL Master Plan and submit to AISSA BGA team	Tuesday 30 June

From Here

Paula is to contact Arkvale Architects and DesignInc to source a soft copy of all archived drawings associated with the staged development of Our Saviour Lutheran School and forward to Architect.

Surveyor to contact Paula and confirm dates to undertake the site survey fieldwork. This was subsequently arranged as listed above.

Paula to forward soft copy of the succinct Strategic and Operational Plans, current and projected enrolments. Paula is to confirm the lodgement date for the AISSA BGA Grant Applications in July 2020.

Consultations with students and staff and community is intended to seek feedback based on building and campus use, perceptions of space, what works and what needs to be improved?

Peter to share Schematic Design drawings for proposed Pavilion addition to the Church.

18 June 2020

OUR SAVIOUR LUTHERAN SCHOOL MASTER PLAN MINUTES 02

This document records discussion at a meeting held on Wednesday 17 June from 3.30-5.30PM at Our Saviour Lutheran School with Paula Skinner Principal and Peter Moeck Architect. The Master Plan was placed on hold in April due to COVID -19. BGA funding approval has now been received. Tasks completed include Detail Survey received late March, check measure on 15 April, preparation of Existing Campus, Site and Floor Plans, Student Voice Year 5/6 and Staff reflections on learning spaces. Revised Program as listed below.

Revised Program and Activities	Key Date
Meet with Principal	3.30PM Wednesday 17 June
Prepare initial Concept Designs and scope of work descriptions	5 weeks
Develop potential Staging Schedule and obtain the Master Plan Cost Estimates	4 weeks
Briefing and Design Review with School Council	7PM Wednesday 19 August
Refine the Concept Designs, Staging Schedule and Estimates per feedback	2 weeks
Staff Forum	3.30PM Thursday 3 September
Prepare DRAFT Master Plan Report and present to School Council	7.30PM Wednesday 16 September
Prepare FINAL Master Plan and present to School community	Late September

Education Brief and Enrolment Plan

Paula is to prepare and issue these two documents as soon as possible. Refer to documentation submitted to AISSA BGA. Paula to forward a soft copy of the 4 posters on Office wall. COVID-19 and Year 7 departure are current challenges.

Consultation Review

- Paula forwarded a summary of consultations with staff and the Year 5/6 student cohort recording perceptions of what works and what could be improved. The feedback was reviewed. Key issues comprise:
- Refurbishments should focus on improvements to learning spaces and first stage BGA application to be in 2022
  - Existing evaporative cooling and gas heating to be progressively replaced with reverse cycle AC in each stage
  - Connectivity between spaces and to outdoor learning with generous covered space and translucent roofing
  - Verandahs can be widened if existing pitch is continued rather than the bull nosed profile
  - Art sinks to be placed at age appropriate heights including in outdoor covered spaces
  - No comments received about Karnkendi, Administration or Music Centre
  - Opportunities for external groups and community use to be explored
  - Storytime occurs in the Library for a Playgroup who also use the Church
  - Lunch Clubs by Church Youth and Shed Men fabricated large chess pieces for chess club
  - Visual Arts and Musical in Karnkendi but fully fitted Dance Studio currently used to store Musical props
  - School band, choir and musical rehearsal use Ensemble Room and 4 instrument teachers use the Practice Rooms
  - Karate Club have previously hired Karnkendi for 2 nights per week and YMCA OSHC is accommodated in this facility
  - Relocation of shed south of Year 3&4 to Shed Village provides space for outdoor learning and amphitheatre
  - Garden of Eden is being redeveloped with vegetables, flowers and herbs, chook house, compost and worm farm
  - The vision is for students to contribute to the weekly Church bread offering by adding fresh vegetables and eggs
  - Recycling efforts comprise cardboard and paper collection and organic scrap bins but could expand per Binshift
  - Opportunity for endemic native planting to SW of campus
  - Sandpit is needed and a review of age and appropriateness of play equipment and adjacency to learning cohorts
  - Water pathway to shallow pond flows when it rains and is very popular with Nature Play to west of Karnkendi
  - Fairs and Community Events were held each term in collaboration with the Church on oval and Carols in courtyard
  - Need for accessible and compliant ramps from Hall to oval and from School to Church with improved stairs
  - School Assemblies are held in the Church and morning teas follow which is a great community connector
  - Pedestrian safety an ongoing issue for crossing on Park Avenue and Council propose a Wombat crossing in 2022/23
  - Traffic flow into School enters at west allowing for queuing and pick-up near verandahs for shelter and exit to east
  - The flow from Foundation to Year 7 is anti-clockwise and accommodated in 4 buildings

Reflection of school learning areas Term 2 2020 – Staff and Year 5/6 students

(Staff/Students)

Library/ Annex and IT	
What works?	How could we make it better?
<p>Library:</p> <p>Open spaces – large enough for classes to gather</p> <p>Moveable furniture</p> <p>High ceilings – lots of places for decorations</p> <p>Clean (not something librarian enjoys)</p> <p>Functional and easy to access things</p> <p>Good room temperature</p> <p>Lots of natural light and lightings</p> <p>Chairs are good and computers</p> <p>Good air conditioning</p> <p>Good seating</p> <p>Flexibility of the working spaces</p>	<p>Library:</p> <p>More activities for kids to access at lunch times</p> <p>Set up more water hole learning spaces</p> <p>Set up annex for working hub type situations</p> <p>Option to be able up between Annex and Computer room</p> <p>Open up all three rooms</p> <p>Remove the elephant</p> <p>IT Room:</p> <p>Security</p> <p>Blinds</p> <p>Heating/cooling</p> <p>More natural light</p> <p>Workable whiteboard space</p> <p>Turn resource room into teacher prep-room as working in staffroom is difficult</p> <p>Better computers and tables</p> <p>Better windows in Annex</p> <p>Bigger whiteboard</p> <p>Make it more of a study area</p> <p>Make Annex more accessible</p>

(Staff/Students)

Inclusive Education, German and Chaplain	
What works?	How could we make it better?
<p>Rainbow Room, sensory set up</p> <p>Spacious and uncluttered</p> <p>German room feels spacious</p> <p>Good natural light</p> <p>Benches outside classrooms</p> <p>Plants outside</p> <p>Very spacious</p> <p>Bright and good lighting</p> <p>Lots of windows</p>	<p>Rainbow Room:</p> <p>Get rid of bricks, old fashioned</p> <p>More flexible modern furniture</p> <p>Take out old pinboards</p> <p>Concertina wall more able to open and close and able to open out to courtyard area</p> <p>What is the point of the outside door to carpark?</p> <p>Sharon's office has too many doors</p> <p>Better use of courtyard</p> <p>Cupboard in tutoring room removed</p> <p>Change the bullnose verandas makes classroom dark</p>

	<p>PYP Office:</p> <p>Take out all things Kitchen</p> <p>Put in shelving</p> <p>Use space better re offices</p> <p>Blinds</p> <p>Carpet</p> <p>Turn whole block into R/1 Block</p> <p>More whiteboards</p> <p>More storage space</p> <p>More use of outside learning space</p> <p>Make it not so colourful</p>
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(Staff/Students)

Middle Primary Years 3&4	
What works?	How could we make it better?
<p>The openness</p> <p>The lounge area</p> <p>Breakout spaces</p> <p>Cleaner and brighter</p> <p>Whiteboard space</p> <p>Split up desks</p> <p>The calming rooms/colour</p> <p>Bag racks and storage works</p> <p>You can move the furniture</p>	<p>Smaller rooms better utilised</p> <p>More natural light</p> <p>Reduce glare to whiteboards</p> <p>Provide a wet area</p> <p>Storage</p> <p>Better heat/cool</p> <p>Whiteboard all way round the walls</p> <p>Exposed bricks to go</p> <p>Bigger windows on south side</p> <p>Carpet etc</p> <p>Power points in right spaces</p> <p>Outside</p> <p>Brickwork rendered</p> <p>Move maintenance shed</p> <p>Create outdoor learning space with taps</p> <p>Small amphitheatre</p> <p>Bifold doors out back of classrooms</p> <p>Changing wall colour</p> <p>Seating for outside</p> <p>More shade</p> <p>Clear sound proof sliding doors</p> <p>Cave space not for teachers storage</p> <p>Indoor plants and native</p> <p>Outdoor blinds</p>

(Staff/Students)

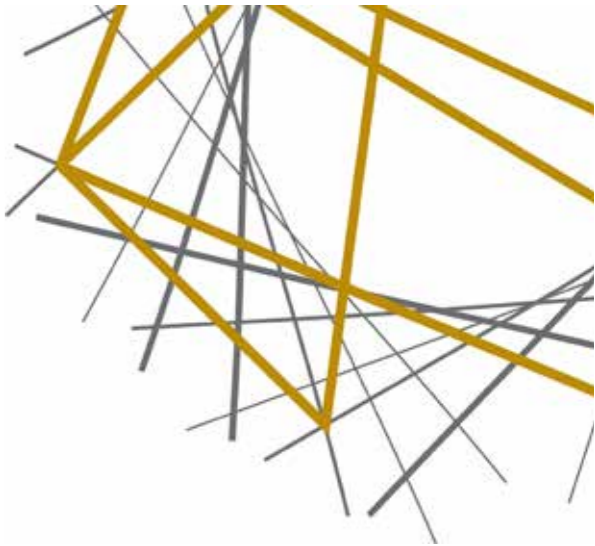
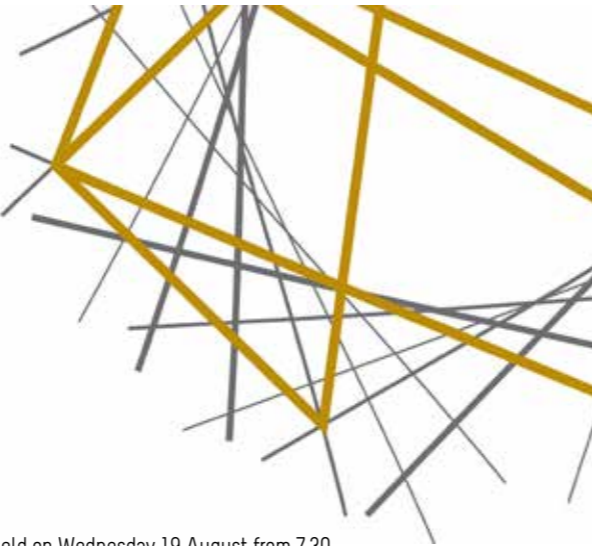
Junior Primary Foundation, Years 1&2	
What works?	How could we make it better?
Sink in classroom very important Wet area works but would be good bigger Undercover spaces however uneven and windy Great pin up space  Good work space Moveable whiteboard Good seating and tables	Open up to playground Storage Whiteboard Better lighting Blinds for glare Screens on door Functioning skylights More pin up space Remove outdoor tanks always flooding Waterproof pergola as bags get wet  Better bag areas Bigger windows New undercover shelter learning space and bag space No sinks outside

(Staff/Students)

Courtyard and Covered Area	
What works?	How could we make it better?
Blue shade sails Stage and grass area Gardens good Benches good  The bushes The deck Steps and poles	More seating Sails bad colour Screening at end of netball court to hide sheds Remove yellow poles Blinds for outdoor spaces winter/summer Decking for Year 3&4 building Remove bullnose verandas Upgrade walkway from church to school Lots of garden space that's unusable Dead space behind Year 3&4 Storage space repurposed Sports shed is an eyesore Water feature Speakers Poles blue not yellow LED lighting around stage Swimming pool Skate park New courts area

(Staff/Students)

Upper Primary Years 5-7	
What works?	How could we make it better?
Big windows Furniture in 5/6 Good heating Neutral colours  We have a classroom Steps are also seats Seating options inside The whiteboards	Cooling Whiteboards More shelter and seating outside Cabling hidden Upgrade storage spaces Better connection between indoors and outdoors Better seating outside Bigger whiteboards Better shade



21 August 2020

OUR SAVIOUR LUTHERAN SCHOOL MASTER PLAN MINUTES 03

This document records discussion at a consultation with Parents and Friends held on Wednesday 19 August from 7.30-8.45PM at Our Saviour Lutheran School with Paula Skinner Principal, Barb Jacobson, Daniel and Lauren Flakelar, Gail Painter, Kari Kennett, Michelle Cox and Peter Moeck Architect.

Paula will be on leave for 7 weeks which impacts the program. Revised Program below.

Revised Program and Activities	Key Date
Consultation with Parents and Friends	7.30PM Wednesday 19 August
Prepare initial Concept Designs and scope of work descriptions	5 weeks
Design Review at Staff Forum	3.30PM Thursday 24 September
Refine Concept Designs, prepare Staging Schedule and Master Plan Estimates	4 weeks
Prepare a DRAFT Master Plan Report	2 weeks
Design Review with School Council	7PM Thursday 5 November
Prepare FINAL Master Plan and present to School community	1.30PM Friday 20 November

Consultation

Joint exploration of the challenges and opportunities at OSLS. Key issues comprise:

- Expand the covered viewing area at Oval including upgrading of BBQ facilities and provide amenities
- Provide ramped access to Oval
- Remove building west of hard court to create an outdoor play space for Junior Primary
- Relocate content of the above building by repurposing some existing spaces
- Consider swapping the hard court and top oval
- The above could place a full-size basketball and netball court on the area that has issues with drainage
- The benefit is that the viewing and social area is double sided for hard court and bottom oval functions
- Relocated grassed area between Junior and Middle Primary will soften the space and link to Courtyard
- The above could provide an improved setting for outdoor 'connect' events and gatherings
- Increase covered areas and provide places for communal eating
- Consider enclosing the area between buildings to remove the wind tunnel and use as a Learning Common
- Relocate shed and improve the area north of Music Centre which feels isolated and disconnected
- Pedestrian access from Church carpark is not a welcoming entry
- Cater for a variety of recreation activities including hand ball and chess
- Provide a cover over the hard courts for all weather use
- A rock-climbing wall and adventure play
- Enhance the 'dead zones' south of Administration and east of Library
- Provide outdoor learning spaces and enhance the 'Garden of Eden'
- Dance Studio in Karnkendi said to be 1000mm too narrow to hire to an external tenant and mezzanine has no lift
- Art Room adjacent to Dance Studio is remote and only access is using stairs to mezzanine and hard to supervise
- Parents and Friends can only access external toilet and a dysfunctional canteen and BBQ for Saturday sport
- Management of Karnkendi could be reviewed to allow access to ample amenities and Kitchen on Saturdays
- The areas south of the buildings are more private and the north side more public and part of Courtyard
- Examine location and flow of junior, middle and upper primary learning communities
- Junior students need to be close to amenities
- Consider removing central small rooms to provide a pair of connected Learning Studios
- Extend verandahs to reduce congestion
- Inclusive Education could go back to one room and German into the annexe
- Hard court to be closer to existing amenities
- ICT Room has a purpose to teach the use of desktops
- Secure area for a therapy dog west of Learning Support
- East side of campus facing the carpark is very public and difficult to supervise

22 October 2020

OUR SAVIOUR LUTHERAN SCHOOL MASTER PLAN MINUTES 04

This document records discussion at a Staff Forum held on Thursday 24 September from 3.45-5PM at Our Saviour Lutheran School with Paula Skinner Principal, 10 staff members and Peter Moeck Architect. Peter tabled initial Concept Designs and a DRAFT Staging Schedule for consideration and comment.

Consultation

General acceptance of the design intent. Key issues and suggested revisions comprise:

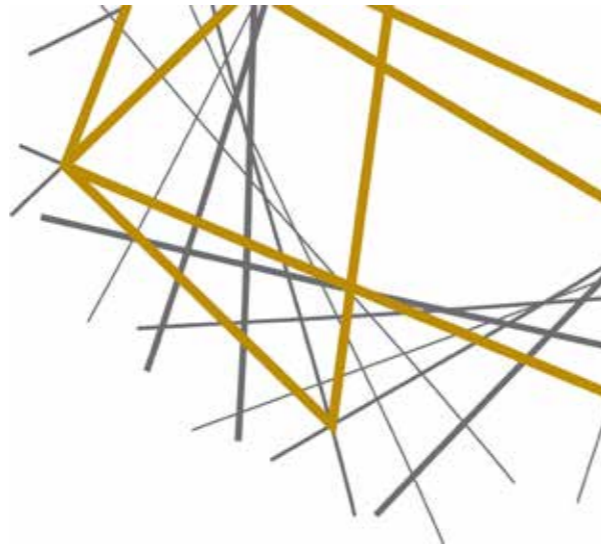
- Allow for a future full-size indoor court within an extended Karnkendi
- Reposition the new full-size outdoor netball court south to allow for the above future Hall extension
- Reposition existing playground to south of Upper Primary
- Major pedestrian route to hard court and oval will now be along the south face of Upper Primary
- The above will require reshaping of the pathways within the reworked Courtyard
- Clear vegetation east of Upper Primary to provide a dedicated and covered outdoor learning area
- Provide fenestration in east wall of Year 5
- Rework the existing Library entries, expand teacher resources storage and relocate door access to south side
- The external recesses near access to ICT Suite and Annexe could be infilled and doors relocated
- Office for PYP Coordinator, Deputy Principal, meeting space, Server Room and Uniform Shop into Administration
- The above could be an addition to east side and use the small Store for access
- Alternative Uniform Shop location is in former Dance Studio on mezzanine to Karnkendi
- Design intent to rework the flow of student cohorts from Junior to Middle to Upper Primary anti-clockwise accepted
- Sports storage to be placed west of new hard court
- Music Centre to be refurbished
- Provide a roof over the double-sided outdoor stage
- Bike racks to be under cover
- The order and content of the Staging Schedule is acceptable and further projects are to be added

The alternative to adding floor area to Administration is to reconfigure the Annexe for office accommodation, meeting space and Uniform Shop. Given the existing generous existing floor area provision, rework of existing is proposed rather than a further addition.

From Here

Peter to revise to Concept Design to account for the feedback listed above. Revision A to be issued in soft copy. The Staging Schedule to be expanded to account for added projects in Library, Administration, Music Centre refurbishment and extension of Karnkendi for a full-size indoor court.

Peter to brief the Cost Consultant and coordinate the Master Plan Cost Estimate. The revised Concept Designs, Master Plan Cost Estimates and a DRAFT Master Plan Report are to be presented to School Council at 7PM on Wednesday 4 November. The 3D modelling will follow and be presented to the Community Launch on 20 November.



8 November 2020

**OUR SAVIOUR LUTHERAN SCHOOL MASTER PLAN MINUTES 05**

This document records discussion at a School Council meeting held on Wednesday 4 November from 7-8PM at Our Saviour Lutheran School.

Those in attendance include Paula Skinner Principal, Ben Dale Bursar, Pastor Andy Kowald Our Saviour Lutheran Church, School Council members Todd Wellington, Mirium Morris, Ben Painter, Bronwyn Whelan, Stephanie Waterhouse, Hannah Webster and Peter Moeck Architect. Peter presented the DRAFT Master Plan Report.

**Consultation**

Acceptance of the DRAFT Master Plan Report. Suggestions which can be added to staged projects at a later date:

- Include for a roof over the relocated hard court
- Locate and develop a new nature play space for Foundation and Year 1 on the east side of the building
- The above will be visible from the Church and shared car park and require secure fence realignments
- Visibility of School activities from Playgroup location in the Church could assist in securing new students
- Extend roof over stairs between School and Church but this will block views to west
- The staging can be reconfigured or divided into smaller parts
- Junior Primary Learning Community become the first stage of work
- Existing Courtyard has drainage issues that need to be addressed when reworking
- Roof water could be directed to recharge the aquifer
- Existing rainwater tanks are full, and this resource is not used
- The above could be used for toilet flushing or the tanks relocated to irrigate the Garden of Eden
- A lift should be added in Karnkendi for equitable access to the mezzanine
- New solar arrays to be considered and these can be placed on the existing north facing roof areas

**From Here**

Master Plan Report to become FINAL issue by incorporating these Minutes and the 3D perspectives.

3D modelling will follow and be presented to the Community Launch at 1.30PM on 20 November along with two bound colour hard copies of the FINAL Master Plan Report..