APPLICATION ON NOTIFICATION – CROWN DEVELOPMENT

Applicant:	Department for Education
Development Number:	070/V015/20
Nature of Development:	Construction of a new primary school precinct consisting of multiple classroom buildings, a gymnasium and covered outdoor learning areas, associated ancillary infrastructure and civil works.
Type of development:	State Agency Development
Zone / Policy Area:	Residential Zone
Subject Land:	21-29 Brunel Drive, Modbury Heights
Contact Officer:	Sarah Elding
Phone Number:	08 7109 7006
Start Date:	25 March 2020
Close Date:	17 April 2020

During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders Street, Adelaide during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).

Written representations must be received by the close date (indicated above) and can either be posted, hand-delivered or emailed to the State Commission Assessment Panel (SCAP). A representation form is provided as part of this pdf document.

Any representations received after the close date will not be considered.

Postal Address:
The Secretary
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Street Address:
Planning and Land Use Services
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
ADELAIDE

Email Address: scapreps@sa.gov.au

Government of South Australia

Department of Planning, Transport and Infrastructure

DEVELOPMENT ACT 1993

SECTION 49 – STATE AGENCY DEVELOPMENT

NOTICE OF APPLICATION FOR CONSENT TO DEVELOPMENT

Notice is hereby given that an application has been made by the **Department for Education** for the construction of a new primary school precinct consisting of multiple classroom buildings, a gymnasium and covered outdoor learning areas, associated ancillary infrastructure and civil works. **Development Number 070/V015/20.**

The subject land is situated at 21-29, Brunel Drive, Modbury Heights (a28 FP131373: CT 6057 Folio 504).

The development site is located within the Residential Zone, of the Tea Tree Gully Council Development Plan (Consolidated 27 December 2018).

The application may be examined during normal office hours at the office of the State Commission Assessment Panel (SCAP), Level 5, 50 Flinders Street, Adelaide and at the Tea Tree Gully Council Civic Centre, 571 Montague Road, Modbury. Application documentation may also be viewed on the SCAP website: https://www.saplanningportal.sa.gov.au/public_notices

Any person or body who desires to do so may make representations concerning the application by notice in writing delivered to the Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide 5001 by **NO LATER THAN 17 APRIL 2020.** Submissions can also be emailed to: scapreps@sa.gov.au

Each person or body making a representation should state the reason for the representation and whether that person or body wishes to be given the opportunity to appear before the SCAP to further explain the representation.

Submissions may be made available for public inspection.

Should you wish to discuss the application and the public notification procedure please contact Sarah Elding - Principal Planner on (08) 7109 7006 or sarah.elding@sa.gov.au

Jessie Surace
SECRETARY
STATE COMMISSION ASSESSMENT PANEL

DEVELOPMENT ACT, 1993
S49 – CROWN DEVELOPMENT
REPRESENTATION ON APPLICATION

Applicant:	Department for Education
Development Number:	070/V015/20
Nature of Development:	The construction of a new primary school precinct, consisting of multiple classroom buildings, a gymnasium and covered outdoor learning areas, associated ancillary infrastructure and civil works.
Zone / Policy Area:	Residential Zone
Subject Land:	21-29 Brunel Drive, Modbury Heights
Contact Officer:	Sarah Elding
Phone Number:	08 7109 7006
Close Date:	17 April 2020

My name:_____

My phone number: _____

PRIMARY METHOD(s) OF CONTACT: Email address: _____

Postal address:_____

_____Postcode_____

You may be contacted via your nominated PRIMARY METHOD(s) OF CONTACT if you indicate below that you wish to be heard by the State Commission Assessment Panel in support of your submission.

My interests are:
[ ] owner of local property
[ ] occupier of local property
[ ] a representative of a company/other organisation affected by the proposal
[ ] a private citizen

The address of the property affected is .....Postcode.....

The specific aspects of the application to which I make comment on are: .....

.....

.....

.....

.....

.....

.....

.....

I
[ ] wish to be heard in support of my submission
[ ] do not wish to be heard in support of my submission
(Please tick one)

by
[ ] appearing personally
[ ] being represented by the following person : .....
(Cross out whichever does not apply)

Date: ..... Signature: .....

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide, SA 5001 or scapadmin@sa.gov.au

DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

COUNCIL: TEA TREE GULLY

APPLICANT: THOMSON ROSSI

Postal Address: 99 CARRINGTON STREET, ADELAIDE 5000

Owner: DEPARTMENT FOR EDUCATION

Postal Address: 8 MILNER STREET, HINDMARSH SA 5007

BUILDER: TO BE CONFIRMED

Postal Address: TO BE CONFIRMED

Licence No:

CONTACT PERSON FOR FURTHER INFORMATION

Name: SIMON THOMSON

Telephone: 08 7324 9999 [work] 08 7324 9999 [Ah]

Fax: N/A [work] N/A [Ah]

EXISTING USE: EDUCATION - R-12

FOR OFFICE USE

Development No:

Previous Development No:

Assessment No:

☐ Complying	Application forwarded to DA
☐ Non Complying	Commission/Council on
☐ Notification Cat 2	/ /
☐ Notification Cat 3	Decision:
☐ Referrals/Concurrences	Type:
☐ DA Commission	Date: / /

	Decision required	Fees	Receipt No	Date
Planning:				
Building:				
Land Division:				
Additional:				
Development Approval				

DESCRIPTION OF PROPOSED DEVELOPMENT: EDUCATION - R-12

LOCATION OF PROPOSED DEVELOPMENT: BRUNEL DRIVE, MODBURY HEIGHTS SA 5092

House No: Lot No: 28 Street: BRUNEL DRIVE Town/Suburb: MODBURY HEIGHTS

Section No [full/part] Hundred: YATALA Volume: 6057 Folio: 504

Section No [full/part] Hundred: Volume: Folio:

LAND DIVISION:

Site Area [m^2] N/A Reserve Area [m^2] N/A No of existing allotments N/A

Number of additional allotments [excluding road and reserve]: Lease: **YES** ☐ **NO** ☑

BUILDING RULES CLASSIFICATION SOUGHT: 9B Present classification: 9B

If Class 5,6,78 or 9 classification is sought, state the proposed number of employees: Male: 105 Female: 105

If Class 9a classification is sought, state the number o persons for whom accommodation is provided: N/A

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: 1500

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? **YES** ☐ **NO** ☑

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 2008 LEVY BEEN PAID? **YES** ☐ **NO** ☑

DEVELOPMENT COST [do not include any fit-out costs]: $ 8.3M

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008.

SIGNATURE: Dated: 18/12/2019

DEVELOPMENT REGULATIONS 1993
Form of Declaration
(Schedule 5 clause 2A)

To: STATE COMMISSION ASSESSMENT PANEL

From: THOMSON ROSSI

Date of Application: 18/12/2019

Location of Proposed Development: THE HEIGHTS SCHOOL .....

House No: ..... Lot No: 28 .... Street: BRUNEL DRIVE .....Town/Suburb MODBURY HEIGHTS ....

Section No (full/part): .....Hundred: YATALA .....

Volume: ...6057... Folio: 504 .....

Nature of Proposed Development: NEW PRIMARY BUILDING AND GYMNASIUM.

I. SIMON THOMSON OF THOMSON ROSSI .....~~being the applicant/~~ **a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*. I make this declaration under clause 2A(1) of Schedule 5 of the *Development Regulations 1993*.**

Date: 18/12/2019

Signed: .....

Note 1
This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the *Development Act 1993*), other than where the development is limited to –

a) an internal alteration of a building; or
b) an alteration to the walls of a building but not so as to alter the shape of the building.

Note 2
The requirements of section 86 of the *Electricity Act 1996* do not apply in relation to:

a) a fence that is less than 2.0 m in height; or
b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3
Section 86 of the *Electricity Act 1996* refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

Note 4
The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

Note 5
Information brochures 'Powerline Clearance Declaration Guide' and 'Building Safely Near Powerlines' have been prepared by the Technical Regulator to assist applicants and other interested persons. Copies of these brochures are available from council and the Office of the Technical Regulator. The brochures and other relevant information can also be found at www.technicalregulator.sa.gov.au

Note 6
In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

PLN/06/0024

SCAP REPORT

THE HEIGHTS SCHOOL

Government of South Australia
Department for Education

Government of South Australia
Department of Planning, Transport and Infrastructure

OFFICE FOR DESIGN + ARCHITECTURE SA

MEINHARDT

Capisce QS

TRENTO FULLER

WSP

REVISION 1

SITE ADDRESS	Brunel Dr, Modbury Heights SA 5092
ASSET NUMBER	01430
DPTI PROJECT MANAGER	Christopher Steele
LEAD AGENCY REP.	Helen Matthews

REPORT PREPARED BY

COMPANY	Thomson Rossi
POSITION	Lead PSC
CONTACT	Simon Thomson
REVISION	REFER TABLE BELOW
DATE	15/11/2019

DOCUMENT TITLE	REVISION
Unley High School - Concept Report	1
Appendix A- Drawings	1
Appendix B- Certificate of Title	1
Appendix C- SAMIS	1
Appendix D- Investigation Reports	1

Government of South Australia
Department for Education

Government of South Australia
Department of Planning, Transport and Infrastructure

OFFICE FOR DESIGN + ARCHITECTURE SA

MEINHARDT

Capisce QS

TRENTO FULLER

OUTER SPACE

WSP

CONTENTS

EXECUTIVE SUMMARY

1.0

This Concept Report as prepared by Thomson Rossi outlines the brief requirements and design principles set to be achieved during the course of the project.

The Brief outlines the project objectives to be achieved during redevelopment of The Heights to consist of the following:

1. Demolition of Transportable(s)
2. Increased Capacity
3. A contemporary & future-focused learning environment
4. Refurbishment
5. Improve Street Presence

The project brief is further developed through our established working relationship with the School having provided extensive upgrades throughout the school precinct over a number of years. Our collaboration with the Department for Education and our specialist consultants have further strengthened the project objectives to achieve the best possible educational outcome.

In collaboration with the school, our design process has taken the site specific program objectives and re-aligned the items of priority with the assigned budget and to meet the projected increased student numbers. There are currently 1389 students enrolled at the school and enrollments are projected to be 1500 students by 2022. The demolition of four timber transportable structures is without question a much needed step for the school to provide 21st century flexible learning settings for its community. A new Primary Precinct with prominent street frontage from Brunel Road as well as Augustus Street, as proposed, set back from the boundary to the centre of the school to match the adjacent site buildings.

The briefed extension of the existing Indoor Basketball Court is considered to be problematic due to the existing site conditions. It is proposed in lieu of refurbishment to Building 1 and 4, to provide a new Gymnasium to be sized to meet International Netball Standards. The new purpose built Gymnasium will be conveniently placed adjacent the existing half court gymnasium, external courts and oval, such that the new full court gymnasium will complete the overall sporting precinct. Its built form and presence aims to provide a space that is welcoming and highly visible for school and community use. The location enables shared use of the wet area facilities in building 4.

It is a preference, as a minimum, after the realisation of the new Primary Facility, new Gymnasium and storage shed to refurbish the existing Wet Area Facility within Building 4. This refurbishment is proposed as a “below the line” cost item.

PROJECT TEAM

2.0

PROJECT TEAM

NAME	ROLE	ORGANISATION	TELEPHONE	EMAIL
Helen Matthews	Capital Project Manager, Capital Programs and Asset Services	Department for Education	8226 6558 0417 886 808	Helen.Matthews@sa.gov.au
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Vicki Cook	Business Manager	The Heights	8263 6244	Vicki.Cook206@schools.sa.edu.au
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Marino Rossi	Lead PSC	Thomson Rossi	7324 9999	mrossi@thomsonrossi.com.au
Sophia Bartemucci	Lead PSC	Thomson Rossi	7324 9999	sbartimucci@thomsonrossi.com.au
Kelly Clothier	Lead PSC	Thomson Rossi	7324 9999	kclothier@thomsonrossi.com.au
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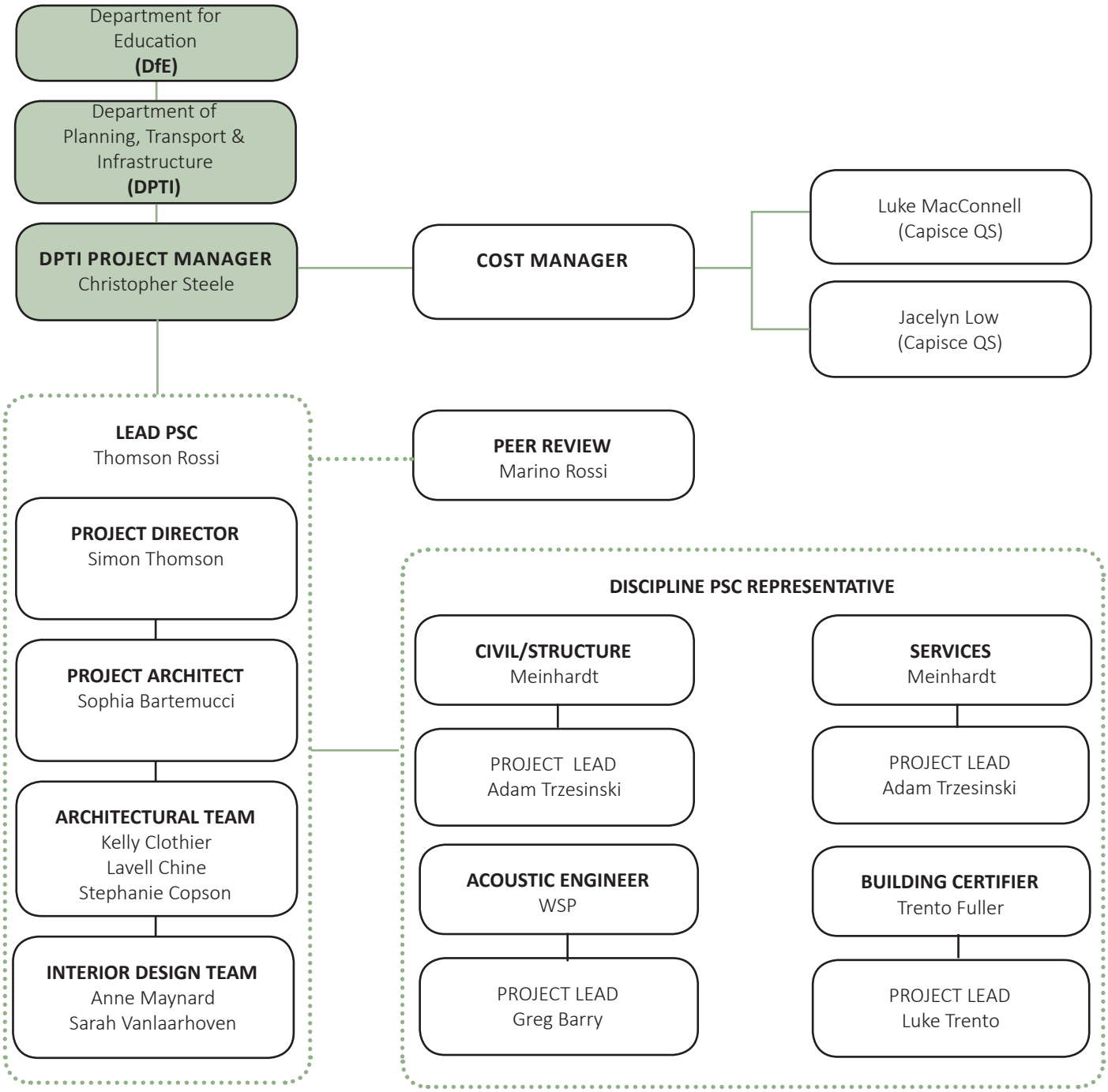
Jacelyn Low	Cost Manager	Capisce QS	8276 6887 0406 646 733	jacelyn@capisceqs.com.au

ORANISATIONAL STRUCTURE




THE HEIGHTS SCHOOL

EXISTING FACILITIES

3.0

3.1 INFORMATION AND REPORTS

The Traffic Report will be included as Appendix D. This report will be included and undertaken during Design Development. As a result of School holidays, the final report will not be completed until February 2020.






3.2 SITE - GENERAL

The Heights School is situated 12kms north east of Adelaide in the suburb of Modbury Heights and is on 12.14 hectares of land. The site is comprised of the whole land in CT 5801/308. The registered proprietor is the Minister for Education and Child Development of Adelaide SA 5000. The legal description of the land is 'Allotment 28 Filed Plan 131373 in the area named Modbury Heights Hundred of Yatala.

The Heights is a P-12 school, originally opened in 1977 as the Modbury Heights High School sharing its buildings with Pedare Primary School. The following year the two schools integrated into one combined campus and was the first metropolitan P-12 school.

Majority of the school was built in the mid-70's, with several refurbishments undertaken since then including a new purpose built Pre-school which was built in 2009. Further upgrades to the Front Office, Administrative Services, Resource Centre and digital classrooms were completed in 2009. The Junior School received upgrades in 2010 and the Middle School in 2012, with the most recent STEM Works Upgrade being completed in 2018 which included the internal refurbishment of portion of Building 1, 3 and 6 as well as creating Outdoor Learning Spaces adjacent Building 3 and 6.

The Heights School is one of three Department for Education Ignite focused schools for Gifted and Talented students. The school also hosts an Autism Intervention Program which caters for students that are on the high functioning Autism Disorder Spectrum.

The Heights School encompasses extensive grounds, including 2 ovals, playing fields, hard courts, outdoor landscaped areas which include an orchard and Stephanie Alexander kitchen garden.

The main school access is from Brunel Drive and access to the car park is from Augusta Street. Street presence to Brunel Drive could be enhanced.

Buildings 1, 2 and 3 on site are joined under the one roof structure, and a covered walkway also joins Building 7. Other buildings on site include Building 6 and Building 4.

The proposed area of works were strategically selected due to the possible links to existing facilities. In addition to this the area of works would have minimal impact to the school operations during it's construction period. The proposed Primary Block is located directly adjacent to the existing Building 7, which is home to Year 6, 7, 8 and 9 Students. The proposed location of the new Gymnasium is thoughtfully located adjacent the existing hard courts to the North of the existing oval surrounding the east and south of the new build. From the current information we have and according to the tree audit and hazard assessment by Tree Vision, we have identified that there will be 14-15 trees likely to be impacted upon by the proposed works. Refer to Section 4.4.

The School also has an observatory situated outside the schools' southern fence line which has relevance to both the school and community.

All the existing external conditions of the buildings are set back from Brunel Drive.

Key items to be raised for the site are as follows:

Post-tensioned slab

- All 3 buildings contain post-tensioned slabs on ground and first floors due to high reactive soils within the School.
- Cutting or drilling into slabs is prohibited to prevent tendons from being cut; Existing penetrations or run services through walls and ceilings should be utilised.

Earthquake Code Compliance

- New suspended ceilings and services (mechanical units and ductwork, lighting, pipework, etc.) will require seismic design.
- Ceiling Modifications could potentially trigger seismic design requirements to entire building – DPTI to confirm. Refer to structural comments.

Unstable Soils

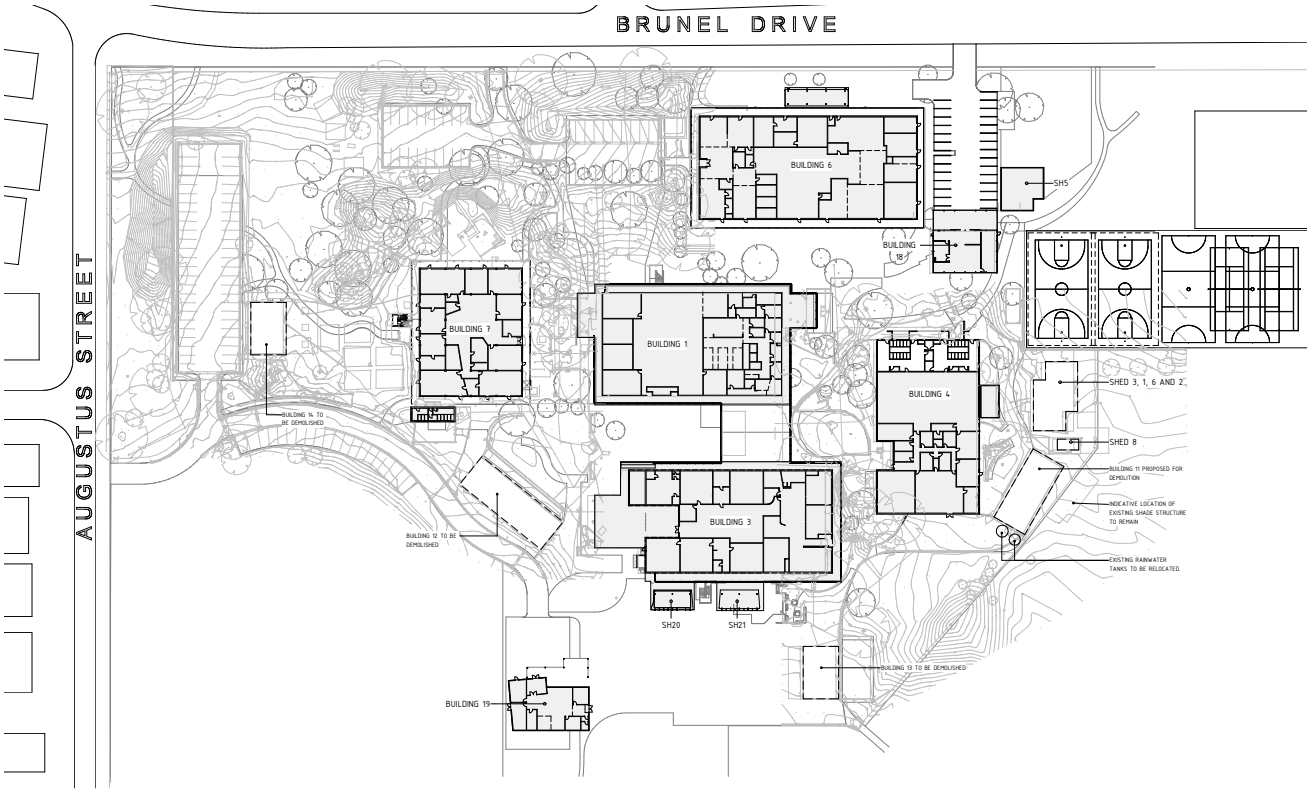
- Highly reactive soils present within site. Risk of significant ground movement causing cracking and damage to floor, walls and paving.

As a result of the above items, disability access into the existing buildings is challenged, as the unstable soil results in the ongoing movement of the existing post tension concrete slabs.

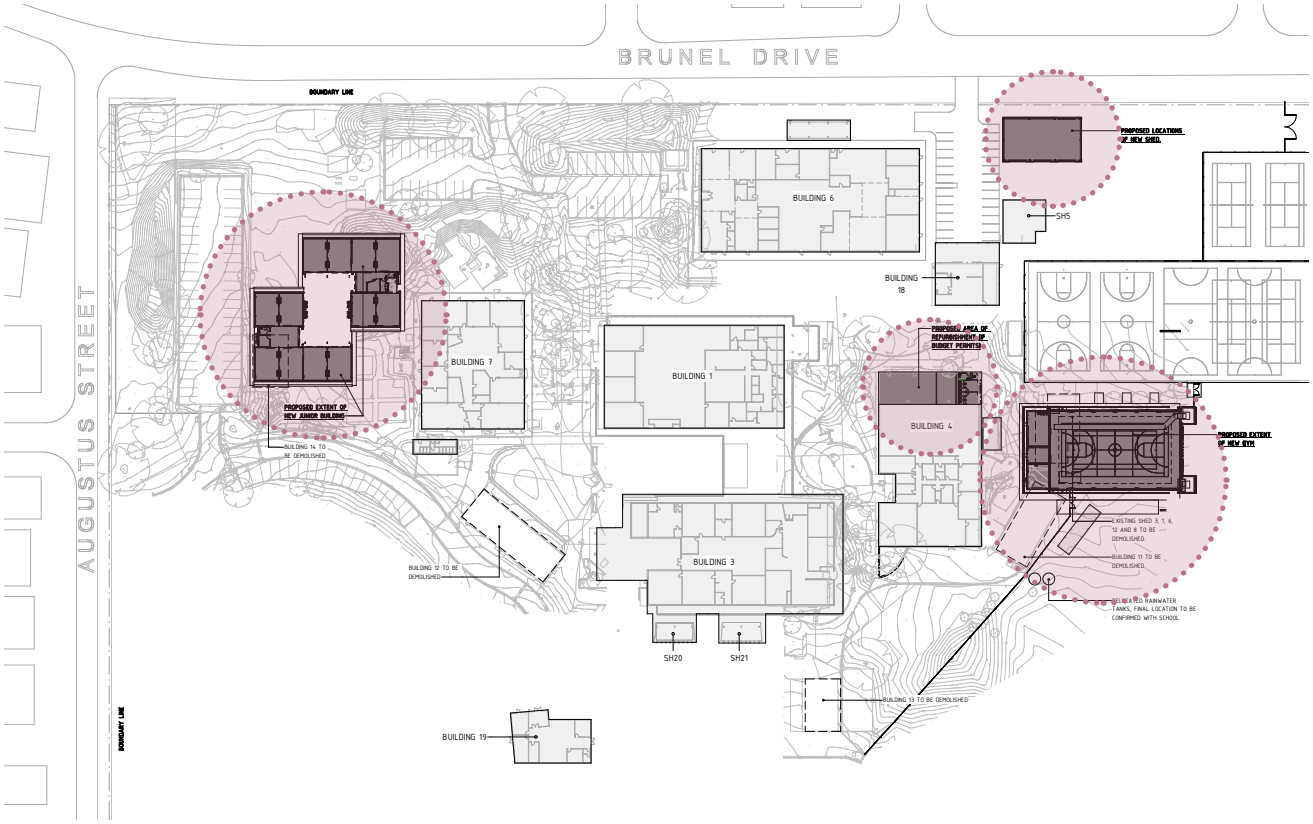
LOCATION PLAN

AERIAL PLAN

EXISTING SITE PLAN



PROPOSED SITE PLAN



3.3 SITE - SERVICES

HYDRAULIC SERVICES

The site discharges to a 150m sewer connection South of the site on Leda Street consisting of both PVC and Vitreous Clay pipe. The sewer main located South of Building 7 is approx. 1.5m deep (based on plan room drawings) and may be available for connection for new buildings subject to the outcome of a site survey.

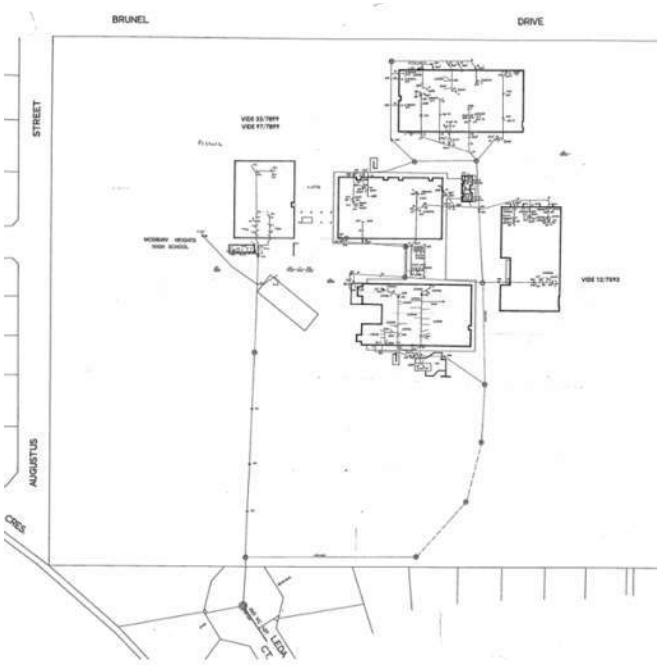


Image 01: *Internal Sewer Plan*

Site potable water to all existing building is via a 50mm water meter with an above ground back flow valve in the enclosure located on Brunel Drive North of Building 6, with a 75mm Asbestos Cement main reticulated around the site which will need to be extended to suit new Buildings.

Two(2) other water meters are located on Augustus St and Ladywood Rd for oval irrigation only.

Image 02: *Potable Water Meter on Brunel Drive*

An AL-5000 gas meter is located on Brunel Drive North of Building 6 with main reticulated around the site and will be extended to new Buildings if required.

Image 03: *Gas Meter on Brunel Drive*

The site is serviced by three(3) internal hydrants scattered around the site with 100mm underground asbestos cement main reticulated around the site and 100mm fire connection on Brunel Drive. There are currently no records of on-site hydrant testing to ensure adequacy of the hydrant system for the proposed buildings.

New booster assembly will be provided and connected to existing pipework. However existing pipework may not hold pressure during commissioning and testing.

SA Water street plug test has been applied for and awaiting results.

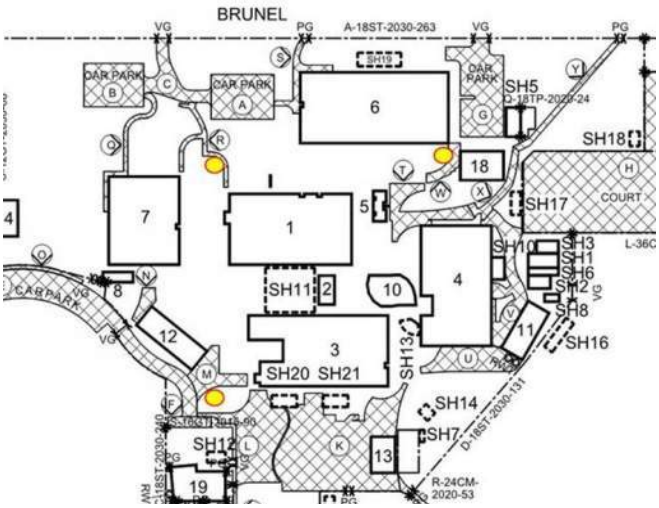


Image 04: *Approx. Hydrant Location*

ELECTRICAL SERVICES

Power to the site is fed from an existing 750kVA padmount transformer located between buildings 1 and 3. The transformer feeds a main switchboard (MSB) in building 2, via underground consumer mains cables (12 x 300sqmm copper cables). The school has an existing solar PV system on building 1. The size of the system shall be confirmed with the school.

The main switchboard was manufactured in 2009 and is rated at 1000 amps. It contains a main switch, metering facilities, a 'Fire and Life Safety' chassis, and a distribution section that feeds various distribution boards (DB's) through the site. There are 3 spare poles on the chassis for an additional three phase circuit breaker.

Data services for the school are fed from the main server room in building 1 room 26. It contains two 45 RU floor mounted main comms racks. The racks contain optic fibre trays, patch panels, network switches, server and a UPS. There is spare space in the rack to house additional equipment. School buildings are generally provided with local comms cabinets which are generally linked to the main rack via optic fibre cables. Telephone services are provided from a main distribution frame (MDF) in building 1 room 39.

The school is provided with a 'Concept Inner Range 3000' security system. The main control panel is in building 1. Data gathering panels (DGP's) are provided in various school buildings and are linked to the main control panel.

3.4 SITE – STRUCTURAL / CIVIL & STORM WATER / TRAFFIC / ENVIRONMENTAL

SITE SOILS

This area is known for its deep and highly reactive clays. Bore logs that date to the construction of Building 19 circa 2007 estimated a soil heave up to 106mm, to AS2870-2011 that would give the site a classification of E-D.

Bore logs completed November 5, 2019 taken in the proposed building foot print of the new junior building and gym have given characteristic soil movements of 94mm and 121mm respectively; both locations have a soil classification of E-D.

Calcareous soils were identified in the bore logs, BH1 to BH3, obtained from under the new junior building. The calcareous layer does not appear to be restricted to a particular horizon and was identified between the depths of 200mm and 2250mm; deep foundations will be required to avoid founding the footings within this layer and consideration should be given to that of a suspended slab.

CIVIL

In general, the site stormwater appears to be handled via short underground runs from building downpipes to the nearest impermeable pavement area, typically bitumen, that in turn is serviced by either a grated sump or side entry pit.

TRAFFIC

To be completed during Design Development. Existing facility investigations will be completed and submitted in due course.

3.5 BUILDING(S) - GENERAL

BUILDING 1 – ADMIN/ RESOURCE CENTRE/ STAFF ROOM/ SENIOR SCHOOL

Two storey building built in the mid-1970s with several major refurbishments since including:

- Refurbished Administration and Resource Centre in 2007
- Refurbished Learning Common, Teach Prep and offices in 2009
- New Senior Autism classroom added in 2012
- STEMworks upgrade to Level 1 in 2018, over 400 m2 of existing Senior School space, encompassing existing Computer Rooms, Year 11 and 12 classrooms, teacher offices and Comms room.

External features include:

- Double brick walls (painted).
- Floor to ceiling aluminum framed windows on both floor levels along perimeter.
- Cantilevered walkway and verandah around perimeter of first floor featuring perforated metal sun shade panels.
- Plant located at roof top level, accessible via internal ladder; central portion of roof is raised, providing natural light internally via south lights.
- Metal roof deck.

Internal features include:

- A mix of non-load bearing single brick walls timber and stud framed partitions and aluminium glazed partitions.
- Steel columns on 2400mm grid.
- Suspended ceiling tiles at 2700mm afl to classrooms.
- Double-height, raked corrugated metal ceiling above central open space (Computer Room BF1/SAMIS 212), with suspended light fittings.
- Carpet flooring throughout.

BUILDING 3 – SCIENCE/ JUNIOR SCHOOL

Two storey building built in the mid-1970s with two major refurbishment since which included the Junior School approx. 1/3 of the ground floor (east portion of building), featuring a new Stephanie Alexander kitchen facility; and the entire first floor. The second being the STEM works completed in 2018. The project included over 780 m2 of existing Science spaces, encompassing existing Common areas, Biology, Chemistry and Physics labs, a Lecture theatre and a small portion of the adjacent Junior School.

External features include:

- Double brick walls (painted).
- Floor to ceiling aluminium framed windows on both floor levels along perimeter.
- Cantilevered walkway and verandah around perimeter of first floor features perforated metal sun shade panels.
- Large verandah area with garden bed (open void above) west of main entry on ground floor.
- Existing canteen adjacent main entry/verandah/garden bed.
- The roof is metal deck with plant located at roof top level, accessible via internal ladder; central portion of the roof is raised, providing natural light internally via south lights.
- Existing Maintenance Workshop located south of Building 3 – features painted brickwork and metal roof deck to match Building 3, it is steel framed with a wire enclosure and the “Friendship Garden” adjoins to the east.

Internal features include (ground floor):

- Mix of non-load bearing single brick walls and timber framed partitions and windows.
- Masonry columns on 2400mm grid.
- Suspended ceiling tiles at 2700mm afl throughout; carpet flooring throughout Science Common Area, Lecture Theatre and offices.
- Vinyl flooring to Science labs and storage rooms.
- Marine animal and snake tanks located on fixed joinery across perimeter of Science Common Area.
- Fixed perimeter and island benches typical within Science labs.
- 2 existing fume cupboards and 1 chemical store room.

BUILDING 4 - GYM/MUSIC/DRAMA

One storey building built in the mid-1970s. 1/3 of the building at the northern end includes a double height half-court gym space with associated ammenities. Attached to the eastern facade is a storeage shed. The southern 2/3 of the building is single height and dedicated to drama and music rooms. The buildings western facade links to the Buildings 1 and 3 through a shared courtyard and COLA.

External features include:

- Double brick walls (painted)
- Shading devices to perimeter of building
- Double height volume for Half court gym
- Metal roof deck

BUILDING 6 – TRADE TRAINING CENTRE
Single storey building built mid 1970s faces Brunel Drive to the North, offering some street presence. It has had minimal upgrades since, one recent minor refurbishment funded by DfE to create a STEM space with associated 3D Printer room.

External features include:
- Double brick walls (painted).
- Floor to ceiling aluminum framed windows around perimeter.
- Verandah around perimeter features perforated metal sun shade panels.
- The roof is metal deck with plant located at roof top level, accessible via internal ladder; central portion of the roof is raised, providing natural light internally via south lights.
- Internal features include:
- Mix of non-load bearing single brick walls, timber and stud framed partitions and aluminium glazed partitions (timber veneer infill panels below dado).
- Steel columns on 2400mm grid.
- Suspended ceiling tiles at 2700mm afl to majority of rooms.
- Double-height, raked corrugated metal ceiling above central open space;
- Mix of vinyl, concrete and timber parquetry flooring throughout Art, Metalwork, Woodwork and Home Economic areas.
- Carpet flooring within offices and CAD rooms.
- Heavy equipment and fixed island benches scattered throughout the Metalwork and Woodwork areas.
- STEM works proposed over 435 m2 of existing Trade Training Centre space, encompassing existing Art and Woodwork areas, a Photography and 3D printer room, Teacher offices.

BUILDING 7 - GENERAL TEACHING
Two storey building including General Learning areas. The western facade on ground level connected to hard court play area whilst the eastern facade is connected to Building 1 through an undercover linked pathway.

External features include:
- Double brick walls (rendered & painted)
- Shading devices to perimeter of building
- High level aluminum framed glazing to the perimeter of Ground floor & level 1
- The roof is metal deck with plant located at roof top level, accessible via internal ladder
- External staircase to western facade

BUILDING 18 - MAINTENANCE SHED
Corrugated iron Maintenance shed was renovated in 2018 to include a Maintenance Office, AutomotIve Shed, Welding Bay and STEM Workshop.

External features include:
- Corrugated iron clad steel shed construction
- Located with links to Building 6 and the eastern oval on the site

BUILDING 19 - EARLY LEARNING CENTRE
Single story building completed in early 2008 is located at the back of the school adjacent the school observatory.

The internal features comprise of audio visual room, an activity area, office, staff and student toilets, kitchen and storage areas.

PROPOSED FOR DEMOLITION:
BUILDING 11 - TIMBER TRANSPORTABLE
An existing timber transportable approximately 226sqm in total. The existing transportable comprises of an Office, 2 x General Learning Settings, a Store and 2 x Withdrawal Rooms.

BUILDING 12 - TIMBER TRANSPORTABLE
An existing timber transportable approximately 300sqm in total. The existing transportable comprises of 4 x General Learning Settings, a store and Veranda with associated circulation.

BUILDING 13 - TIMBER TRANSPORTABLE
An existing timber transportable approximately151sqm in total. The existing transportable proposed for demolition comprises of 2 x General Learning Settings, a store, a office and Veranda with associated circulation.

BUILDING 14 - TIMBER TRANSPORTABLE
An existing timber transportable approximately 151sqm in total. The Heights School currently use this transportable as their OSHC (Out of School Hours Care). The transportable proposed for demolition is comprised of a General Learning Setting with attached Verandas.

3.6 BUILDING(S) - SERVICES

ELECTRICAL / DATA / COMMS / SECURITY:

BUILDING 11, 12, 13 & 14
Electrical services to demolished buildings shall be made redundant and made safe for removal.

BUILDING 4
The building is provided with 4 local distribution boards (DB's). The change-rooms are fed from DB.C located in room 17. It contains an 18 way chassis with 5 spare poles for additional circuit breakers.

Lighting in change-rooms consists of surface mounted fluorescent battens which are controlled via local on/off light switches. They are aged, in poor condition and not suitable for reuse.

MECHANICAL SERVICES:

BUILDINGS 11, 12, 13 & 14
As the existing buildings are scheduled for complete demolition and are in poor condition, any existing mechanical services will also be demolished.

BUILDING 4
The existing changerooms have been provided with ducted exhaust systems. As the area has been abandoned, the systems are not likely to still operate.

They generally appear to be in aged condition and not suitable for reuse.

HYDRAULIC SERVICES:

BUILDING 4
Sewer to this building has been abandoned under the building due to dislodgement of underfloor drains. Existing fixtures are currently discharging via small lifting stations to each of the WC's and basin's, and pumped above the ceiling to the outside of the building. This is due to a post tension suspended floor slab. Refer to structural input.

Water and gas are located within a plantroom North of building and remain suitable for any future upgrade.

Hot water system to existing Male & Female changerooms are serviced via gas fired units. These are old and not suitable for re-use.

Image 05: *Lifting Station*

Image 06: *Lifting Station behind each WC's*

Image 07: *Gas hot water system*

FIRE SERVICES:

BUILDING 4
Fire hose reel and extinguishers are currently provided and will be removed and relocated as required to suit the proposed fit-out.

3.7 BUILDINGS – STRUCTURAL / CIVIL

BUILDINGS 11, 12, 13 AND 14
STRUCTURAL
These buildings are of transportable construction and are proposed to be demolished.

The perimeter of these buildings are to be tested for soil contamination in accordance with 'Soil Contamination (G37)' by DPTI.

CIVIL
In most cases the down pipes to these buildings discharged directly to the ground or to water tanks with overflow pipes that discharged directly to the ground. This is likely due to the difficulties of maintaining an underground storm water system on a highly reactive site.

Image 08: *Rainwater tanks on the southern end of building 11*

The storm water from Building 14 is discharged into the adjacent car park and flows to a SEP in the south-east corner of the car park which then, according to plan room drawing 2209-SD-1978, flows to the west towards the adjacent road reserve.

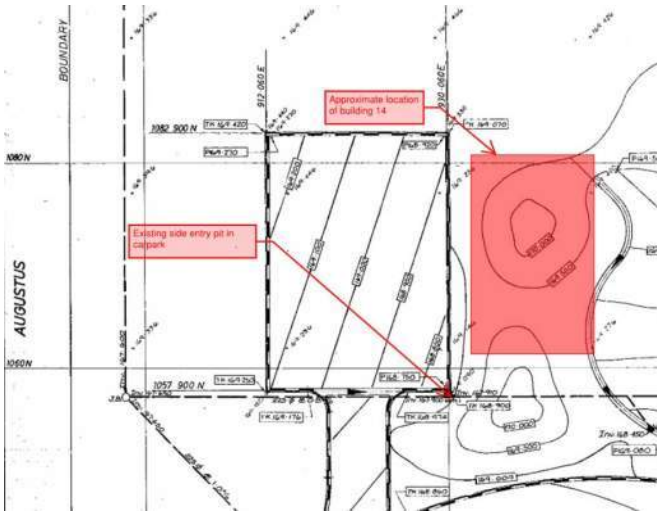


Image 09: *Existing side entry pit in car park, currently services building 14*

SHEDS SH1, SH2, SH3, SH6 AND SH8
STRUCTURAL
These sheds are of light steel frame construction on a concrete slab and are proposed to be demolished.

The footprints of these buildings are to be tested for soil contamination in accordance with 'Soil Contamination (G37)' by DPTI.

Image 10: *Existing sheds, L-R: SH3, SH1, SH6, SH2. Storm water discharges directly to adjacent pavement or grassed area.*

CIVIL
In most cases the down pipes to these buildings discharged directly to the ground. This is likely due to the difficulties of maintaining an underground storm water system on a highly reactive site, but can be due to other factors.

BUILDING 4

STRUCTURAL
This buildings construction consists of steel frame and roofing, masonry walls, and a suspended concrete floor that is post-tensions and supported on discrete piles.

The area being considered for refurbishment has been reviewed by Meinhardt previously. The existing services beneath this area of the building were found to be significantly damaged resulting in the removal of the taps and sealing of the drains in the floors. It is believed that the provision of pumps to move the services into the ceiling space were implemented/proposed to avoid having to perform work in the space under the slab.

Image 11: *Building 4 area considered for refurbishment. Taps removed and drains sealed previously due to failure of pipework under.*

It is recommended that any proposed refurbishments exclude requirements for penetrations to the slab due to the ease of which a post tensioned slab can be compromised.

Initial inspections suggest that the majority of the internal walls are for partitioning purposes only and could be removed with compromising the structure. Some ceiling tiles were observed to have discolouration associated with mould growth on them; if refurbishment works were to be carried out it is recommended that the services in the ceiling are assessed for general integrity and serviceability.

Image 12: *Building 4 ceiling space. Walls and ceilings do not comply with current seismic requirements*

As can be seen above the walls and ceilings do not comply to current seismic recommendations. All new walls and ceilings within the area of work shall be specified with restraints that meet the requirements of Section 8 of AS1170.4.

It is not expected that a seismic assessment or upgrade will be necessary, but that is dependent on the proposed scope of the refurbishment.

CONCEPT PROPOSAL

4.0

4.1 PROJECT OBJECTIVES

This concept report builds on the schools' values and key purpose to provide the school community a 21st century learning environment where students are supported at every stage of their development. Our project brief is formed both through our established working relationship with the school having provided extensive upgrades throughout the school precinct and recent fine-tuning of future educational and facility requirements. Our collaboration with the Department for Education and our specialist consultants have further strengthened the project objectives to achieve the best possible educational outcome.

The Primary school facility will feature an inspiring and welcoming learning landscape, tailored to fit in and engage with the wider school community. The facility will house year 3 to 5 in close proximity to the year 6 learning settings in building 7. Through strong connections to the outdoor learning area, students are stimulated to be physically active, pursue their curiosity and share their discoveries. The learning landscape will celebrate the social dimension of learning in a safe and nurturing environment. Within the learning landscape the connected General Learning Settings provide a multitude of group and individual backdrops for the Australian Curriculum supported by the TfEL Framework to guide teacher practice to meet the needs of 21st century learners. The GLS design will be tailored to facilitate Units of Inquiry, hands on project work and STEM activities.

The new Gymnasium will provide the school with a much needed state of the art, full court sports facility allowing physical education to occur all year round. It can serve as a facility for team sports, school assemblies, performance/ presentation space or out of hours use for the local community.

DESIGN PRINCIPLES

01.
INTEGRATED LEARNING EXPERIENCES

- Providing flexible teaching environments facilitating 1 to 1 work, small group work with teacher assistance, students collaborating with each other without direct teacher participation or independent work
- Stimulating inquiry based learning, critical and creative thinking and the ability to identify and solve problems
- Opportunities for community collaboration and partnerships to add value to curriculum/ activities

02.
CONTEMPORARY WITH A FOCUS ON THE FUTURE

- Resources to connect face to face and virtually, to access information for learning
- Access to technology that allows learning to occur anytime, anywhere and with anyone
- Learning environments that are resource rich with information and communication technology both indoors and outdoors

03.
EXPERT THINKERS AND INDEPENDENT LEARNERS

- Supporting student self-regulation, self-direction and self-management
- Building foundations for independent learners and skilled thinkers who can meet the challenges of the future
- Develop curiosity, creativity and optimism

04.
INCLUSIVE WITH AN APPRECIATION OF DIVERSITY

- Providing a broad range of learning settings and programmes designed to accommodate individual student needs, interests and talents maximising their personal potential
- Establishing a family friendly, caring culture that engenders mutual respect and a strong sense of belonging and pride in the school

4.2 BRIEF OF REQUIREMENTS

The Project Brief list the above facilities and services desired to support the delivery of the Project Objectives – refer to Appendix D. Included will be the Departures Brief REV B noting variations from the initial project brief compared to the proposed concept and an explanation for this – refer to Appendix E.

In accordance with the school, the briefed 9 General Learning Areas have been increased to 12 areas of approximately 63sqm in size to meet the demand to home the Primary years 3, 4 and 5. It is confirmed the briefed Serviced GLS's are as such not required, however an additional GLS has been incorporated in the Gymnasium for required health theory classes. The briefed shared commons are provided centrally to the year 5 GLS's. All 12 GLS's have access to the centrally located Covered Outdoor Learning Area which incorporates two wall sink units for STEM purposes.

Shared facilities such as traditional staff prep areas have been incorporated into two Intervention rooms to provide a flexible space for 1 on 1 teaching, small group teaching or private meetings. The briefed storage area has been allocated to two Laptop Stores for secure, easily accessible storage and charging of laptops and other shared equipment. The school has indicated a need for an external access storage room for equipment.

To accommodate the changing needs that result from new technology and shifts in educational thinking that may occur long term, the internal configurations of spaces have been designed to maximise flexibility. Generally, the school has been planned to have a design life of 50 years.

The briefed extension of the existing Indoor Basketball Court is considered to be problematic due to the existing conditions. It is proposed in lieu of refurbishment to Building 1 and 4, to provide a new Gymnasium to be sized to meet the International Netball Standards. Required in its design will be 1 GLS, a Staff Prep for supervision as well as relocation of 8 staff and an adjacent Shed to house all the associated sporting equipment.

It is a preference, as a minimum, after the realisation of the new Primary Facility, new Gymnasium and storage shed to refurbish the existing Wet Area Facility within Building 4. This refurbishment is proposed as a below the line item.

Refer to Appendix E for Departures Schedule. Departures Schedule has been included as part of the Return Brief. The schedule noting variations from the initial project brief compared to the proposed concept and an explanation for this.

01.
DEMOLITION OF TRANSPORTABLE(S)

- Demolish aged and transportable buildings including asbestos removal.
- The demolition of aged buildings will assist in the reduction of ongoing maintenance costs

02.
INCREASED CAPACITY

- Increase the capacity if the school for the transition of year 7 students
- Additional accommodation in identified growth areas

03.
A CONTEMPORARY & FUTURE-FOCUSED LEARNING ENVIRONMENT

- Replace demolished buildings with new purpose-built buildings more suited for the delivery of contemporary pedagogy
- Providing improved educational outcomes, a positive connected community, leadership in education and an integrated education model for lifelong learning

04.
REFURBISHMENT

- Refurbishment of existing infrastructure to provide flexible, contemporary learning spaces

05.
IMPROVE STREET PRESENCE

- Improved street presence and connectivity to the community to make a positive statement about public education

VISUAL REPRESENTATION OF GYMNASIUM

SOUTH VIEW OF GYMNASIUM FROM SPORTING FIELDS

SOUTH VIEW OF GYMNASIUM FROM HARDCOURTS

4.3 CONCEPT DESIGN- ARCHITECTURAL

In collaboration with the school, our design process has taken the site specific program objectives and re-aligned the items of priority with assigned budget and to meet the projected increased student numbers. There are currently 1389 students enrolled at the school and enrolments are projected to be 1500 students by 2022. The demolition of four timber transportable structures is without question a much needed step for the school to provide 21st century flexible learning settings for its community. A new Primary Precinct with prominent street frontage from Brunel Road as well as Augustus Street will be provided with a set back from the boundary to the centre of the school to match the adjacent site buildings.

The new learning landscape will consist of two buildings housing 6 General Learning Settings each, home to year 3, 4 and 5. To stimulate collaboration and improve visibility, each GLS will be connected to its adjacent GLS via glazed partitions and large sliding doors. The interior will provide a series of dynamic, engaging and adaptable spaces to service the needs of students and staff and the emphasis is placed on both visual and physical connectivity between interior and exterior.

As requested by the school, both buildings will include an Intervention Room, with staff prep facilities to provide teachers with a secluded retreat for individual student support or private meetings. Supporting student's IT needs, two laptop stores are provided with internal access as well as an equipment store.

The new primary building will be constructed with robust, high quality materials, finishes and textures to ensure a look and level of finish that speaks to the quality of experience expected of the school. The palette will connect to its environment, with texture and warmth achieved by carefully considered use of colour to compliment.

Connecting the two primary buildings is a centrally located covered outdoor learning area, easily accessed and supervised from the GLS's and shared facilities. The covered area will provide spill out space for students to engage in individual or group activities with storage fittings including sinks to enable STEM teaching and activities to take place.

The scaled back refurbishment of Building 4 will include the demolition of change rooms, creating new wet areas including robust, anti-slip internal finishes and fittings with new external doors with DDA compliant accessibility.

The briefed extension of the existing Indoor Basketball Court is considered to be problematic due to the existing site conditions. It is proposed in lieu of refurbishment to Building 1 and 4, to provide a new Gymnasium to be sized to meet International Netball Standards. The new purpose built Gymnasium will be conveniently placed adjacent the existing half court gymnasium, external courts and oval, such that the new full court gymnasium will complete the overall sporting precinct. Its built form and presence aims to provide a space that is welcoming and highly visible for school and community use. The location enables shared use of the wet area facilities in building 4.

The inclusion of a full court gym to International Netball standards allows for physical education to occur all year round. It also serves as a facility for team sports, additional performance/presentation space, school assemblies or out of hours use for local communities for events and sports competitions.

Both northern and southern facades will include pull up glazed garage style doors to enable efficient connections to the outdoor sports facilities, frame external views as well as providing passive ventilation. The interior of the gym will feature deep exposed trusses for the large clear spans. Clear heights of over 8.3m will be required to cater for competition use, important to encourage sporting club involvement, with retractable nets providing opportunities to divide the spaces into multiple functions for school use.

Internally the gymnasium will feature a General Learning Setting with large glazed sliding doors to the gym for supervision and transparency and has both external and internal access. Adjacent the GLS is the Staff Prep Area for 8 staff including ample storage and collaboration space. The staff prep will feature large glazing panes and access to both the internal gym and outdoors. The internal storage room has a sliding door for all sporting equipment.

ODASA SCHOOL DESIGN PRINCIPLES

As noted, our design process has taken the site specific program objectives and re-aligned the items of priority with the assigned budget, din addition to reference to the ODASA School Design Principles throughout the concept design process. Key areas of consideration addressed by our Concept Design are as follows:

CONTEXT

Located in the foothills of the Mount Lofty Ranges, The Heights School's new buildings are able to draw on the durable, robust landscape in which they are set, in terms of design and materiality. Featuring low level concrete blockwork with a high level 'wrapped' colorbond cladding both the external design of the new Gym and Primary Block resonates with the hills and rock outcrops of the ranges. Juxtaposing the natural tones of the surrounding landscape, the industrial colour palette of the buildings reflects simple yet effective design strategies.

INCLUSIVITY

The Heights School encourages difference and diversity through one of their key values; 'A Fair Go'. This value is instrumental in the progression of the school as it experiences rapid growth and improvements. Further to this the design of the Primary Block builds upon this key value through providing a caring and inclusive environment and a sense of belonging for all students. The Primary Block features a central Covered Outdoor Learning Area (COLA) which is surrounded on all side by the General Learning Settings (GLS. To stimulate collaboration and improve visibility, each GLS will be connected to another adjacent GLS via glazed partitions and large glazed sliding doors. This is an example of a 21st Learning Environment that students can take ownership of and feel connected with one another.

DURABILITY

The Concept Design for The Height's School reflects an Architecture of energy efficiency and resilience. It's materiality and form reflects the Mount Lofty Ranges rising landforms. From a construction point of view, extensive use of steel and a modular structural grid enhances constructibility and prefabrication.

VALUE

The Heights School key value, 'Go Together', explores community involvement, continuity and respectful relationships. This value is highlighted through the design of the new Gym which can be activated after hours for broader public benefit. This ability for community connection provides the school with a much needed gathering space, doubling the schools current Gym facilities. Within the school itself, an IT rich environment explores connectivity for students via the schools 'ignite' program.

PERFORMANCE

The New Primary Block forms a holistic design solution which is scaled for optimum human performance in terms of creating small, viable learning environments around a central COLA. The COLA connections shape a dynamic and diverse contemporary learning environment, which means flexible, configurable and transparent spaces interconnected between indoor and outdoor environments. In addition to this, the connectivity between the new full-court Gym and the existing oval and outdoor courts, located to its north and east, further enhance this design strategy of a permeable environment.

SUSTAINABILITY

Our Concept Design is highly responsive to The Heights School climate, addressing optimum orientation, opportunities for shade and shelter, solar harvesting and collection, ventilation and daylight, 'building in the round' to have all elevations connect with natural outdoor vegetation. All these sustainability initiatives are embedded in the design from this initial concept phase onwards.

FUNCTIONAL RELATIONSHIPS

NEW GYMNASIUM

The New Gymnasium incorporates both direct and visual connections to Outdoor Learning Areas on both the Northern and Southern facades. These connections are considered through the use of large aluminium framed glazing and large tilt-up glazed doors, extending both views and links to the existing outdoor courts and ovals. The full court floorspace of the Gym is further supported by a GLS and staff preparation area; enabling a multi-functional design approach which caters to both the school and broader community needs.

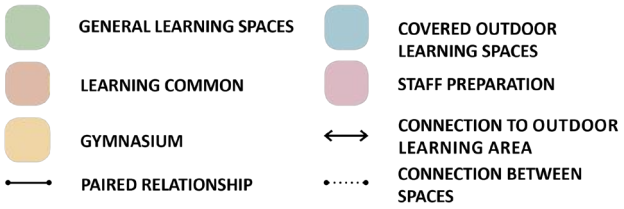


Diagram 01: *Connections to Outdoor Learning Areas*

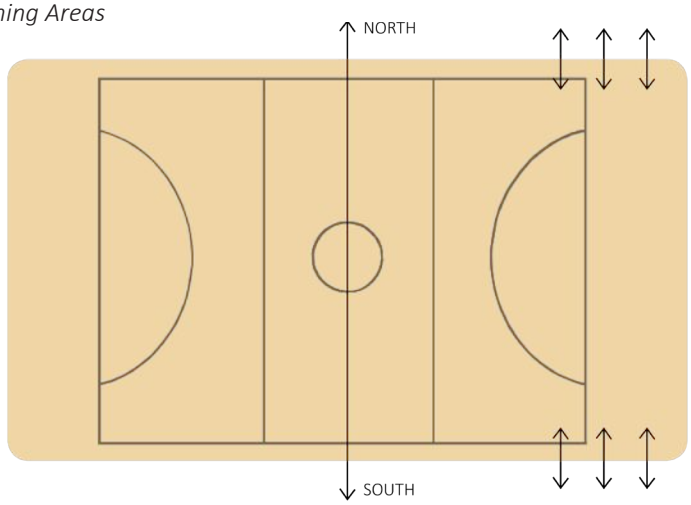
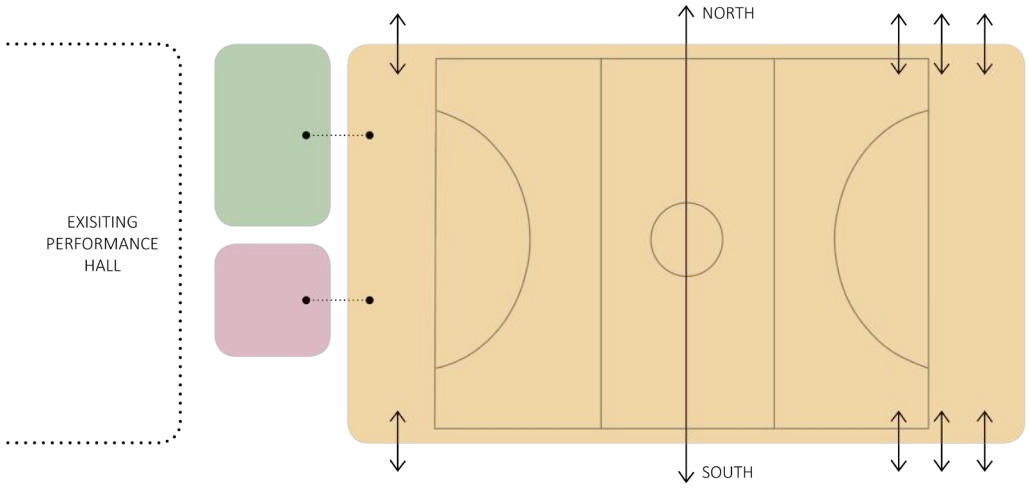
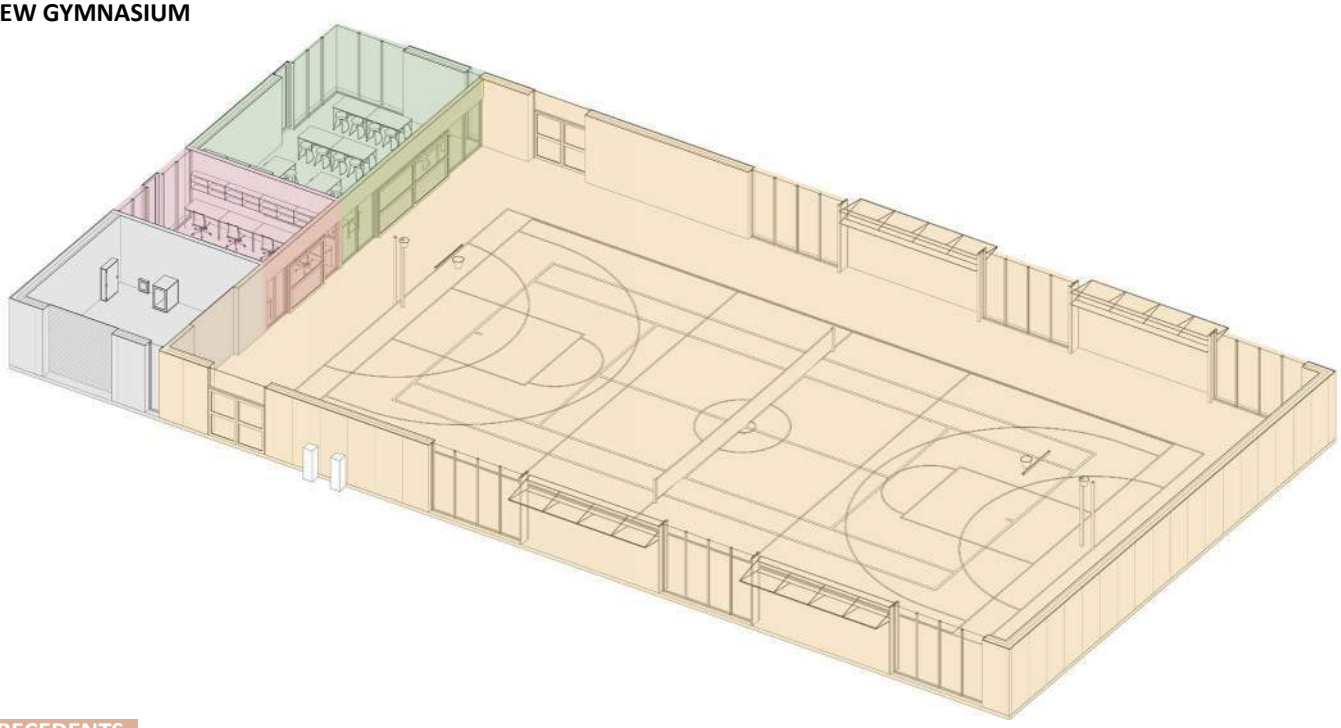


Diagram 02: *Connections to Staff Prep & GLS*



AXONOMETRIC

NEW GYMNASIUM



PRECEDENTS

SOUTH VIEW OF GYMNASIUM FROM OVAL.

FUNCTIONAL RELATIONSHIPS

LEARNING AREAS

Defining a quality physical learning environment tailored to the students and staff of The Heights School starts with an understanding of the societal and student needs and linking pedagogy to space. Student-centred learning environments serve as a catalyst for schools to create the best possible educational, social and cultural impacts for community development.

The internal design needs to be flexible and multi-faceted to cater for all. General Learning Spaces are paired to allow the flexibility for paired/ team teaching. These spaces will have large sliding glazed doors and windows for a seamless transition between spaces.

The Covered Outdoor Learning Space becomes the Social Heart of the Learning Environment by linking all General Learning Space. All General Learning Spaces have a visible and physical connection to the Covered Outdoor Learning Area. Glazed sliding doors and materiality make the indoor-outdoor transition seamless.

Shared commons are placed around the General Learning Spaces and are utilised for students or staff to work individually or in a collaborative settings. The ability to move furniture and devices will support the application of a diverse range of pedagogies.

Intervention rooms are located around the Primary Block for easy convenient use for all staff and students. The enclosed but visually connected rooms allow staff to have student supervision at all times.

Diagram 03: *Paired*

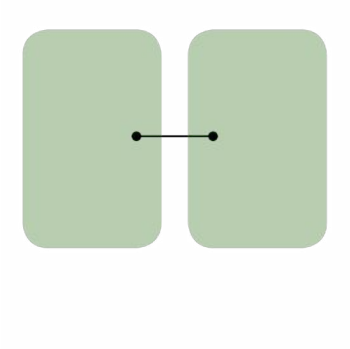


Diagram 04: *Connection to covered outdoor learning areas*

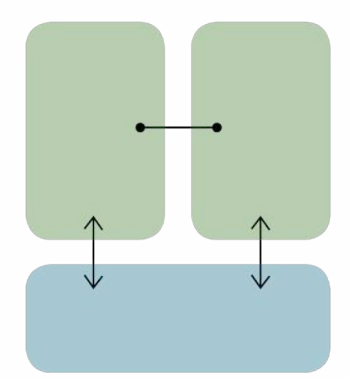


Diagram 05: *Connection to Learning Commons*

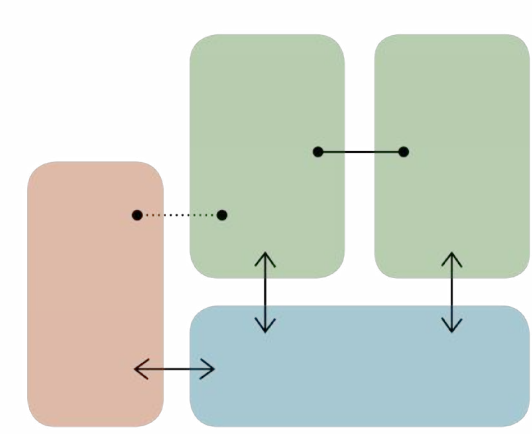
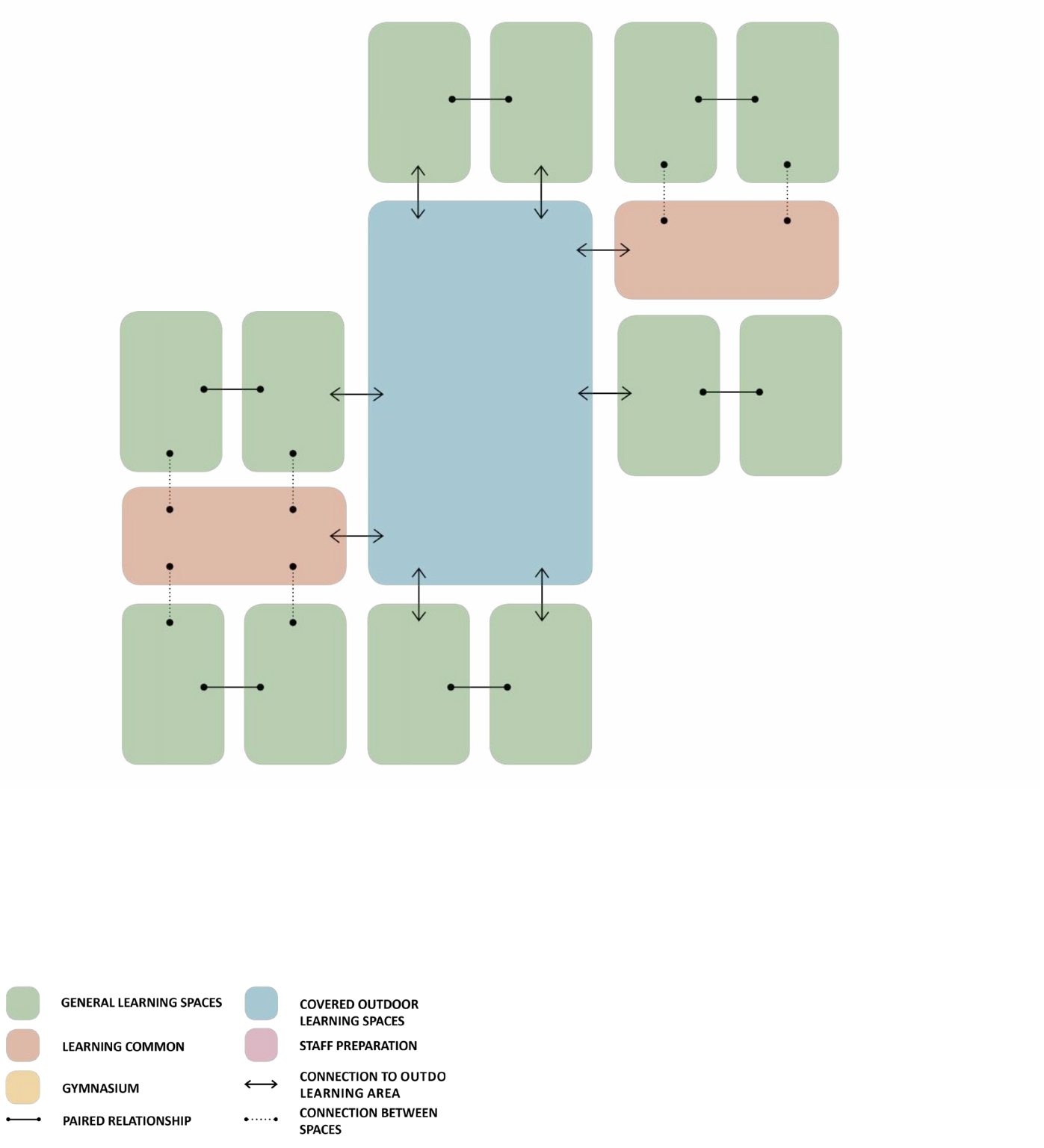
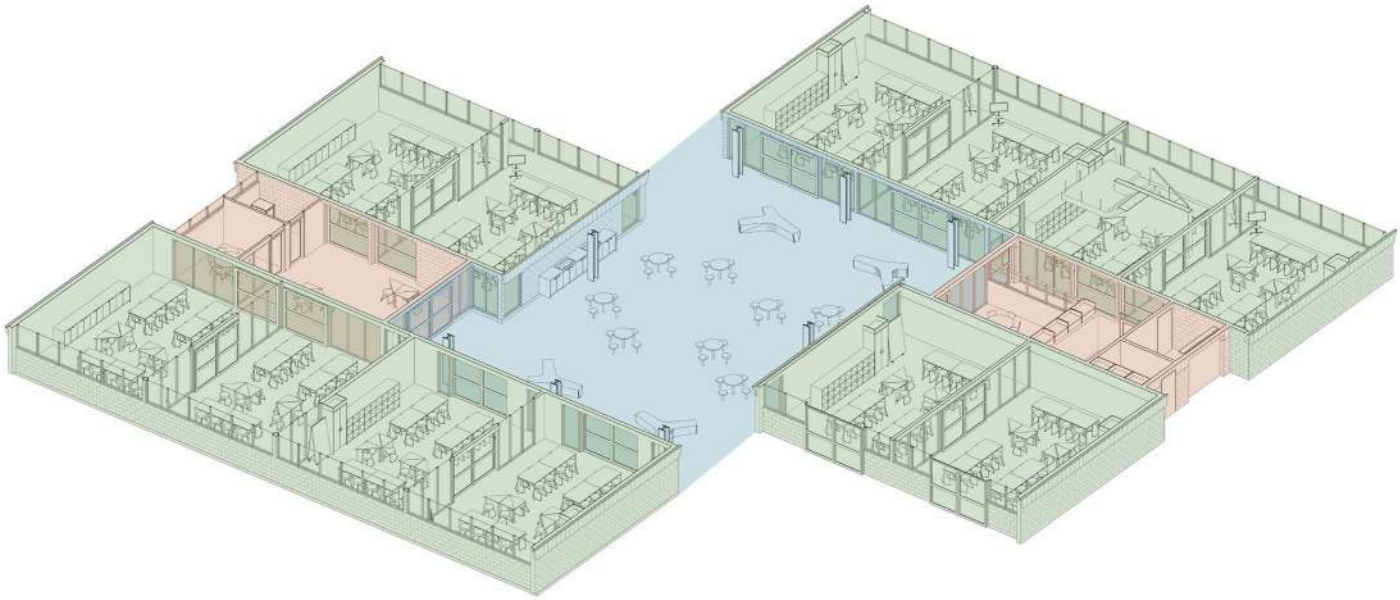


Diagram 06: *All Relationship Functions*



AXONOMETRIC

PRIMARY LEARNING AREA



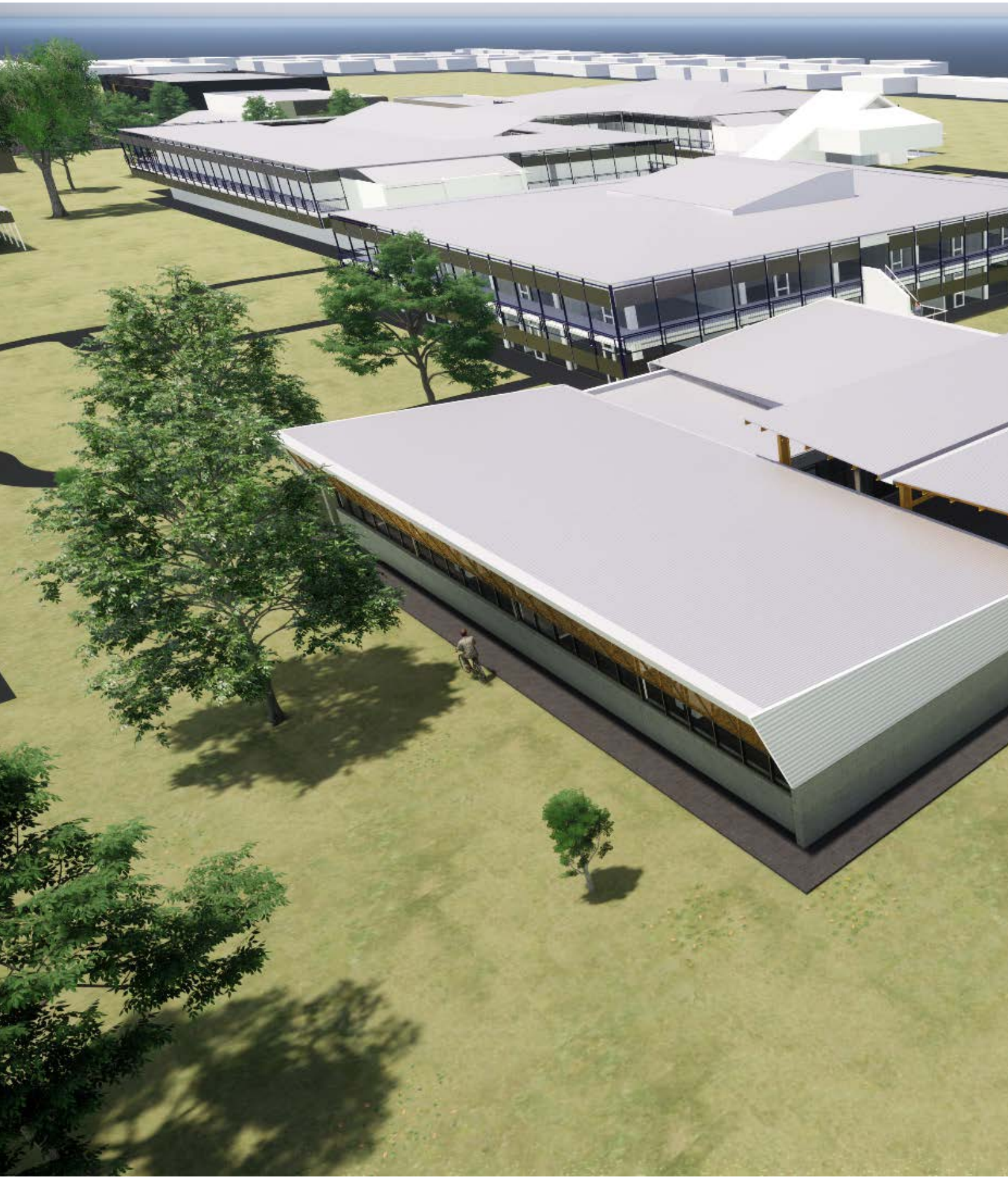
PRECEDENTS

VISUAL REPRESENTATION OF PRIMARY BUILDING

SOUTH EAST VIEW OF PRIMARY BLOCK

VIEW WITHIN COVERED OUTDOOR LEARNING AREA

NORTH VIEW OF PRIMARY BLOCK



4.4 CONCEPT DESIGN- LANDSCAPING

It is recommended that the Schools existing landscape character be maintained throughout the design process. Species selection will be important to enhance the existing landscape character and attract birds which is an important feature of the School. All materials selected will be hard wearing, sourced locally and where possible, sustainable. It was recognised that a new external entry gate from Brunel Drive is required to access the proposed 3/4/5 year building. This access was also recognised as a priority to allow for ease of access for OSHC. The School is also pursuing the addition of a new kiss & drop area to the western end of Brunel Drive. It is recognised that the School works be placed into 4 zones:

1. OSHC and the new 3/4/5/ year groups building and surrounds.
2. Building 12 demolition - Allocation of hard space in the footprint of building 12 being demolished.
3. Building 13 demolition- Junior asphalt and play space.
4. Future ideas and areas for the School to consider.

PROPOSED LANDSCAPING DESIGN CRITERIA

The design motivation is tightly bound to maintaining the existing site character. We will focus on the following areas in developing the concept design.

Zone 1 - OHSC & 3/4/5 year outdoor space

The School would like to see the existing current functions of the most north western corner of the site retained. With the establishment of the new OSHC transportable and 3/4/5 year group buildings a significant grove of established trees will be affected. Key design considerations for this zone include:

- Replacement of lost trees with new plantings within the school grounds to ensure future mature tree canopies
- Improvements to the existing outdoor space, incorporating the existing play equipment, which will enhance connectivity between the new buildings and OSHC.
- Retain the existing large grassed space for running space
- Relocation of existing furniture, including seats and tables
- Provide a new gate and access path will form the major movement patterns for the OSHC and 3/4/5 buildings
- Explore treatments to enhance the entry to the new courtyard created by the 3/4/5 building
- Investigate the opportunity to incorporate sustainable design to capture storm water into landscaped areas
- Investigate treatments to support a healthy growing environment for trees of significant value

Zone 2 - Building 12 Demolition

With the demolition of building 12 the space remaining is intended to be finished with a hard surface treatment with handball line markings and a basketball ring. This area was considered a key location for hard court play as there will be 5 handball courts and a basketball ring requiring relocation from the proposed Primary Block building site and provides an opportunity to open up views to the oval. Consideration will be given to connectivity of the hard play with the existing lawn and walls. Proximity to the access road beyond the gate will also need to be considered to maintain safe activity and containment of balls.

Zone 3 - Building 13 Demolition

Following the demolition of building 13, the School would like to increase their structured play activities. The area left by building 13 was identified as a place for rubber softfall and structured off the shelf play equipment which the School could implement later. The north west perimeter of the existing court space is in poor condition and it is proposed to upgrade the existing area of bitumen pavement to achieve continuity and safety throughout the space. Additional low seating walls would be incorporated in the space to allow for informal spectator seating.

Future Ideas

Although not part of the scope of this project, the landscape design proposals will consider future needs and opportunities so that the new works can be integrated into future works and allow for connectivity and future considerations.

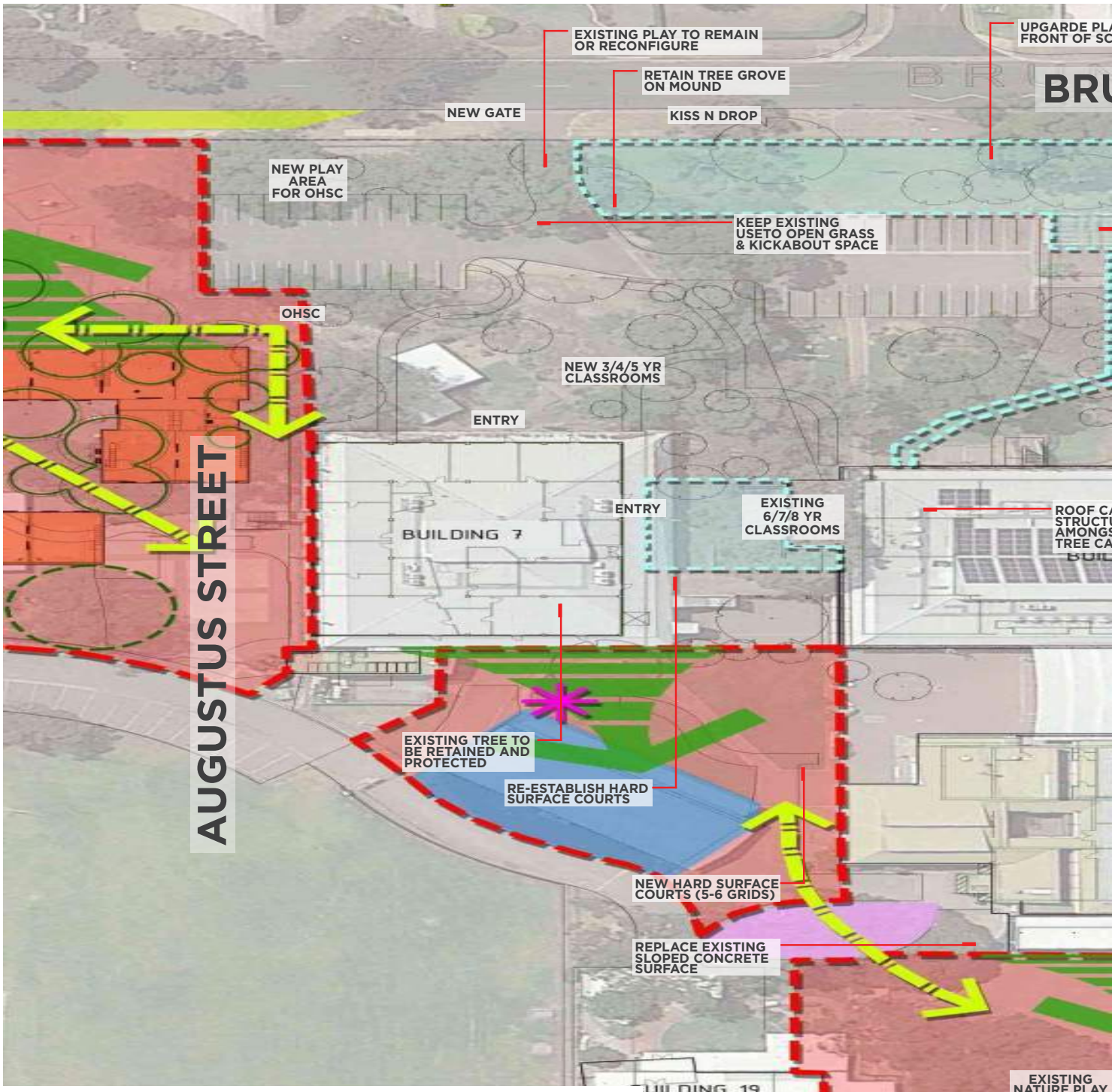
All design solutions and standards will comply with DPTI Division L guidelines and will comply with Australian standards for Accessibility (AS1428.1). Outerspace will review and comply with DECD design standards Section 8.1 Site works, 8.3 Paths and Paving, 8.4 Landscaping, 8.5 Outdoor play areas, 8.6 Site fixtures as well as DECD design standards section 6.9 for external lighting.

APPROVALS REQUIRED FOR VEGETATION REMOVAL

From the current information we have and according the tree audit and hazard assessment by Tree Vision we have identified that there will be 14-15 trees likely to be impacted upon by the proposed works.

These trees are numbered as 204-223. Five (5) of these trees are recognised as significant or regulated, these are trees 206 – Eucalyptus sideroxylon, 207 – Eucalyptus sideroxylon, 213 – Eucalyptus nicholii, 217 – Eucalyptus camaldulensis & 218 – Casuarina glauca. According to the tree audit significant trees are those which have a single trunk or a combined multi trunk circumference of 3.0m or greater. Regulated trees were noted as trees with a single trunk or multi trunked species with a circumference of greater than 2.0m.

There are current 'works priority 1' on 4 trees, trees 210 – Eucalyptus sideroxylon, 211 – Eucalyptus sp., 217 – Eucalyptus camaldulensis & 220 – Eucalyptus macrocarpa. According to the Tree audit by Tree Vision a priority 1 tree is classified as high risk and described as a tree with an identified defect or factor which poses a significant risk to people and structures of value in the surrounding area. It was not clear on our site visit if this works were completed as of 7th November, 2019. It was considered by the School, and is recognised by Outerspace, that tree 217 creates a significant value to the surrounding area, and as such it is recommended that a tree protection be calculated and enforced to ensure its protection.



GENERAL NOTES:

1. ENHANCE CONNECTIONS THROUGH THE NORTH WESTERN CORNER BETWEEN THE PROPOSED GATE AND THE 3/4/5 YR BUILDING AS WELL AS OHSC
2. REPLACE LOST TREES WITH SIMILAR APPROVED SPECIES
3. ENSURE THE NUMBER OF HARD SURFACED BALL COURTS ARE MAINTAINED / INCREASED
4. PROVIDE SAFE ZONES AROUND THE BALL SPORT AREAS
5. RELOCATE / RE-USE EXISTING BENCHES AND TABLES
6. MAINTAIN EXISTING NATURAL CHARACTER TO PROPOSED WORK AREAS
7. ALLOW TO MAKE GOOD ALL AREAS DISTURBED BY THE PROPOSED WORKS

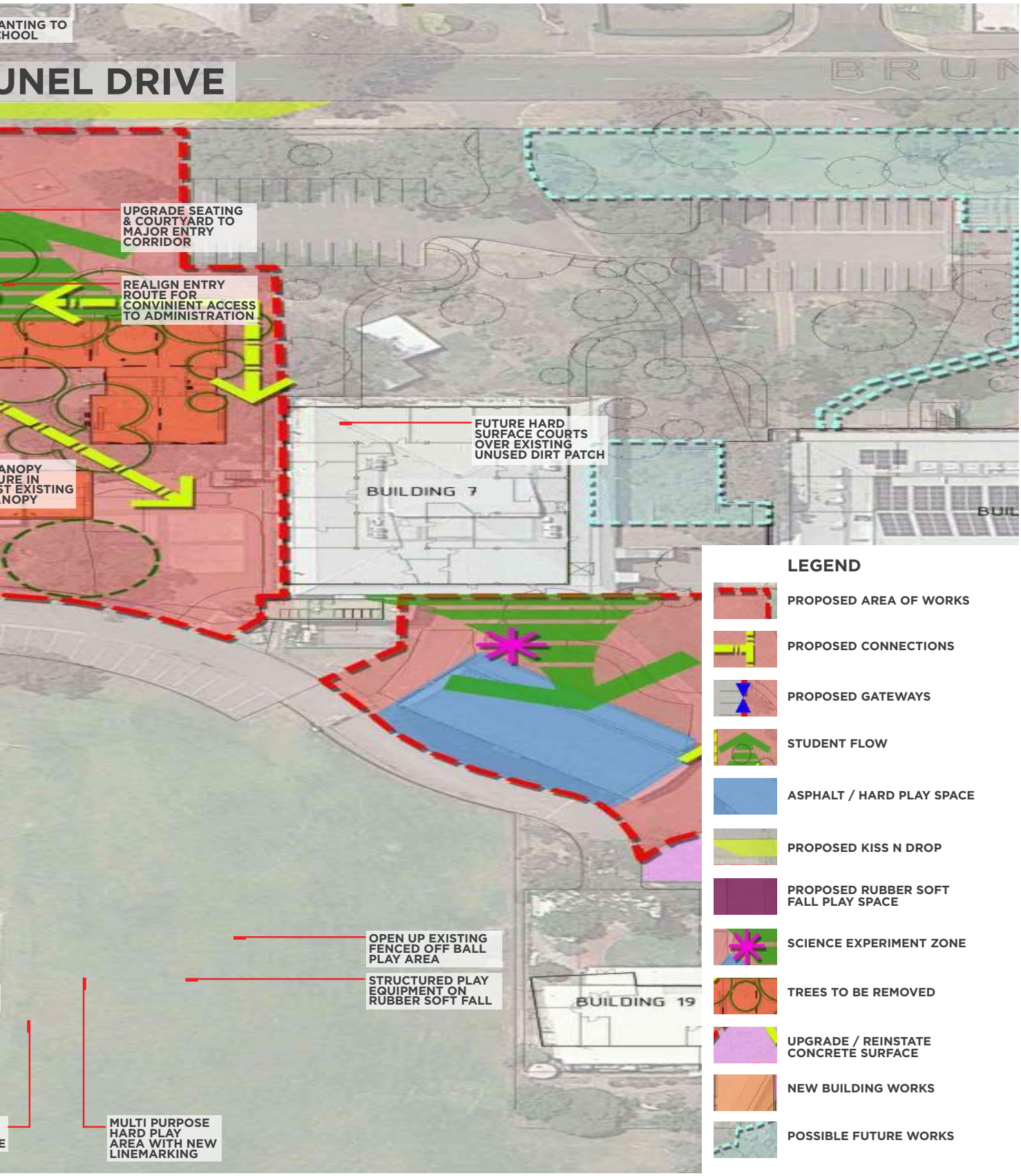
OUTER SPACE®

Project: The Heights School Concept Report

Client: DPTI 7282-PC-2018

Drawing: Draft Landscape Concept Plan

PR
NOT FO



ELIMINARY
OR CONSTRUCTION

Date: 13/11/19
Drawn By: AL
Dwg No.: OS691_CP01
Checked By: KB
Revision:
Approved By: KB

4.5 CONCEPT DESIGN- STRUCTURE

NEW PRIMARY BUILDING

The proposed single storey structure will consist of cold formed steel roofing, steel framing, combination steel clad and pre-cast concrete walls, light weight internal walling partitions, and a trenched pier stiffened raft slab. Trenched piers were chosen to aid in founding the base of the footings below the calcareous layer identified in the bore logs.

Cross bracing will be utilised in the roofing and in the walls of the structure to transfer design wind loads to the ground level, seismic loads will not govern the design.

The footing system will be designed for a soil classification of E-D in accordance with AS2870. Wind loads are expected to be the governing design criteria.

All new walls and ceilings within the area of work shall be specified with restraints that meet the requirements of Section 8 of AS1170.4.

NEW PRIMARY BUILDING CANOPY

The proposed standalone canopy only structure will consist of cold formed steel roofing, steel framing, cantilevering columns, a large single span truss to remove the requirement for an internal column, and concrete piers isolated from the surrounding slab and the surrounding soil to reduce the effects of skin friction. Isolated piers were selected for their ability to resist lateral movements and ease of achieving depth to bypass the calcareous layer previously identified.

NEW GYMNASIUM BUILDING

The proposed single storey structure will consist of two joined but distinct areas; an administration/office and main court/gym. The 'office' area will consist of cold formed steel roofing, steel framing, panel type walls, light weight internal walling partitions, and a trenched pier stiffened raft slab. In general, this building will be braced but will rely on the stability of the gym structure in the east-west direction.

The 'gym' area will consist of cold formed steel roofing, steel framing, combination steel clad and pre-cast concrete walls, light weight internal walling partitions, and a trenched pier stiffened raft slab in combination with isolated pier footings for the main columns. This portion of the building will be portal framed in the north-south direction and will be supported by bracing in the east-west direction. Wind design is the expected critical load case.

Due to the gym's usage, consideration should be given to the provision of void formers under the slab to accommodate the site classification, E-D.

NEW MAINTENANCE SHED

The area will consist of cold formed steel roofing, steel framing, combination steel clad and pre-cast concrete walls, light weight internal walling partitions, and a trenched pier stiffened raft slab in combination with isolated pier footings for the main columns. This portion of the building will be portal framed in the north-south direction and will be supported by bracing in the east-west direction. Wind design is the expected critical load case.

BUILDING 4 DEMOLITION AND REFURBISHMENT

The existing floor construction is that of a suspended post-tensioned slab on a grid of piers. The existing drawings make it difficult to determine the extent of the post-tensioning; currently, it appears that the post-tensioning is consistent to the extents of building 4.

Coring locally is an option but access to the underside of the slab is a confined space and may have residual contamination from when the original piping had failed. To accommodate the proposed wet-area it is recommended that a non-conventional approach to the services is undertaken. The current scope of works does not suggest that a seismic assessment will be required.

All new and existing walls, and ceilings within the area of work shall be specified with restraints that meet the requirements of Section 8 of AS1170.4.

4.6 CONCEPT DESIGN- CIVIL & STORM WATER

NEW PRIMARY BUILDING

The stormwater for the northern building will connect to the side entry pit located in the carpark to the north-east. The stormwater for the southern building will connect to the side entry pit located in the carpark to the south-west. All underground pipes will be of sewer class 'SN8' with swivel joints as required to accommodate site soil movement.

With consideration of WSUD; we considered the possibility of introducing soakage pits to align with the proposed future landscaping, however, the site is underlain by clay and calcareous soils. The introduction of a soakage pit would encourage large shrink-swell cycles along with the potential for the collapse of the calcareous layers. Typical infiltration rates expected in clay soils would also mean that the soakage pits would become a proxy detention tank. The other option considered the collection of the rain water in tanks to the east of the northern building.

NEW PRIMARY BUILDING CANOPY

The central box gutter will have a high point at the middle and be directed to the north and south being deposited to the respective buildings to avoid any 'internal' underground requirement for stormwater.

NEW GYMNASIUM BUILDING

A new localised stormwater system will be required that will be connected to the nearest identified location connecting to the greater stormwater system for the school. It is likely that with the addition of the new gym and shed that the extent of the stormwater system around building 4 will need to be upgraded.

Planroom drawing 2837-SD-1975 shows that there is a sump just to the west of SH2 which connects to a system that runs to the east along the southern boundary of the school. It is unclear where the pipe is discharged as the extent of the drawings is limited, however, there is a double side entry pit located on Ladywood Rd that aligns with the projected path and is the likely discharge point.

With consideration of WSUD; there are two exiting tanks that are currently connected to the stormwater for building 11. We propose to provide two new rain water tanks on the eastern side of the gym, however, as the oval is the only adjacent landscaping, we are unsure what potential use could be derived from this collected water.

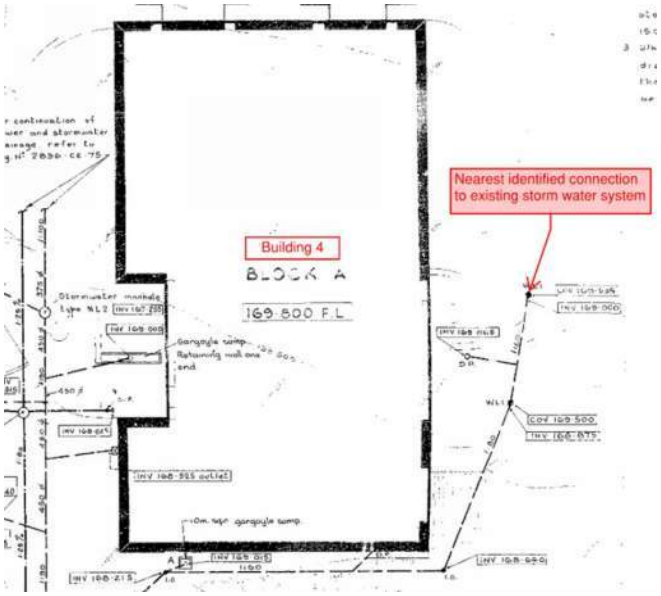


Image 01: Section around building 4 from plan room drawing 2837-SD-1975

NEW MAINTENANCE SHED

A new localised stormwater system will be required that will be connected to the nearest identified location connecting to the greater stormwater system for the school. It is likely that with the addition of the new gym and shed that the extent of the stormwater system around building 4 will need to be upgraded.

4.7 CONCEPT DESIGN- TRAFFIC MANAGEMENT

To be completed during Design Development.

4.8 CONCEPT DESIGN- ACOUSTIC ENGINEERING

2.1 STANDARDS AND GUIDELINES

Acoustic criteria have been established in accordance with industry best-practice and our experience on similar projects. The relevant guidelines and standards that are applied to the acoustic design of education developments are:

- AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors – Reverberation time and ambient noise levels (AS2107:2016)
- Department for Education and Child Development Design Standards 2015: 5.5 Acoustics (DECD Design Standards)
- AAAC Guideline for Educational Facilities Acoustics V2.0 2018 (AAAC Guideline)

2.2 AS 2107:2016

The internal ambient noise levels covering building services noise and external noise ingress from the external environment from AS 2107:2016 are presented in Table 2.1.

Table 2.1: AS 2107:2016 internal ambient noise criteria

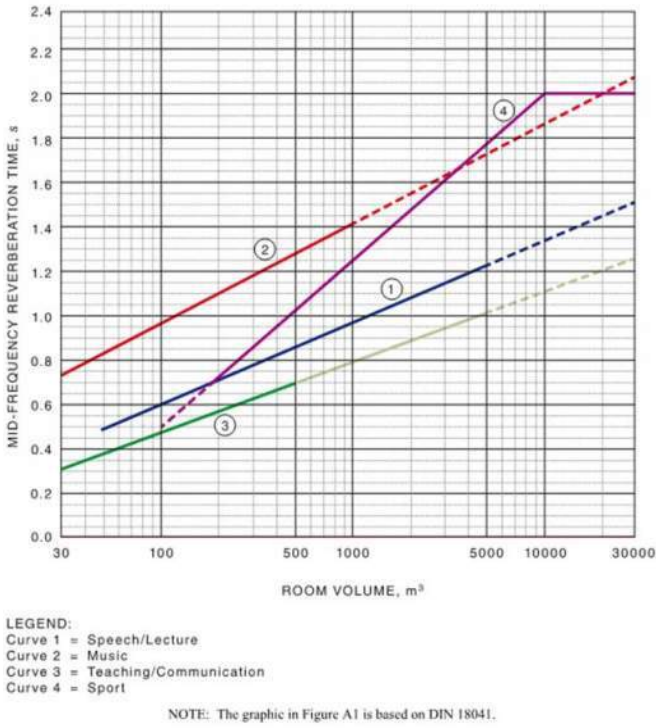
TYPE OF OCCUPANCY/ACTIVITY	*DESIGN SOUND LEVEL RANGE LAEQ, dBA*
Teaching spaces – open plan / primary schools	*35 - 45*
Interview / counselling room	*40 - 45*
Office areas	*40 - 45*
Professional and administrative offices	*35 – 40*
Meeting room (small)	*40 – 45*
Staff common room	*40 - 45*
Corridors and lobbies	*< 50*
Gymnasia / indoor sports	*≤ 45*
Toilets / change / showers	*< 55*

It is recommended reverberation times (RT) are designed to control reverberant levels in the space to support speech intelligibility. The AS2107:2016 criteria regarding room acoustics are listed in Table 2.2, with supplementary requirements referencing room volume shown in Figure 2.1.

Table 2.2 AS 2107:2016 room acoustics criteria

TYPE OF OCCUPANCY/ACTIVITY	MAXIMUM RECOMMENDED MID-FREQUENCY(1) RT, S
Teaching spaces – open plan /primary schools	Curve 3 (see Figure 2.1)
Interview / counselling room	0.3- 0.6
Office areas	0.4- 0.7
Professional and administrative offices	0.6- 0.8
Meeting room (small)	< 0.6
Staff common room	< 0.6
Corridors and lobbies	< 0.8
Gymnasium	Curve 4 (see Figure 2.1)
Toilets / change / showers	-

Note:
(1) Mid-frequency reverberation refers to the average reverberation time at 500 Hz and 1000 Hz.
(2) Reverberation time should be minimised as far as practicable for noise control.
(3) Health requirements for hygiene and infection control may preclude achieving these recommended reverberation times.



NOTE: The graphic in Figure A1 is based on DIN 18041.

2.3 DFE DESIGN STANDARDS INTERNAL AMBIENT NOISE

The DECD Design Standards recommendation that learning areas generally achieve a maximum sound level between 35 – 45 dB in unoccupied rooms. Additional criteria for specific spaces is given in Table 2.3 below.

Table 2.3 DEDC internal ambient noise criteria

TYPE OF OCCUPANCY/ACTIVITY	DESIGN SOUND LEVEL RANGE LAEQ, dBA
Multipurpose activity halls	40
Design and technology workshops	45
Drama and music rooms	40
Withdrawal rooms	35

ROOM ACOUSTICS AND CEILING ATTENUATION

Minimum requirements are given by the DECD Design Standards for ceiling acoustic absorption and noise transfer attenuation; these are provided in Table 2.4. Absorptive ceiling treatments are described in terms of their noise reduction coefficient (NRC) and ceiling attenuation is described in terms of the ceiling attenuation class (CAC).

ROOM TYPE	NOISE REDUCTION COEFFICIENT, NRC		CEILING ATTENUATION CLASS, CAC
	MINIMUM NRC	CEILING COVERAGE	MINIMUM
General Learning Areas (GLA)	0.7	80%	35
Open Learning Areas, Science Laboratories, Design and Technology Areas, Art Rooms, Material Preparation Areas	0.7	90%	40
Offices, Meeting Rooms, Seminar Rooms, Quiet Rooms, Staff Room	0.5	90%	30
Corridors, Foyers, Reception	0.5	100%	35

The DECD Design Standards states the following regarding room acoustics in learning areas for those with special needs: New facilities constructed specifically for and dedicated to students with special needs, including those with learning difficulties, Aboriginal learners, those with English as a second language, and learners with hearing impairments shall have reverberation times no higher than 0.4 seconds in all of their learning spaces. This shall also apply to facilities specifically modified to accommodate such students.

2.4 AAAC GUIDELINES

INTERNAL AMBIENT NOISE

The internal ambient noise levels covering building services noise and external noise ingress from the external environment from AS 2107:2016 are presented in Table 2.5

Table 2.5: Internal ambient noise levels prescribed in Table 2 of AAAC Guideline

TYPE OF OCCUPANCY/ACTIVITY	DESIGN SOUND LEVEL RANGE LAEQ, dBA
Teaching spaces – open plan	≤ 40
Teaching spaces – secondary schools	35- 40
Arts / crafts studio / manual arts workshop	≤ 45
Interview / counselling room	40- 45
Office areas	40- 45
Professional and administrative offices	35 – 40
Staff common room	40- 45
Cafeteria	45 – 50
Foyer / atria (for circulation, not teaching)	40- 50
Corridors and lobbies	≤ 50
Toilets / change / showers	≤ 55

RAINFALL NOISE

Noise from rain in learning and teaching areas should be controlled by the roof design. The rain noise ingress from a roof is recommended to not exceed the upper extent of ambient noise levels within Table 2.5 by more than 5dBA during rain event with a rainfall rate of up to 25mm/hr.

INTERNAL AIRBORNE SOUND INSULATION

Room to room airborne sound insulation performance requirements for walls have been established in general accordance with the AAAC Guideline. Where minimum requirements are given by the DECD Design Standards, the proposed internal airbourne sound insulation criteria meet or exceed these requirements.

Specifications provided in Table 2.6 and Table 2.7 apply to partitions that do not contain doors in terms of ratings between spaces and their requirements.

The AAAC Guideline notes the following in regards to doors: Where doors are proposed between spaces consideration must be given to the placement and performance requirements of the door since ratings for doors with no acoustic treatment are not likely to exceed Dw 20 dB while standard solid core doors with full perimeter acoustic seals could achieve a rating up to Dw 30 dB.

Acoustic sound insulation recommendations in the Appendix A architectural markup have been reduced where doors limit the acoustic performance of the overall partition.

Table 2.6: Sound insulation ratings prescribed in Table 3 of AAAC Guideline

TYPE OF ROOM	SOURCE ROOM ACTIVITY AIRBORNE NOISE GENERATION	RECEIVING SPACE NOISE TOLERANCE
Teaching spaces – open plan/ primary	Average	Low
Interview / counselling room	Low	Medium
Office areas	Average	Medium
Staff common room	Low	Medium

Atria (for circulation, not teaching)	Average	High
Corridors and lobbies	Average	High
Toilets / change / showers	Average	High
Gymnasia / indoor sports	Very High	Medium

Table 2.7 Sound insulation ratings for interfaces without pass doors prescribed in Table 5 of AAAC Guideline*

MINIMUM Dw		ACTIVITY NOISE IN SOURCE ROOM			
		LOW	AVERAGE	HIGH	VERY HIGH
Noise tolerance in receiving room	High	30	35	45	55
	Medium	35	40	45	50
	Low	40	45	50	55
	Very Low	45	50	55	60

FLOOR SEPARATION

The proposed design for Building A includes an upper and lower level, each consisting of learning, office, breakout, and withdrawal areas. Proper floor separation must be designed to minimize noise transmitted vertically between spaces.

The AAAC Guideline provides impact isolation rating recommendations based on source room impact generation and receiving space noise tolerance; the recommendations are provided in Table 2.8 and Table 2.9 below.

Table 2.8 Impact sound isolation recommendations from AAAC Guidelines

TYPE OF ROOM	SOURCE ROOM IMPACT NOISE GENERATION	RECEIVING SPACE NOISE TOLERANCE
Teaching spaces – open plan/ primary schools	Low	Low
Manual arts workshop	Medium	Medium
Interview / counselling room	Low	Medium
Office areas	Low	Medium
Staff common room	Low	Medium
Cafeteria	High	High
Atria (for circulation, not teaching)	Medium	High
Corridors and lobbies	Medium	High
Toilets / change / showers	Medium	High

Table 2.9 Impact isolation ratings for floor / ceiling between vertically separated spaces, LnTw dB from AAAC Guidelines

MIN LNTW		IMPACT GENERATION IN SOURCE ROOM		
		LOW	MEDIUM	HIGH
Noise tolerance in receiving room	High	70	65	60
	Medium	65	60	55
	Low	60	55	501
	Very Low	55	501	451

Note:
1) Where high impact generating activities are to be located above spaces with low noise tolerance, consideration should be given to the relocating of one of the spaces. Specialist advice should be sought where very high impact activities, such gymnasia, are to occur above a sensitive space.

ROOM ACOUSTICS

Minimum recommendations are given by the AAAC Guidelines for reverberation time and are provided in Table 2.10 below.

Table 2.10 Reverberation times prescribed in Table 2 of the AAAC Guidelines

TYPE OF OCCUPANCY/ACTIVITY	DESIGN REVERBERATION TIME RANGE RT, s
Teaching spaces – open plan / primary schools	≤ 0.6
Interview / counselling room	0.3 – 0.6
Office areas	0.4 – 0.7
Professional and administrative offices	0.6 – 0.8
Staff common room	≤ 0.6
Cafeteria	≤ 1.0
Foyer / atria (for circulation, not teaching)	≤ 1.5
Corridors and lobbies	≤ 0.8
Toilets / change / showers	-

2.5 SUMMARY OF ACOUSTIC CRITERIA

INTERNAL AMBIENT NOISE

It is recommended to adopt internal ambient noise criteria from AS 2107:2016 and DECD internal ambient noise criteria where it is more stringent. A summary of recommended internal ambient noise criteria is given in Table 2.11.

Table 2.11 Summary of recommended internal ambient noise criteria

TYPE OF OCCUPANCY/ ACTIVITY	DESIGN SOUND LEVEL RANGE LAEQ, dBA	STANDARD
Teaching spaces – open plan / primary schools	35- 45	AS 2107:2016
Interview / counselling room	40- 45	AS 2107:2016
Office areas	40- 45	AS 2107:2016
Professional and administrative offices	35 – 40	AS 2107:2016
Meeting room (small)	40 – 45	AS 2107:2016
Staff common room	40- 45	AS 2107:2016
Cafeteria	45- 50	AS 2107:2016
Corridors and lobbies	< 50	AS 2107:2016
Toilets / change / showers	< 55	AS 2107:2016

ROOM ACOUSTICS

Reverberation time criteria will be adopted from AS 2107:2016, the AAAC Guidelines and the DECD reverberation treatment minimum requirements, adopting the most stringent requirements from each standard to reflect best practice; the reverberation time criteria have been summarised in Table 2.12. Refer to Table 2.4 for the DECD minimum requirements for reverberation treatment.

Table 2.12Summary of proposed reverberation time noise criteria

TYPE OF OCCUPANCY/ ACTIVITY	DESIGN REVERBERATION TIME RANGE RT, s	STANDARD
Teaching spaces – open plan / primary schools	Curve 3 (see Figure 2.1)	AS 2107:2016
AS 2107:2016	40- 45	AS 2107:2016
Interview / counselling room	0.3- 0.6	AS 2107:2016
Office areas	0.4- 0.7	AS 2107:2016
Professional and administrative offices	0.6- 0.8	AS 2107:2016
Meeting room (small)	< 0.6	AS 2107:2016
Staff common room	< 0.6	AS 2107:2016
Cafeteria	< 1.0	AS 2107:2016
Foyer / atria (for circulation, not teaching)	≤ 1.5	AAAC Guidelines
Corridors and lobbies	< 0.8	AS 2107:2016
Toilets / change / showers	-	AS 2107:2016

SOUND INSULATION

Room to room airborne sound insulation criteria will be adopted from the AAAC Guidelines. Refer to Table 2.5 and Table 2.6 for the nominated sound insulation criteria. Refer to the Appendix A architectural markup for the sound insulation rating recommendations as they apply to the individual partitions.

Floor separation, impact insulation, and rainfall noise criteria will be adopted from the AAAC Guidelines, as provided in Section 2.4.

4.9 CONCEPT DESIGN- MECHANICAL ENGINEERING

DESIGN CRITERIA

As per all DfE projects, the mechanical services will be designed to comply with the 2015 DECD design guidelines. We understand that the 2019 version of the guidelines are under review and if possible, these will be reviewed at a later stage of the project.
To this end, the design criteria for areas specified to have air conditioning will be:

External Temperature Range	6.5°C – 37°C
Corresponding Internal Temperature Range	20°C – 26°C

DPTI construction methodology and requirements also form part of the basis of design. This will cover items such as maintenance access, protection of services, seismic restraint of installations etc.

For the purpose of high level concept spatial requirements and cost estimates, air conditioning check figures were used, ranging from 100 W/m2 to 200 W/m2, depending on the area in question. Detailed heat load calculations will be undertaken during design phase.

EXISTING BUILDING 4

As the areas in question will have all the existing mechanical services removed, all new mechanical services will be provided.

There are three distinct areas from a mechanical perspective to this refurbishment.

The first area is the provision of a new music/drama space. For air conditioning, this space will be provided with a reverse cycle ducted air conditioning unit. This unit will provide heating and cooling to maintain the design conditions, as stated above. It will also have an outside air connection to provide outdoor airflow into the space. Depending on the final design of the space and intended occupancy numbers, a heat reclaim unit may also be provided.

For the equipment store, a simple ducted exhaust system will be provided. This will provide a base level of mechanical ventilation should it be required, such as if wet equipment is returned to the store or there is a level of odour present in the space.

The amenities areas will also be provided with ducted exhaust systems. It is anticipated that these will have individual full-height cubicles, so therefore a single exhaust grille will be provided per cubicle. Air relief will be through air transfer grilles at high level. These will be full chevron type to prevent visual barriers and prevent objects from being fed through the grille. Motion detection control will be provided.

NEW PRIMARY BUILDING

Generally, the new mechanical services to this building will include reverse cycle air conditioning using Variable Refrigerant Volume (VRV) systems. This is in accordance with the requirements of DPTI and DfE.

VRV systems generally consist of a single outdoor condensing unit that provides heating or cooling to several indoor fan coil units, such as ceiling cassettes, wall splits or ducted units. The advantage to this is a reduction in the amount of plant outside while still serving all the required areas. Heat recovery systems will be used to allow different areas to be heated or cooled simultaneously. This building will use ceiling cassette type fan coil units.

Alternative options such as evaporative cooling were considered, however they will not meet the temperature control requirements of DfE. They also require a separate heating system, increasing complexity and maintenance requirements.

For fresh air ventilation, heat reclaim units will be used. Heat reclaim units simultaneously remove air from a space and bring in outside air to provide a high level of ventilation and air changeover. They feature a heat exchanger to recapture heat energy from the exhausted air stream to pre-heat or pre-cool the incoming air, based on requirements of the room. This minimises the load on the air conditioning systems, reducing their size and operating costs. These are in line with the expectations of DPTI and DE. These will comply with AS1668.2 and the National Construction Codes.

Outside air using indirect evaporative cooling was investigated however was not deemed appropriate for this project. While providing significant benefits during summer operation, their lack of heating means that additional heating equipment is required. This typically involves gas fired heating hot water boilers, water coils and a water treatment system. This adds capital and maintenance costs and so will not be used on this project. The spatial requirements of these units is also quite high and the proposed building does not have sufficient room for these systems.

The cleaner's room will be provided with exhaust airflow ventilation.

4.10 CONCEPT DESIGN- ELECTRICAL ENGINEERING

Controls will generally consist of time clock systems and pushbutton controls. These will allow for some units in common areas to operate during school hours while areas of less frequent use would only be switched on when required and switch off after a predetermined period of time. As per DfE requirements, proprietary panels will not be accessible by occupants.

A central controller will be provided for the building including network accessibility. This will allow for greater control and monitoring of the mechanical services and can be connected to remotely.

NEW GYM BUILDING

Similarly, the new teacher prep and GLS will be provided with reverse cycle air conditioning using VRV type systems, ceiling cassettes and heat reclaim units.

The store room will also be provided with a general exhaust fan for the same reasons as discussed in the existing Building 4.

For the gym space, cooling will be provided by evaporative cooling and heating by radiant tube heating.

The evaporative coolers will provide cooled air through large exposed ducts mounted at high level. These could be coordinated with the structural trusses to pass through them, reducing the likelihood of ball or impact damage to the ducts or grilles. Air will be distributed using large scale swirl diffusers mounted to the underside of the ducts.

For heating, radiant tube heaters will be provided. They operate on radiation, transmitting the heat directly to the occupants or surfaces within the space to provide a base level of comfort. They will not fully heat the space but will improve the conditions in the space in winter.

SITE INFRASTRUCTURE

The existing padmount transformer is rated at 750kVA and is dedicated to the school. The school's current agreed demand is set at 529kVA. The increase in electrical load for the redevelopment will be relatively small. On this basis, it is assumed that the existing padmount transformer will be adequate to accommodate the proposed redevelopment. An application to SAPN shall be made to during Design for the increased demand. It is anticipated that only augmentation charges will be applicable.

The existing main switchboard (MSB) has spare space for one 3 phase circuit breaker. The MSB shall be modified and extended to house additional circuit breakers to serve the new Junior Primary buildings and Gym. Each new building shall be provided with a local distribution board fed from the MSB via submains cables running on cable trays and underground conduits.

Data services for the new buildings shall be provided via new local 12 RU wall mounted comms cabinets, wired to the main comms rack in building 1 via optic fibre cables. Voice services shall be provided via new Cat 3 gel filled tie cables.

Hardware for the school's existing 'Concept 3000' security system is no longer manufactured. The Department for Education (DfE) has requested the system be upgraded to an 'Inner Range Integriti' system for the redevelopment. The new buildings shall be provided with new Integriti data gathering panels and wired to the new upgraded system.

EXISTING BUILDING 4

A new local distribution board shall be provided to serve the proposed refurbishment. The board shall be fed from DB.C in room 17. The internal fitout shall include the following:

- Provision of new general power socket outlets.
- Provision of new Cat 6A data outlets in Music/Drama room.
- Provision of new wireless access points in Music/Drama room.
- Provision of conduits for AV cabling to TVs/Projectors/ IWBs. (A/V cables and outlets supplied and installed by school).
- Provision of new LED lighting controlled via motion sensors to comply with BCA section J.
- Provision of new exit and emergency lighting as per AS2293.
- Provision of new smoke and PIR sensors in accordance with DfE Combined Fire and Security guidelines

- Power supplies to mechanical and hydraulic plant.
- Provision of new hand dryers to toilets.
- Provision of assistant push button to access WC

NEW PRIMARY BUILDINGS & GYM

The internal fitout works in the Junior Primary buildings and Gym shall include the following:

- Provision of general power socket outlets
- Provision of Cat 6A data outlets
- Provision of wireless access points
- Provision of conduits for AV cabling to TVs/Projectors/ IWBs. (A/V cables and outlets supplied and installed by school)
- Provision of internal and external LED lighting controlled via motion sensors to comply with BCA section J
- Provision of LED high bay luminaires for Gym hall.
- Provision of external perimeter security lighting
- Provision of exit and emergency lighting as per AS2293.
- Provision of security devices including smoke detectors, PIR sensors, keypads, and strobe alarms in accordance with DfE Combined Fire and Security guidelines
- Provision of access controlled doors in Gym.
- Power supplies to mechanical and hydraulic plant

The above works shall be designed in accordance with relevant Australian Standards, BCA, DPTI and DfE standards and guidelines.

4.11 CONCEPT DESIGN- HYDRAULIC ENGINEERING

SITE INFRASTRUCTURE

Extend new sewer from the new Primary Building to existing sewer South of existing Building 7. Depth to be confirmed with survey and a pump station may be required.

Water will be extended and connected to the existing supply North of Building 7.

NEW PRIMARY BUILDING

A new sewerage and water system will be provided to suit the new layout and connect to the existing site services.

All sanitary fixtures and tap ware (if required) shall have a minimum 4 start WELS rated with timed flow taps to student's ablution area as per DfE requirements.

Cold water only will be provided to this building. Hot water can be provided to cleaner sink if required.

NEW GYMNASIUM

Nil work

BUILDING 4

Sewer, water and gas are available to Building 4 and will be extended/modified as required to suit the new fit-out. Refer to structural input for cutting/trenching of existing building slab.

4.12 CONCEPT DESIGN- FIRE ENGINEERING

SITE INFRASTRUCTURE

A new 150mm fire booster cabinet will be provided including a new 150mm fire connection to replace the existing. The existing asbestos cement fire main running near to the new Gymnasium will be replaced including provision for a new hydrant to serve both the new Gymnasium and the new Primary Buildings.

As the remainder of the in ground asbestos cement fire main is likely to remain as is, we have concerns about the suitability of reconnecting it into the modified system. Typically, this is due to failure of the aged fire main during commissioning where the pipework is required to hold a significantly high pressure to prove it's suitability for reuse. A pressure test to check the integrity of the fire main has been ordered but results are not yet available. A full replacement of the fire main has not been allowed for.

An SA Water flow test has also been ordered and we are awaiting the result to determine the suitability of the water supply (flowrate and pressure) for the proposed development. Tanks and pumps have specifically excluded subject to the outcome of this test. These may be required should the flow or pressure from the SA Water street main be insufficient for the size of the fire compartments required.

NEW PRIMARY BUILDING

Fire hose reel are exempted for classroom as per NCC. Fire extinguishers will be provided in accordance with AS2444.

NEW GYMNASIUM

Fire extinguishers and blankets will be provided in accordance with AS2444 to suit the new layout.

Fire hose reel will be provided if required in accordance with AS2441 to suit new layout.

4.13 CONCEPT DESIGN- LIFTS

Not applicable for this project.

4.14 CONCEPT DESIGN- OTHERS

Not applicable for this project.

4.15 CONCEPT DESIGN- ESD

Thomson Rossi are fully committed to the principles of ESD which fundamentally underpin the design of the new Facilities proposed for The Heights School.

At the core of our designs for both buildings are passive design principles for solar, lighting and ventilation. Both the Classroom Block and the Gymnasium have been designed with their main axis running East West, and fenestration predominantly North and South with projecting eaves and sun screens along the northern façade attenuating solar penetration to block penetration during the warm to hot months but allow penetration during the cooler months of autumn and winter. Working in conjunction with the thermal mass of the concrete floors and block perimeter walls and high levels of insulation in the ceilings, the buildings effectively store gained heat during the winter days and absorb excess heat during the summer days, with the corresponding release at night when ambient temperatures fall. Similarly the narrower east west footprint with opposed operable windows allow excellent natural lighting and cross ventilation for natural cooling. The classroom modules have raked ceilings with high level operable windows at the high end to expel hotter rising air while drawing cooler air from opposing low level windows and sliding doors, as well as maximising natural lighting.

Other ESD features that will be/are included in the design are as follows:

GENERAL

- Utilisation of passive design principles for solar, lighting and ventilation
- Selection and use of materials from sustainable sources with low embodied energy.
- Preference locally sourced materials
- Selection and use of materials with low toxicity and emissions
- Design to a modular grid to minimise wastage/cutting of materials
- Use of ecospecifier to assist.
- High levels of insulation
- Robust material selection for longevity with minimum maintenance
- Building Waste management plan in specification

MECHANICAL

- Energy efficient Evaporative cooling for the Gymnasium
- Air conditioning system incorporating high efficiency air cooled reverse cycle variable refrigerant volume (VRV) systems to serve all areas.
- Heat reclaim units to classrooms provide ventilation while minimising air conditioning load.
- Timer controls to prevent operation when rooms are unoccupied.

ELECTRICAL

- ow energy LED lighting with lighting control systems
- Automatic motion detector control, photoelectric cells and time clock control and lighting management systems

LANDSCAPING

- Appropriate plant species selections that are indigenous and drought tolerant to minimise water consumption
- Investigation of the potential to utilise soak-age pits in new planting areas for stormwater runoff from the Classroom block. We note the highly reactive clay soils present on the site may impact on this initiative.
- Efficient and sustainable use of natural resources, including promoting the use of low embodied energy, renewable and recyclable materials.
- Where possible, use environmentally responsible materials that consider whole of life including production methods, material sourcing and life cycle.

SOLAR

- The school currently has a 200kw Solar System installed, so no new capacity is included in the scope of this project”

SCHEDULE OF WORKS

5.0

5.1 DEMOLITION

Demolition of Buildings includes:

- Timber Transportable Building 14
- Timber Transportable Building 12
- Timber Transportable Building 13, adjacent caged hard courts to remain
- Timber Transportable Building 11

Demolition of Landscaping includes:

- Existing pathways, hard surfaces such a paving, concrete and asphalt
- Existing matured trees, small shrubs and minor trees

Relocation includes:

- Existing rainwater tanks adjacent Building 11. Location to be confirmed by the School during Design Development.
- Existing fixed metal seating to be relocate. Refer final location to be confirmed by the School during Design Development.
- Existing shade structure, adjacent Building 11 to be relocate potentially. This will be confirmed upon the arrival of Survey.

5.2 NEW BUILDING(S)

The Heights School new Buildings include a new Primary Building Block and a new Gymnasium.

The new Primary Building Block will encompass 12 General Learning Settings articulated around a central covered Outdoor Learning Area.

The new Primary Building Block will have prominent street frontage from Brunel Road as well as Augustus Street, however be set back from the boundary to the center of the school to match the adjacent site buildings.

The proposed External Fabric will consist of:

- Lower level block work for durability
- High Level lightweight construction
- Metal deck roofing
- 1200mm high glazing to the North and South Facade
- Solid walls to the East and West for sun protection
- Perforated shading panels to the Northern Facade
- Lightweight, durable, pre-finished cladding materials
- Access to adjacent outdoor learning areas and an extension of classroom functions
- A range of sliding and folding doors to maximize flexibility and promote inside/outside learning opportunities
- DDA compliant and accessible

The proposed Internal Fabric will consist of:

- Interior providing a series of dynamic, engaging and adaptable spaces to service the needs of students, staff and other associated parties
- Emphasis is placed on both visual and physical connectivity between interior and exterior
- The design creates flexible and accessible gathering and learning spaces
- Robust, high quality internal materials, finishes and textures to ensure a look and level of finish that speaks to the quality of experience expected of the school
- A palette that connects to and feels of its environment, texture and warmth will be achieved, with carefully considered use of colour to compliment.

The new Gymnasium will encompass a international size netball court, which will provide provision for international competition basketball requirements also. The height of the internal ceiling will be a min. of 7 meter in height. Adjacent the courts, will be a single General Learning Setting which will be prominently used for Physical Education with a Staff Preparation and Equipment Store adjacent.

The new Gymnasium is located close to the central of the site, however will be visible from Ladywood Road, from a distance. The Gymnasium is proposed to be located strategically within the sporting precinct, with a connection to the existing sporting fields to the East and South as well as a strong physical connection to the existing hard courts to the North. It is also located directly adjacent the existing Gymnasium and proposed refurbished student toilets.

The proposed External Fabric will consist of:

- Lower level block work for durability
- High Level lightweight construction
- Metal deck roofing
- 3000mm high glazing to maximise natural light to the South and North, including tilt up doors for maximum connection to external.
- Solid walls to the East and West for sun protection, with minor glazing to the Staff Preparation and General Learning Setting to the West Facade.
- Lightweight, durable, pre-finished cladding materials
- Access to adjacent outdoor learning areas an extension of the Gymnasium.
- A range of sliding and folding doors to maximize flexibility and promote inside/outside learning opportunities
- DDA compliant and accessible

The proposed Internal Fabric will consist of:

- The General Learning Setting will provide a dynamic and engaging adaptable space to service the needs of students, staff and other associated parties.
- Emphasis is placed on both visual and physical connectivity between interior and exterior
- Robust, high quality internal materials, finishes and textures to ensure a look and level of finish that speaks to the quality of experience expected of the school
- A palette that connects to and feels of its environment, texture and warmth will be achieved, with carefully considered use of colour to compliment.

5.3 REFURBISHMENT OF EXISTING BUILDING(S)

The brief originally requested for a large portion of refurbishment to the existing Gymnasium, Building 4. Due to the budget restriction, and ongoing discussions with the School, Department of Education and DPTI the proposal for a full refurbishment and extension of Building 4 resulted in forgoing this for a new purposed built full sized, one court gym.

As a result of the scope amendment the extent of refurbishment is currently documented as a “below the line” item.

The refurbishment scope is proposed to be the demolition of the existing student female and male change-rooms to refurbish into, at a minimum 1 x female toilet facility, consisting of 3 W/C and a male toilet facility, consisting of 3 x W/C and an accessible W/C.

Further to the refurbishment of the wet areas, it is proposed to refurbish the remaining change-room not allocated to the refurbished wet area to be a store room and a dedicated space for Music and Drama. These areas are currently proposed to be completed by the school separately during due course.

Due to the upgrade compliance implications, it is proposed all external doors to the store room and music drama area are to remain. New external doors, with DDA compliant accessibility are required to the refurbished toilet facilities, with access external only.

The existing external fabric is proposed to remain, however allowance to make good as a result of demolition and construction.

The proposed Internal Fabric will consist of:

- A robust, high quality internal materials, finishes and textures to ensure a look and level of finish that speaks to the quality of experience expected of the school

5.4 EXTERNAL WORKS / LEARNING ENVIRONMENTS / SITE IMPROVEMENTS

Refer to Section 4.4 for the extent of the proposed external works. Outerspace have provided a master plan in collaboration with the School for future development of the schools external spaces and learning environments. Due to budget restraints, it is understood by the School that these works will be separately funded by the School in the future.

In the proposed master plan, 3 key areas are outlined for potential upgrade;

- Zone 1- located adjacent the new Primary Precinct,
- Zone 2 - new hard surfaces in place of the demolished Building 12, and
- Zone 3 - new structured play equipment in place of the demolished Building 13.

The design team will work together to provide the school with a basic foundation for the school to develop.

In addition to the 3 Zone list above, future aspirations for the school include the upgrade of planting to Brunel Drive and realigning the entrance route for students.

AUTHORITIES, APPROVALS & COMPLIANCE

6.0

6.1 AUTHORITY & STATUTORY APPROVALS

Statutory approvals include:

- Public Works Committee
- Stakeholder Approvals
- Building Rules Consent
- Security Requirements must be reviewed by and approved by DfE Security, Bushfire and Emergency Management team during the design phase and prior to construction tender.
- Development Approval

It has been confirmed by DPTI an ODASA Design Review is not required for this project.

6.2 NCC

GYM BUILDING
Class 9b – Type C

- As a single storey building of Type C construction, there are no fire rating requirements of building elements, or protection required of any openings to the gym building or existing buildings on site.
- The floor linings are required to have a critical radiant flux of not less than 2.2kW/m2 and wall and ceiling linings to be a Group 1, 2 or 3 material [to AS5637]
- If gym floor is sprung or raised ensure transition to adjacent rooms and to outside is accessible for people with disabilities [may need threshold ramps, or ramps and landing at doors]
- If the Gym will be used by the Community, ensure that exit doors have panic bars installed;
- There is sufficient Exits and width to cater for a total occupancy of 575 people;
- The location of the new Gym Building may be out of reach for the existing Hydrants. We have been made aware that the existing pipework is asbestos cement which could fail under pressure. The pressure and flow of the system is also not known at this stage. The system may need to be upgraded, including the pipework, Hydrant location, as well as potentially the use of pumps and tanks.
- Hose reel and portable fire extinguishers are also required to serve the building.
- If the gymnasium is non-conditioned, we will need to separate between the conditioned and non-conditioned areas. This requires insulation to internal walls and a glazing calculator to the internal glazed partition. Note: To not trigger Section J for the gymnasium an evaporative cooler can be utilised that has an input energy rating less than 15W/m2

PRIMARY BUILDING
Class 9b – Type C

- As a single storey building of Type C construction, there are no fire rating requirements of building elements, or protection required of any openings to the GLS building or existing adjacent buildings on the site.
- Floor linings to achieve a critical radiant flux of not less than 2.2kW/m2
- GLS's to have ceiling linings that are either a Group 1 or Group 2 material [tested to AS5637]
- Manual sliding doors will require free lever latch devices installed and able to be opened with a force of not more than 110 Newtons
- Compliant latch side clearance of a number of sliding doors will need to be amended to provide the required 395 mm or 530 mm.
- As per the Gym, the buildings require Hydrant protection since they are linked by the COLA, noting that the COLA is over the Exit paths, and has a fire load. Fire Hose Reels are not required.
- There is excessive glazing provided in the Southern orientation. This would need to be reviewed early as window type may need to be double-glazed.

BUILDING 4 UPGRADE
Class 9b – Type C

- The principle pedestrian entrance into the building is non-compliant [excessive ramp gradient, small step, door width] and may need to be upgraded depending on the extent of works proposed.
- The path to gymnasium from the corridor has double doors less than 850 mm required – new doors will be needed here. The upgrade depends on the extent of works proposed in the building.
- Alternatively, if the works to the music/drama and equip store room is limited to this area and works do not require assessment to the access provisions only the external entry doors will require upgrade [unless they are 850 mm clear, have compliant D-lever door hardware, and have a level entry threshold].
- Exit and emergency lighting will need to be reviewed if exit paths are being modified within the gymnasium.
- Toilet/change room upgrade will trigger accessible sanitary facility and ambulant cubicles

6.3 NON-STATUTORY COMPLIANCE

- Ensure the pathway from the car park and Building 7 to the new Junior Building, as well as the car park and Building 4 to the new Gym is accessible for people with disabilities. Use of ramps should be minimised and carefully considered to reduce undue fatigue.
- The main access into the Building 4 gym was noted above as non-compliant. Although works may not trigger a mandatory upgrade of the entry door, consideration should remain to provide ease of access into buildings used by students who use a mobility aid.
- The junior building has central sinks located in the COLA. Consider providing knee clearance and appropriate height of the bench for wheelchair users. Also consider location of taps to be close to the bench edge for ease of use and reach.
- Ensure sliding doors can be readily openable by people with a disability who may not have the strength and dexterity to pull the door [particularly final Exit doors].
- Provide lockers within appropriate reach ranges [see AS1428.2]. Also consider some raised tables with knee clearance beneath.

SOUTH VIEW OF PRIMARY BLOCK

APPENDIX | DRAWINGS

A

scale bar units in millimeters
10 20 30 40 50

BRUNEL DRIVE

ROE

AUGUSTUS STREET

BOUNDARY LINE

BOUNDARY LINE

BUILDING 6

SH5

BUILDING 18

BUILDING 7

BUILDING 1

BUILDING 4

SHED 3, 1, 6 AND 2

SHED 8

BUILDING 11 PROPOSED FOR DEMOLITION

LOCATION OF EXISTING SHADE STRUCTURE TO REMAIN

EXISTING RAINWATER TANKS TO BE RELOCATED.

BUILDING 14 TO BE DEMOLISHED

BUILDING 12 TO BE DEMOLISHED

BUILDING 3

SH20

SH21

BUILDING 13 TO BE DEMOLISHED

BUILDING 19

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Sheet Name
SITE PLAN - EXISTING + DEMOLITION

Sheet No DD01 Revision [1] Project No 19-3233

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scale bar units in millimeters
10 20 30 40 50

BRUNEL DRIVE

AUGUSTUS STREET

BOUNDARY LINE

BUILDING 6

BUILDING 18

BUILDING 7

BUILDING 1

BUILDING 4

BUILDING 3

SH5

SH20

SH21

BUILDING 19

PROPOSED LOCATIONS OF NEW SHED.

PROPOSED AREA OF REFURBISHMENT (IF BUDGET PERMITS)

PROPOSED EXTENT OF NEW JUNIOR BUILDING

BUILDING 14 TO BE DEMOLISHED

PROPOSED EXTENT OF NEW GYM

EXISTING SHED 3, 1, 6, 12 AND 8 TO BE DEMOLISHED.

BUILDING 11 TO BE DEMOLISHED

BUILDING 12 TO BE DEMOLISHED

RELOCATED RAINWATER TANKS, FINAL LOCATION TO BE CONFIRMED WITH SCHOOL.

BUILDING 13 TO BE DEMOLISHED

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Sheet Name SITE PLAN - PROPOSED

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scale bar units in millimeters

PRIMARY - FLOOR PLAN

1 : 100

OUTDOOR LEARNING AREA

COVERED OUTDOOR LEARNING AREA
300| m²

OUTDOOR LEARNING AREA

STAIRS OVER

BUILDING 7

6000 MIN

CIRC.
29 m²

CLEANERS
4 m²

EQUIP. STORE
10 m²

LAPTOP STORE
7 m²

STAFF PREP
12 m²

LAPTOP STORE
7 m²

CIRCULATION SPACE
46 m²

STAFF PREP
10 m²

GLS
63m²

DD05 E1

DD05 E2

DD05 E3

DD05 E4

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Sheet Name PRIMARY - FLOOR PLAN

Sheet No DD03 Revision [1] Project No 19-3233

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scale bar units in millimeters

10 20 30 40 50

A B C D E F G

41400

6900 6900 6900 6900 6900 6900

1 2 3 4 5 6

9500 6000 9500 6000 9500

40500

6000 MIN.

BUILDING 7

PRIMARY - ROOF PLAN

1 : 100

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Sheet Name PRIMARY - ROOF PLAN

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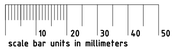

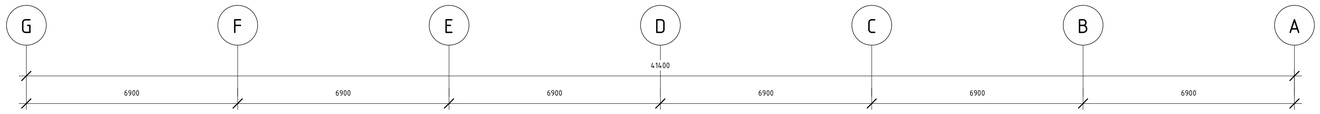

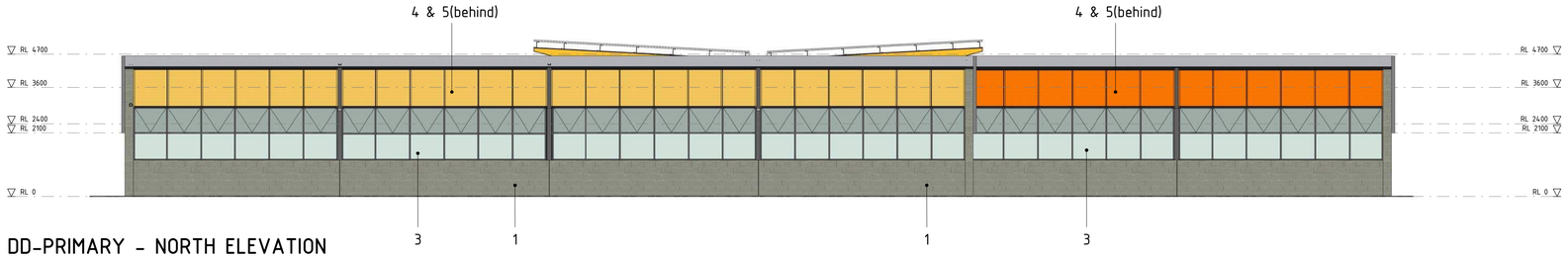

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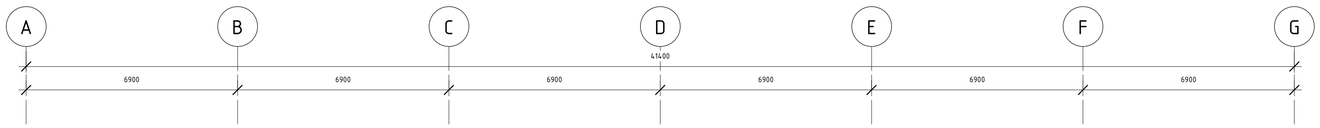

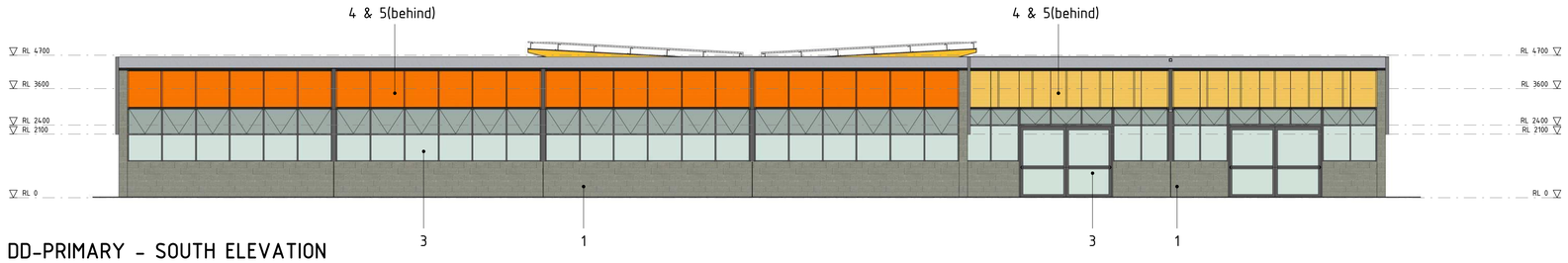

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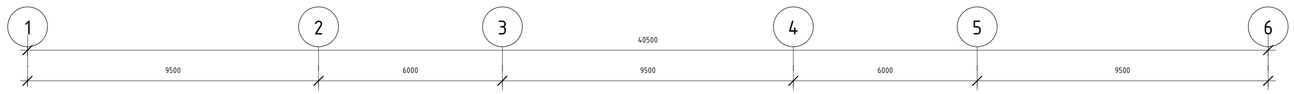

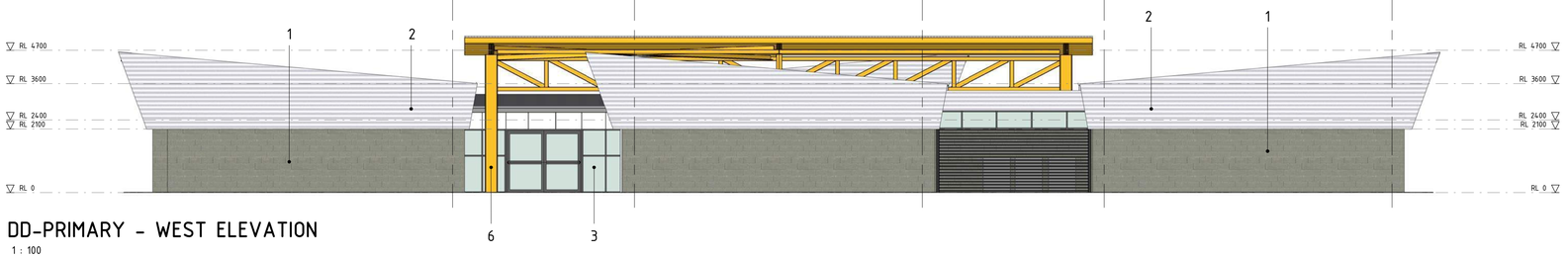

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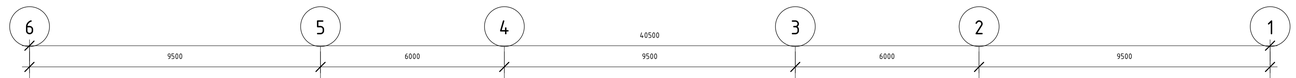

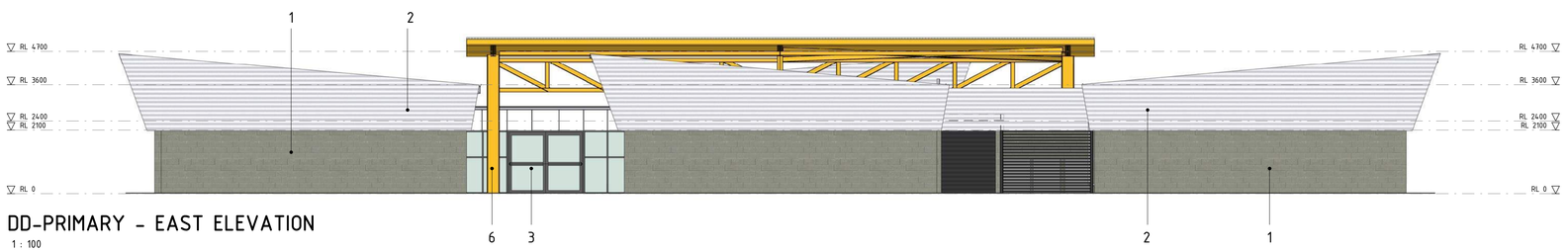

DD-PRIMARY - EAST ELEVATION

1 : 100

MATERIAL LEGEND

1. CONCRETE BLOCKWORK
2. COLORBOND METAL CLADDING:
   REVOLUTION ROOFING TRUE OAK MID - ZINCALUME
3. NATURAL ANODISED ALUMINIUM FRAMED CAPRAL WINDOW SYSTEM
4. STEEL FRAMED MESH SCREENING SYSTEM
5. LIGHTWEIGHT CFC PANELS
6. STEEL FRAMED CANOPY

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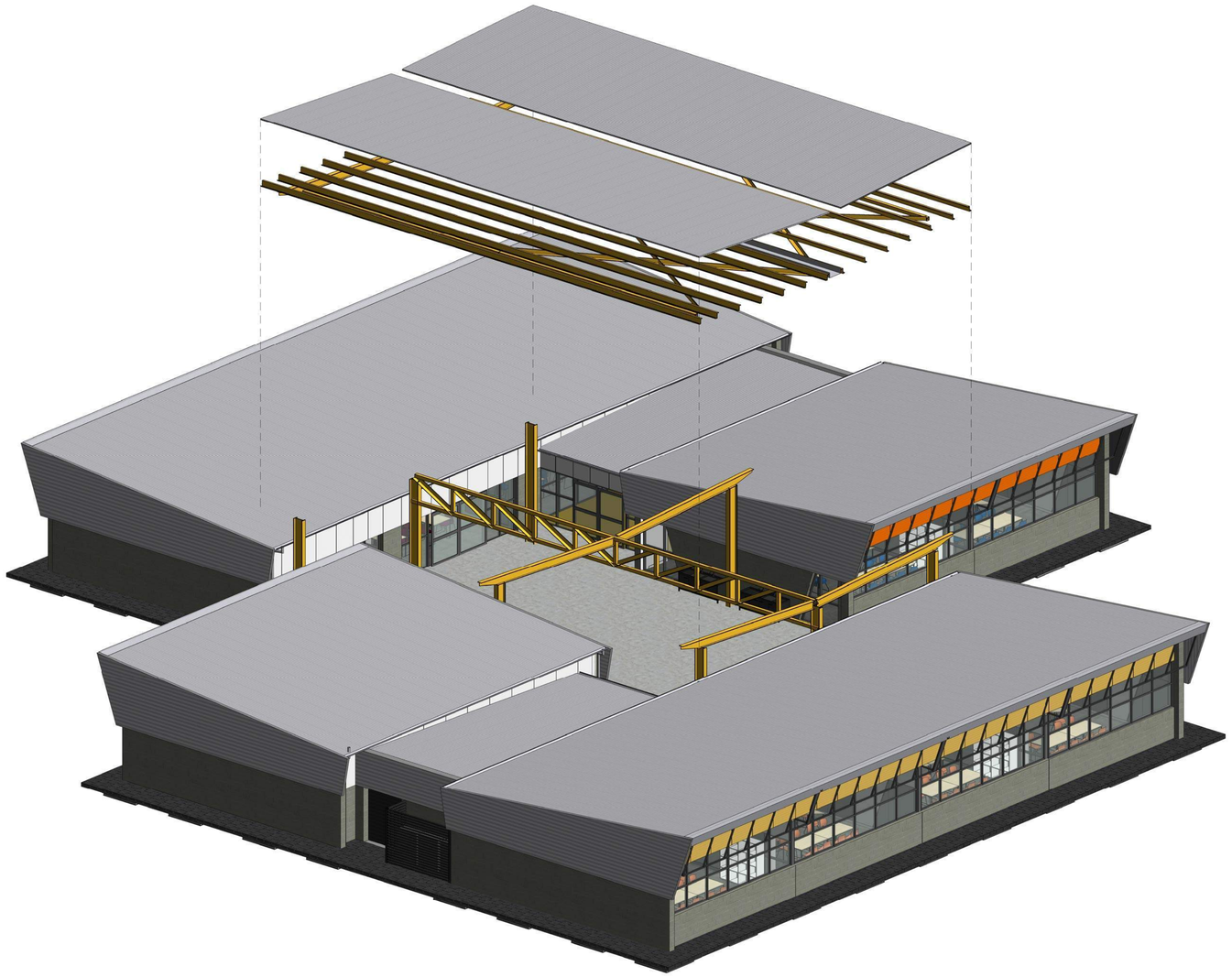

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scale bar units in millimeters

PRIMARY AERIAL PERSPECTIVE

NORTH PERSPECTIVE

COLA PERSPECTIVE

NORTH-WEST PERSPECTIVE

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PRIMARY NORTH PERSPECTIVE

SOUTH/EAST PERSPECTIVE

SOUTH/WEST PERSPECTIVE

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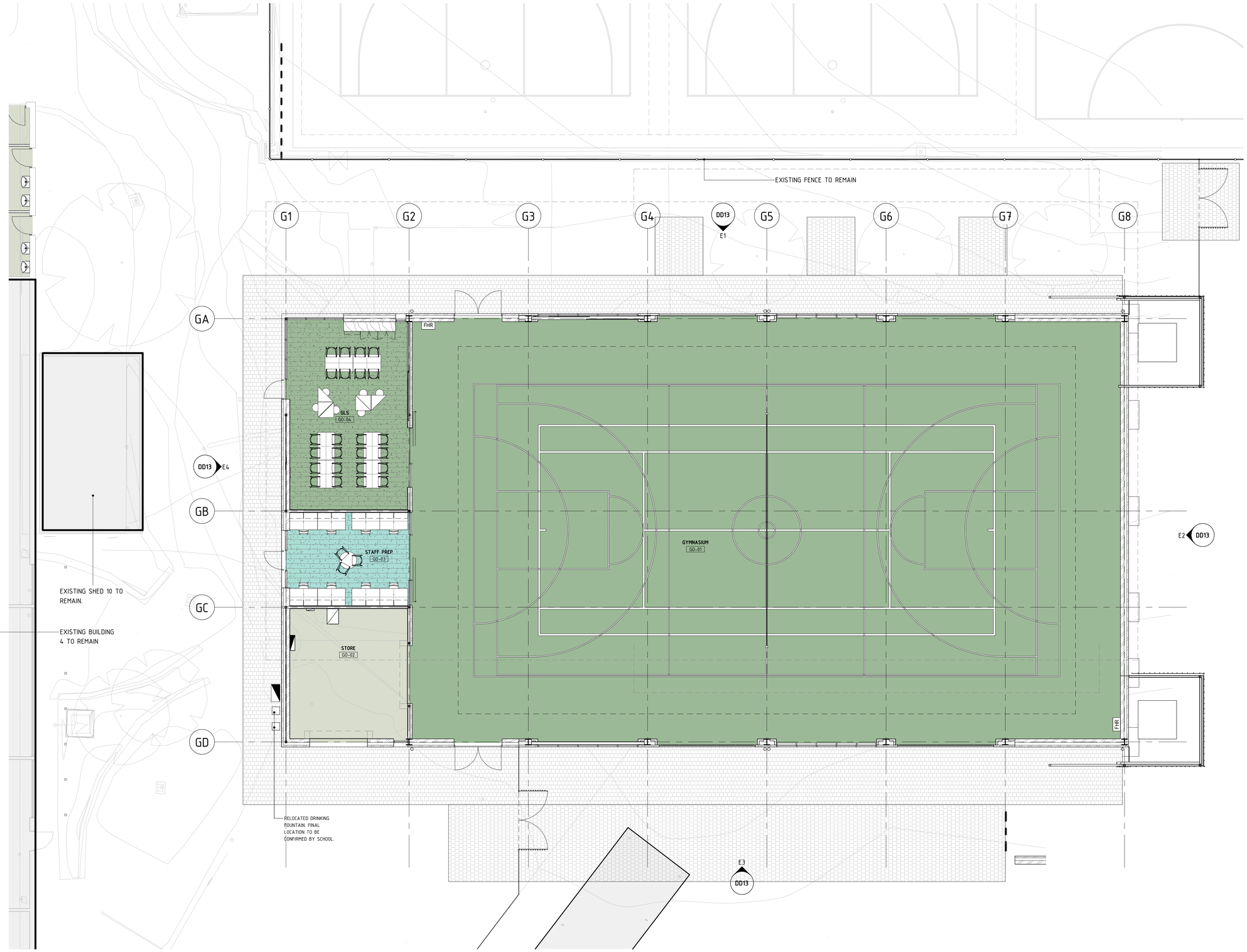

GYMNASIUM - FLOOR PLAN

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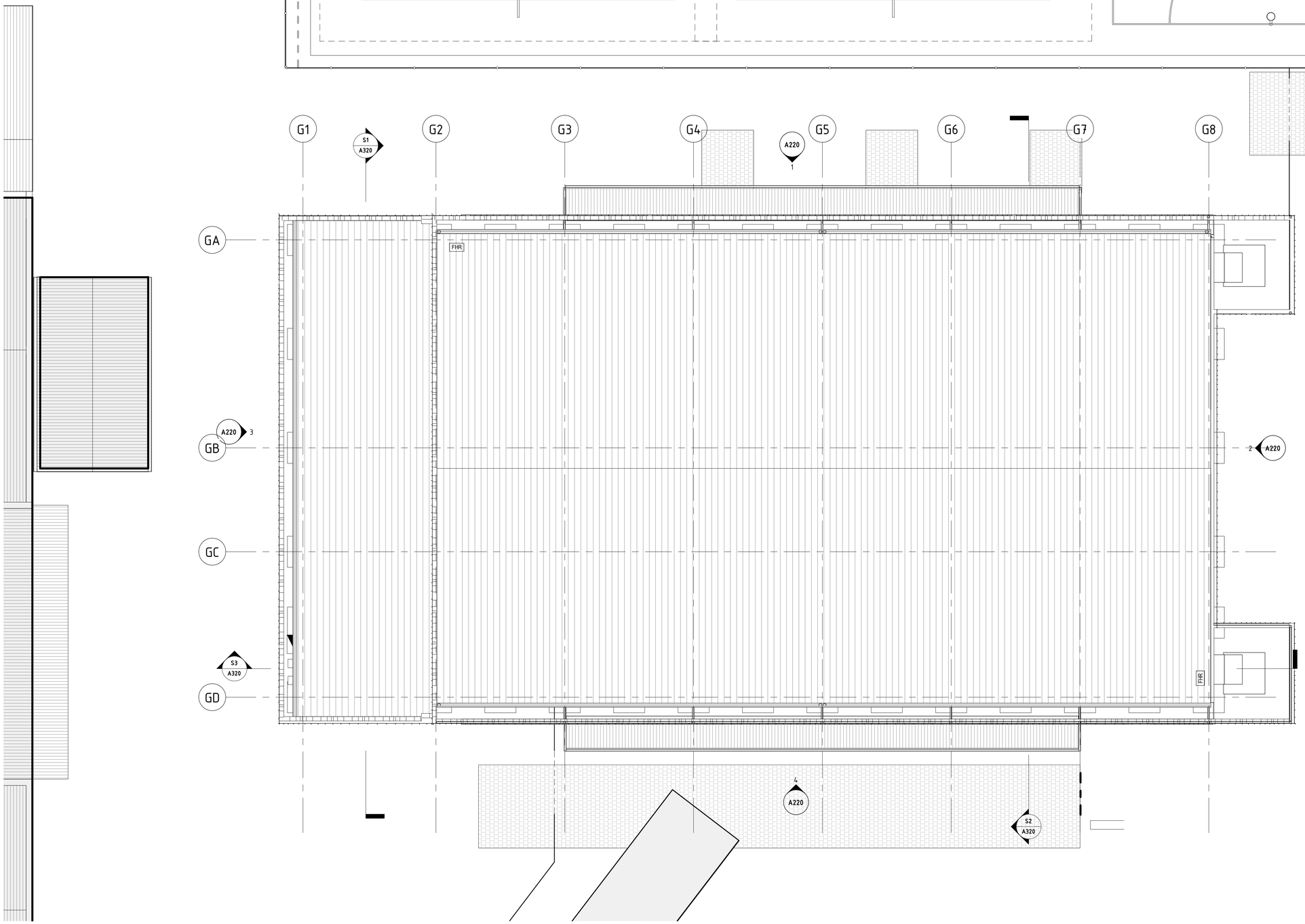

GYMNASIUM - ROOF PLAN

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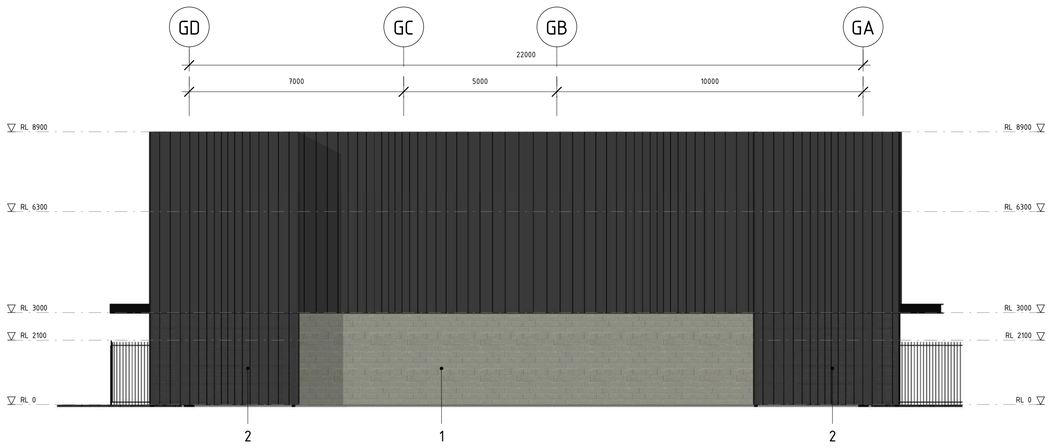
scale bar units in millimeters

NORTH ELEVATION

1 : 100

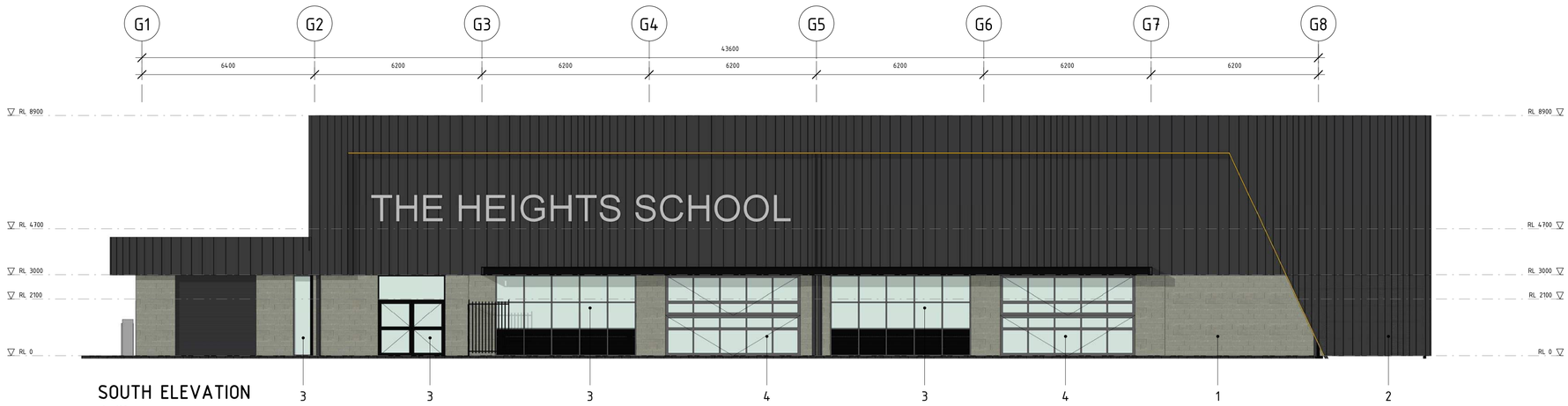


EAST ELEVATION

1 : 100

WEST ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100

MATERIAL LEGEND

1. CONCRETE BLOCKWORK
2. COLORBOND METAL CLADDING:
   REVOLUTION ROOFING EUROPANEL, SNAPLOCK - MONUMENT
3. POWDERCOATED ALUMINIUM FRAMED CAPRAL WINDOW + DOOR SYSTEM
4. TILT UP MANUAL GLAZED DOORS

APPROVED BY
SIGNED: .....
NAME: .....
ON BEHALF OF: .....
DATE: ...../...../.....

Sheet Size: A1

Sheet Name: GYMNASIUM - ELEVATIONS

Sheet No: DD13 Revision: [1] Project No: 19-3233

DPTI. DFE THE HEIGHTS 2019

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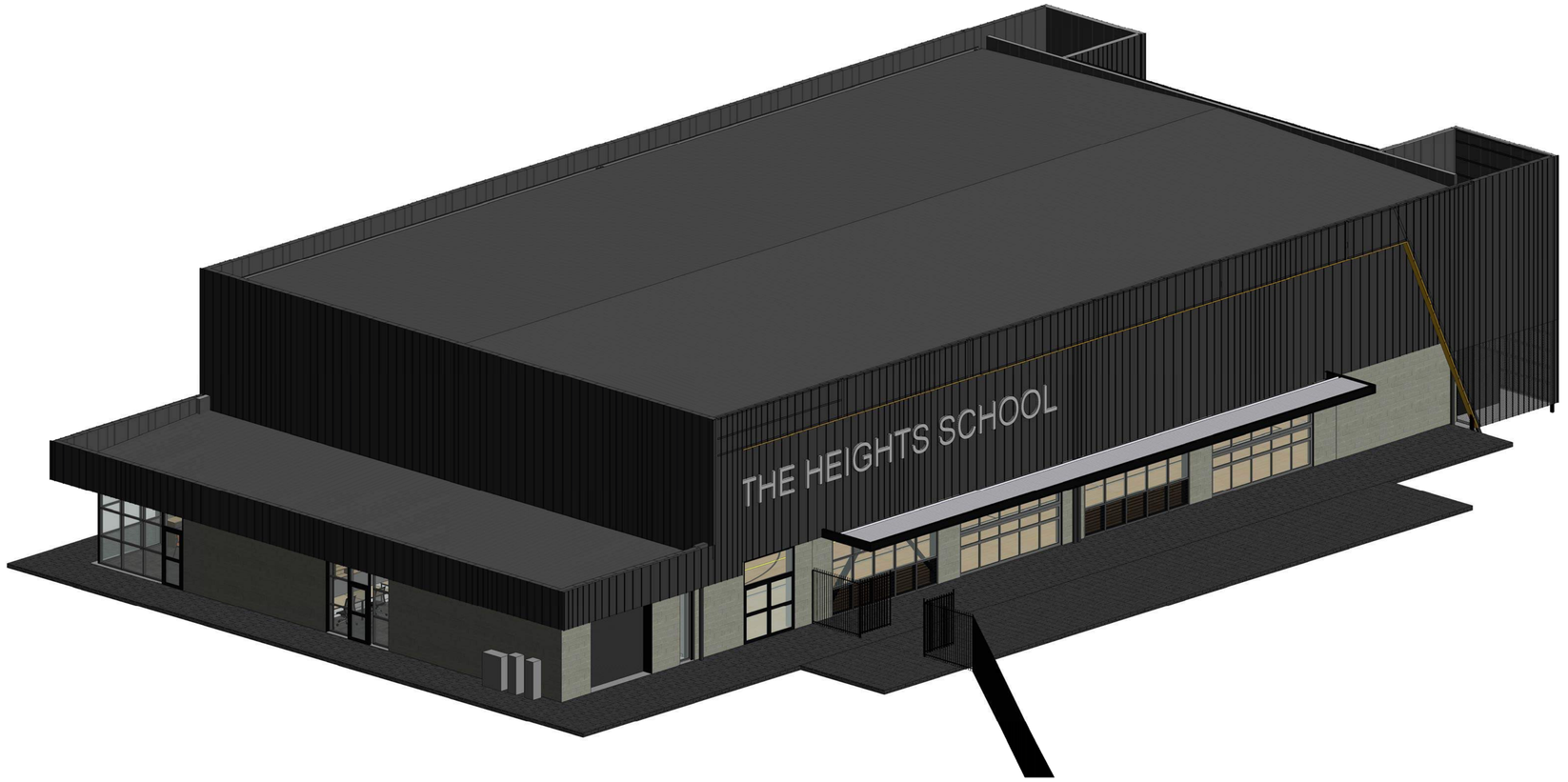
10 20 30 40 50
scale bar units in millimeters



SOUTH/WEST AXONOMETRIC

APPROVED BY
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NAME: .....
ON BEHALF OF: .....
DATE: ...../...../.....

Sheet Size A1

Sheet Name GYMNASIUM - AXONOMETRICS

Sheet No DD14 Revision [1] Project No 19-3233

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scale bar units in millimeters
10 20 30 40 50

SOUTH/WEST PERSPECTIVE

SOUTH PERSPECTIVE

NORTH PERSPECTIVE

SOUTH/EAST PERSPECTIVE

Sheet Size: A1	Sheet Name: GYMNASIUM - PERSPECTIVES - SHEET 01		DPTI. DFE THE HEIGHTS 2019
	Sheet No: DD15	Revision: [1]	Project No: 19-3233

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scale bar units in millimeters
10 20 30 40 50

SOUTH DUSK PERSPECTIVE

NORTH/EAST PERSPECTIVE

Sheet Size	Sheet Name		
A1	GYMNASIUM - PERSPECTIVES - SHEET 02		
	Sheet No	Revision	Project No
	DD16	[1]	19-3233

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2019

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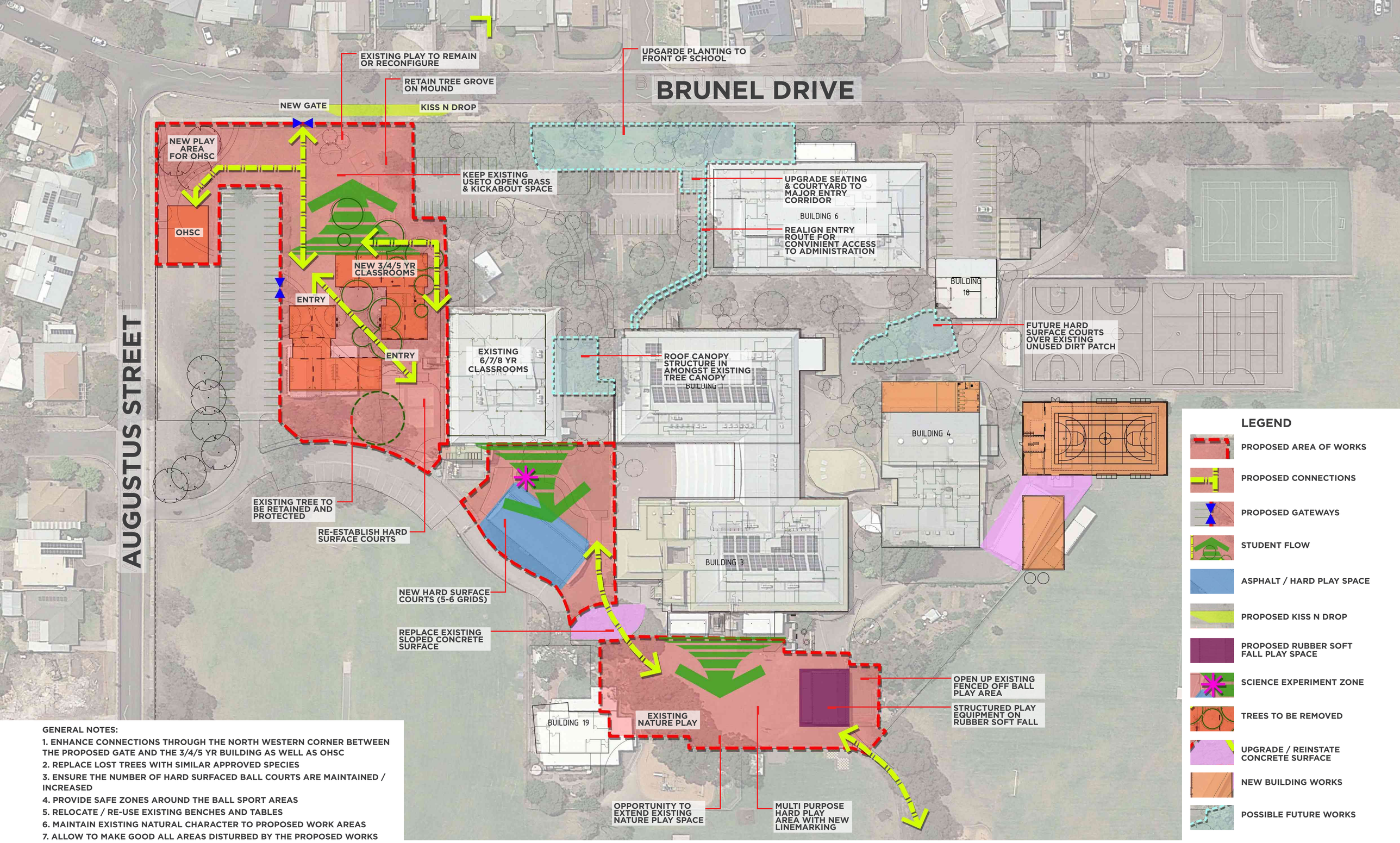


GENERAL NOTES:

1. ENHANCE CONNECTIONS THROUGH THE NORTH WESTERN CORNER BETWEEN THE PROPOSED GATE AND THE 3/4/5 YR BUILDING AS WELL AS OHSC
2. REPLACE LOST TREES WITH SIMILAR APPROVED SPECIES
3. ENSURE THE NUMBER OF HARD SURFACED BALL COURTS ARE MAINTAINED / INCREASED
4. PROVIDE SAFE ZONES AROUND THE BALL SPORT AREAS
5. RELOCATE / RE-USE EXISTING BENCHES AND TABLES
6. MAINTAIN EXISTING NATURAL CHARACTER TO PROPOSED WORK AREAS
7. ALLOW TO MAKE GOOD ALL AREAS DISTURBED BY THE PROPOSED WORKS

LEGEND

- PROPOSED AREA OF WORKS
- PROPOSED CONNECTIONS
- PROPOSED GATEWAYS
- STUDENT FLOW
- ASPHALT / HARD PLAY SPACE
- PROPOSED KISS N DROP
- PROPOSED RUBBER SOFT FALL PLAY SPACE
- SCIENCE EXPERIMENT ZONE
- TREES TO BE REMOVED
- UPGRADE / REINSTATE CONCRETE SURFACE
- NEW BUILDING WORKS
- POSSIBLE FUTURE WORKS

OUTER SPACE®

Project: The Heights School Concept Report

Client: DPTI 7282-PC-2018

Drawing: Draft Landscape Concept Plan

PRELIMINARY
NOT FOR CONSTRUCTION

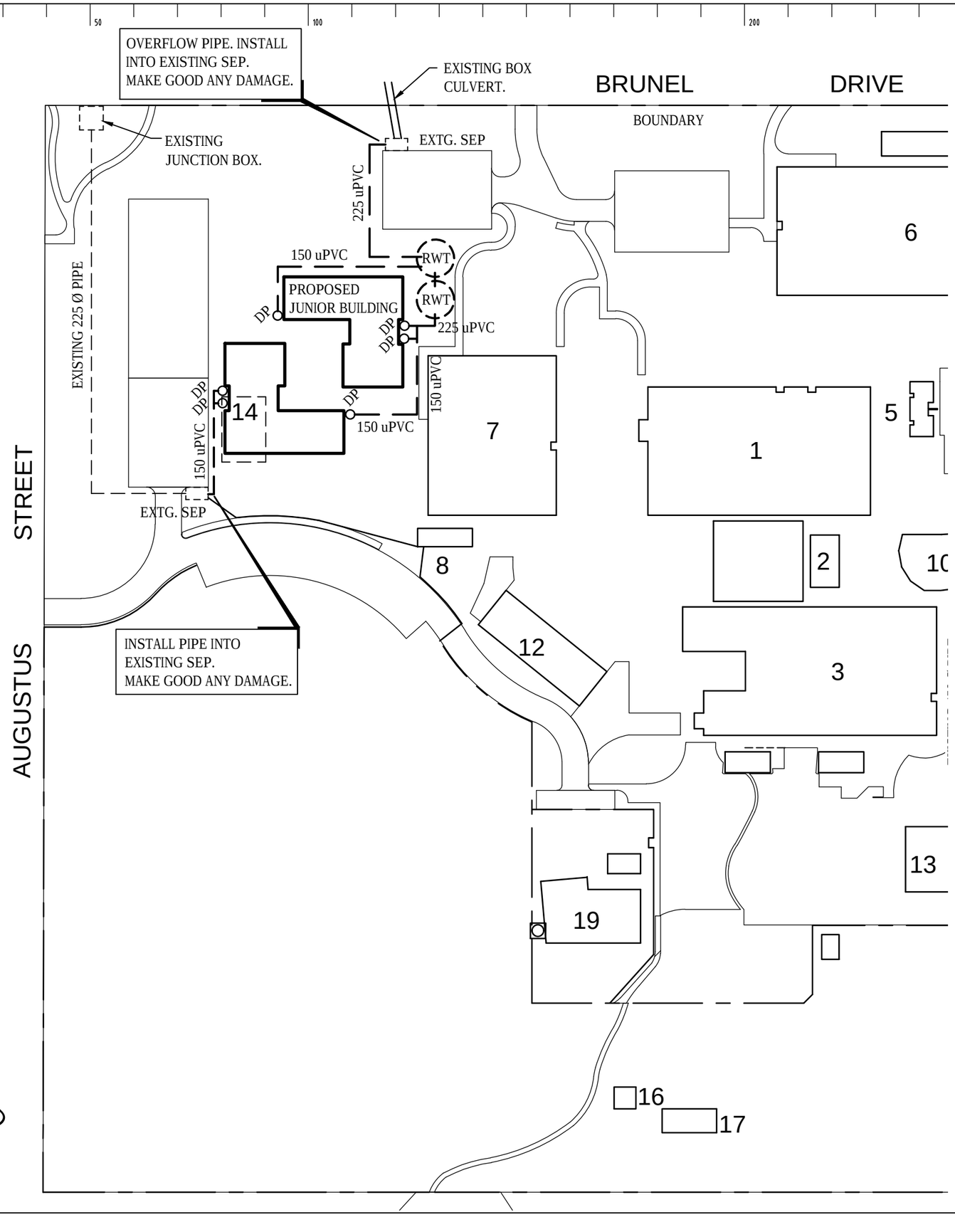
Date: 13/11/19 Drawn By: AL

Dwg No.: OS691_CP01 Checked By: KB

Revision: Approved By: KB

Scale Bar Units in Millimetres

10 20 50 100 200 300



FOR CONTINUATION REFER DRG. C002

LEGEND

PLAN ITEM	DESCRIPTION
	STORMWATER PIPE - uPVC SIZE AS MARKED ON PLAN
	EXISTING STORMWATER PIPE - RETAIN
	GRATED INLET PIT (GIP)
	JUNCTION BOX (JB)
	EXISTING SIDE ENTRY PIT (SEP)
	EXISTING STORMWATER PIT
DP	BUILDING DOWN PIPE CONNECTION
IP	STORM WATER INSPECTION POINT
RWT	RAIN WATER TANK FOR RETENTION OF STORM WATER. TANKS ARE FOR REUSE. FINAL LOCATION TO BE COORDINATED WITH LANDSCAPER.

SITE WORKS PLAN

SCALE 1:1000

MEINHARDT

Meinhardt Australia Pty Ltd
A.C.N. 089 954 549

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Adelaide SA 5000
Australia
T: +61 8 8227 1544
F: +61 8 8227 1488
contact.sa@meinhardtgroup.com
http://www.meinhardtgroup.com

REV.	DATE	AMENDMENTS	INIT.
A	13.11.19	CONCEPT	JDH

Government of South Australia
Department of Planning, Transport and Infrastructure

CONTRACT EXECUTION

CONTRACTOR DATE

WITNESS DATE

CONTRACT NAME
THE HEIGHTS HIGH SCHOOL

SITE ADDRESS
BRUNEL DRIVE
MODBURY HEIGHTS SA 5092

DRAWING TITLE
SITE WORKS
SHEET 1 OF 2

CONTRACT NO.	DRAWN – CHECKED
0000-A-2019	JDH BB
PSC JOB NO.	SCALE AND SHEET SIZE
121204-C001_P01	1:1000 AT A3
DPTI ASSET NO.	SHEET NO.
01430	1 of 2
DPTI DRAWING NO.	REVISION
0000-SD-2019	A

Scale Bar Units in Millimetres

10 20 50 100 200 300

'E

BRUNEL DRIVE

BOUNDARY

ROAD

LADYWOOD

FOR CONTINUATION REFER DRG. C001

6

18

5

PROPOSED REFURBISHMENT

4

10

11

13

150 uPVC

PROPOSED GYM

DP

RWT

150 uPVC

PROPOSED SHED

225 uPVC

OVERFLOW PIPE

150 uPVC

150 uPVC

225 uPVC

EXISTING 450 Ø PIPE

EXISTING 450 Ø PIPE

EXISTING DOUBLE SEP.

EXISTING 450 Ø PIPE

SITE WORKS PLAN

SCALE 1:1000

FOR LEGEND REFER DRG. C001

MEINHARDT

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REV.	DATE	AMENDMENTS	INIT.
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Government of South Australia
Department of Planning, Transport and Infrastructure

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WITNESS DATE

CONTRACT NAME
THE HEIGHTS HIGH SCHOOL

SITE ADDRESS
BRUNEL DRIVE
MODBURY HEIGHTS SA 5092

DRAWING TITLE
SITE WORKS
SHEET 2 OF 2

CONTRACT NO.	DRAWN - CHECKED
0000-A-2019	JDH BB

PSC JOB NO.	SCALE AND SHEET SIZE
121204-C002_P01	1:1000 AT A3

DPTI ASSET NO.	SHEET NO.
01430	2 of 2

DPTI DRAWING NO.	REVISION
0000-SD-2019	A

APPENDIX | CERTIFICATE OF TITLE

B

REAL PROPERTY ACT, 1886
South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Certificate of Title - Volume 6057 Folio 504

Parent Title(s) CT 5801/308

Creating Dealing(s) TG 11359780

Title Issued 04/05/2010 **Edition** 2 **Edition Issued** 28/06/2012

Estate Type

FEE SIMPLE

Registered Proprietor

MINISTER FOR EDUCATION AND CHILD DEVELOPMENT
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 28 FILED PLAN 131373
IN THE AREA NAMED MODBURY HEIGHTS
HUNDRED OF YATALA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A.B AND C TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (TG 11359780)

Schedule of Dealings

NIL

Notations

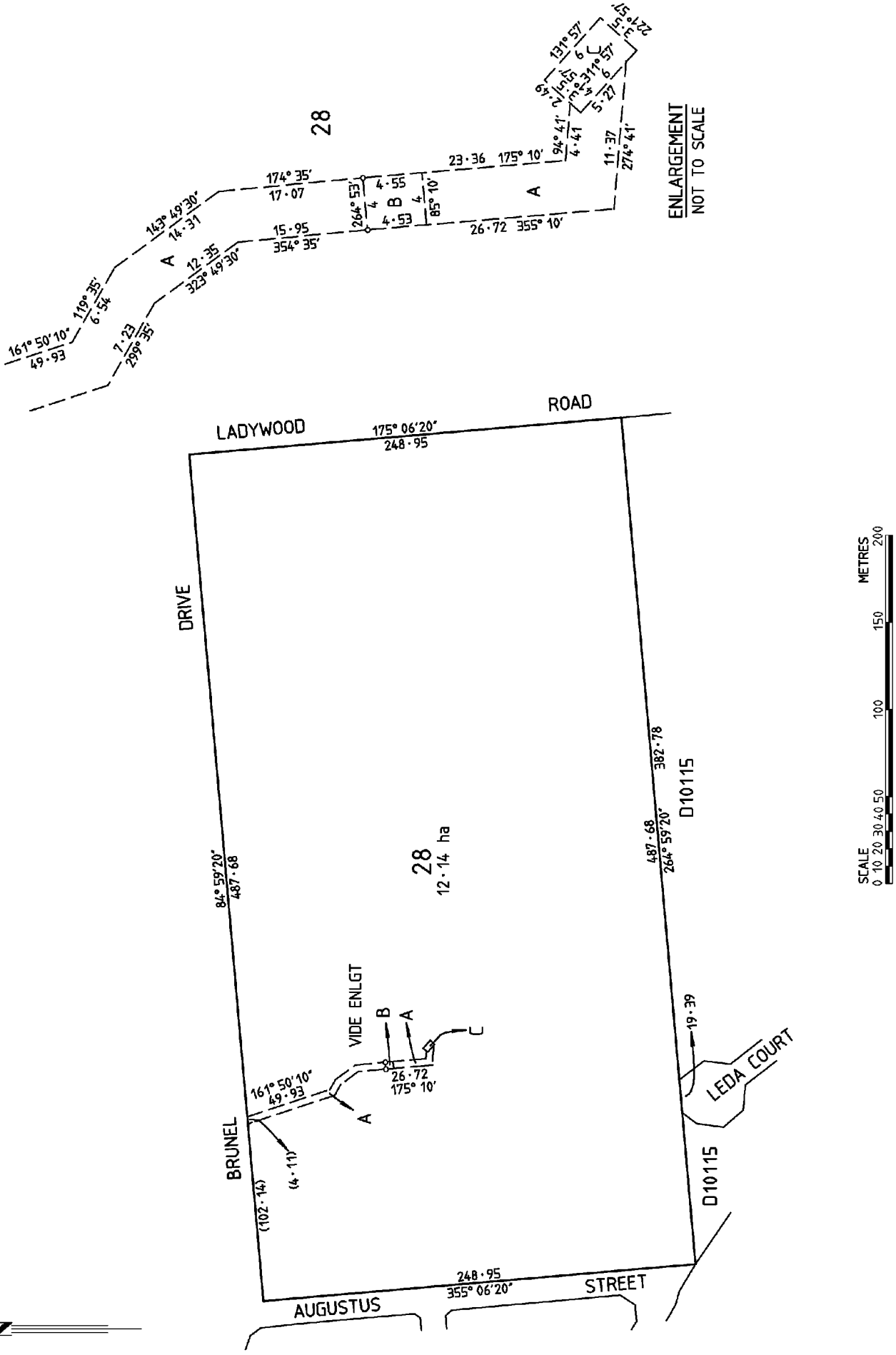
Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL



APPENDIX | SAMIS PLANS

C

cogn[i[to

ROOM REPORT (Including Projected Replacement Year & Projected Replacement Value)

Run Date: 10-Oct-2018
Run Time: 5:14:39 PM

REQUESTED ASSET: 01430 The Heights School Brunel Drive, MODBURY HEIGHTS 5092

Client: DECD - Education | **Client Region:** N/A | **Client Group:** N/A | **Package Region:** Northern Region - (Spotless)

Life Cycle Zone: Moderate | **Site Area:** 12.14 Ha | **Date Inspected:** 20/11/2017 | **By:** Spotless

The Heights School

Building 01 Combined Functions ADMINISTRATION-RESOURCE AND LANGUAGE | **Building Owner:** DECD

Type: Building - Fixed Solid | **Year Built:** 1975 | **Repl. Value:** $11,571,902

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Foyer - Reception	ENTRY FOYER - 1		DECD	Carpet Tiles	$912	2022	16	*	*
Level 1	002	Office - Deputy	DEPUTY PRINCIPALS OFFICE		DECD	Carpet Tiles	$1,125	2022	15	*	*
Level 1	003	Office - General	JUNIOR SCHOOL SECRETARYS OFFICE		DECD	Carpet Tiles	$1,125	2022	15	*	*
Level 1	004	Foyer - Entry	ENTRY FOYER - 2		DECD	Carpet Tiles	$399	2022	7	*	*
Level 1	005	Corridor - Circulation	CORRIDOR - 1		DECD	Carpet Tiles	$2,508	2022	44	*	*
Level 1	006	Store - Office	COMPACTUS - 1		DECD	Carpet Tiles	$228	2022	4	*	*
Level 1	007	Corridor - Circulation	AIRLOCK		DECD	Ceramic Tiles	$137	2060	2	*	*
Level 1	008	Store - Cleaner	CLEANER'S STORE		DECD	Ceramic Tiles	$137	2060	2	*	*
Level 1	009	Toilet - Unisex	UNISEX TOILET		DECD	Ceramic Tiles	$205	2060	3	1	*
Level 1	010	Printery - Photocopy Room	PRINTING & DUPLICATING		DECD	Carpet Tiles	$912	2022	16	*	*
Level 1	011	Store - Materials	STORE - 1		DECD	Concrete	$1,448	2096	5	*	*
Level 1	012	Toilet - Wheelchair	DISABLED TOILET		DECD	Ceramic Tiles	$342	2060	5	1	*
Level 1	013	Office - General	RECEPTION AREA		DECD	Carpet Tiles	$900	2022	12	*	*
Level 1	014	Corridor - Circulation	CORRIDOR - 2		DECD	Carpet Tiles	$855	2022	15	*	*
Level 1	015	Office - General	PRINCIPAL'S SECRETARY'S OFFICE		DECD	Carpet Tiles	$513	2022	9	*	*
Level 1	016	Office - Principal	PRINCIPAL'S OFFICE		DECD	Carpet Tiles	$1,425	2022	25	*	*
Level 1	017	Classroom - General Learning	CLASSROOM		DECD	Carpet Tiles	$2,337	2022	41	*	*
Level 1	018	Resource Centre - Library	READING AREA/STACKS		DECD	Carpet Tiles	$32,604	2022	572	*	*
Level 1	019	Foyer - Entry	ENTRY/BAG STORE		DECD	Carpet Tiles	$912	2018	16	*	*
Level 1	020	Classroom - General Learning	CLASSROOM - 1		DECD	Carpet Tiles	$3,819	2022	67	*	*
Level 1	021	Classroom - General Learning	CLASSROOM - 2		DECD	Carpet Tiles	$2,964	2022	52	*	*
Level 1	022	Classroom - General Learning	CLASSROOM - 3		DECD	Carpet Tiles	$2,964	2022	52	*	*
Level 1	023	Classroom - General Learning	CLASSROOM - 4		DECD	Carpet Tiles	$3,876	2022	68	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	024	Laboratory - Computer	RESOURCE COMPUTING ROOM		DECD	Carpet Tiles	$2,394	2022	42	*	*
Level 1	025	Laboratory - Computer	IT OFFICE		DECD	Carpet Tiles	$912	2022	16	*	*
Level 1	026	Laboratory - Computer	COMPUTER SERVER ROOM		DECD	Carpet Tiles	$285	2022	5	*	*
Level 1	027	Resource Centre - Library	LIBRARY BOOK RETURNS		DECD	Carpet Tiles	$1,197	2022	21	*	*
Level 1	028	Store - Materials	RESOURCE STORE		DECD	Carpet Tiles	$2,280	2022	40	*	*
Level 1	029	Store - Materials	COMPACTUS - 2		DECD	Carpet Tiles	$741	2022	13	*	*
Level 1	030	Store - Materials	COMPACTUS - 3		DECD	Carpet Tiles	$741	2022	13	*	*
Level 1	031	Store - Materials	COMPACTUS - 4		DECD	Carpet Tiles	$741	2022	13	*	*
Level 1	032	Resource Centre - Library	LIBRARY WORK ROOM		DECD	Carpet Tiles	$3,249	2022	57	*	*
Level 1	033	Wet Area	WET AREA		DECD	Vinyl Sheet Unsealed	$84	2024	2	*	*
Level 1	034	Store - Audio Visual	AUDIO VISUAL STORE		DECD	Carpet Tiles	$640	2019	11	*	*
Level 1	035	Medical - Sick Room	SICK ROOM - 1		DECD	Vinyl Sheet Unsealed	$612	2024	10	*	*
Level 1	036	Medical - Sick Room	SICK ROOM - 2		DECD	Vinyl Sheet Unsealed	$418	2024	10	*	*
Level 1	037	Office - General	FINANCE OFFICE - 1		DECD	Carpet Tiles	$1,254	2022	22	*	*
Level 1	038	Office - General	FINANCE OFFICE - 2		DECD	Carpet Tiles	$855	2022	15	*	*
Level 1	039	Store - Office	STORE - 2		DECD	Carpet Tiles	$465	2019	8	*	*
Level 1	040	Foyer - Student	STUDENT WAITING ROOM		DECD	Carpet Tiles	$349	2019	6	*	*
Level 1	041	Office - General	SCHOOL COUNSELLOR'S OFFICE		DECD	Carpet Tiles	$627	2022	11	*	*
Level 1	042	Activity - Area	PARENT/VOLUNTEER ROOM		DECD	Carpet Tiles	$1,368	2022	24	*	*
Level 1	043	Kitchen	TEA MAKING		DECD	Vinyl Sheet Unsealed	$125	2024	3	*	*
Level 1	044	Ground Servicing	VERANDAH		DECD	Concrete	$104,285	2066	349	*	*
Level 1	045	Office - General	STUDENT SERVICES OFFICE		DECD	Carpet Tiles	$689	2030	9	*	*
Level 2	201	Staffroom - Staff Lounge	STAFF COMMON ROOM		DECD	Carpet W to W	$11,470	2024	173	*	*
Level 2	202	Interview - Conference	WITHDRAWAL & CONFERENCE ROOM		DECD	Carpet W to W	$2,453	2024	37	*	*
Level 2	203	Kitchen	TEA MAKING ROOM		DECD	Vinyl (Sheet)	$2,356	2024	33	*	*
Level 2	204	Plant Room	PLANT ROOM - 1		DECD	Concrete	$869	2096	3	*	*
Level 2	205	Interview - Conference	CONFERENCE ROOM		DECD	Carpet W to W	$1,459	2024	22	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 2	206	Office - General	INTERNATIONAL STUDENTS OFFICE		DECD	Carpet Tiles	$675	2024	9	*	*
Level 2	207	Toilet - Male	STAFF MALE TOILET - 2		DECD	Vinyl (Tiles)	$1,290	2015	23	3	1
Level 2	208	Toilet - Female	STAFF FEMALE TOILET - 2		DECD	Vinyl (Tiles)	$1,234	2015	22	4	1
Level 2	209	Laboratory - Computer	COMPUTER ROOM - 1		DECD	Carpet W to W	$5,370	2015	81	*	*
Level 2	210	Store - Materials	STORE - 1		DECD	Vinyl (Tiles)	$281	2015	5	*	*
Level 2	211	Preparation Area - Teacher	OFFICE/PREP. ROOM - 1		DECD	Carpet W to W	$464	2015	7	*	*
Level 2	212	Laboratory - Computer	COMPUTER ROOM - 2		DECD	Carpet W to W	$4,508	2015	68	*	*
Level 2	213	Classroom - General Learning	CLASSROOM - 1		DECD	Carpet W to W	$4,641	2015	71	*	*
Level 2	214	Classroom - General Learning	CLASSROOM - 2		DECD	Carpet W to W	$3,315	2017	51	*	*
Level 2	215	Corridor - Circulation	CORRIDOR - 1		DECD	Carpet Tiles	$1,767	2022	31	*	*
Level 2	216	Preparation Area - Teacher	OFFICE/PREP. ROOM - 2		DECD	Carpet W to W	$729	2015	11	*	*
Level 2	217	Preparation Area - Teacher	OFFICE/PREP. ROOM - 3		DECD	Carpet W to W	$729	2015	11	*	*
Level 2	218	Plant Room	PLANT ROOM - 2		DECD	Concrete	$1,738	2096	6	*	*
Level 2	219	Store - Cleaner	CLEANER'S STORE		DECD	Vinyl (Tiles)	$449	2015	8	*	*
Level 2	220	Laboratory - Computer	COMPUTER - 3		DECD	Carpet Tiles	$1,919	2019	33	*	*
Level 2	221	Wet Area	WET AREA		DECD	Vinyl Sheet Unsealed	$669	2024	16	*	*
Level 2	224	Classroom - General Learning	CLASSROOM - 3		DECD	Carpet W to W	$2,856	2017	51	*	*
Level 2	225	Preparation Area - Teacher	TEACHER PREPERATION		DECD	Carpet Tiles	$2,754	2023	36	*	*
Level 2	226	Classroom - General Learning	CLASSROOM - 5		DECD	Carpet Tiles	$4,131	2028	54	*	*
Level 2	227	Office - General	SENIOR SCHOOL MANAGER'S OFFICE		DECD	Carpet W to W	$1,326	2015	20	*	*
Level 2	228	Office - General	OFFICE		DECD	Carpet W to W	$928	2015	14	*	*
Level 2	229	Activity - General	STUDENT'S STUDY AREA		DECD	Carpet Tiles	$14,550	2022	194	*	*
Level 2	230	Office - General	SSO'S OFFICE		DECD	Carpet Tiles	$684	2022	12	*	*
Level 2	231	Office - General	YEAR 12 COORDINATOR'S OFFICE		DECD	Carpet Tiles	$684	2022	12	*	*
Level 2	232	Corridor - Circulation	CORRIDOR - 2		DECD	Carpet Tiles	$798	2022	14	*	*
Level 2	233	Toilet - Male	STAFF MALE TOILET - 1		DECD	Vinyl (Tiles)	$393	2015	7	1	*
Level 2	234	Toilet - Female	STAFF FEMALE TOILET - 1		DECD	Vinyl (Tiles)	$505	2015	9	2	*
Level 2	237	Classroom - General Learning	CLASSROOM - 6		DECD	Carpet W to W	$3,514	2015	53	*	*
Level 2	238	Classroom - General Learning	CLASSROOM - 7		DECD	Carpet W to W	$3,514	2015	53	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 2	239	Classroom - General Learning	CLASSROOM - 8		DECD	Carpet W to W	$4,310	2015	65	*	*
Level 2	240	Office - General	SOSE OFFICE		DECD	Carpet W to W	$2,055	2015	31	*	*
Level 2	241	Classroom - General Learning	CLASSROOM - 9		DECD	Carpet W to W	$4,243	2012	64	*	*
Level 2	242	Ground Servicing	VERANDAH		DECD	Concrete	$97,912	2096	338	*	*
Level 2	243	Corridor - Circulation	STAIRS		DECD	Carpet W to W	$530	2019	8	*	*
Level 2	244	Preparation Area - Teacher	TEACHER PREPARATION		DECD	Carpet W to W	$3,448	2024	52	*	*
Level 2	245	Store - Materials	COMPACTUS		DECD	Carpet Tiles	$150	2024	2	*	*
Level 2	246	Corridor - Circulation	CORRIDOR		DECD	Carpet Tiles	$1,148	2028	15	*	*
				****** Building:** Building 01					Internal Rooms Total per Building: 2,901	12	2
				Total External Wall Building Area: 3,091					External Rooms Total per Building: 687		

The Heights School

Building 02 Combined Functions TOILETS AND STORAGE — **Building Owner:** DECD

Type: Building - Fixed Solid — **Year Built:** 1975 — **Repl. Value:** $1,987,297

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Toilet - Male	STUDENTS MALE TOILET		DECD	Adflex	$5,794	2025	20	3	*
Level 1	002	Store - Cleaner	CLEANERS STORE		DECD	Concrete	$632	2096	31	*	*
Level 1	003	Toilet - Female	STUDENTS FEMALE TOILET		DECD	Adflex	$4,345	2025	15	4	*
Level 1	004	Plant Room	PLANT ROOM		DECD	Concrete	$102	2096	5	*	*
Level 1	005	Ground Servicing	VERANDAH		DECD	Concrete	$4,182	2104	205	*	*
Level 2	201	Corridor - Circulation	LINK SPACE		DECD	Carpet Tiles	$2,601	2028	34	*	*
Level 2	202	Classroom - General Learning	AUTISTIC UNIT		DECD	Carpet Tiles	$2,754	2028	36	*	*
Level 2	203	Withdrawal	WITHDRAWAL ROOM		DECD	Carpet Tiles	$1,148	2023	15	*	*
Level 2	204	Classroom - General Learning	AUTISTIC UNIT		DECD	Carpet Tiles	$2,754	2028	36	*	*
Level 2	205	Withdrawal	WITHDRAWAL ROOM		DECD	Carpet Tiles	$1,148	2023	15	*	*
Level 2	206	Corridor - Circulation	STAIRS		DECD	Concrete	$551	2045	27	*	*
Level 2	207	Ground Servicing	VERANDAH		DECD	Concrete	$3,468	2045	170	*	*
				****** Building:** Building 02					Internal Rooms Total per Building: 234	7	*
				Total External Wall Building Area: 233					External Rooms Total per Building: 375		

The Heights School
Building 03 Combined Functions GENERAL TEACHING AND SCIENCE - 1 **Building Owner:** DECD
Type: Building - Fixed Solid **Year Built:** 1975 **Repl. Value:** $12,534,295

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Store - Materials	PREP/STORE 1		DECD	Carpet W to W	$228	2021	4	*	*
Level 1	002	Classroom - General Learning	CLASSROOM - A		DECD	Carpet W to W	$3,656	2021	64	*	*
Level 1	003	Classroom - General Learning	CLASSROOM - B		DECD	Carpet W to W	$4,243	2021	64	*	*
Level 1	004	Store - Materials	PREP/STORE 2		DECD	Carpet W to W	$265	2021	4	*	*
Level 1	005	Corridor - Circulation	CORRIDOR		DECD	Carpet W to W	$3,315	2019	50	*	*
Level 1	006	Kitchen	STEPHANE ALEXANDER KITCHEN		DECD	Vinyl (Sheet)	$5,950	2021	85	*	*
Level 1	007	Activity - Area	ACTIVITY AREA		DECD	Carpet W to W	$4,774	2023	72	*	*
Level 1	008	Store - Materials	UNIFORM SHOP		DECD	Carpet W to W	$1,459	2021	22	*	*
Level 1	009	Wet Area	WET AREA		DECD	Vinyl Sheet Unsealed	$796	2026	13	*	*
Level 1	010	Foyer - Reception	RECEPTION AREA		DECD	Carpet W to W	$1,485	2021	26	*	*
Level 1	011	Office - General	OFFICE		DECD	Carpet W to W	$628	2023	11	*	*
Level 1	012	Interview - Meeting	MEETING ROOM		DECD	Carpet W to W	$1,658	2021	25	*	*
Level 1	013	Store - Office	COMPACTUS 1		DECD	Carpet W to W	$685	2021	12	*	*
Level 1	014	Store - Office	COMPACTUS 2		DECD	Carpet W to W	$685	2021	12	*	*
Level 1	015	Classroom - General Learning	CLASSROOM - C		DECD	Carpet W to W	$3,713	2021	65	*	*
Level 1	016	Laboratory - Science	SCIENCE LAB - 1		DECD	Vinyl (Tiles)	$5,161	2020	92	*	*
Level 1	017	Laboratory - Computer	COMPUTER ROOM		DECD	Carpet W to W	$3,448	2015	52	*	*
Level 1	018	Laboratory - Science	SCIENCE LAB - 2		DECD	Vinyl (Tiles)	$3,534	2020	63	*	*
Level 1	019	Store - Materials	PREP/STORE 3		DECD	Vinyl (Tiles)	$2,132	2020	38	*	*
Level 1	020	Activity - General	GENERAL ACTIVITY		DECD	Carpet W to W	$10,542	2015	159	*	*
Level 1	021	Preparation Area - Teacher	PREP/STORE 4		DECD	Carpet Tiles	$1,050	2015	14	*	*
Level 1	022	Laboratory - Chemistry	CHEMISTRY LAB		DECD	Vinyl (Tiles)	$5,610	2015	100	*	*
Level 1	023	Laboratory - Physics	PHYSICS LAB		DECD	Vinyl (Tiles)	$5,610	2015	100	*	*
Level 1	024	Canteen - Cafeteria	CANTEEN/SERVERY & FOOD PREPARATION		DECD	Vinyl Tiles Unsealed	$4,060	2017	116	*	*
Level 1	025	Store - Materials	PREP/STORE 5		DECD	Vinyl (Tiles)	$179	2015	5	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	026	Wet Area	COLD ROOM		DECD	Concrete	$1,448	2092	5	*	*
Level 1	027	Store - Materials	PREP/STORE 6		DECD	Concrete	$102	2092	5	*	*
Level 1	028	Store - Cleaner	CLEANERS ROOM		DECD	Vinyl (Tiles)	$107	2015	3	1	*
Level 1	028A	Toilet - Staff	STAFF TOILET		DECD	Vinyl (Sheet)	$143	2015	2	1	*
Level 1	029	Classroom - General Learning	LECTURE THEATRE - 1		DECD	Carpet W to W	$2,080	2018	32	*	*
Level 1	030	Store - Materials	PREP/STORE 7		DECD	Vinyl (Tiles)	$1,107	2015	31	*	*
Level 1	030A	Store - Materials	COMPACTUS 3		DECD	Vinyl (Tiles)	$449	2020	8	*	*
Level 1	030B	Store - Materials	COMPACTUS 4		DECD	Vinyl (Tiles)	$449	2020	8	*	*
Level 1	031	Store - Materials	PREP/STORE 8		DECD	Carpet W to W	$224	2025	4	*	*
Level 1	032	Changeroom - Boys	CHANGEROOM 1		DECD	Concrete	$290	2110	1	*	*
Level 1	033	Classroom - General Learning	LECTURE THEATRE - 2		DECD	Carpet W to W	$3,900	2018	60	*	*
Level 1	034	Plant Room	PLANT ROOM		DECD	Concrete	$122	2104	6	*	*
Level 1	035	Ground Servicing	VERANDAH		DECD	Concrete	$11,730	2104	575	*	*
Level 1	036	Store - Chemicals	CHEMICAL STORE		DECD	Vinyl (Sheet)	$335	2015	8	*	*
Level 1	037	Changeroom - Girls	CHANGEROOM 2		DECD	Carpet W to W	$57	2021	1	*	*
Level 1	038	Store - Materials	COMPACTUS 5		DECD	Timber	$510	2040	6	*	*
Level 2	201	Store - Materials	PREP/STORE 1		DECD	Carpet W to W	$332	2021	5	*	*
Level 2	202	Classroom - General Learning	CLASS/LECTURE ROOM - 1		DECD	Carpet W to W	$3,599	2021	63	*	*
Level 2	203	Office - General	OFFICE		DECD	Carpet Tiles	$975	2026	13	*	*
Level 2	204	Office - General	OFFICE		DECD	Carpet Tiles	$975	2026	13	*	*
Level 2	205	Foyer - Entry	FOYER		DECD	Carpet W to W	$560	2023	10	*	*
Level 2	206	Office - General	OFFICE		DECD	Carpet Tiles	$600	2026	8	*	*
Level 2	207	Office - General	OFFICE		DECD	Carpet Tiles	$600	2026	8	*	*
Level 2	208	Classroom - General Learning	CLASS/LECTURE ROOM - 2		DECD	Carpet W to W	$3,599	2021	63	*	*
Level 2	209	Store - Materials	PREP/STORE 2		DECD	Carpet W to W	$286	2021	5	*	*
Level 2	210	Store - Materials	PREP/STORE 3		DECD	Carpet W to W	$228	2021	4	*	*
Level 2	211	Classroom - General Learning	CLASS/LECTURE ROOM - 3		DECD	Carpet W to W	$3,656	2021	64	*	*
Level 2	212	Classroom - General Learning	CLASS/LECTURE ROOM - 4		DECD	Carpet W to W	$3,541	2021	62	*	*
Level 2	213	Store - Materials	PREP/STORE 4		DECD	Carpet W to W	$286	2021	5	*	*
Level 2	214	Classroom - General Learning	CLASS/LECTURE ROOM - 5		DECD	Carpet W to W	$3,541	2021	62	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 2	215	Store - Materials	PREP/STORE 5		DECD	Carpet W to W	$286	2021	5	*	*
Level 2	216	Plant Room	SERVER ROOM		DECD	Carpet W to W	$400	2021	7	*	*
Level 2	217	Wet Area	WET AREA 1		DECD	Vinyl Sheet Unsealed	$502	2026	12	*	*
Level 2	218	Store - Materials	PREP/STORE 6		DECD	Carpet W to W	$228	2021	4	*	*
Level 2	219	Classroom - General Learning	CLASS/LECTURE ROOM - 6		DECD	Carpet W to W	$3,656	2021	64	*	*
Level 2	220	Activity - Area	ACTIVITY AREA		DECD	Carpet Tiles	$26,475	2021	353	*	*
Level 2	221	Office - General	OFFICE		DECD	Carpet W to W	$514	2023	9	*	*
Level 2	222	Store - Materials	PREP/STORE 7		DECD	Carpet W to W	$286	2021	5	*	*
Level 2	223	Classroom - General Learning	CLASS/LECTURE ROOM - 7		DECD	Carpet Tiles	$4,650	2026	62	*	*
Level 2	224	Classroom - General Learning	CLASS/LECTURE ROOM - 8		DECD	Carpet W to W	$3,541	2021	62	*	*
Level 2	225	Wet Area	WET AREA 2		DECD	Vinyl Sheet Unsealed	$502	2026	12	*	*
Level 2	226	Classroom - General Learning	CLASS/LECTURE ROOM - 9		DECD	Carpet W to W	$3,656	2021	64	*	*
Level 2	227	Store - Materials	PREP/STORE 8		DECD	Carpet W to W	$228	2021	4	*	*
Level 2	228	Store - Materials	PREP/STORE 9		DECD	Carpet W to W	$332	2021	5	*	*
Level 2	229	Classroom - General Learning	CLASS/LECTURE ROOM - 10		DECD	Carpet W to W	$3,541	2021	62	*	*
Level 2	230	Store - Materials	PREP/STORE 10		DECD	Carpet W to W	$286	2021	5	*	*
Level 2	231	Plant Room	PLANT ROOM		DECD	Vinyl Sheet Unsealed	$245	2021	4	*	*
Level 2	232	Store - Cleaner	CLEANERS ROOM		DECD	Vinyl Sheet Unsealed	$167	2026	4	*	*
Level 2	233	Office - General	OFFICE		DECD	Carpet W to W	$800	2023	14	*	*
Level 2	234	Foyer - Entry	FOYER		DECD	Carpet Tiles	$675	2026	9	*	*
Level 2	235	Office - General	OFFICE		DECD	Carpet Tiles	$600	2026	8	*	*
Level 2	236	Activity - General	ACTIVITY AREA		DECD	Carpet W to W	$11,200	2025	200	*	*
Level 2	237	Lockers - Locker Area	FEMALE STORE/LOCKER ROOM		DECD	Vinyl (Tiles)	$840	2025	24	*	*
Level 2	238	Toilet - Female	STUDENTS FEMALE TOILET		DECD	Adflex	$1,265	2025	23	5	*
Level 2	239	Lockers - Locker Area	MALE STORE/LOCKER ROOM		DECD	Carpet W to W	$1,560	2013	24	*	*
Level 2	240	Toilet - Male	STUDENTS MALE TOILET		DECD	Adflex	$6,532	2040	23	4	*
Level 2	241	Ground Servicing	VERANDAH		DECD	Concrete	$123,983	2092	428	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 2	242	Office - General	OFFICE		DECD	Carpet Tiles	$600	2026	8	*	*
Level 2	243	Classroom - General Learning	CLASS/LECTURE ROOM - 11		DECD	Carpet W to W	$4,177	2021	63	*	*
Level 2	244	Store - Materials	PREP/STORE 11		DECD	Carpet W to W	$332	2021	5	*	*
				****** Building:** Building 03		Internal Rooms Total per Building:			2,977	11	*
				Total External Wall Building Area: 3,145		External Rooms Total per Building:			1,003		

The Heights School

Building 04 Combined Functions DRAMA-MUSIC AND PHYSICAL EDUCATION — **Building Owner:** DECD

Type: Building - Fixed Solid — **Year Built:** 1975 — **Repl. Value:** $4,395,034

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Practice Room	MUSIC PRACTICE - 1		DECD	Carpet W to W	$7,605	2025	117	*	*
Level 1	002	Studio - Drama	DRAMA WORKSHOP		DECD	Carpet Tiles	$12,000	2025	160	*	*
Level 1	003	Store - Materials	STORE/LOCKER ROOM - 1		DECD	Concrete	$898	2096	44	*	*
Level 1	004	Classroom - General Learning	CLASS/LECTURE ROOM - 1		DECD	Carpet W to W	$2,742	2013	48	*	*
Level 1	005	Classroom - General Learning	CLASS/LECTURE ROOM - 2		DECD	Carpet W to W	$2,742	2013	48	*	*
Level 1	006	Practice Room	MUSIC PRACTICE - 2		DECD	Carpet W to W	$1,028	2013	18	*	*
Level 1	007	Toilet - Male	STAFF MALE TOILET		DECD	Vinyl (Tiles)	$595	2020	17	2	*
Level 1	008	Toilet - Female	STAFF FEMALE TOILET		DECD	Vinyl (Tiles)	$607	2013	17	3	*
Level 1	009	Corridor - Circulation	FOYER/CORRIDOR/STAIRS		DECD	Carpet W to W	$3,315	2013	50	*	*
Level 1	010	Withdrawal	SEMINAR/WITHDRAWAL ROOM (10-50SQM) - 1		DECD	Carpet W to W	$743	2013	13	*	*
Level 1	011	Withdrawal	SEMINAR/WITHDRAWAL ROOM (10-50SQM) - 2		DECD	Carpet W to W	$743	2013	13	*	*
Level 1	012	Preparation Area - Teacher	TEACHER PREPARATION		DECD	Carpet W to W	$2,285	2013	40	*	*
Level 1	012A	Store - Materials	COMPACTUS		DECD	Carpet W to W	$133	2015	2	*	*
Level 1	013	Store - Materials	STORE/LOCKER ROOM - 2		DECD	Vinyl (Tiles)	$630	2020	18	*	*
Level 1	014	Store - Materials	STORE/PREP. ROOM		DECD	Carpet W to W	$343	2013	6	*	*
Level 1	015	Store - Office	OPEN STORE - 1		DECD	Concrete	$1,738	2092	6	*	*
Level 1	016	Store - Office	OPEN STORE - 2		DECD	Carpet W to W	$1,028	2013	18	*	*
Level 1	017	Gymnasium	GYMNASIUM (>406SQM) BALL GAMES		DECD	Vinyl (Sheet)	$36,330	2025	519	*	*
Level 1	018	Changeroom - Boys	MALE CHANGE ROOMS		DECD	Concrete	$1,320	2092	66	1	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	019	Wet Area	LAUNDRY		DECD	Quarry Tiles	$663	2030	5	*	*
Level 1	020	Shower	SHOWER FEMALE - 1 No used		DECD	Quarry Tiles	$352	2023	5	*	1
Level 1	021	Changeroom - Girls	FEMALE CHANGE ROOMS		DECD	Concrete	$1,320	2096	66	2	*
Level 1	022	Shower	SHOWER MALE - 2		DECD	Quarry Tiles	$2,860	2030	22	*	12
Level 1	023	Store - Cleaner	CLEANERS STORE		DECD	Concrete	$102	2096	5	*	*
Level 1	024	Shower	SHOWER FEMALE - 2		DECD	Quarry Tiles	$2,860	2030	22	*	12
Level 1	025	Ground Servicing	VERANDAH - 1		DECD	Concrete	$347	2096	17	*	*
Level 1	026	Ground Servicing	VERANDAH - 2		DECD	Concrete	$510	2096	25	*	*
Level 1	027	Store - Materials	STORE		DECD	Carpet W to W	$171	2013	3	*	*
				****** **Building:** Building 04					Internal Rooms Total per Building: 1,348	8	25
				Total External Wall Building Area: 1,402					External Rooms Total per Building: 42		

The Heights School
Building 05 Amenities TOILETS - 1
Type: Building - Fixed Solid
Building Owner: DECD
Year Built: 1975
Repl. Value: $460,816

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Toilet - Male	STUDENTS MALE TOILET		DECD	Adflex	$7,100	2020	25	3	*
Level 1	002	Toilet - Female	STUDENTS FEMALE TOILET		DECD	Adflex	$7,100	2020	25	6	*
Level 1	003	Ground Servicing	VERANDAH - 2		DECD	Concrete	$1,367	2096	67	*	*
Level 1	004	Ground Servicing	VERANDAH - 1		DECD	Concrete	$449	2096	22	*	*
				****** **Building:** Building 05					Internal Rooms Total per Building: 50	9	*
				Total External Wall Building Area: 63					External Rooms Total per Building: 89		

The Heights School
Building 06 Combined Functions HOME ECONOMICS-ART-DESIGN AND TECHNICAL STUDIES
Type: Building - Fixed Solid
Building Owner: DECD
Year Built: 1975
Repl. Value: $6,673,296

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Classroom - Home Base	HOME ECONOMICS		DECD	Vinyl (Tiles)	$4,656	2015	83	*	*
Level 1	002	Resource Centre - Library	RESOURCE STUDY		DECD	Carpet W to W	$4,398	2015	77	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	002A	Wet Area	WET/WASH AREA		DECD	Vinyl (Tiles)	$165	2018	3	*	*
Level 1	003	Classroom - Home Base	NEEDLECRAFT		DECD	Carpet W to W	$6,283	2015	110	*	*
Level 1	004	Store - Materials	STORE/LOCKER ROOM - 1		DECD	Concrete	$180	2060	9	*	*
Level 1	005	Classroom - Home Base	FITTING ROOM		DECD	Carpet W to W	$343	2015	6	*	*
Level 1	006	Office - General	OFFICE		DECD	Carpet W to W	$685	2015	12	*	*
Level 1	007	Toilet - Female	STAFF FEMALE TOILET		DECD	Vinyl (Tiles)	$842	2015	15	2	*
Level 1	008	Canteen - Cafeteria	KITCHEN/FOOD PREP.		DECD	Vinyl (Tiles)	$2,963	2015	83	*	*
Level 1	009	Store - Materials	STORE/LOCKER ROOM - 2		DECD	Vinyl (Tiles)	$214	2015	6	*	*
Level 1	010	Studio - Art	FABRIC CRAFT		DECD	Vinyl (Tiles)	$4,177	2015	117	*	*
Level 1	011	Store - Materials	STORE/LOCKER ROOM - 3		DECD	Concrete	$4,345	2092	15	*	*
Level 1	011A	Store - Materials	COMPACTUS - 1		DECD	Concrete	$4,056	2092	14	*	*
Level 1	012	Workshop - Ceramics	POTTERY ANNEX		DECD	Concrete	$388	2092	19	*	*
Level 1	013	Workshop - Ceramics	POTTERY/CERAMICS		DECD	Vinyl (Tiles)	$4,712	2015	84	*	*
Level 1	014	Studio - Art	ART/PAINTING & DRAWING		DECD	Vinyl (Tiles)	$7,742	2015	138	*	*
Level 1	015	Classroom - General Learning	CLASSROOM		DECD	Vinyl Sheet Unsealed	$3,366	2031	55	*	*
Level 1	017	Photography Darkroom	WHITE LIGHT STUDIO		DECD	Vinyl Sheet Unsealed	$1,224	2031	20	*	*
Level 1	018	Photography Darkroom	DARK ROOM		DECD	Vinyl Sheet Unsealed	$918	2031	15	*	*
Level 1	019	Laboratory - Computer	COMPUTER DESIGN		DECD	Vinyl (Tiles)	$4,345	2015	79	*	*
Level 1	020	Workshop - Metal	SPRAY BOOTH		DECD	Concrete	$2,317	2092	8	*	*
Level 1	021	Classroom - General Learning	FINISHING ROOM		DECD	Concrete	$347	2092	17	*	*
Level 1	022	Laboratory - Computer	COMPUTER ROOM		DECD	Carpet W to W	$4,030	2015	62	*	*
Level 1	023	Preparation Area - Teacher	TEACHER PREPARATION		DECD	Carpet W to W	$1,690	2015	26	*	*
Level 1	024	Toilet - Male	STAFF MALE TOILET		DECD	Vinyl (Tiles)	$321	2015	9	1	*
Level 1	025	Workshop - Metal	HOT METAL AREA - 1		DECD	Concrete	$23,754	2092	82	*	*
Level 1	026	Workshop - Metal	HOT METAL AREA - 2		DECD	Concrete	$102	2092	5	*	*
Level 1	027	Workshop - Metal	METALWORK SHOP		DECD	Parquetry-Hardwood	$7,895	2033	86	*	*
Level 1	028	Workshop - Plastics	PLASTICS-RUBBER/WORKSHOP		DECD	Parquetry-Hardwood	$10,080	2033	84	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	029	Preparation Area - Teacher	OFFICE/PREP. ROOM		DECD	Carpet W to W	$914	2015	16	*	*
Level 1	030	Workshop - Wood	WOODWORK SHOP		DECD	Parquetry-Hardwood	$734	2033	96	*	*
Level 1	031	Store - Materials	STORE/LOCKER ROOM - 4		DECD	Concrete	$11,298	2091	39	*	*
Level 1	032	Store - Materials	PROJECT STORE ROOM		DECD	Concrete	$17,960	2091	62	*	*
Level 1	033	Store - Materials	STORE/LOCKER ROOM - 5		DECD	Concrete	$1,000	2091	49	*	*
Level 1	033A	Store - Materials	COMPACTUS - 2		DECD	Concrete	$286	2091	14	*	*
Level 1	034	Workshop - Technology	APPLIED ELECTRONICS		DECD	Parquetry-Hardwood	$12,118	2033	99	*	*
Level 1	035	Store - Materials	STORE		DECD	Concrete	$306	2104	15	*	*
Level 1	036	Store - Cleaner	CLEANERS STORE - 1		DECD	Concrete	$163	2091	8	*	*
Level 1	037	Plant Room	PLANT ROOM		DECD	Concrete	$1,159	2091	4	*	*
Level 1	038	Store - Materials	STORE		DECD	Vinyl (Tiles)	$214	2015	6	*	*
Level 1	040	Ground Servicing	VERANDAH		DECD	Concrete	$8,874	2096	435	*	*
Level 1	041	Store - Cleaner	CLEANERS STORE - 2		DECD	Concrete	$61	2104	3	*	*
				****** Building:** Building 06		**Internal Rooms Total per Building:**			1,750	3	*
				Total External Wall Building Area: 1,833		**External Rooms Total per Building:**			435		

The Heights School

Building 07 Combined Functions GENERAL TEACHING, SCIENCE, DRAMA & SPECIAL TEACHING — **Building Owner:** DECD

Type: Building - Fixed Solid — **Year Built:** 1975 — **Repl. Value:** $8,420,751

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Activity - Room	Activity Room		DECD	Carpet Tiles	$6,885	2023	90	*	*
Level 1	002	Studio - Drama	Studio - Drama		DECD	Carpet Tiles	$3,749	2023	49	*	*
Level 1	003	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$5,202	2028	68	*	*
Level 1	004	Withdrawal	Withdrawal		DECD	Carpet Tiles	$1,989	2023	26	*	*
Level 1	005	Kitchen	Kitchen		DECD	Carpet Tiles	$689	2023	9	*	*
Level 1	006	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$3,902	2028	51	*	*
Level 1	007	Classroom - Teaching	Special Teaching		DECD	Carpet Tiles	$3,825	2028	50	*	*
Level 1	008	Office - General	Office		DECD	Carpet Tiles	$765	2028	10	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	009	Activity - Area	Learning Common		DECD	Carpet Tiles	$13,158	2023	172	*	*
Level 1	010	Corridor - Circulation	Entry		DECD	Carpet Tiles	$1,607	2028	21	*	*
Level 1	011	Office - General	Office		DECD	Carpet Tiles	$1,683	2028	22	*	*
Level 1	012	Classroom - Teaching	Special Teaching		DECD	Carpet Tiles	$3,825	2028	50	*	*
Level 1	013	Withdrawal	Withdrawal		DECD	Carpet Tiles	$1,989	2023	26	*	*
Level 1	014	Preparation Area - Teacher	Teacher Preperation Area		DECD	Carpet Tiles	$2,525	2023	33	*	*
Level 1	015	Corridor - Circulation	Corridor		DECD	Carpet Tiles	$1,836	2028	24	*	*
Level 1	016	Office - General	Office		DECD	Carpet Tiles	$1,760	2028	23	*	*
Level 1	016A	Store - Materials	Compactus		DECD	Carpet Tiles	$918	2028	12	*	*
Level 1	017	Store - Materials	Store		DECD	Vinyl Sheet Unsealed	$551	2028	9	*	*
Level 1	018	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$5,202	2028	68	*	*
Level 1	019	Laboratory - Science	Laboratory - Science		DECD	Vinyl Sheet Unsealed	$5,508	2028	90	*	*
Level 1	020	Preparation Area - Teacher	Science Preperation Area		DECD	Vinyl Sheet Unsealed	$918	2028	15	*	*
Level 1	021	Laboratory - Science	Laboratory - Science		DECD	Vinyl Sheet Unsealed	$5,692	2028	93	*	*
Level 1	022	Ground Servicing	Verandah		DECD	Concrete	$7,670	2112	376	*	*
Level 2	201	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$3,902	2028	51	*	*
Level 2	202	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$4,131	2028	54	*	*
Level 2	203	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$3,825	2028	50	*	*
Level 2	204	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$4,437	2028	58	*	*
Level 2	205	Activity - Room	Work Room		DECD	Carpet Tiles	$2,984	2023	39	*	*
Level 2	206	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$3,902	2028	51	*	*
Level 2	207	Preparation Area - Teacher	Teacher Preperation Area		DECD	Carpet Tiles	$1,454	2023	19	*	*
Level 2	208	Office - General	Office		DECD	Carpet Tiles	$765	2028	10	*	*
Level 2	209	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$3,902	2028	51	*	*
Level 2	210	Store - Materials	Store		DECD	Vinyl Sheet Unsealed	$367	2028	6	*	*
Level 2	211	Plant Room	Roof Access		DECD	Concrete	$102	2112	5	*	*
Level 2	212	Activity - Area	Learning Common		DECD	Carpet Tiles	$21,191	2023	277	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 2	212A	Store - Materials	Compactus		DECD	Carpet Tiles	$230	2028	3	*	*
Level 2	213	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$3,902	2028	51	*	*
Level 2	214	Corridor - Circulation	Stairs		DECD	Vinyl Sheet Unsealed	$490	2028	8	*	*
Level 2	215	Preparation Area - Teacher	Teacher Preperation Area		DECD	Carpet Tiles	$1,683	2023	22	*	*
Level 2	216	Store - Materials	Store		DECD	Vinyl Sheet Unsealed	$367	2028	6	*	*
Level 2	217	Office - General	Office		DECD	Carpet Tiles	$918	2028	12	*	*
Level 2	218	Office - General	Office		DECD	Carpet Tiles	$1,071	2028	14	*	*
Level 2	219	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$4,590	2028	60	*	*
Level 2	220	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$3,443	2028	45	*	*
Level 2	221	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$3,902	2028	51	*	*
Level 2	222	Classroom - General Learning	Classroom		DECD	Carpet Tiles	$5,279	2028	69	*	*
Level 2	223	Ground Servicing	Verandah		DECD	Concrete	$6,120	2112	300	*	*
				****** Building:** Building 07					2,023	*	*
				Total External Wall Building Area: 2,154					**External Rooms Total per Building:** 676		

The Heights School

Building 08 Amenities TOILETS - 2 — **Building Owner:** DECD

Type: Building - Fixed Solid — **Year Built:** 1978 — **Repl. Value:** $449,402

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Toilet - Male	STUDENTS MALE TOILET		DECD	Ceramic Tiles	$2,254	2037	17	3	*
Level 1	002	Toilet - Female	STUDENTS FEMALE TOILET		DECD	Ceramic Tiles	$2,387	2037	18	5	*
Level 1	003	Toilet - Wheelchair	DISABLED TOILET		DECD	Ceramic Tiles	$530	2037	4	1	*
Level 1	004	Corridor - Circulation	AIRLOCK		DECD	Ceramic Tiles	$398	2037	3	*	*
Level 2	201	Toilet - Male	STUDENTS MALE TOILET		DECD	Ceramic Tiles	$2,652	2037	20	3	*
Level 2	202	Toilet - Female	STUDENTS FEMALE TOILET		DECD	Ceramic Tiles	$2,387	2037	18	5	*
Level 2	203	Store - Cleaner	CLEANERS STORE		DECD	Ceramic Tiles	$273	2037	4	*	*
				****** Building:** Building 08					84	17	*
				Total External Wall Building Area: 106					**External Rooms Total per Building:** 0		

The Heights School
Building 09 Technology/Workshop(s) CARETAKERS WORKSHOP — **Building Owner:** DECD
Type: Building - Fixed Solid — **Year Built:** 1975 — **Repl. Value:** $386,976

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Workshop - Composite	WORKSHOP - 1		DECD	Concrete	$306	2092	15	*	*
Level 1	002	Workshop - Composite	WORKSHOP - 2		DECD	Concrete	$2,317	2092	8	*	*
Level 1	003	Workshop - Composite	WORKSHOP - 3		DECD	Concrete	$510	2095	25	*	*
				****** Building:** Building 09					Internal Rooms Total per Building: 48	*	*
				Total External Wall Building Area: 115					External Rooms Total per Building: 0		

The Heights School
Building 10 Shelter OPEN SHELTER — **Building Owner:** DECD
Type: Building - Fixed Solid — **Year Built:** 1981 — **Repl. Value:** $231,462

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Shelter - Person	SHELTER - 1		DECD	Concrete	$2,224	2092	109	*	*
Level 1	002	Shelter - Person	SHELTER - 2		DECD	Brick & Block Paving	$32,154	2104	111	*	*
				****** Building:** Building 10					Internal Rooms Total per Building: 220	*	*
				Total External Wall Building Area: 240					External Rooms Total per Building: 0		

The Heights School
Building 11 Learning Area(s) GENERAL TEACHING - 1 — **Building Owner:** DECD
Type: Building - Transportable - Timber — **Year Built:** 1965 — **Repl. Value:** $541,102

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Preparation Area - Teacher	OFFICE/PREP. ROOM		DECD	Carpet Tiles	$1,350	2015	18	*	*
Level 1	002	Classroom - General Learning	CLASS/LECTURE ROOM - 1		DECD	Carpet W to W	$4,615	2015	71	*	*
Level 1	003	Store - Materials	STORE/LOCKER ROOM		DECD	Carpet Tiles	$1,350	2015	18	*	*
Level 1	004	Classroom - General Learning	CLASS/LECTURE ROOM - 2		DECD	Carpet W to W	$4,615	2015	71	*	*
Level 1	005	Corridor - Circulation	FOYER/CORRIDOR/STAIRS - 1		DECD	Carpet W to W	$455	2015	7	*	*
Level 1	006	Withdrawal	SEMINAR/WITHDRAWAL ROOM (10-50SQM) - 1		DECD	Carpet W to W	$520	2015	8	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	007	Withdrawal	SEMINAR/WITHDRAWAL ROOM (10-50SQM) - 2		DECD	Carpet W to W	$585	2015	9	*	*
Level 1	008	Corridor - Circulation	FOYER/CORRIDOR/STAIRS - 2		DECD	Carpet W to W	$780	2015	12	*	*
				****** Building:** Building 11					Internal Rooms Total per Building: 214	*	*
				Total External Wall Building Area: 226					External Rooms Total per Building: 0		

The Heights School
Building 12 Learning Area(s) GENERAL TEACHING - 2 — **Building Owner:** DECD
Type: Building - Transportable - Timber — **Year Built:** 1965 — **Repl. Value:** $666,538

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Classroom - General Learning	CLASS/LECTURE ROOM - 2		DECD	Carpet Tiles	$4,055	2027	53	*	*
Level 1	002	Classroom - General Learning	CLASS/LECTURE ROOM - 1		DECD	Carpet Tiles	$4,055	2027	53	*	*
Level 1	003	Classroom - General Learning	CLASS/LECTURE ROOM - 3		DECD	Carpet Tiles	$4,055	2027	53	*	*
Level 1	004	Classroom - General Learning	CLASS/LECTURE ROOM - 4		DECD	Carpet Tiles	$4,055	2027	53	*	*
Level 1	005	Foyer - Entry	FOYER - 2		DECD	Carpet W to W	$3,060	2016	30	*	*
Level 1	006	Foyer - Entry	FOYER - 1		DECD	Carpet W to W	$3,060	2016	36	*	*
Level 1	007	Store - Materials	STORE		DECD	Carpet W to W	$398	2015	6	*	*
Level 1	008	Ground Servicing	VERANDAH		DECD	Brick & Block Paving	$24,623	2030	80	*	*
				****** Building:** Building 12					Internal Rooms Total per Building: 284	*	*
				Total External Wall Building Area: 300					External Rooms Total per Building: 80		

The Heights School
Building 13 Learning Area(s) GENERAL TEACHING - 3 — **Building Owner:** DECD
Type: Building - Transportable - Timber — **Year Built:** 1965 — **Repl. Value:** $352,002

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Classroom - General Learning	CLASS/LECTURE ROOM - 1		DECD	Carpet Tiles	$3,975	2027	53	*	*
Level 1	002	Classroom - General Learning	CLASS/LECTURE ROOM - 2		DECD	Carpet Tiles	$3,975	2027	53	*	*
Level 1	003	Preparation Area - Teacher	OFFICE/PREP. ROOM		DECD	Carpet W to W	$845	2004	13	*	*
Level 1	004	Corridor - Circulation	FOYER/CORRIDOR/STAIRS		DECD	Carpet W to W	$1,430	2008	22	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	005	Ground Servicing	VERANDAH		DECD	Bitumen/ Asphalt	$1,470	2096	49	*	*
				****** Building: Building 13					Internal Rooms Total per Building: 141	*	*
				Total External Wall Building Area: 151					External Rooms Total per Building: 49		

The Heights School
Building 14 School / Community Use OUT OF HOURS CARE/PARENTS CENTRE — **Building Owner:** DECD
Type: Building - Transportable - Timber — **Year Built:** 1965 — **Repl. Value:** $427,614

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Classroom - General Learning	CLASS/LECTURE ROOM		DECD	Carpet W to W	$7,028	2004	106	*	*
Level 1	002	Corridor - Circulation	FOYER/CORRIDOR/STAIRS		DECD	Vinyl (Sheet)	$1,540	2020	22	*	*
Level 1	003	Preparation Area - Teacher	OFFICE/PREP. ROOM		DECD	Carpet W to W	$845	2008	13	*	*
Level 1	004	Ground Servicing	VERANDAH 1		DECD	Brick & Block Paving	$12,167	2035	42	*	*
Level 1	005	Ground Servicing	VERANDAH 2		DECD	Brick & Block Paving	$30,416	2035	105	*	*
				****** Building: Building 14					Internal Rooms Total per Building: 141	*	*
				Total External Wall Building Area: 151					External Rooms Total per Building: 147		

The Heights School
Building 16 Other Uses OBSERVATORY - 1 — **Building Owner:** DECD
Type: Building - Fixed Solid — **Year Built:** 1989 — **Repl. Value:** $173,190

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Classroom - General Learning	SEISMIC ROOM		DECD	Vinyl (Sheet)	$369	2030	9	*	*
Level 1	002	Photography Darkroom	DARK ROOM		DECD	Vinyl (Sheet)	$205	2030	5	*	*
Level 1	003	Toilet - Unisex	TOILET		DECD	Mosaic Tiles	$286	2030	2	1	*
Level 1	004	Corridor - Circulation	STAIRS		DECD	Rubber	$568	2030	2	*	*
Level 2	201	Activity - Area	OBSERVATORY		DECD	Vinyl (Sheet)	$1,499	2020	21	*	*
				****** Building: Building 16					Internal Rooms Total per Building: 39	1	*
				Total External Wall Building Area: 50					External Rooms Total per Building: 0		

The Heights School
Building 17 Other Uses OBSERVATORY - 2 — **Building Owner:** DECD
Type: Building - Fixed Solid — **Year Built:** 1999 — **Repl. Value:** $201,572

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Activity - Area	OBSERVATORY		DECD	Vinyl (Sheet)	$1,750	2018	25	*	*
Level 1	002	Classroom - General Learning	CLASS/LECTURE ROOM		DECD	Vinyl (Sheet)	$2,520	2018	36	*	*
				****** Building:** Building 17					Internal Rooms Total per Building: 61	*	*
				Total External Wall Building Area: 69					External Rooms Total per Building: 0		

The Heights School
Building 18 Technology/Workshop(s) AUTOMOTIVE SKILLS CENTRE — **Building Owner:** DECD
Type: Building - Fixed Non-Solid — **Year Built:** 2007 — **Repl. Value:** $829,213

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Workshop - Technology	AUTOMOTIVE WORKSHOP		DECD	Concrete	$60,543	2106	209	*	*
Level 1	002	Ground Servicing	VERANDAH		DECD	Concrete	$31,285	2106	108	*	*
				****** Building:** Building 18					Internal Rooms Total per Building: 209	*	*
				Total External Wall Building Area: 216					External Rooms Total per Building: 108		

The Heights School
Building 19 School / Community Use Child Parent Centre — **Building Owner:** DECD
Type: Building - Fixed Solid — **Year Built:** 2008 — **Repl. Value:** $1,144,884

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	001	Activity - Room	Audio Visual Room		DECD	Vinyl Sheet Unsealed	$1,560	2038	26	*	*
Level 1	002	Activity - General	Activity Area A		DECD	Vinyl Tiles Unsealed	$4,728	2038	103	*	*
Level 1	003	Office - General	Office		DECD	Carpet Tiles	$1,350	2022	18	*	*
Level 1	004	Foyer - Reception	Entry		DECD	Vinyl Sheet Unsealed	$660	2020	11	*	*
Level 1	004A	Foyer - Entry	ENTRANCE		DECD	Carpet W to W	$130	2018	2	*	*
Level 1	005	Wet Area	Airlock		DECD	Ceramic Tiles	$390	2050	3	*	*

Level No	Room No	Room Function	Room Use	Description	Owner	Floor Finish	Replace Value	PRY*	Finish Area	WCs	Showers / Baths
Level 1	006	Toilet - Staff	Staff Toilet		DECD	Ceramic Tiles	$650	2050	5	1	*
Level 1	007	Withdrawal	Withdrawal Room		DECD	Carpet W to W	$1,105	2050	17	*	*
Level 1	008	Kitchen	Kitchen		DECD	Vinyl (Sheet)	$1,470	2038	21	*	*
Level 1	009	Store - Equipment	Store		DECD	Vinyl (Sheet)	$1,260	2038	18	*	*
Level 1	010	Store - Materials	Store		DECD	Paint	$8,236	2096	29	*	*
Level 1	011	Toilet - Assisted	Toilets		DECD	Ceramic Tiles	$3,250	2058	25	3	*
Level 1	012	Ground Servicing	Verandah		DECD	Brick & Block Paving	$32,660	2033	115	*	*
Level 1	013	Ground Servicing	Verandah		DECD	Brick & Block Paving	$2,272	2050	8	*	*
				****** Building:** Building 19					278	4	*
				Total External Wall Building Area: 297					123		

Internal Rooms Total per Building:
External Rooms Total per Building:

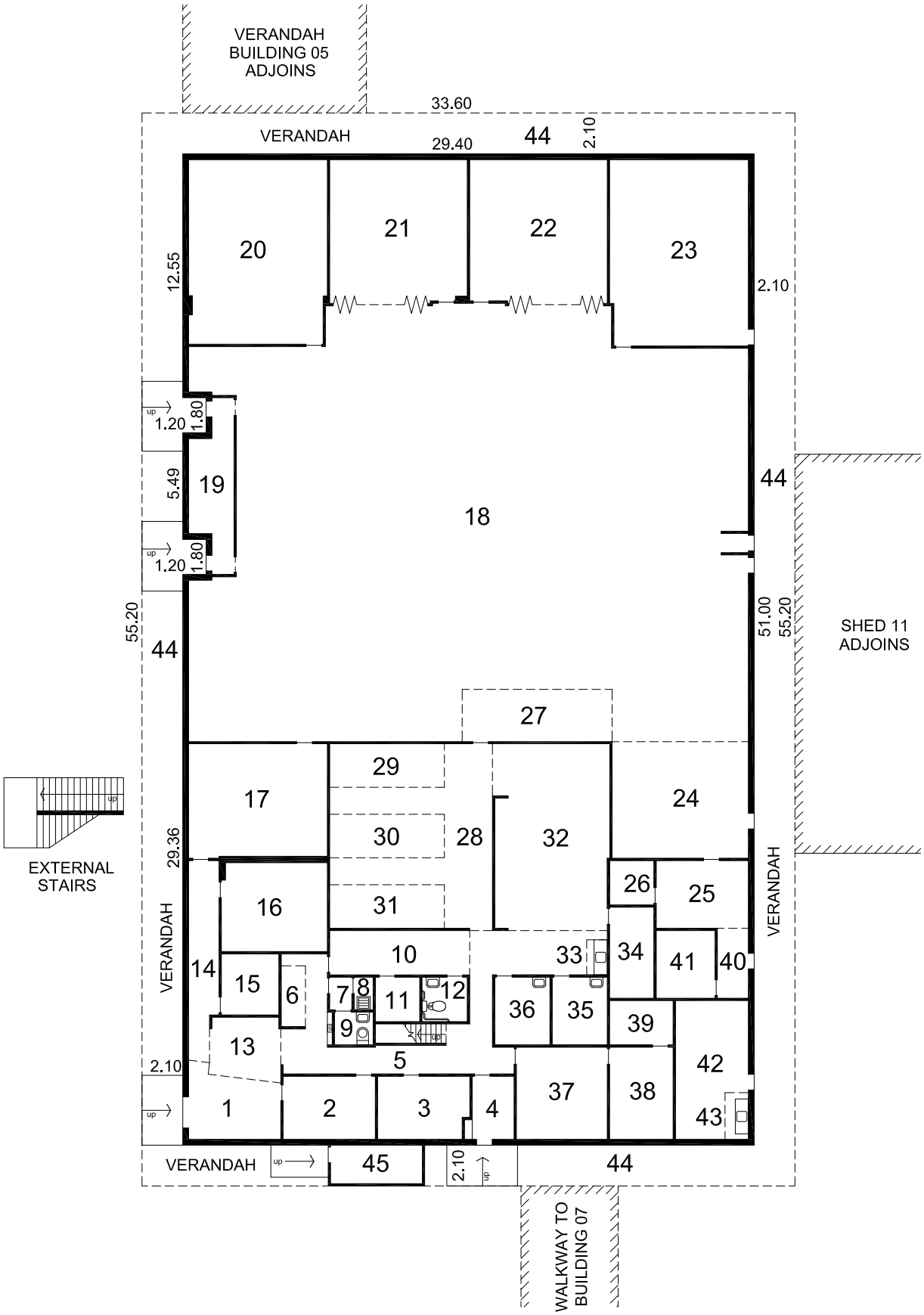
*****END OF REPORT*****

*** - Projected Replacement Year**

1 10 20 30 40 50

Scale Bar Units in Metres (A4 1:300) Plot at a scale of 1=0.3 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**ADMINISTRATION/RESOURCE/LANGUAGE CLASSROOMS (GROUND LEVEL)**				
Created by.	*Archink*	Drawn	*J Sutton*	Date	-
Modified by.	*Archink*	Drawn	*A Bentley*	Date	*Oct 2015*
Bldg area m²	*1506*	Ver area m²	*349*	Plan ref.	*1282AR2008*

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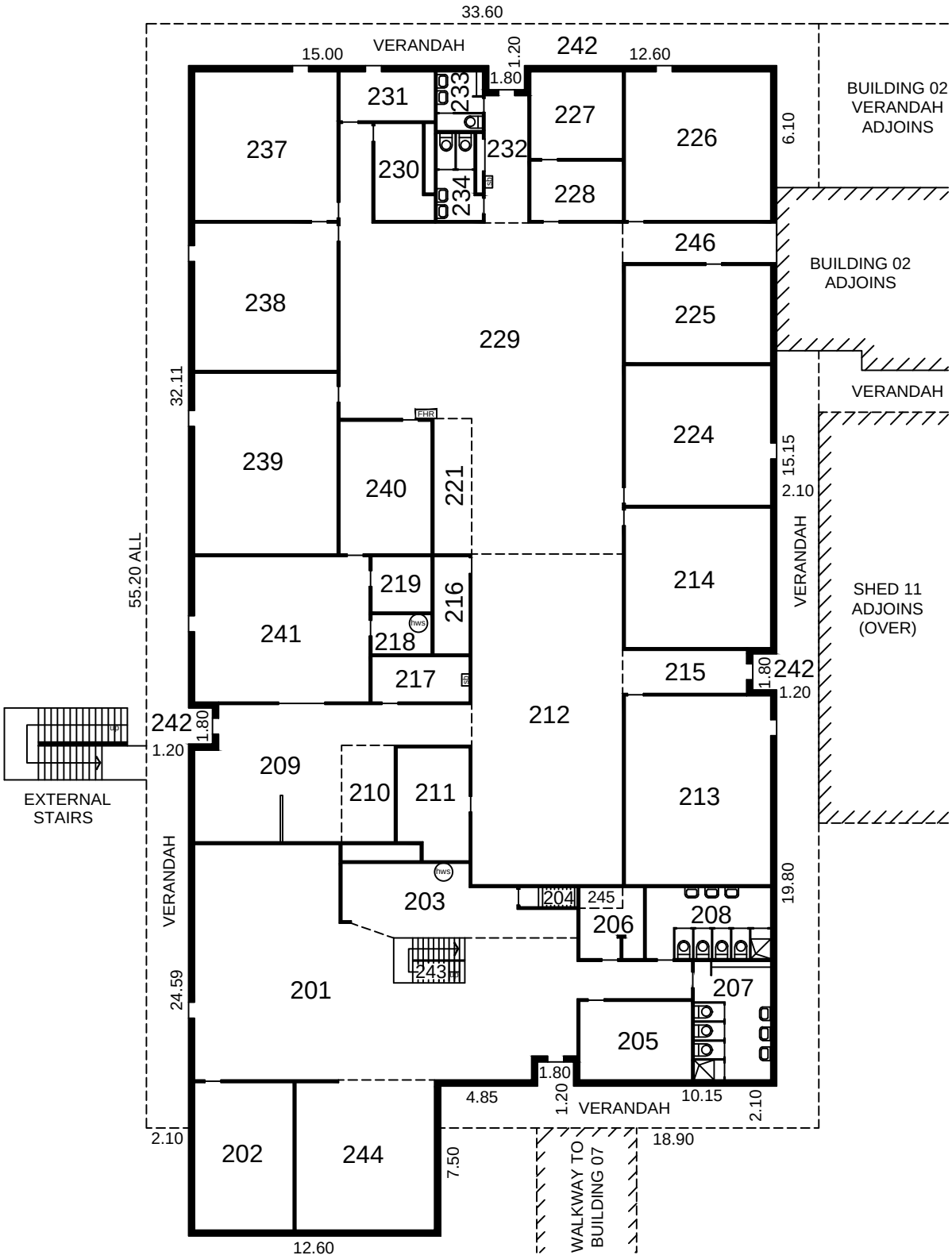
SAMIS 01430-01-1

1 10 20 30 40 50

Scale Bar Units in Metres (A4 1:300) Plot at a scale of 1=0.3 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**ADMIN / RESOURCE-LANGUAGE CLASSROOMS (UPPER LEVEL)**				
Created by.	*Archink*	Drawn	*J S*	Date	-
Modified by.	*Helica Archi*	Drawn	*T Tan*	Date	*Dec 2018*
Bldg area m²	*1585*	Ver area m²	*338*	Plan ref.	-

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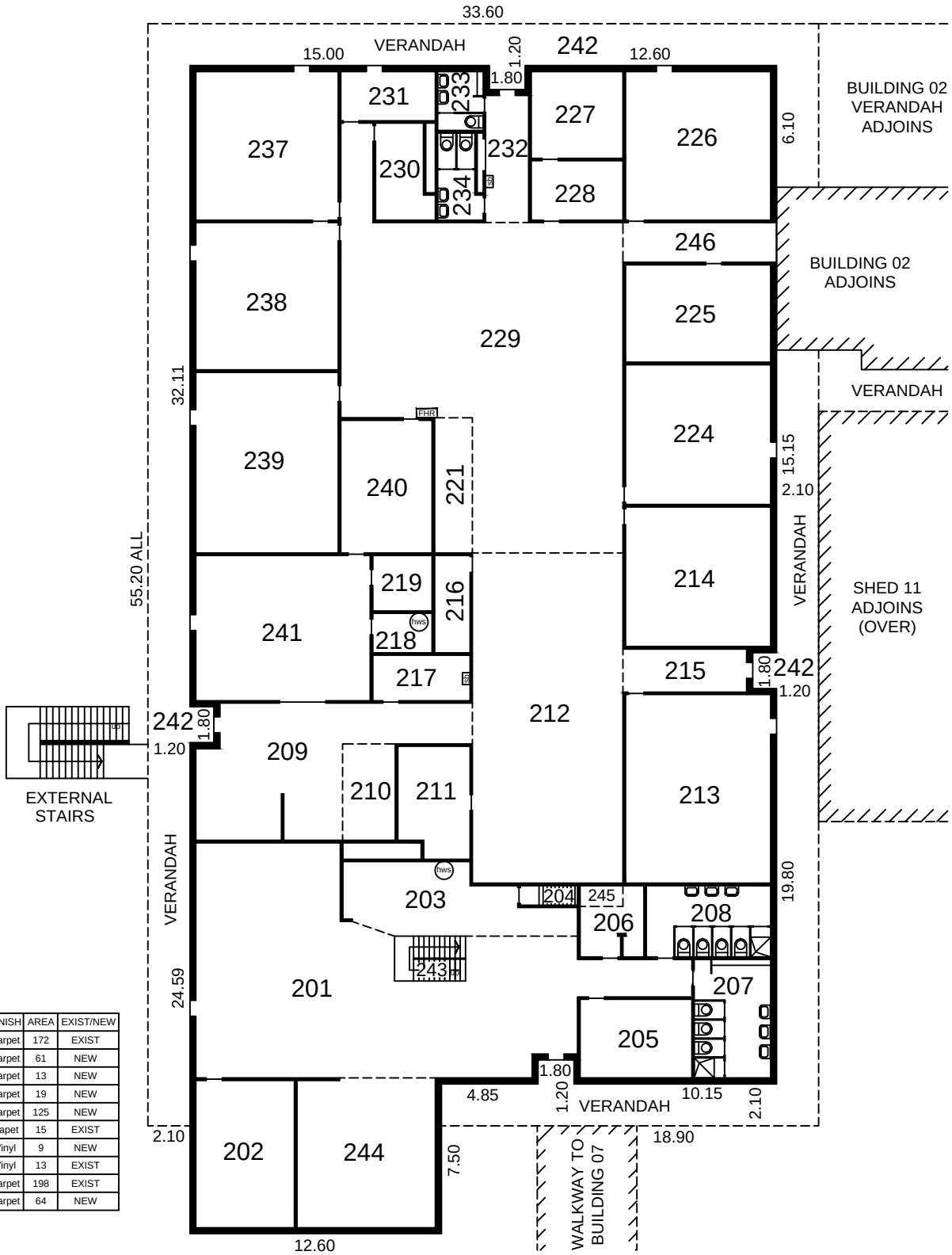
SAMIS 01430-01-2

1 10 20 30 40 50

Scale Bar Units in Metres (A4 1:300) Plot at a scale of 1=0.3 All dimensions to be verified on site



ROOM	FUNCTION	FINISH	AREA	EXIST/NEW
201	Staff Lounge	Carpet	172	EXIST
209	Making Room	Carpet	61	NEW
210	Quiet Room	Carpet	13	NEW
211	Staff Preparation	Carpet	19	NEW
212	Creative Space	Carpet	125	NEW
215	Corridor	Capet	15	EXIST
216	Store	Vinyl	9	NEW
221	Wet Area	Vinyl	13	EXIST
229	Student Area	Carpet	198	EXIST
241	Digital (Computer)	Carpet	64	NEW

EDUCATION INTERIM PLAN

Asset Name **THE HEIGHTS SCHOOL**

Building Use **ADMIN/RESOURCE-LANGUAGE C/ROOMS**

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Created by.	*Archink*	Drawn	*J S*	Date	-
Modified by.	*Helica Archi*	Drawn	*T Tan*	Date	*Nov 2018*
Bldg area m²	*1585*	Ver area m²	*338*	Plan ref.	-

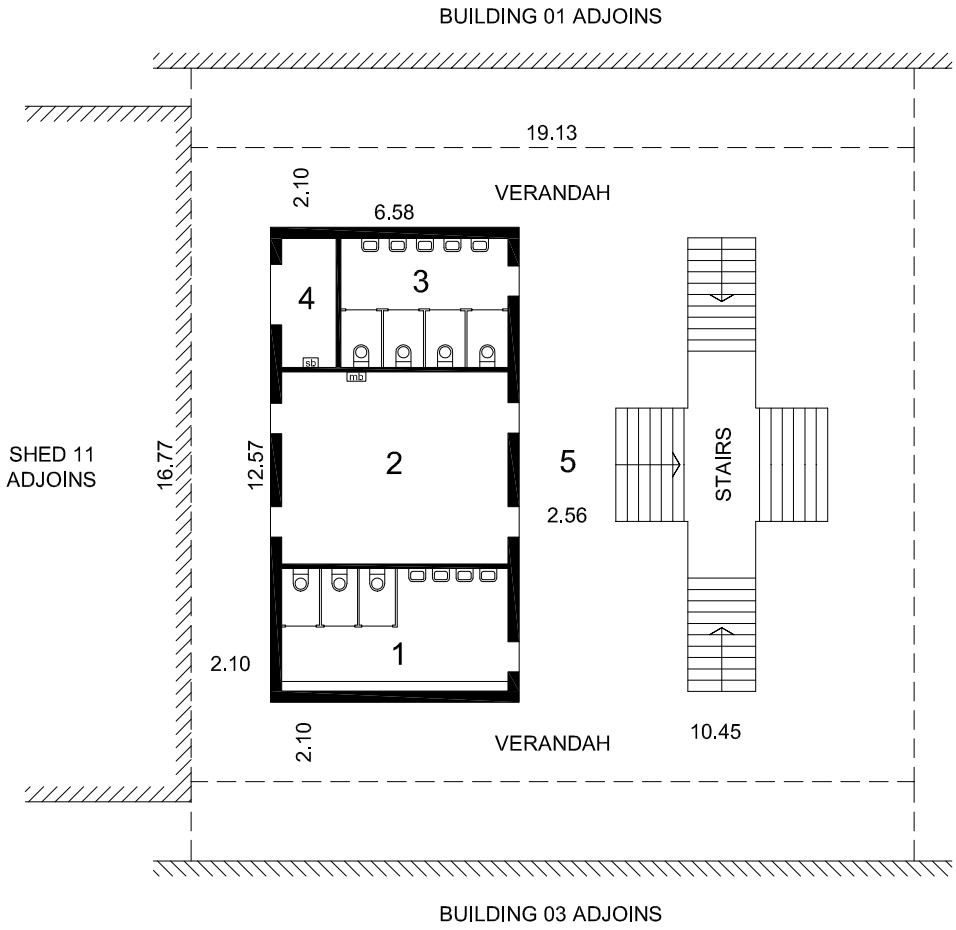
Strategic Asset Management Information System Plan

SAMIS 01430-01-2

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH



Asset Name **THE HEIGHTS SCHOOL**

Building Use **TOILETS & LOCKER RM (GROUND LEVEL)**

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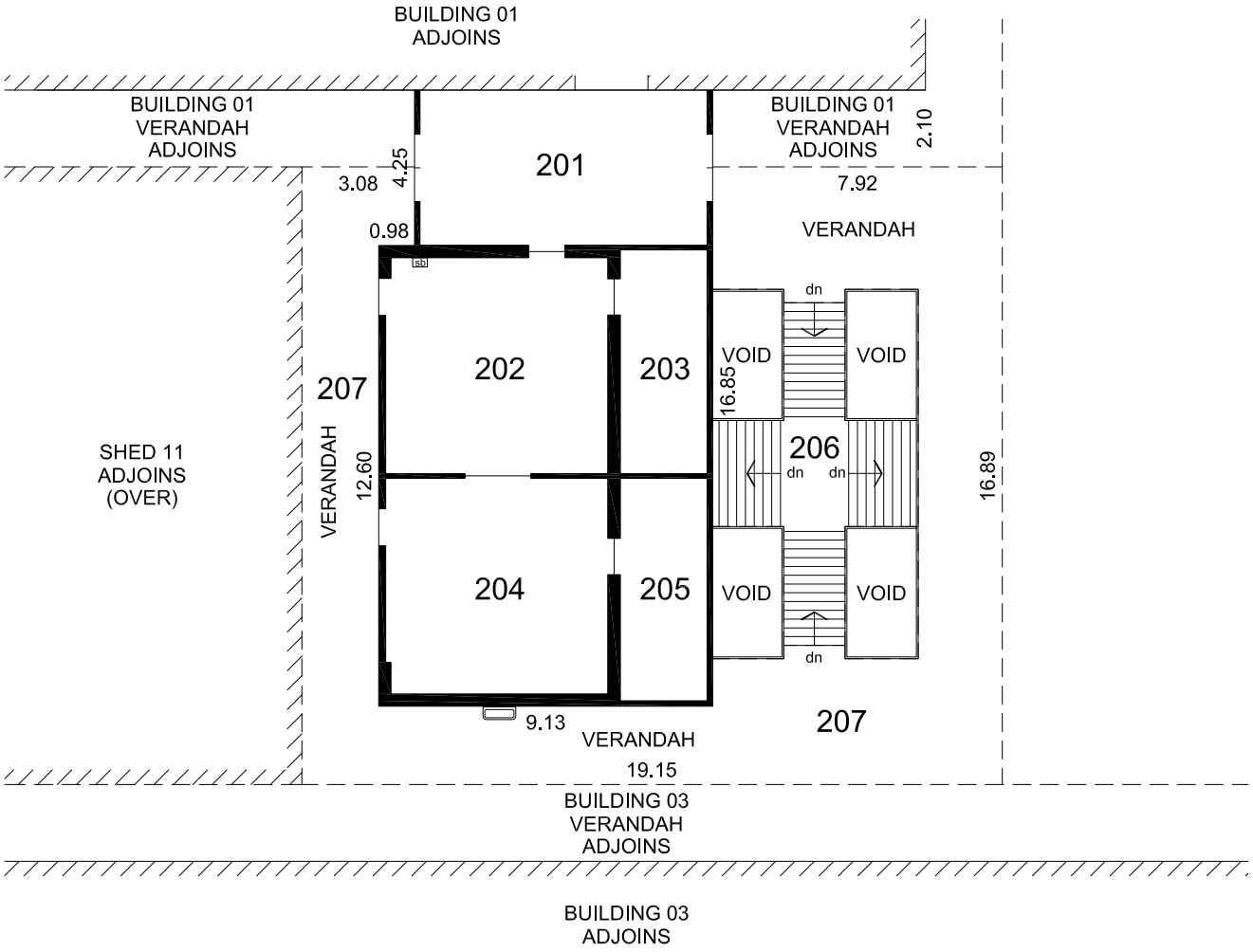
Created by *ARCHITECTS INK*	Drawn	*J S*	Date	-	Strategic Asset Management Information System Plan
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*	**SAMIS** 01430-02-1
Bldg area m² 83	Ver area m²	205	Plan ref.	-	

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**SENIOR AUTISM UNIT**				
Created by.	*Archink*	Drawn	*J S*	Date	*XXX*
Modified by.	*Archink*	Drawn	*G Roberts*	Date	*Oct 2015*
Bldg area m²	*150*	Ver area m²	*191*	Plan ref.	-

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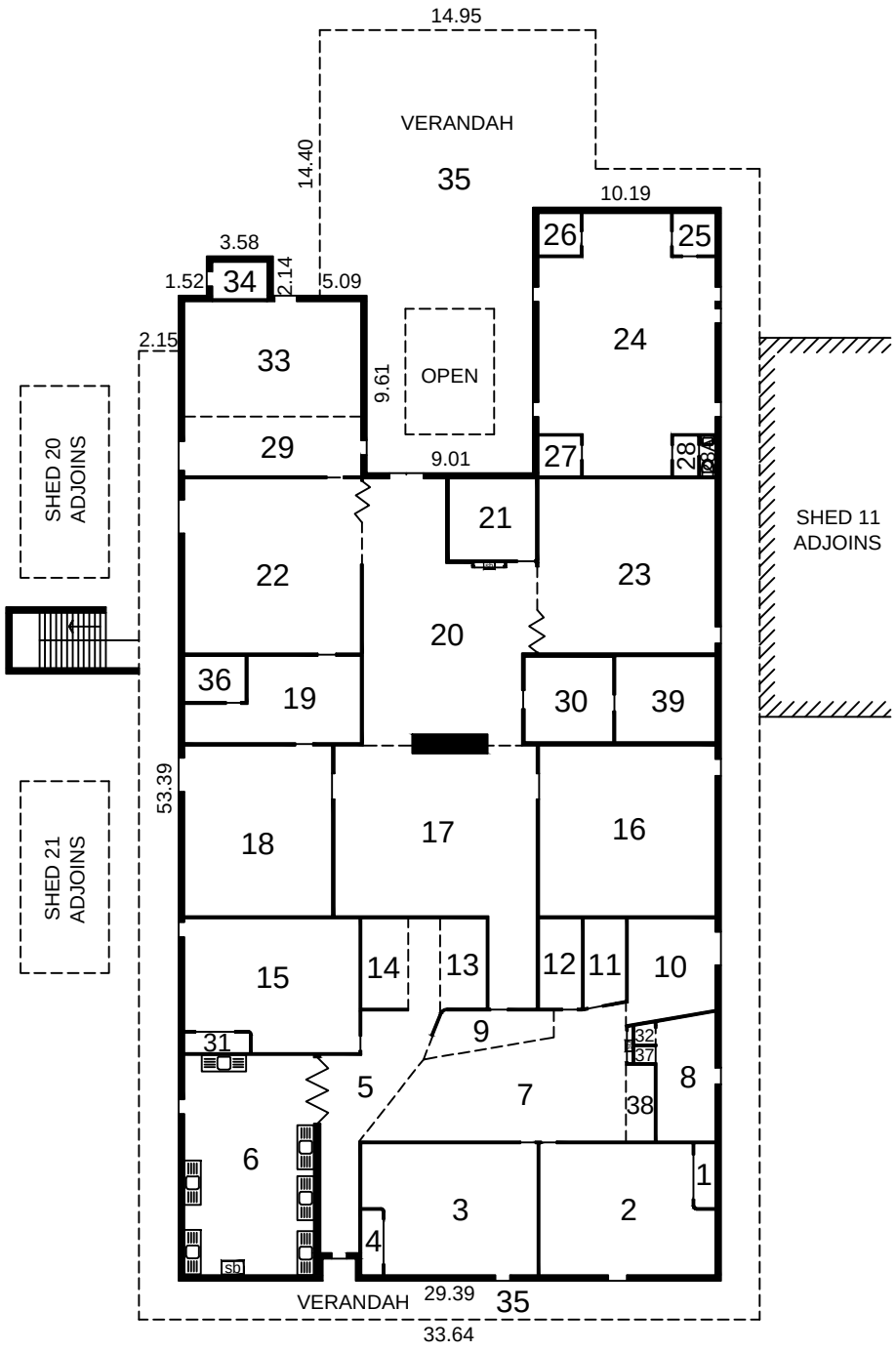
SAMIS 01430-02-2

Scale Bar Units in Metres (1:400) Plot at a scale of 1=0.4 All dimensions to be verified on site



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**GENERAL TEACHING & SCIENCE (GROUND LEVEL)**				
Created by. *ARCHITECTS INK*	Drawn	*J S*	Date	*XXX*	
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Dec 2018*	
Bldg area m² *1538*	Ver area m²	*575*	Plan ref.	*2863-WD04*	

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Strategic Asset Management Information System Plan

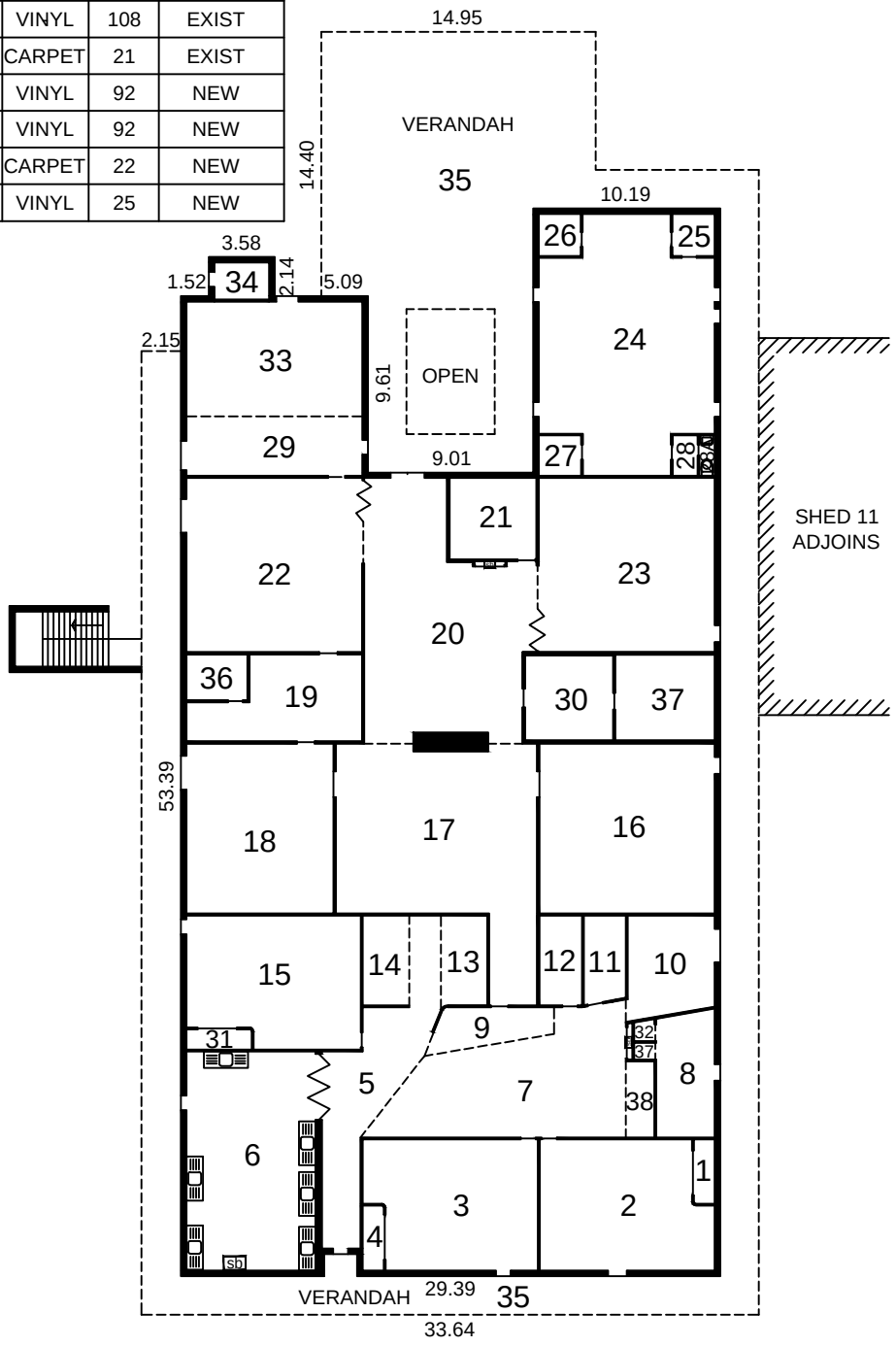
SAMIS 01430-03-1

10 20 30 40 50 60

Scale Bar Units in Metres (1:400) Plot at a scale of 1=0.4 All dimensions to be verified on site

NORTH

ROOM	FUNCTION	FINISH	AREA	EXIST/NEW
12	OFFICE - DP	CARPET	11	NEW
16	LAB. GENERAL	VINYL	89	NEW
17	TECH. ZONE	VINYL	113	NEW
18	LABORATORY	VINYL	75	NEW
20	CORRIDOR	VINYL	108	EXIST
21	STAFF HUB	CARPET	21	EXIST
22	CHEMISTRY RM	VINYL	92	NEW
23	PHYSICS ROOM	VINYL	92	NEW
30	STAFF HUB	CARPET	22	NEW
37	STORE	VINYL	25	NEW



EDUCATION INTERIM PLAN

Asset Name **THE HEIGHTS SCHOOL**

Building Use **GENERAL TEACHING & SCIENCE**

Government of South Australia

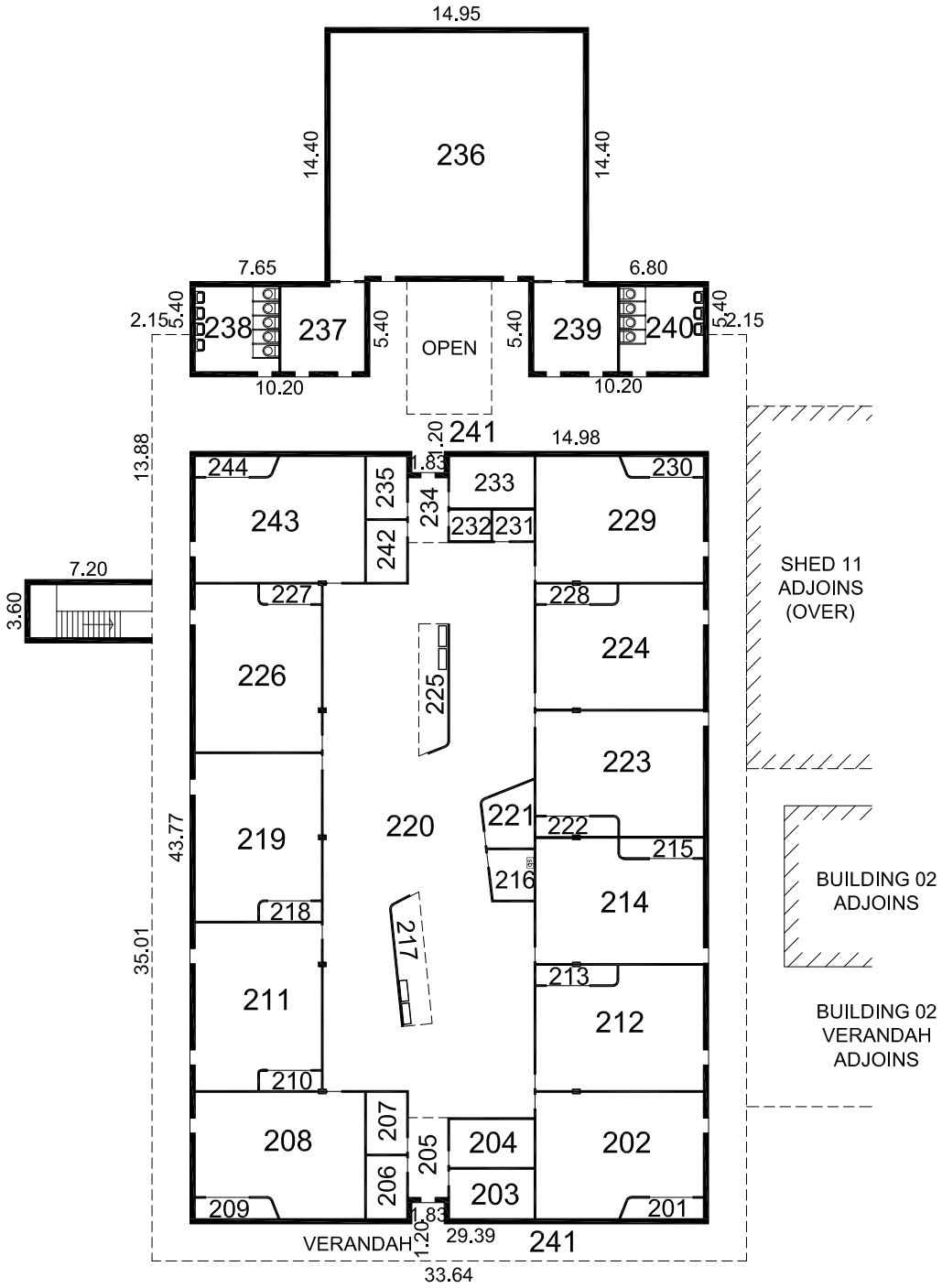
Department of Planning, Transport and Infrastructure

Created by. *ARCHITECTS INK*	Drawn	*J S*	Date	*XXX*	Strategic Asset Management Information System Plan
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Nov 2018*	
Bldg area m² *1538*	Ver area m²	*575*	Plan ref.	*2863-WD04*	**SAMIS** 01430-03-1

10 20 30 40 50 60

Scale Bar Units in Metres (1:400) Plot at a scale of 1=0.4 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**GENERAL TEACHING (UPPER LEVEL)**				
Created by.	*Archink*	Drawn	*J S*	Date	*XXX*
Modified by.	*Archink*	Drawn	*G Roberts*	Date	*Oct 2015*
Bldg area m²	*1607*	Ver area m²	*428*	Plan ref.	*2863-WD10*

Government of South Australia
Department of Planning, Transport and Infrastructure

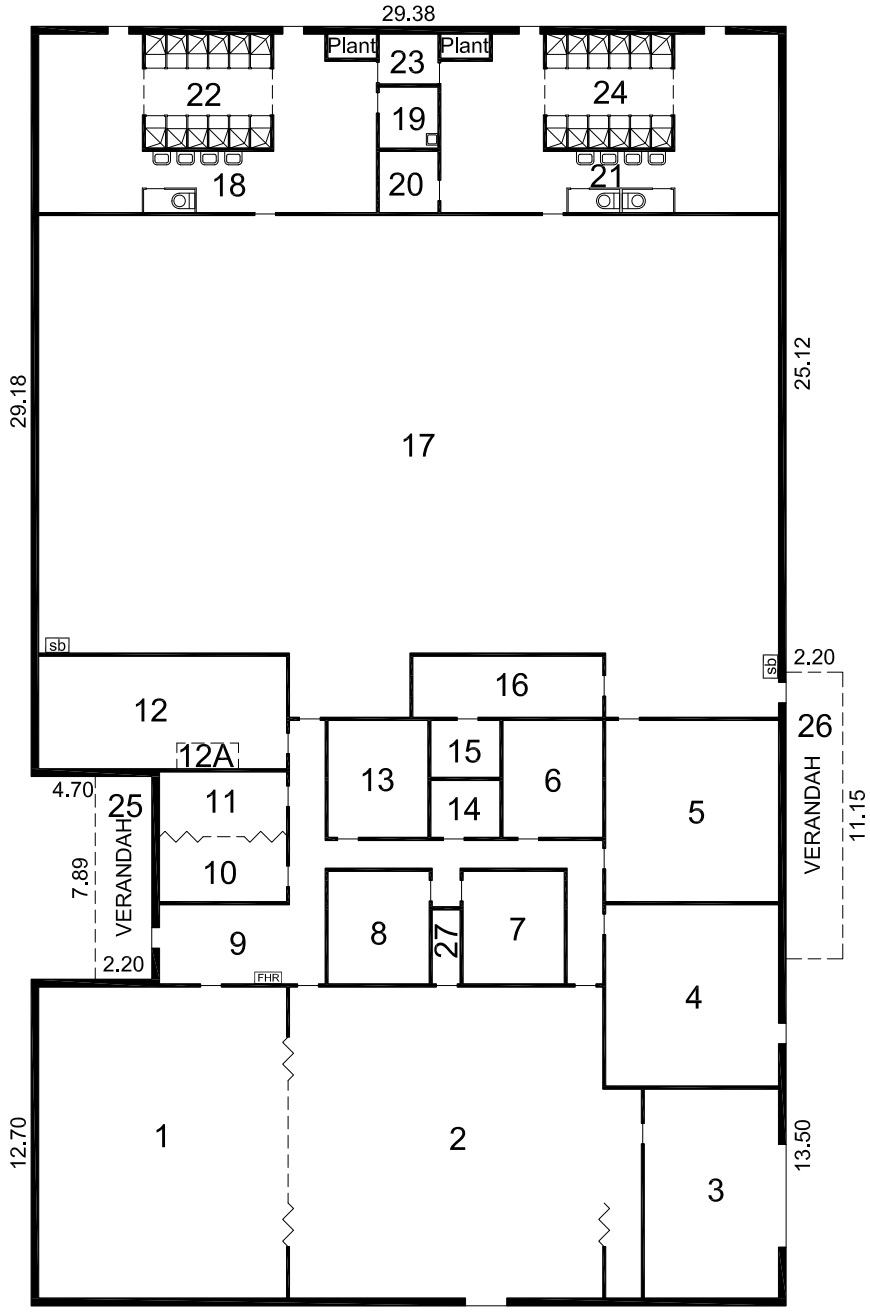
Strategic Asset Management Information System Plan

SAMIS 01430-03-2

1 10 20 30 40 50

Scale Bar Units in Metres (A4 1:300) Plot at a scale of 1=0.3 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**DRAMA, MUSIC & GYMNASIUM**				
Created by.	*Archink*	Drawn	*J S*	Date	*XXX*
Modified by.	*Archink*	Drawn	*G Roberts*	Date	*Nov 2014*
Bldg area m²	*1402*	Ver area m²	*42*	Plan ref.	-

Government of South Australia

Department of Planning, Transport and Infrastructure

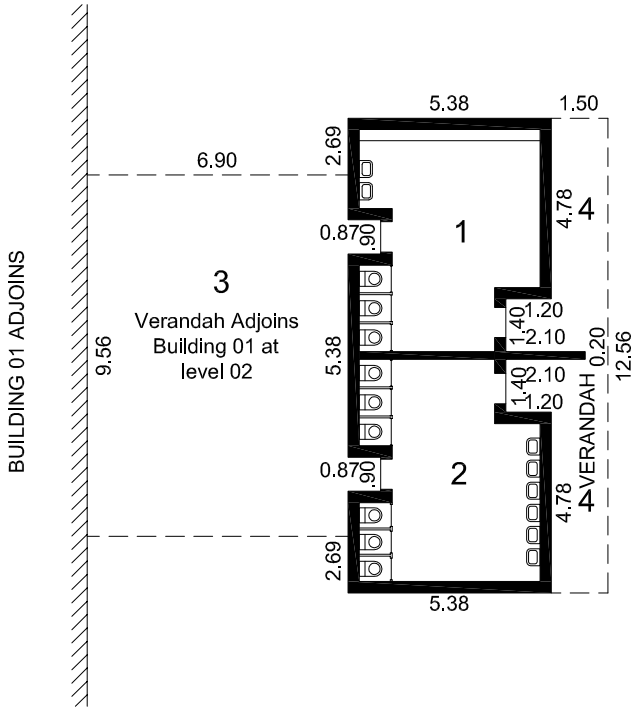
Strategic Asset Management Information System Plan

SAMIS 01430-04-1

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**TOILETS**				
Created by *ARCHITECTS INK*	Drawn	*J S*	Date	*XXX*	
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*	
Bldg area m² *63*	Ver area m²	*87*	Plan ref.	-	

Government of South Australia

Department of Planning, Transport and Infrastructure

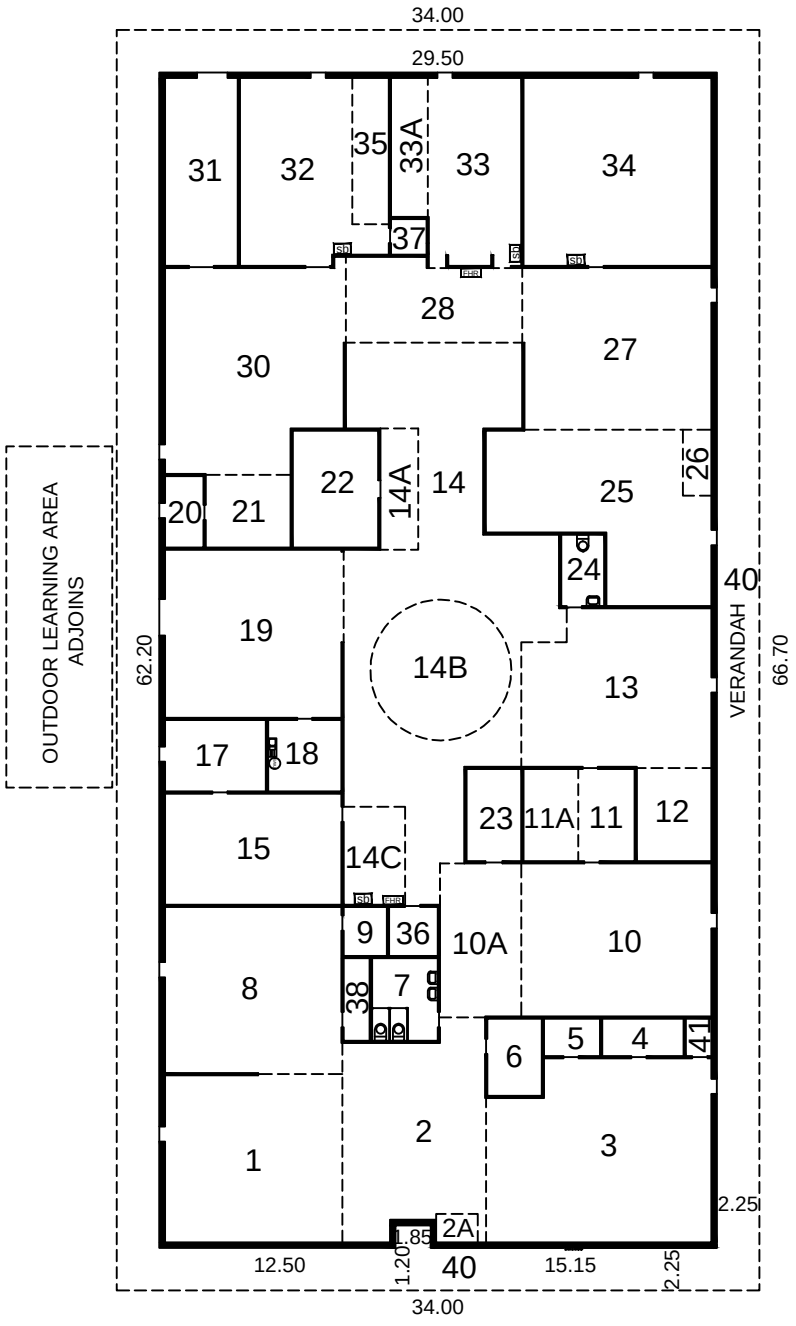
Strategic Asset Management Information System Plan

SAMIS 01430-05-1

10 20 30 40 50 60

Scale Bar Units in Metres (1:400) Plot at a scale of 1=0.4 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**
Building Use	**HOME ECONOMICS, TECH STUDIES & ART**

Government of South Australia

Department of Planning, Transport and Infrastructure

Building Use					
Created by.	*Archink*	Drawn	*J S*	Date	*XXX*
Modified by.	*Helica Archi*	Drawn	*T Tan*	Date	*Dec 2018*
Bldg area m²	*1833*	Ver area m²	*435*	Plan ref.	-

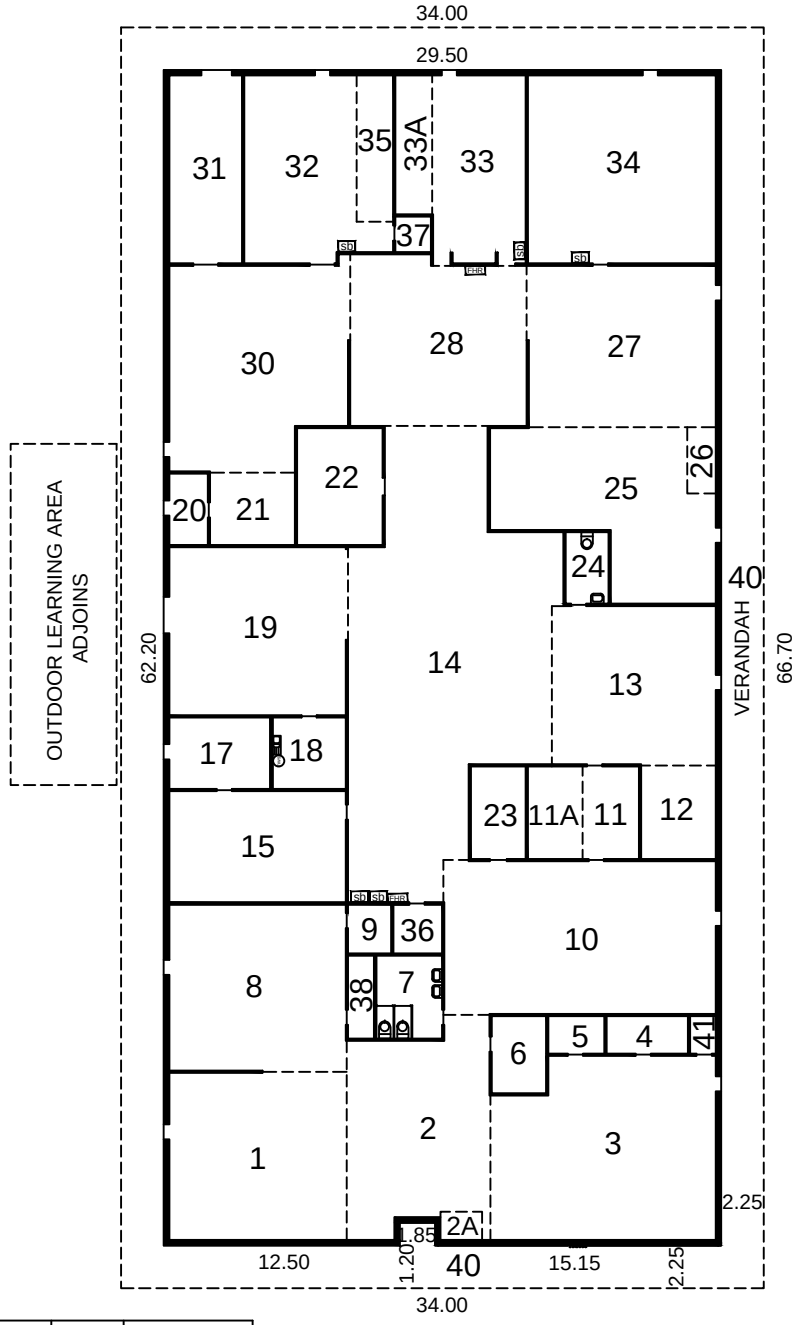
Strategic Asset Management Information System Plan

SAMIS 01430-06-1

10 20 30 40 50 60

Scale Bar Units in Metres (1:400) Plot at a scale of 1=0.4 All dimensions to be verified on site

NORTH



ROOM	FUNCTION	FINISH	AREA	EXIST/NEW
14	CORRIDOR	CARPET	208	NEW
19	MULTI-MEDIA	CARPET	84	NEW
22	STAFF HUB	CARPET	28	NEW
23	STAFF HUB	CARPET	14	NEW
28	CORRIDOR	CARPET	82	NEW

EDUCATION INTERIM PLAN

Asset Name **THE HEIGHTS SCHOOL**

Building Use **HOME ECONOMICS, TECH STUDIES & ART**

Government of South Australia

Department of Planning, Transport and Infrastructure

Building Use

Created by. *Archink* Drawn *J S* Date *XXX*

Modified by. *Helica Archi* Drawn *T Tan* Date *Nov 2018*

Bldg area m² *1833* Ver area m² *435* Plan ref. -

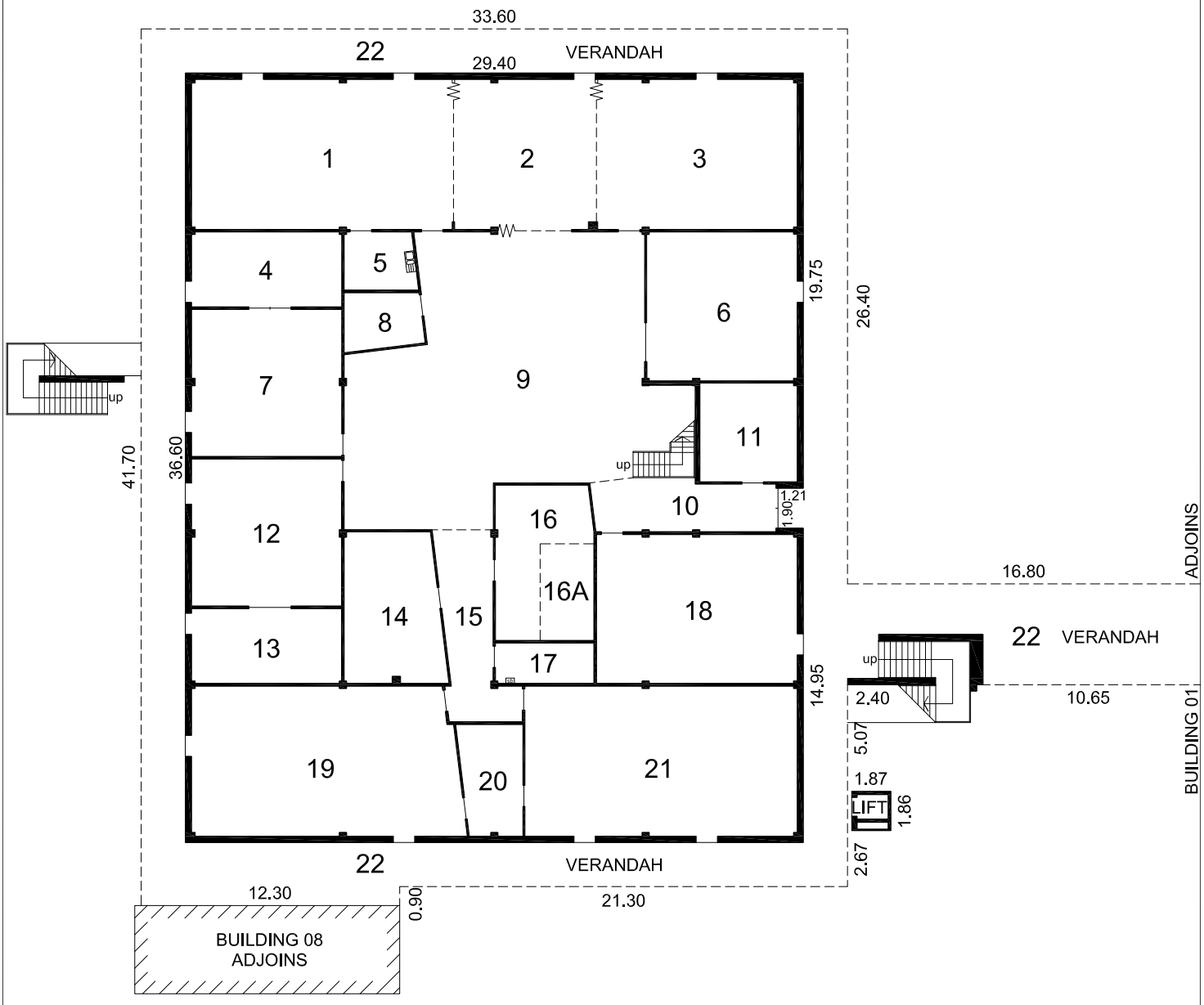
Strategic Asset Management Information System Plan

SAMIS 01430-06-1

1 10 20 30 40

Scale Bar Units in Metres (A4 1:300) Plot at a scale of 1=0.3 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**					
Building Use	**GENERAL TEACHING, SCIENCE, DRAMA & SPECIAL TEACHING**					
Created by.	*Archink*	Drawn	*R Steele*	Date	*Mar 2013*	
Modified by.	*Archink*	Drawn	*A Bentley*	Date	*Mar 2013*	
Bldg area m²	*1077*	Ver area m²	*376*	Plan ref.	*12088-AR-2010*	

Government of South Australia

Department of Planning, Transport and Infrastructure

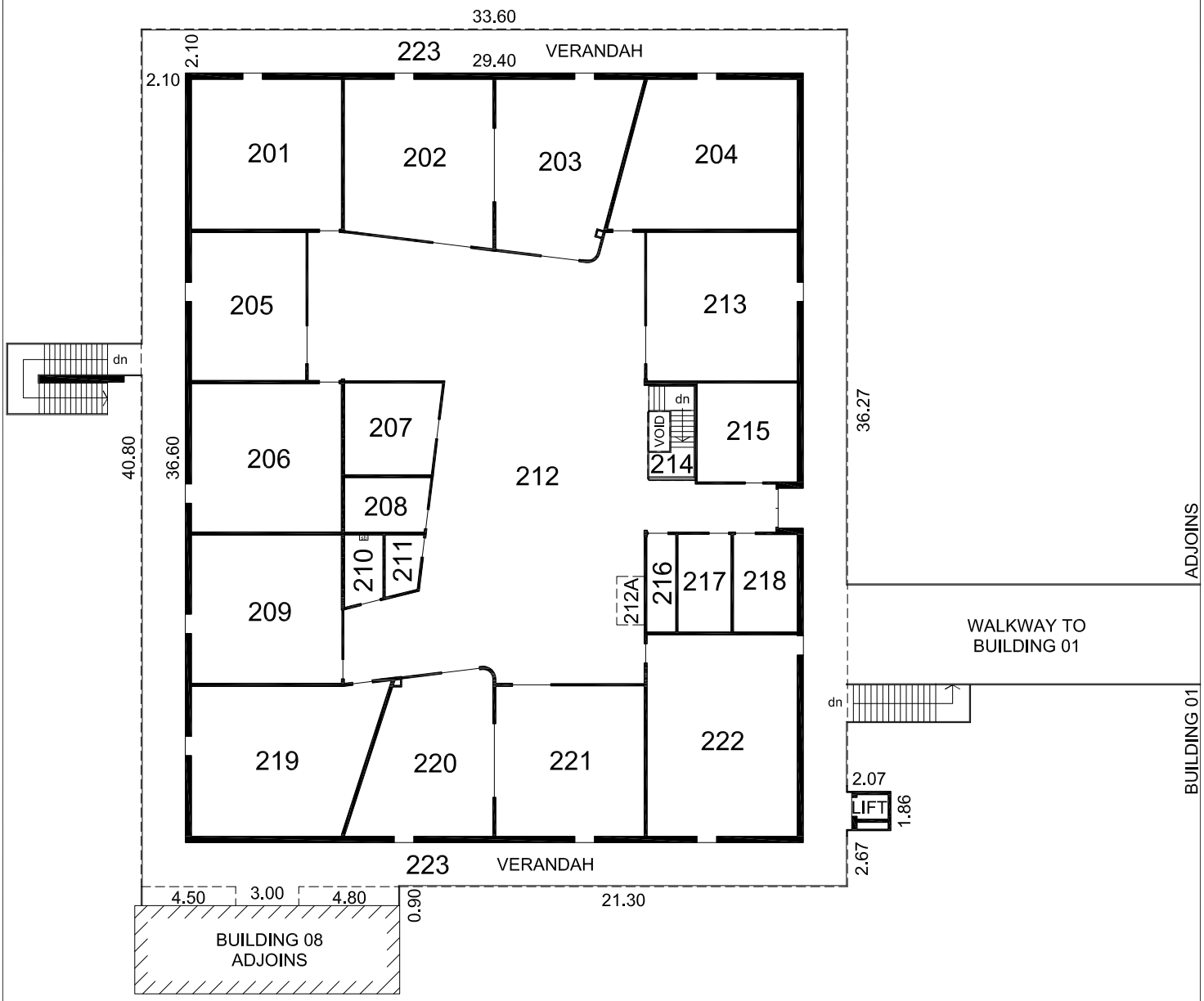
Strategic Asset Management Information System Plan

SAMIS 01430-07-1

1 10 20 30 40

Scale Bar Units in Metres (A4 1:300) Plot at a scale of 1=0.3 All dimensions to be verified on site

NORTH



up - Roof Access Ladder
Room 211

Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**GENERAL TEACHING, SCIENCE, DRAMA**				
Building Use	**& SPECIAL TEACHING**				
Created by.	*Archink*	Drawn	*JS*	Date	-
Modified by.	*Archink*	Drawn	*A Bentley*	Date	*Mar 2013*
Bldg area m²	*1077*	Ver area m²	*300*	Plan ref.	*12089-AR-2010*

Government of South Australia
Department of Planning, Transport and Infrastructure

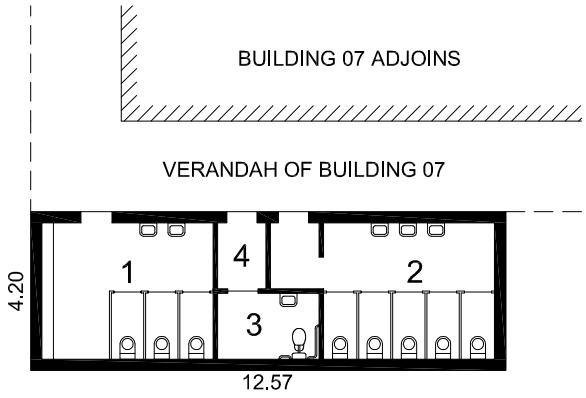
Strategic Asset Management Information System Plan

SAMIS 01430-07-2

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**TOILETS (GROUND FLOOR)**				
Created by *ARCHITECTS INK*	Drawn	*J S*	Date	*XXX*	
Modified by. *Helia Archi*	Drawn	*T Tan*	Date	*Feb 2012*	
Bldg area m² *53*	Ver area m²	-	Plan ref.	-	

Government of South Australia

Department of Planning, Transport and Infrastructure

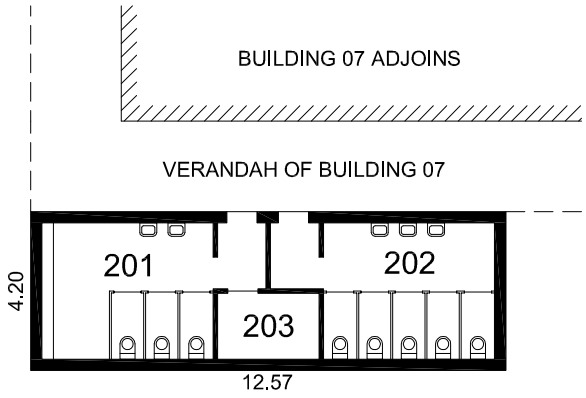
Strategic Asset Management Information System Plan

SAMIS 01430-08-1

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**TOILETS (UPPER FLOOR)**				
Created by *ARCHITECTS INK*	Drawn	*J S*	Date	*XXX*	
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*	
Bldg area m² *53*	Ver area m²	-	Plan ref.	-	

Government of South Australia

Department of Planning, Transport and Infrastructure

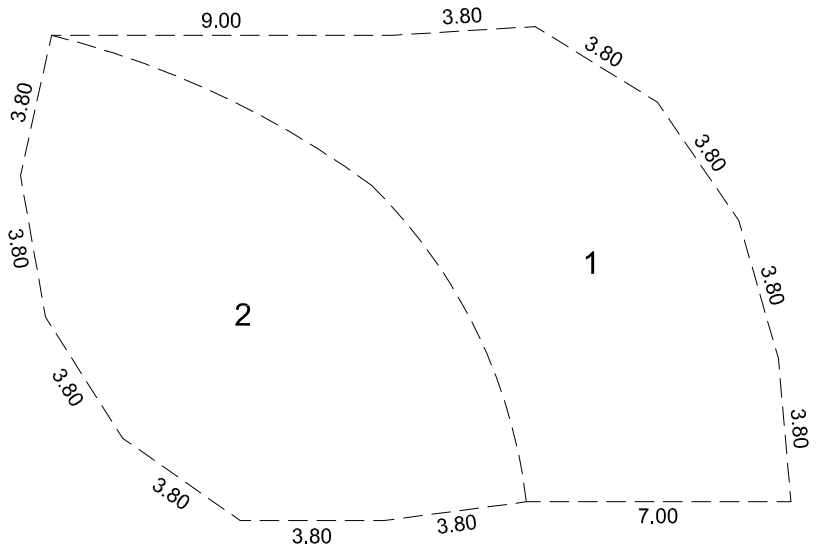
Strategic Asset Management Information System Plan

SAMIS 01430-08-2

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH



Asset Name **THE HEIGHTS SCHOOL**

Building Use **OPEN SHELTER**

Government of South Australia

Department of Planning, Transport and Infrastructure

Created by *ARCHITECTS INK*	Drawn	*J S*	Date	*XXX*	Strategic Asset Management Information System Plan
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*	**SAMIS** 01430-10-1
Bldg area m² *245*	Ver area m²	-	Plan ref.	-	

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

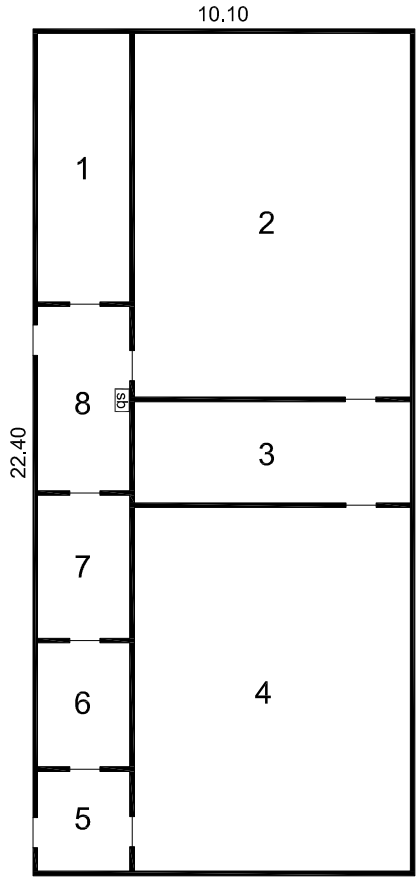
NORTH

TAG NOS:

60-0941

60-0942

60-0493



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**MEDIA STUDIES**				
Created by *ARCHITECTS INK*	Drawn	*J S*	Date	*XXX*	
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*	
Bldg area m² *226*	Ver area m²	-	Plan ref.	-	

Government of South Australia

Department of Planning, Transport and Infrastructure

Strategic Asset Management Information System Plan

SAMIS 01430-11-1

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH

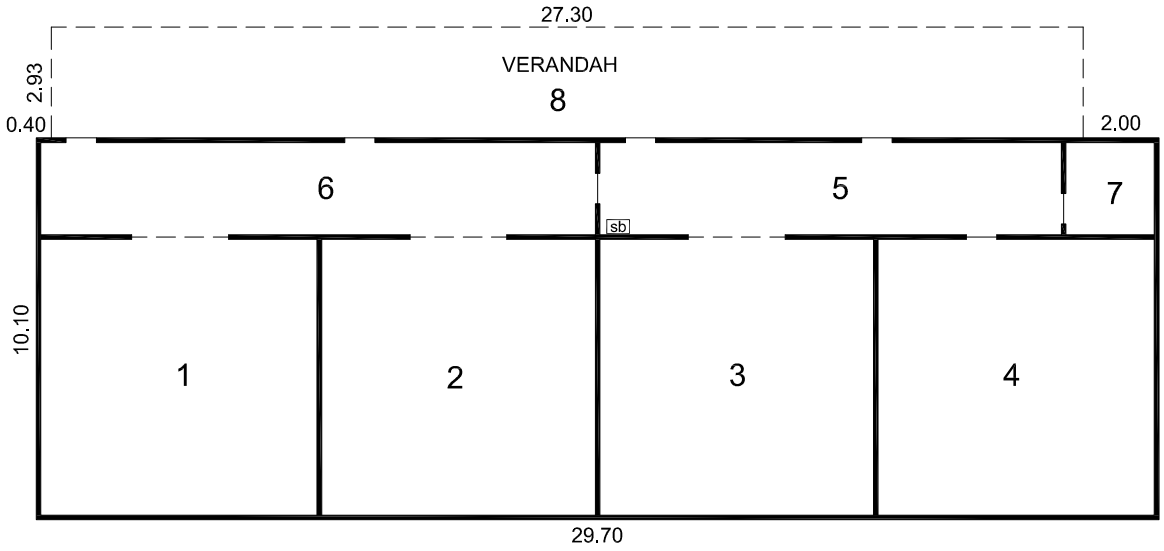
TAG NOS:

60-0897

60-0898

60-0899

60-0900



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**GENERAL TEACHING (ASSET No 02049)**				
Created by *ARCHITECTS INK*	Drawn	*J S*	Date	*XXX*	
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*	
Bldg area m² *300*	Ver area m²	*80*	Plan ref.	-	

Government of South Australia

Department of Planning, Transport and Infrastructure

Strategic Asset Management Information System Plan

SAMIS 01430-12-1

1 10 20 30

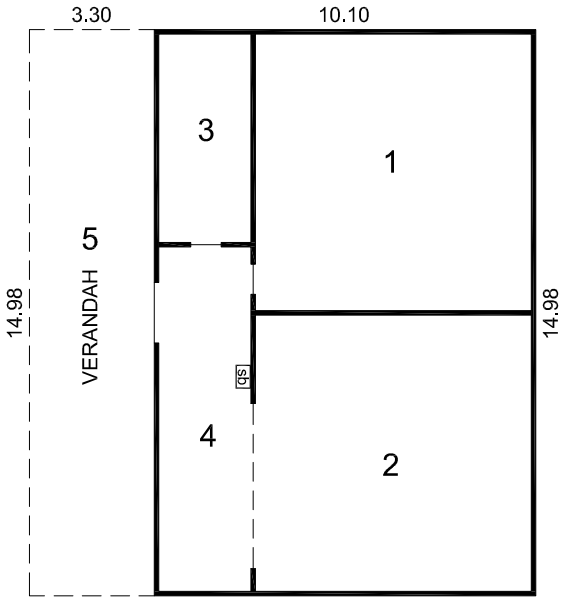
Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH

TAG NOS:

60-0999

60-1000



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**GENERAL TEACHING**				
Created by *ARCHITECTS INK*	Drawn	*J S*	Date	*XXX*	
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*	
Bldg area m² *151*	Ver area m²	*49*	Plan ref.	-	

Government of South Australia

Department of Planning, Transport and Infrastructure

Strategic Asset Management Information System Plan

SAMIS 01430-13-1

1 10 20 30

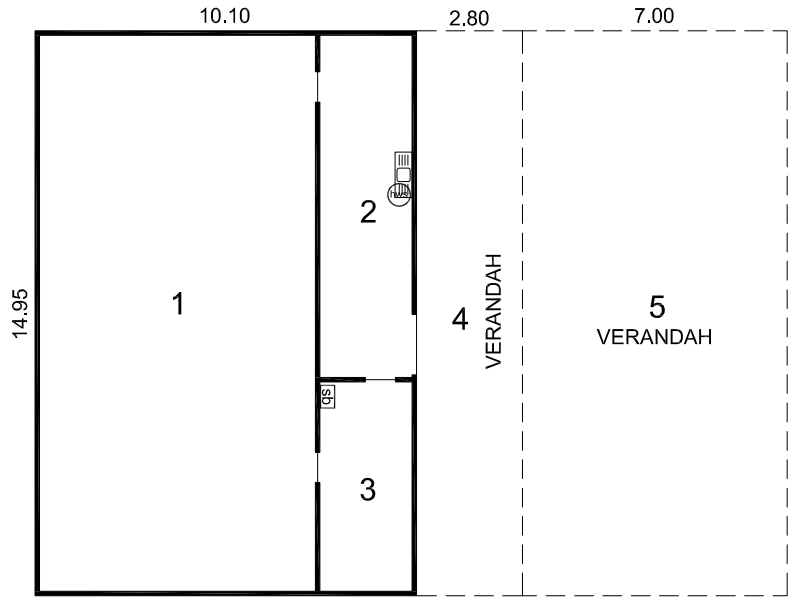
Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH

TAG NOS:

60-0997

60-0998



Asset Name **THE HEIGHTS SCHOOL**

Building Use **GENERAL TEACHING**

Government of South Australia

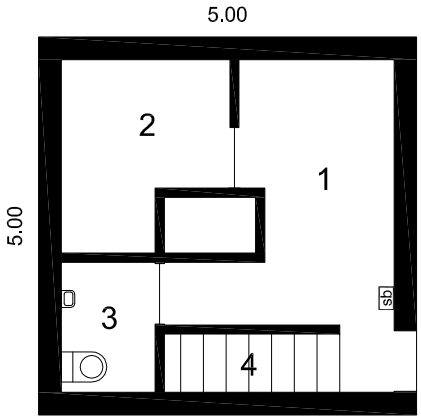
Department of Planning, Transport and Infrastructure

Created by *ARCHITECTS INK*	Drawn	*J S*	Date	*XXX*	Strategic Asset Management Information System Plan
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*	**SAMIS** 01430-14-1
Bldg area m² *151*	Ver area m²	*42*	Plan ref.	-	

1 5 10 15

Scale Bar Units in Metres (A4 1:100) Plot at a scale of 1=0.1 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL** -				
Building Use	**OBSERVATORY**				
Created by.	*Architects Ink*	Drawn	*JS*	Date	*XXX*
Modified by.	*Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*
Bldg area m²	*25*	Ver area m²	-	Plan ref.	-

Government of South Australia

Department of Planning, Transport and Infrastructure

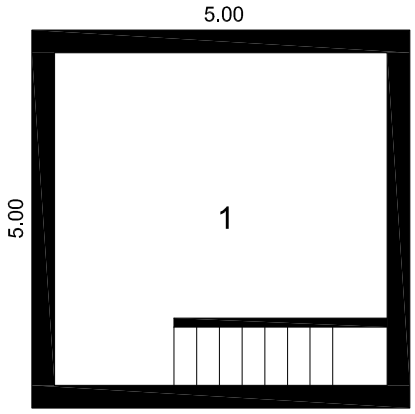
Strategic Asset Management Information System Plan

SAMIS 01430-16-1

1 5 10 15

Scale Bar Units in Metres (A4 1:100) Plot at a scale of 1=0.1 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL** -				
Building Use	**OBSERVATORY**				
Created by.	*Architects Ink*	Drawn	*JS*	Date	*XXX*
Modified by.	*Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*
Bldg area m²	*25*	Ver area m²	-	Plan ref.	-

Government of South Australia

Department of Planning, Transport and Infrastructure

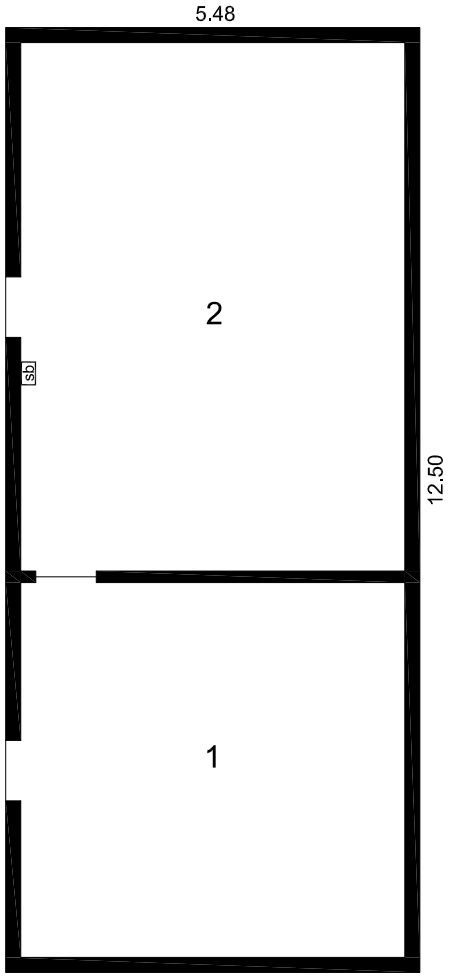
Strategic Asset Management Information System Plan

SAMIS 01430-16-2

1 5 10 15

Scale Bar Units in Metres (A4 1:100) Plot at a scale of 1=0.1 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**OBSERVATORY**				
Created by *ARCHITECTS INK*	Drawn	*A G*	Date	*MAR 2000*	
Modified by. *Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*	
Bldg area m² *69*	Ver area m²	-	Plan ref.	-	

Government of South Australia

Department of Planning, Transport and Infrastructure

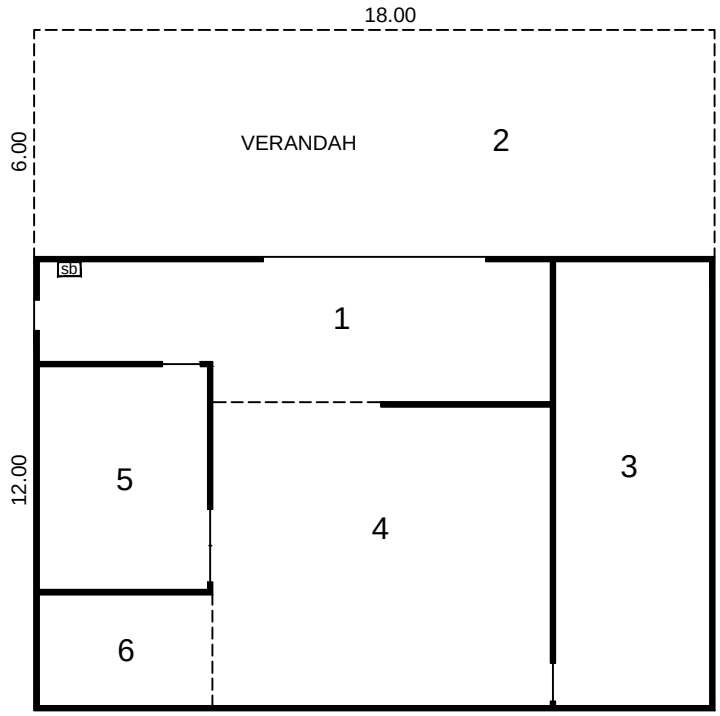
Strategic Asset Management Information System Plan

SAMIS 01430-17-1

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL**				
Building Use	**AUTOMOTIVE SKILLS CENTRE**				
Created by.	*Survcad*	Drawn	*R.L.Chapman*	Date	*Mar 2008*
Modified by.	*Helica Archi*	Drawn	*T Tan*	Date	*Dec 2018*
Bldg area m²	*216*	Ver area m²	*108*	Plan ref.	*7617-AR-2017*

Government of South Australia

Department of Planning, Transport and Infrastructure

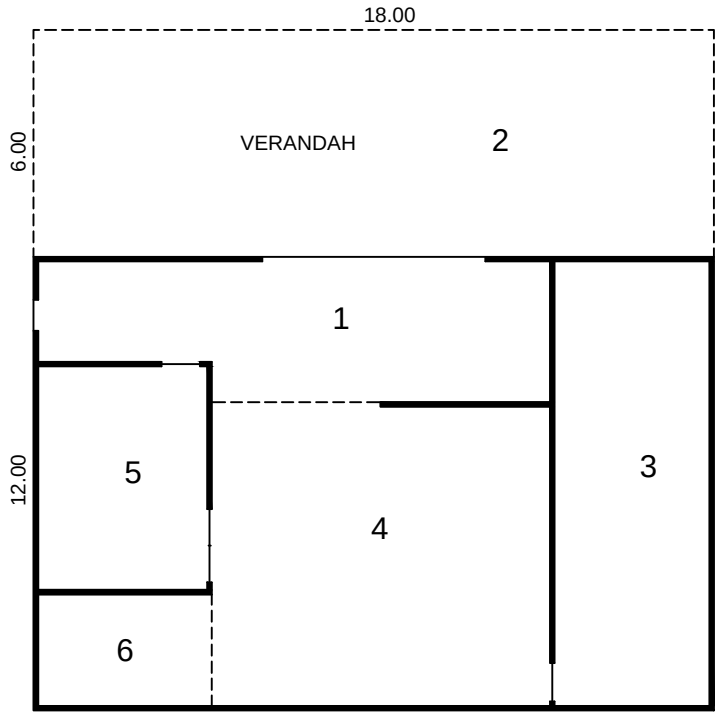
Strategic Asset Management Information System Plan

SAMIS 01430-18-1

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH



ROOM	FUNCTION	FINISH	AREA	EXIST/NEW
1	CORRIDOR	-	46	NEW
2	VERANDAH	-	108	EXIST
3	STEM WORKSHOP	-	48	NEW
4	AUTOMOTIVE SHED	-	71	NEW
5	MAINT. OFFICE	-	27	NEW
6	WELDING BAY	-	14	NEW
-	-	-	-	-

EDUCATION INTERIM PLAN

Asset Name **THE HEIGHTS SCHOOL**

Building Use **AUTOMOTIVE SKILLS CENTRE**

Government of South Australia

Department of Planning, Transport and Infrastructure

Created by.	*Survcad*	Drawn	*R.L.Chapman*	Date	*Mar 2008*
Modified by.	*Helica Archi*	Drawn	*T Tan*	Date	*Nov 2018*
Bldg area m²	*216*	Ver area m²	*108*	Plan ref.	*7617-AR-2017*

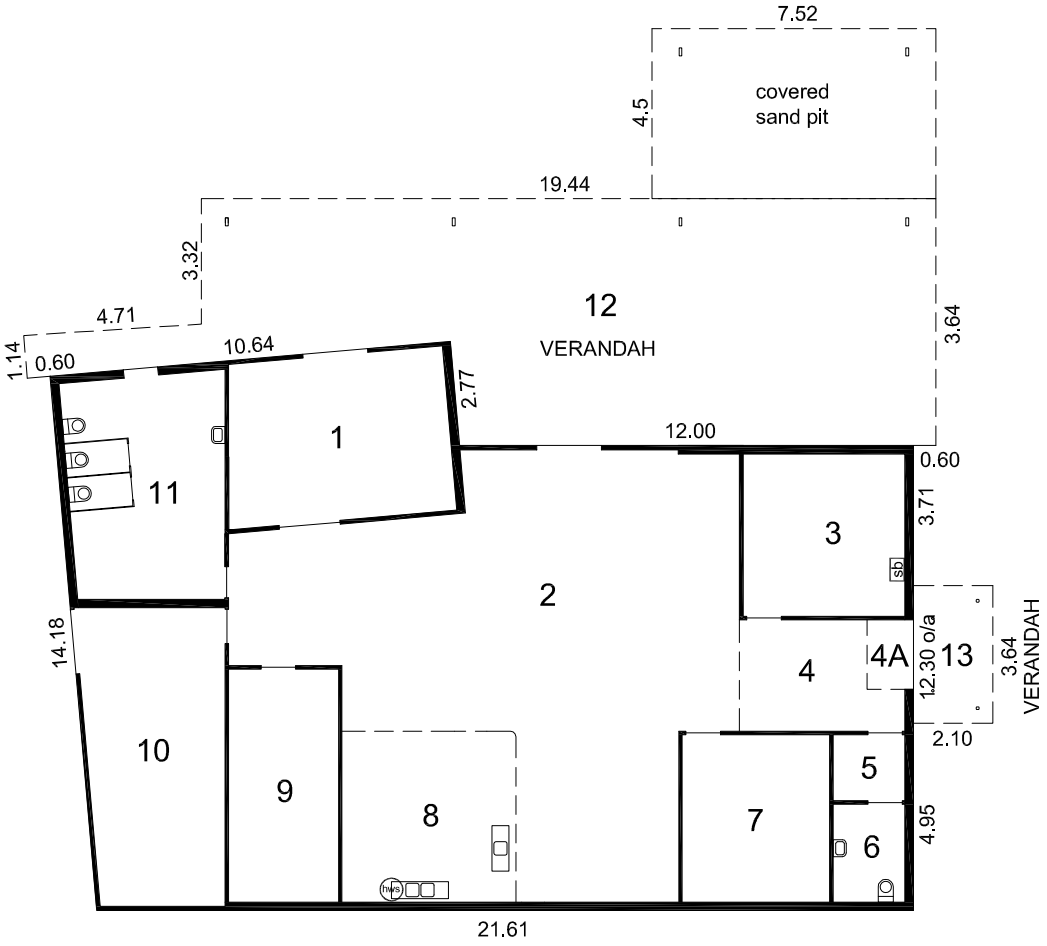
Strategic Asset Management Information System Plan

SAMIS 01430-18-1

1 10 20 30

Scale Bar Units in Metres (A4 1:200) Plot at a scale of 1=0.2 All dimensions to be verified on site

NORTH



Asset Name	**THE HEIGHTS SCHOOL** -				
Building Use	CHILD PARENT CENTRE				
Created by.	*Tara TS*	Drawn	*M.G.Langman*	Date	*May 2008*
Modified by.	*Helica Archi*	Drawn	*T Tan*	Date	*Feb 2012*
Bldg area m²	*297*	Ver area m²	*123*	Plan ref.	*331-AR-2007*

Government of South Australia

Department of Planning, Transport and Infrastructure

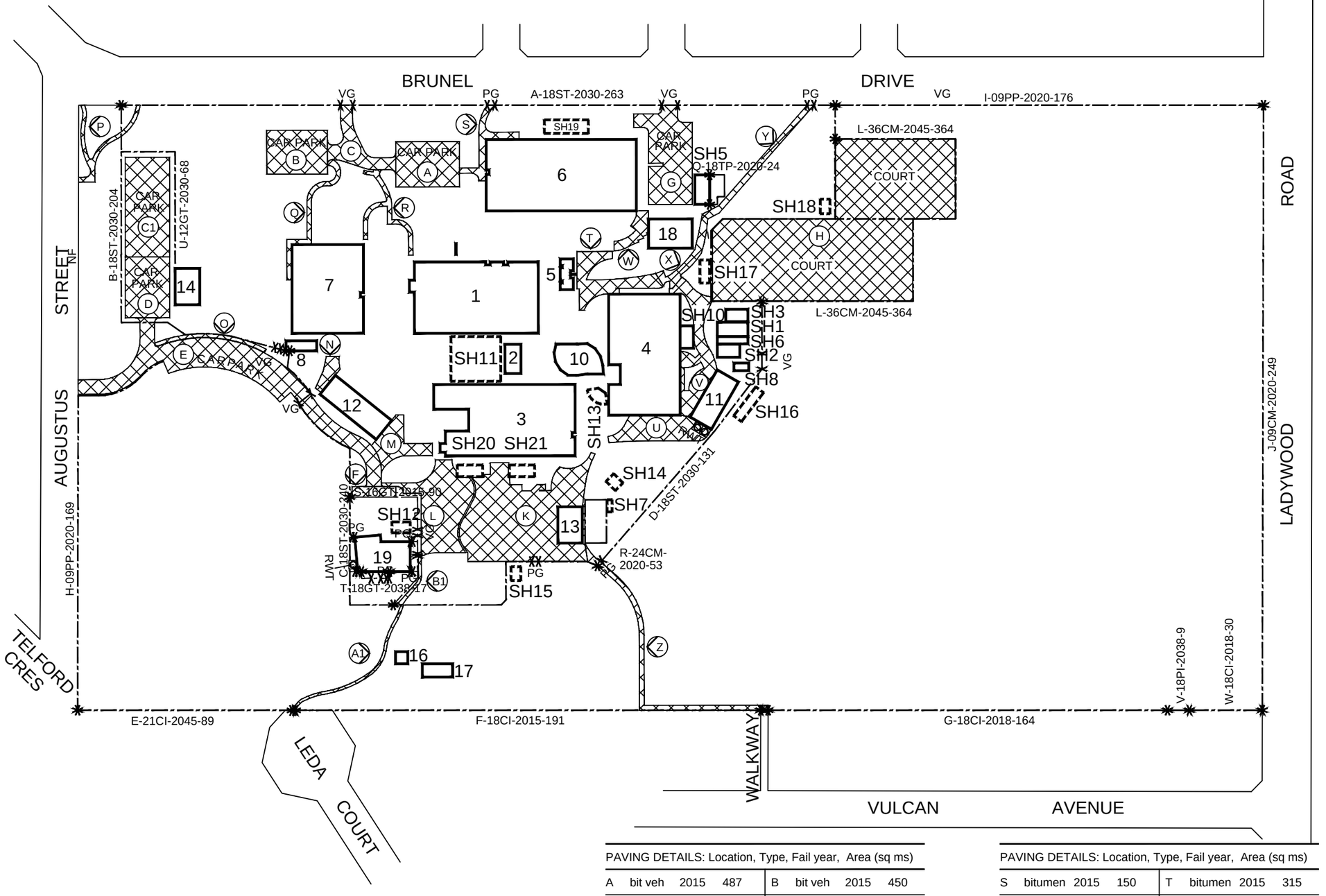
Strategic Asset Management Information System Plan

SAMIS 01430-19-1

Scale Bar Units in Metres (1:1750) Plot at scale of 1=1.75

10 50 100 200 300 400 500

NORTH



BUILDINGS

1	ADMINISTRATION, RESOURCE CENTRE & LANGUAGE CLASSROOMS
2	AUTISM UNIT, TOILET BLOCK & STORE
3	SCIENCE & GENERAL TEACHING
4	DRAMA, MUSIC & GYMNASIUM
5	TOILET BLOCK
6	HOME ECONOMICS, ART & TECH. STUDIES
7	GENERAL TEACHING
8	TOILET BLOCK
10	OPEN SHELTER
T11	GENERAL TEACHING
T12	GENERAL TEACHING
T13	GENERAL TEACHING
T14	A. S. CARE
16	OBSERVATORY
17	OBSERVATORY
18	AUTOMOTIVE SKILLS CENTRE
19	CHILD PARENT CENTRE

SH1	COLORBOND STORAGE SHED
SH2	COLORBOND STORAGE SHED
SH3	COLORBOND STORAGE SHED
SH5	COLORBOND STORAGE SHED
SH6	COLORBOND STORAGE SHED
SH7	ANIMAL ENCLOSURE
SH8	COLORBOND STORAGE SHED
SH10	COLORBOND STORAGE SHED
SH11	COLORBOND SHELTER
SH12	ZINCALUME SANDPIT SHELTER
SH13	OUTDOOR LEARNING SHELTER
SH14	TIMBER SHELTER
SH15	ALUMINIUM SHELTER
SH16	ALUMINIUM SHELTER
SH17	ALUMINIUM SHELTER
SH18	ALUMINIUM SHELTER
SH19	OUTDOOR LEARNING AREA
SH20	COLORBOND SHELTER
SH21	COLORBOND SHELTER

PAVING DETAILS: Location, Type, Fail year, Area (sq ms)

A	bit veh	2015	487	B	bit veh	2015	450
C	bit veh	2015	271	D	bit veh	2015	458
E	bit veh	2015	1345	F	bit veh	2015	78
G	bit veh	2015	701	H	bit crt	2035	4382
K	bitumen	2020	1572	L	bitumen	2020	675
M	bitumen	2015	236	N	bitumen	2015	76
O	bitumen	2015	72	P	bitumen	2015	112
Q	bitumen	2015	129	R	bitumen	2015	122

PAVING DETAILS: Location, Type, Fail year, Area (sq ms)

S	bitumen	2015	150	T	bitumen	2015	315
U	bitumen	2015	364	V	bitumen	2015	433
W	bitumen	2015	101	X	bitumen	2015	119
Y	bitumen	2022	140	Z	bitumen	2015	255
A1	bitumen	2015	74	B1	bitumen	2015	30
C1	bit veh	2015	750				

FENCES *code-height-type-fail date-length (ms)*

CI corrugated iron	PW post and wire
CM chain mesh	WM weld mesh
GT galtube	NF not fenced
PG pedestrian gate	VG vehicle gate

WM *Water Meter* — *Fence junction*
GM *Gas Meter* — PMT *Pad mtd trans*

THE HEIGHTS SCHOOL

BRUNEL DRIVE MODBURY HIGHTS 5092

Government of South Australia
Department of Planning, Transport and Infrastructure

Asset no.	*01430*	Client.	*DECD*
DPTI Office.	*ADELAIDE*	Sheet.	*1 of 1*
Created by.	*AIS*	*G Neubauer*	*Feb 2005*
Modified by.	*Helica Archi*	*T Tan*	*Dec 2018*
Audited by.	*Helica Archi*	*T Tan*	*Feb 2012*
Title details.	*refer layer " site-allotment "*		
Site area.	*12.1407 ha*	Accuracy.	*site survey*

Strategic Asset Management Information System Drawing

SAMIS 01430

APPENDIX | INVESTIGATION REPORTS

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DATE ISSUED: 11/02/2020 **RESPONSE TO RFI NO.:** #001

PROJECT: DPTI. DFE. THE HEIGHTS REDEVELOPMENT

OWNER: Department for Education

PROJECT NO.: 19-3233

RESPONSE TO RFI:

RE: ADDITIONAL INFORMATION REQUIRED
In response to RFI #001 dated the 29/01/2020.

1. **Please provide a Traffic Impact Assessment Report for the proposed development, taking into consideration the anticipated traffic movements due to the increase in student numbers. This should include, but not limited to an assessment of private vehicle trips and cycling and pedestrian movements. Consideration of additional bicycle parking facilities should also be included in the assessment.**

See Traffic Impact Assessment Report attached as prepared by Cirqa.

2. **Please provide additional information regarding the discharge of stormwater runoff for the new built form and any additional onsite collection methods proposed.**

Meinhardt have contacted the Tea Tree Gully Council in regards to detention required. Further investigations will be undertaken of the two areas in question. Detention will be calculated between ARI = 5 years pre-developed site and ARI = 100 years post – developed site. Detention locations will be located on the drawings following further investigations.

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THE HEIGHTS SCHOOL REDEVELOPMENT
BRUNEL DRIVE, MODBURY HEIGHTS

TRAFFIC AND PARKING REPORT

CIRQA™

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Report title:	The Heights School Redevelopment, Brunel Drive, Modbury Heights Traffic and Parking report
Project number:	19433
Client:	Thomson Rossi
Client contact:	Kelly Clothier

Version	Date	Details/status	Prepared by	Approved by
V1	07 Feb 20	For submission	TAW	BNW

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1. INTRODUCTION

CIRQA has been engaged to provide design and assessment advice for The Heights School redevelopment at Brunel Drive, Modbury Heights. Specifically, CIRQA has been engaged to provide advice in respect to traffic and parking aspects of the proposal.

This report provides a review of the subject site, the proposed development, its access and parking provisions and the associated traffic impact on the adjacent road network. The traffic and parking assessments have been based upon plans prepared by Thomson Rossi (drawing no. DD01 and DD02, Rev K, refer Appendix A).

2. BACKGROUND

2.1 SUBJECT SITE

The Heights School is located on the southern side of Brunel Drive, Modbury Heights. The site is bound by Brunel Drive to the north, Ladywood Road to the east, detached dwellings to the south and Augustus Street to the west. The City of Tea Tree Gully's Development Plan identifies that the site is located within a Residential Zone.

The Heights School has a current student enrolment of 1,238 students, with a total of 121.2 Full-Time Equivalent (FTE) staff (based upon data from the MySchool website, correct as of January 2020).

2.2 ADJACENT ROAD NETWORK

Brunel Drive is a local road under the care and control of the City of Tea Tree Gully. Adjacent the site, Brunel Drive comprises a single traffic lane in each direction, separated by a broken centreline. On-street parking is accommodated on both sides of Brunel Drive and is generally unrestricted with the exception of an indented parking bay adjacent the School ('No Parking' from 8:00 am to 9:00 am and 2:00 pm to 4:00 pm, school days) and approximately 50 m on-street parking to the west ('No Stopping' from 8:00 am to 4:00 pm, school days). Concrete footpaths are provided on the southern side of Brunel Drive (adjacent the School), with crossing facilities (i.e. kerb ramps with ground warning tactiles) located at associated intersections. A 'Koala Crossing' is also provided adjacent the site to facilitate pedestrian crossing movements, albeit only activated during school times. Bicycle movements are accommodated on the footpath as well as on-street under a standard shared arrangement. A default urban 50 km/h speed limit applies adjacent the site, with the exception of 'when children present' at which time a 25 km/h speed limit applies (i.e. school zone restrictions).

Ladywood Road functions as a collector road and is under the care and control of the City of Tea Tree Gully. Adjacent the site, Ladywood Road comprises a single traffic lane in each direction. On-street parking is permitted on both sides of Ladywood Road south of Kestral Way, with on-street parking prohibited to the north. Concrete footpaths are provided on both sides of Ladywood Road, with a pedestrian refuge adjacent the Kestral Way intersection. A Pedestrian Actuated Crossing (PAC) is also provided immediately north of the Ladywood Road/Brunel Drive intersection, adjacent the Modbury Heights Shopping Centre. Bicycle movements are accommodated on the adjacent footpaths as well as on-street under a standard shared arrangement. A 60 km/h speed limit applies on Ladywood Road with the exception of '*when children* [are] *present*', at which times a 25 km/h speed limit (School Zone) applies.

Augustus Street is a local road under the care and control of the City of Tea Tree Gully. Adjacent the site, Augustus Street comprises a 7.8 m wide carriageway (approximate) facilitating two-way traffic movements. On-street parking is accommodated on both sides of Augustus Street, albeit is subject to restrictions on the western side ('No Stopping' from 8:00 am to 4:00 pm, school days). Concrete footpaths are provided on the eastern side of Augustus Street only, with crossing movements accommodated at associated intersections via pedestrian ramps. An 'Emu Crossing' is also located on Augustus Street, facilitating student pedestrian crossing movements during school times. Bicycle movements are accommodated on the adjacent footpath as well as on-street under a standard shared arrangement. A 50 km/h speed limit applies on Augustus Street with the exception of '*when children* [are] *present*', at which time a 25 km/h speed limit applies (i.e. School Zone restrictions).

Figure 1 illustrates the location of the subject site and associated access with respect to the adjacent road network.

Figure 1 – Location of the subject site and existing access with respect to the adjacent road network

2.3 ACTIVE TRANSPORT

Pedestrian access to the site is provided via numerous pedestrian access gates along the School's frontages to Ladywood Road, Brunel Drive and Augustus Street. A pedestrian gate is provided via Leda Court on the southern side of the School. The pedestrian gates connect to the adjacent footpath network as well as formal crossing facilities adjacent the site.

2.4 PUBLIC TRANSPORT

The School is also well serviced by public transport with frequent services operating along Ladywood Road and with dedicated 'school' services operating along both Ladywood Road and Brunel Drive. Specifically, bus stops are located directly adjacent The Heights School grounds, within approximately 300 m walking distance of the School's campus.

2.5 SITE ACCESS AND PARKING

The site contains five parking areas scattered throughout the School, providing a total of 136 parking spaces.

Vehicle access to The Heights School is provided via three crossovers, namely:

- an all-movement access on Brunel Drive (east), providing access to a single parking area (primarily used by staff);
- an all-movement access on Brunel Drive (west), providing access to two parking areas (primarily used by staff and visitors); and

- an all-movement access on Augustus Street, providing access to two parking areas (primarily used by staff and visitors) as well as maintenance areas.

Light vehicle access to the site is provided via all access points, while delivery vehicle access is primarily accommodated via the site's eastern Brunel Drive. Given that maintenance areas are accessed from the Augustus Street crossover, commercial vehicles also access to site from Augustus Street. Emergency vehicle access is understood to be currently accommodated via each of The Heights School's access points (as required).

2.6 SITE OBSERVATIONS

Observations of The Heights School's peak set-down/pick-up periods were undertaken on February 6, 2020. The observations identified that the majority of set-down/pick-up movements occurred on Brunel Drive and Augustus Street, with a small number occurring on Roebling Street and Metcalf Street. It should be noted that vehicles were observed queueing from the indented set-down/pick-up bay during the site's peak pick-up period.

A small number of pick-up movements were also observed on Leda Court and within the adjacent Modbury Heights Shopping Centre. The peak period (pick-up) was observed to occur for approximately 20 minutes.

At the end of the pick-up period, a queue of vehicles was observed on the Brunel Drive approach to Ladywood Road. The queue extended for approximately 150 m (back to Roebling Street) and lasted at such length for a duration of approximately five minutes (i.e. the queue was moving). Either side of this short peak, no queues were observed, and the intersection appeared to operate satisfactorily.

Numerous students were observed walking to/from the site, using the surrounding pedestrian infrastructure. This included the Koala Crossing on Brunel Drive, the Emu Crossing on Augustus Street and the PAC on Ladywood Road. No students were observed riding a bicycle to access the School.

Public transport services operating from bus stops adjacent the School were observed to be well utilised. In particular, numerous students were observed using the dedicated school services operating from the bus stop adjacent the School on Brunel Drive.

3. PROPOSED DEVELOPMENT

3.1 LAND USE AND YIELD

The proposal comprises the expansion of The Heights School to increase the School's existing student enrolment capacity to 1,500 students. The proposal also comprises the reconfiguration of the School's operations and program to accommodate Year 7 students on the subject site. On the basis of the existing student to FTE staff ratio, it is forecast that 146.8 FTE staff will be associated with 1,500 students.

The student increase will be accommodated via the construction and refurbishment of new learning areas, teacher preparation areas and sporting facilities as well as senior school administration offices. In addition, four transportable buildings will be demolished to make way for the proposed construction.

3.2 ACCESS AND PARKING DESIGN

The site's existing 136 parking spaces and three access points will remain as per their existing configuration (i.e. will not be modified).

Pedestrian and bicycle connectivity throughout the site will largely remain unchanged, with the exception of in the vicinity of new buildings where new pathway connections will be constructed.

3.3 REFUSE COLLECTION, SERVICES AND EMERGENCY VEHICLES

Emergency, service and refuse collection vehicle access will be retained via the existing access points, with access internally within the site remaining as per current arrangements.

4. PARKING ASSESSMENT

4.1 CAR PARKING

The Department for Education (DfE) identifies the following requirement applicable to The Heights School:

- one parking space per FTE staff member; plus
- two spaces for use by persons with disabilities; plus
- an additional 10% of the above total for use by visitors.

On the basis of the above rate and 147 FTE staff, the proposed redevelopment of The Heights School would have a theoretical parking requirement for 164 parking spaces to be provided on-site. Given that 136 parking spaces are

currently provided on-site (and no additional parking provisions are proposed), the School will have a theoretical shortfall in the order of 28 parking spaces when assessed against the DfE's parking requirements.

It should be noted that the City of Tea Tree Gully's Development Plan identifies an almost identical parking rate for 'pre-school, primary or secondary school' developments (albeit one space for persons with disabilities rather than two spaces as per the DfE requirements). As the resultant difference between the two parking requirements is negligible (Council's rate would result in a requirement for 163 spaces), the parking rate identified by the DfE is considered appropriate.

In addition to the above, it should be noted that neither the DfE nor the City of Tea Tree Gully's parking rates take into consideration demands associated with set-down/pick-up activities. Given that neither rate specifies a requirement for such demands, it is considered that both parties accept that short-term parking demands associated with set-down and pick-up activities are able to be accommodated on-street. In order to determine the short-term on-street demand likely to be associated with the proposed upgrades to The Heights School (once operational with 1,500 students), an assessment to determine the forecast increase to set-down/pick-up demands have been undertaken.

Surveys undertaken by CIRQA at similar school sites indicate a parking rate in the order of one space per seven to ten students (i.e. 0.1 to 0.14 spaces per student) as appropriate for use in determining set-down/pick-up demands. Actual rates realised are dependent on a variety of factors including accessibility by walking, cycling and public transport and socio-economic considerations (with private schools typically generating at the higher demand rate than public schools).

On the basis of the above, the proposed increase of 262 FTE students (approximate) would result in an increased set-down/pick-up demand in the order of 26 to 37 spaces. The additional demand is anticipated to be primarily distributed to Burnel Drive and Augustus Street, with the possibility of a small number of movements occurring on Roebling Street and Metcalfe Avenue.

On-site observations identified that additional capacity is available on the adjacent roads (Brunel Drive, Augustus Street, Robeling Street, Metcalfe Avenue and Tresauget Street) in order to accommodate the additional staff parking shortfall as well as the additional set-down/pick-up demand forecast to be generated by the redevelopment. However, additional consideration could be given to the alteration of existing on-street parking controls to increase parking availability within the vicinity of the site (i.e. converting a portion of the existing 'No Stopping' parking controls to 'No Parking' during peak periods). Such a

scenario would likely reduce the 'spread' of the parking impacts associated with the proposed redevelopment.

4.2 BICYCLE PARKING

The DfE also identifies that bicycle parking provisions should be made for 10% of the student population. On the basis of an additional 262 students being accommodated within the campus, the proposed redevelopment would require an additional 27 bicycle spaces to be provided throughout the School site. While no additional bicycle parking provisions have currently been identified, the site has adequate room to accommodate such provisions. Accordingly, it is considered that appropriate locations can be identified during the detailed design stage of the project.

5. TRAFFIC ASSESSMENT

Traffic generation associated with public high schools is typically in the order of 0.3 to 0.5 trips per student (inclusive of trips associated with staff and visitors). On this basis, it is forecast that the additional student and staffing populations resulting from the proposal could generate in the order of 79 to 131 additional movements during the morning and afternoon peak periods.

As with parking demands, the additional movements would primarily occur on Brunel Drive and would primarily be distributed to Ladywood Road (approx. 80%), with a small number of trips occurring on Augustus Street (20%). These movements would be distributed to the broader road network, where the number of additional movements at any one location would be significantly less than the above forecasts. Accordingly, it is expected that the additional movements would be well within the capacity of the adjacent roads and their associated intersections.

On-site observations of conditions on Brunel Drive and Augustus Street identified that the School's set-down and pick-up movements were generally readily accommodated on the adjacent road network, with capacity available to accommodate the forecast additional movements.

While a 150 m queue was observed on Brunel Drive (at its intersection with Ladywood Road), the queue was observed to maintain at such length for a duration of no more than five minutes (i.e. the queue was moving with little delay experienced for drivers). The proposed redevelopment is estimated to distribute an additional 30 to 50 movements to Ladywood Road (15 to 25 left-turn and 15 to 25 right-turn movements). The additional movements generated by the redevelopment may result in a minor increase in delays when exiting from Brunel Drive, however the additional movements are not anticipated to significantly impact upon the intersection's operation.

Accordingly, it is forecast that the additional movements generated by the redevelopment of The Heights School would be accommodated with minimal impact upon the adjacent road network's operation.

6. SUMMARY

The proposal comprises the redevelopment of The Heights School to increase the School's existing enrolment capacity to 1,500 students. The increase in student population will be accommodated via the construction and refurbishment of buildings across the site. The redevelopment will also enable the co-location of Year 7 students on the subject site.

The site is currently serviced by 136 parking spaces, provided within five primary parking areas. Vehicle access is provided via three crossovers on the adjacent road network. No changes to the site's existing parking provisions or access arrangements are proposed.

Based upon DfE parking requirements, The Heights School would have a theoretical requirement for 164 parking spaces to be provided across the site. Given that 136 parking spaces will be provided, the proposal will have a shortfall in the order of 28 spaces. Such spaces will be required to be accommodated on-street adjacent the site.

Similarly, the proposed redevelopment is forecast to increase set-down/pick-up demands by in the order of 26 to 37 spaces. Due to the DfE's policy of not providing provisions for set-down/pick-up movements on-site, such movements will be required to be accommodated on the adjacent road network.

On-site observations identified that adequate capacity is available on Brunel Drive, Augustus Street, Metcalfe Avenue, Roebling Street and Tresauget Street to accommodate the additional demands. However, in order to minimise the spread of the resultant parking impact, it is recommended that consideration be given to the alteration of existing on-street parking controls.

The proposed redevelopment is forecast to generate an additional 79 to 131 peak hour movements. While on-site observations identified a queue at the Brunel Drive/Ladywood Road intersection during the School's peak pick-up period, the additional movements are not anticipated to significantly impact upon the intersection's operation (a minor increase in delay could be expected when exiting from Brunel Drive). Importantly, the additional movements generated by the redevelopment will be readily accommodated on the adjacent road network.

APPENDIX A

PLANS PREPARED BY THOMSON ROSSI

DRAWING NO. DD01 & DD02, REV K

scale bar units in millimeters
10 20 30 40 50

BRUNEL DRIVE

ROE

AUGUSTUS STREET

BOUNDARY LINE

BOUNDARY LINE

BUILDING 6

BUILDING 18

SH5

BUILDING 7

BUILDING 1

BUILDING 4

SHED 3, 1, 6 AND 2

SHED 8

BUILDING 11 PROPOSED FOR DEMOLITION

LOCATION OF EXISTING SHADE STRUCTURE TO REMAIN

EXISTING RAINWATER TANKS TO BE RELOCATED.

BUILDING 14 TO BE DEMOLISHED

BUILDING 12 TO BE DEMOLISHED

BUILDING 3

SH20

SH21

BUILDING 13 TO BE DEMOLISHED

BUILDING 19

APPROVED BY

SIGNED: .....

NAME: .....

ON BEHALF OF: .....

DATE: ...../...../.....

Sheet Size A1

Sheet Name
SITE PLAN - EXISTING + DEMOLITION

Sheet No DD01

Revision [k]

Project No 19-3233

DPTI. DFE THE HEIGHTS 2019

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scale bar units in millimeters
10 20 30 40 50

BRUNEL DRIVE

AUGUSTUS STREET

BOUNDARY LINE

BOUNDARY LINE

BUILDING 6

BUILDING 7

BUILDING 1

BUILDING 18

BUILDING 4

BUILDING 3

BUILDING 19

SH5

SH20

SH21

PROPOSED LOCATIONS OF NEW SHED.

PROPOSED EXTENT OF NEW JUNIOR BUILDING

BUILDING 14 TO BE DEMOLISHED

BUILDING 12 TO BE DEMOLISHED

PROPOSED EXTENT OF NEW GYM

EXISTING SHED 3, 1, 6, 12 AND 8 TO BE DEMOLISHED.

BUILDING 11 TO BE DEMOLISHED

RELOCATED RAINWATER TANKS, FINAL LOCATION TO BE CONFIRMED WITH SCHOOL.

BUILDING 13 TO BE DEMOLISHED

APPROVED BY

SIGNED: .....

NAME: .....

ON BEHALF OF: .....

DATE: ...../...../.....

Sheet Size: A1

Sheet Name: SITE PLAN - PROPOSED

Sheet No: DD02

Revision: [K]

Project No: 19-3233

DPTI. DFE THE HEIGHTS 2019

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