

15 September 2023

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## STATEMENT OF DESIGN COMPLIANCE PRE PLANNING QUALITY MANAGEMENT CERTIFICATE

Dear Andrew,

This is to certify that we have carried out compliance with the initial brief, the Educational Facilities Standards, and guidelines (EFSG) Value Management reviews and Department supplied documents as applicable to the design for the Pre-Planning approval stage.

This certification shall not be construed as relieving any other party of their responsibility, liability or contractual obligations.

Yours Sincerely,



Sam Rigoli.

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20.09.23

# BROADWATER PUBLIC SCHOOL

PRE-PLANNING DESIGN REPORT



# DOCUMENT DETAILS

## DOCUMENT/STATUS REGISTER

Issue	Date	Purpose	Written	Approved
A	20/09/23	Pre-Planning	AC	SR

PEDAVOLI ARCHITECTS PTY LTD

NOMINATED ARCHITECT VINCE PEDAVOLI  
NSW REGISTRATION NUMBER 5045

## LIST OF ABBREVIATIONS

**BCA** – Building Code of Australia

**COLA** – Covered Outdoor Learning Area

**CDR** – Concept Design Report

**DDA** – Disability Discrimination Act

**DoE** – Department of Education

**EFSG** – Education Facilities Standards and Guidelines

**GBA** – Gross Building Area

**GEA** – Gross Envelope Area

**GFA** – Gross Floor Area (Planning)

**GLS** – General Learning Space

**PA** – Pedavoli Architects

**SINSW** – School Infrastructure NSW

**UFA** – Usable Floor Area

## PROJECT DETAILS

**Site Address** 9 Byrnes Street, Broadwater,  
NSW, 2472

**Site Area** approx. 7530 sqm

**Land Use & Zoning** RU1 Primary Production

**Local Authority** Richmond Valley

**Traditional Custodians** Bundjalung nation

**Heritage** N/A

**Flood** N/A

**Bushfire** N/A

\*Refer to planning report for  
full information

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# 1 INTRODUCTION

## ACKNOWLEDGMENT OF COUNTRY

Pedavoli Architects acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

## EXECUTIVE SUMMARY

This Concept Design Report has been prepared by Pedavoli Architects on behalf of ADCO Constructions and Schools Infrastructure New South Wales (SINSW). Pedavoli Architects is the Project Architect for the flood re-build works for Broadwater Public School, partnered with Managing Contractor ADCO. This report builds on the work completed by Pedavoli Architects in the Masterplan and Concept Design phases.

The report collates the concept design approach for the project and synthesises the input of the consultant team. Individual consultant reports are included as reference documents to this report.

## PROJECT BRIEF

The brief is to relocate and replace flood damaged buildings with contemporary new learning and admin spaces, based on the SINSW standardised design. Other key objectives are to improve overall site planning and relationships, to retain the existing community and heritage value of the school and ensure provision of future protection against flood risk.

## 2 SITE ANALYSIS

### SITE CONTEXT

The existing Broadwater Public School is located at 9 Byrnes Street, Broadwater, NSW 2472. The site area and existing school buildings have been significantly flood affected up to 4.7m AHD in the March 2022 flood. The site area is approximately 7530 sqm and includes 3 learning spaces, and other ancillary buildings. The total number of students enrolled at the time of the flood was 55 with 9 staff members.

Broadwater Public School is within a small residential area surrounded by agricultural industry. It is bounded by farmland and some detached residential dwellings. To the west of the school runs the Richmond River, and to the south is Broadwater Sugar Mill. The raised Pacific Highway motorway is to the east of the site.

Presently on site are a series of brick buildings and demountables. Due to the extent of flood damage, all buildings on site are in extremely poor condition and will need to be demolished, excluding the newer brick toilet block. Building A received health complaints due to mould even before the more recent flooding occurred.



Source: Nearmap (Satellite Image from July, 2022)



## 2 SITE ANALYSIS

### PLANNING

The site is located in an RU1 Primary Production zoned area and is partially mapped as riparian lands and waterways "Key Fish Habitat." The site is adjacent to a flood planning zone and category 1 fire risk zone across the river, however these planning controls will not apply to the subject site.

Planning recommendations include siting the building outside of the riparian lands and waterways "Key Fish Habitat" and the 40m set back from the W1 Waterway, finishing just to the east of the trees along Mill Road.

The recommended planning pathway is a REF for the rebuild works.

Refer Planning report for full information.

### FLOOD

Flooding recommendations include locating replacement buildings in generally the same location and orientation as existing buildings, raising the buildings above the recommended flood level and ensuring sides to the undercroft are unenclosed. Stairwells and ramps should be located on the northern (downstream side) of the buildings and of minimal footprint.

The proposed design has been prepared in consultation with and endorsed by the flood engineer.

Refer Flood report for full information.

### HERITAGE

The subject site is not listed on any heritage register and does not possess architectural merit however it has been assessed as having moderate to high potential to contain archeological relics and so test excavations are recommended.

Regarding Aboriginal Heritage, the study area has potential for moderate archaeological sensitivity. As the new works are not occurring within the existing disturbance footprint, it is likely that the works can only proceed with an ACHA.

Refer Heritage and Aboriginal Heritage report for full information.

### BUSHFIRE

The site is not currently bushfire mapped but future planning requires the site to be designed to BAL 12.5 bushfire requirements. Any new buildings to comply with BAL. Basic ember protection is to be provided to openable portions of windows and doors.

Refer Bushfire Advice for further information.



## 2 SITE ANALYSIS

### CONTAMINATION

Based on the site investigation findings, there were:

- No unacceptable human health soil impacts identified within the investigation area.
- No unacceptable ecological soil impacts identified in the investigation area.

The investigation area is considered suitable for the proposed development with respect to contamination, subject to:

- Implementation of an unexpected finds protocol
- Appropriate waste/spoil management

Refer Contamination report for full information.

### ECOLOGY

The vegetation within the Subject Site was characterised by Managed Lawns (native and exotic). No threatened species or their habitats were recorded within the Subject Site.

Refer Ecologist's report for full information.

### LIGHT POLLUTION

Light pollution will be addressed by the project's electrical engineer, JHA.

Refer JHA's report for full information.

### ACOUSTIC PROTECTION

External openings are to be acoustically sealed and light weight construction will require additional acoustic treatment. External noise intrusion and internal noise levels are to comply with the requirements of the EFSG.

Refer Acoustic Logic's report for full information.

## 2 SITE ANALYSIS

### SITE IMAGES



Source: Nearmap (Satellite Image from July, 2022)

## SITE IMAGES



1 View looking south down Blackwall Drive



2 View looking east towards Block A



3 View looking south east past Block A



4 View looking west toward toilet Block J



5 View looking east past demountable and COLA



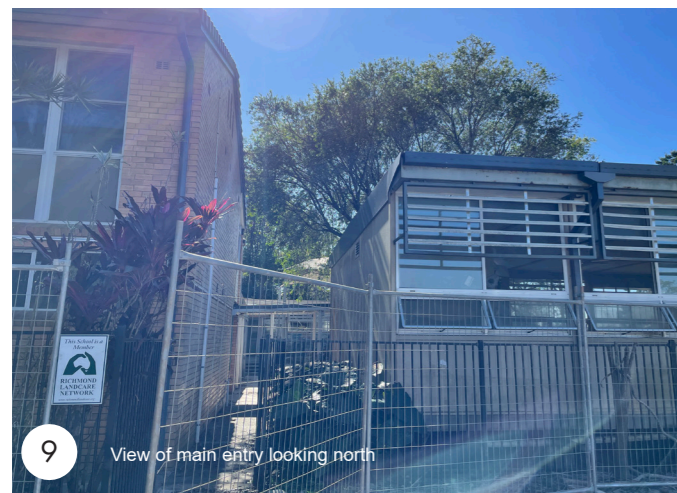
6 View west towards demountables



7 View looking south west towards playground



8 View of playing field looking south east



9 View of main entry looking north



10 View inside Block A

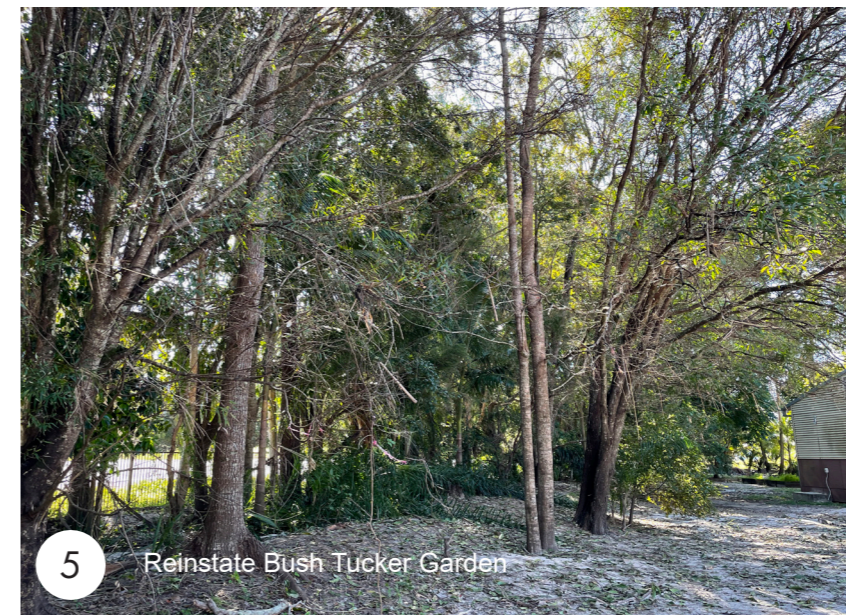


11 View of significant trees looking south west



12 View looking south across car park

## ITEMS OF COMMUNITY SIGNIFICANCE



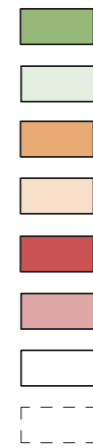
# 2 SITE ANALYSIS

## BUILDING CONDITION PLAN

**LEGEND**

- Building refurbish and make flood resilient subject to consultant advice
- Walkway retain
- Building retain or demolish subject to consultant advice and proposed site layout
- Walkway retain or demolish
- Building demolish
- Walkway demolish
- Temporary School
- Building Outline

Note: unless otherwise specified, existing services, tanks and playspaces to be retained subject to consultant advice



Block	Official Room Usage	Demolish	Retain	Area m <sup>2</sup>
A	External Movement			29.48
	Staff Room			27.99
	Canteen			13.32
	Movement			4
	Cleaning Distributed Store			5.62
	Distribution Board			0.24
	Stairs			5.08
	Covered Outdoor Learning Area	•		82.14
	Craft Store			27.36
	Movement			15.98
	Movement			11.82
	Clerical Office/Workroom			13.61
	Withdrawal Space - 1hb			14.48
	Home Base			56.64
	Stairs			6.44
Withdrawal Space - 1hb			11.75	
Toilets-Unisex			1.68	
				<b>327.63</b>
B	Toilets - Boys			6.41
	Toilets - Girls			9.55
	Movement	•		26.08
	External Movement			2.64
	Staff Toilet			3.19
	Staff Toilet			3.19
				<b>51.06</b>
C	Sports Store	•		13.21
				<b>13.21</b>
D	General Assistant/Bulk Store	•		17.7
				<b>17.7</b>
E	Home Base	•		60.74
	General Storeroom			6.59
	Practical Activities			3.79
	External Movement			20.45
				<b>91.57</b>
D11066	Library	•		152
	Home Base			76
				<b>228</b>
J	Toilet block missing on AMS plans	•		approx 73.80
				<b>73.8</b>

**Total for Broadwater Public School: 598.86**  
 \*Outdoor, circulation and movement spaces not included in total

Data from AMS plans presented here has subsequently been reviewed and updated by SINSW and the revised areas are included in the accommodation schedule.



# 3 MASTER PLANNING

## CONNECTING WITH COUNTRY

In anticipation of consultation with the local community, below is a summary of the potential application. This is taken from recent school project experience. The final application will be developed during DD.

### Narrative Function

The "Connecting with Country" response for each project is built around the development of meaningful narratives, symbols and stories which will establish clear connections within the context of the school site to acknowledge and express the life and culture of Indigenous peoples past and present.

### Narrative Development Process

A consultation process with local community groups and their recognised Aboriginal knowledge-holders is essential. The development of narratives for the site rely upon:

- 1 Desktop research and review of published academic papers, Government records and authorised site history and information through popular records such as relevant AECG and Land Council sources. High level information has been provided and needs to be refined through consultation with local Indigenous elders.
- 2 Site walks with elders or knowledge holders with a language connection to the site or other approved cultural representatives.
- 3 Summary and distillation of information to form high level conceptual and thematic elements. The level of cultural input will determine the amount of information that can be included.

### Narrative Application

To support clear connections to the site the narratives can be represented and embedded within the built environment, provided the information is developed early in the project. A range of opportunities exist for integration:

- Signage
- Welcoming meeting point near entry
- Aboriginal Flag poles in prominent location
- Use of animal totems
- Use of local Aboriginal language in the signage and block/ room naming
- Bush tucker gardens
- Yarning circles and gathering places
- Use of endemic vegetation species
- Strong connection between outdoor and indoor learning spaces

Examples of project integration are shown on this page.

### Landscape



Use of endemic vegetation species and bush tucker gardens.



Creation of yarning circles and gathering places.

### Signage



Detail from large supergraphic developed for the library space, provide an opportunity to support Indigenous narratives through the use of symbols, illustrations, colour, imagery and names to support the tangible links to environment and Indigenous history.



Signage showing learning opportunities from the building and Indigenous culture.



Signage suite, use of local Aboriginal language, colours and totems.

# 3 MASTER PLANNING

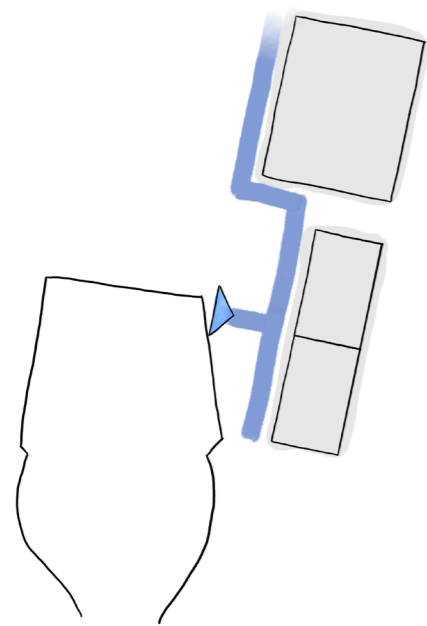
## COMMUNITY CONSULTATION

During the master planning phase informal community consultation was undertaken by SINSW to identify items of local community significance on site and to capture any concerns or requests. These are summarised and collated below:

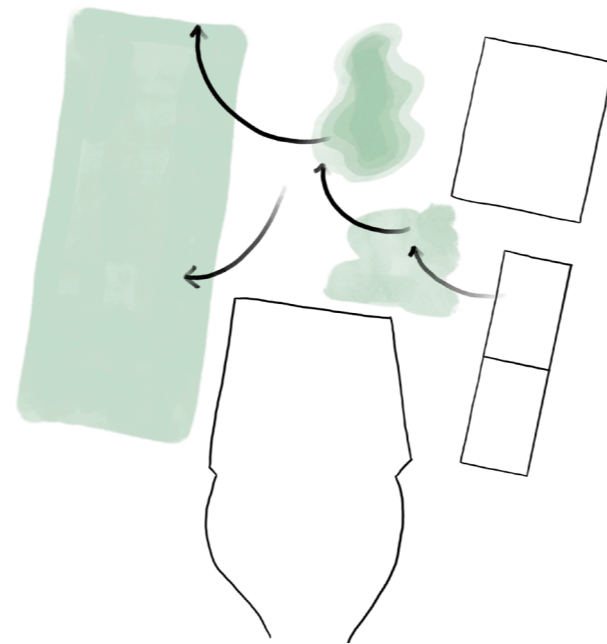
- Stakeholder concern regarding the need to raise the buildings well above the flood level.
  - Would like to see Building A demolished due to mould issues and the opportunity for improved amenity and entry experience.
  - School bell and colourful fence to be preserved.
  - Time capsule located adjacent to the colourful fence.
  - 'Kissing Tree' to be retained along with all significant trees along the western boundary.
  - The love tree (Moreton Bay Fig), across from the sport field, is significant to the school community and is to be retained.
  - Yarning circle and space for Indigenous education to be included.
- Re-instate the bush tucker forest.
  - School's desire for a welcoming open plan school layout and intuitive attractive entry.

# 3 MASTER PLANNING

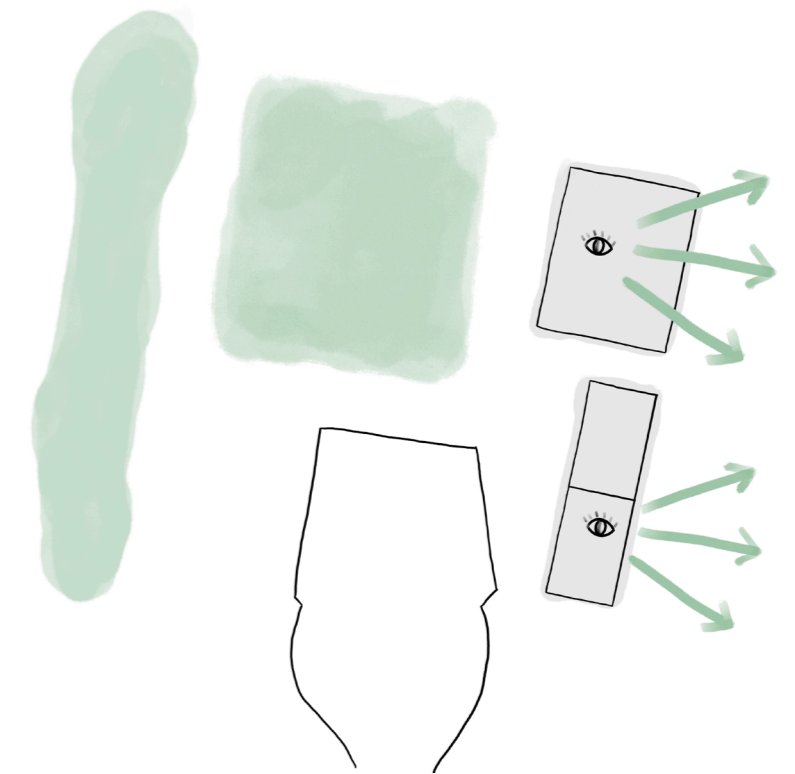
## DESIGN PRINCIPLES



Clear circulation into and around site



Consolidated play space with a variety of open space types. Provision of passive and active play areas.



Building orientation captures views to hills while maintaining the green buffer to the street



# 3 MASTER PLANNING

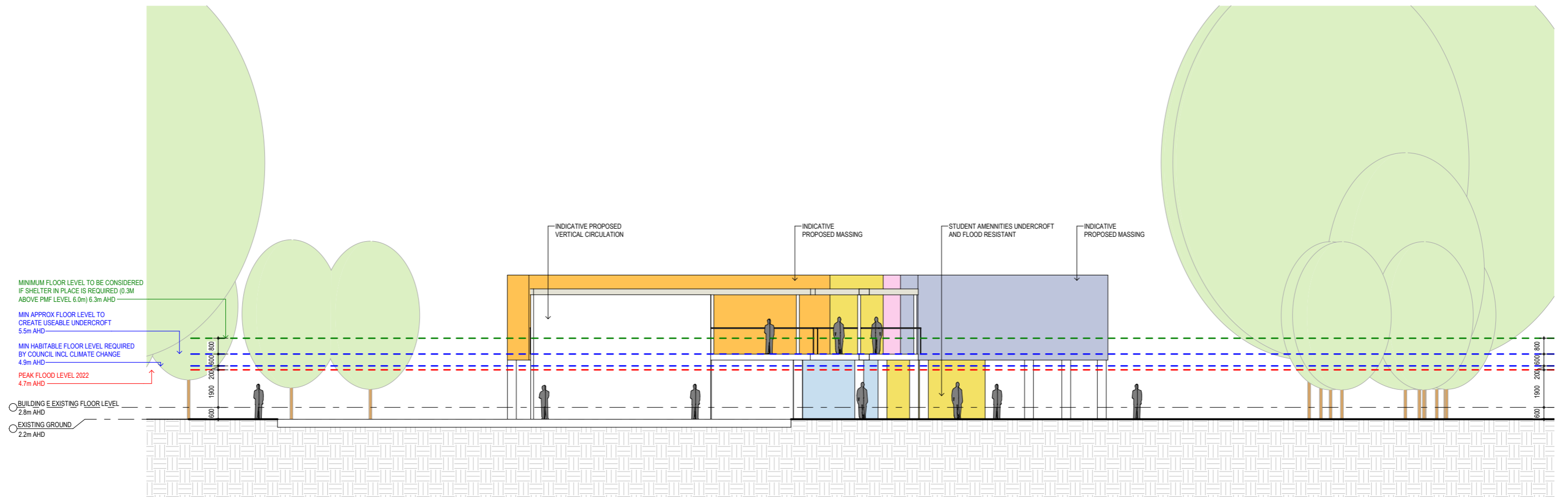
## PREFERRED MASTERPLAN OPTION

LEGEND	
General Learning Space	
Admin and Staff	
Library	
Amenities	
Canteen	
Services	
Storage	
Covered Walkway	
Playspace	
Riparian Zone	
Temporary School	
Existing Demolished	



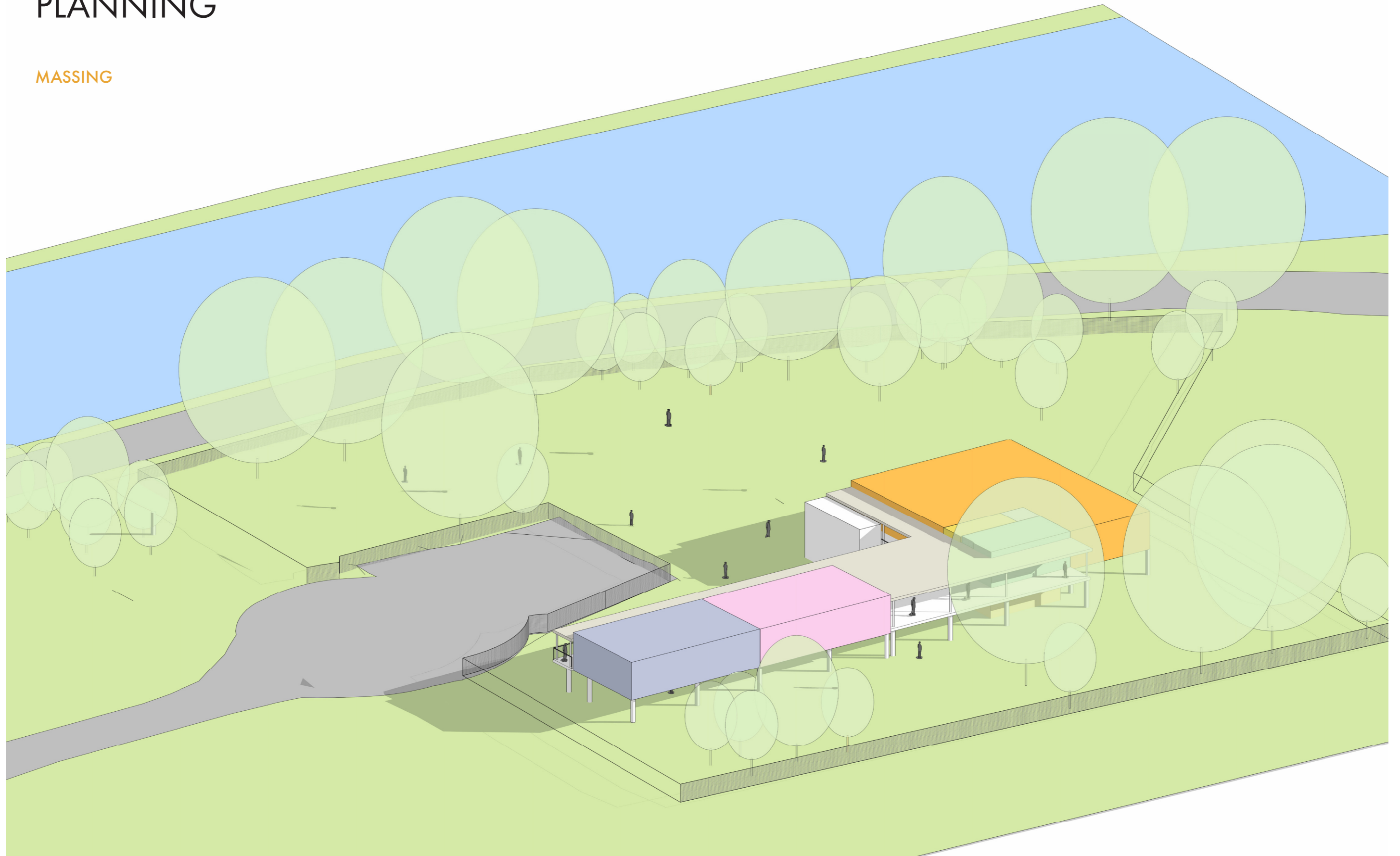
# 3 MASTER PLANNING

## INDICATIVE SECTION



# 4 MASTER PLANNING

## MASSING



# 4 CONCEPT DESIGN

## DESIGN DEVELOPMENT

The concept design develops the preferred masterplan in consultation with the PRG, TSG and other consultants. The pre-planning design has been subject to progressive reviews by the relevant stakeholders and the design has been updated to reflect their input. Some of these changes are summarised and collated below:

- Smaller main comms room approved by ICT.
- Hybrid Large Accessible Toilet Change provided as approved by SINSW Learning Support.
- GA Sheds located as separate external sheds, not comprising part of the undercroft storage, as requested by the PRG.
- Laundry facilities added.
- No secondary comms is required due to the extra small nature of these schools as approved by ICT.
- Lift moved externally to improve internal planning and mitigate program risk.

- Updates to Admin and Staff and Library block internal layouts to suit PRG comments and consultant co-ordination.

This drawing package captures the Pre-Planning phase of development and reflects the documentation produced to obtain development consent.







# 4 CONCEPT DESIGN

## ARCHITECTURAL DRAWINGS

# 4 CONCEPT DESIGN

## SITE PLAN

### LEGEND

-  EXISTING BUILDING AND PAVING TO BE RETAINED
-  PROPOSED BUILDING
-  PROPOSED PAVING REFERR TO LANDSCAPE ARCHITECTS & CIVIL ENG DRAWINGS
-  EXISTING TREES TO BE RETAINED REFER TO LANDSCAPE ARCHITECTS DRAWINGS
-  PROPOSED NEW TREES SHOWN IN BLUE OUTLINE REFER TO LANDSCAPE ARCHITECTS DRAWINGS
-  EXISTING NEIGHBOURING TREES INDICATIVE ONLY

1.a	RELOCATED RAIN WATER TANK
1.b	RAIN WATER REUSE FILTRATION AND PUMPING SYSTEM
2	FIRE TANKS
3	HYDRANT PUMP HOUSE
4	PROPOSED HYDRANT BOOSTER ASSEMBLY AND EXTERNAL FIRE HYDRANT
5	PROPOSED YARNING CIRCLE, REFER TO LANDSCAPE ARCHITECTS DRAWINGS
6	PROPOSED SANDED AREA AND PLAY EQUIPMENT, REFER TO LANDSCAPE ARCHITECTS DRAWINGS
7	NEW LEVEL TURFED SPORTS FIELD, REFER TO LANDSCAPE ARCHITECTS DRAWINGS
8	RELOCATED HERITAGE BELL
9	PROPOSED GROWING GARDENS, REFER TO LANDSCAPE ARCHITECTS DRAWINGS
10	RE-INSTATED HALF BASKETBALL COURT
11	RE-INSTATED HALF NETBALL COURT
12	EXISTING GA SHED
13	DUAL FIRE HYDRANT
14	SEATING SPACE, REFER TP LANDSCAPE ARCHITECTS DRAWINGS
15	IN GROUND SEWER PUMP STATION AS PER HYDRAULIC DRAWINGS
16	WASTE MANAGEMENT AREA

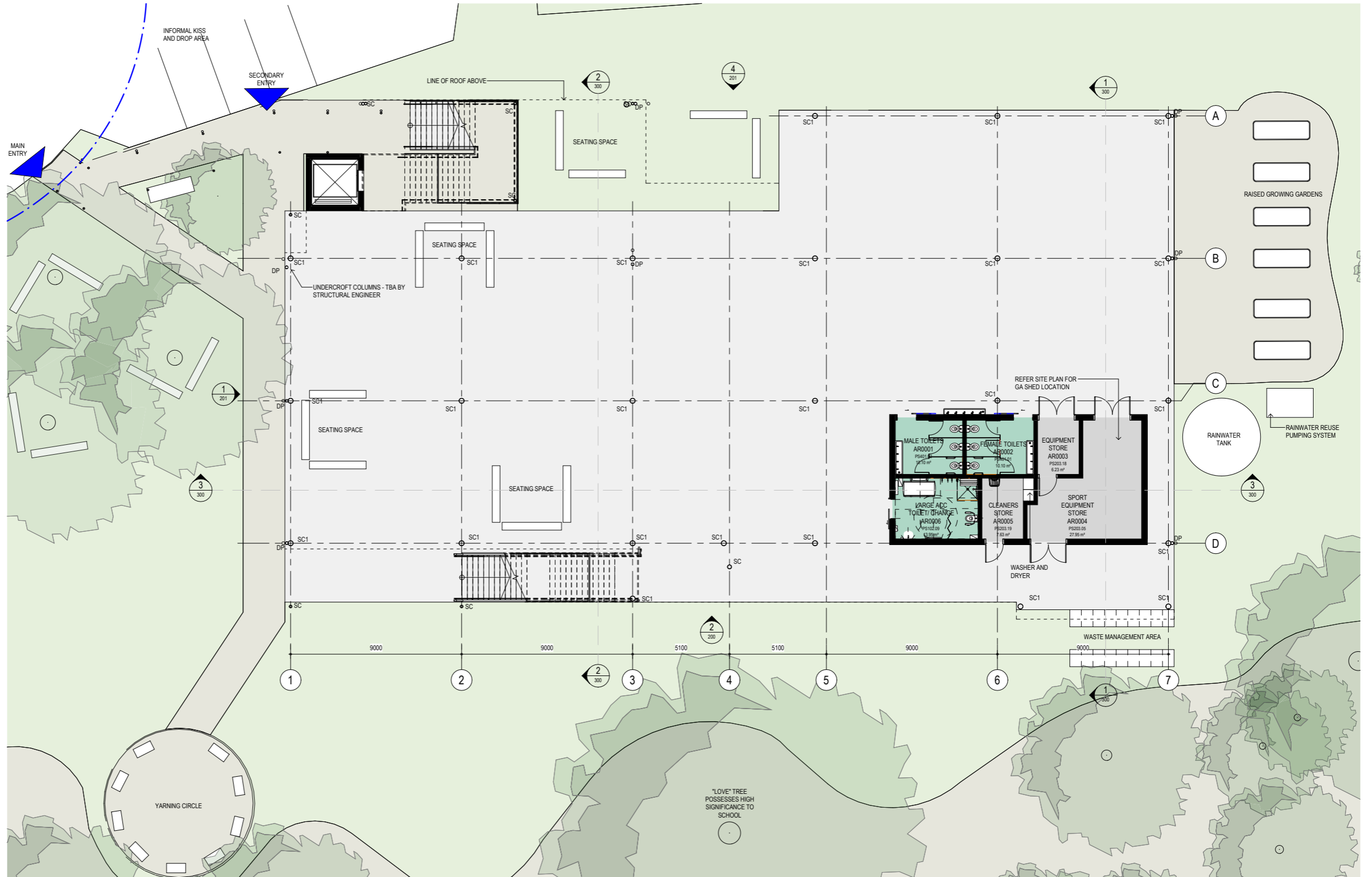


# 4 CONCEPT DESIGN

## UNDERCROFT PLAN

### LEGEND

- GLS
- ADMIN & STAFF
- LIBRARY
- AMENITIES
- CANTEEN
- STORAGE & SERVICES
- EXISTING BUILDING



# 4 CONCEPT DESIGN

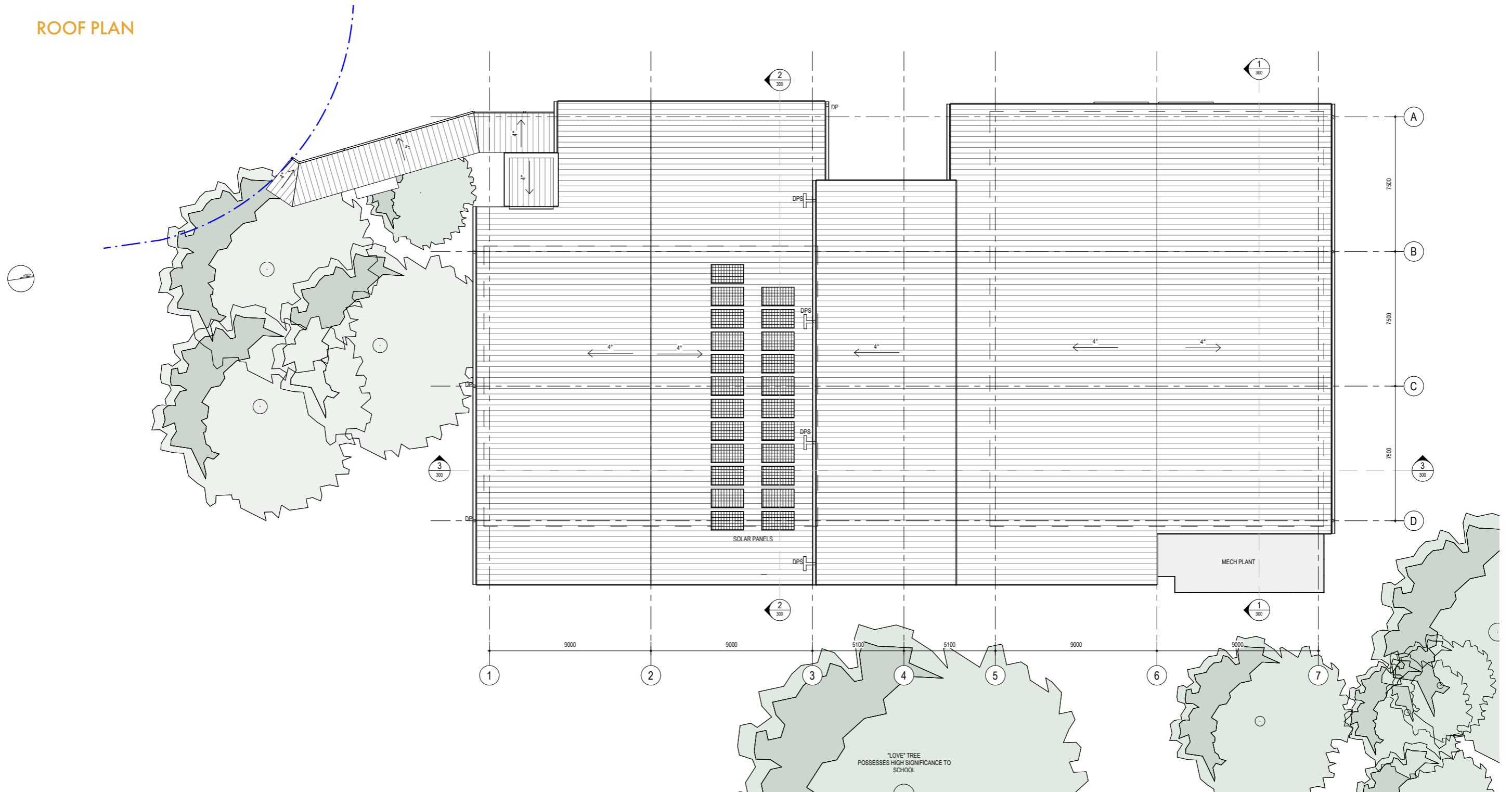
## RAISED LEVEL FLOOR PLAN





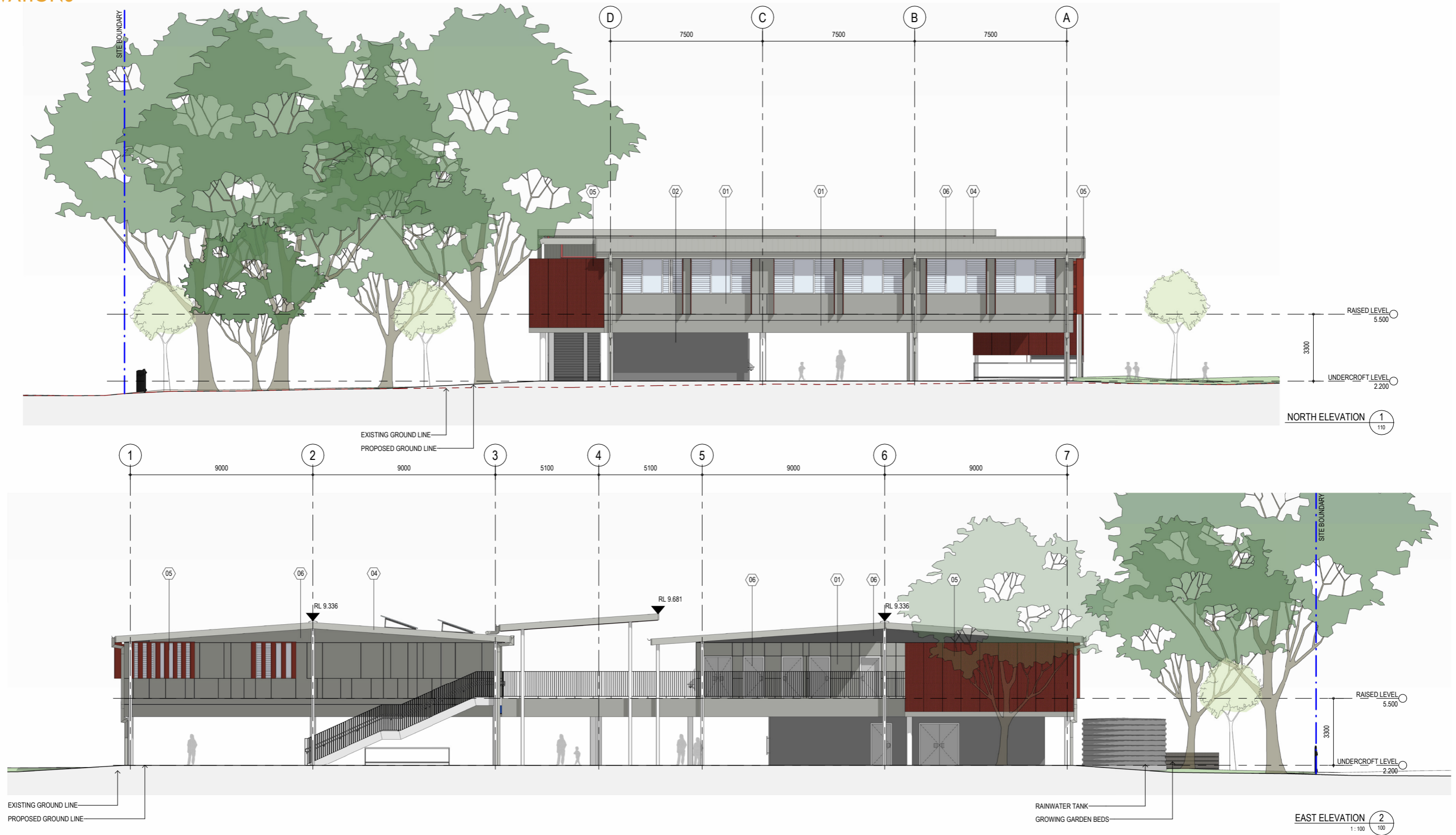
# 4 CONCEPT DESIGN

## ROOF PLAN



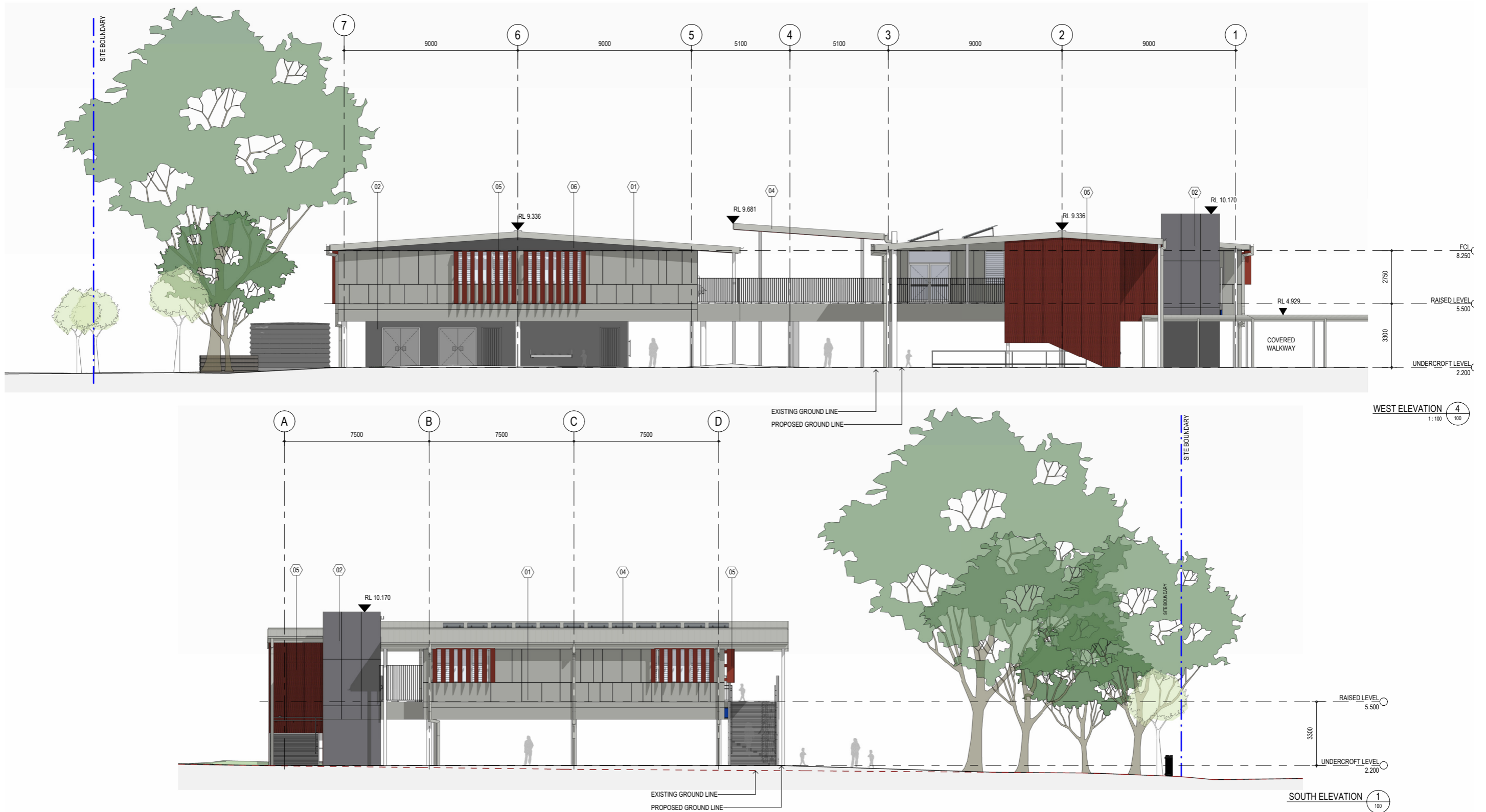
# 4 CONCEPT DESIGN

## ELEVATIONS



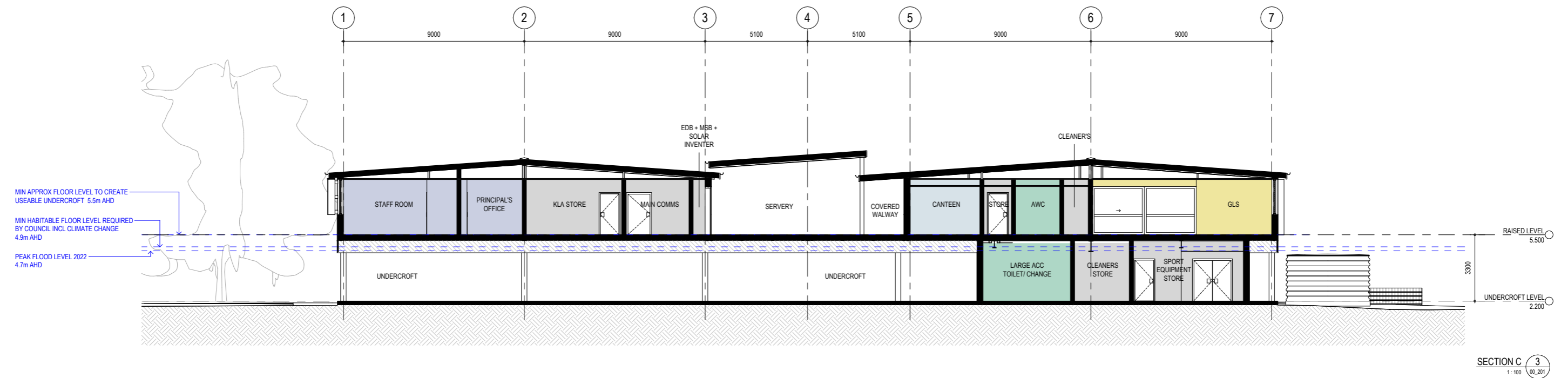
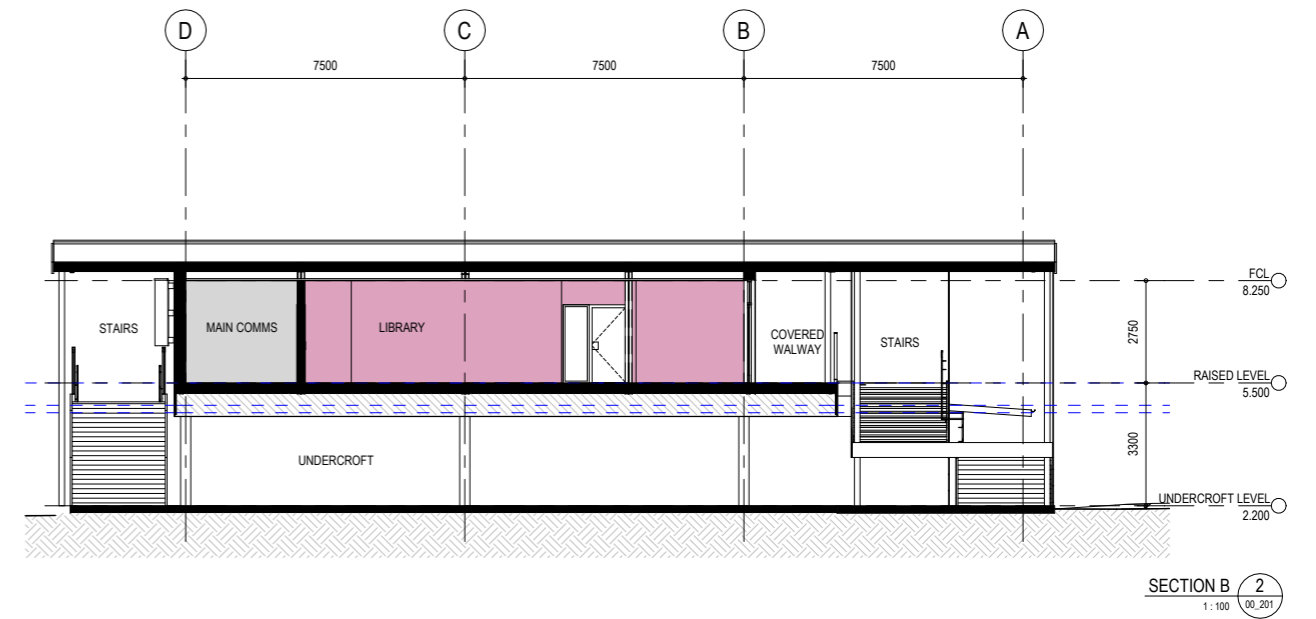
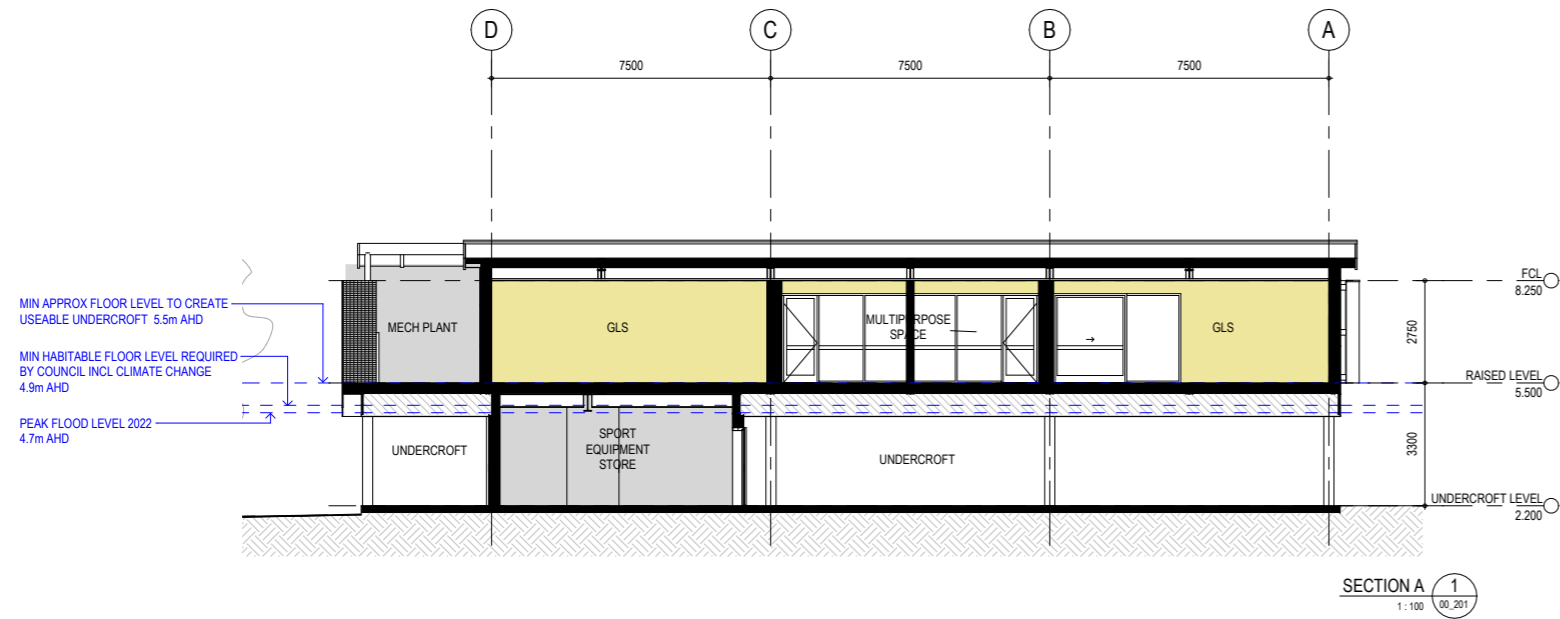
# 4 CONCEPT DESIGN

## ELEVATIONS



# 4 CONCEPT DESIGN

## SECTIONS



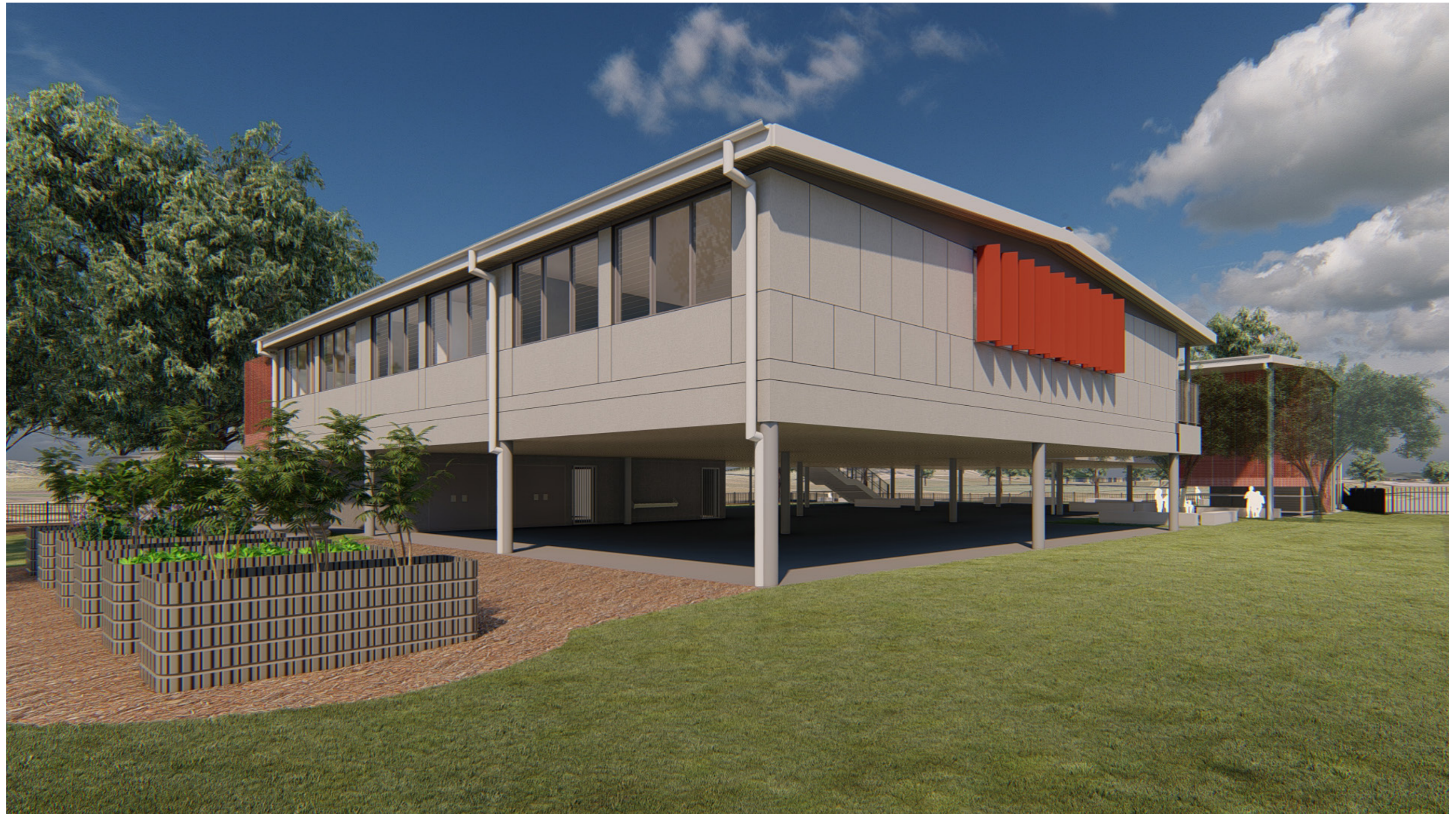
# 4 CONCEPT DESIGN

## AERIAL VIEW



# 4 CONCEPT DESIGN

## GROWING GARDENS PERSPECTIVE



# 4 CONCEPT DESIGN

## PLAYING FEILD PERSPECTIVE



# 4 CONCEPT DESIGN

## CONNECTING WITH COUNTRY

This is desktop research only, prepared by Working Images, and will be enhanced once Connecting with Country consultation occurs.

Conceptual development and site narrative for the Broadwater Public School signage and wayfinding.

### OVERVIEW:

As a priority, the site narrative aims to establish clear definition of Indigenous links to the school site and surrounds which will inform the development of a wayfinding concept and associated artworks to be incorporated into the signage. The narrative presented here draws upon a study of the site, its physical character and ecological value and a review of material describing the significance of Indigenous culture and history of the Indigenous peoples of the region.

#### 1. Site analysis

The School is located within a small residential area surrounded by agricultural industry.<sup>1</sup> It is situated between major watercourse Richmond River and Pacific Highway in the Richmond Valley area of the Northern Rivers region.<sup>2</sup> The site is comprised of extensively cleared closed forest, with isolated stands of forest red gum throughout uncropped land.<sup>3</sup> The area is a refuge for migratory shorebirds and home to many species of wading birds including threatened species such as beach stone curlews and white-bellied sea eagles. A wide variety of vegetation exist across the coast and marshland, particularly banksia and paperbark. Wildflowers are prevalent during warmer seasons including sun orchids and golden bush peas.<sup>4</sup>

#### 2. Connecting with Country

Connecting with Country means much more than a connection to land.<sup>5</sup> It evokes the enduring connection to the environment and its role in forming Indigenous Culture, Community and identity<sup>6</sup> but within the limited scope of this project we are constrained in our ability to capture this in all dimensions. Our goal is therefore to establish a meaningful connection within the context of the school site – whereby the life and culture of Indigenous peoples that occupied the sites can be acknowledged and expressed. The living environment has a central place in Indigenous culture<sup>7</sup> but also with contemporary western learning strategies<sup>8</sup> – reflecting on the importance and care for the natural world and its inhabitants linking to our wellbeing and its importance to deepening awareness of climate health. Connection with Country imparts to us the importance of this connection to environment and to place – contextualising and making meaningful our place in our society and the wider world.<sup>9</sup> It is acknowledged that the School sits on Bundjalung land, a Nation comprised of 15 tribal groups.<sup>10</sup> Regionally, the site falls within the Nyangnal language area that occupies the coastal plain between Evans Head and Broken Head and inland to the ranges.<sup>11</sup> In pre-colonial times, Bundjalung Nation encompassed some of the richest hunting and fishing grounds anywhere on the Australian continent.<sup>12</sup> The Bundjalung people tell us that Rainbow Snake and the Dirawong a Goanna Ancestral Being worked together to create

this area.<sup>13</sup> Mythology states that Rainbow Snake and Goanna, the two Totems of Bundjalung, taught humans important ceremonies and rituals, and how to live on the land.<sup>14</sup> There are many opportunities to invoke and activate this relationship to country through the knowledge of recorded Indigenous culture. To do this we may draw upon a range of conceptual threads centred on the surrounding environment, lifestyle and totems. Through this approach the elements become symbols connecting the students and community to 'Country'.

#### 3. Narratives to Connect with Country

The site narratives for Broadwater Public School are identified as three sources: **1. Richmond river** - prior to European settlement Bundjalung Country was thickly forested with large freshwater lakes and swamps near the coast.<sup>15</sup> the Richmond River was an important resource for the Indigenous people who lived on a rich mixture of fish, turtles and shellfish as well as wildlife from the surrounding area.<sup>16</sup> **2. Central gatherings** - the land was traditionally used by Nyangbal peoples for social gatherings, resource procurement and burial practices.<sup>17</sup> The Bundjalung clan is one of few whose dreamtime stories speak of arriving in Australia from elsewhere. According to the oral traditions of the Bundjalung People, the area were first settled by the Three Brothers and their descendants who had arrived by sea in a bark canoe, establishing fresh water sites, tribal laws, traditional knowledge and bora rings for generations to come.<sup>18</sup> **3. Nature** - the lives of many Indigenous people are intimately linked to the wild animals and plants of the lands they share. Wildlife is the foundation of Indigenous peoples' economies and cultural identities, providing food, clothing, shelter and items for trade for thousands of years. These wild resources continue to meet both material and spiritual needs of contemporary Indigenous societies. Various flora and fauna have been identified as significant or native to the area. By highlighting these animals and plants we can bring attention to their presence in the landscape and their importance in the past and present.<sup>19</sup>

#### 4. Conceptual approach for wayfinding

Wayfinding and signage for the school will primarily serve a functional role supporting the independent movement of visitors and students throughout the site. But it will also provide an opportunity to support Indigenous narratives through the use of symbols, illustrations, colour, imagery and names to support the tangible links to environment and Indigenous history. It is anticipated that a range of features may be incorporated into the signage forms contributing to the activation of space and Connecting with Country.

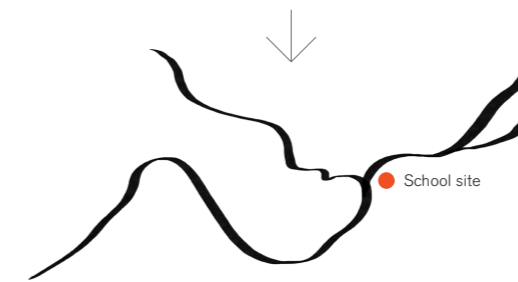
#### 5. Colour palette



The proposed colour palette is drawn from the colours of the surrounding flora endemic to the region such as the Golden bush pea<sup>20</sup> and the waterways of Richmond River.

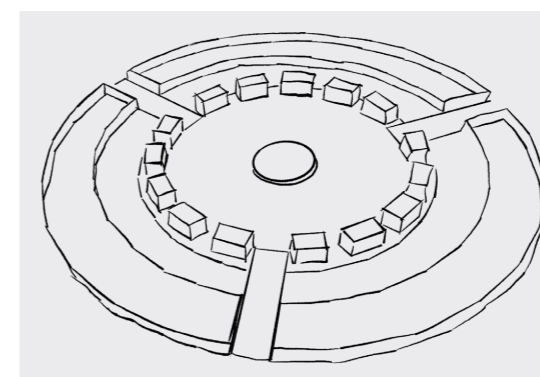
*Note: The cultural information contained in this document and descriptions of Bundjalung life and practices are drawn from a range of academic, local council, Indigenous and other sources with references to source documents provided. We place great importance on the need for accurate information. The document may benefit from further review by Elders and relevant knowledge holders if available.*

## 1. RICHMOND RIVER

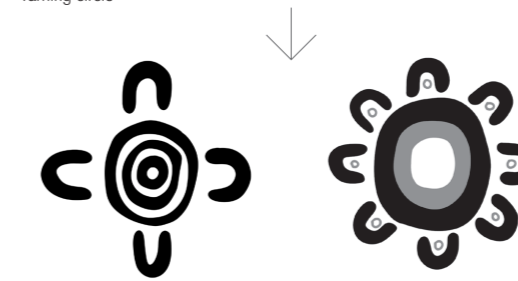


Section of river developed as abstract graphic

## 2. CENTRAL GATHERINGS



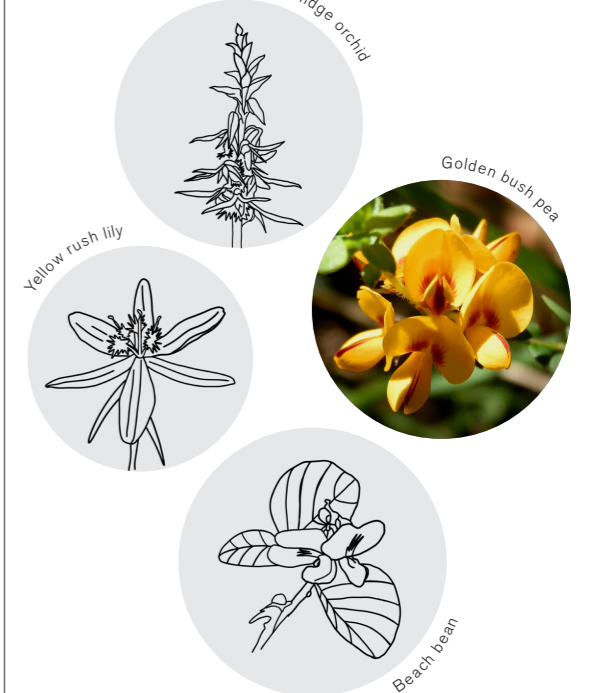
Yarning circle



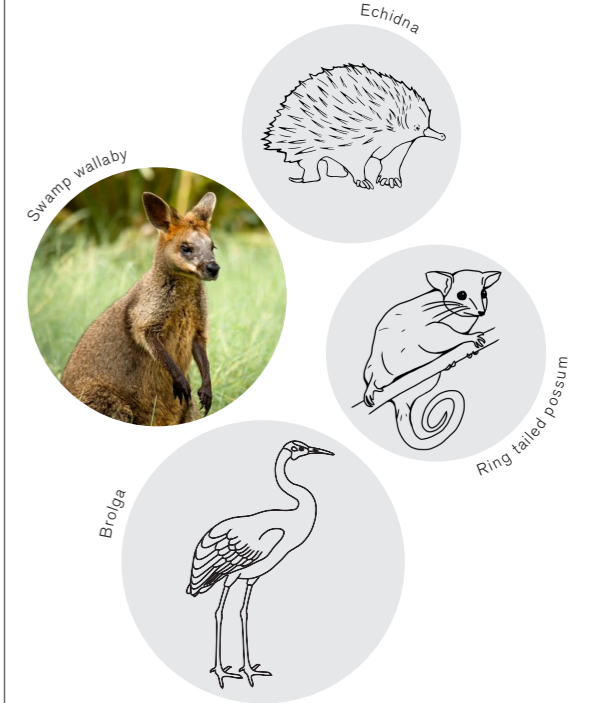
Indigenous symbols for gathering

## 3. NATURE

### Flora



### Fauna



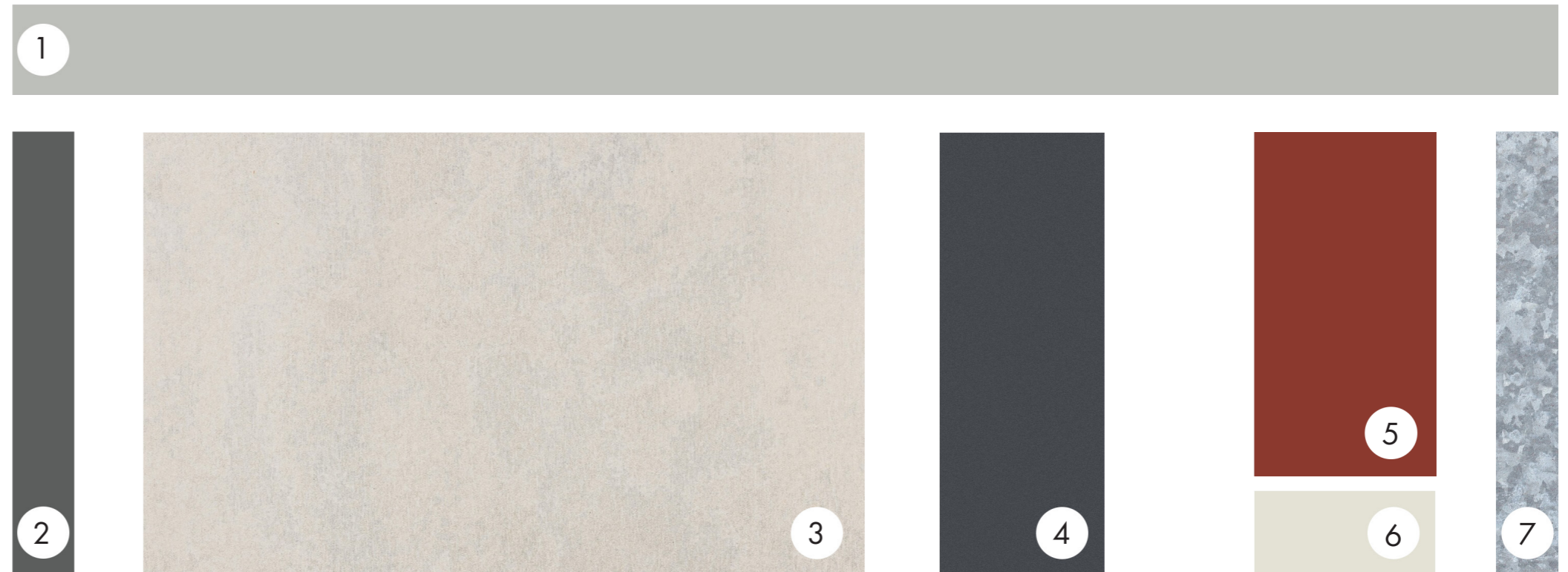


# 4 CONCEPT DESIGN

## EXTERNAL FINISHES

Embedding the colours of country and community into the materials and finishes.

The proposed colour palette is drawn from the colours of the surrounding flora endemic to the region such as the Common Lantana and the waterways of Richmond River. This is desktop research only and will be enhanced once Connecting with Country consultation occurs.

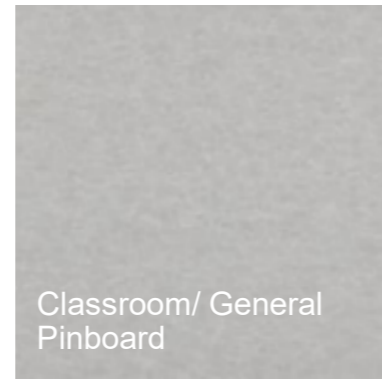


- 1 - Roofing, Fascia, Gutters, Downpipes and First Floor External Soffit
- 2 - Window/ Door Frames and Mechanical Grilles
- 3 - General CFC Wall Colour
- 4 - Lift Wall Colour
- 5 - Metal Work Screen/ Window Shade Colour
- 6 - Undercroft Ceiling Colour
- 7 - Undercroft Columns

# 4 CONCEPT DESIGN

## INTERIOR FINISHES

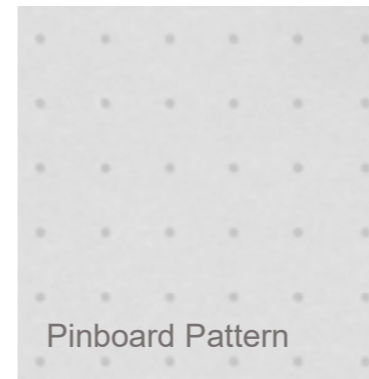
This is the preliminary finishes concept subject to ongoing detailed consultation with the school.



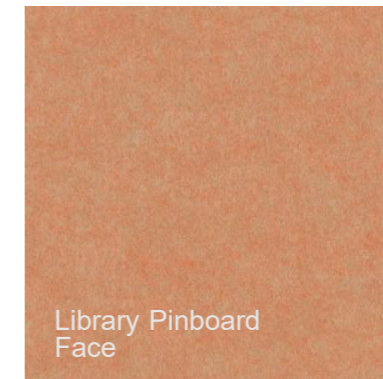
Classroom/ General Pinboard



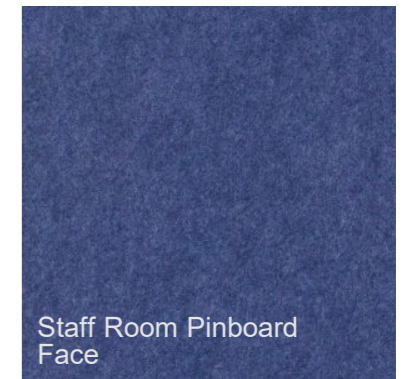
Door Colour



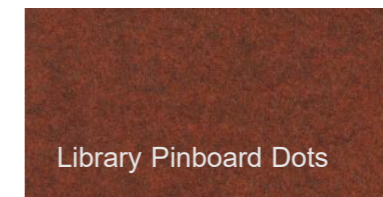
Pinboard Pattern



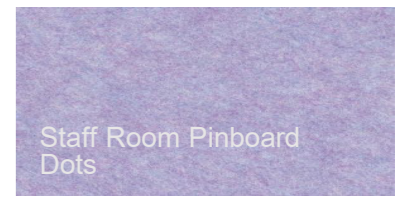
Library Pinboard Face



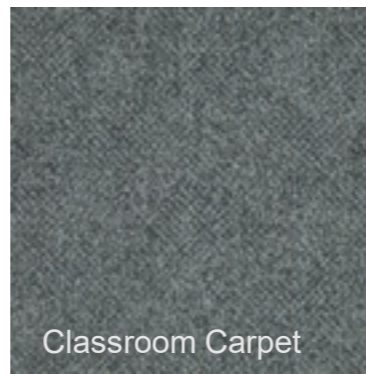
Staff Room Pinboard Face



Library Pinboard Dots



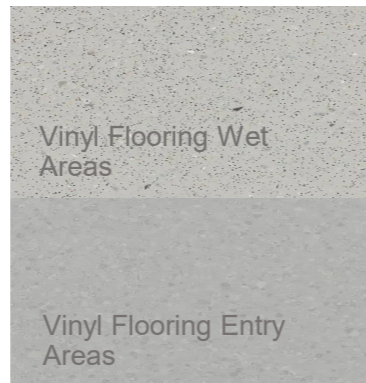
Staff Room Pinboard Dots



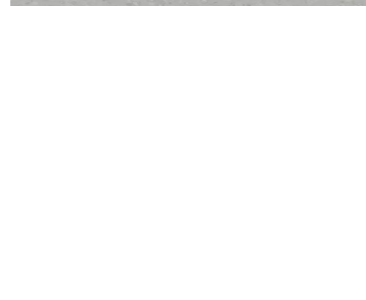
Classroom Carpet



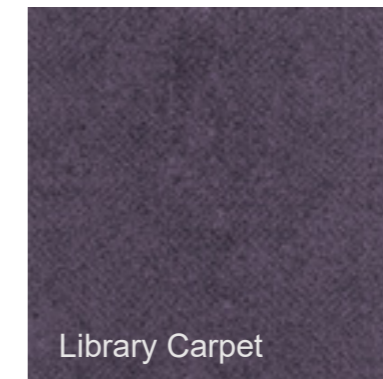
Classroom Studio Z Rug



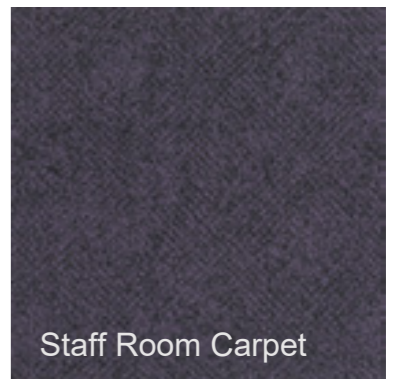
Vinyl Flooring Wet Areas



Vinyl Flooring Entry Areas



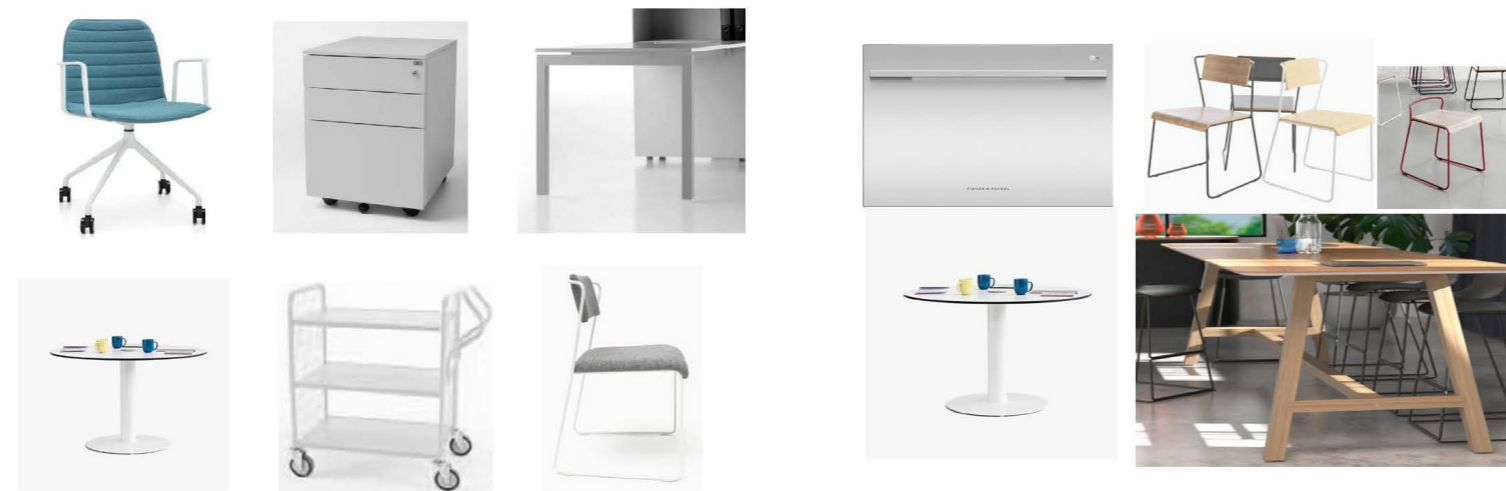
Library Carpet



Staff Room Carpet



# 4 CONCEPT DESIGN



## FURNITURE OVERVIEW

The approach for furniture is to provide variety of furniture selections that are robust and able to be used in a flexible way to create a range of learning settings.

Accent colours will provide a flourish of colour within the neutral backdrop of the room interiors.

Preliminary furniture selection. Please refer to attached preliminary FF&E schedule for further information.



# 4 CONCEPT DESIGN

## WAYFINDING

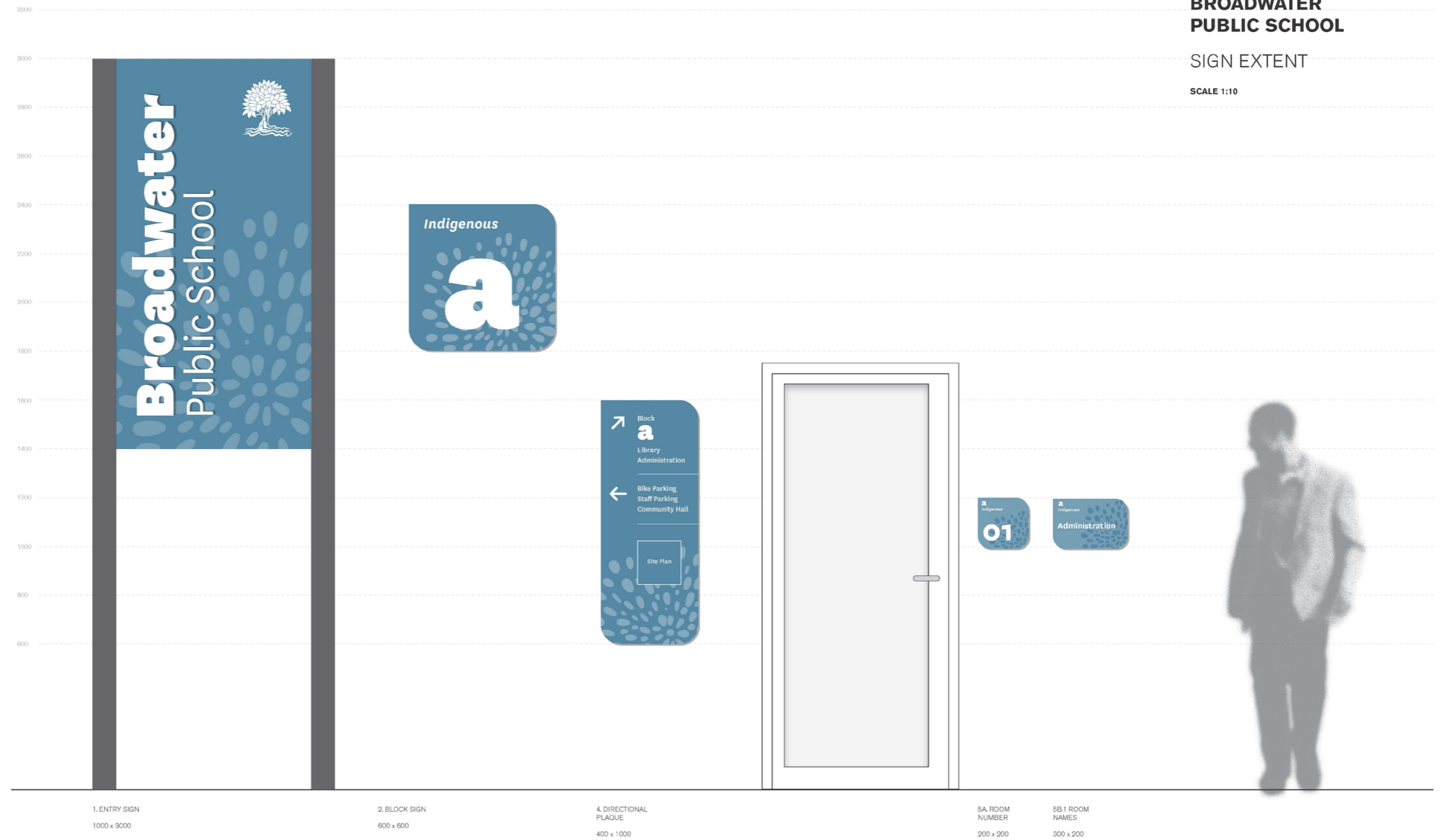
The proposed wayfinding strategy shown on this page forms a part of the documentation submitted by Working Images. This proposed wayfinding strategy was developed in collaboration with the architectural scope, site narrative, and landscape architect designs. These will be refined once Connecting with Country consultation occurs. These diagrams are prepared by Working Images as placeholders only, until Connecting with Country and PRG workshops occur.

NORTHERN RIVERS 4x  
SCHOOLS SIGNAGE &  
WAYFINDING SUITE

### BROADWATER PUBLIC SCHOOL

SIGN EXTENT

SCALE 1:10



# 4 CONCEPT DESIGN

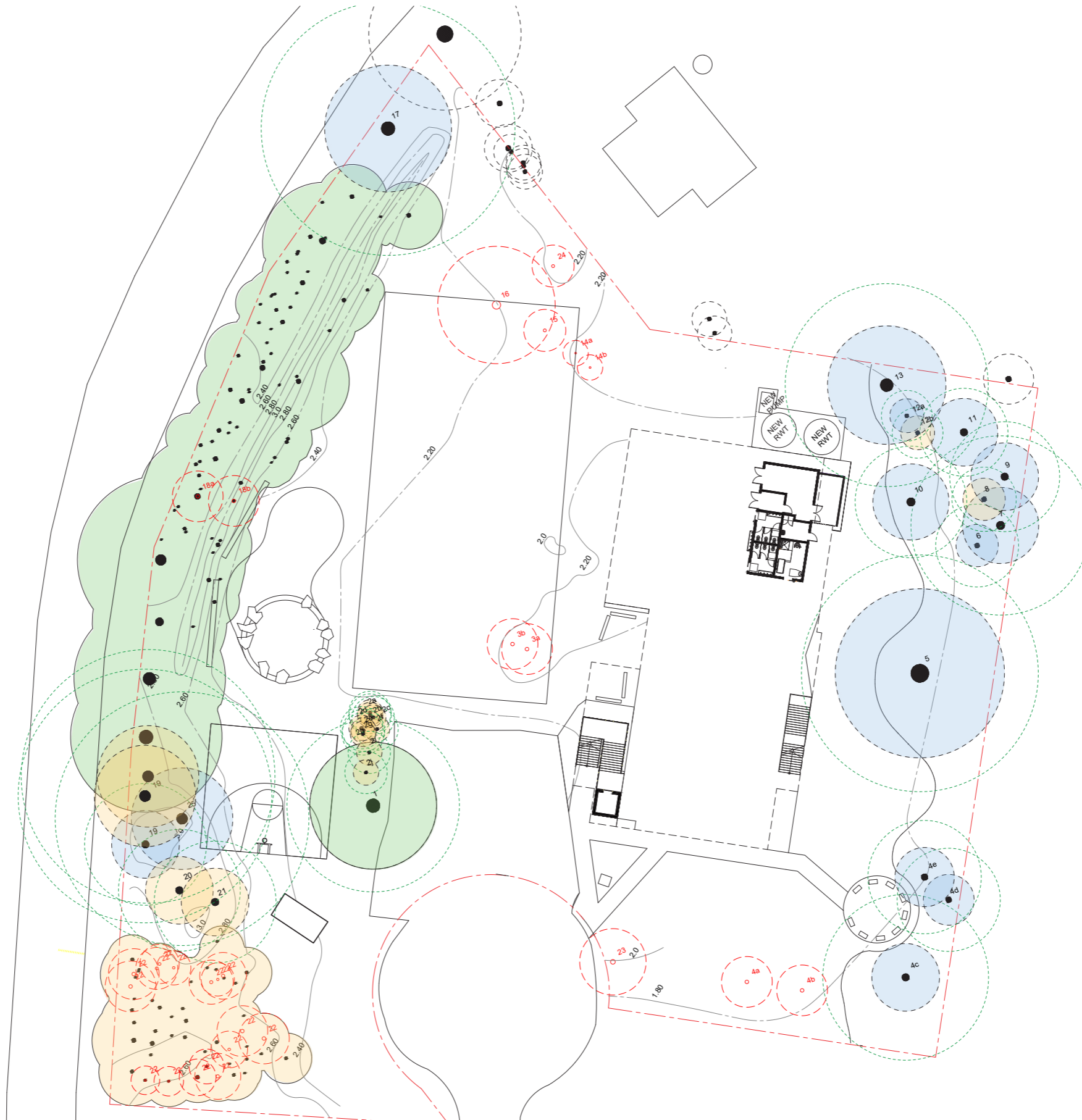
## LANDSCAPE MASTERPLAN



Refer to the Landscape report for full information.

# 4 CONCEPT DESIGN

## TREE REMOVAL RETENTION/ PLAN



### LEGEND

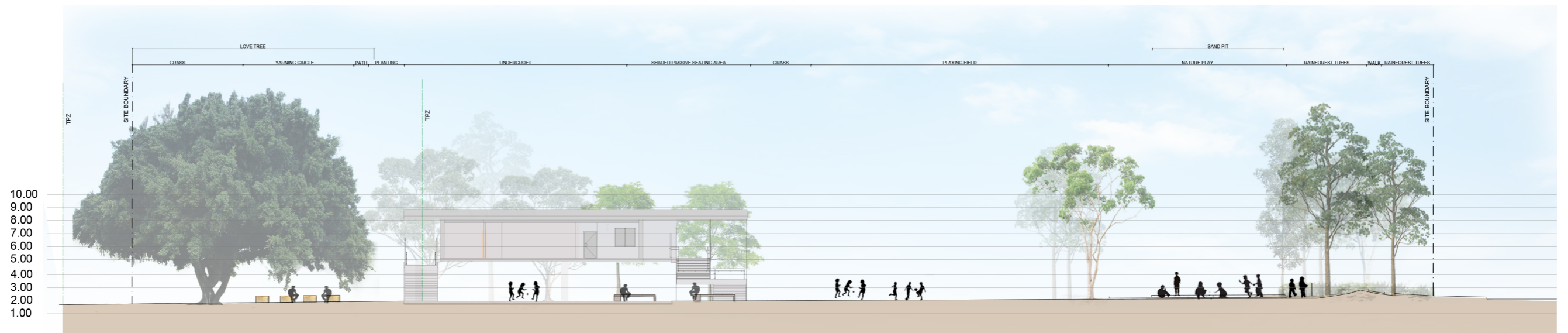
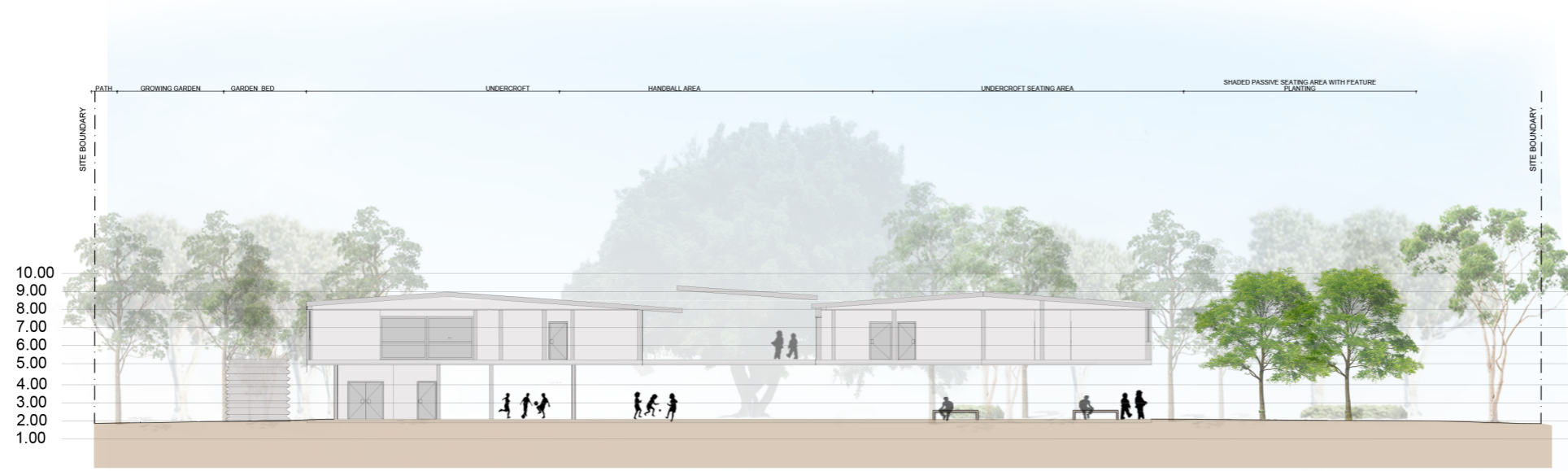
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION ZONE
- HIGH RETENTION VALUE
- MEDIUM RETENTION VALUE
- LOW RETENTION VALUE

### NOTES

1. THIS PLAN HAS BEEN COORDINATED WITH THE LATEST ARBORICULTURAL REPORT, PREPARED BY NORTHERN TREE CARE. (22.06.2023)
2. REFER TO ARBORIST REPORT FOR TREE SPECIES AND CONDITION DETAILS

# 4 CONCEPT DESIGN

## SECTION ELEVATIONS



# 4 CONCEPT DESIGN

## SCHEDULES & STRATEGIES

### PLANTING SCHEDULE

Symbol	Botanical Name	Common Name	Height	Canopy	Memorial Garden	General	Yarning Circle	Bush Tucker
<b>TREES</b>								
AIM	<i>Acronychia imperforata</i>	Coastal Apple	8m - 10m	2m - 3m				
ALI	<i>Allocasuarina littoralis</i>	She Oak	8m - 10m	2m - 3m				
AFL	<i>Alloxylon flammeum</i>	Tree Waratah	15m - 18m	3m - 4m				
BCI	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	5m - 6m	3m - 4m				
BRO	<i>Banksia robur</i>	Swamp Banksia	2m - 3m	1.5m - 2m				
BSE	<i>Banksia serrata</i>	Old Man Banksia	6m - 8m	3m - 4m				
BCE	<i>Buckinghamia celsissima</i>	Ivory Curl Tree	25m - 30m	3m - 4m				
CSA	<i>Callistemon salignus</i>	Willow Bottlebrush	8m - 10m	3m - 4m				
CST	<i>Cordyline stricta</i>	Slender Palm Lily	1.5m - 2m	1m - 1.5m				
CAN	<i>Cupaniopsis anacardioides</i>	Tuckeroo	6m - 8m	6m - 7m				
ERE	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m - 10m	3m - 4m				
GSU	<i>Glochidion sumatranum</i>	Umbrella Cheese Tree	13m - 15m	6m - 7m				
HPE	<i>Harpullia pendula</i>	Tulipwood	18m - 20m	5m - 6m				
HFL	<i>Hymenoporum flavum</i>	Native Frangipani	8m - 10m	4m - 5m				
LCO	<i>Lophostemon confertus</i>	Brush Box	15m - 18m	9m - 10m				
MOI	<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbar	10m - 13m	3m - 4m				
SAU	<i>Syzygium australe</i>	Brush Cherry	6m - 8m	3m - 4m				
TLA	<i>Tristaniopsis laurina</i>	Water Gum	6m - 8m	3m - 4m				
WFL	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	13m - 15m	9m - 10m				
<b>SHRUBS</b>								
ABR	<i>Alocasia brisbanensis</i>	Cunjevoi Lily	1m - 1.5m	1m - 1.5m				
ACA	<i>Alpinia caerulea</i>	Native Redback Ginger	1.5m - 2m	1m				
ADU	<i>Austromyrtus dulcis</i>	Midgenberry	0.5m	0.8m				
BLI	<i>Baeckea linifolia</i>	Swamp Myrtle	1.5m - 2m	1.5m - 2m				
BRU	<i>Bauera rubioides</i>	Dog Rose	1.5m - 2m	1.5m - 2m				
BFL	<i>Boronia floribunda</i>	Pale Pink Boronia	1m	0.4m - 0.6m				
BSE	<i>Boronia serrulata</i>	native Rose	1m	0.4m - 0.6m				
CLJ	<i>Callistemon citrinus 'Little John'</i>	Dwarf Bottlebrush	1m	1m - 1.5m				
CHI	<i>Coprosma hirtella</i>	Looking glass plant	2m - 3m	1m - 1.5m				
CRU	<i>Cordyline rubra</i>	Red-fruited Palm Lily	1m - 1.5m	0.4m - 0.6m				
CAL	<i>Correa alba</i>	Correa	1m - 1.5m	1m - 1.5m				
CPE	<i>Crinum pedunculatum</i>	Swamp Lily	1m - 1.5m	2m - 3m				
CAU	<i>Curcuma australasica</i>	Cape York Lily	1m	0.7m - 0.9m				
DCI	<i>Darwinia citriodora</i>	Lemon-Scented Darwinia	0.6m	1m - 1.5m				
DRE	<i>Dillwynia retorta</i>	Egg and Bacon Plant	1m - 1.5m	1m				
PGL	<i>Pimelea glauca</i>	Slender Rice Flower	0.5m	0.4m - 0.6m				
RPI	<i>Ricinocarpus pinifolius</i>	Wedding Bush	1.5m - 2m	1m - 1.5m				
ZPI	<i>Zieria pilosa</i>	Hairy Zieria	0.9m	1m				
RLO	<i>Rhododendron Lochiae</i>	Australian Rhododendron	1.5m - 2m	1m - 1.5m				
HHE	<i>Hibiscus heterophyllus</i>	Native Rosella	4m - 5m	2m - 3m				
	<i>Randia moorei</i>	Native Gardenia	8m - 10m	2m - 3m				
<b>GROUNDCOVERS</b>								
BMU	<i>Brachycome multifida 'Break O' Day'</i>	Rock Daisy						
CGL	<i>Carpobrotus glaucescens</i>	Pigface	0.3m	1.5m - 2m				
DDI	<i>Dampiera diversifolia</i>	Dampiera	0.2m	0.7m - 0.9m				
DSP	<i>Dendrobium speciosum</i>	Rock Orchid						
HSC	<i>Hibbertia scandens</i>	Guinea Flower, Snake V	1m	4m - 5m				
LPC	<i>Leptospermum 'Pink Cascade'</i>	Tea Tree	0.6m	1m - 1.5m				
MPA	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.3m	2m - 3m				
VHE	<i>Viola hederacea</i>	Native Violet	0.2m	1m				
SHU	<i>Scaevola humilis</i>	Fan Flower	0.4m	0.4m - 0.6m				
<b>GRASSES</b>								
CAP	<i>Carex appressa</i>	Tall Sedge	1m	1m				
DCA	<i>Dianella caerulea</i>	Paroo Lily	0.8m	1m				
DRE	<i>Dianella revoluta</i>	Blue Flax-Lily	1m	1m - 1.5m				
LHY	<i>Lomandra hystrix</i>	Creek Mat Rush	1m	1m				
LLO	<i>Lomandra longifolia</i>	Mat Rush	1m	1m				
TAU	<i>Themeda australis</i>	Kangaroo Grass	0.8m	1m				
OAE	<i>Opismenus aemulus</i>	Basket Grass	0.3m	0.4m - 0.6m				
<b>FERNS</b>								
AFO	<i>Adiantum formosum</i>	Giant Maidenhair Fern	1m - 1.5m	0.7m - 0.9m				
ACU	<i>Archontophoenix cunninghamiana</i>	Bangalow palm	8m - 10m	2m - 3m				
AAU	<i>Asplenium australasicum</i>	Bird's Nest Fern	0.5m	1m - 1.5m				
BIN	<i>Blechnum indicum</i>	Swamp Water Fern	0.8m	0.4m - 0.6m				
CAU	<i>Cyathea australis</i>	Rough Tree Fern	6m - 8m	2m - 3m				
CCO	<i>Cyathea cooperi</i>	Lacy Tree Fern, Australi	5m - 6m	3m - 4m				
DAS	<i>Doodia aspera</i>	Rasp Fern	0.3m	0.1m - 0.3m				

### PLANTING IMAGERY



### PLANTING STRATEGY

All species have been selected for their suitability to the local plant communities of Far North Estuarine Mangrove-Swamp Oak Forest (ID 4090) and Far North Floodplain Paperbark-Swamp Oak Forest (ID 3987) (NSW Department of Planning and Environment). These species are permitted in the Richmond Valley Development Control Plan (2021). All plants are indigenous species, play-friendly, and present many educational possibilities. The list has been cross-checked with Kidsafe.nsw and the Education Facilities Standards and Guidelines.

The entry of the school features trees and shrubs with prolific flowers and attractive forms. General planting species have ambient qualities such as lemon scent, shade, and durability. The Bush Tucker garden will contain plants with various traditional Aboriginal culinary uses. Traditional Aboriginal uses of plants across the whole school can be further explored in terms of implement making and medicinal uses.



# 4 CONCEPT DESIGN

## ESD PRINCIPLES

This project will incorporate Environmentally Sustainable Design principals into the school and positively contribute to a renewable and more sustainable future. The ESD report prepared by E-Lab outlines how:

- Covered walkways have been designed to allow students to move between Block A and Block B while being protected from the elements, while providing a connection to nature that indoor corridors are unable to provide.
- Views have been considered for each of the buildings to optimise access to the outdoor environment while balancing that with thermal control.
- Daylight glare is minimised through the use of screens and overhangs on each façade.
- Artificial lighting will be designed appropriately to minimise glare reduction and providing adequate illuminance levels. This will be done through careful luminaire selection and placement

- Acoustic comfort will be optimised to ensure internal noise levels, reverberation levels and separation levels are achieved in line with best practice standards.
- Materials and finishes will be selected to be low-VOC and low formaldehyde to minimise off-gassing and provide a better quality environment for staff and students.

Solar and rainwater harvesting, passive heating and cooling systems, cross ventilation, solar shading, provision of vegetation to mitigate the heat island effect and building orientation have also all been considered and implemented in the design.

## 5 COMPLIANCE

### ACCOMMODATION SUMMARY

The EFSG schedule of accommodation, standardised hub designs and the like for like requirements have formed the brief for this project. A full room by room summary is contained in the appendix “Room Data Sheets” and any departures from the EFSG and standardised design are noted in the appendix “EFSG Departures Schedule.” The proposed Accommodation Schedule is attached on the following pages.

	Existing (as per Principal's mark up of AMS plans)	Area m² (UFA)	EFSG (July 2022)	Area m² (UFA)	Masterplan	Area m²	Concept Design	Area m²	Comments	Area Increase between Existing and Masterplan Option	
Homebase	Classroom	56.64	Learning Space	60.00	General Learning Space	65.00	General Learning Space BR1001	66.36	Mapped to old EFSG Core 3 sized school for a minimum of two to four homebases. Concept design utilises SINSW		
	Classroom	60.74	Learning Space	60.00	General Learning Space	65.00	General Learning Space BR1002	66.28			
	Classroom and Store and PAA	76.0	Learning Space	60.00	General Learning Space	65.00	General Learning Space BR1005	66.29			
	Classroom Store	11.75	Homebase Store	6.00	Store		Joinery GLS and Learning Commons Stores		Storage in joinery with GLS and Learning commons as per standardised design.		
	Classroom Store	6.59	Homebase Store	6.00							
			Homebase Store	6.00							
		Personal Effects Store	3.00								
		Personal Effects Store	3.00								
		Personal Effects Store	3.00								
Withdrawal Room	13.61	Shared Withdrawal Room	Withdrawal Room	12.00	Multi-purpose Room	26.00	Multi-purpose Space BR1003	12.11	Multi-purpose room located at end of Learning Commons and split into two as per PRG request.		
			Withdrawal Room	9.00			Multi-purpose Space BR1004	12.11			
Art Room/ Store	27.36	Shared Practical Activities for 3x HBs	42.00	Learning Commons	103.00	Learning Commons BR1006	101.03		Room AR0010 was marked up by the principal as Art Room/ Storage so was included in the practical activities area. Confirmation of use as teaching space or storage required by school.		
										Practical Activities	3.79
Computer Room	14.48										
Approx Homebase UFA		270.96		270.00		324.00		324.18			
Approx Homebase GFA		GFA: 315.85		*GFA: 281.07		GFA: 337.50		GFA: 337.50	*Grossing factor from Current Masterplan Option A of 4.1% from UFA to GFA applied to EFSG Homebase areas only. Refer * typical note for other EFSG GFA calculations.	21.65	
Library	Library/ Staffroom/ Principal's Office/ Sam's Office, Secure Store/ 2x Staff Toilets		Main Space	70.00	Main Space	75.00	Main Space AR204.01	90.59	Programs room AR1004 marked up as computer lab by principal. Computer lab configured as work stations in the library main space to provide greater flexibility and more library main space as per PRG request.		
					Computer Lab	15.00					
					Office	13.00	Office	13.00		Office AR1012	14.16
					Store	5.00	KLA Store	8.00	KLA Store AR1016	14.30	Smaller main comms room approved by ICT. Library staff to use toilets in Admin/ Staff block. Lift moved externally.
					Main Comms	15.50	Main Comms	9.00	Main Comms AR1015	9.66	
					Staff Toilet	5.00					
				Lift	7.00						
				EDB	1.50	EDB, MSB and Solar Inverter BR1014	1.92				
Approx Library UFA		N/A		108.50		128.50		130.63	> No UFA for existing Library areas as the demountable is <b>not on the AMS plans</b> . This space is also shared with the Admin and Staff areas. The combined GFA for Library, Admin and Staff spaces is 152.00m²		
Approx Library GFA		GFA: 152.00		*GFA: 124.78		GFA: 135.00		GFA: 135.00	Existing Library allocation is actually less than EFSG and standardised grid layout as Library area is shared with Admin and Staff.	>	
Admin and Staff	Admin areas included in Library demountable	N/A	Entry Vestibule	6.00	Entry Vestibule	9.00	Entry Vestibule AR1002	6.76	Not entitled to an Interview Room under EFSG Core 3 but most schools had one existing. Standardising Admin and Staff layouts across all schools for equity.		
			Principal's Office	13.00	Principal's Office	13.00	Principal's Office AR1007	13.39			
			Clerical/ Print	18.00	Clerical/ Print	22.00	Clerical/ Print AR1001	20.02			
			Secure Store	14.00	Secure Store	14.00	Secure Store AR1009	11.30			
			Sick Bay	6.00	Sick Bay	6.00	Sick Bay AR1010	7.89			
					Interview Room/ SAM's Office	9.00	Interview Room/ SAM's Office AR1003	6.60			
Staff Toilet	3.19	Staff Toilet	5.00	Staff Female Ambulant Toilet	2.00	Staff Female Ambulant Toilet AR1005	3.15				
Staff Toilet	3.19	Disabled Shower/ Toilet	9.00	Staff Male Ambulant Toilet	2.00	Staff Male Ambulant Toilet AR1006	3.29				
				Staff Accessible Shower and Toilet	7.00	Staff Accessible Shower and Toilet AR1004	6.48				
Staff areas in Library demountable	N/A	Staff Room	26.00	Staff Room	26.00	Staff Room AR1008	26.66				
						Circulation	20.25				
Approx Admin and Staff UFA		N/A		97.00		110.00		125.79			
Approx Admin and Staff GFA		GFA: N/A		*GFA: 111.55		GFA: 135.00		GFA: 135.00	> No UFA or GFA for existing Admin and Staff areas as these are housed in the Library demountable not on the AMS plans. The combined GFA for Library, Admin and Staff spaces is 152.00m²	>	
Ammenities	Toilet-Unisex Toilet Block (not on AMS) approx inc 4 x Girls Toilets, 2 x Boys Toilets and 1.65m Urinal and 1 accessible toilet and change		4 x Girls Toilets (min 3 hand basins)	approx 8.00	4 x Girls Toilets	13.00	3 x Girls Toilets AR0005	11.26	Raised student amenities include 1 x Accessible Toilet and 2 x Ambulant Toilets. Ground level student amenities include 3 x Boys and 3 x Girls toilets and Accessible Toilet Change located in undercroft.		
			4 x Boys Toilets (min 3 hand basins)	approx 8.00	4 x Boys Toilets	13.00	3 x Boys Toilets AR0006	11.27			
			Disabled Toilet	N/A	1 x Accessible Toilet	9.00	1 x Accessible Toilet BR1010	6.60			
			1 Accessible Toilet Staff	approx 4.00	2 x Ambulant Toilets	6.00	2 x Ambulant Toilets BR1011 and BR1012	6.50			
			Large Accessible Toilet Change	20.00	Large Accessible Toilet Change	20.00	Large Accessible Toilet Change AR0001	14.26		Hybrid Large Accessible Toilet Change provided as approved by SINSW Learning Support.	
			4 x Drinking Fountains	N/A							
22m of Linear Seating	N/A										
		Laundry	8.00								
Approx Ammenities UFA		N/A		48.00		61.00		49.89	No existing UFA available as toilet block is not on AMS plans.		
Approx Ammenities GFA		GFA: 75.04		*GFA: 48.00		GFA: 70.15		GFA: 50.00		-4.89	

Storage	Cleaner's Store	5.62	Cleaner's Supply Store	7.00	Cleaner's Supply Store at raised level	7.00	Cleaner's Store at raised level	3.70	The preferred option provides the same quantity of storage as existing. Where there is a discrepancy between the EFSG and existing area numbers, we have defaulted to the higher value. All storage existing as marked up on the AMS plans has been accounted for and re-allocated in the proposed design. Refer to storage analysis for more information.  Existing GA shed retained and re-used. Two cleaners stores provided. One at the raised level and one in the undercroft store. GA container does not appear on any AMS plans or principal mark up. Can be reused and repositioned by the school but does not comprise part of the builder's scope.
	Storage	6.41	Cleaner's Distributed Store	3.00	Store at raised level	16.00	Store at raised level BR1008	23.56	
	Storage Shed	9.55 13.21			Undercroft storage including Cleaner's Distributed Store	52.00	Cleaner's Store at lower level AR0002	7.55	
	GA Shed	17.70					Existing GA shed retained	17.70	
							Equipment Store AR0003	5.53	
	Sports Store	27.99					Sport Equipment Store AR0004	29.07	
Approx Storage UFA		80.48		10.00		75.00		87.11	Proposed storage is larger then existing due to inclusion of a second cleaner's store and size upgrade from existing for compliance.
Approx Storage GFA		GFA: 80.48		*GFA: 11.50		GFA: 75.00		GFA: 87.11	-5.48
Comms	Distribution Board	0.24	Building Comms	8			EDB BR1013	0.99	No secondary comms is required due to the extra small nature of these schools as approved by ICT. Mech plant area not included in GFA area calculations.
							Mechanical Plant	30.28	
Approx Comms GFA		GFA: 0.24		*GFA: 8.00				GFA: 1.08	-0.24
Canteen	Canteen	13.32	Canteen	N/A	Canteen	22.00	Canteen BR1007	19.74	Not entitled to a Canteen under EFSG but have one existing. To achieve consistency and equity across schools, all schools to be provided with the Type 1 canteen for Core 7 with Office/Store, which is the smallest canteen specified in the EFSG.
Approx Canteen GFA		GFA: 13.32		*GFA: N/A		GFA: 22.00		GFA: 19.74	8.68
		Existing Subtotal GFA: 636.93		EFSG Subtotal GFA: 584.90		Proposed Subtotal GFA: 774.65		Proposed Subtotal GFA: 765.43	137.72

Note: \*Assumed grossing factor for internal walls, circulation and services is 15% for EFSG UFA area. Factor will vary base on building use. GFA measured to inside face of external including internal walls, lifts, internal circulation and services. UFA is Useable Floor Area.

Outdoor and other areas									
COLA	Covered Outdoor Learning Area	82.14	Covered Outdoor Learning Area	45	Undercroft Covered Outdoor Learning Area	786.50	Undercroft Covered Outdoor Learning Area	980.53	
					Canteen Servery	72.35	Canteen Servery and Raised Covered Walkways and Spaces	286.43	
Approx Area		82.14		45.00		858.85		1266.96	
Games Court	Games Court (not on AMS)	208 approx	Games Court	N/A	Replacement Half Games Court	208.00	Replacement Half Games Court	208.00	
		208.00		N/A		208.00		208.00	
Outdoor		N/A	Assembly Court	90.00					Refer to Landscape Architect's Drawings for full detail.
			Paved Area	290.00					
			5 Bike Stores	N/A					
			2/3 Flag Poles	N/A					
Approx Area		N/A		380.00					
Movement	External Movement	29	* Not included in EFSG		Raised Covered Walkways and Spaces	179.00			
	Movement	4							
	Movement	15.98							
	Movement	11.82							
	Movement	26.08							
	External Movement	2.64							
	External Movement	20.45							
	Stairs	6.44			Stair	19.93	Stair	35.00	
Stairs	5.08			Stair	19.93	Stair	20.00		
				Ramp	127.80				
				Lift	8.50	Lift	9.00		
Approx Area		121.97			355.16		64.00		

# 5 COMPLIANCE

## PLAYSPACE

The shaded area represents the maximum area required as play space to achieve the required 10m<sup>2</sup> per student. The minimum target for stage 1 is 5750m<sup>2</sup> as per the accommodation schedule. A circulation path of 2.1m is generally excluded against buildings.

Max Students (28 per GLS): 84  
Area per student: 10m<sup>2</sup>.

Open Play Space required: 840m<sup>2</sup>.

The Open Play Space requirements are easily met on this site.



# 5 COMPLIANCE

## CIRCULATION

The calculation is based on EFSG's 'DG08 Circulation Section'. This diagram demonstrates the ability of movement on Level 1.

Max 84 students at L01

---

90% :  $84 \times 90\% = 75.6$

---

Flow rate in stairs :  $40 \text{ students/min} \times 2\text{min} = 80$

---

Calculation :  $75.6/80 = 0.9 = 1 \text{ lane}$

---

Lane per student : 0.7m

---

Calculation :  $1 \times 0.7 = 0.7\text{m stair width}$

---

Each stairs width : 2.2m

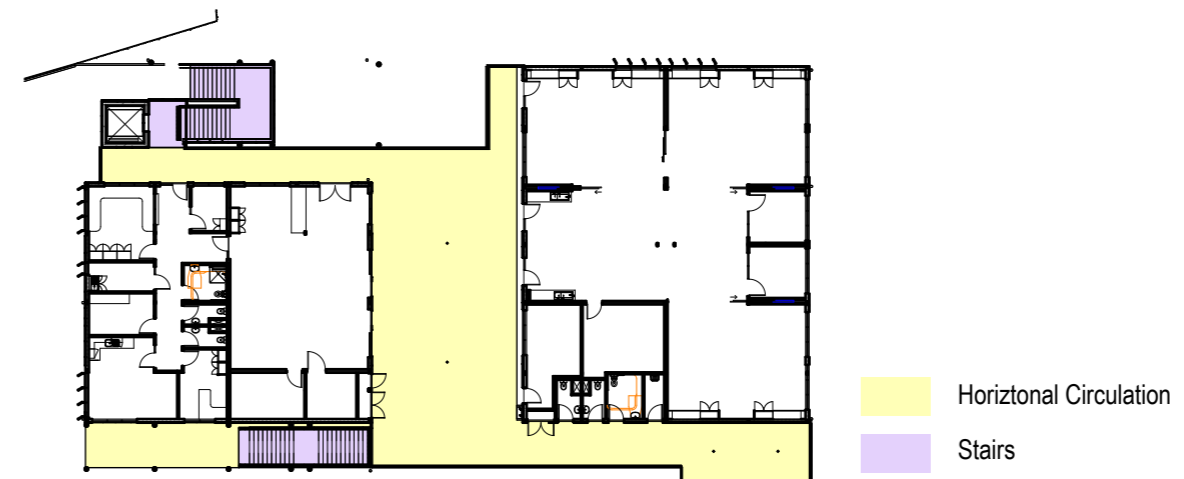
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Calculation :  $0.7\text{m}/2.2 = 0.32$

---

Total stairs required : 1

The circulation proposed easily meets the requirements in the EFSG due to the extra small nature of these schools however two stairs have been provided as required for fire egress.



# 5 COMPLIANCE

## AMENITIES

EFSG Requirements (mapped to legacy EFSG Core 3)

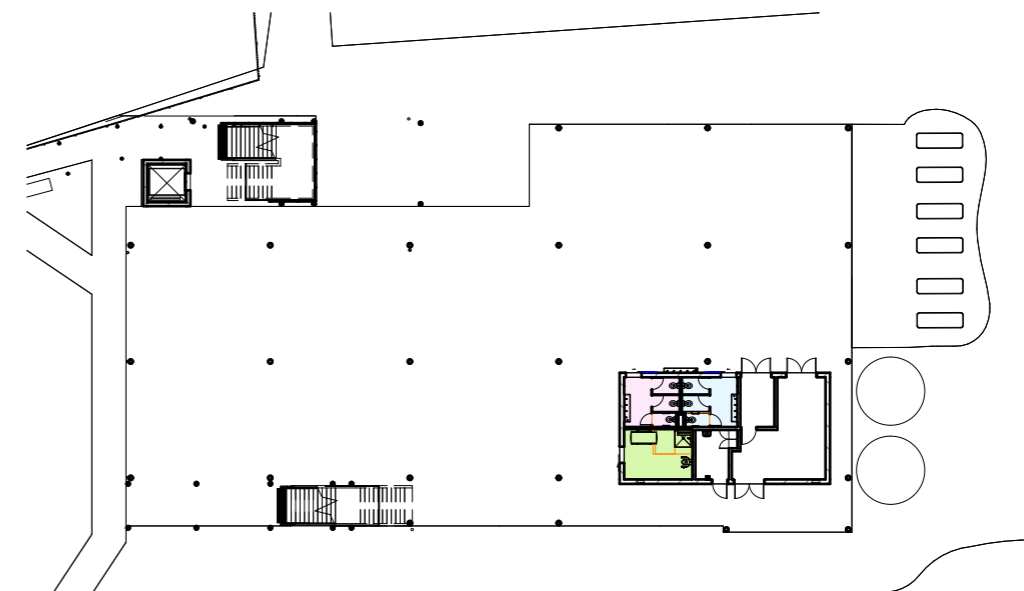
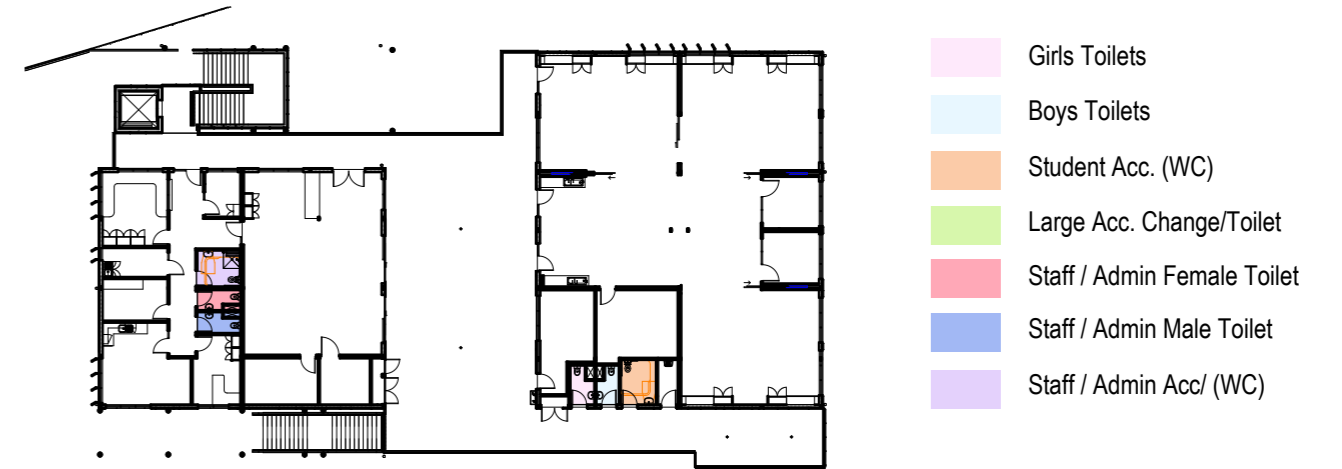
Girls Toilets	4
Boys Toilets	4
Staff Access Shower/ Toilet	1
Access Shower/ Toilet/ Change	1
Staff Toilet	2
Total	12

The amenities have been distributed according to EFSG requirements to provide a mix of layouts with larger grouping at the ground level for use during student breaks.

Proposed Toilets

Undercroft Girls Toilets	3
Undercroft Boys Toilets	3
Undercroft Large Accessible Toilet Change	1
Raised Level Ambulant Toilets	2
Raised Level Accessible Toilet	1
Staff Access Shower/ Toilet	1
Staff Ambulant Toilets	2
Total	13

For existing toilet numbers please refer to the attached Schedule of Accommodation. We have provided sufficient toilets to meet the requirements of the EFSG, refer to adjacent compliance diagram.



## 5 COMPLIANCE

### DDA

Accessible path of travel from allotment boundary to new buildings and facilities is achieved. Lift access provided to first floor buildings. The shower in the accessible adult change facility is to be supported under a performance solution. The lack of provision of a separate additional unisex accessible toilet on the ground floor is to be a supported departure under a performance solution. Moveable furniture is exempt and expected to be the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishing. For more details please refer to MBC's Accessibility Assessment Report Schematic Design.

### BCA

Creating a useable undercroft space triggers a BCA 2 story building Type B Construction, necessitating a non-combustible external wall system and fire rating to the undercroft ceiling, columns from ground to first, and load bearing columns on the first floor within 18m of a fire source feature. Some design areas will be required to be assessed against the relevant Performance Requirements of the BCA. These are detailed in MBC's BCA Design Compliance Report.



## 6 REFERENCES

### DOCUMENTS

The following documents are referenced in the production of this report:

Accommodation Summary Report	28/03/2022	AMS Facilities Module Management Directorate
AMS Plans	29/03/2022	AMS
Property Report	11/04/2022	NSW Government
Flood Recovery Information Brief	01/11/2022	NSW Department of Education
Town Planning Due Diligence Advice	09/02/2023	EPM Projects
Baseline historical Assessment	19/11/2022	EMM
Bushfire Hazard Assessment	21/11/2022	BPAD Bushfire Planning and Design
BCA Design Compliance Report	05/09/2023	MBC
Sustainable Development Plan	05/09/2023	E-Lab Consulting
Accessibility Assessment Report for REF	18/07/2023	MBC
Signage and Wayfinding Scheme	14/08/2023	Working Images
Landscape Architectural Design Report	14/08/2023	Taylor Brammer
Bushfire Advice	13/05.2023	BlackAsh
Contamination Investigation	12/05/2023	Coffey
Ecological Assessment Report	06/10/2023	Kleinfelder

# 7 ATTACHMENTS

A | ACCOMMODATION SCHEDULE

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B | PRELIMINARY FF&E SCHEDULE

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C | DESIGN CHANGE REGISTER

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D | EFSG DEPARTURES SCHEDULE

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 Vince Pedavoli  
 NSW Reg No. 5045

Revision: G  
 Date: 13/09/23

Project: NORTHERN RIVERS SCHOOLS CLUSTER  
 Project Number: 3342

**BROADWATER SCHEDULE OF AREAS**

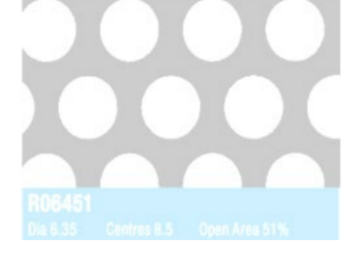

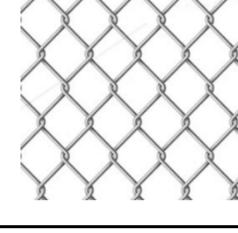
	Existing (as per Principal's mark up of AMS plans)	Area m <sup>2</sup> (UFA)	EFSG (July 2022)	Area m <sup>2</sup> (UFA)	Masterplan	Area m <sup>2</sup>	Concept Design	Area m <sup>2</sup>	Comments	Area Increase between Existing and Masterplan Option
Homebase	Classroom	56.64	Learning Space	60.00	General Learning Space	65.00	General Learning Space BR1001	66.36	Mapped to old EFSG Core 3 sized school for a minimum of two to four homebases. Concept design utilises SNSW	
	Classroom	60.74	Learning Space	60.00	General Learning Space	65.00	General Learning Space BR1002	66.28		
	Classroom and Store and PAA	76.00	Learning Space	60.00	General Learning Space	65.00	General Learning Space BR1005	66.29		
	Classroom Store	11.75	Homebase Store	6.00	Store		Joinery GLS and Learning Commons Stores		Storage in joinery ith GLS and Learning commons as per standardised design.	
	Classroom Store	6.59	Homebase Store	6.00						
	Withdrawal Room	13.61	Shared Withdrawal Room	12.00	Multi-purpose Room	26.00	Multi-purpose Space BR1003	12.11	Multi-purpose room located at end of Learning Commons and split into two as per PRG request.	
Art Room/ Store	27.36	Shared Practical Activities for 3x HBs	42.00	Learning Commons	103.00	Multi-purpose Space BR1004	12.11	Room AR0010 was marked up by the principal as Art Room/ Storage so was included in the practical activities area. Confirmation of use as teaching space or storage required by school.		
Practical Activities	3.79					Learning Commons BR1006	101.03			
Computer Room	14.48									
Approx Homebase UFA		270.96		270.00		324.00		324.18		
Approx Homebase GFA		GFA: 315.85		*GFA: 281.07		GFA: 337.50		GFA: 337.50	*Grossing factor from Current Masterplan Option A of 4.1% from UFA to GFA applied to EFSG Homebase areas only. Refer * typical note for other EFSG GFA calculations.	21.65
Library	Library/ Staffroom/ Principal's Office/ Sam's Office, Secure Store/ 2x Staff Toilets		Main Space	70.00	Main Space	75.00	Main Space AR204.01	90.59	Programs room AR1004 marked up as computer lab by principal. Computer lab configured as work stations in the library main space to provide greater flexibility and more library main space as per PRG request.	
					Computer Lab	15.00				
			Office	13.00			Office AR1012	14.16	Smaller main comms room approved by CT. Library staff to use toilets in Admin/ Staff block. Lift moved externally.	
			Store	5.00	KLA Store	8.00	KLA Store AR1016	14.30		
			Main Comms	15.50	Main Comms	9.00	Main Comms AR1015	9.66		
			Staff Toilet	5.00						
Approx Library UFA		NIA		108.50		128.50		130.63	> No UFA for existing Library areas as the demountable is not on the AMS plans. This space is also shared with the Admin and Staff areas. The combined GFA for Library, Admin and Staff spaces is 152.00m <sup>2</sup>	
Approx Library GFA		GFA: 152.00		*GFA: 124.78		GFA: 135.00		GFA: 135.00	Existing Library allocation is actually less than EFSG and standardised grid layout as Library area is shared with Admin and Staff.	>
Admin and Staff	Admin areas included in Library demountable	NIA	Entry Vestibule	6.00	Entry Vestibule	9.00	Entry Vestibule AR1002	6.76	Not entitled to an Interview Room under EFSG Core 3 but most schools had one existing. Standardising Admin and Staff layouts across all schools for equity.	
			Principal's Office	13.00	Principal's Office	13.00	Principal's Office AR1007	13.39		
			Clerical/ Print	18.00	Clerical/ Print	22.00	Clerical/ Print AR1001	20.02		
			Secure Store	14.00	Secure Store	14.00	Secure Store AR1009	11.30		
			Sick Bay	6.00	Sick Bay	6.00	Sick Bay AR1010	7.89		
			Interview Room/ SAM's Office	9.00	Interview Room/ SAM's Office	9.00	Interview Room/ SAM's Office AR1003	6.60		
Staff Toilet	3.19	Staff Toilet	5.00	Staff Female Ambulant Toilet	2.00	Staff Female Ambulant Toilet AR1005	3.15	Hybrid Large Accessible Toilet Change provided as approved by SNSW Learning Support.		
Staff Toilet	3.19	Disabled Shower/ Toilet	9.00	Staff Male Ambulant Toilet	2.00	Staff Male Ambulant Toilet AR1006	3.29			
				Staff Accessible Shower and Toilet	7.00	Staff Accessible Shower and Toilet AR1004	6.48			
Staff areas in Library demountable	NIA	Staff Room	26.00	Staff Room	26.00	Staff Room AR1008	26.66			
Approx Admin and Staff UFA		NIA		97.00		110.00		125.79	> No UFA or GFA for existing Admin and Staff areas as these are housed in the Library demountable not on the AMS plans. The combined GFA for Library, Admin and Staff spaces is 152.00m <sup>2</sup>	
Approx Admin and Staff GFA		GFA: NIA		*GFA: 111.55		GFA: 135.00		GFA: 135.00	>	
Amenities	Toilet-Unisex		4 x Girls Toilets (min 3 hand basins)	approx 8.00	4 x Girls Toilets	13.00	3 x Girls Toilets AR0005	11.26	Raised student amenities include 1 x Accessible Toilet and 2 x Ambulant Toilets. Ground level student amenities include 3 x Boys and 3 x Girls toilets and Accessible Toilet Change located in undercroft.	
	Toilet Block (not on AMS) approx inc 4 x Girls Toilets, 2 x Boys Toilets and 1.65m Urinal and 1 accessible toilet and change		4 x Boys Toilets (min 3 hand basins)	approx 8.00	4 x Boys Toilets	13.00	3 x Boys Toilets AR0006	11.27		
			Disabled Toilet	N/A	1 x Accessible Toilet	9.00	1 x Accessible Toilet BR1010	6.60		
			1 Accessible Toilet Staff	approx 4.00	2 x Ambulant Toilets	6.00	2 x Ambulant Toilets BR1011 and BR1012	6.50		
			Large Accessible Toilet Change	20.00	Large Accessible Toilet Change	20.00	Large Accessible Toilet Change AR0001	14.26		
			4 x Drinking Fountains	N/A						
		22m of Linear Seating	N/A							
Approx Amenities UFA		NIA		48.00		61.00		49.89	No existing UFA available as toilet block is not on AMS plans.	
Approx Amenities GFA		GFA: 75.04		*GFA: 48.00		GFA: 70.15		GFA: 50.00		4.89
Storage	Cleaner's Store	6.62	Cleaner's Supply Store	7.00	Cleaner's Supply Store at raised level	7.00	Cleaner's Store at raised level	3.70	The preferred option provides the same quantity of storage as existing. Where there is a discrepancy between the EFSG and existing area numbers, we have defaulted to the higher value. All storage existing as marked up on the AMS plans has been accounted for and re-allocated in the proposed design. Refer to storage analysis for more information.	
	Storage	6.41	Cleaner's Distributed Store	3.00	Store at raised level	16.00	Store at raised level BR1008	23.56		
	Storage Shed	9.55			Undercroft storage including Cleaner's Distributed Store	52.00	Cleaner's Store at lower level AR0002	7.55		
	GA Shed	17.70					Existing GA shed retained	17.70		
							Equipment Store AR0003	5.53		
	Sports Store	27.99					Sport Equipment Store AR0004	29.07		
Approx Storage UFA		80.48		10.00		75.00		87.11	Proposed storage is larger than existing due to inclusion of a second cleaner's store and size upgrade from existing for compliance.	
Approx Storage GFA		GFA: 80.48		*GFA: 11.50		GFA: 75.00		GFA: 87.11		-5.48
Comms	Distribution Board	0.24	Building Comms	8			EDB BR1013	0.99	No secondary comms is required due to the extra small nature of these schools as approved by CT. Mech plant area not included in GFA area calculations.	
							Mechanical Plant	30.28		
Approx Comms UFA				8.00				1.68		
Approx Comms GFA		GFA: 0.24		*GFA: 8.00				GFA: 1.68		-0.24
Canteen	Canteen	13.32	Canteen	N/A	Canteen	22.00	Canteen BR1007	19.74	Not entitled to a Canteen under EFSG but have one existing. To achieve consistency and equity across schools, all schools to be provided with the Type 1 canteen for Core 7 with Office/Store, which is the smallest canteen specified in the EFSG.	
Approx Canteen UFA		13.32		N/A		22.00		19.74		
Approx Canteen GFA		GFA: 13.32		*GFA: N/A		GFA: 22.00		GFA: 19.74		8.68
<p>Due to the use of the standardised design, increases for compliance and PRG requests, some proposed areas will be larger than existing or EFSG. The raised nature of the designs may result in increased circulation areas required due to limited access.</p>										
Existing Subtotal GFA: 636.93		EFSG Subtotal GFA: 584.90		Proposed Subtotal GFA: 774.65		Proposed Subtotal GFA: 765.43				137.72

Note: \*Assumed grossing factor for internal walls, circulation and services is 15% for EFSG UFA area. Factor will vary based on building use. GFA measured to inside face of external including internal walls, lifts, internal circulation and services. UFA is Usable Floor Area.

Outdoor and other areas										
COLA	Covered Outdoor Learning Area	82.14	Covered Outdoor Learning Area	45	Undercroft Covered Outdoor Learning Area	786.50	Undercroft Covered Outdoor Learning Area	980.53		
					Canteen Servery	72.35	Canteen Servery and Raised Covered Walkways and Spaces	286.43		
Approx Area		82.14		45.00		858.85		1266.96		
Games Court	Games Court (not on AMS)	208 approx	Games Court	N/A	Replacement Half Games Court	208.00	Replacement Half Games Court	208.00		
		208.00		N/A		208.00		208.00		
Outdoor		N/A	Assembly Court	90.00					Refer to Landscape Architect's Drawings for full detail.	
			Paved Area	290.00						
			5 Bike Stores	N/A						
			213 Flag Poles	N/A						
Approx Area		N/A		380.00						
Movement	External Movement	29	* Not included in EFSG		Raised Covered Walkways and Spaces	179.00				
	Movement	4								
	Movement	15.98								
	Movement	11.82								
	Movement	26.08								
	External Movement	2.64								
External Movement	20.45									
Stairs	6.44				Stair	19.93	Stair	35.00		
Stairs	5.08				Stair	19.93	Stair	20.00		
					Ramp	127.80				
					Lift	8.50	Lift	9.00		
Approx Area		121.97				355.16		64.00		

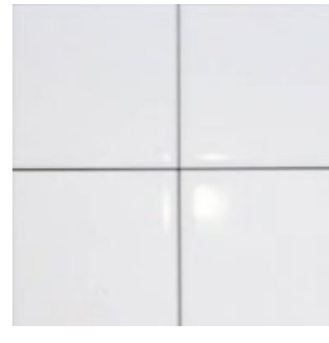
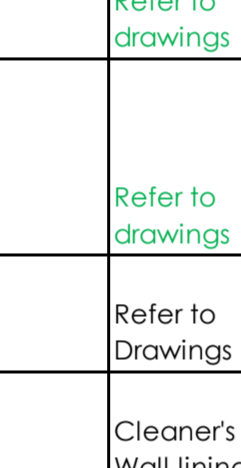
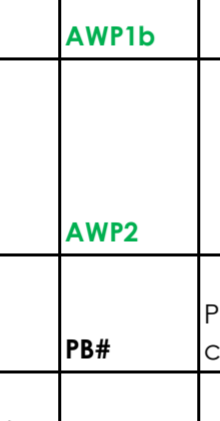
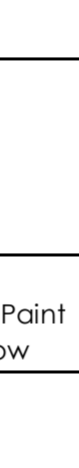


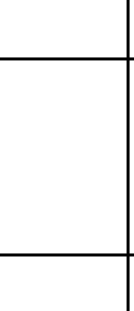
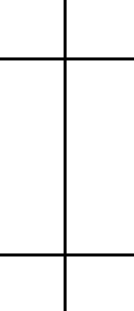








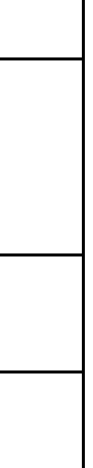




Element	Material	Location*	Code	Supplier	Product	Colour	Image	Internal comments	FIRE	LRV	SLIP	COLOUR MATCH	MODSCAPE ALIGNMENT
<b>*Indicative and not excluded to. Refer to Drawings.</b>													
<b>Paving and Decking</b>													
Raised concrete walkways	Concrete insitu - Broom Finish	Refer to Drawings	CON	SwissGrip, Non-slip coatings	Non-slip Pro - Transparent <a href="https://swissgrip.com.au/non-slip-products-and-solutions/swiss-grip-non-slip-pro-transparent/">https://swissgrip.com.au/non-slip-products-and-solutions/swiss-grip-non-slip-pro-transparent/</a>	natural		Confirm with Modscape. Potentially broom finish, if broom finish is not achievable. MODSCAPE TO CONFIRM NO SEALER IS REQUIRED (This coating can be used in the stores with concrete floors suggest to add comment)					NOT PART OF MODSCAPE SCOPE ON EPP
<b>Roof</b>													
Roof Sheeting	Prefinished metal roof sheeting	Refer to Drawings	MR1	Lysaght Colorbond	Kliplock	Shale Grey		Confirm with Modscape. PA OK with either		66		RGB 189 191 186	NOT SELECTED BY MODSCAPE (Trimdek was used at EPP, not Kliplock.)
Metal Capping	Prefinished metal sheeting	Refer to Drawings	MC1a	Lysaght Colorbond	Pre finished metal sheeting	To match roofing							
Soffits	Prefinished metal sheeting	Eaves and undercroft soffits	SL1a	Lysaght Colorbond	Custom Orb	Surfmist		Perorated TBA NRC 0.85 Applicable ??? cc Amc for Spec					NOT PART OF MODSCAPE SCOPE ON EPP
Undercroft external slab	Concrete insitu - Broom Finish	Refer to Drawings	C	Contractor	Refer to Engineer's drawings	Natural		Confirm with ADCO & TBLA					NOT PART OF MODSCAPE SCOPE ON EPP
<b>Hydraulic roofing elements</b>													
	Steel round Gutter	Refer to Drawings	G1a	N/A	Pre finished metal sheeting	To match adjacent metal capping		JHA to confirm Size					
	Steel downpipe	Refer to Drawings	DP1a	N/A	Pre finished metal sheeting and Galvanised steel shroud at base	To Match Gutter colour above Galvanized section at base		JHA to confirm Size					
	Steel downpipe	Refer to Drawings	DP2a	N/A	Pre finished metal sheeting and Galvanised steel shroud at base	To Match Gutter colour above Galvanized section at base		JHA to confirm Size					
	Steel downpipe Spreader	Refer to Drawings	DP31a	N/A	Pre finished metal sheeting	To Match DP#		JHA to confirm Size					
<b>Walls</b>													
<b>Masonry</b>													
	Blockwork	Refer to Drawings	BLK1a	Boral	Concrete	Natural		All Schools					
	Blockwork	Refer to Drawings	BLK1b	Boral	Concrete	Painted	Colour TBC.	Blakebrook Is blockwork paint colour listed separately or on here?					
	Blockwork	Refer to Drawings	BLK1c	Boral	Concrete	Painted	Colour TBC	Wardell					
	Blockwork	Refer to Drawings	BLK1d	Boral	Concrete	Painted	Colour TBC	Empire Vale					
	Blockwork	Refer to Drawings	BLK1e	Boral	Concrete	Painted	Colour TBC	Broadwater					
	Blockwork	Refer to Drawings	BLK2	Boral	Concrete	Natural	Colour TBC	All Schools					
	Blockwork	Refer to Drawings	BLK3	Boral	Concrete	Natural		All Schools					
Glazing	Glass Spandrel	Refer to Drawings	GL4	Glass TBA/Colour Dulux	Back Painted Glass	P1		Note sure we have this for NRSC					NOT SELECTED BY MODSCAPE (Not used at EPP)
Wall Paint	Exterior Wall Paint	Refer to Paint Colours in this schedule		Dulux	Refer Painting Specification TBC Professional Exterior Low Sheen	Refer to Paint Colours in this schedule		We need to discuss how best to schedule paint colours as we have embedded the colour in the block types above					
<b>Lightweight Cladding</b>													
	Prefinished Compressed Fibre Cement	Refer to Drawings	CLA1a	CRS	Cemintel - Barestone	Original		All Schools Changed Based on luminous contrast requirements.					ALIGNED WITH MODSCAPE
	Prefinished Compressed Fibre Cement	Refer to Drawings	CLA2a	VITRA GROUP	Vital Panel	Dulux Happy Days		Blakebrook COLOUR TBC		19		RGB 79, 112, 129	ALIGNED WITH MODSCAPE (PA selection to allow for larger colour range.) (Note: Verbally confirmed)
	Prefinished Compressed Fibre Cement	Refer to Drawings	CLA2b	VITRA GROUP	Vital Panel	Dulux Rivergrass		Wardell COLOUR TBC					
	Prefinished Compressed Fibre Cement	Refer to Drawings	CLA2c	VITRA GROUP	Vital Panel	Dulux Rimaldo		Empire Vale COLOUR TBC					
	Prefinished Compressed Fibre Cement	Refer to Drawings	CLA2d	VITRA GROUP	Vital Panel	Dulux Rimaldo		Broadwater COLOUR TBC					
<b>Aluminium Windows, Doors + Grilles</b>													
Window frames, louvers frames and Mechanical grilles	Powdercoated Aluminium	Refer to Drawings	PWC1a	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule	We need to discuss how best to schedule colours					
Doors - Roller	Door Structure and curtain	Refer to Drawings	PWC1a	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule						
Doors - Timber leaf	Timber	Refer to Schedule of Doors						Are we specifying door colours here					
Doors - Aluminium framed Glazed leaf	Powdercoated Aluminium frame with glazed infill	Refer to Schedule of Doors	PWC1a	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule						
Doors - Painted Frames	Steel	Refer to Schedule of Doors						Are we specifying door colours here					
Mechanical Grilles	Metal	Refer to Architectural Elevations and Mechanical Documents	PWC1a	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule	Refer to Metal Coatings and Fixtures in this schedule						
<b>Metal Coatings and Fixtures</b>													
Powdercoat	Powdercoated Metal	Refer to Drawings	PWC1a	Dulux Powder Coating	Electro	(C8) Basalt		All Schools		15		RGB 91, 93, 93	
MEDIUM LEAD TIME CUSTOM COLOUR	Powdercoated Metal	Refer to Drawings	PWC1b	Interpon	D2525	Dulux Backyard Green		Blakebrook COLOUR TBC		33		RGB 135, 151, 118	NOT SELECTED BY MODSCAPE (PA selection to allow for larger colour range To suit PRG.) (Interpon and Dulux PWC both used in EPP, including medium lead-time colours.)
	Powdercoated Metal	Refer to Drawings	PWC1c	Interpon	D2525	Pacific Blue, Matt		Wardell COLOUR TBC		20		RGB 112, 129, 133	
	Powdercoated Metal	Refer to Drawings	PWC1d	Interpon	D2525	Bleu Sable, Texture		Wardell COLOUR TBC		8		RGB 54, 73, 84	
	Powdercoated Metal	Refer to Drawings	PWC1e	Dulux Powder Coating	Duratec Intensity	Leaf, Satin		Empire Vale		24		RGB 75, 137, 65	
	Powdercoated Metal	Refer to Drawings	PWC1f	Dulux Powder Coating	Duratec Intensity	Evergreen, Satin		Empire Vale		12		RGB 38, 96, 62	
	Powdercoated Metal	Refer to Drawings	PWC1g	Interpon	D2525	Bleu Sable, Texture		Broadwater COLOUR TBC		12		RGB 139, 57, 46	
		Metal Screen - Wardell	Refer to Drawings	MS1 - PWC1c	TBA	TBA	PCW1c see above		Check with M.T and cc Andrew ARE THESE 300x50				
	Metal Screen - Wardell	Refer to Drawings	MS1 - PWC1e	TBA	TBA	PWC1e see above		Check with M.T and cc Andrew					





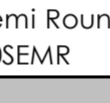
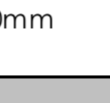
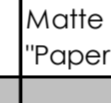
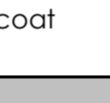



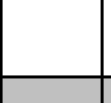
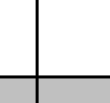
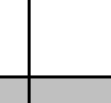








Element	Material	Location*	Code	Supplier	Product	Colour	Image	Internal comments	FIRE	LRV	SLIP	COLOUR MATCH	MODSCAPE ALIGNMENT
	Perforated metal Screen - Broadwater	Refer to Drawings	PMS1-PWC1h	Locker Group	Perforated steel sheet - Diameter 6.35mm perforations R06451 4mm thick THICKNESS TBS FOR CROWDLOADING REFER CF	PWC1h see above		Check with M.T H does not exist!					
	Perforated metal Screen - Blakebrook	Refer to Drawings	PMS1-PWC1c	Locker Group	6.35mm perforations R06451 3mm thick THICKNESS TBS FOR CROWDLOADING REFER CF	PWC1c see above		Check with M.T Not sure this is the correct colour TBC					
	Tensile stainless steel mesh	Refer to Drawings	SCR3					Check with M.T NOT USED TBC Amc noted NOT in spec					
	Chainwire	Refer to Drawings	SCR1					Check with M.T Amc noted is in Fencing Spec only					
<b>END OF SCHEDULE</b>													

NORTHERN RIVERS SCHOOL CLUSTER  
Schedule of Materials, Colours and Finishes - INTERNAL

Element	Material	Location*	Code	Supplier	Product	Colour	Image	Internal Comments	LRV	SLIP	FIRE	LEAD TIME / \$ / NOTES	LOCATION NOTES	MODSCAPE ALIGNMENT
<b>NOTES</b>														
Laminates - HPL for Horizontal surfaces and Kickboards. LPL for vertical surfaces.														
*Indicative and not excluded to, Refer to Drawings.														
<b>Floor</b>														
Carpet			CPT1a	Miliken	Ontera COLOUR CONNECT - Linx	LNX152 TIN LID		All Schools   Classrooms						ALTERNATIVE SELECTION TO MODSCAPE EPP (PA selection based on greater colour and texture range to suit PRG requests)
			CPT1b	Miliken	Ontera COLOUR CONNECT - Linx	LNX62 EMERALD GEM		Wardell   Staff Area						
			CPT1c	Miliken	Ontera COLOUR CONNECT - Linx	LNX103 JADE LAKE		Wardell   Library						
			CPT1d	Miliken	Ontera COLOUR CONNECT - Linx	LNX171 SILVER WASH		Broadwater   Staff Areas						
			CPT1e	Miliken	Ontera COLOUR CONNECT - Linx	LNX126 SCUBA BLUE		Broadwater   Library						
			CPT1f	Miliken	Ontera COLOUR CONNECT - Linx	LNX73 INDIGO DYE		Blakebrook   Library Empire Vale   Library						
			CPT1g	Miliken	Ontera COLOUR CONNECT - Linx	LNX140-159 SEA WASH		Blakebrook   Staff Areas Empire Vale   Staff Areas						
Mats	Refer to specification							Ensure we close this loop						
Resilient Sheet	General purpose sheet - R10		RF1	Forbo	Sphera Element	Mid neutral grey		Admin/Library		P3				NOT SELECTED BY MODSCAPE (Used at EPP)
	Antistatic sheet - R10		RF2	Forbo	Sphera Element	Mid neutral grey		Comms rooms		P3				
	Non slip sheet - R11		RF3	Forbo	Safestep R11	Smoke		cleaners rooms		P5				
	Non slip sheet - Canteen R12		RF4	Forbo	Safestep R12	Smoke		Canlean - commercial kitchen compliant		P5				
Concrete	Concrete insitu - Broom Finish with clear non-slip sealant with a tint		CD1			Sealer - clear TBC		Confirm with ADCO but we need a sealer for concrete internal floors						NOT SELECTED BY MODSCAPE (Used at EPP)
<b>Skirting</b>														
100mm High	Aluminium concealed fixed skirting	Refer to drawings	SK3	aluskirting.com.au	Concealed Skirting 11PCA 100	Clear Anodised finish		For carpet tiles and non-covered vinyl						CONFLICTING SELECTION WITH MODSCAPE (This conflicts with Modscapes current selection but was used at EPP.)
100mm High	Vinyl - covered	Vinyl - non slip	SK4	N/A	Floor vinyl is covered up wall	floor colour		For covered vinyl floors						NOT SELECTED BY MODSCAPE (Used at EPP)
	Ceramic Tiles - covered	CT1/CT6 floors	CT2/CT7		Refer to Ceramic Tiles in this schedule	Refer to Ceramic Tiles in this schedule	Refer to Ceramic Tiles in this schedule	Refer to Ceramic Tiles in this schedule						
<b>Ceiling</b>														
Painted ceilings			PB#	Refer to P2	Refer to P2	Refer to P2		Close this loop						
Acoustic lining panel	Perforated FC with Mesh backing		ACP1		9mm CFC Lining back to Perf Panels	Matt Polyurethane finish - P1		TBC not sure where required. Awaiting acoustic advice						NOT SELECTED BY MODSCAPE (PA selection based on acoustic properties and visual appearance.) (Used at EPP)
Perforated Acoustic ceiling	Perforated Plasterboard	Refer to drawings	PB7	Gyproc	Rigitone Galaxy	P1		Check Code. ADD NOTE FOR ACCESS PANEL						NOT SELECTED BY MODSCAPE (PA selection based on acoustic properties and visual appearance.) (Used at EPP)
Mechanical Grilles (ceiling only)			PC-*					COLOUR?						
<b>Ceramic Tiles</b>														
Floor	General purpose Floor tiles		CT1a	Vedere.com.au 1300 697 033 Davide Cusimano	PICO series 50x50 Matt	Blu		Boys toilets floor		P3				NOT SELECTED BY MODSCAPE (Not used at EPP)
	General purpose Floor tiles		CT1b	Vedere.com.au 1300 697 033 Davide Cusimano	PICO series 50x50 Matt	Verde		Girls toilets floor		P3				NOT SELECTED BY MODSCAPE (Not used at EPP)
	Ceramic Tiles - covered	General purpose Floor tiles (CT1) skirting	CT2	Vedere.com.au 1300 697 033 Davide Cusimano	White gloss Covered wall tile	White		Toilets with CT1a and b floors						NOT SELECTED BY MODSCAPE (Not used at EPP)

Element	Material	Location*	Code	Supplier	Product	Colour	Image	Internal Comments	LRV	SLIP	FIRE	LEAD TIME / \$ / NOTES	LOCATION NOTES	MODSCAPE ALIGNMENT
	Ceramic Tiles	Wall tiles - Refer to drawings	CT3	Vedere.com.au 1300 697 033 Davide Cusimano	200x200 PLAIN series white gloss	White		walls generally						NOT SELECTED BY MODSCAPE (Not used at EPP)
	Ceramic Tiles	Splashbacks Refer to drawings	CT14	Vedere.com.au 1300 697 033 Davide Cusimano	Vintage Jumbo Penny Gloss mosaics	White		Kitchen/Tea and PAA splashbacks Confirm with Davide if price is similar to what was used at epping?						NOT SELECTED BY MODSCAPE (Scheme Zellij brick 60x240 Gloss used at EPP)
	Ceramic Tiles	General purpose Floor tiles	CT15	Vedere.com.au 1300 697 033 Davide Cusimano	Raino 200x200	Silver		Admin and Change rooms		P5				NOT SELECTED BY MODSCAPE (Not used at EPP)
	Ceramic Tiles	Skirting for CT15	CT16	Vedere.com.au 1300 697 033 Davide Cusimano	Raino Skirt tile	Silver		Admin and Change rooms						NOT SELECTED BY MODSCAPE (Not used at EPP)
<b>Tile Grout</b>														
Floors	Epoxy grout compliant with AS 4674-2004	General purpose	GRJ1a	Ardex Australia	EG 15	Charred Ash								NOT SELECTED BY MODSCAPE (Used at EPP)
Walls	Epoxy grout compliant with AS 4674-2004	General purpose	GRJ1b	Ardex Australia	EG 15	White								
Walls	Epoxy grout compliant with AS 4674-2004	Food preparation area	GRJ2	Ardex Australia	EG 15	White								
Splashbacks	Polymer Fortified Flexible coloured grout	General purpose	GRJ3	Ardex Australia	FG-8 Grout	Magellan Grey		Not included in epping.						
<b>Splashbacks</b>														
Stainless Steel	Splashbacks	Splashback - Canteen	S/S	Stainless Steel										NOT SELECTED BY MODSCAPE (Not used at EPP)
Ceramic Tiles	Splashbacks	Splashback - General Purpose	SPL1	Ceramic Tiles	Refer to CT5a/b/c	Refer to CT5a/b/c	Refer to CT5a/b/c	Confirm with M.T						
<b>Wall Lining</b>														
	Perforated painted CFC with Mesh backing	Refer to drawings	AWP1a		9mm CFC Lining with G8A Megasorger soundmesh to back of Perf Panels			Confirm with modscape and Sasha						
		Refer to drawings	AWP1b		9mm CFC Lining									
		Refer to drawings	AWP2		9mm CFC Lining									
Plasterboard	Plasterboard	Refer to Drawings	PB#	P1 - refer to Paint colours below	P1 - refer to Paint colours below	P1 - refer to Paint colours below								
Vinyl	Vinyl Wall Lining	Cleaner's Sink Wall lining	RWF1	Armstrong	Wallflex	Alabaster								
<b>Pinboard</b>														
Pinboard			PIN1	Acoufelt	Opus (Hook & loop compatible)	Platinum face with black core		All Schools   Classrooms TBC InStyle Ecoustic 13.5mm or InStyle Ecoustic Velour 15mm						CONFIRMED BY MODSCAPE THAT ACOUFELT OPUS WAS USED IN GLS
Pinboard - Accent colours			PIN2a	Acoufelt	Pixel	Top - Periwinkle Base - Marine		Empire Vale   Library						NOT SELECTED BY MODSCAPE (PA selection based on acoustic properties and colour range.) (Used at EPP)
			PIN2b	Acoufelt	Pixel	Top - Denim Base - Sea Salt		Wardell   Library Blakebrook   Staff Areas Empire Vale   Staff Areas						
			PIN2c	Acoufelt	Pixel	Top - Kale Base - Sencha		Wardell   Staff Area						
			PIN2d	Acoufelt	Pixel	Top - popcorn Base - Butter		Blakebrook   Library						
			PIN2e	Acoufelt	Pixel	Top - Granite Base - Lipstick Red		Broadwater   Library						
			PIN2f	Acoufelt	Pixel	Top - Charcoal Base - Lipstick Red		Broadwater   Staff Areas						
<b>Sanitary Partitions</b>														
Sanitary Partitions	Compact laminate	Refer to Drawings	SP1	Laminex	Decorative facing to timber board - refer to specification for types	Raw Birchply Natural Finish 8910		This is available as compact laminate.						NOT SELECTED BY MODSCAPE (Used at EPP)
General Laminate	Laminate	Refer to Drawings	LAM1	Laminex	Laminate	Calm White Natural Finish 8522		Joinery pieces						
Overhead Cupboards	Laminate	Refer to Drawings	LAM2	Laminex	Laminate	Raw Birchply Natural Finish 8910		Joinery pieces						
Benchtops	Laminate/Edging	Refer to Drawings	LAM5	Laminex/Surteco	Laminate/ABS	Calm White Natural Finish 8522 w/ Melaluka Bella Noce Ply Edge		Joinery pieces						
Edgetape	ABS Edging	Refer to Drawings	EDG1	www.newageveneers.com.au NAV 1mm ABS Divero Edgebanding	ABS edging	Melaluka Bella noce ply		Joinery pieces						
Sanitary Partition Doors	High pressure laminated, High moisture resistant MDF	Refer to Drawings	LAM5	Laminex	HPL	Hushed Pine		Teachers and Boys Toilets This is available as HPL.						
	High pressure laminated, High moisture resistant MDF	Refer to Drawings	LAM6	Laminex	HPL	Just Blue		Girls toilets This is available as HPL.						



Element	Material	Location*	Code	Supplier	Product	Colour	Image	Internal Comments	LRV	SLIP	FIRE	LEAD TIME / \$ / NOTES	LOCATION NOTES	MODSCAPE ALIGNMENT	
<b>Windows + Doors</b>															
Aluminium Frames	Powdercoated Aluminium		PWC1a	Refer to Metal Coatings and Fixtures in External Finishes schedule	Refer to Metal Coatings and Fixtures in External Finishes schedule	Refer to Metal Coatings and Fixtures in External Finishes schedule		Internal luminous contrast test PASSED							
Glass Film	Adhesive glass film (compliant with AS 1428.1)		GSF1	N/A	Design - Mounted at 950mm from underside of strip to FFI. Strip to be 200mm high	White opaque									
	Adhesive film for privacy		GSFb			White translucent									
Doors	Door Leafs - Painted Timber	Refer to Schedule of Doors	P4	Dulux	Paint			Confirm door colour							
	Door Frames - Painted	Refer to Schedule of Doors	P4	Dulux	Paint			Confirm door colour							
<b>Paint</b>															
	Paint - type depends on substrate, refer to specification for detail	General Wall colour	P1	Dulux	Paint	Snowy Mountains Quarter SW1G3		RGB 230, 230, 223	89			only 52 and under will get the contrast 30%			
		Ceiling	P2	Dulux	Paint	Ceiling White			94						
<b>Joinery and Fixtures</b>															
Laminate	Laminated Board	Note 1	LAM1	Laminex	Decorative facing to timber board - refer to specification for types	Calm White Natural Finish 8522		Sacha to confirm finishes						NOT SELECTED BY MODSCAPE (Used at EPP)	
	Laminated board	Note 1	LAM2	Laminex	Decorative facing to timber board - refer to specification for types.	Row Birchply Natural Finish 8910									
	Laminated Board	Note 1	LAM3	Laminex	HMR board face with EDG1 edging	Calm White Natural Finish 8522									
	Laminated Board	Note 1	LAM8	Laminex/New Age veneers	Decorative facing to timber board - refer to specification for types.	LAM2/EDG1									
	ABS Board Edging for LAM3		EDG1	<a href="http://www.newageveneers.com.au">www.newageveneers.com.au</a> NAV 1mm ABS Diverse Edgebanding	ABS edging	Metuluka Bella noce ply									
	Stainless Steel benches	Refer drawings	S/S	N/A		S/S									
Hardware	Pull Handles - General	Refer to Joinery drawings	PH1		Handle integral with pre laminated door panel	Décor Panels - Design Edge - Reverse Bevelled Edge panels		to Match LAM # of relevant door or drawer							
	Pull Handles - type 2	Refer to Joinery drawings	PH2	Index and Co	Semi Round 80mm 80SEMR	Matte powdercoat "Paper White"									
<b>Blinds</b>															
Roller Blinds	Translucent woven fibreglass fabric		RBL1	Hunter Douglas	Elements Translucent	Midnight Storm								NOT SELECTED BY MODSCAPE (Not used at EPP)	
	Brownout woven fibreglass fabric		RBL2	Hunter Douglas	Elements Blockout	Midnight Storm								ALIGNED WITH MODSCAPE	
	Blinds hardware		N/A	Hunter Douglas	Window Blinds - bottom rail and end cap colour	Black									
<b>Furniture Upholstery and Poly</b>															
Fabric - type 1	Upholstery Textile Fabric refer to Furniture drawings and Furniture schedule		a	Instyle	FEEL	Sophisticated		Blakebrook				122, 139, 152	Resene Abacus	NOT SELECTED BY MODSCAPE (Not used at EPP)	
	Refer to Furniture plans where finish is listed after the Furniture code		b	Instyle	FEEL	Respected		Emprie Vale				107, 122, 122	Resene Rolling Stone		
	For instance S-14 a, a being the fabric selection		c	Instyle	FEEL	Liberated		Broadwater				49, 62, 82	Resene Biscay		
			d	Instyle	FEEL	Splendid		Wardell				44, 62, 64	Resene Warrior		
Fabric - type 2	Upholstery Vinyl Fabric refer to Furniture drawings and Furniture schedule		e	Instyle	Zone	Exploration		Blakebrook				47,77,102	Resene Spinnaker	NOT SELECTED BY MODSCAPE (Used at EPP)	
	Refer to Furniture plans where finish is listed after the Furniture code		f	Instyle	Zone	Quiet		Wardell				16, 184, 176	Resene Conch		
	For instance S-30 h, h being the Vinyl selection		g	Instyle	Zone	Pedestrian		Emprie Vale				157, 158, 154	Resene Kensington Grey		
			h	Instyle	Zone	Ozone		Wardell				100,137,133	Resene Undercover		
			j	Instyle	Zone	Temperate		Broadwater				91, 13, 16	Resene Madam M		
			k	Instyle	Zone	Heat		Broadwater				94,42,64	Resene Mulberry		
Sebel Polypropylene colours	Chair Polypropylene refer to Furniture drawings and Furniture schedule		m	Sebel		Shadow		Blakebrook				27,82,86	Resene Retro		
	Refer to Furniture plans where finish is listed after the Furniture code		n	Sebel		Blue		Emprie Vale							
	For instance S-53 s, s being the Poly selection		o	Sebel		Avocado		Wardell				131,137,49	Resene Kombi		
			p	Sebel		Dark Purple		Broadwater				58,40,96	Resene Pukeko		
<b>END OF SCHEDULE</b>															



# DESIGN CHANGE REGISTER

NRSC

Revision 3  
Project Number 3342  
Document Number NRSC-QUA-DC..SC002

## REVISION DETAILS

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### Summary of Revisions

Revision	Date	Description	Initial
1	13/06/2023	Preliminary Issue	SG
2	27/07/2023	Issue for TSG presentation	SG
3	18/09/2023	Issue for Pre-Planning Design Report	AC

### NOTES

## PEDAVOLI ARCHITECTS

LEVEL 2, 458-468 WATTLE STREET, ULTIMO NSW 2007 + P 02 9291 0000



**EFSG DEPARTURES SCHEDULE**

PROJECT: Northern Rivers Schools Cluster  
 CODE: PRIMARY SCHOOL - K-6  
 GRADES: K-6  
 STUDENTS: 170

ISSUED BY: ADCO Construction  
 PRINT: Landscape - A3 format

REVISION	DATE
1	16/06/2023
2	21/08/2023 PA Updates
3	02/09/2023 PA Update

Departure Number	EFSG Ref	Clause No/Title	EFSG Requirement	EFSG Area No.	EFSG Requirement	Departure from EFSG / Justification		Reason for departure	Reference document	Date issued	Design Authority Comments	Contractor Design Team Comments	Status	EFSG Review Comments	
						Proposed Area no.	Proposed No.							Approved Departure (include date, approved by)	Open Pending Approval
<b>ARCHITECTURE - Area departure - refer to separate area schedule</b>															
1	EFSG Accommodation Schedule	General	Refer EFSG Accommodation Schedule		Refer EFSG Accommodation Schedule			EFSG area non-compliance							
2	PS402.02	Main Corridor Room	Main Corridor room to be 15.5m <sup>2</sup>		Main Corridor room to be 15.5m <sup>2</sup>			15m <sup>2</sup> Main Corridor room provided.							
<b>ARCHITECTURE - Rooms and Spaces review</b>															
3	EFSG Accommodation Schedule	General	Refer EFSG Accommodation Schedule		Refer EFSG Accommodation Schedule			EFSG room type non-compliance							
4	PS101	General Learning Spaces Hub	Standard hub design has 4 GLS's directly accessible of a learning common.		Standard hub design has 4 GLS's, 4 of the schools only require 3 GLS's. Like for the brief will require provision of the same quantity of GLS's as existing.			Standard hub design has 4 GLS's, 4 of the schools only require 3 GLS's. Like for the brief will require provision of the same quantity of GLS's as existing.							
5	PS102	General Learning Spaces Support Hub	Support learning hub has the student amenities opening internally, directly into the learning common and GLS.		Support learning hub has the student amenities opening internally. We have proposed external circulation to the student amenities from the outdoor covered walkway.			3 GLS Hub has student amenities opening internally. We have proposed external circulation to the student amenities from the outdoor covered walkway.							
6	PS201	Administration Hub	Refer EFSG Accommodation Schedule for spaces and areas.		Refer EFSG Accommodation Schedule for spaces and areas.			Standardised Design is mapped to a Core 7 School, these schools are closer to a Core 3 so Admin and Staff areas proposed are less than in the example Admin and Staff standardised layouts.							
7	PS204	Library Hub	Refer EFSG Accommodation Schedule for spaces and areas.		Refer EFSG Accommodation Schedule for spaces and areas.			Standardised Design is mapped to a Core 7 School, this school is closer to a Core 3 so Library areas proposed are less than in the example Library standardised layouts.							
8	PS203.14	Canteen	Canteen prescribed as 30m <sup>2</sup> and located in the Hall.		Canteen prescribed as 30m <sup>2</sup> and located in the Hall.			Standardised Design is mapped to a Core 7 School, so Canteen proposed is smaller and located differently to the standardised design as these schools do not have a Hall. No Canteen Kitchenette provided and the Canteen Service area is larger than in standardised design.							
9		Storage	Standardised Design available for storage, after the Admin and Staff and Library stores, shown in the brief which we are not providing.		Standardised Design available for storage, after the Admin and Staff and Library stores, shown in the brief which we are not providing.			We have located storage in the undercroft areas, given the school floor level is being raised to a suitable undercroft height.							
10	PS101	General Learning Spaces Hub	Standard hub design with 3 GLS's as drawn in hub layout examples.		Standard hub design with 3 GLS's as drawn in hub layout examples.			PRG request due to the operational requirements for a regional small school.							
11	PS204.03	Library Hub KLA Store	Provision of a 100m <sup>2</sup> KLA Resource Room.		Provision of a 100m <sup>2</sup> KLA Resource Room.			KLA store will not be provided in library and area allocation given to a multipurpose room at PRG request.							
12	PS202.03	Room width	Staff Toilet to be 1200mm min.		Staff Toilet to be 1200mm min.			Antislip Staff Toilet to be 900mm wide.							
13	PS201.05	Security Shutter	Provide security shutter to counter for fire-rated.		Provide security shutter to counter for fire-rated.			No roller shutter proposed as it has been identified as a fire-rated shutter on previous projects.							
14	PS805.01	Garden Store Room	Provision of minimum 1.5m wide roller shutter for easy access and 1 double socket outlet.		Provision of minimum 1.5m wide roller shutter for easy access and 1 double socket outlet.			Roller shutter replaced with double door. Positioning provision of double socket power outlet and ceiling to be reviewed by electrical consultant.							
15	PS805.11	Bulk Store Room	A small work desk and basin is provided for the General Assistant areas with 1 double socket outlet and 1 hot water tap required to 1 basin, 1 x 100mm cock.		A small work desk and basin is provided for the General Assistant areas with 1 double socket outlet and 1 hot water tap required to 1 basin, 1 x 100mm cock.			Basin not provided.							
16	PS805.21	Cleaning Supplies Store Room	1 double socket outlet, a bucket sink and cold water required to 1 basin, 1 x 100mm cock.		1 double socket outlet, a bucket sink and cold water required to 1 basin, 1 x 100mm cock.			Fixtures compliance to be confirmed by consultants.							
17	PS803.01	Toilet (Student Provision)	Ceramic tiled floor finish, covered skirting for easy cleaning and floor waste(s) are to be provided with 100mm fall.		Ceramic tiled floor finish, covered skirting for easy cleaning and floor waste(s) are to be provided with 100mm fall.			No ceramic floor tiling provided to undercroft student amenities, concrete floor with 100mm fall and skirting provided. Colored joint between floor and wall will be provided to facilitate easy cleaning.							
18	Worksection 0631	Ceramic Tiling	Ceramic tiles on wet areas walls must extend full height of the wall. Maximum tiling height is to be limited to 2400mm (excluding average ceiling height) in standardised toilet blocks and wet areas.		Ceramic tiles on wet areas walls must extend full height of the wall. Maximum tiling height is to be limited to 2400mm (excluding average ceiling height) in standardised toilet blocks and wet areas.			No ceramic wall tiling provided to undercroft student amenities.							
19	DG43	Floor	Concrete with durable, low maintenance finish suitable for children's spaces. Concrete Tiles with non-slip for floors of toilets and showers. Must be impervious, water-resistant. Flush edged tiles with flush joining in Assisted Toilets and Special Use Toilets.		Concrete with durable, low maintenance finish suitable for children's spaces. Concrete Tiles with non-slip for floors of toilets and showers. Must be impervious, water-resistant. Flush edged tiles with flush joining in Assisted Toilets and Special Use Toilets.			No ceramic floor tiling provided to undercroft student amenities.							
20	PS803.06	Access Shower/Toilet/Change Room	Tempered water required to 2 x basins & showers. Provide Natural Ventilation. Windows are required.		Tempered water required to 2 x basins & showers. Provide Natural Ventilation. Windows are required.			Tempered water and hydraulic compliance to be confirmed by hydraulic engineer. Spaces are mechanically ventilated without windows to ensure visual and acoustic privacy. EFSG V11 Schedule of Accommodation requires Adult Change Facility. Under HAC requirements the fire electric operated hot, cold and entry door. Proposal to install manual forms to comply with fire resistance requirements.							
<b>ARCHITECTURE - Design Guidelines review</b>															
21	DGN003	Sliding Glazed Doors and Wall Specifications	2/3 operable + 1/3 solid ratio preferred between classrooms (lessening the opening will compromise the collaborative learning practices).		2/3 operable + 1/3 solid ratio preferred between classrooms (lessening the opening will compromise the collaborative learning practices).			2/3 operable + 1/3 solid not achieved between learning spaces.							
22	DGN003	Sliding Glazed Doors and Wall Specifications	Glazed sliding doors between Teaching Spaces or Learning Commons are to achieve a minimum 20dB min acoustic rating (subject to historic acoustic rating of the spaces by an acoustic consultant).		Glazed sliding doors between Teaching Spaces or Learning Commons are to achieve a minimum 20dB min acoustic rating (subject to historic acoustic rating of the spaces by an acoustic consultant).			Reduction of acoustic requirement to sliding doors proposed to allow for alternative supplier to be used. The proposed reduction of acoustic performance of the sliding doors to 18dB or lower will result in cost savings, increased operational benefits for staff and students and more design options.							
23	DGN004	Floor to Floor and Ceiling Heights	Fixed ceiling to be at least 3.0m ceiling (AF1) across usable floor areas within Learning Spaces (LS).		Fixed ceiling to be at least 3.0m ceiling (AF1) across usable floor areas within Learning Spaces (LS).			Ceiling heights are 2750mm.							
24	DGN005	Furniture, Fixtures and Equipment (primary in Primary School General Learning Spaces)	Bag hooks are not seen as a viable internal bag storage solution due to their spatial demands compared to cubby holes.		Bag hooks are not seen as a viable internal bag storage solution due to their spatial demands compared to cubby holes.			Bag hooks proposed as agreed by the PRG.							
25	DGN005	Furniture, Fixtures and Equipment (primary in Primary School General Learning Spaces)	Fixed primary design as shown in example layouts.		Fixed primary design as shown in example layouts.			Proposed deviation from the new standard primary wall to allow for computer workstations.							
26	DG31.08	Glazing Type	Use clear laminated safety glass wherever possible. Toughened Glass should only be used in situations where the use of laminated safety glass is not possible.		Use clear laminated safety glass wherever possible. Toughened Glass should only be used in situations where the use of laminated safety glass is not possible.			Toughened glass may be required in external windows.							
27	DG38.03/04	Security Category CD	Windows physically protected. Solid core door leaf.		Windows physically protected. Solid core door leaf.			No grills proposed.							
28	DG40.01	External Wall Cladding material	DG40.01 Fire cement can be used above 2m in unventilated walls, with fire Planning Committee approval.		DG40.01 Fire cement can be used above 2m in unventilated walls, with fire Planning Committee approval.			CFR is to be used on all buildings. Metal wall cladding to be used above 2m in non-impact areas.							
29	DG2.06	Ceiling/Wall fans	Initial ceiling fans where indicated in the Rooms and Spaces data table and as determined in the project cooling strategy report. Rooms less than 12 sqm (Provide a wall fan in lieu of the ceiling fan).		Initial ceiling fans where indicated in the Rooms and Spaces data table and as determined in the project cooling strategy report. Rooms less than 12 sqm (Provide a wall fan in lieu of the ceiling fan).			No ceiling fans proposed within small spaces.							
30	DG38.03/04	Security Category	Internal steel door frames specified for rooms with security category C & D.		Internal steel door frames specified for rooms with security category C & D.			Doors within a window suite to have aluminium frames regardless of room security category (C or D) in lieu of steel frame.							
31	DG40.01/DG41.2.11	Metal finishes	Non-specified material		Non-specified material			Finish to metal items, including all ceilings, doors & metalwork screens and sunshades to be Vitacore Q2015 equivalent powder coating.							
32	DG31.17	Horizontal Glass Louvers	EFSG negotiable item, and can be used with DGD Planning committee approval		EFSG negotiable item, and can be used with DGD Planning committee approval			Use of glass louvers for ventilation proposed.							
33	DG10.04	Window Sills	Minimum sill heights above FFL Primary GR F1: 100mm 1st F1: 1000mm 2nd F1: 1000mm		Minimum sill heights above FFL Primary GR F1: 100mm 1st F1: 1000mm 2nd F1: 1000mm			Sills in homeschools and administrations will be lower than EFSG dimensions due to a need to provide compliant natural light in these spaces. First panes below 1000mm above ground floor where no adjacent walkways.							
34	DG27	Sun control	Control of sunlight from all learning spaces		Control of sunlight from all learning spaces			If provided sunshades do not fully protect learning spaces (especially on east and west facades), blinds are used to provide glare control for periods from sun shades do not fully exclude unwanted sunlight.							
35	DG16.01.03	Hearing Augmentation	DGD building solutions		DGD building solutions			DTB system to library and performance solution for Learning Spaces.							
36	DG64	Corridor Rooms	One (BCR) per building		One (BCR) per building			1 Corridor room per site proposed.							
37	DGN003	Sliding Glazed Doors and Wall Specifications	2/3 operable + 1/3 solid ratio preferred between classrooms (lessening the opening will compromise the collaborative learning practices).		2/3 operable + 1/3 solid ratio preferred between classrooms (lessening the opening will compromise the collaborative learning practices).			2/3 operable + 1/3 solid not achieved between learning spaces and learning common. Small IR wall added to both sides.							
38	DG31.07/DG41.15/DG43.11	Concrete Pavement Finishes	Pavement walkways to have broom finish		Pavement walkways to have broom finish			Departure to allow broom finish							
39	0431 Cladding	Paint Finish	Requirement to use prefinished materials		Requirement to use prefinished materials			Proposed to paint the blockwork for the undercroft wall							
<b>ARCHITECTURE - Specification Guidelines review</b>															
40	SG511	No plywood backing to pinboards	Pinboard Substrate Description: Plywood wall lining which has been treated to prevent attack by termites.		Pinboard Substrate Description: Plywood wall lining which has been treated to prevent attack by termites.			No plywood backing to pinboards proposed.							
41	SG274	Coloured concrete	Provide coloured concrete in exposed outdoor areas		Provide coloured concrete in exposed outdoor areas			Exclude coloured concrete.							
42	SG053.1	Terrace Partitions required	Terrace partitions required		Terrace partitions required			Compact Laminated partitions to be used in lieu of terrazzo to limit cost.							
43	SG281_3.1	Connection of downpipes	Turn up the drain branch pipe(s) with a suitable level in direct line with the downpipe. Leave space between pipe cover and bottom of downpipe as shown on drawing.		Turn up the drain branch pipe(s) with a suitable level in direct line with the downpipe. Leave space between pipe cover and bottom of downpipe as shown on drawing.			In compliance with DG23.14, hard connections are required for recycled water systems for complete non-contamination of system use.							
44	SG455	Keying Schedule / Register	The EFSG nominates a standard keying system with 3 keying categories: KD Keys to other buildings which has a unique key which will operate that lock only. KA Keys to other buildings which have the same key, but they will not operate any keys outside the group. The EFSG nominates multiple groups in keyed alike e.g. keyed alike toilet / entry. KB Master keyed. The master key will operate all the locks in the BK group in addition to their KD or KA keys. The EFSG nominates multiple separate master key groups e.g. Admin Key for Learning Spaces, A master key for Maintenance and Cleaning, etc.		The EFSG nominates a standard keying system with 3 keying categories: KD Keys to other buildings which has a unique key which will operate that lock only. KA Keys to other buildings which have the same key, but they will not operate any keys outside the group. The EFSG nominates multiple groups in keyed alike e.g. keyed alike toilet / entry. KB Master keyed. The master key will operate all the locks in the BK group in addition to their KD or KA keys. The EFSG nominates multiple separate master key groups e.g. Admin Key for Learning Spaces, A master key for Maintenance and Cleaning, etc.			The Endorsed keying schedule works on a different tiered system with 1 Overall Master key with different subcategories beneath nominated by the principle. Additionally, there is a separate Key which only opens EDB cupboards.							
45	Worksection 455	Door hardware	Door hardware as specified in Worksection 455		Door hardware as specified in Worksection 455			Proposing alternate hardware to match other hardware throughout school, comply with fire security and access standards, and required door types.							

**MODULES - MODULAR CONSTRUCTION**