

CONCEPT PLAN AUTHORISATION
AND
REQUEST FOR DIRECTOR GENERAL'S REQUIREMENTS

GRAYTHWAITE

20 Edward Street, North Sydney

Prepared on behalf of
Sydney Church of England Grammar School (Shore), North Sydney

AUGUST 2010

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1.0 INTRODUCTION

This report has been prepared by Robinson Urban Planning on behalf of Sydney Church of England Grammar School North Sydney (**Shore**) and relates to a Project to conserve and restore existing buildings and develop new educational facilities (the **Project**) on the Graythwaite site at 20 Edward Street, North Sydney and part of the existing Shore site (the **site**).

This submission requests three things:

1. Declaration that the Project is one to which Part 3A of the *Environmental Planning and Assessment Act 1979* (**E&PA Act**) applies (under Clause 6 of *State Environmental Planning Policy (Major Development) 2005* (the **Major Development SEPP**))
2. Authorisation of the lodgement of a Concept Plan and Project Application for Stage 1 under Section 75M(1) of the E&PA Act
3. The issuing of Director General's Environmental Assessment Requirements (**DGRs**) for the Project under Section 75F(2) of the E&PA Act.

This submission describes the site and Project and briefly outlines the preliminary environmental assessment to assist in drafting the DGRs.



Figure 1 – Site location plan



Figure 2 – Aerial photograph

2.0 SITE AND LOCALITY

Location	Edward & Union Streets, North Sydney (Figures 1 & 2).
Real property description	Lot 2 DP 539853 and part of Lot 1 DP 120268.
Site area	2.7 ha (approximately)
Zoning	Special Use Zone (Hospital), North Sydney Local Environmental Plan 2001 (LEP 2001) (Figure 3).
Frontages	Union Street and Edward Street
Existing uses	The Graythwaite site is occupied by a three storey sandstone house (built in stages between 1832 and 1890), sandstone stables, the Tom O'Neill centre, Coach House and Ward Building. These buildings, which are now in a poor state of repair, were used as a convalescent home for Australian soldiers on their return from the World War I. The grounds on which Graythwaite is located retains intact the size and configuration of the 1873 subdivision. The original garden which surrounds the building enjoys expansive harbour views and vistas to the south and west.
Heritage listing	Graythwaite is listed as a heritage item on the State Heritage Register (SHR). Schedule 3 to LEP 2001 identifies Graythwaite, the outbuildings and grounds as a heritage item with State Significance with significant interiors. It is also listed on the National Trust Register and the Register of the National Estate. There are numerous heritage items (and two conservation areas) in its vicinity (including the Shore site). Figure 4 is an extract from the Heritage Map to LEP 2001.
Railway	The North Shore Railway line passes beneath the site, emerging at the site's western boundary near Bank Street.
Adjoining uses	North Land to the north of Graythwaite is occupied by Shore Preparatory School in the Special Use Zone (School). Further north are dwelling houses facing Lord Street (in the Residential A2 Zone).

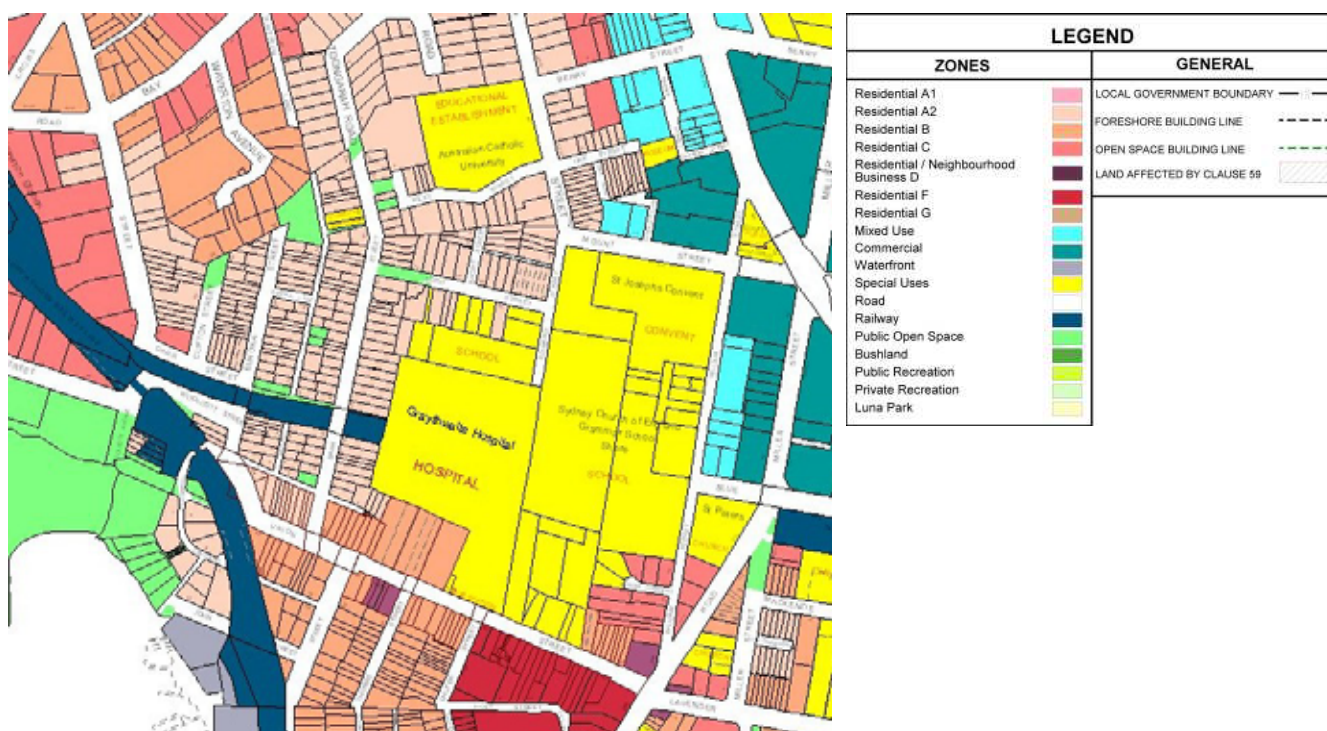


Figure 3 – Zoning map (LEP 2001)

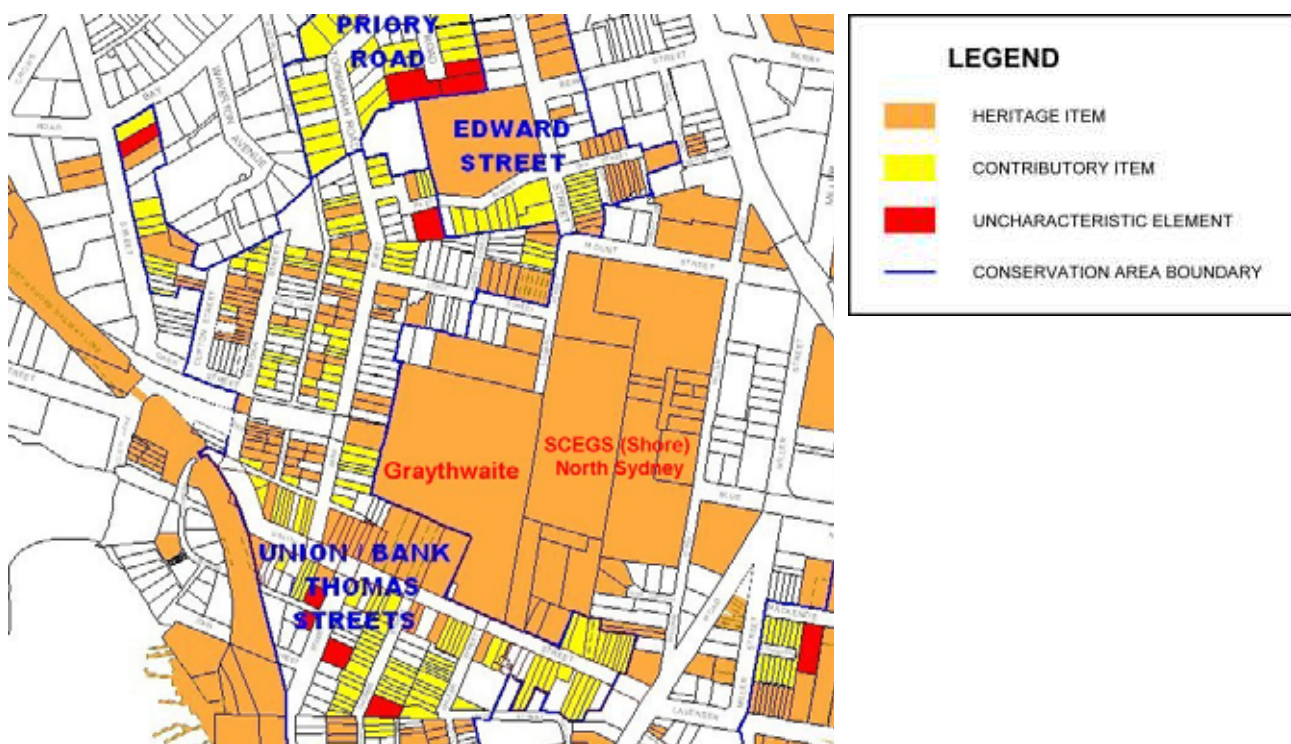


Figure 4 – Heritage map (LEP 2001)

Adjoining uses (cont.)	South	Land to the south is occupied by dwelling houses in the Residential B Zone facing Union Street. A small group of shops on the south side of Union Street is in the Residential/Neighbourhood Business D Zone. To the south-east, on the south side of Union Street, land is in the Residential F Zone (McMahons Point). This area is occupied by a mix of residential and commercial/light industrial uses.
	East	Shore Senior School, which is in the Special Use Zone (School), occupies the entire eastern boundary of the site.
	West	Land to the west is occupied by dwelling houses facing Bank Street (in the Residential A2 Zone) and the North Shore Railway Line (at 17 to 23 Bank Street, in the Railway Zone).

3.0 THE PROJECT

Shore purchased the site with the objective of integrating it with the existing Shore School to create one educational campus for the present and future School community. (Incidentally this has resulted in the reunification of the entire land holdings and buildings originally held by Sir Thomas Dibbs).

Tanner Architects and P D Mayoh Pty Ltd have completed extensive site analysis and master planning work for the site (contributing in part to a new Conservation Management Plan (**CMP**) for the site). The master planning work, shown on the following plans/sections by Tanner, comprises:

1. Three stages of development to be completed over 10 to 15 years, comprising:

Stage 1

- Conservation and refurbishment of the Graythwaite House (**the house**), Coach House, Tom O'Neill building and associated garden area (the house will not be used for school classes but rather for administrative support and other activities, including perhaps the School archives)
- Drainage and Stormwater improvements, site levelling and landscaping of the site (significantly on the middle and lower terraces)
- Transport, traffic, parking and access improvements to the Graythwaite and Shore sites (spread over Stages 1 to 3)
- Miscellaneous works including site fencing
- No anticipated increase in student or staff population

Stage 2

- Development of a new building to the north of the house which may be used for education or administration purposes
- Demolition of the Ward building to the east of the house
- Construction of two new buildings to the east of the house for classrooms, teaching or other educational facilities
- Capacity or potential to accommodate approximately 100 students and 10 staff

Stage 3

- Construction of two new buildings to the west of the house for classrooms, teaching or other educational facilities
- Capacity or potential to accommodate approximately 400 students and 40 staff
- Potential demolition of the Tom O'Neill Centre

2. Additional gross floor area (new buildings) of approximately 5,500m²

3. Capacity or potential to accommodate approximately 500 students and 50 staff

The master plan for Stages 1 to 3 (including building footprints/envelopes) would be the subject of an application for Concept Plan approval. Stage 1 works are to be the subject of a Project Application (to be commenced as soon as practicable to ensure that the house is restored as soon as possible). Further Project Applications would be submitted for Stages 2 and 3.

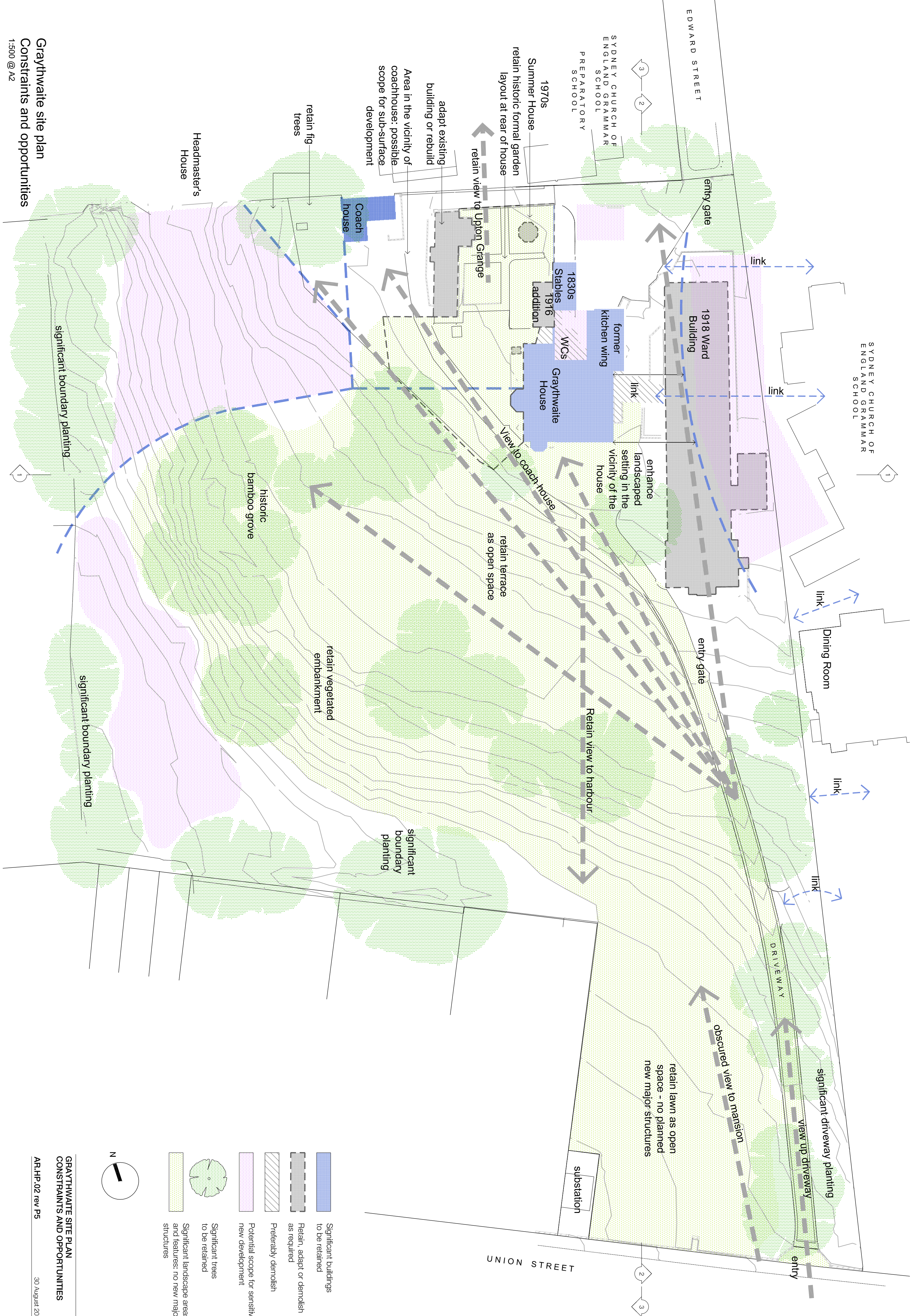
Separate to this Part 3A application, it is planned to seek approval to undertake temporary works to prevent further deterioration of the house.

The approximate *Capital Investment Value*¹ of the Project is >\$30 million (based upon the attached advice of Altus Page Kirkland in **Appendix A**).

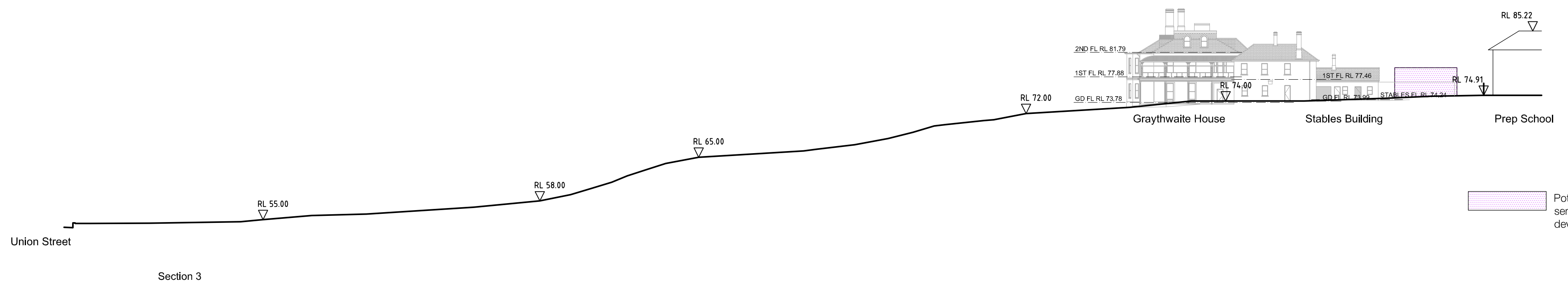
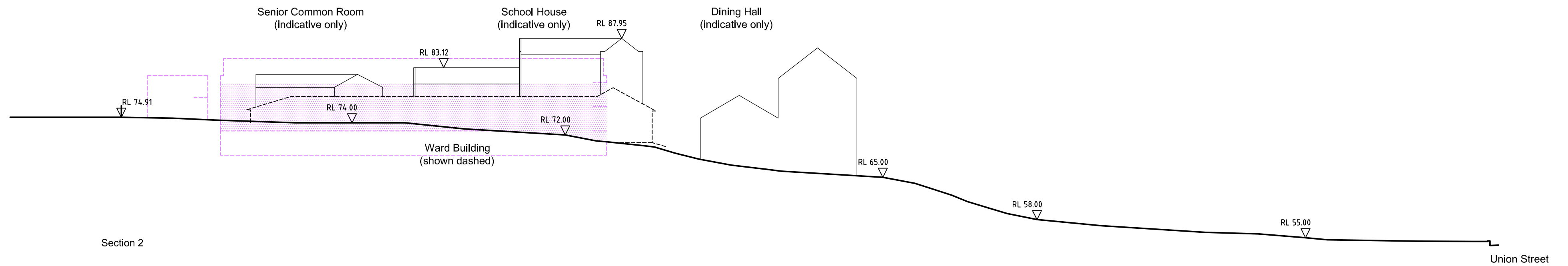
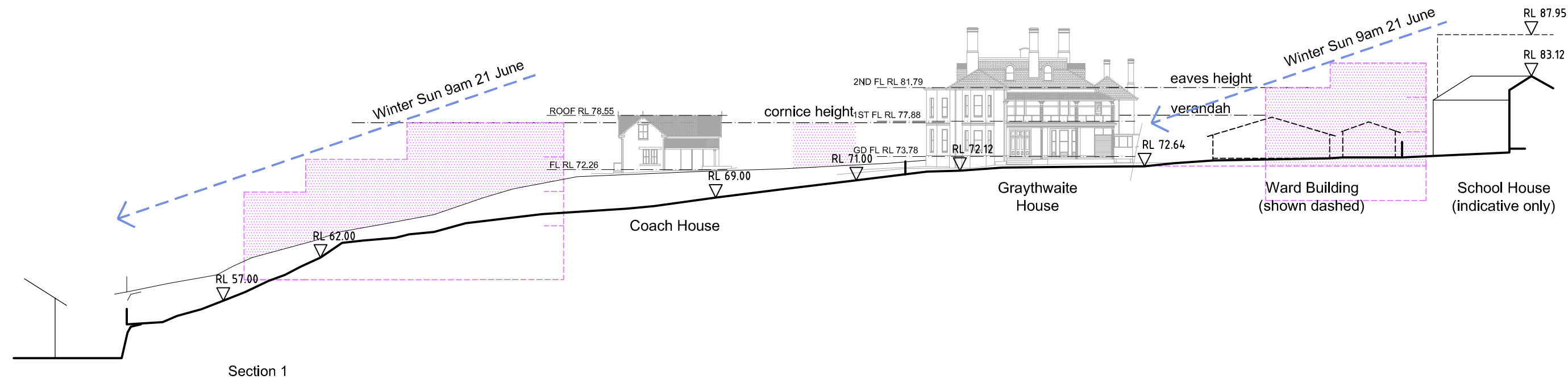
Shore intends to undertake the works proposed by the Concept Plan in parallel with other works on their North Sydney and Northbridge sites. These other works will be the subject of separate applications for consent.

¹ Pursuant to clause 3(2)(a) of SEPP Major Projects:

*the **capital investment value** of development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST, as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth, and land costs)*







Potential scope for sensitive new development

Graythwaite site sections
Constraints and opportunities
1:500

GRAYTHWAITE SITE PLAN
CONSTRAINTS AND OPPORTUNITIES

AR.HP.03 rev P5

19 August 2010

tanner Architects

NSW Nominated Architects: Robert Denton 5782 Alex Kibble 6015

4.0 PRELIMINARY ENVIRONMENTAL ASSESSMENT

4.1 State Environmental Planning Policies (SEPPs)

Major Development SEPP

Clause 6 of the Major Development SEPP provides (amongst other things) that development described in Schedule 1 (Classes of development) of the SEPP is declared to be a project to which Part 3A of the EP&A Act applies.

Schedule 1 lists certain classes of development to be assessed under Part 3A. Group 7 - Health and public service facilities sets the following threshold for *educational facilities*:

20 Educational facilities

Development for the purpose of teaching or research (including universities, TAFE or schools) that has a capital investment value of more than \$30 million.

The Project (as described above) is an *educational facility* and has a Capital Investment Value in excess of the \$30 million threshold (refer **Appendix A**). Therefore, in accordance with Clause 6 of the Major Development SEPP, the Minister for Planning (or his delegate) is requested to form the opinion that the Project to be one to which Part 3A of the E&PA Act applies.

Infrastructure SEPP

The Infrastructure SEPP is a detailed policy that addresses a multitude of approval and referral processes for infrastructure projects and sites adjoining State infrastructure. The divisions of the Infrastructure SEPP that relate to educational establishments, railway corridors and traffic generating developments are relevant to the Project. A summary of these divisions follows.

Division 3 Educational establishments

Clause 28(1A) and 28(2)(b) of the Infrastructure SEPP are particularly relevant to the Project as they permit with consent:

1. The **development** of an *educational establishment* (on behalf of a person other than a public authority) on land in a *prescribed zone*² (Clause 28(1A)). It is

² Pursuant to the Infrastructure SEPP, clause 27 (using my emphasis):

prescribed zone means any of the following land use zones or a land use zone that is equivalent to any of those zones:

(a) RU2 Rural Landscape,

reasonable to presume that the Special Use Zone under LEP 2001 is equivalent to Zone SP1 and/or Zone SP2 under the Standard Instrument; therefore it is a *prescribed zone* for the purpose of Clause 28(1B). Pursuant to clause 28(1B), this clause ceases to have effect three years after its commencement (that is 20 February 2012).

2. The **expansion** of an existing *educational establishment* on land adjacent to an existing *educational establishment* (Clause 28(2)(b)). Clause 28(2)(b) of the Infrastructure SEPP is important as it would enable an expansion of Shore onto the site even though an *educational facility* is prohibited in the Special Use Zone (Hospital) under LEP 2001.

Clause 28 of the Infrastructure SEPP states (using our emphasis):

28 Development permitted with consent

- (1) *Development for the purpose of educational establishments may be carried out by or on behalf of a public authority with consent on land in a prescribed zone.*

(1A) *Development for the purpose of educational establishments may be carried out by or on behalf of a person other than a public authority with consent on land in a prescribed zone.*

- (1B) *Subclause (1A) ceases to have effect 3 years after the commencement of that subclause.*

(2) *Development for any of the following purposes may be carried out by any person with consent on any of the following land:*

- (a) *development for the purpose of educational establishments—on land on which there is an existing educational establishment,*

-
- (b) *RU4 Rural Small Holdings,*
 - (c) *RU5 Village,*
 - (d) *RU6 Transition,*
 - (e) *R1 General Residential,*
 - (f) *R2 Low Density Residential,*
 - (g) *R3 Medium Density Residential,*
 - (h) *R4 High Density Residential,*
 - (i) *R5 Large Lot Residential,*
 - (j) *B1 Neighbourhood Centre,*
 - (k) *B2 Local Centre,*
 - (l) *B3 Commercial Core,*
 - (m) *B4 Mixed Use,*
 - (n) *B5 Business Development,*
 - (o) *B6 Enterprise Corridor,*
 - (p) *B7 Business Park,*
 - (q) *SP1 Special Activities.*
 - (r) *SP2 Infrastructure.*
 - (s) *E4 Environmental Living.*

(b) development for the purpose of the expansion of existing educational establishments—on land adjacent to the existing educational establishment.

- (3) *An educational establishment (including any part of its site and any of its facilities) may be used, with consent, for any community purpose, whether or not it is a commercial use of the establishment.*
- (4) *Subclause (3) does not require consent to carry out development on land if that development could, but for this Policy, be carried out on that land without consent.*

Division 15 Railways

As noted at Section 2.0 of this report, the North Shore Railway is below and immediately adjacent to the site. Pursuant to Division 15 of the Infrastructure SEPP, development within or above a rail corridor which involves excavation and other works (including those that penetrate the ground to a depth of two metres or more), requires the concurrence of the rail authority.

Division 17 Roads and Traffic

Clause 104 of the Infrastructure SEPP applies to traffic generating developments. Schedule 3 of the Infrastructure SEPP lists traffic generating developments that must be referred to the RTA. It includes *educational establishments* with 50 or more students. The Project would allow the site to accommodate up to about 500 students.

SEPP 19 - Bushland in Urban Areas

Retention of existing trees on the site has been maximised by the Concept Plan. Detailed Arboriculture Assessments and an Ecological Study will accompany the Environmental Assessment.

SEPP 55 – Remediation of Land

A preliminary contamination report was prepared as part of the pre-purchase due diligence. A further report has been undertaken to accompany the Environmental Assessment. It addresses remediation measures to address minor contamination issues to ensure that the site is suitable for the proposed school use.

4.2 Local planning controls

LEP 2001

A summary of the relevant provisions under LEP 2001 follows:

- The site is in the Special Uses Zone (Hospital) which prohibits *educational establishments*³. As noted above, Clause 28(1A) and 28(2)(b) of the Infrastructure SEPP override this prohibition.
- The special provisions for Special Use Zones (Clause 34) provide that the objectives and controls applicable to an adjoining zone apply to land in a Special Use Zone. Where a site adjoins more than one zone, the most onerous zone applies (which in this case would be the Residential A2 Zone).
- The site is an item of environmental heritage (listed at Schedule 3 of LEP 2001), is within a heritage conservation area and is in the vicinity of many heritage items (refer extract from the LEP 2001 Heritage Map at **Figure 4**). The conservation incentives under clause 51 of LEP 2001 may enable the grant of consent for use of a heritage item otherwise prohibited in the zone (for example an *education facility* on the Graythwaite site).

North Sydney DCP 2002

DCP 2002 sets out detailed provisions on all aspects of development. The key controls relevant to the Project include:

- **Car parking for educational facilities** – One space per six staff (DCP 2002, Part 9).
- **Lavender Bay Area Character Statement** (DCP 2002, Clause 5.0).
- **Graythwaite Neighbourhood** (DCP 2002, Clause 5.5) – This planning area identifies Graythwaite Hospital as an identity/icon, refers to distant views of the CBD from the site and nominates the trees in the grounds of the site as a natural feature.
- **Graythwaite** (DCP 2002, Clause 5.6) – This planning area encompasses the Graythwaite site. The character statement sets out a desired future outcome for the site.

Other sections of DCP 2002 that may be relevant to the Project include:

- Section 3 Submitting an Application
- Section 4 Notification of Applications

³ Pursuant to the definitions at Schedule 2 of LEP 2001:

educational establishment means a building used as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as an institution or child care centre.

- Section 8 Cultural Resources and Heritage
- Section 14 Erosion and Sediment Control
- Section 15 Stormwater Drainage
- Section 19 Waste Management
- Section 23 Traffic Guidelines for Development
- Section 24 Public Infrastructure

4.3 Other potential environmental effects

Heritage

The site is listed as a heritage item on the SHR and at Schedule 3 of the LEP 2001. The site is located in an area that contains many heritage buildings and heritage conservation areas (see **Figure 4**).

A conservation management plan (**CMP**) has been prepared for the Graythwaite site (*Graythwaite Hospital CMP*, by Graham Edds & Associates for NSW Health Department, dated February 2000). The Heritage Office website notes that this CMP was endorsed by the Heritage Council on 15 August 2000 for a period of five years and that the CMP expired on 15 August 2005.

A new CMP has been prepared by Tanner Architects. Even though approval under the Heritage Act is not necessary if the Project is declared to be a Major Project, the proponent will be seeking endorsement from the Heritage Office. The CMP will be used to guide the Project.

In preparing the new CMP, Tanner Architects has consulted the NSW Heritage Office (including a site visit).

In addition to the new CMP, the Environmental Assessment would be accompanied by a Heritage Impact Statement.

Archaeology and Aboriginal heritage

The historical studies that form part of the new CMP have identified areas of possible in-ground archaeological potential.

The Aboriginal Investigations that support the new CMP conclude that the site does not have any scientific or cultural significance for Aboriginal heritage. In any event, the Environmental Assessment will be accompanied by an assessment on Aboriginal Archaeology.

Transport, traffic and parking

A traffic consultant has undertaken traffic surveys around the site and a travel survey has been completed to identify the mode of transport for existing Shore students and staff.

A Transport and Traffic Assessment will accompany the Environmental Assessment. Specifically the assessment will consider:

- Onsite parking requirements (including compliance with DCP 2002)
- Site access and circulation (including investigation of site access arrangements to both the Shore campus and the site)
- Traffic generation and its impact on intersections and the surrounding local and arterial road network
- Pedestrian environment on the site
- Opportunities to encourage public transport usage

Urban Design

The Project has been designed jointly by Tanner Architects and PD Mayoh. Both practices have extensive expertise in heritage and the design of new school facilities.

Most of the proposed new buildings adjoin the existing Shore campus (apart from the proposed new western buildings) and have been sited and designed to respect the curtilage and outlook of the house and to integrate with the architectural language of existing buildings on the Shore campus.

The proposed western buildings are outside of curtilage of the house and will be sited and designed to minimise any impacts on adjoining residential properties in Bank Street.

Under the new CMP and Concept Plan, there are no planned buildings at the site's Union Street frontage, even though the previous CMP proposed buildings on this part of the site. The new CMP and Concept Plan sites new buildings on the upper terrace to maximise views to and from the house.

Tree retention and landscape design

The Concept Plan has been designed to maximise tree retention and the Environmental Assessment will be accompanied by an Arboriculture Report.

The Environmental Assessment will also be accompanied by a Landscaping Concept for the entire site, with a detailed landscaped plan for Stage 1. The Landscape Concept/Plan will be prepared with careful consideration to the heritage status of vegetation on the site as identified in the CMP.

Threatened Species and Ecological Communities

The site is unlikely to contain any threatened species or ecological communities. In any event the Environmental Assessment will be accompanied by a detailed Ecological Assessment.

Residential amenity issues (noise, overshadowing, views etc)

The Concept Plan has been designed to minimise any significantly adverse impacts upon the amenity of adjoining and nearby residents (through the provision of generous setbacks and retention of existing vegetation). This will be assessed in detail in the Environmental Assessment.

Reflectivity and wind effects are not considered to be relevant issues for the proposed development.

Construction and Waste Management

A Construction Management Plan (supplemented by Statements of Commitment) will accompany the Environmental Assessment and will address the following issues:

- Demolition
- Excavation work methods
- Archaeological issues
- Geotechnical report including any RailCorp requirements
- Groundwater and water extraction
- Noise and vibration management
- Air and water quality
- Construction waste
- Construction traffic management
- Waste Management
- Pedestrian safety
- Site management
- Construction hours
- Construction staging

Drainage and Stormwater

New works have been proposed to manage the groundwater streams that underlie the Graythwaite site to enhance the utility of the middle and lower terraces. Adequate stormwater management infrastructure is proposed to address the impact of the new buildings including requirements for infiltration and rainwater capture.

Utilities and Infrastructure

The existing school buildings are currently serviced for electricity, gas, sewer water, stormwater and telecommunications. Any potential shortfalls in supply will be identified as part of the Environmental Assessment process.

Waste Management

The Environmental Assessment will be accompanied by a waste management plan for the construction and operation phases of the Project.

Social and economic benefits

The Project will have a positive social and economic impact by:

- Providing additional and improved school facilities in the North Sydney area to meet the current and future demands of a growing subregional population
- Generating additional teaching jobs to respond to any increase in the school population
- Generating construction jobs and expenditure
- The restoration of the house, its associated buildings and the site's landscape will immensely improve the heritage status of the State and local listings.

BCA and accessibility

All new buildings will comply with regulations for impaired access.

The Project will be designed to comply with the relevant provisions of the BCA.

Community access

Shore intends to provide community access at nominated times throughout the year (e.g. Heritage Week). The Environmental Assessment would include a statement of commitment on community access to the site.

5.0 CONSULTATION

Prior to submitting this request, Shore has consulted the following organisations:

- **Heritage Council** - On 21 June 2010, representatives of the Heritage Council visited the site for a briefing about Shore's plans in advance of the Heritage Council's review of the CMP. Consultation with the Heritage Council will continue.
- **North Sydney Council and local precinct committee** - Shore has consulted elected Councillors and staff from North Sydney Council and the local precinct committees. Further consultation will be undertaken as part of the Part 3A process.
- **Department of Planning** - As a precursor to submitting this request, representatives of Shore met with the Government and Social Projects Branch of the Department of Planning to discuss their aspirations for the site and the procedures required for a Part 3A application.

6.0 CONCLUSION

This submission relates to a Project to extend Shore onto the adjoining Graythwaite site at North Sydney.

This submission seeks:

1. Declaration that the Project is one to which Part 3A of the E&PA Act applies (under Clause 6 of the Major Development SEPP)
2. Authorisation of the lodgement of a Concept Plan and Project Application for Stage 1 under Section 75M(1) of the E&PA Act
3. The issuing of DGRs for the Project under Section 75F(2) of the E&PA Act.

The Project comprises development that is described in Schedule 1 of the Major Projects SEPP.

This report contains sufficient information to enable the Minister to form an opinion that the development is a Major Development to be dealt with under Part 3A of the EP&A Act and to allow the Director General to issue DGRs for the preparation of the necessary Environmental Assessment.

APPENDIX A

Advice from Altus Page Kirkland, on calculation of the Capital Investment Value

1618CMS003-CIV

30th August 2010

WSP Fitzwalter

Level 1, 41 McLaren Street

North Sydney

NSW 2060

Attention: Nick Reissis

Dear Sir,

Re: Shore School Graythwaite Estate – Capital Investment Value

Further to your request, we wish to confirm our current estimated Capital Investment Value (CIV) for the construction of the entire development for Graythwaite Estate to be **\$38,781,805 excluding GST**.

This allows for the construction/refurbishment of Educational, Student Services, Administration & Car Parking facilities along with associated Playground and Landscaping. A breakdown of the Estimated Cost is attached for reference.

The Capital Investment Value has been calculated in accordance with the definition contained in State Environmental Planning Policy Amendment (Capital Investment Value) 2010 stated as: *"Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than [a] amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A or Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division [b] costs relating to any part of the development or project that is the subject of a separate development consent or project approval [c] land costs (including any costs of marketing and selling land) [d] GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

Should you require any further information please do not hesitate to contact the undersigned.

Yours Faithfully,

Altus Group Cost Management Pty Ltd



Niall McSweeney
Senior Director

Encl. Masterplan Cost Estimate (4 pages)

Project	SHORE SCHOOL, GRAYTHWAITE DEVELOPMENT	
Report	CONCEPT APPLICATION	
Scheme	AUGUST 2010 - MASTERPLAN	
Date	30-Aug-10	
BUILDING	FUNCTIONAL AREA (m2)	TOTAL (\$)
NORTH BUILDING		
NEW WORKS	160	423,450
REFURBISHMENT		
TOTAL FOR NORTH BUILDING	160	423,450
EAST BUILDING		
NEW WORKS	3,971	10,747,018
REFURBISHMENT		
TOTAL FOR EAST BUILDING	3,971	10,747,018
WEST BUILDING		
NEW WORKS	3,265	9,055,678
REFURBISHMENT		
TOTAL FOR WEST BUILDING	3,265	9,055,678
GARDEN ROOM / TOM O'NEIL		
NEW WORKS	88	196,640
REFURBISHMENT		
TOTAL FOR TOM O'NEIL	88	196,640
GRAYTHWAITE		
NEW WORKS		
REFURBISHMENT	874	3,580,907
TOTAL FOR GRAYTHWAITE	874	3,580,907
COACH HOUSE		
NEW WORKS		
REFURBISHMENT	130	365,299
TOTAL FOR COACH HOUSE	130	365,299
TOM O'NEIL		
NEW WORKS		
REFURBISHMENT	113	169,650
TOTAL FOR TOM O'NEIL	113	169,650
LANDSCAPING		
NEW WORKS	3,809	2,273,375
REFURBISHMENT		
TOTAL FOR LANDSCAPING	3,809	2,273,375
NEW WORKS	11,293	22,696,160
REFURBISHMENT	1,117	4,115,856
TOTAL	12,410	26,812,016

Project	SHORE SCHOOL, GRAYTHWAITE DEVELOPMENT
Report	CONCEPT APPLICATION
Scheme	AUGUST 2010 - MASTERPLAN
Date	30-Aug-10
FURNITURE, FITTINGS & EQUIPMENT	\$2,506,523
<u>DEMOLITION / SITE PREPARATION / SERVICES / SITE UPGRADES</u>	
DEMOLITION	\$113,080
SITE PREPARATION	\$413,186
TEMPORARY WORKS AND STAGING COST	\$250,000
DIVERSION TO SERVICES INFRASTRUCTURE	\$300,000
ELECTRICAL INFRASTRUCTURE WORKS	\$500,000
COMMUNICATIONS INFRASTRUCTURE WORKS	\$200,000
SEWER UPGRADE	\$150,000
STORMWATER UPGRADE	\$120,000
STORMWATER DETENTION TANKS AND RETICULATION	\$400,000
WATER MAIN UPGRADE	\$100,000
GAS UPGRADE	\$50,000
TOTAL DEMOLITION / SITE PREPARATION / SERVICES / SITE UPGRADES	\$2,596,266
SUBTOTAL	31,914,805
<u>FEES & CHARGES</u>	
DESIGN & CONSULTANT FEES	\$3,960,000
CONTINGENCIES	\$2,907,000
TOTAL DEVELOPMENT COST (excl GST)	\$38,781,805
<p>1. The following items are excluded from this estimate:</p> <ul style="list-style-type: none"> - AV and IT equipments - Site decontamination and remediation - Works outside site boundary - Upgrading of Ward Building for general use - Escalation beyond Aug 2010 - Land costs, holding costs and stamp duty - Latent Conditions, Unspecified Heritage Works and the like - Council and Authorities Fees and Charges - Contribution for state infrastructure funds - GST <p>2. The following assumptions have been made:</p> <ul style="list-style-type: none"> - All rates are inclusive of Preliminaries & Margin 	

Project Report Date		SHORE SCHOOL, GRAYTHWAITE DEVELOPMENT CONCEPT APPLICATION 30-Aug-10									
BUILDING	DESCRIPTION	EDUCATIONAL FACILITIES	STUDENT SERVICES	ADMINISTRATION	ARCHIVING/ STORAGE	CIRCULATION	SPECIAL EDUCATIONAL	CARPARKING	PLAYGROUND	REFURBISH	TOTAL
NEW WORKS											
NORTH BUILDING	Functional Area (m2)			75	75	10					160
	Rate/m2			\$ 2,005	\$ 3,270	\$ 2,776					\$ 2,647
	Nett total for NORTH BUILDING (\$)	\$ -	\$ -	\$ 150,400	\$ 245,250	\$ 27,800	\$ -	\$ -	\$ -	\$ -	\$ 423,450
	Lift Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total for NORTH BUILDING (\$)	\$ -	\$ -	\$ 150,400	\$ 245,250	\$ 27,800	\$ -	\$ -	\$ -	\$ -	\$ 423,450
EAST BUILDING (Incl Special Education & Carparking)	Functional Area (m2)	1,465	142	84	-	1,110	428	743			3,971
	Rate/m2	\$ 2,916	\$ 2,245	\$ 2,005	\$ 1,569	\$ 2,776	\$ 4,131	\$ 1,336			\$ 2,707
	Nett total for EAST BUILDING (\$)	\$ 4,270,482	\$ 317,668	\$ 168,420	\$ -	\$ 3,081,638	\$ 1,766,003	\$ 992,808	\$ -	\$ -	\$ 10,597,018
	Lift Cost	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
	Total for EAST BUILDING (\$)	\$ 4,420,482	\$ 317,668	\$ 168,420	\$ -	\$ 3,081,638	\$ 1,766,003	\$ 992,808	\$ -	\$ -	\$ 10,747,018
WEST BUILDING	Functional Area (m2)	1,887	-	501	40	837	-	-			3,265
	Rate/m2	\$ 3,012		\$ 1,869	\$ 2,375	\$ 2,616					\$ 2,773
	Nett total for WEST BUILDING (\$)	\$ 5,683,644	\$ -	\$ 936,369	\$ 95,000	\$ 2,190,665	\$ -	\$ -	\$ -	\$ -	\$ 8,905,678
	Lift Cost	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
	Total for WEST BUILDING (\$)	\$ 5,833,644	\$ -	\$ 936,369	\$ 95,000	\$ 2,190,665	\$ -	\$ -	\$ -	\$ -	\$ 9,055,678
GARDEN ROOM / TOM O'NEIL	Functional Area (m2)	-	-	60	-	28	-	-	-		88
	Rate/m2	\$ 2,916	\$ 2,245	\$ 2,005	\$ 1,569	\$ 2,776	\$ 4,131	\$ 1,336	\$ 1,446		\$ 2,247
	Nett Total for TOM O'NEIL (\$)	\$ -	\$ -	\$ 120,300	\$ -	\$ 76,340	\$ -	\$ -	\$ -	\$ -	\$ 196,640
	Lift Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total for TOM O'NEIL (\$)	\$ -	\$ -	\$ 120,300	\$ -	\$ 76,340	\$ -	\$ -	\$ -	\$ -	\$ 196,640
LANDSCAPING/ EXTERNAL WORK	Functional Area (m2)								3,809		3,809
	Rate/m2								\$ 597		\$ 597
	Total for LANDSCAPING (\$)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,273,375	\$ -	\$ 2,273,375
TOTAL AREA NEW WORKS - Functional Area (M2)		3,352	142	720	115	1,985	428	743	3,809	-	11,293
TOTAL FOR NEW WORKS (\$)		\$ 10,254,126	\$ 317,668	\$ 1,375,489	\$ 340,250	\$ 5,376,442	\$ 1,766,003	\$ 992,808	\$ 2,273,375	\$ -	\$ 22,696,160
REFURBISHMENT WORKS - Refer to attached breakdown											
GRAYTHWAITE										874	874
									\$ 4,098		\$ 4,098
	Total for GRAYTHWAITE ESTATE (\$)								\$ 3,580,907		\$ 3,580,907
COACH HOUSE										130	130
									\$ 2,804		\$ 2,804
	Total for COACH HOUSE (\$)								\$ 365,299		\$ 365,299
TOM O'NEIL										113	113
									\$ 1,500		\$ 1,500
	Total for TOM O'NEIL (\$)								\$ 169,650		\$ 169,650
TOTAL AREA REFURBISHMENT - Functional Area (M2)		-	-	-	-	-	-	-	-	1,117	1,117
TOTAL FOR REFURBISHMENT (\$)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,115,856	\$ 4,115,856
TOTAL AREA (NEW & REFURB) - Functional Area (M2)		3,352	142	720	115	1,985	428	743	3,809	1,117	12,410
TOTAL COST FOR (NEW & REFURB) (\$)		\$ 10,254,126	\$ 317,668	\$ 1,375,489	\$ 340,250	\$ 5,376,442	\$ 1,766,003	\$ 992,808	\$ 2,273,375	\$ 4,115,856	\$ 26,812,016

Project Report Date		SHORE SCHOOL, GRAYTHWAITE DEVELOPMENT CONCEPT APPLICATION 30-Aug-10									
BUILDING	DESCRIPTION	EDUCATIONAL FACILITIES	STUDENT SERVICES	ADMINISTRATION	ARCHIVING/ STORAGE	CIRCULATION	SPECIAL EDUCATIONAL	CARPARKING	PLAYGROUND	REFURBISH	TOTAL
FURNITURE, FITTINGS & EQUIPMENT											
FURNITURE, FITTINGS & EQUIPMENT (FF&E)	Functional Area (m2)	3,352	142	720	115	-	428	743	-	670	5,499
	Rate/m2	\$ 450	\$ 450	\$ 350	\$ 350	\$ -	\$ 850	\$ 150	\$ -	\$ 250	456
	Total for FF&E (\$)	\$ 1,508,175	\$ 63,675	\$ 252,000	\$ 40,250	\$ -	\$ 363,375	\$ 111,468	\$ -	\$ 167,580	\$ 2,506,523
DEMOLITION/SITE PREPARATION											
DEMOLITION											\$ 113,080
SITE PREPARATION											\$ 413,186
TEMPORARY WORKS AND STAGING COST											\$ 250,000
SERVICES/SITE UPGRADE											
DIVERSION TO SERVICES INFRASTRUCTURE											\$ 300,000
ELECTRICAL INFRASTRUCTURE WORKS											\$ 500,000
COMMUNICATIONS INFRASTRUCTURE WORKS											\$ 200,000
SEWER UPGRADE											\$ 150,000
STORMWATER UPGRADE											\$ 120,000
STORMWATER DETENTION TANKS AND RETICULATION											\$ 400,000
WATER MAIN UPGRADE											\$ 100,000
GAS UPGRADE											\$ 50,000
TOTAL DEMOLITION / SITE PREPARATION / SERVICES / SITE UPGRADES											\$ 2,596,266
SUBTOTAL											\$ 31,914,805
FEES & CHARGES											
DESIGN & CONSULTANT FEES (12% for new & 15% for refurb)		\$ 1,723,000	\$ 46,000	\$ 195,000	\$ 46,000	\$ 645,000	\$ 256,000	\$ 133,000	\$ 273,000	\$ 643,000	\$ 3,960,000
CONTINGENCIES (7% for new & 15% for refurb)		\$ 1,126,000	\$ 30,000	\$ 128,000	\$ 30,000	\$ 422,000	\$ 167,000	\$ 87,000	\$ 178,000	\$ 739,000	\$ 2,907,000
TOTAL DEVELOPMENT COST											\$ 38,781,805