

APPLICATION ON NOTIFICATION – CROWN DEVELOPMENT

Type of development:	SECTION 49 - STATE AGENCY DEVELOPMENT
Development Number:	580/V024/20
Applicant:	Department of Planning, Transport and Infrastructure
Nature of Development:	Redevelopment of Mount Barker Primary School comprising: demolition of existing buildings 1, 2 and 8; construction of new two storey building; construction of new retaining walls, fences, kitchen garden, nature play area and landscaping; and associated site and civil works.
Subject Land:	2A Dumas Street, Mount Barker (Mount Barker Primary School)
Development Plan:	Mount Barker District Council Development Plan (Consolidated 8 August 2017).
Zone / Policy Area:	Regional Town Centre Zone (Auchendarroch Community Policy Area 6)
Contact Officer:	Laura Kerber
Phone Number:	7109 7073
Consultation Start Date:	Wednesday 24 June 2020
Consultation Close Date:	Thursday 16 July 2020
<p>During the notification period, the application documentation can be viewed on the SA Planning Portal: https://www.saplanningportal.sa.gov.au/public_notices.</p>	

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

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

Postal Address:

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

Street Address:

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

Email Address: scapreps@sa.gov.au

**DEVELOPMENT ACT, 1993
S49 – CROWN DEVELOPMENT
REPRESENTATION ON APPLICATION**

Applicant: Department of Planning, Transport and Infrastructure
Development Number: 580/V024/20
Nature of Development: Redevelopment of Mount Barker Primary School comprising: demolition of existing buildings 1, 2 and 8; construction of new two storey building; construction of new retaining walls, fences, kitchen garden, nature play area and landscaping; and associated site and civil works.
Zone / Policy Area: Regional Town Centre Zone (Auchendarroch Community Policy Area 6)
Subject Land: 2A Dumas Street, Mount Barker (Mount Barker Primary School)
Contact Officer: Laura Kerber
Phone Number: 08 7109 7073
Close Date: 16 July 2020

My Name: _____ My phone number: _____

Primary method(s) of contact: _____ Email: _____
Postal Address: _____ Postcode: _____

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

- My interests are:
(please tick one)
- owner of local property
 - occupier of local property
 - a representative of a company/other organisation affected by the proposal
 - a private citizen

The address of the property affected is: _____
Postcode _____

- My interests are:
(please tick one)
- I support the development
 - I support the development with some concerns
 - I oppose the development

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

- I:**
- wish to be heard in support of my submission
 - do not wish to be heard in support of my submission
- (please tick one) (Please tick one)
- By:**
- appearing personally
 - being represented by the following person
- (please tick one) (Please tick one)

Signature: _____
Date: _____

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

SECTION 49 & 49A – CROWN DEVELOPMENT DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

FOR OFFICE USE

COUNCIL: MT. BARKER DISTRICT
 APPLICANT: DEPT. OF PLANNING,
TRANSPORT INFRASTRUCTURE
 ADDRESS: PO BOX 967 ADELAIDE SA.
 CROWN AGENCY: EDUCATION

DEVELOPMENT No: _____
 PREVIOUS DEVELOPMENT No: _____
 DATE RECEIVED: / /

CONTACT PERSON FOR FURTHER INFORMATION

Name: ANDREW SWAIN (WILTSHIRE SWAIN)
 Telephone: 0437322705 [work] 7324 2012 [Ah]
 Fax: _____ [work] _____ [Ah]
 Email: a.swain@wiltshireswain.com.au

<input type="checkbox"/> Complying <input type="checkbox"/> Merit <input type="checkbox"/> Public Notification <input type="checkbox"/> Referrals	Decision: _____ Type: _____ Finalised: / /
--	--

NOTE TO APPLICANTS:

(1) All sections of this form must be completed. The site of the development must be accurately identified and the nature of the proposal adequately described. If the expected development cost of this Section 49 or Section 49A application exceeds \$100,000 (excl. fit-out) or the development involves the division of land (with the creation of additional allotments) it will be subject to those fees as outlined in Item 1 of Schedule 6 of the *Development Regulations 2008*. Proposals over \$4 million (excl. fit-out) will be subject to public notification and advertising fees.
 (2) Three copies of the application should also be provided.

	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Additional:	_____	_____	_____	_____
Minister's Approval	_____	_____	_____	_____

EXISTING USE: PRIMARY SCHOOL

DESCRIPTION OF PROPOSED DEVELOPMENT: DEMOLITION OF EXISTING SCHOOL BUILDINGS.
CONSTRUCTION OF NEW TWO STOREY ADMINISTRATION AND CLASSROOM BUILDING. CIVIL AND LANDSCAPE WORKS.

LOCATION OF PROPOSED DEVELOPMENT:

House No: 2A Lot No: _____ Street: DUMAS ST Town/Suburb: MT. BARKER.
 Section No [full/part] _____ Hundred: MACCLEFIELD Volume: 6076 Folio: 796
 Section No [full/part] _____ Hundred: _____ Volume: _____ Folio: _____

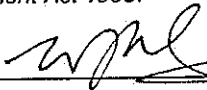
LAND DIVISION: — N/A.

Site Area [m²] _____ Reserve Area [m²] _____ No of existing allotments _____
 Number of additional allotments [excluding road and reserve]: _____ Lease: YES NO

DEVELOPMENT COST [do not include any fit-out costs]: \$ 8.4 m.

POWERLINE SETBACKS: Pursuant to Schedule 5 (2a)(1) of the *Development Regulations 2008*, if this application is for a building it will be forwarded to the Office of the Technical Regulator for comment unless the applicant provides a declaration to confirm that the building meets the required setback distances from existing powerlines. The declaration form and further information on electricity infrastructure and clearance distances can be downloaded from the DPLG website (www.dac.sa.gov.au).

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the *Development Act 1993*.

SIGNATURE:  A. SWAIN OF
WILTSHIRE SWAIN PTY LTD FOR AND
ON BEHALF OF THE APPLICANT.

Dated: 4 10 2020

DEVELOPMENT REGULATIONS 2008
Form of Declaration (Schedule 5 clause 2A)



Government
of South Australia

To: SCAP

From: WILTSHIRE SWAIN PTY LTD

Date of Application: 4/5/2020

Location of Proposed Development: MT. BARKER PRIMARY SCHOOL.

House No: 2A Lot No: _____ Street: DUMAS

Town/Suburb: MT. BARKER.

Section No (full/part): _____ Hundred: MACQUEFIELD.

Volume: 6076 Folio: 796

Nature of Proposed Development:

DEMOLITION OF EXISTING SCHOOL BUILDINGS.
CONSTRUCTION OF NEW TWO STOREY ADMINISTRATION
AND CLASSROOM BUILDING. CIVIL AND LANDSCAPE
WORKS.

I ANDREW SWAIN. being the applicant/ a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

Signed: 

Date: 4/5/2020.



Note 1

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

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

Note 2

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

- a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
- b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3

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

Note 4

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

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

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

Note 5

An information brochure: 'Building Safely Near Powerlines' has been prepared by the Technical Regulator to assist applicants and other interested persons.

This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at sa.gov.au/energy/powerlinesafety

Note 6

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

wiltshire swain pty ltd
28 Crowther Street Adelaide SA 5000
PO Box 1092 Unley SA 5061

t 08 7324 2812

architects@wiltshireswain.com.au
wiltshireswain.com.au

wiltshire + swain
architecture | interior | health facility design

18044/Let019.docx
Date: 4th May 2020

State Commission Assessment Panel
Level 5, 50 Flinders Street
ADELAIDE SA 5000
Email: scapadmin@sa.gov.au.

The Secretary,

**RE: Mt Barker Primary School Redevelopment
Development Approval Application**

On behalf of the Applicant, Department for Planning Transport and Infrastructure (DPTI), please find enclosed the following information in respect to the Development Approval Application for the Mt Barker Primary School Redevelopment. The proposed development is for the construction of a new Primary school building on the site of the existing Primary school, located at 2A Dumas Street, Mt Barker SA 5251.

Application outline

The following key stakeholders are involved in the project:

- Applicant: Department for Planning, Transport and Infrastructure. (DPTI)
Applicants address: GPO Box 967, Adelaide, SA, 5001
- Crown Agency: Department for Education. (DE)
- Architect: Wiltshire Swain Pty Ltd. Contact: Mr Andrew Swain.

Works:

Due to the poor condition of the current facilities and Mount Barker Primary School enrolments predictions, this project will encompass a redevelopment of key teaching and administration functions for the existing Primary school.

The project will deliver a new two story building comprising of:

- 10 General Learning Areas (GLA) and 3 Serviced Learning Areas (SLA).
- New Disability Unit (DU) comprising 3 GLA and 1 SLA.
- New administration facilities, including offices, staff facilities and amenities.
- General building amenities including toilet facilities, lift access, etc.

To facilitate this new building, several building will be demolished in a staged arrangement, to allow the ongoing continuity of the teaching programs within the school.

Supporting information:

Enclosed in this application is the following information:

- Development Application Form dated 04/05/2020
- Schedule 5, Clause 2A Declaration
- Design statement, Memo 002 (v.03) dated 04/05/2020.
- Appendices 1-2.

- Appendix 1, Certificates of Title (CT)
- Appendix 2, *Development Application* drawing set dated 04/05/2020.
- Soft copy of all material provided.

Note: Planning application fees will be paid by the Applicant. Please forward an invoice to Department for Planning Transport and Infrastructure C/O Wiltshire Swain Pty Ltd PO Box 1092 UNLEY BC SA 5061.

We trust that the above is satisfactory, however should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully,
wiltshire swain pty ltd

A handwritten signature in black ink, appearing to read 'AS', with a long horizontal line extending to the right.

Andrew Swain
Director

Encl:

CC: Mr Gemma Wood. DPTI
Ms. Flora Bunn, DE

wiltshire swain Pty Ltd
28 Crowther Street Adelaide SA 5000
PO Box 1092 Unley SA 5061

t 08 7324 2812

architects@wiltshireswain.com.au
wiltshireswain.com.au

wiltshire + swain
architecture | interior | health facility design

memo

18044/Memo 002 SCAP Design statement.docx
Date: 4th May 2020

Project: Mt Barker Primary School Redevelopment

To:
The Secretary: State Commission Assessment Panel (SCAP)
Cc:
Gemma Wood, Dept of Planning, Transport and Infrastructure (DPTI)
Flora Bunn Dept for Education (DE)
Joanne Simpson Mt Barker Primary School

From:
Andrew Swain

Pages: 8 pages including cover page

Development Application DESIGN STATEMENT.

A. PROJECT BACKGROUND AND OBJECTIVES

The Mount Barker Primary School Redevelopment Project – An Overview

The Department of Education (DE) was announced in October 2017 this current Capital Works program. The DE program aims to provide refurbished and redeveloped learning facilities in 91 schools across South Australia. The key focus of the program is to provide learning areas more suited for the delivery of contemporary pedagogy in order to improve learning outcomes for students.

Due to the poor condition of the current facilities and Mount Barker Primary School enrolments predictions, this project will encompass a redevelopment of key teaching and administration functions for the existing Primary school.

The project will deliver a new two story building comprising of:

- 10 General Learning Areas (GLA) and 3 Serviced Learning Areas (SLA).
- New Disability Unit (DU) comprising 3 GLA and 1 SLA.
- New administration facilities, including offices, staff facilities and amenities.
- General building amenities including toilet facilities, lift access, etc.

The Project Team

To support design and delivery of the project, a multi-disciplinary project team was established by the Department of Planning, Transport and Infrastructure (DPTI) comprising representatives from:

- wiltshire + swain
- Combe Pearson Reynolds
- SECON
- Capisce QS

B. EXISTING SERVICES AND FACILITIES

Mount Barker Primary is a Department for Education school offering Reception – Year 7 facilities.

The current school, was established on the Dumas Rd site in 1965.

The Disability Unit (DU) which is located on the school site, opened in January 2012 and caters for students with multiple disabilities.

A school dental clinic is co located on site and is managed by SA Health.

Enrolments

DE documentation indicates that the current site has the capacity for 450 students.

Current 2020 enrolments are 385 students.

DE has projected that by 2022, enrolments will reach 440 students.

In 2022 Year 7 students will move to Year 7-12 High schools and school will become R – year 6 facility.

Current buildings

The following building currently form the Primary school facility. Refer Figure 1 for details.

- Building 1 – SAMCON Administration and general teaching – 1974 – 605m²
- Building 2 – SAMCON General teaching – 1974 – 864m²
- Building 3 – SAMCON General teaching – 1974 – 480m²
- Building 8 – Metal transportable general learning area – 1970 – 70m²
- Building 9 – Activity hall – 2009 – 371m²
- Building 10 – Library – BER project – 2010 – 318m²
- Building 11 – Disability unit – 2012 – 250m²
- Building 6 – Dental clinic – 1979 – Managed by SA Health – 71m²

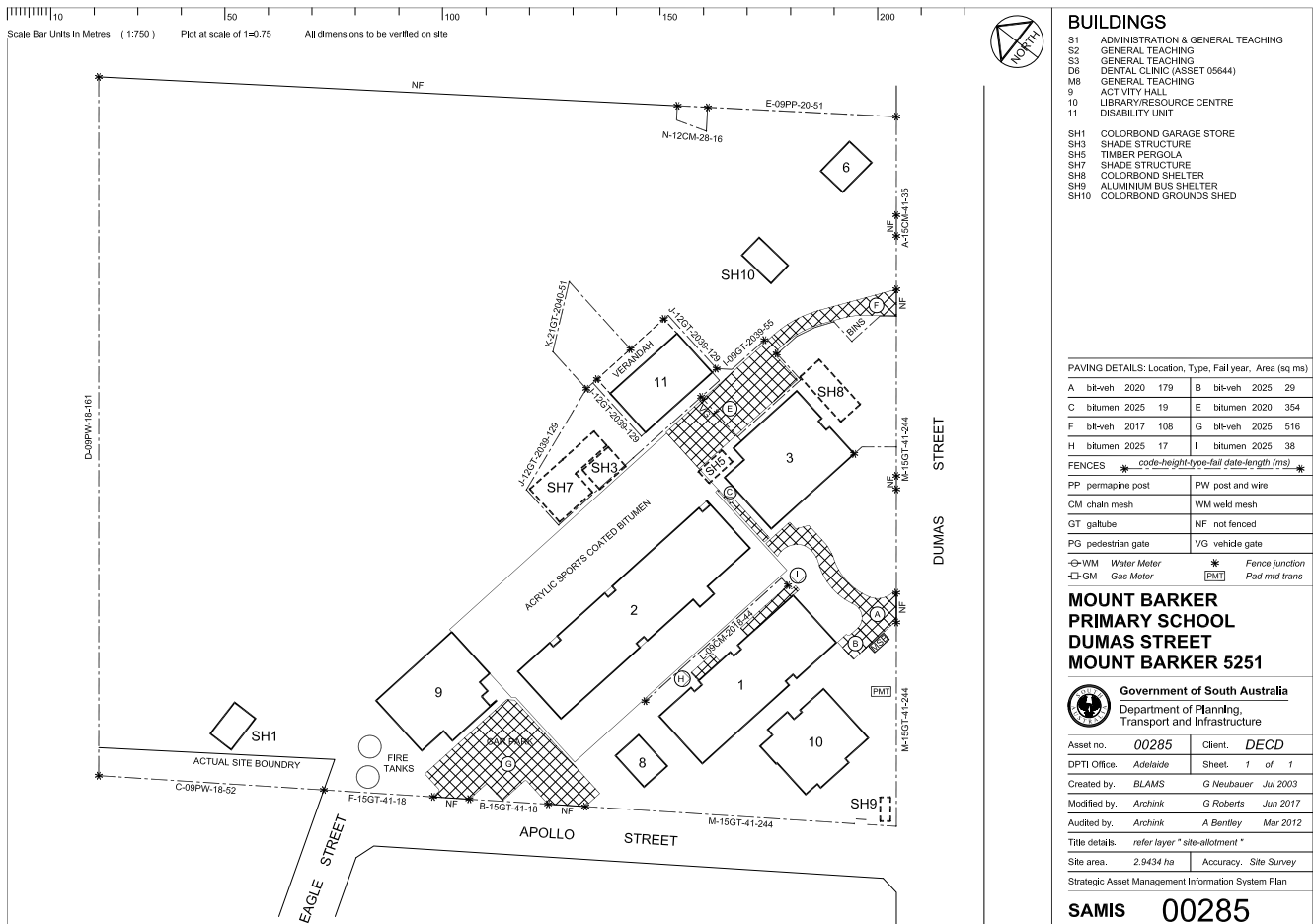


Figure 1. Current site plan and buildings.

SITE – GENERAL

Context and Planning

Certificate of Title

- Volume 6076 Folio 796

Development Plan context.

- Council: Mt Barker District Council
- Zone: Regional Town Centre. (RTCe) Refer Figure 2.
- Policy area: 6 / Auchendarroch Area

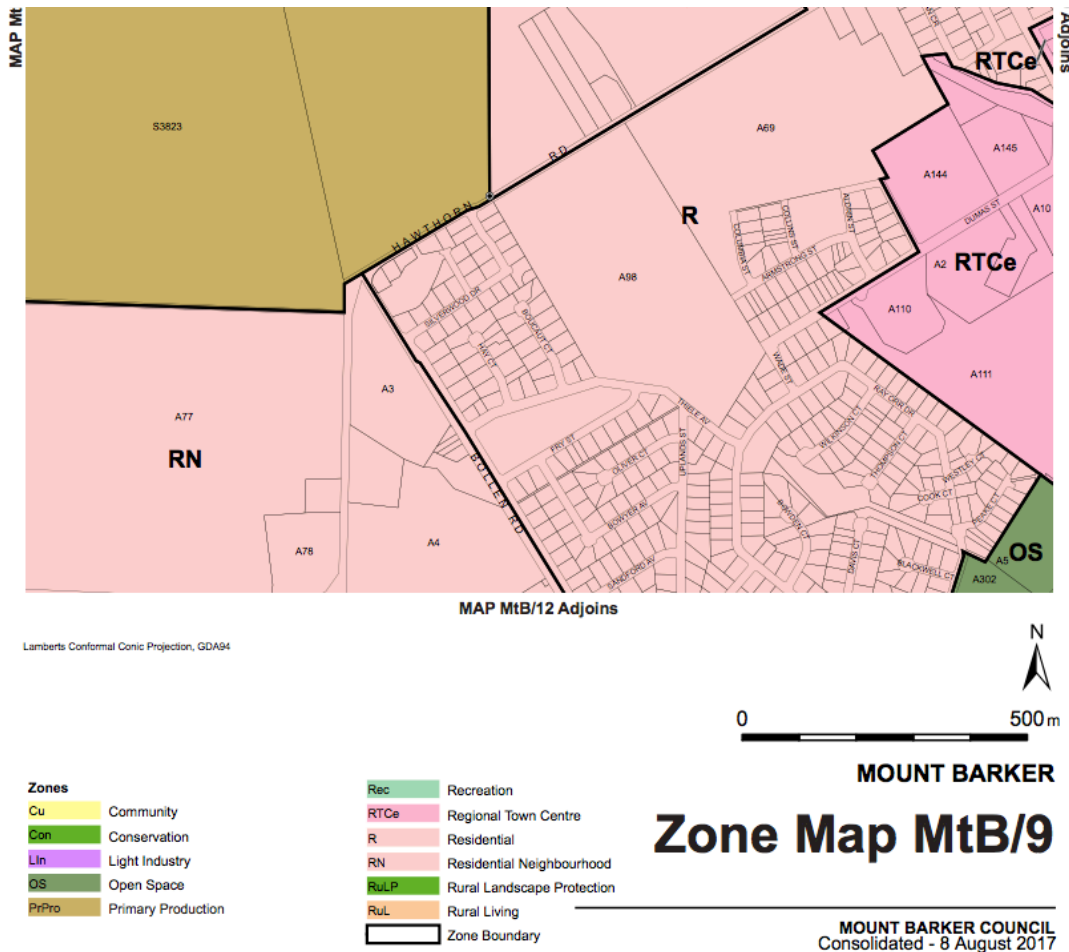


Figure 2. Development Plan extract. MBPS site marked A144

Bushfire

Mount Barker Development Plan, Bushfire Protection Area Map indicated that the school site is in a 'Medium Bushfire Risk' area.

Sites located in medium bushfire risk area are required to comply with the requirements for a bushfire attack level of BAL - 12.5.

DE have confirmed that the school is listed as a R2 category site, with the school's Gym (Building 9) nominated as the refuge area.

The proposed development will achieve the requirements of a rating BAL 12.5

Buildings/s- General

The School is predominantly made up of SAMCON prefabricated buildings, built in 1974 which accommodates the majority of the school's cohort and administration functions.

Although the grounds are spacious with a large oval, the site is very limited by topography. The site levels slope across the site, south to north, with the school oval at the lowest level.

Currently buildings have a change in level of 2.5m from Building 10 to Building 11. The current building stock, features and proposal are summarized in the following schedule.

Building assessment schedule

Building Number	Functions	Hazardous materials	Features	Commentary	Proposal
01	Administration. GLA (4)	Significant asbestos materials	SAMCON Single storey 1974	Refer DPTI FM report	Building demolished.
02	GLA's (9)	Significant asbestos materials	SAMCON Single storey 1974		Building demolished.
03	Junior Primary GLA (6)	BER upgrade removed interior linings	SAMCON Single storey	BER refurbishment 2010	No works schedule
06	Dental clinic		1979	Managed by SA Health	No works schedule
08	GLA (1)	Significant asbestos materials	Metal clad transportable 1970		Building demolished.
09	Gymnasium	Nil items	2009		No works schedule
10	Resource Centre	Nil items	2010	BER 'McDonald Park Library'	Electrical upgrade
11	Disability Unit	Nil items	2012		No works schedule

Current Traffic Management

The proposal envisages no changes to the current traffic management structures. The school has the current car parking arrangements.

- Apollo St carpark (21 spaces) serves as a staff carpark.
- Dumas St carpark (6 spaces) serve as a dedicated carpark and drop off zone for the Disability Unit (DU).

Current Site - Landscape

The school is situated on a topographically and spatially limited site and is limited in outdoor learning and landscaped break out spaces. The site slopes down from the South to North end of the site. The proposal for site development is considerably influenced by the existing site topography and treatment.

Current Site – Stormwater

Existing stormwater from the school site is currently collected and is generally piped to the north to connect into a large underground pipe that runs from west-to-east under the southern end of the oval.

Some roof water from the southernmost building (Resource centre) is currently piped to the south into Apollo Street and Dumas Street.

Heritage Status

Nil.

Aboriginal Heritage

Unknown.

C. THE PROPOSAL

C.1 Design Approach

Site Demolition

The following building will be demolished to facilitate the new works.

- Building 1.
- Building 2.
- Building 8

Concept Design

Site planning and function relationships are detailed in Figures 2 & 3.

Proposed site and floor plans are attached in Appendix 2.

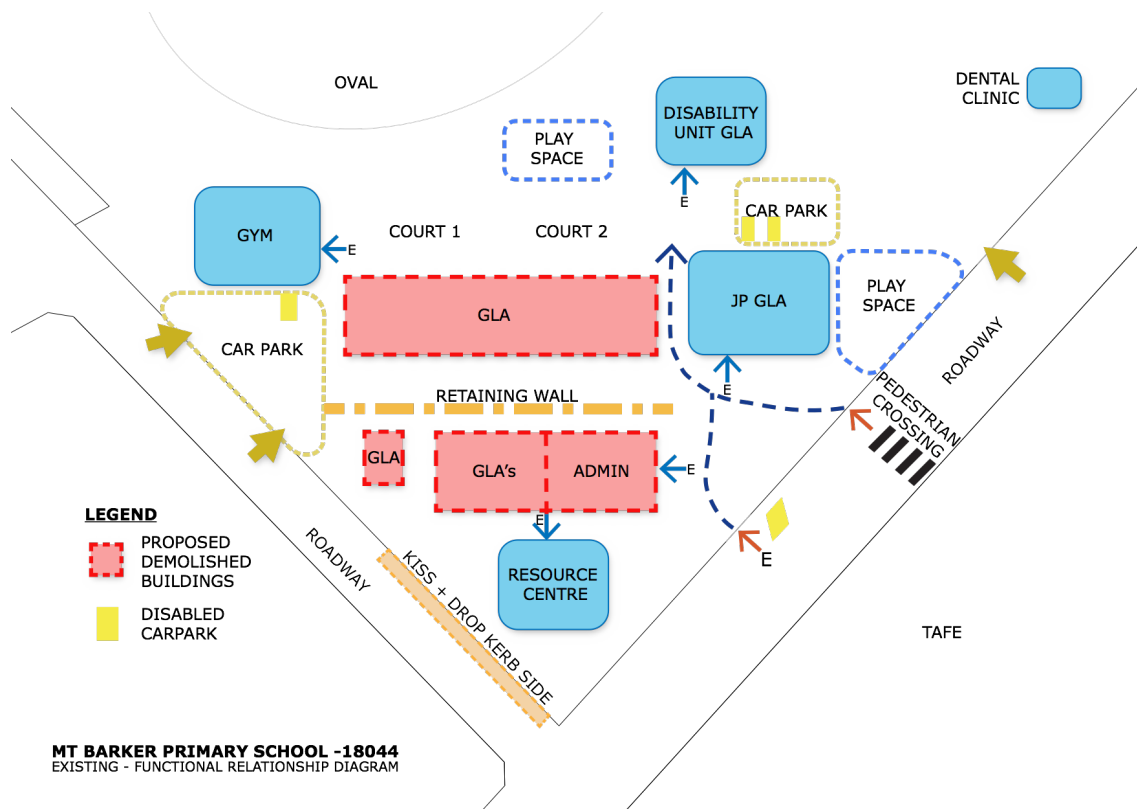


Figure 2.

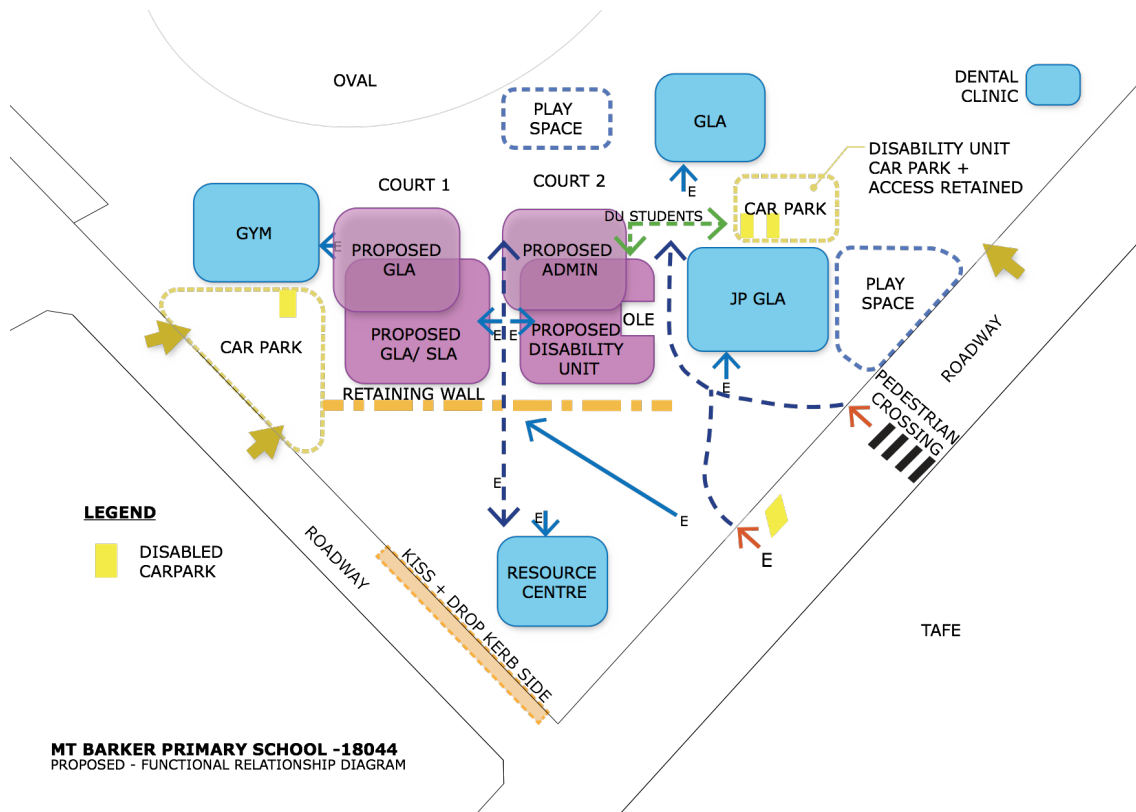


Figure 3.

Site Planning

The proposal is for a new two storey single building to be constructed replacing the facilities within buildings 1, 2 and 8.

The proposed building will connect and integrate with the balance of the school campus, with linked landscaped courtyards. Changes in level between the upper and lower levels will be addressed with stairs and a lift. Access to areas to be provided as per DE standards and AS1428.2

All visitors, parents and carers will continue to enter and leave the site via the current Dumas St forecourt, which has an adequate street presence.

The building's form and scale will provide a new central identity within the school, with the expression respectful and responsive to the remaining built environment on the school campus and the topography of the site.

Elevations are configured in a manner that reflects internal function of the building, are well modulated and articulated with appropriate levels of fenestration, that assist in reducing apparent scale, avoid long continuous blank walls and provide for visual interest to the public realm.

C.2 Architectural Solution

Architectural Form and Materials Selection

The proposed building will have a distinct architectural form and will connect and integrate with the school campus existing buildings.

Taking inspiration from the historical parts of the town, as well as contemporary shapes appearing from town fronts and residential buildings, the proposed new building's form and scale will provide a new central identity within the school, with the expression respectful and responsive to the remaining built environment on the school campus and the topography of the site.

A palette of materials and finishes are proposed, based upon the nature of the building and surrounding site. Proposed exterior finishes include:

- Face brick masonry.
- Profiled ribbed sheet metal cladding, Prefinished colorbond.
- Profiled ribbed metal roof sheet, Prefinished colorbond
- Aluminium window suites., Prefinished powdercoat.

Material selections have been chosen to consider:

- The expression of the building's elemental form.
- Cost and constructability.
- The adjoining buildings materials and form.
- Maintenance requirements.

The interior finishes have been configured in a manner that reflects internal functions of each space. Panels of sliding glazed doors, into the classrooms that address the external environment will promote learning opportunities and provide light filled leaning spaces.

Acoustic Engineering

The proposal will provide appropriate acoustic controls for both indoor and outdoor environments. The scope of acoustic engineering will be developed in accordance with the Client standards and the following guidelines and standards:

- Environmental Protection Authority (EPA) Guidelines
- AS/NZS 2107, Acoustic-Recommended design sound levels and reverberation times for building interiors,

In the design development phase, specific acoustic review and design features will target:

Air Conditioning Noise: Mechanical plant and equipment will be assessed and recommendations made to achieve acoustic standards as relevant to the arrangement.

Acoustic Separation: Options for acoustic separation will be developed in conjunction with the design team to achieve acoustic standards as relevant to the arrangement.

Reverberation Control: Options for surface finishes will be developed in conjunction with the design team to achieve acoustic standards as relevant to the arrangement.

Landscaping

The demolition of buildings 1 and 8 will create an opportunity for new landscaping and outdoor recreational spaces.

The proposed landscape as a whole incorporates both soft landscaping and revegetated spaces, consisting of new landscaped forecourt between the new building and existing Resource Centre, landscaped courtyard, and improved connections with existing buildings and outdoor learning environments.

The existing landscape features on the west corner of the site, adjacent Building 10, will be retained and enhanced where suitable.

Plant selections should have regard to the following:

- Comprise of species suited to the local soils and microclimates
- Comprise of hardy, low maintenance species
- Consider seasonal differences and variety
- Include plants with distinctive form, foliage and colour, specifically where this contributes towards points of identity and an overall sense of place
- Select species for their ultimate height and growth habits
- Do not select species that are vulnerable to being damaged from foot traffic in high-traffic areas such as adjacent path edges and access points.
- Do not select species that are likely to cause trip or slip hazards with fruit, berrys, cones, and nuts.

An automated watering system will be provided to all common landscaped elements.

External Lighting

The proposal incorporates new external security lighting to the building perimeter and courtyard areas.

The light design approach will be such that the light will be restricted for security and wayfinding purposes only and will be designed in accordance with AS 4282 Control of the obtrusive effects of outdoor lighting.

Ecologically Sustainable Development (ESD)

ESD principles will be incorporated to reduce energy consumption and associated greenhouse gas emissions. A design solution has been developed incorporating feasible sustainable opportunities for energy efficiency as identified in the Government of South Australia's 'Energy Efficiency Action Plan, 2002' (Action 2.1 Construction and refurbishment of buildings), and with DPTI guide notes Ecologically Sustainable Development – Planning, Design and Delivery (G44) and Ecologically Sustainable Development – Sustainment of Existing Buildings (G45).

Design approach

The design team will actively seek to provide sustainable strategies to:

- Conserve Resources.
- Provide Healthy environments and user amenities.
- Provide Natural environments.
- Respect Social, Cultural and Heritage environments.

Key ESD principals considered in the design phase include:

- Take overall life cycle approach to all elements and phases of the project.
- Design for flexibility and reuse.
- Minimize onsite waste during the construction process.
- Minimize resource consumption during both the construction and ongoing use of the building upon its completion.
- Reduce the environmental impact on the immediate location and wider environment.
- Use best practice passive design measures that balance the requirement for optimal working environments with minimal energy.
- Material transport costs, recycle-ability and ability of reuse when selecting materials and building systems.
- Incorporate materials embodied energy levels.

Traffic Management

The proposal envisages no significant changes to the current traffic management and car parking arrangements. Projected enrolment numbers and facilities will be supported with the current traffic arrangements.

Stormwater

Stormwater will be picked up from base of downpipes and will discharge to a combination of new and existing pipes – with the stormwater discharging into the large existing pipe under the southern end of the oval.

Council have indicated that stormwater detention will not be required for the long return interval (high intensity) rain events as the existing system is adequate and there will be no significant increase in runoff from the site. Furthermore, they have advised that they have no other stormwater requirements for this site.

Appendices (Bound within this document)

Appendix 1, Certificates of Title (CT)

- CT Volume 6076 Folio 796

Appendices (Bound separately)

Appendix 2, *Development Application* drawing set dated 4/05/2020

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6076 Folio 796

Parent Title(s) CT 5502/873
Creating Dealing(s) TG 11551423
Title Issued 12/05/2011 **Edition** 2 **Edition Issued** 28/06/2012

Estate Type

FEE SIMPLE

Registered Proprietor

MINISTER FOR EDUCATION AND CHILD DEVELOPMENT
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 144 FILED PLAN 11073
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Easements

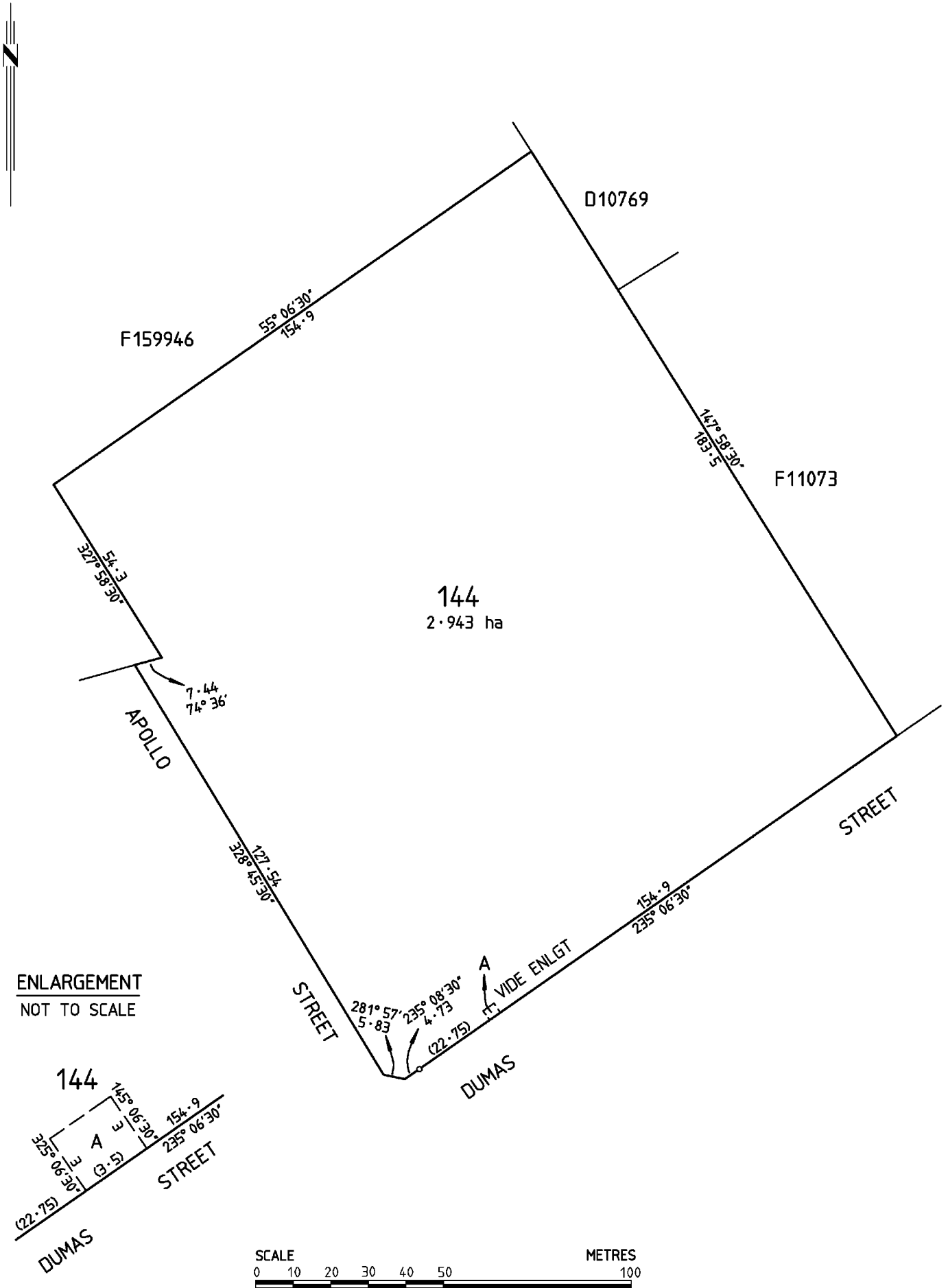
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (TG 11551423)

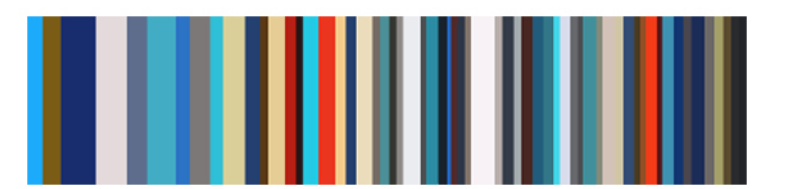
Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL





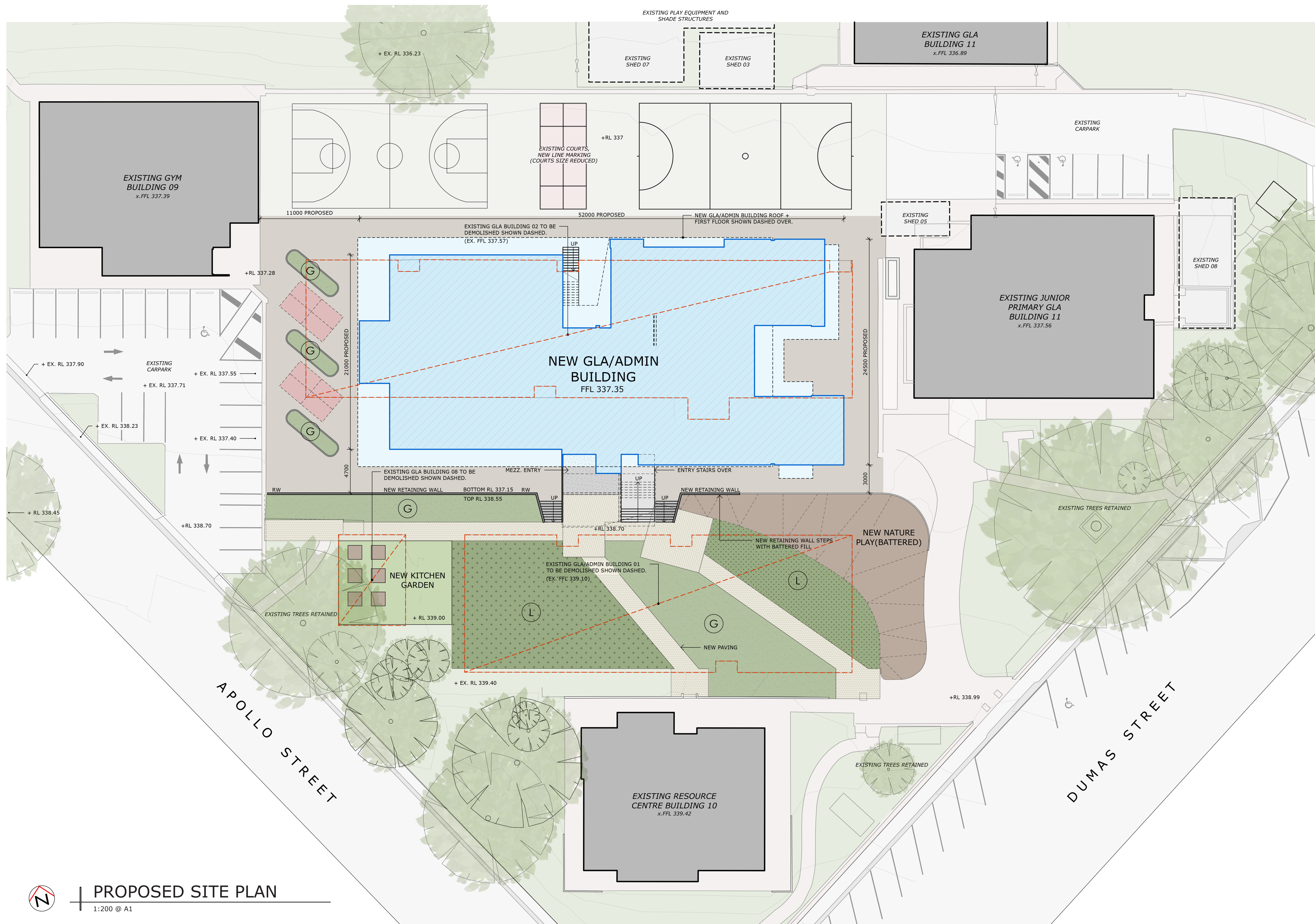


existing site plan

Mount Barker Primary School Redevelopment
development application / sheet 2 of 08 / 04.05.2020



wiltshire + swain architects



PROPOSED SITE PLAN

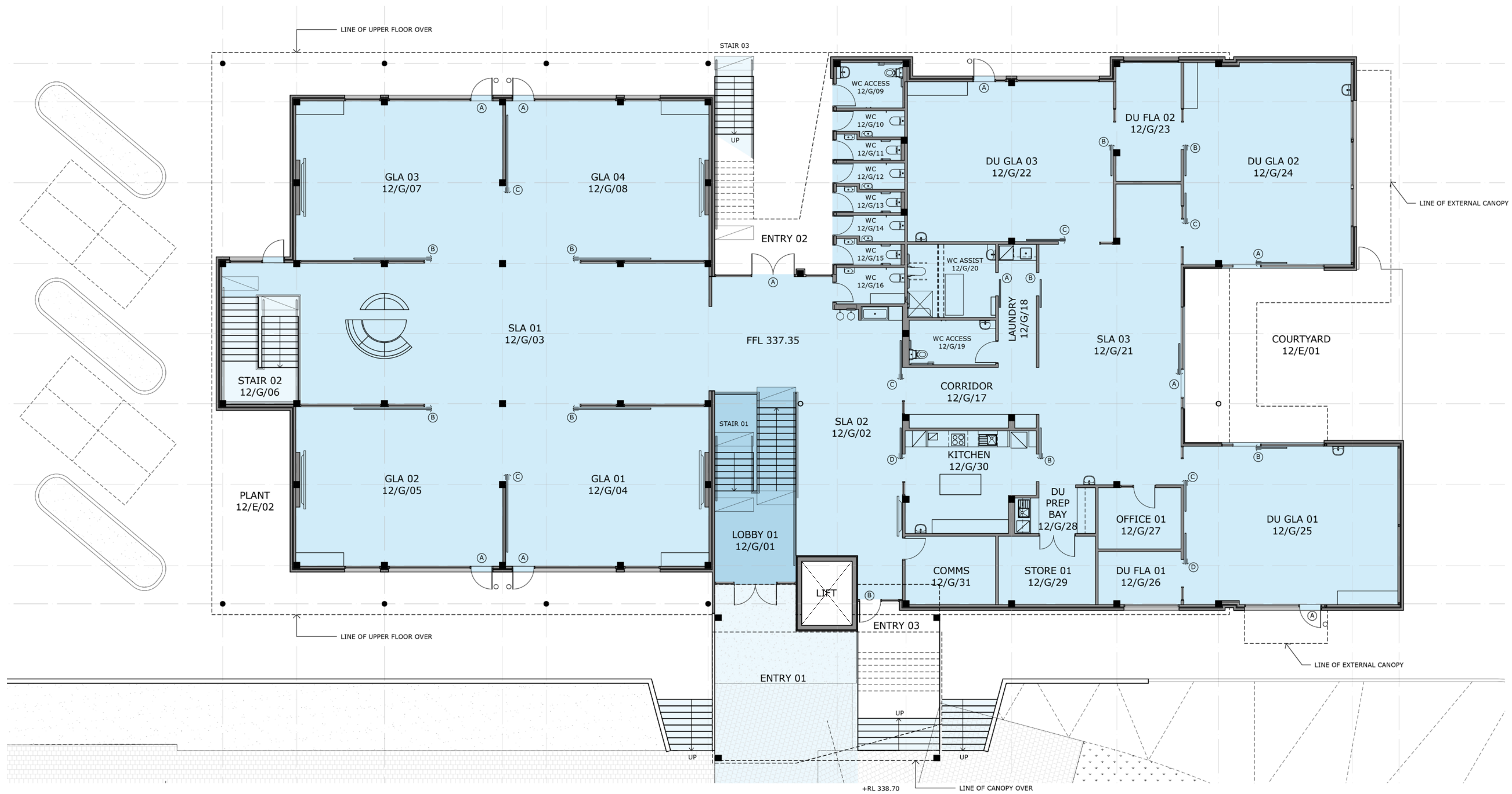
1:200 @ A1

proposed site plan

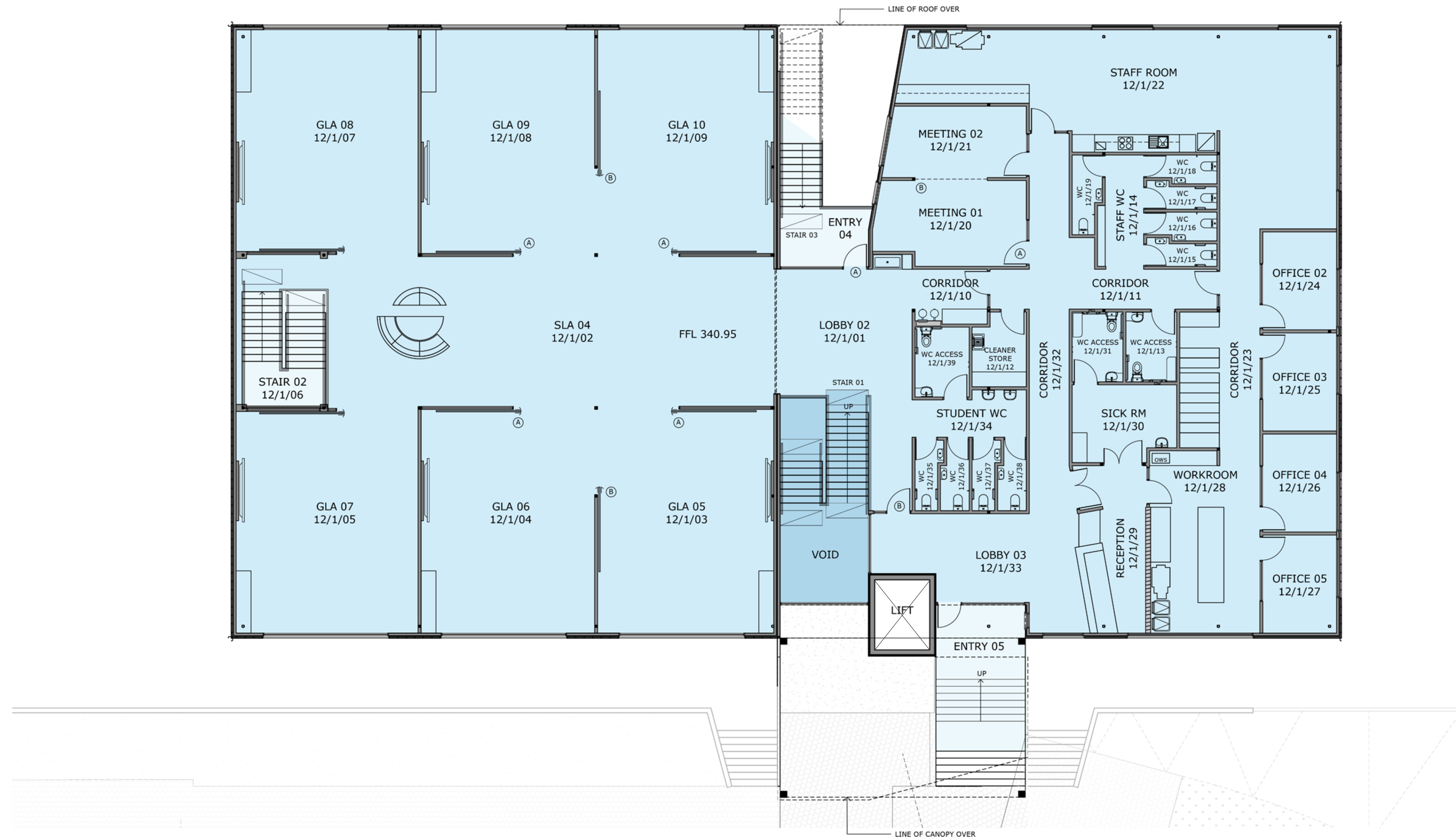
Mount Barker Primary School Redevelopment
development application / sheet 3 of 08 / 10.06.2020



wiltshire + swain architects

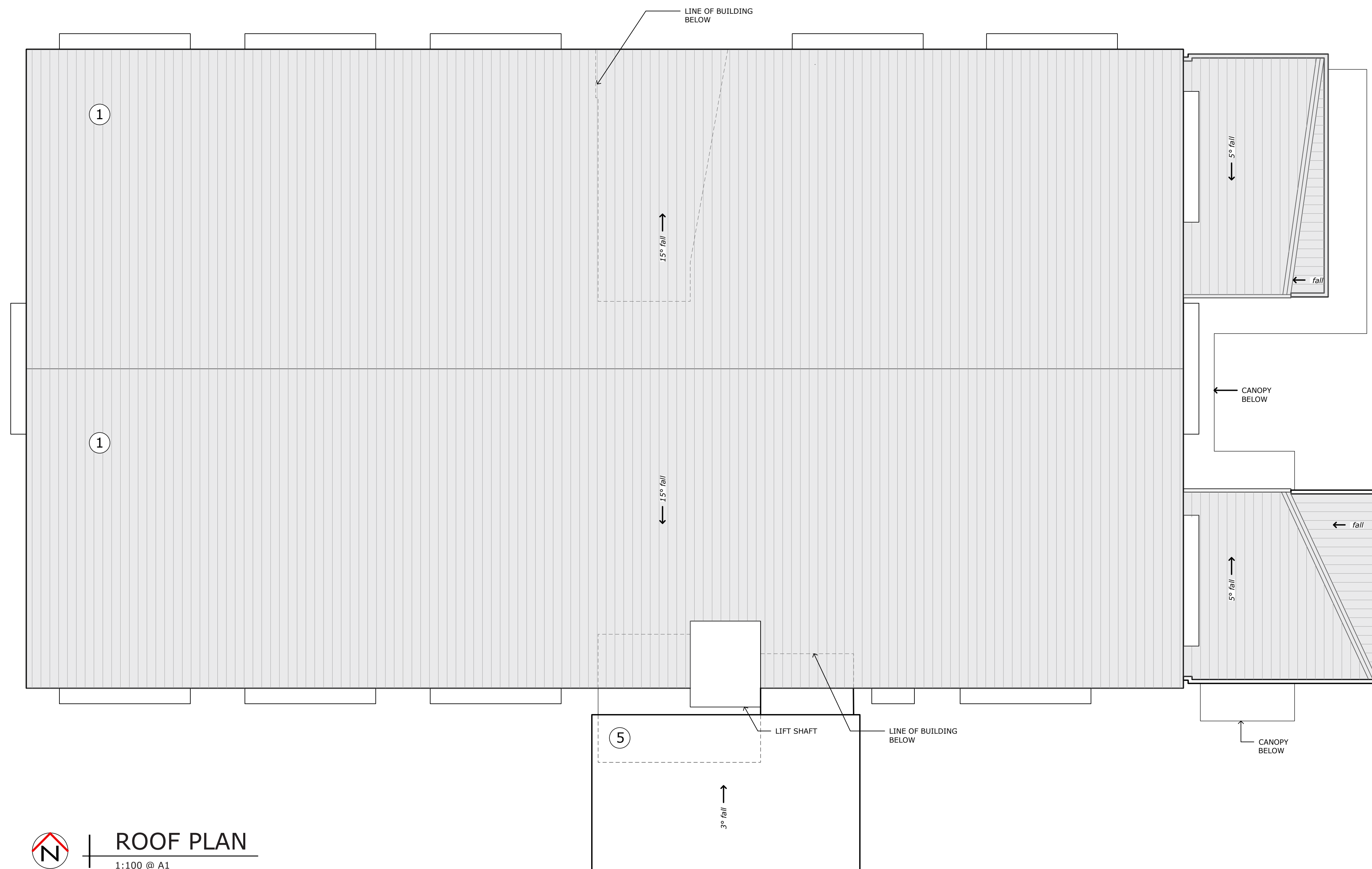



GROUND FLOOR PLAN
 1:100 @ A1




FIRST FLOOR PLAN
 1:100 @ A1





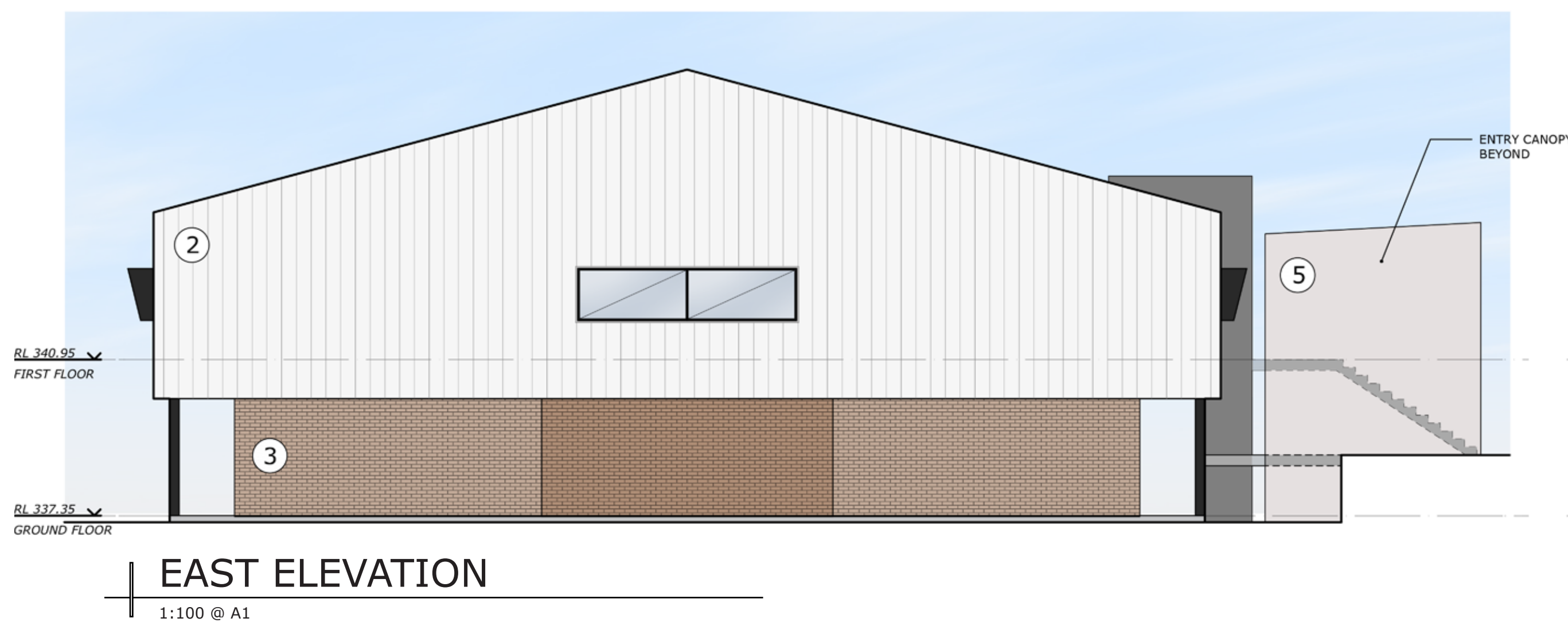
 ROOF PLAN
1:100 @ A1





MATERIAL LEGEND

- ① wide pan profile roofing
- ② wide pan profile cladding
- ③ face brick masonry
- ④ cfc wall cladding
- ⑤ multicell polycarbonate



proposed building elevations

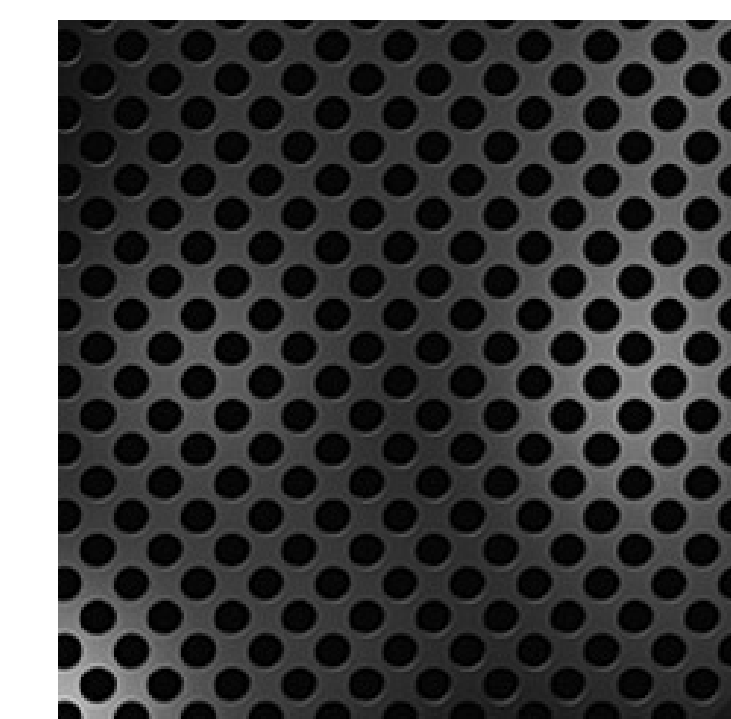
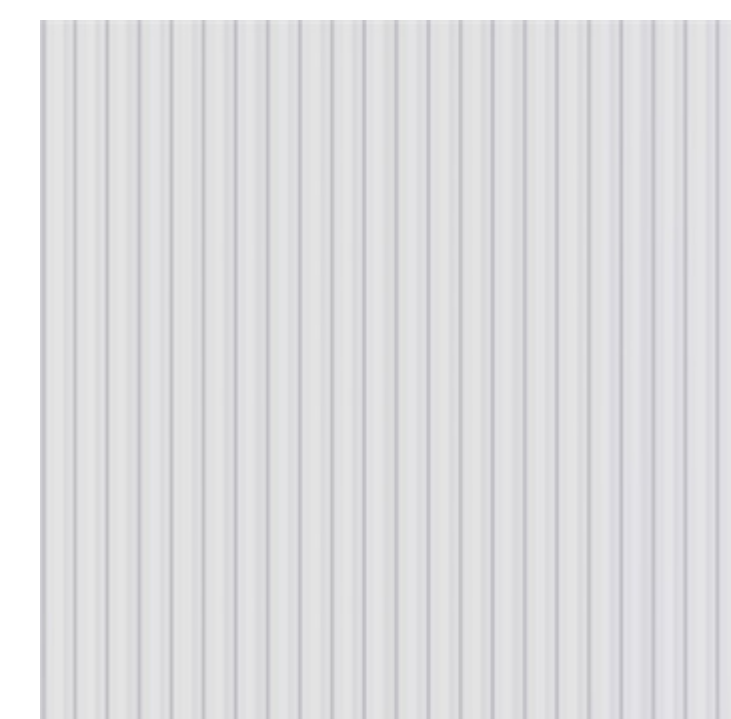
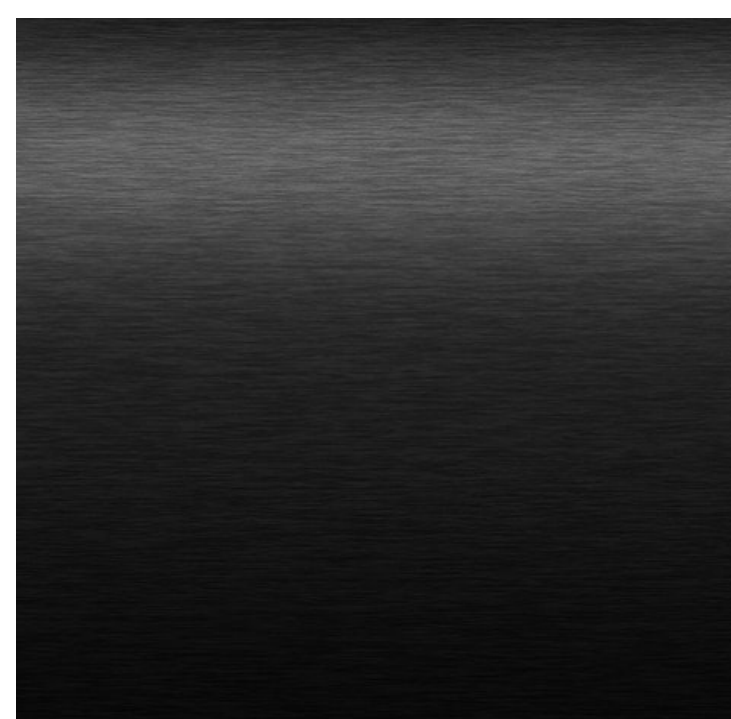
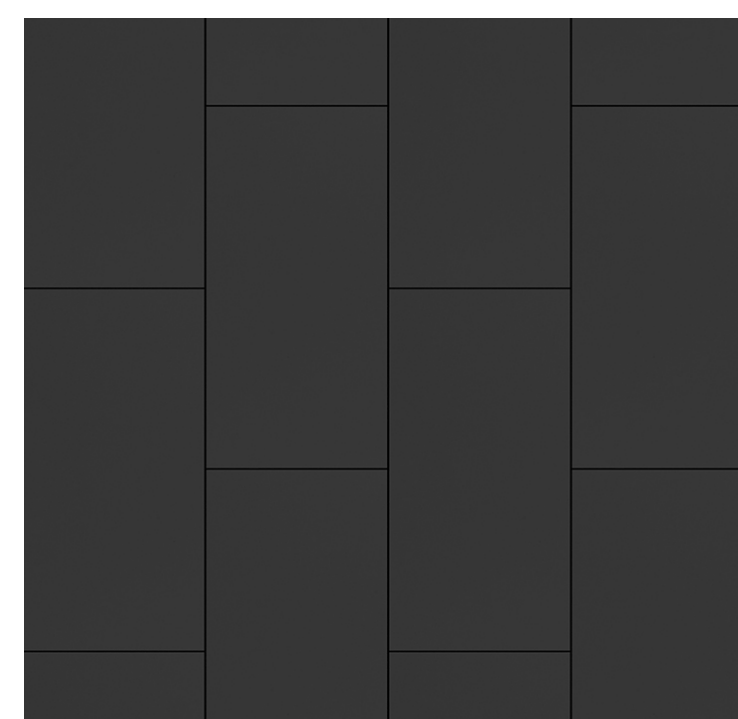
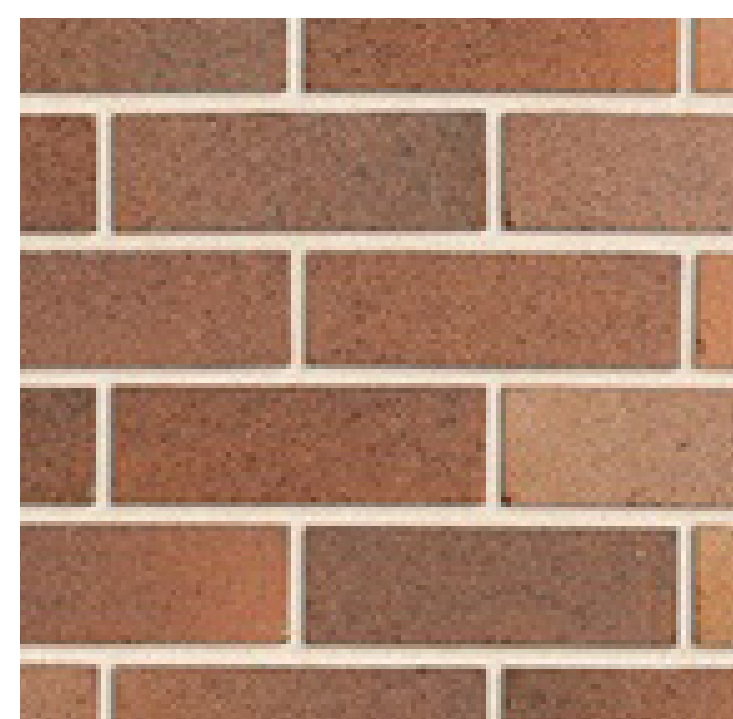
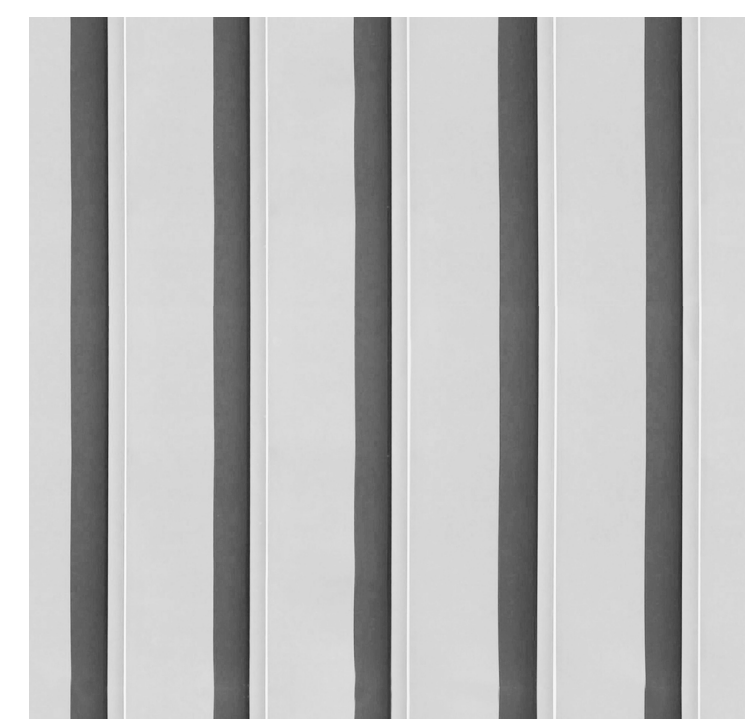
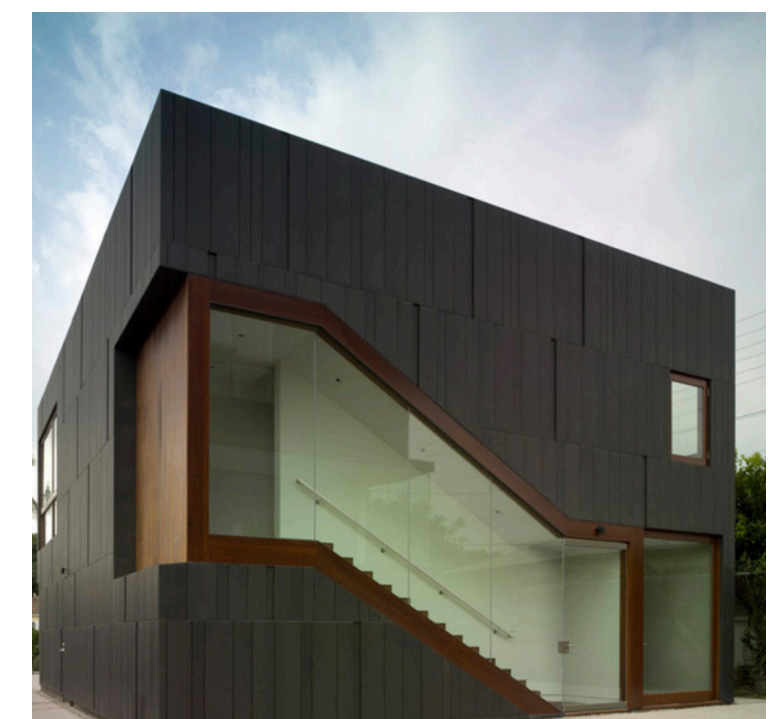
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NORTH FACING PERSPECTIVE



wide pan profile roofing + cladding (1,2)

face brick masonry (3)

cfc wall cladding (4)

powdercoat to window framing

multicell polycarbonate (5)

perforated metal

reference imagery

materiality

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ARTISTS IMPRESSION: VIEW FROM APOLLO STREET

existing carpark

apollo street



ARTISTS IMPRESSION ENTRY CANOPY: FRONT ELEVATION



ARTISTS IMPRESSION ENTRY CANOPY: NORTH EAST PERSPECTIVE



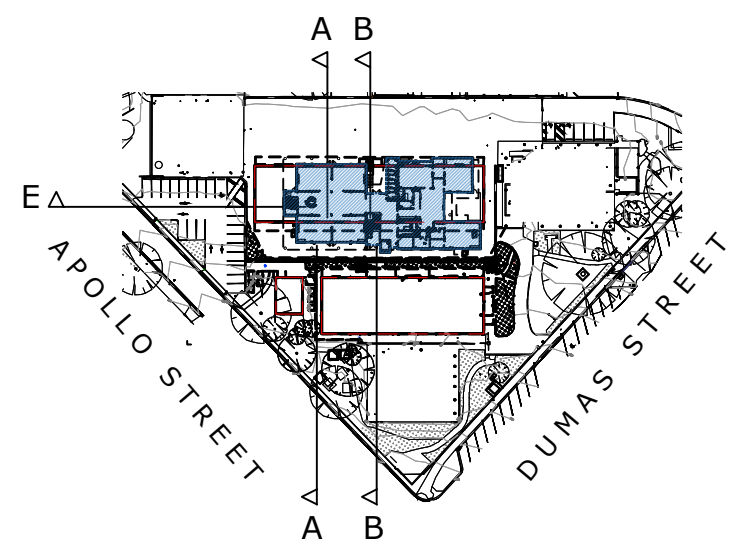
ARTISTS IMPRESSION ENTRY CANOPY: NORTH WEST PERSPECTIVE

apollo street perspective + canopy

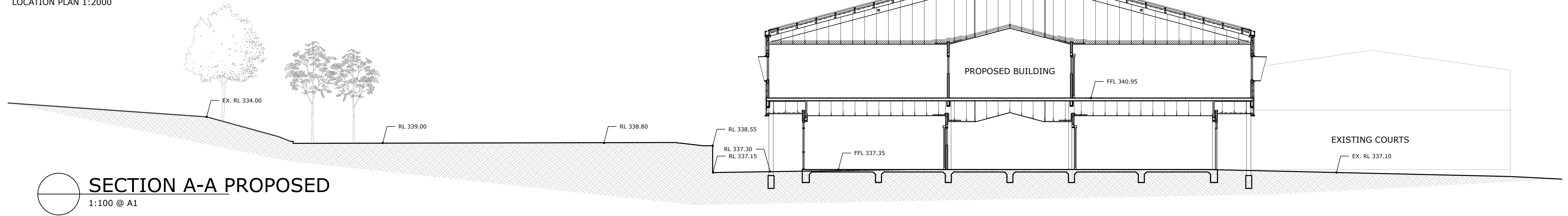
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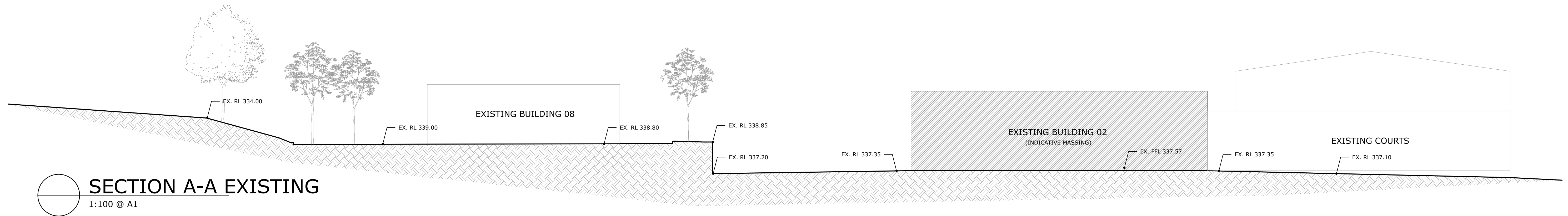
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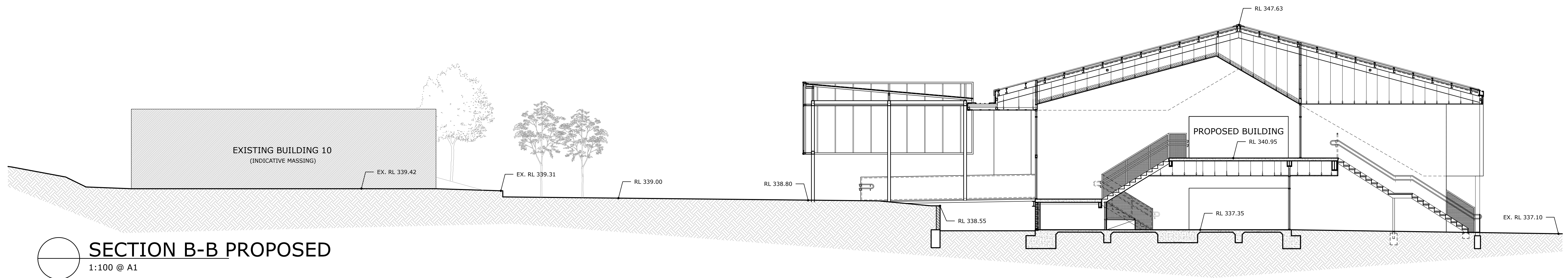
LOCATION PLAN 1:2000



SECTION A-A PROPOSED
1:100 @ A1



SECTION A-A EXISTING
1:100 @ A1



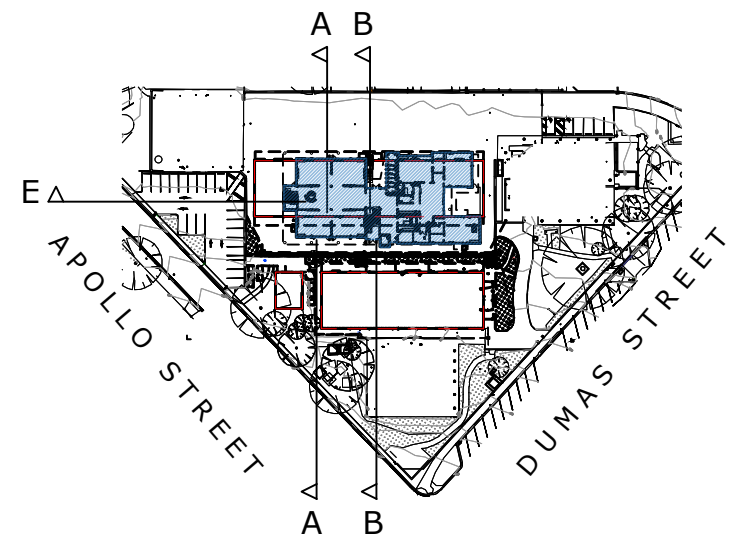
SECTION B-B PROPOSED
1:100 @ A1

site cross section sheet a

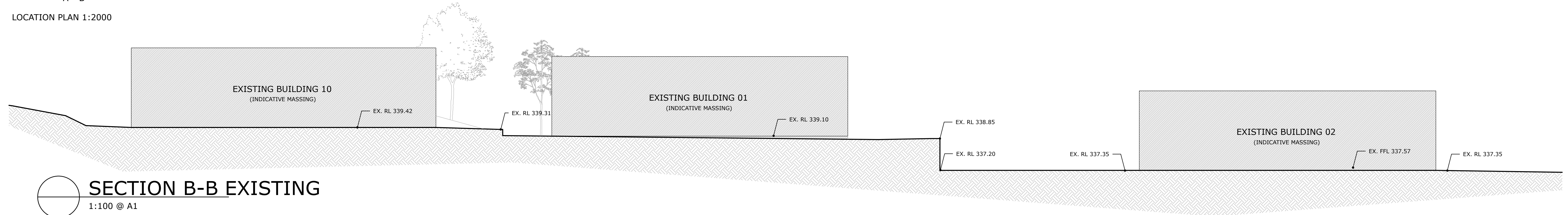
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revision A



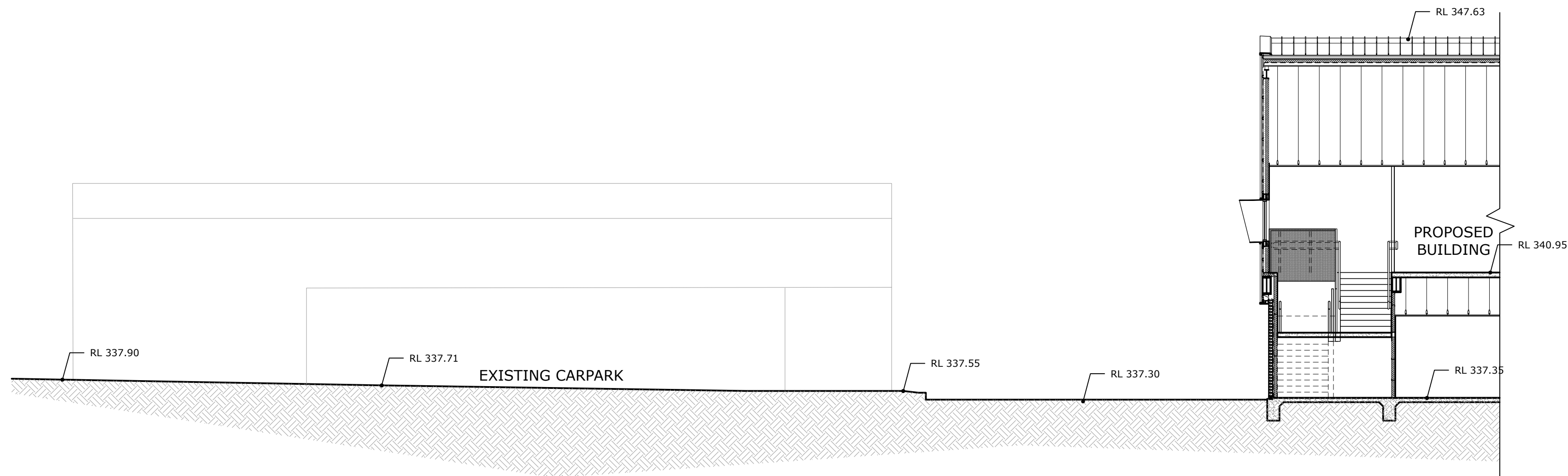
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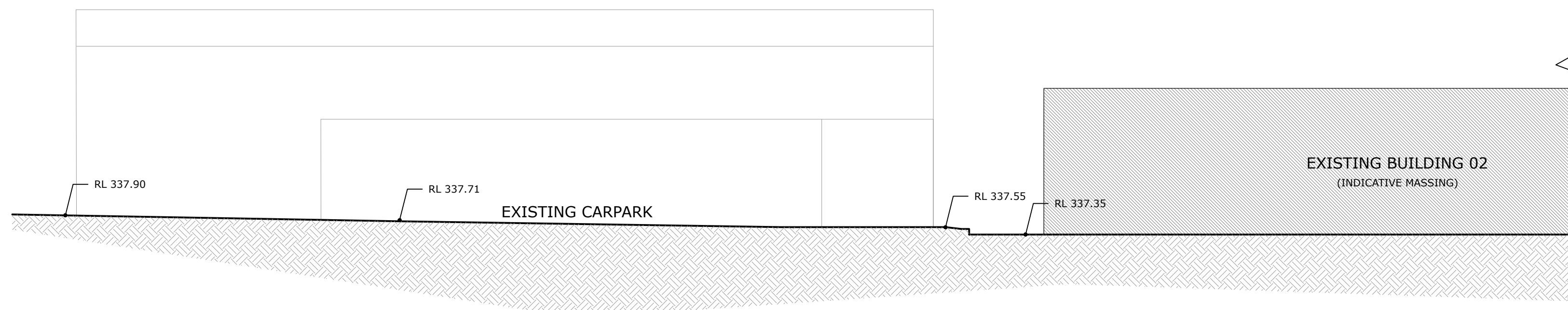
LOCATION PLAN 1:2000



SECTION B-B EXISTING
1:100 @ A1



SECTION E PROPOSED
1:100 @ A1



SECTION E EXISTING
1:100 @ A1

site cross section sheet b

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