



All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

# DESIGN OPTION

Revision. Date. Description.



Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client: \_\_\_\_\_ ON BEHALF OF

Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 01**  
 Scale AS INDICATED  
 Project: **1714.04**  
 Sheet Size A1  
 Drawing: **A1200**  
 Revision.





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**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912

Client: ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:

**DESIGN OPTION 02**

Scale  
 AS INDICATED

Sheet Size  
 A1

Project.  
**1714.04**

Drawing.  
**A1201**

Revision.



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**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912

Client: ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:

**DESIGN OPTION 03**

Scale  
 AS INDICATED

Sheet Size  
 A1

Project.  
**1714.04**

Drawing.  
**A1202**

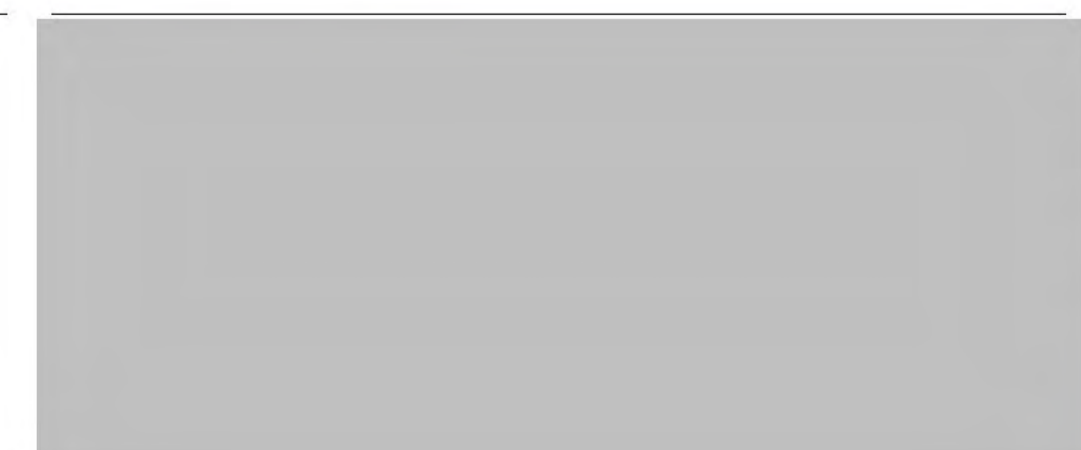
Revision.



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 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client: ON BEHALF OF

Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 04**  
 Scale AS INDICATED  
 Project: **1714.04**  
 Sheet Size A1  
 Drawing: **A1203**  
 Revision.





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**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client:  
 ON BEHALF OF

Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 05**  
 Scale AS INDICATED  
 Project: **1714.04**  
 Sheet Size A1  
 Drawing: **A1204**  
 Revision.

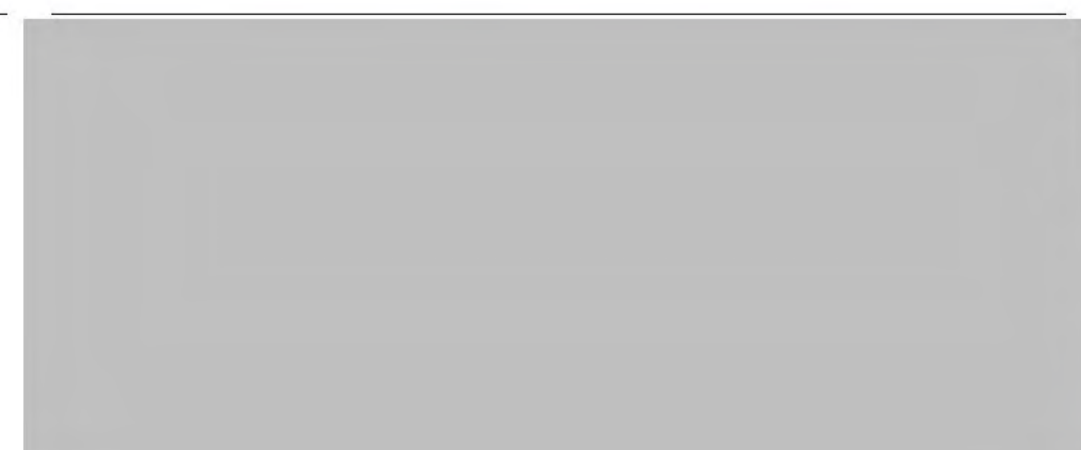




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## DESIGN OPTION

Revision. Date. Description.



Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client: [Redacted] ON BEHALF OF

Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 06**  
 Scale AS INDICATED  
 Sheet Size A1  
 Project: **1714.04**  
 Drawing: **A1205**  
 Revision.

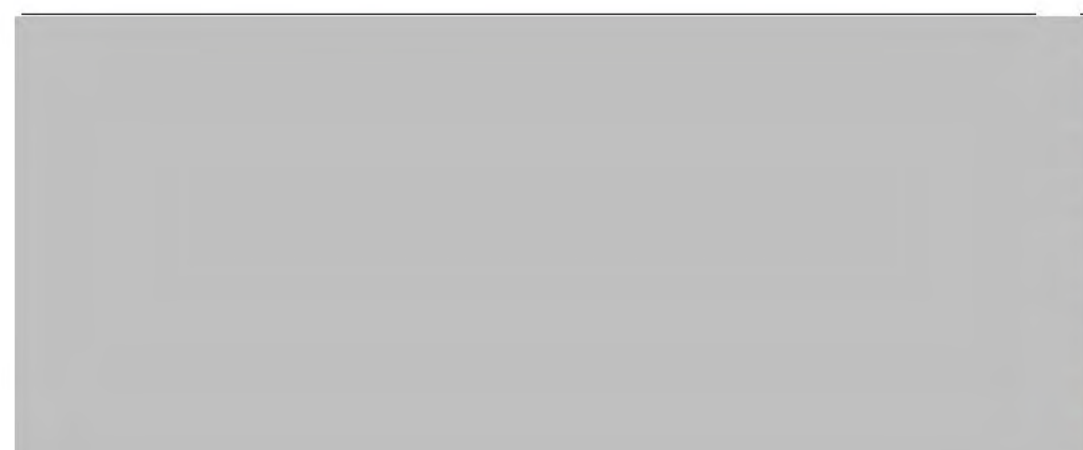




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Revision. Date. Description.



Project Title:  
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 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client: \_\_\_\_\_ ON BEHALF OF

Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 07**  
 Scale AS INDICATED  
 Sheet Size A1  
 Project: **1714.04**  
 Drawing: **A1206**  
 Revision.





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# DESIGN OPTION

Revision. Date. Description.



Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client:  
 ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 08**

Scale AS INDICATED  
 Project. **1714.04**  
 Sheet Size A1  
 Drawing. **A1207**  
 Revision.





**From:** [Toohey, Bernadette](#)  
**To:** [Matthews, David](#)  
**Subject:** RE: Gungahlin College infrastructure and capacity concerns  
**Date:** Thursday, 18 May 2023 9:55:03 AM

Thanks David

**From:** Matthews, David <David.Matthews@act.gov.au>  
**Sent:** Thursday, 18 May 2023 9:54 AM  
**To:** Toohey, Bernadette <Bernadette.Toohey@act.gov.au>; Education DLO <EDUDLO@act.gov.au>  
**Cc:** EDU, EGMSG <EGMSG.EDU@act.gov.au>  
**Subject:** FW: Gungahlin College infrastructure and capacity concerns

OFFICIAL: Sensitive

**From:** Matthews, David  
**Sent:** Wednesday, 17 May 2023 4:43 PM  
**To:** [actparents.org.au](#)  
**Cc:** Spence, Angela <Angela.Spence@act.gov.au>; EDU, EGMSG <EGMSG.EDU@act.gov.au>  
**Subject:** RE: Gungahlin College infrastructure and capacity concerns

OFFICIAL: Sensitive

[REDACTED],

Thank you for the below feedback.

I would be more than happy to meet with yourself and the Gungahlin P&C to further brief on these issues and the progress to date.

Please let me know if you would find this useful and I'll set up a teams or in person meeting at the College.

Regards

David Matthews

Executive Group Manager, Business Services

Education Directorate | ACT Government

**From:** [\[REDACTED\]@actparents.org.au](#)  
**Sent:** Monday, 15 May 2023 3:41 PM  
**To:** Matthews, David <David.Matthews@act.gov.au>  
**Cc:** Spence, Angela <Angela.Spence@act.gov.au>  
**Subject:** Re: Gungahlin College infrastructure and capacity concerns

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Dear David,

Thank you for providing a response to our enquiry as to measures to support capacity at Gungahlin College. Council has forwarded your letter to the Gungahlin College P&C in the hopes that it addresses their questions.

However, it extremely disappointing to see that measures discussed with the Minister late last year to support student capacity at Gungahlin College, are now another six months away. While this may benefit prospective students, it will arrive too late for the 2023-year 12 cohort. Council remains concerned that these capacity pressures are compromising students' learning, including the provision of suitable and quiet places to study. We expect

that these pressures adversely affect the students who most need access to study spaces, such as those who don't have suitable spaces at home. We are therefore concerned that some college students will not be able to reach their potential.

We would also like to know what the actual capacity calculations are for teaching and learning spaces at Gungahlin College, excluding non-teaching functional spaces such as hallways. Council considers that these functional spaces are wholly inadequate for teaching and learning purposes and should not be included in any capacity calculations. Both Council and the Gungahlin College P&C would appreciate regular updates on the proposed measures to address capacity as this year progresses.

Kind Regards,

[Redacted]

[Redacted]

[Redacted]

**ACT Council of Parents & Citizens Associations**

*The parent voice on public education*

[www.actparents.org.au](http://www.actparents.org.au) | Tel: 02 6241 5759 | Find us on [Facebook](#)

*I acknowledge the traditional custodians of the land and waters on which we live, work and learn and pay my respects to their elders past, present and future.*

---

**From:** Matthews, David <[David.Matthews@act.gov.au](mailto:David.Matthews@act.gov.au)>  
**Sent:** Friday, 12 May 2023 5:03 PM  
**To:** [Redacted] <[\[Redacted\]@actparents.org.au](mailto:[Redacted]@actparents.org.au)>  
**Cc:** Spence, Angela <[Angela.Spence@act.gov.au](mailto:Angela.Spence@act.gov.au)>; EDU, EGMSG <[EGMSG.EDU@act.gov.au](mailto:EGMSG.EDU@act.gov.au)>  
**Subject:** Gungahlin College infrastructure and capacity concerns

OFFICIAL: Sensitive

[Redacted]

Please find attached correspondence regarding Gungahlin College infrastructure and capacity concerns.

Regards

David Matthews

Executive Group Manager, Business Services Group

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**From:** [Slater, Amanda](#)  
**To:** [Hunter, Stuart](#); [Blom, Dylan](#)  
**Subject:** RE: Gungahlin College - Library Plans and cost estimates  
**Date:** Thursday, 18 May 2023 10:13:46 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Hi Stuart,

Areas within the college have been identified as requiring changes, however no actual architectural design have been done at this point. A high level cost plan has been developed, which shows that the works are significantly over budget. We were hoping to use next years Transportable budget as a funding source, however it is looking like that budget will only be enough to cover the Transportables for next year.

At the moment, the only works within the Library that have been costed are the relocation of the café, however this will be contingent on budget, which currently has a shortfall of \$2M.

CIT was at one point flagged for relocation, however no suitable space has been identified to relocate them to, and it is cost prohibitive due to the complexity of ICT, and the ongoing rental payments should an appropriate location be found.

Indicative cost planner advice:

As requested, we wish to confirm that we have completed our Indicative Opinion of Probable Cost for the 'trade costs' in the sum of \$4,975,000 excluding GST.

This OPC is split into the following components:

- Area 1: Relocate Café / Make Good Library:	\$525,000
- Area 2: Science Classroom on Balcony (Level 2):	\$750,000
- Area 3: Metatronics Classroom on Balcony (Level 2):	\$550,000
- Area 4: Ground Floor External One (Northside):	\$550,000
- Area 5: Ground Floor External Two (Underneath Science Classroom):	\$825,000
- Area 6: Ground Floor Internal One:	\$175,000
- Area 7: Oval:	\$175,000
- Area 8: Install 4 no. RLU's:	\$1,425,000

Please let me know if you need any more information.

Regards

**Amanda Slater | Director, Major Projects**

Infrastructure and Capital Works | **Education** | ACT Government

Mobile: 0434668074 | Email: [amanda.slater@act.gov.au](mailto:amanda.slater@act.gov.au)

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*We acknowledge the traditional custodians of the lands and waters where we live and learn, and pay our respects to elders past, present, and future.*



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**From:** Hunter, Stuart <Stuart.Hunter@act.gov.au>

**Sent:** Wednesday, 17 May 2023 3:15 PM

**To:** Slater, Amanda <Amanda.Slater@act.gov.au>; Blom, Dylan <Dylan.Blom@act.gov.au>

**Subject:** Gungahlin College - Library Plans and cost estimates

OFFICIAL

Hi Dylan and Amanda,

Peter Steele has asked if any drawings have been done regarding internal changes within the library space at Gungahlin College and any cost estimates for the work.

I know there was some discussion around that idea a few years ago but do either of you know if something has been developed?

Regards,

Stuart Hunter | A/Executive Branch Manager  
Phone: +61 2 6207 8831 | Mobile: 0478 488 885 | Email: [stuart.hunter@act.gov.au](mailto:stuart.hunter@act.gov.au)  
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**Stewart, Eli**

---

**From:** Kolie, Dmitry  
**Sent:** Thursday, 18 May 2023 12:48 PM  
**To:** Blom, Dylan; Slater, Amanda  
**Cc:** Hunter, Stuart  
**Subject:** RE: ACT Government Daily Media Report  
**Attachments:** 1714.03-A1021-3\_LANDSCAPE MANAGEMENT PLAN.pdf

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Hi Dylan

Please find attached as requested below a copy of [REDACTED] Concept design for the Town Park (Block 7 Section 223) presented as Landscape Management plan including the overall site plan and blocks area (both School and Town Park) highlighted.

**Regards****Dmitry Kolie | Assistant Director, Major Projects**

Infrastructure and Capital Works | Education | ACT Government  
Phone: 02 6207 6510 | Mobile: 0422 773 838 | Email: [dmitry.kolie@act.gov.au](mailto:dmitry.kolie@act.gov.au)  
Level Four 220 London Circuit Canberra City | GPO Box 158 Canberra ACT 2601  
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I acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and learn; and pay my respects to elders past, present, and future.

---

**From:** Blom, Dylan <[Dylan.Blom@act.gov.au](mailto:Dylan.Blom@act.gov.au)>  
**Sent:** Thursday, 18 May 2023 12:32 PM  
**To:** Slater, Amanda <[Amanda.Slater@act.gov.au](mailto:Amanda.Slater@act.gov.au)>; Kolie, Dmitry <[Dmitry.Kolie@act.gov.au](mailto:Dmitry.Kolie@act.gov.au)>  
**Cc:** Hunter, Stuart <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>  
**Subject:** FW: ACT Government Daily Media Report 16 May 2023 – 12pm Update

OFFICIAL: Sensitive

Can we pull together the details David has requested?

Might be worth us raising with David now that Pricilla still has concerns with enrolment projections.

**Dylan Blom | Senior Director, Major Projects**


Infrastructure and Capital Works | **Education** | ACT Government  
Mobile: 0466 313 607 | Email: [dylan.blom@act.gov.au](mailto:dylan.blom@act.gov.au)  
[www.education.act.gov.au](http://www.education.act.gov.au) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

---

**From:** Matthews, David <[David.Matthews@act.gov.au](mailto:David.Matthews@act.gov.au)>  
**Sent:** Thursday, 18 May 2023 12:30 PM  
**To:** Blom, Dylan <[Dylan.Blom@act.gov.au](mailto:Dylan.Blom@act.gov.au)>; Hunter, Stuart <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>  
**Cc:** EDU, EGMB SG <[EGMB SG.EDU@act.gov.au](mailto:EGMB SG.EDU@act.gov.au)>; ICW EBM Office <[ICWEBMOffice@act.gov.au](mailto:ICWEBMOffice@act.gov.au)>  
**Subject:** RE: ACT Government Daily Media Report 16 May 2023 – 12pm Update

OFFICIAL: Sensitive

Thanks for this. I have just had a courtesy 'heads up' conversation with Jim Corrigan from TCCS and I'll be talking to Daniel Childs from Libraries later today.

Can you send me through a copy of the proposal including the  Concept design for the Town Park ASAP please.

Regards  
DM

---

**From:** Blom, Dylan <[Dylan.Blom@act.gov.au](mailto:Dylan.Blom@act.gov.au)>  
**Sent:** Tuesday, 16 May 2023 1:30 PM  
**To:** Matthews, David <[David.Matthews@act.gov.au](mailto:David.Matthews@act.gov.au)>; Hunter, Stuart <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>  
**Cc:** EDU, EGMSG <[EGMSG.EDU@act.gov.au](mailto:EGMSG.EDU@act.gov.au)>; ICW EBM Office <[ICWEBMOffice@act.gov.au](mailto:ICWEBMOffice@act.gov.au)>  
**Subject:** RE: ACT Government Daily Media Report 16 May 2023 – 12pm Update

OFFICIAL: Sensitive

Yes, John Nakkam and I met with them early last week. The Town Park cannot be used without a DA being lodged and approved. Even then, temporary use is only allowable on zoned Urban Open Space for a maximum of 3 years. Education facilities are not a permitted use but that can be assessed and agreed through the DA. TCCS are in support, but there isn't a streamlined options to get quick approval. The DA will require traffic studies and impact assessments prior to lodgement, and at best once lodged the DA approval can take three months or longer if we get community or stakeholder representations.

**Dylan Blom | Senior Director, Major Projects**  
Infrastructure and Capital Works | **Education** | ACT Government  
Mobile: 0466 313 607 | Email: [dylan.blom@act.gov.au](mailto:dylan.blom@act.gov.au)  
[www.education.act.gov.au](http://www.education.act.gov.au) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

---

**From:** Matthews, David <[David.Matthews@act.gov.au](mailto:David.Matthews@act.gov.au)>  
**Sent:** Tuesday, 16 May 2023 1:20 PM  
**To:** Hunter, Stuart <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>; Blom, Dylan <[Dylan.Blom@act.gov.au](mailto:Dylan.Blom@act.gov.au)>  
**Cc:** EDU, EGMSG <[EGMSG.EDU@act.gov.au](mailto:EGMSG.EDU@act.gov.au)>; ICW EBM Office <[ICWEBMOffice@act.gov.au](mailto:ICWEBMOffice@act.gov.au)>  
**Subject:** FW: ACT Government Daily Media Report 16 May 2023 – 12pm Update

OFFICIAL: Sensitive

FYI.

Have you heard anything more from TCCS? I'll be ringing the DDG from TCCS, Jim Corrigan later today about the placement of the RLUs in the Town Park.

Please find attached the final letter to the P&C regarding works at the College.

Let me know if there any other relevant developments.

Regards  
David Matthews

From: Isentia Daily Briefings <[DailyBriefings@isentia.com](mailto:DailyBriefings@isentia.com)>  
 Sent: Tuesday, 16 May 2023 12:40 PM  
 To: Matthews, David <[David.Matthews@act.gov.au](mailto:David.Matthews@act.gov.au)>  
 Subject: ACT Government Daily Media Report 16 May 2023 – 12pm Update

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Tuesday, 16th May 2023

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### EXECUTIVE SUMMARY

#### Education

- **2CC** has broadcast an interview with ACT Council of Parents and Citizens communications manager, Janelle Kennard, about capacity issues at Gungahlin College. Kennard says that she has been assured the initial stages of planning for a second Gungahlin college are underway, however she argues that interim measures are urgently needed to address the current capacity issues.

## EDUCATION

### **Interview with ACT Council of Parents and Citizens communications manager Janelle Kennard**

2CC, Breakfast, 16/05/2023, Stephen Cenatiempo

Interview with ACT Council of Parents and Citizens communications manager Janelle Kennard. The ACT Council of Parents and Citizens is seeking solutions to the lack of progress in addressing capacity problems at Gungahlin College. Kennard says every single space in the school was timetabled for use, leaving no areas for students to study or socialise during free periods, noting that the very first stages of planning for that second college in Gungahlin is underway.

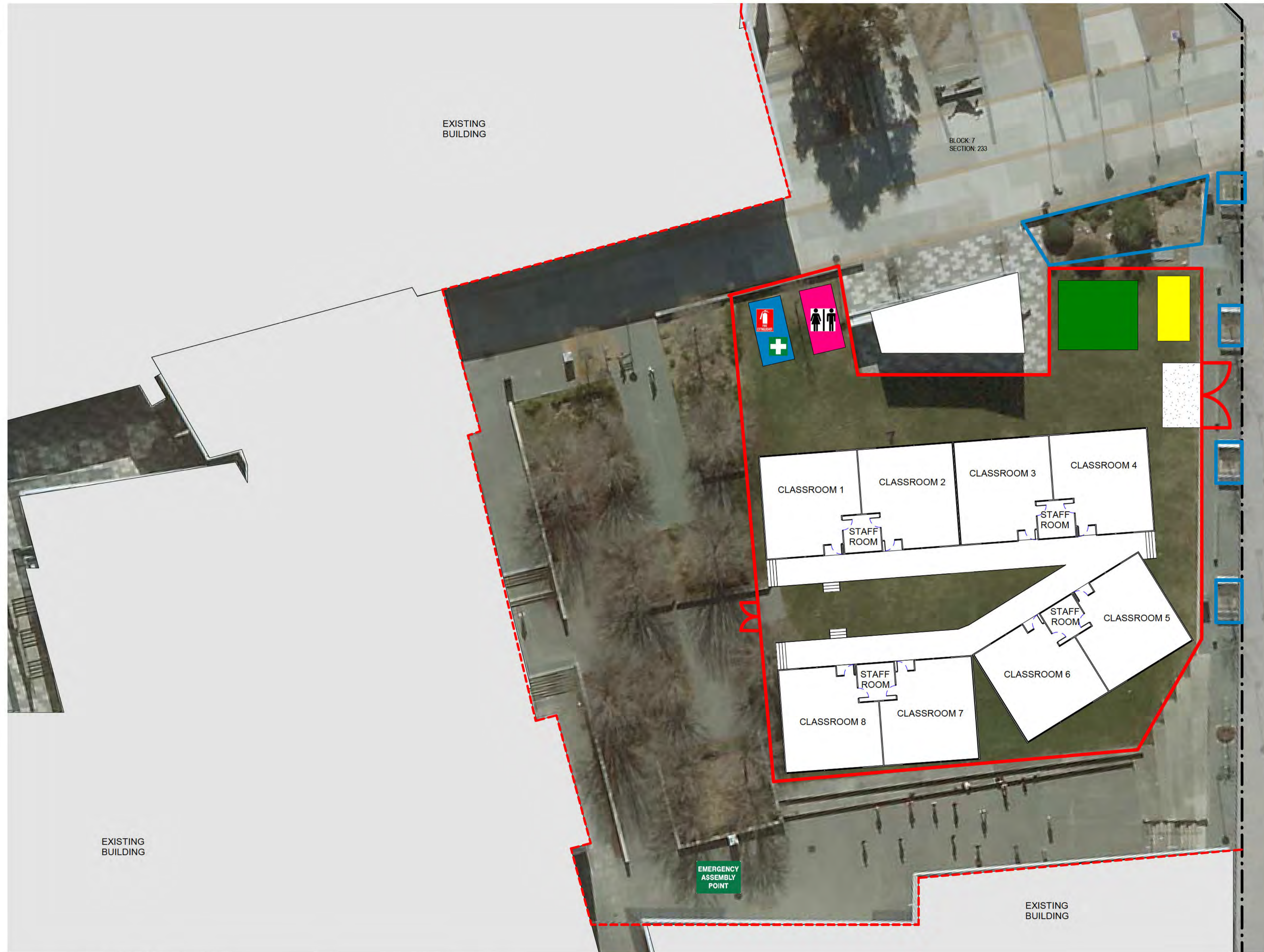
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- SEDIMENT CONTROLS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS & INSPECTED DAILY
- SEDIMENT CONTROLS MUST BE RETAINED UNTIL RE-VEGETATION IS FULLY ESTABLISHED AFTER THE BUILDING COMPLETION
- LOCATE STOCK PILES AWAY FROM DRAINAGE LINES & SURFACE FLOW PATHS. CONTOURED STRIATIONS OR FURROWS TO BE PROVIDED TO STOCK PILES TO MINIMISE EROSION
- STABILISED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO ACCESS TO SITE BY CONSTRUCTION VEHICLES. AGGREGATE TO BE TURNED WHEN SEDIMENT BUILDS UP AND RENEWED WHEN REQUIRED
- BUILDER IS TO ESTABLISH A MAINTENANCE PROGRAM FOR SEDIMENT & EROSION CONTROL DEVICES TO ENSURE INSPECTION AFTER SIGNIFICANT RAINFALL AND THAT ANY REPAIRS NECESSARY ARE QUICKLY ATTENDED TO.
- ENVIRONMENT PROTECTION AGREEMENT TO BE TAKEN OUT BY BUILDING CONTRACTOR WITH ENVIRONMENT PROTECTION AUTHORITY
- ALL NEW CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS AND ROADWORKS.
- LIMIT ACCESS TO SITE DURING AND IMMEDIATELY AFTER WET WEATHER
- REGULARLY REMOVE ANY SOIL FROM ROADS ADJACENT TO THE SITE
- NO STORAGE OF CONSTRUCTION MATERIALS, PARKING OF VEHICLES NOR EQUIPMENT PERMITTED OUTSIDE OF BLOCK WITHOUT THE LOCAL COUNCIL APPROVAL
- NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES TO BE ERECTED OUTSIDE OF BLOCK WITH THE LOCAL COUNCIL APPROVAL
- PROVIDE KERBSIDE FILTER ROLL TO AFFECTED EXISTING SUMPS
- KERBSIDE FILTER ROLL TO BE REMOVED, CLEANED & REINSTATED ON A WEEKLY BASIS AT A MINIMUM. TRAPPED SEDIMENT ABOUT SUMPS ALSO TO BE REMOVED. CLEANING IS ALSO TO TAKE PLACE IMMEDIATELY AFTER PERIODS OF RAINFALL DURING CONSTRUCTION
- ALL SERVICE TRENCHES TO BE BACK FILLED WITH 24 HOURS OR INSPECTION
- EXCESS SOIL IS TO DISPOSED AT THE LOCAL COUNCIL APPROVED LOCATION
- THE SITE FOREMAN IS TO CONTACT THE LOCAL COUNCIL TO ARRANGE A SITE INSPECTION & ENDORSEMENT OF SEDIMENT & EROSION CONTROL MEASURES PRIOR TO WORKS COMMENCING
- THE SITE FOREMAN IS TO CONTACT THE LOCAL COUNCIL TO DISCUSS ANY PROPOSED MAJOR CHANGES TO THE SEDIMENT & EROSION CONTROLS ON SITE PRIOR TO IMPLEMENTING THE CHANGES
- THE SITE FOREMAN WILL ENSURE CONTRACTORS ACCESS & EXIT THE SITE USING ONLY LOCAL COUNCIL APPROVED ACCESS/EXIT POINTS
- ALL MEASURES TO COMPLY WITH LOCAL COUNCIL DEVELOPMENT CONTROL PLAN & IN PLACE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS & CHECKED DAILY.



**LEGEND**

- TEMPORARY FENCING WITH SEDIMENT CONTROL FENCE
- TREE PROTECTION
- SITE SHED
- ABLUTION BLOCK
- WASTE BINS
- STOCK PILE
- SHAKER GRID
- ENTRANCE GATE
- EMERGENCY ASSEMBLY POINT
- EMERGENCY ASSEMBLY POINT
- FIRE EXTINGUISHER - LOCATED IN SITE OFFICE
- FIRST AID - LOCATED IN SITE OFFICE

1 PROPOSED PLAN - LMP  
A200 1:200

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provide, drawings must be read in conjunction with specification and schedules.

**CONCEPT DESIGN**

Revision.	Date.	Description.
1	06.12.22	DEMOUNTABLES
2	24.02.23	TEMP. LEARNING UNITS
3	01.05.23	LMPP



Project Title:  
**PLACEMENT OF TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
7 223 GUNGAHLIN  
CORNER GOZZARD STREET AND HIBBERSON STREET  
GUNGAHLIN ACT 2912  
Client:  
ACT EDUCATION DIRECTORATE

Design Project Manager.  
Project Delivery leader.  
Quality Manager.  
Design Team.  
Author

Drawing Title:  
**LANDSCAPE MANAGEMENT PLAN**  
Scale AS INDICATED  
Sheet Size A1  
Project 1714.03  
Drawing A1021  
Revision 3



**Gungahlin Town Square**  
**Gungahlin Block 7, Section 223**

**Gungahlin College**  
**Gungahlin Block 6, Section 223**



**Whyte, Charmaine**

---

**From:** Blom, Dylan  
**Sent:** Thursday, 18 May 2023 3:05 PM  
**To:** Hunter, Stuart  
**Cc:** Slater, Amanda  
**Subject:** Gungahlin College - Expansion Options and Risks  
**Attachments:** 1714.03-A1021-3\_LANDSCAPE MANAGEMENT PLAN.pdf; Potential Library Utilisation.pdf; Gungahlin Transportable options 2023.pdf; Gungahlin College Expansion Areas.pdf

**OFFICIAL**

Stuart,

Can be shared with EGM office.

Attached are a number of plans outlining the journey that we have been on thus far.

The original proposal for x2 2T transportables was increased to 4 x 2t transportables, with the possible configuration outlined in the Landscape Management Plan, this plan was shared with TCCS in the process of attempting to get permission for use of the land. Subsequent to receiving the advice from TCCS that a DA was required in order to build on the Gungahlin town park and that the maximum permitted temporary use is only 3 years, [REDACTED] (design consultant) was asked to develop various options for placement on the school grounds (as attached)- these plans have only been shared internally.

After advice from our contractors is that Icon water will not permit even temporary construction on or over a sewer easement, therefore, many of these options have since been discounted. Following meeting with Priscilla Wray, the Principal, yesterday, she agrees (in line with the Head Contractors advice) that the option of construction on the tennis court is the most feasible when taking into account the constraints of the site and construction activities, but it is certainly not the most desirable due to access to amenities and isolation from the rest of the school. She is currently discussing this option with the Sports executive to ascertain the effect using the courts will have on the school sports program. Pricilla also mentioned that she has serious concerns that the current scope of works will not satisfy demand beyond the next few years. Pricilla was reviewing these figures and we are meeting again tomorrow (Friday 19 May).

For a period of time we were also looking at utilising some space within the library where two areas were going to be sectioned off as community spaces, enabling ongoing use of the 'community rooms' for the College, as shown on the "Potential Library Utilisation Plan" - per shaded pink . Vanessa Little agreed to this on a temporary basis, with her interpretation of temporary meaning the end of this year. Having seen the recent media, and in talking to Priscilla, I do not believe that doing this work will actually help the college given that one of their issue currently is the lack of pupil study space. Doing these works will decrease space even further. Relocation of the library (as shaded in orange) remains in scope, and will provide additional College library space, however this is contingent on budget, which currently has a shortfall of approximately \$2M.

Attached is also the proposed scope of works for internal works (Gungahlin College Expansion Areas), however this is also contingent on budget availability and may need to be prioritised.

Thanks.

**Dylan Blom | Senior Director, Major Projects**

Infrastructure and Capital Works | **Education** | ACT Government

Mobile: 0466 313 607 | Email: [dylan.blom@act.gov.au](mailto:dylan.blom@act.gov.au)

[www.education.act.gov.au](http://www.education.act.gov.au) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

**NOTES - SEDIMENT & EROSION CONTROL**

- SEDIMENT CONTROLS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS & INSPECTED DAILY
- SEDIMENT CONTROLS MUST BE RETAINED UNTIL RE-VEGETATION IS FULLY ESTABLISHED AFTER THE BUILDING COMPLETION
- LOCATE STOCK PILES AWAY FROM DRAINAGE LINES & SURFACE FLOW PATHS. CONTOURED STRIATIONS OR FURROWS TO BE PROVIDED TO STOCK PILES TO MINIMISE EROSION
- STABILISED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO ACCESS TO SITE BY CONSTRUCTION VEHICLES. AGGREGATE TO BE TURNED WHEN SEDIMENT BUILDS UP AND RENEWED WHEN REQUIRED
- BUILDER IS TO ESTABLISH A MAINTENANCE PROGRAM FOR SEDIMENT & EROSION CONTROL DEVICES TO ENSURE INSPECTION AFTER SIGNIFICANT RAINFALL AND THAT ANY REPAIRS NECESSARY ARE QUICKLY ATTENDED TO.
- ENVIRONMENT PROTECTION AGREEMENT TO BE TAKEN OUT BY BUILDING CONTRACTOR WITH ENVIRONMENT PROTECTION AUTHORITY
- ALL NEW CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS AND ROADWORKS.
- LIMIT ACCESS TO SITE DURING AND IMMEDIATELY AFTER WET WEATHER
- REGULARLY REMOVE ANY SOIL FROM ROADS ADJACENT TO THE SITE
- NO STORAGE OF CONSTRUCTION MATERIALS, PARKING OF VEHICLES NOR EQUIPMENT PERMITTED OUTSIDE OF BLOCK WITHOUT THE LOCAL COUNCIL APPROVAL
- NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES TO BE ERECTED OUTSIDE OF BLOCK WITH THE LOCAL COUNCIL APPROVAL
- PROVIDE KERBSIDE FILTER ROLL TO AFFECTED EXISTING SUMPS
- KERBSIDE FILTER ROLL TO BE REMOVED, CLEANED & REINSTATED ON A WEEKLY BASIS AT A MINIMUM. TRAPPED SEDIMENT ABOUT SUMPS ALSO TO BE REMOVED. CLEANING IS ALSO TO TAKE PLACE IMMEDIATELY AFTER PERIODS OF RAINFALL DURING CONSTRUCTION
- ALL SERVICE TRENCHES TO BE BACK FILLED WITH 24 HOURS OR INSPECTION
- EXCESS SOIL IS TO DISPOSED AT THE LOCAL COUNCIL APPROVED LOCATION
- THE SITE FOREMAN IS TO CONTACT THE LOCAL COUNCIL TO ARRANGE A SITE INSPECTION & ENDORSEMENT OF SEDIMENT & EROSION CONTROL MEASURES PRIOR TO WORKS COMMENCING
- THE SITE FOREMAN IS TO CONTACT THE LOCAL COUNCIL TO DISCUSS ANY PROPOSED MAJOR CHANGES TO THE SEDIMENT & EROSION CONTROLS ON SITE PRIOR TO IMPLEMENTING THE CHANGES
- THE SITE FOREMAN WILL ENSURE CONTRACTORS ACCESS & EXIT THE SITE USING ONLY LOCAL COUNCIL APPROVED ACCESS/EXIT POINTS
- ALL MEASURES TO COMPLY WITH LOCAL COUNCIL DEVELOPMENT CONTROL PLAN & IN PLACE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS & CHECKED DAILY.



**LEGEND**

- TEMPORARY FENCING WITH SEDIMENT CONTROL FENCE
- TREE PROTECTION
- SITE SHED
- ABLUTION BLOCK
- WASTE BINS
- STOCK PILE
- SHAKER GRID
- ENTRANCE GATE
- EMERGENCY ASSEMBLY POINT
- EMERGENCY ASSEMBLY POINT
- FIRE EXTINGUISHER - LOCATED IN SITE OFFICE
- FIRE EXTINGUISHER
- FIRST AID - LOCATED IN SITE OFFICE

1 PROPOSED PLAN - LMP  
A200 1:200

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provide, drawings must be read in conjunction with specification and schedules.

**CONCEPT DESIGN**

Revision.	Date.	Description.
1	06.12.22	DEMOUNTABLES
2	24.02.23	TEMP. LEARNING UNITS
3	01.05.23	LMPP

Project Title:  
**PLACEMENT OF TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
CORNER GOZZARD STREET AND HIBBERSON STREET  
GUNGAHLIN ACT 2912

Client:  
ACT EDUCATION DIRECTORATE



- Design Project Manager.
- Project Delivery leader.
- Quality Manager.
- Design Team.
- Author

Drawing Title:  
**LANDSCAPE MANAGEMENT PLAN**

Scale AS INDICATED  
Project: **1714.03**  
Sheet Size A1  
Drawing: **A1021**  
Revision: **3**



Gungahlin Town Square  
Gungahlin Block 7, Section 223

Gungahlin College  
Gungahlin Block 6, Section 223



Apartment





All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

# DESIGN OPTION

Revision. Date. Description.



Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client: ON BEHALF OF

Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 01**

Scale AS INDICATED  
 Sheet Size A1  
 Project **1714.04**  
 Drawing **A1200**  
 Revision.



All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

## DESIGN OPTION

Revision. Date. Description.

Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912

Client: ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:

**DESIGN OPTION 02**

Scale  
 AS INDICATED

Sheet Size  
 A1

Project:  
**1714.04**

Drawing:  
**A1201**

Revision.





All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provide, drawings must be read in conjunction with specification and schedules.

# DESIGN OPTION

Revision. Date. Description.

Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912

Client: ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:

**DESIGN OPTION 03**

Scale  
 AS INDICATED

Sheet Size  
 A1

Project:  
**1714.04**

Drawing:  
**A1202**

Revision.



All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provide, drawings must be read in conjunction with specification and schedules.

# DESIGN OPTION

Revision. Date. Description.

Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912

Client: ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 04**

Scale AS INDICATED  
 Project: **1714.04**  
 Sheet Size A1  
 Drawing: **A1203**  
 Revision.



All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

### DESIGN OPTION

Revision.	Date.	Description.

Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client: \_\_\_\_\_ ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 05**  
 Scale AS INDICATED  
 Sheet Size A1  
 Project: **1714.04**  
 Drawing: **A1204**  
 Revision.



All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provide, drawings must be read in conjunction with specification and schedules.

# DESIGN OPTION

Revision. Date. Description.

Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912

Client: ON BEHALF OF



Design Project Manager.

Project Delivery leader.

Quality Manager.

Design Team.

Author

Drawing Title:

**DESIGN OPTION 06**

Scale  
 AS INDICATED

Sheet Size  
 A1

Project:  
**1714.04**

Drawing:  
**A1205**

Revision.



All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

## DESIGN OPTION

Revision. Date. Description.

Revision.	Date.	Description.

Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
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 GUNGAHLIN ACT 2912

Client: ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:

**DESIGN OPTION 07**

Scale  
 AS INDICATED

Project:  
**1714.04**

Sheet Size  
 A1

Drawing:  
**A1206**

Revision.



All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

# DESIGN OPTION

Revision. Date. Description.

Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912

Client: ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:

**DESIGN OPTION 08**

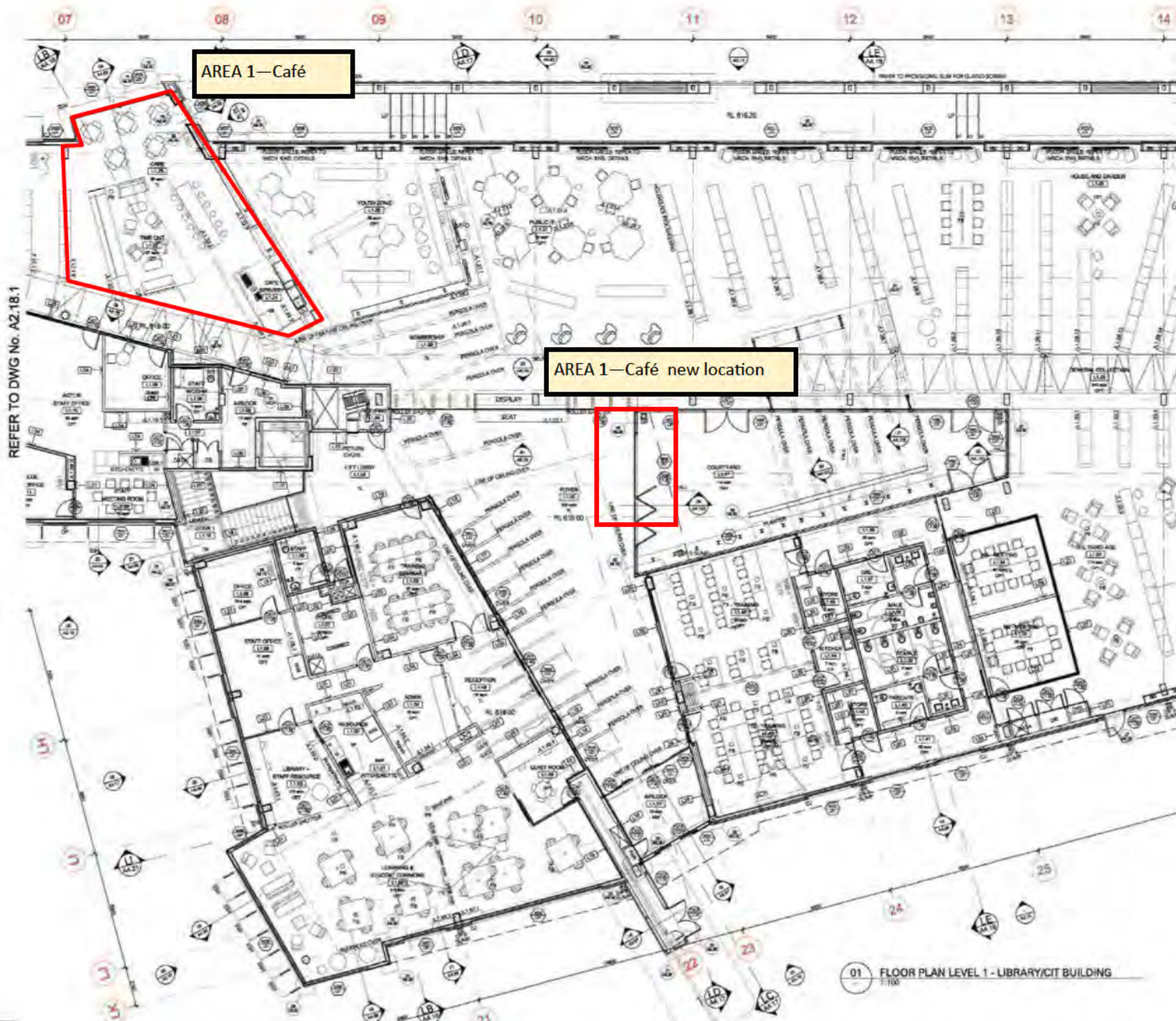
Scale  
 AS INDICATED

Sheet Size  
 A1

Project:  
**1714.04**

Drawing:  
**A1207**

Revision.



REFER TO DWG No. A2.1B.1

AREA 1—Café

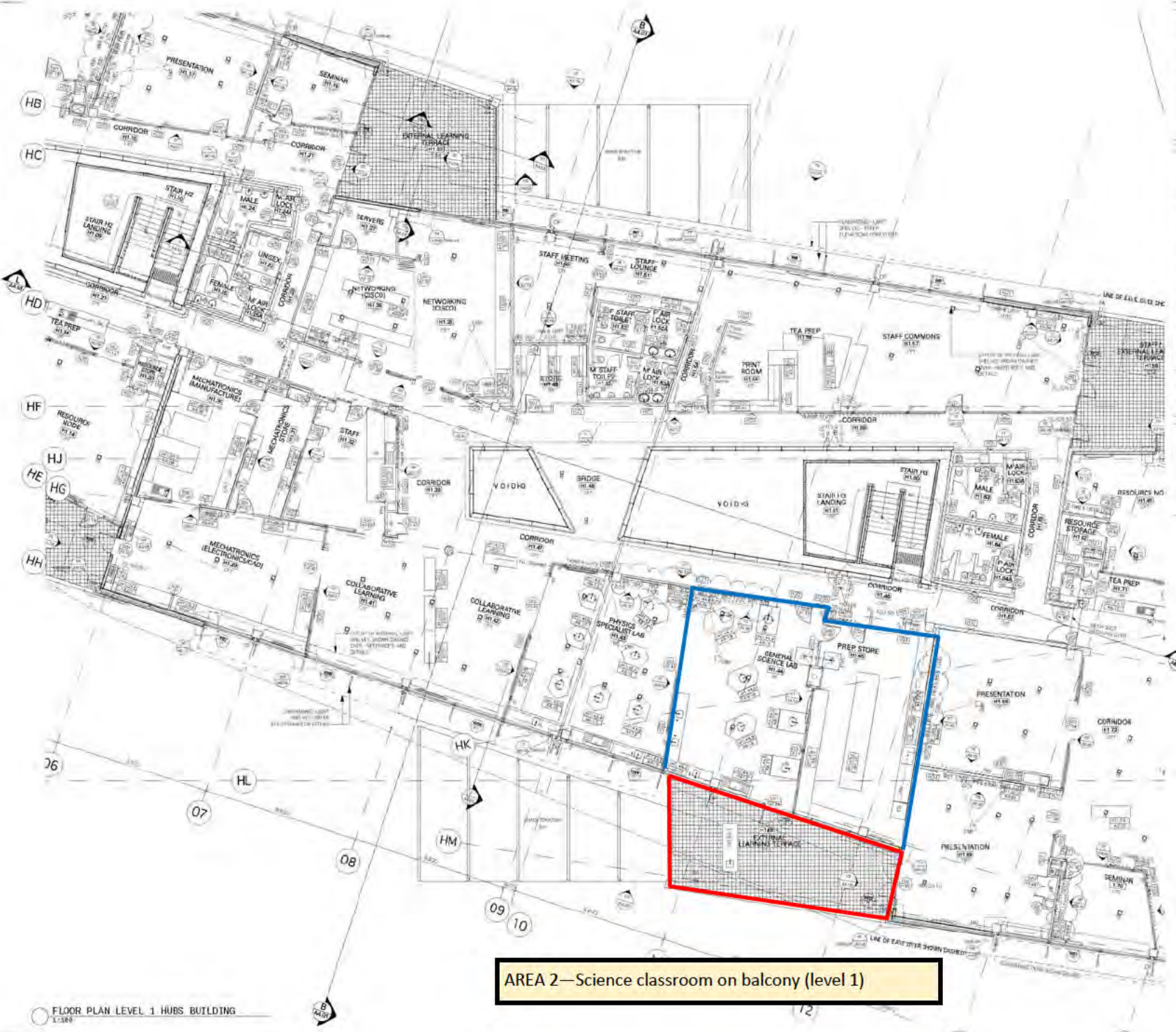
AREA 1—Café new location

**Area 1 - Library - Café**  
**RECORD 168**

- Relocate café to the courtyard so it can service both foyer and courtyard
- New joinery as required
- Alterations to existing sliding glazed courtyard doors
- Floor finishes
- Electrical, hydraulics,
- Mechanical exhaust?
- Trade waste?
- Make good in library where café was removed
- New carpet?
- Build wall/door?
- Furniture?

01 FLOOR PLAN LEVEL 1 - LIBRARY/CIT BUILDING  
1:100

**Gungahlin College  
Expansion Project  
2023**



- Area 2 - Science Classroom on balcony (Level 1)**  
**RECORD 168**
- Remove all long joinery benches from first classroom, including sink, dishwasher, wall heater
  - Retain hexagon joinery benches and small square benches in second classroom
  - Demolish external wall
  - Construct new external wall at balcony edge
  - Relocate and re-use existing windows in new external wall
  - Extend roof
  - New ceiling
  - New flooring
  - Demolish block wall – structural engineer to confirm
  - Box in downpipe?
  - New perimeter joinery with gas outlets
  - Remove external door from adjacent classroom and block up opening

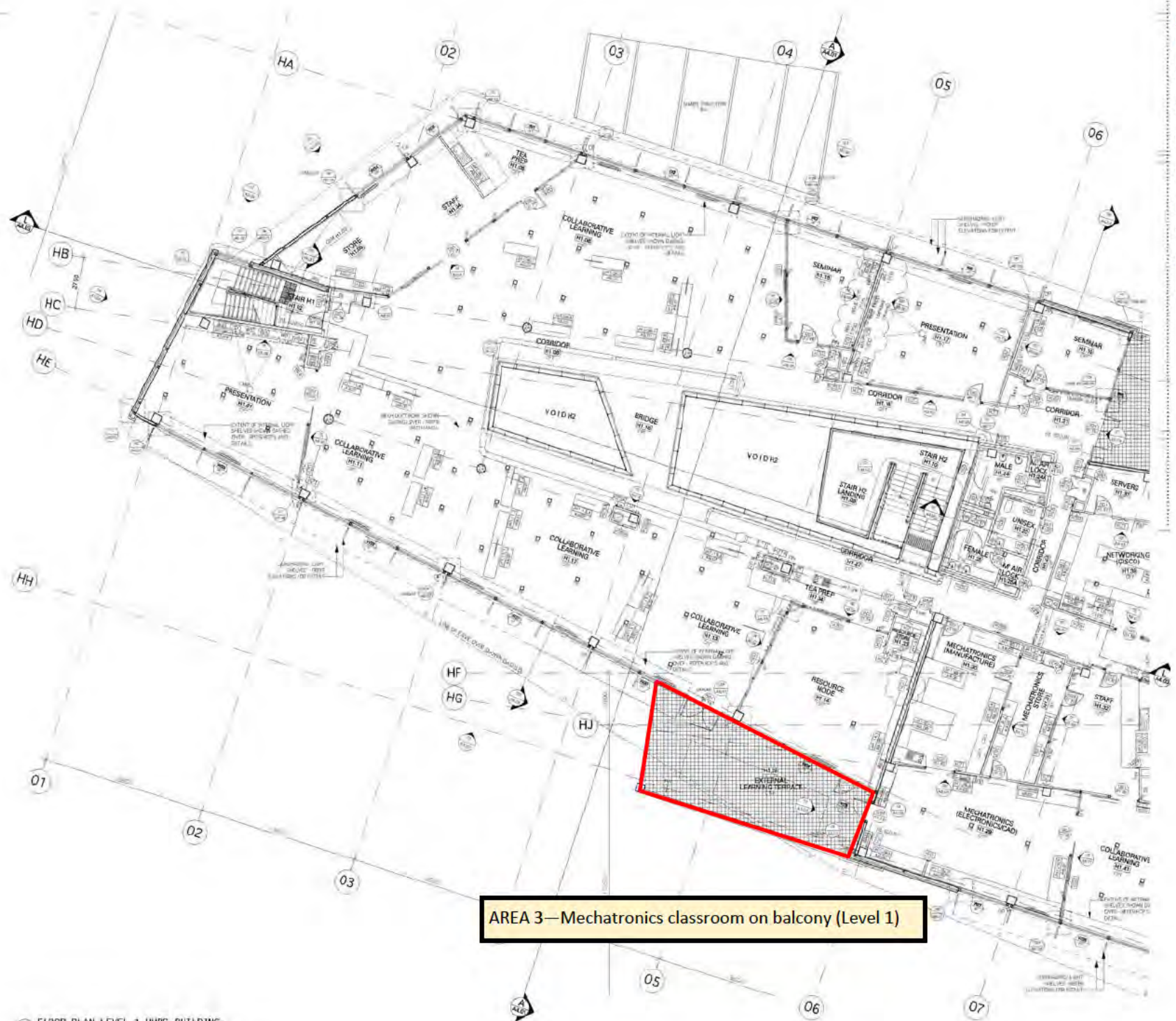
**AREA 2—Science classroom on balcony (level 1)**



**Area 3 - Mechatronics Classroom on balcony  
(Level 1)**

RECORD 168

- Retain existing external wall
- Construct new external wall at balcony edge
- Extend roof
- Box in downpipe?
- Remove external door from adjacent classroom and block up opening
- New ceiling
- New flooring



**AREA 3—Mechatronics classroom on balcony (Level 1)**

**AREA 4—Ground Floor External One (northside)**

**Area 4 - Ground Floor External One (northside)**

**RECORD 168**

- Demolish part shade structure
- Remove part of existing bench seat
- Remove external door from adjacent classroom and block up opening
- Relocate sewer manhole
- Construct new external walls, doors, windows
- New shade structure
- New ceiling
- New flooring
- Box in downpipe



**Area 5 - Ground Floor External Two (underneath Science classroom)**

Demolish part shade structure and timber deck

Retain existing external wall – possibly cover blockwork with plasterboard?

Construct new external walls, doors, windows

Box in downpipe?

New ceiling

New flooring

**Area 6 - Ground Floor Internal Space One**

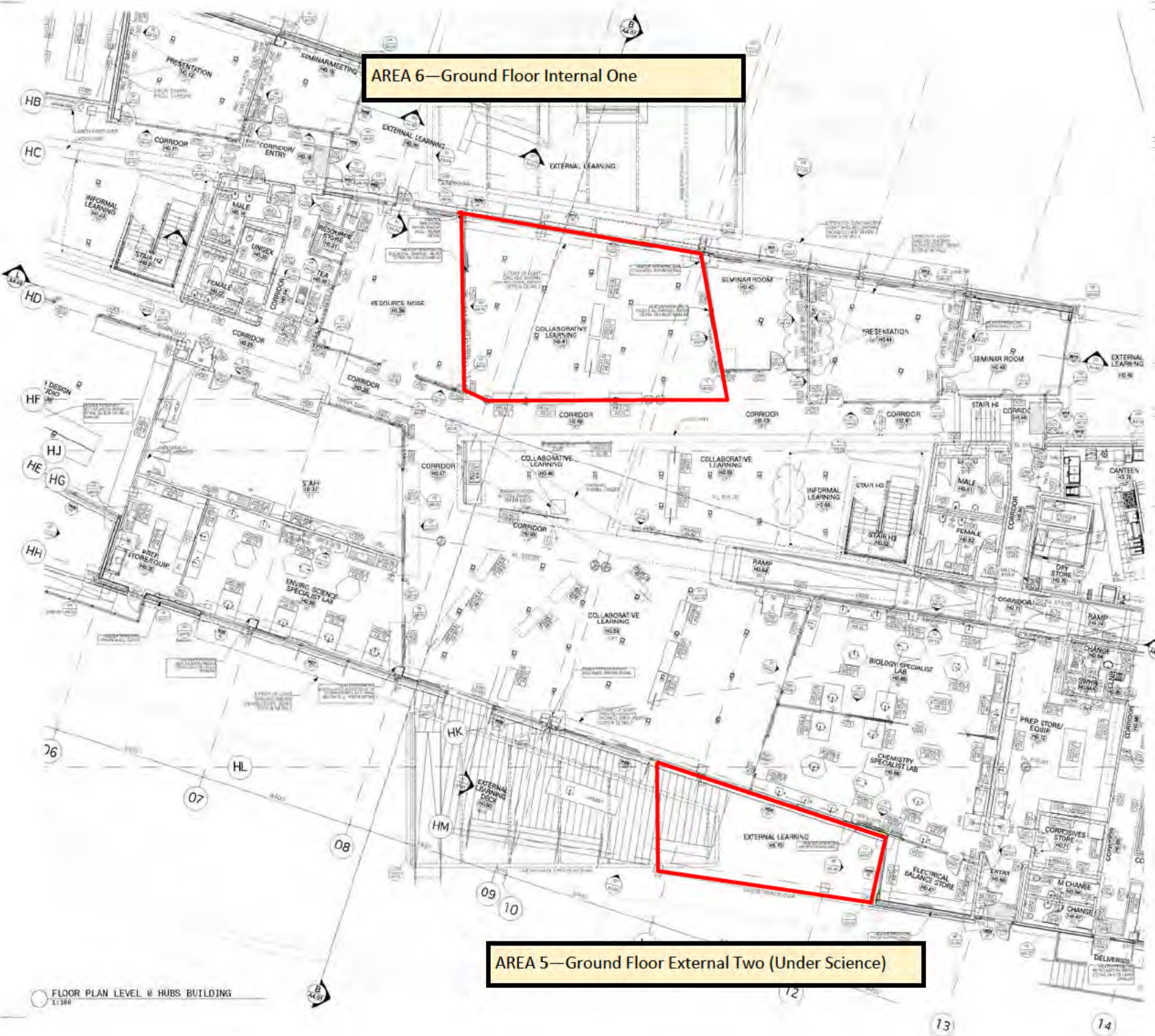
Construct new internal walls

New pair of doors

New windows in wall

**AREA 6—Ground Floor Internal One**

**AREA 5—Ground Floor External Two (Under Science)**





**Area 7 - Oval** RECORD 168

Make good spongy areas of the grass

Define playing area better

**Area 8 - Install four RLUs**

Four existing RLU buildings will be relocated to Gungahlin College

Decks, stairs, ramps, covered walkway link

Structural design for DGB layer, dry laid piers/tie-downs

Internal classroom fitout alterations required?  
Check with EDU

Stormwater drainage/connection

Electrical, data, fire services

Is security required? Check with EDU

Mechanical Services?

Are sinks required? Check with EDU

Is the area currently irrigated? Check with EDU

**Gungahlin College  
Expansion Project  
2023**

**Whyte, Charmaine**

---

**From:** Slater, Amanda  
**Sent:** Thursday, 18 May 2023 3:16 PM  
**To:** Hunter, Stuart  
**Cc:** Blom, Dylan  
**Subject:** RE: Gungahlin College - Expansion Options and Risks

Stuart,  
I just realise the area highlighted in yellow, should read café (not Library)

Amanda

**Amanda Slater | Director, Major Projects**

Infrastructure and Capital Works | **Education** | ACT Government

Mobile: 0434668074 | Email: [amanda.slater@act.gov.au](mailto:amanda.slater@act.gov.au)

[www.education.act.gov.au](http://www.education.act.gov.au) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)



*We acknowledge the traditional custodians of the lands and waters where we live and learn, and pay our respects to elders past, present, and future.*



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

---

**From:** Blom, Dylan <Dylan.Blom@act.gov.au>  
**Sent:** Thursday, 18 May 2023 3:05 PM  
**To:** Hunter, Stuart <Stuart.Hunter@act.gov.au>  
**Cc:** Slater, Amanda <Amanda.Slater@act.gov.au>  
**Subject:** Gungahlin College - Expansion Options and Risks

**OFFICIAL**

Stuart,

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Thanks.

**Dylan Blom | Senior Director, Major Projects**

Infrastructure and Capital Works | **Education** | ACT Government

Mobile: 0466 313 607 | Email: [dylan.blom@act.gov.au](mailto:dylan.blom@act.gov.au)

[www.education.act.gov.au](http://www.education.act.gov.au) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

**From:** [Hunter, Stuart](#)  
**To:** [Matthews, David](#); [EDU, EGMB SG](#)  
**Subject:** FW: Gungahlin College Expansion  
**Date:** Thursday, 18 May 2023 3:20:54 PM  
**Attachments:** [1714.04-A1207 - DESIGN OPTION 08.pdf](#)  
[image001.png](#)  
[1714.04-A1200 - DESIGN OPTION 01.pdf](#)  
[1714.04-A1202 - DESIGN OPTION 03.pdf](#)  
[1714.04-A1204 - DESIGN OPTION 05.pdf](#)  
[1714.04-A1201 - DESIGN OPTION 02.pdf](#)  
[1714.04-A1203 - DESIGN OPTION 04.pdf](#)  
[1714.04-A1205 - DESIGN OPTION 06.pdf](#)  
[1714.04-A1206 - DESIGN OPTION 07.pdf](#)

---

## OFFICIAL

Hi David,  
FYI as discussed.

Regards,

Stuart Hunter | A/Executive Branch Manager

Phone: +61 2 6207 8831 | Mobile: 0478 488 885 | Email: [stuart.hunter@act.gov.au](mailto:stuart.hunter@act.gov.au)

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[Google+](#)

---

**From:** Slater, Amanda <[Amanda.Slater@act.gov.au](mailto:Amanda.Slater@act.gov.au)>

**Sent:** Monday, 15 May 2023 2:39 PM

**To:** Wray, Priscilla (ACTEDU) <[Priscilla.Wray@ed.act.edu.au](mailto:Priscilla.Wray@ed.act.edu.au)>

**Cc:** Blom, Dylan <[Dylan.Blom@act.gov.au](mailto:Dylan.Blom@act.gov.au)>; Gwilliam, Stephen <[Stephen.Gwilliam@act.gov.au](mailto:Stephen.Gwilliam@act.gov.au)>; Hunter, Stuart <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>; ICW EBM Office <[ICWEBMOffice@act.gov.au](mailto:ICWEBMOffice@act.gov.au)>

**Subject:** Gungahlin College Expansion

Dear Priscilla,

I am writing to provide you with an update on the project and give you some time to review the information before our scheduled meeting on Wednesday. As you know Stephen was not able to make this meeting, but given the time constraints, media attention and urgency to keep things moving we thought it best to have this meeting prior to the additional Friday meeting with Stephen and ICW's Acting EBM.

We have been working diligently behind the scenes to seek permission to use the Town Park as the preferred school landing location for the Transportables. However, there are greater impediments to building on the Town Park than we were originally advised. While TCCS support the transfer and would be willing to enter licensing agreements or an MOU with Education, the process to achieve agreement requires a Development Application, which in our experience will add between 3 to 6 months to the program with no guarantee of approval. Recent media attention around unapproved use of Urban Open Space (UOS) zoned land also means that a DA of this kind could likely draw criticism or encounter strong resistance. Lastly temporary land use on UOS can only be permitted for a maximum term of 3 years.

In light of this, we have asked the architects to identify alternative transportable locations within the school grounds. Education, both generally and specifically in this instance, is not required to apply for a DA when building on school grounds, which means that this option can commence in June as originally programmed. At the bottom of this email,  ) has outlined the proposed locations on school land, along with their respective pros and cons. Please note that one key consideration is a large sewerage easement through the school grounds, which ICON, the water authority, will not allow us to build on or over. You will note that some of the options proposed did have construction over the easement, these options were developed prior to receiving ICON advice.

Another matter that has been brought to our attention is that the cost of all identified works, as estimated by the Cost Planner, has come in over budget by approximately \$2M. While we are exploring all possible avenues to secure additional funding, we may need to prioritise certain works if additional funding cannot be secured.

I apologise for the manner in which this information is being conveyed. Rest assured, we have been collecting data to provide you with the most accurate information available to us at this time. I look forward to discussing this matter with you further on Wednesday.

### **Advice from [REDACTED] around Pro's and Con's**

Option 1: Southern area option as provided by the school – single storey.

- Benefits/positives: School preferred location and EDU land (no TCCS issue).
- Issues/problems: 2 x RLU's located over sewer main/easement (Icon unlikely to provide acceptance). The waste collection for the school may be an issue. The area was proposed as the [REDACTED] site compound area and staging point/cranage point for the works within the main building. Therefore if the RLU's were installed here it would be very difficult to undertake the other works (especially on the southern side of the building).
- [REDACTED] preference – best to worst (1-8) – 5 (unlikely due to Icon issue).

Option 2: Southern area option as provided by the school – double storey.

- Benefits/positives: School preferred location and EDU land (no TCCS issue). Icon approval issue should be okay.
- Issues/problems: the double stacked RLU's will require a lift to each grouping (2 x lifts) and a structural steel frame to support the upper level RLU's, these items will both add substantial cost. The waste collection for the school may be an issue. The area was proposed as the [REDACTED] site compound area and staging point/cranage point for the works within the main building, potentially less issue than Option 1, but still needs to be investigated.
- [REDACTED] preference (1-8) – 4

Option 3: Southern area, split in two locations – single storey.

- Benefits/positives: EDU land (no TCCS issue). Icon approval issue should be okay.
- Issues/problems: The waste collection for the school may be an issue. The area (1&2) was proposed as the [REDACTED] site compound area and staging point/cranage point for the works within the main building. The cost for working in two separate locations is greater than one location.
- [REDACTED] preference – best to worst (1-8) – 6

Option 4: South-eastern side of site, near entry to carpark – double storey.

- Benefits/positives: EDU land (no TCCS issue). Icon approval issue should be okay. Allows proposed [REDACTED] compound location to remain and easy to access main school works. No impact on school waste collection.
- Issues/problems: the double stacked RLU's will require a lift to each grouping (2 x lifts) and a structural steel frame to support the upper level RLU's, these items will both add substantial cost.
- [REDACTED] preference – best to worst (1-8) – 3

Option 5: Split in two locations (Southern side and Oval) – single storey.

- Benefits/positives: EDU land (no TCCS issue). Icon approval issue should be okay (potential adjustment to RLU no.3 to avoid clash with Icon asset).
- Issues/problems: The waste collection for the school may be an issue. The area (3&4) was proposed as the [REDACTED] site compound area and staging point/cranage point for the works within the main building. The cost for working in two separate locations is greater than one location (these two locations are further apart than Option 3, therefore more cost).



█ preference – best to worst (1-8) – 7

Option 6: Split locations (Oval and centre of school) – single storey.

- Benefits/positives: EDU land (no TCCS issue). Allows proposed █ compound location to remain and easy to access main school works. No impact on school waste collection.
- Issues/problems: 2 x RLU's located over sewer main/easement (Icon unlikely to provide acceptance). The cost for working in two separate locations is greater than one location (the RLU located in the courtyard/centre of the school will be problematic, therefore more cost). Difficult interface with school students/staff/workers/site compounds. Access to the Oval for students is problematic.
- █ preference – best to worst (1-8) – 8, lowest preference.

Option 7: North-east corner, on tennis courts – single storey.

- Benefits/positives: EDU land (no TCCS issue). Allows proposed █ compound location to remain and easy to access main school works. No impact on school waste collection. Best location for general buildability and safety.
- Issues/problems: Damage to the tennis courts and therefore future reinstatement costs.
- █ preference – best to worst (1-8) – 1, █ preferred option.

Option 8: Oval – single storey.

- Benefits/positives: EDU land (no TCCS issue). Allows proposed █ compound location to remain and easy to access main school works. No impact on school waste collection. Reasonable location for buildability and safety, however may require access over a basketball court (temporary loss of use for school).
- Issues/problems: Potential damage to a basketball court or finished surfaces and therefore future reinstatement costs. Access to the Oval for students is problematic. Reduction to overall future functionality of the oval. Potentially issues with the Minister's commitment to 'improve the oval'.

█ preference - best to worst (1-8) – 2, second preference option.

Regards

Amanda

**Amanda Slater | Director, Major Projects**

Infrastructure and Capital Works | **Education** | ACT Government

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*We acknowledge the traditional custodians of the lands and waters where we live and learn, and pay our respects to elders past, present, and future.*



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

**From:** [Hunter, Stuart](#)  
**To:** [Matthews, David](#); [EDU, EGMSG](#)  
**Subject:** FW: Gungahlin College - Expansion Options and Risks  
**Date:** Thursday, 18 May 2023 3:40:05 PM  
**Attachments:** [1714.03-A1021-3 LANDSCAPE MANAGEMENT PLAN.pdf](#)  
[Potential Library Utilisation.pdf](#)  
[Gungahlin Transportable options 2023.pdf](#)  
[Gungahlin College Expansion Areas.pdf](#)

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## OFFICIAL

Hi David,

This came through during our discussion and includes some commentary on the library options considered to date.

Regards,

Stuart Hunter | A/Executive Branch Manager

Phone: +61 2 6207 8831 | Mobile: 0478 488 885 | Email: [stuart.hunter@act.gov.au](mailto:stuart.hunter@act.gov.au)

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[Google+](#)

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**From:** Blom, Dylan <[Dylan.Blom@act.gov.au](mailto:Dylan.Blom@act.gov.au)>

**Sent:** Thursday, 18 May 2023 3:05 PM

**To:** Hunter, Stuart <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>

**Cc:** Slater, Amanda <[Amanda.Slater@act.gov.au](mailto:Amanda.Slater@act.gov.au)>

**Subject:** Gungahlin College - Expansion Options and Risks

## OFFICIAL

Stuart,

Attached are a number of plans outlining the journey that we have been on thus far.

The original proposal for x2 2T transportables was increased to 4 x 2t transportables, with the possible configuration outlined in the Landscape Management Plan, this plan was shared with TCCS in the process of attempting to get permission for use of the land. Subsequent to receiving the advice from TCCS that a DA was required in order to build on the Gungahlin town park and that the maximum permitted temporary use is only 3 years, [REDACTED] (design consultant) was asked to develop various options for placement on the school grounds (as attached)- these plans have only been shared internally.

After advice from our contractors is that Icon water will not permit even temporary construction on or over a sewer easement, therefore, many of these options have since been discounted.

Following meeting with Priscilla Wray, the Principal, yesterday, she agrees (in line with the Head Contractors advice) that the option of construction on the tennis court is the most feasible when taking into account the constraints of the site and construction activities, but it is certainly not the most desirable due to access to amenities and isolation from the rest of the school. She is currently discussing this option with the Sports executive to ascertain the effect using the courts will have on the school sports program. Priscilla also mentioned that she has serious concerns that the current scope of works will not satisfy demand beyond the next few years. Priscilla was reviewing these figures and we are meeting again tomorrow (Friday 19 May).

For a period of time we were also looking at utilising some space within the library where two areas were going to be sectioned off as community spaces, enabling ongoing use of the 'community rooms' for the College, as shown on the "Potential Library Utilisation Plan" - per shaded pink. Vanessa Little agreed to this on a temporary basis, with her interpretation of temporary meaning the end of this year. Having seen the recent media, and in talking to Priscilla, I do not believe that doing this work will actually help the college given that one of their issue currently is the lack of pupil study space. Doing these works will decrease space even further.

Relocation of the library (as shaded in orange) remains in scope, and will provide additional College library space, however this is contingent on budget, which currently has a shortfall of approximately \$2M.

Attached is also the proposed scope of works for internal works (Gungahlin College Expansion Areas), however this is also contingent on budget availability and may need to be prioritised.

Thanks.

**Dylan Blom | Senior Director, Major Projects**

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**NOTES - SEDIMENT & EROSION CONTROL**

- SEDIMENT CONTROLS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS & INSPECTED DAILY
- SEDIMENT CONTROLS MUST BE RETAINED UNTIL RE-VEGETATION IS FULLY ESTABLISHED AFTER THE BUILDING COMPLETION
- LOCATE STOCK PILES AWAY FROM DRAINAGE LINES & SURFACE FLOW PATHS. CONTOURED STRIATIONS OR FURROWS TO BE PROVIDED TO STOCK PILES TO MINIMISE EROSION
- STABILISED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO ACCESS TO SITE BY CONSTRUCTION VEHICLES. AGGREGATE TO BE TURNED WHEN SEDIMENT BUILDS UP AND RENEWED WHEN REQUIRED
- BUILDER IS TO ESTABLISH A MAINTENANCE PROGRAM FOR SEDIMENT & EROSION CONTROL DEVICES TO ENSURE INSPECTION AFTER SIGNIFICANT RAINFALL AND THAT ANY REPAIRS NECESSARY ARE QUICKLY ATTENDED TO.
- ENVIRONMENT PROTECTION AGREEMENT TO BE TAKEN OUT BY BUILDING CONTRACTOR WITH ENVIRONMENT PROTECTION AUTHORITY
- ALL NEW CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS AND ROADWORKS.
- LIMIT ACCESS TO SITE DURING AND IMMEDIATELY AFTER WET WEATHER
- REGULARLY REMOVE ANY SOIL FROM ROADS ADJACENT TO THE SITE
- NO STORAGE OF CONSTRUCTION MATERIALS, PARKING OF VEHICLES NOR EQUIPMENT PERMITTED OUTSIDE OF BLOCK WITHOUT THE LOCAL COUNCIL APPROVAL
- NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES TO BE ERRECTED OUTSIDE OF BLOCK WITH THE LOCAL COUNCIL APPROVAL
- PROVIDE KERBSIDE FILTER ROLL TO AFFECTED EXISTING SUMPS
- KERBSIDE FILTER ROLL TO BE REMOVED, CLEANED & REINSTATED ON A WEEKLY BASIS AT A MINIMUM. TRAPPED SEDIMENT ABOUT SUMPS ALSO TO BE REMOVED. CLEANING IS ALSO TO TAKE PLACE IMMEDIATELY AFTER PERIODS OF RAINFALL DURING CONSTRUCTION
- ALL SERVICE TRENCHES TO BE BACK FILLED WITH 24 HOURS OR INSPECTION
- EXCESS SOIL IS TO DISPOSED AT THE LOCAL COUNCIL APPROVED LOCATION
- THE SITE FOREMAN IS TO CONTACT THE LOCAL COUNCIL TO ARRANGE A SITE INSPECTION & ENDORSEMENT OF SEDIMENT & EROSION CONTROL MEASURES PRIOR TO WORKS COMMENCING
- THE SITE FOREMAN IS TO CONTACT THE LOCAL COUNCIL TO DISCUSS ANY PROPOSED MAJOR CHANGES TO THE SEDIMENT & EROSION CONTROLS ON SITE PRIOR TO IMPLEMENTING THE CHANGES
- THE SITE FOREMAN WILL ENSURE CONTRACTORS ACCESS & EXIT THE SITE USING ONLY LOCAL COUNCIL APPROVED ACCESS/EXIT POINTS
- ALL MEASURES TO COMPLY WITH LOCAL COUNCIL DEVELOPMENT CONTROL PLAN & IN PLACE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS & CHECKED DAILY.



**LEGEND**

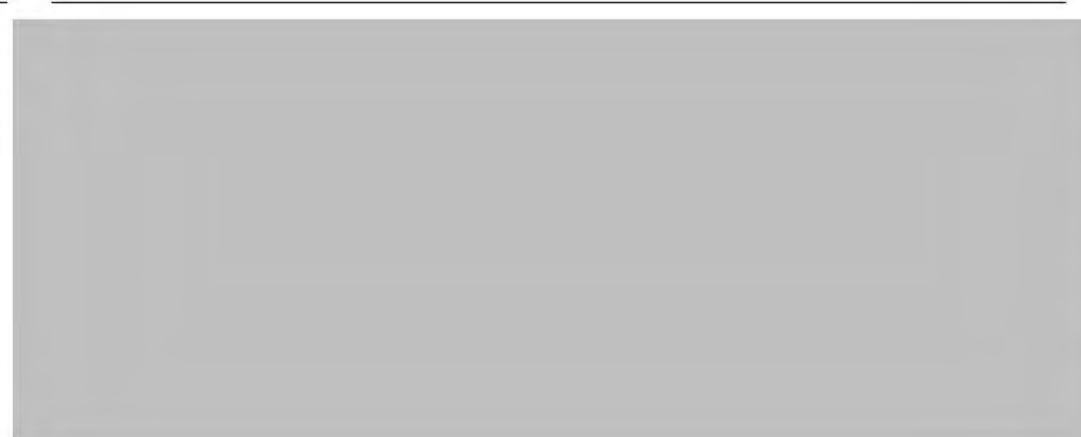
- TEMPORARY FENCING WITH SEDIMENT CONTROL FENCE
- TREE PROTECTION
- SITE SHED
- ABLUTION BLOCK
- WASTE BINS
- STOCK PILE
- SHAKER GRID
- ENTRANCE GATE
- EMERGENCY ASSEMBLY POINT
- EMERGENCY ASSEMBLY POINT
- FIRE EXTINGUISHER - LOCATED IN SITE OFFICE
- FIRE EXTINGUISHER
- FIRST AID - LOCATED IN SITE OFFICE

1 PROPOSED PLAN - LMP  
A200 1:200

All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings. Where provided, drawings must be read in conjunction with specification and schedules.

**CONCEPT DESIGN**

Revision.	Date.	Description.
1	06.12.22	DEMOUNTABLES
2	24.02.23	TEMP. LEARNING UNITS
3	01.05.23	LMPP



Project Title:  
**PLACEMENT OF TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
7 223 GUNGAHLIN  
CORNER GOZZARD STREET AND HIBBERSON STREET  
GUNGAHLIN ACT 2912  
Client:  
ACT EDUCATION DIRECTORATE

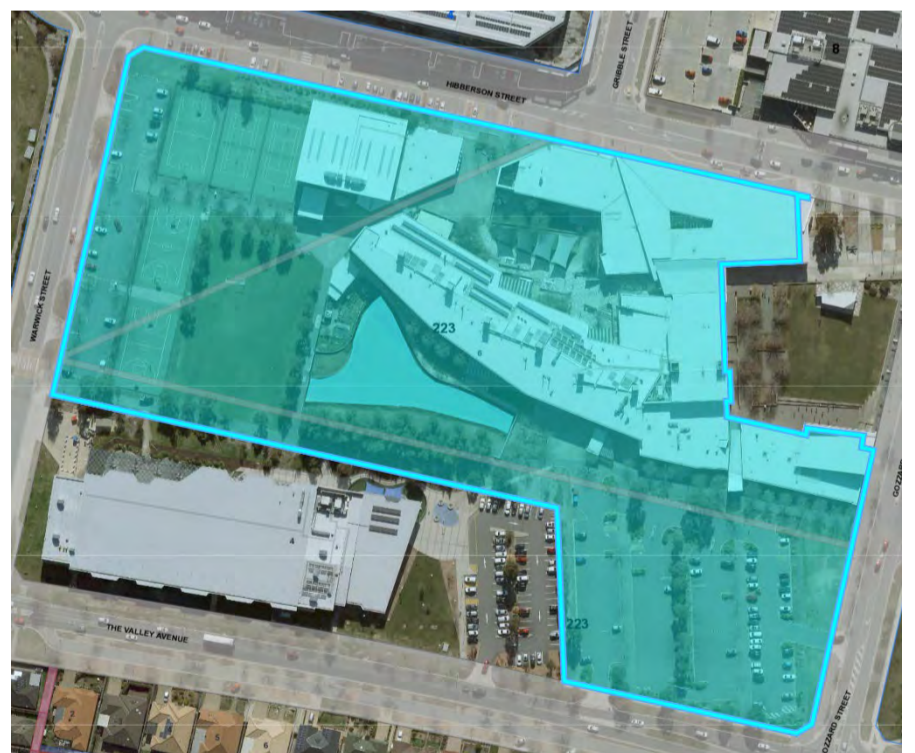
Design Project Manager.  
Project Delivery leader.  
Quality Manager.  
Design Team.  
Author

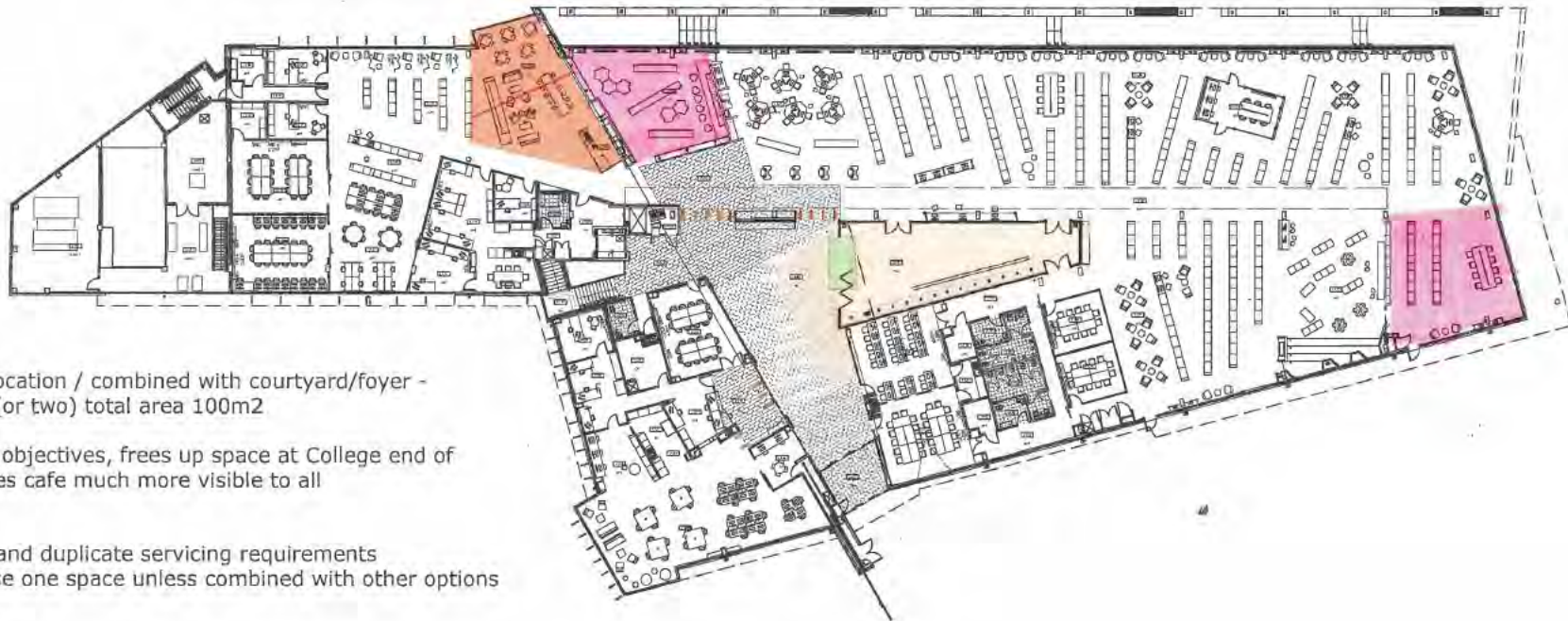
Drawing Title:  
**LANDSCAPE MANAGEMENT PLAN**  
Scale AS INDICATED  
Sheet Size A1  
Project: **1714.03**  
Drawing: **A1021**  
Revision: **3**



**Gungahlin Town Square**  
**Gungahlin Block 7, Section 22**

**Gungahlin College**  
**Gungahlin Block 6, Section 223**





**Opportunity C**

Existing Cafe relocation / combined with courtyard/foyer - additional room (or two) total area 100m<sup>2</sup>

+

Achieves Library objectives, frees up space at College end of Library and makes cafe much more visible to all

-

Cost to relocate and duplicate servicing requirements  
Would only realise one space unless combined with other options with media etc

FLOOR PLAN -  
GROUND  
GUNGALIN COLLEGE +  
GUNGALIN LIBRARY

SCALE: 1:200 @ A1 / 1:400 @ A2

15.11.2022

NORTH






All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

# DESIGN OPTION

Revision. Date. Description.

Revision	Date	Description

Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client:  ON BEHALF OF

Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 01**  
 Scale AS INDICATED  
 Sheet Size A1  
 Project: **1714.04**  
 Drawing: **A1200**  
 Revision.



All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

# DESIGN OPTION

Revision. Date. Description.

Revision.	Date.	Description.

Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912

Client: ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:

**DESIGN OPTION 02**

Scale  
 AS INDICATED

Sheet Size  
 A1

Project.  
**1714.04**

Drawing.  
**A1201**

Revision.





All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

## DESIGN OPTION

Revision. Date. Description.

Revision.	Date.	Description.

Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**

7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912

Client: ON BEHALF OF



Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:

**DESIGN OPTION 03**

Scale AS INDICATED

Project: **1714.04**

Sheet Size A1

Drawing: **A1202**

Revision.



All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

# DESIGN OPTION

Revision. Date. Description.



Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client: [Redacted] ON BEHALF OF

Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 04**  
 Scale AS INDICATED  
 Sheet Size A1  
 Project: **1714.04**  
 Drawing: **A1203**  
 Revision:






All dimensions in millimetres. Do not scale drawing. All dimensions and levels to be verified on site by contractor before commencing work or preparation of shop drawings, where provide, drawings must be read in conjunction with specification and schedules.

## DESIGN OPTION

Revision. Date. Description.

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Project Title:  
**TEMPORARY LEARNING UNITS ON GUNGAHLIN TOWN SQUARE**  
 7 223 GUNGAHLIN  
 CORNER GOZZARD STREET AND HIBBERSON STREET  
 GUNGAHLIN ACT 2912  
 Client:  ON BEHALF OF

Design Project Manager.  
 Project Delivery leader.  
 Quality Manager.  
 Design Team.  
 Author

Drawing Title:  
**DESIGN OPTION 05**  
 Scale AS INDICATED  
 Sheet Size A1  
 Project: **1714.04**  
 Drawing: **A1204**  
 Revision.

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