



Enabling Priorities

Adelaide Botanic High School Expansion

External Presentation

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Director City Shaping

Adelaide Botanic High School Expansion

Introduction

Joining the meeting:

- Mr Blair Boyer MP
Minister for Education, Training and Skills,
- Mr Ben Temperly
Chief Operating Officer, Department for Education
- Mr Bill Glasgow
Head of Infrastructure, Department for Education
- Mrs Helen Doyle
Director, Capital Programs and Asset Services, Department for Education
- Mr Niko Tsoukalas
Primary Lead Consultant, Aurecon

Adelaide Botanic High School Expansion

Introduction

Department for Education Presentation

- Growth and demand for public school enrolments
- Proposal for Adelaide Botanic High School expansion
- Proposed construction program
- Land tenure
- Precinct integration
- Proposed Memorandum of Understanding

Adelaide Botanic High School Expansion

Subject Site

Allotment 22 Frome Road

- Certificate of Title 5696/850 in Deposited Plan 51367
- Held for Park Lands purposes
- Subject to Right of Way (access road to Lot 14)
- 1.818 hectares in area
- Owned by City of Adelaide (fee simple)
- Reclaimed as public green space from an old car park in the late 1990s
- Provides a connection between the University of Adelaide and the Botanic Gardens
- Is used as an event space
- Contains a culturally significant site.



Adelaide Botanic High School Expansion

Planning and Design Code

City Riverbank Zone

Exemplary design quality and architecture that is contemporary and innovative and respectful of the heritage buildings, Adelaide Park Lands setting and civic functions of the locality

A fine grained precinct with a quality public realm that is inviting and comfortable for pedestrians

Strong visual and physical connections between important buildings, public spaces, the Adelaide Park Lands and other key destinations

Innovation Subzone

An innovation precinct accommodating a range of commercial, educational and research activities supported by a mix of compatible employment generating land uses including tourism, hospitality, cultural, entertainment and retail activities

A range of low to high rise buildings with high quality contemporary buildings and public spaces within a landscaped setting that responds to heritage buildings on the site and transition down in height and scale towards the Adelaide Park Lands and the Adelaide Botanic Garden



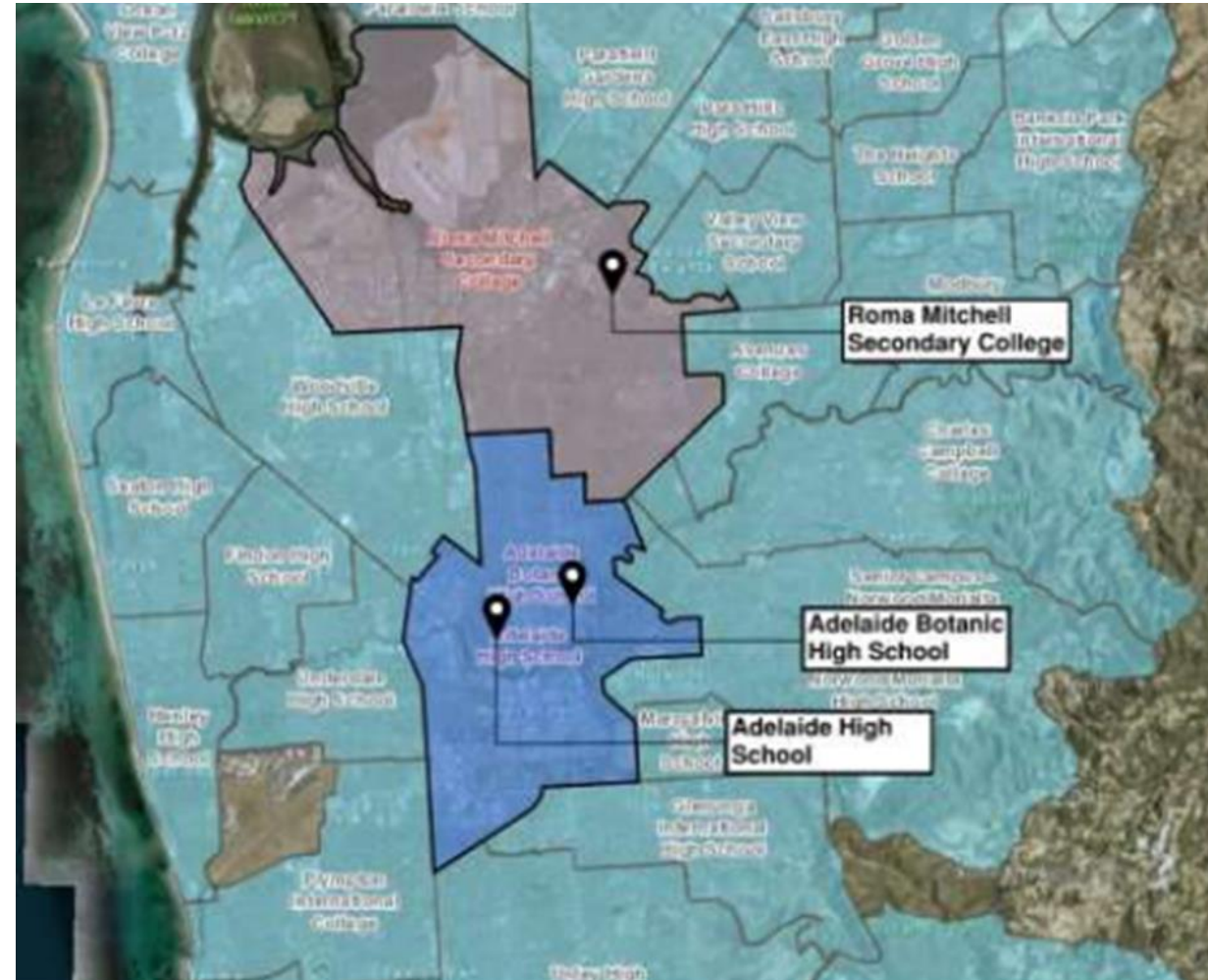
Adelaide Botanic High School Expansion



Government of South Australia
Department for Education

More school places required around CBD and Inner North

- The Adelaide CBD and Inner North areas are experiencing enrolment pressures, particularly the 2 existing city high schools being:
 - Adelaide High School &
 - Adelaide Botanic High School
- Forward planning by the State Government identified that there is a need for additional 1000 student places in CBD and Inner North High School zones by calendar year 2024 due to increased growth and demand in the entire network.
- Increased growth and demand in the network is due to:
 - population growth
 - increasing birth rates
 - transition of Year 7 to high school
 - urban infill
 - attractiveness of schools
 - availability of properties to secure places at the schools



More school places required around CBD and Inner North



- A Full Business Case was commissioned by the State Government which independently validated and verified the above need for additional student places, and that a supply side response was most appropriate.
- The Full business case explored 33 project options (including non-infrastructure) and the best solution to meet this lack of supply is to construct new facility infrastructure that caters for:
 - 700 students as an integrated extension to Adelaide Botanic High School, taking the school capacity to 1950 students by 2024.
 - 300 students as an integrated extension to Roma Mitchell Secondary College, taking the school capacity to 2230 students by 2024.

Adelaide Botanic High School expansion

- Construction of new infrastructure to provide flexible, contemporary learning spaces for 700 additional students
- Design of new facility to integrate into and align with the existing ABHS organisational principles and spatial adjacencies
- New building to be set back from the existing facilities to allow for the building service areas, ramp and mechanical services to be maintained.
- A small, narrow building footprint has been proposed to ensure sight lines to the existing Barr Smith Library are maintained and to minimise the extent of the adjacent Lot 22 required





ADELAIDE BOTANIC HIGH SCHOOL





ABHS Extension Construction Program Key Dates



Phase 1 – Planning, Procurement, Design and Approvals

Begin Planning, Procurement, Design and Approvals (Started and on track)	Q1 2022
Appointment of Consultants (Started and on track)	Q2 2022
Appointment of Managing Contractor (MC) (Started and on Track)	Q2/Q3 2022

Phase 2 – Procurement and Construction

Early Works Site Construction Begins	Q2/Q3 2022
Main Works Construction Begins	Q2/Q3 2022
Main Works Construction Complete	Dec 2023
School Ready for Operation	Jan 2024

ABHS -Land Information

Title Reference:

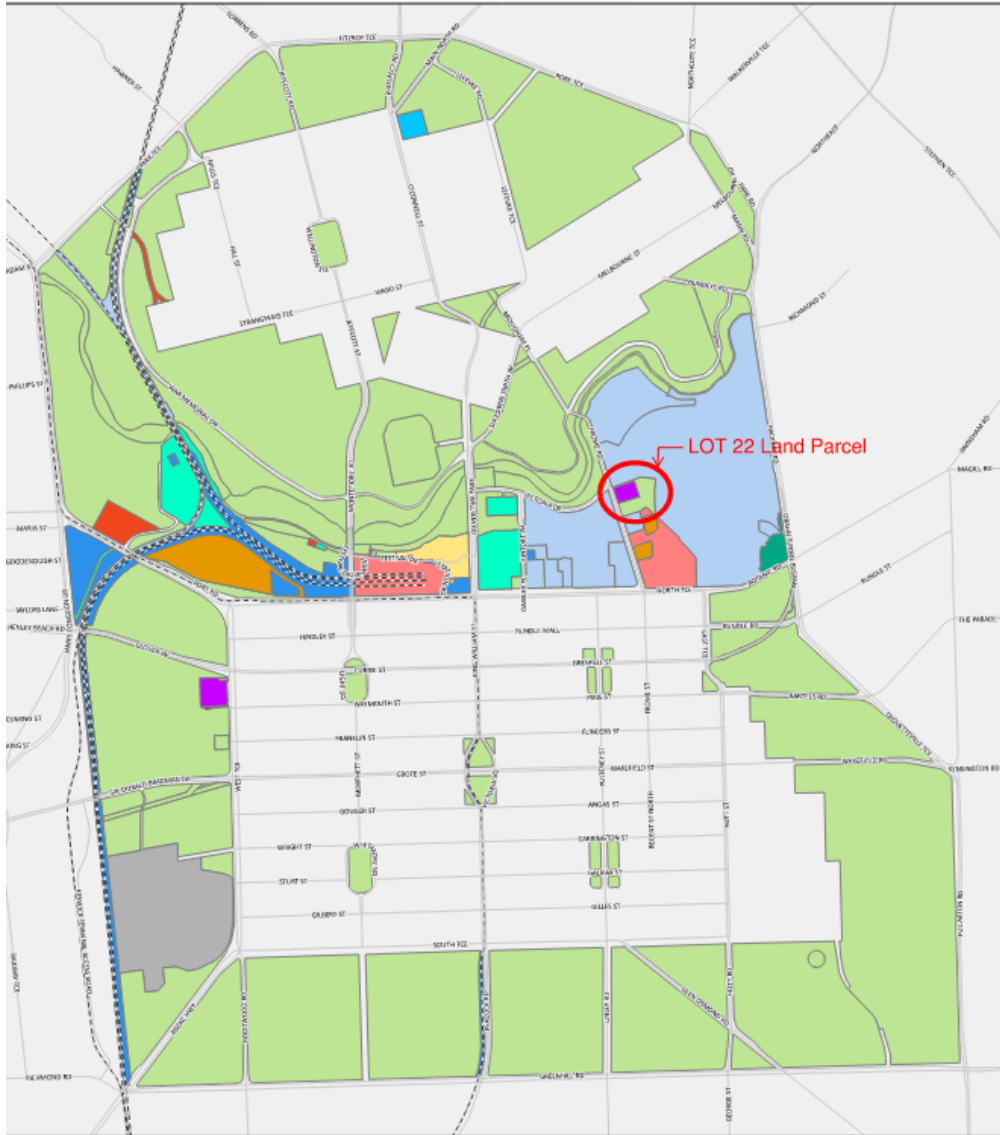
- CT 5696/850

Registered Proprietor:

- City of Adelaide

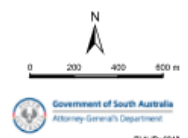
Description of Land:

- Allotment 22 of Deposited Plan 51367.
- Total Area of 1.818 Hectares or 18,180 m²



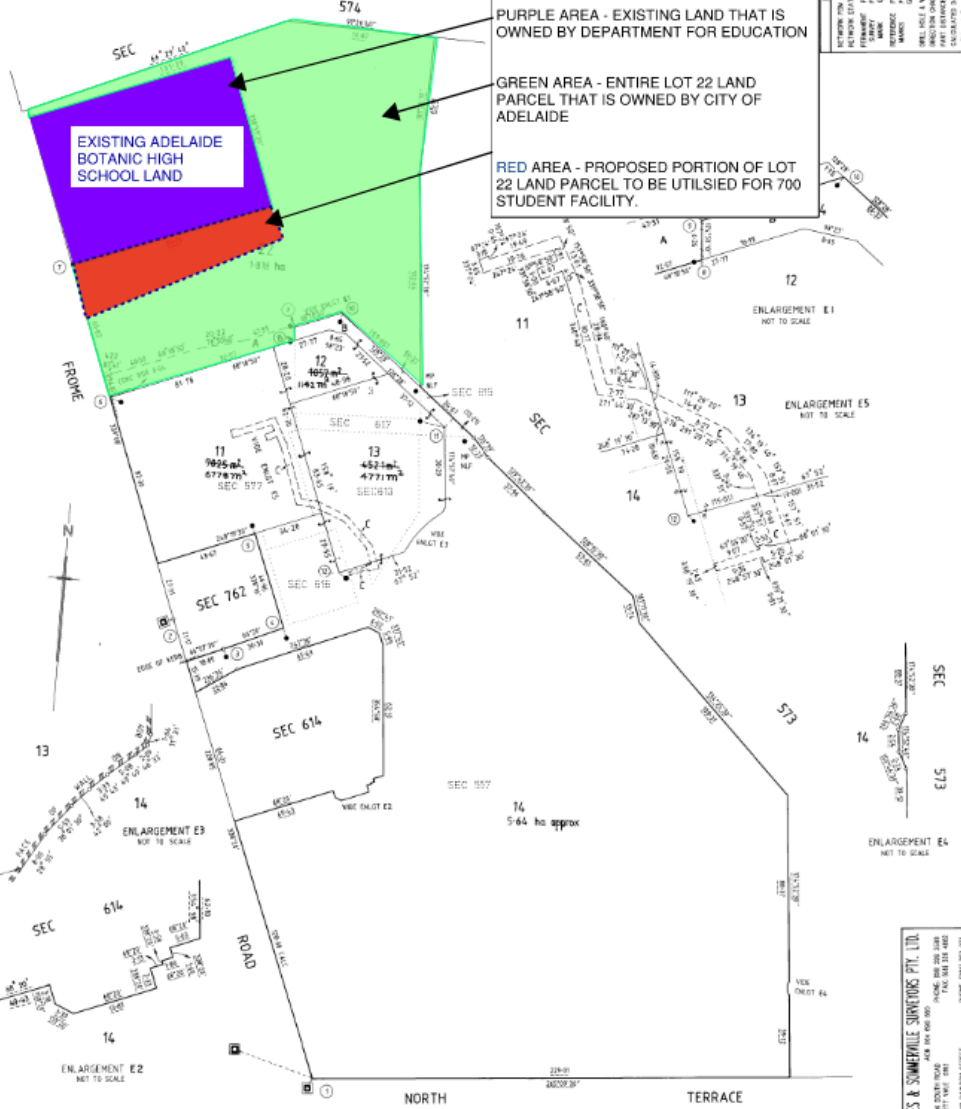
Adelaide Park Lands Ownership

	Minister for Health and Wellbeing		Treasurer
	Minister for Infrastructure and Transport		The Crown
	Minister for Education		City of Adelaide
	Minister for Environment and Water		Adelaide Cemeteries Authority
	Urban Renewal Authority		SA Water Corp
	Minister for Innovation and Skills		Other ownership



PLAN 51367
 DP 51367
 DEPOSITED 21/10/95
 PREPARED BY: J. G. L. & J. G. L. CONSULTANTS
 TITLE REFERENCE: CT 5696/850
 COLOUR: BLACK
 SCALE: AS SHOWN
 AREA: 18 180 m²
 SHED NO. 1001
 DISTRICT: ADELAIDE
 CITY OF ADELAIDE
 PREPARED FOR: CITY OF ADELAIDE
 BY: J. G. L. & J. G. L. CONSULTANTS
 REGISTERED PROFESSIONAL SURVEYOR AND PROFESSIONAL ENGINEER
 REGISTERED WITH THE ENGINEERING BOARD OF SOUTH AUSTRALIA
 REGISTERED WITH THE ENGINEERING BOARD OF SOUTH AUSTRALIA
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LEGEND



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Urban Precinct Integration

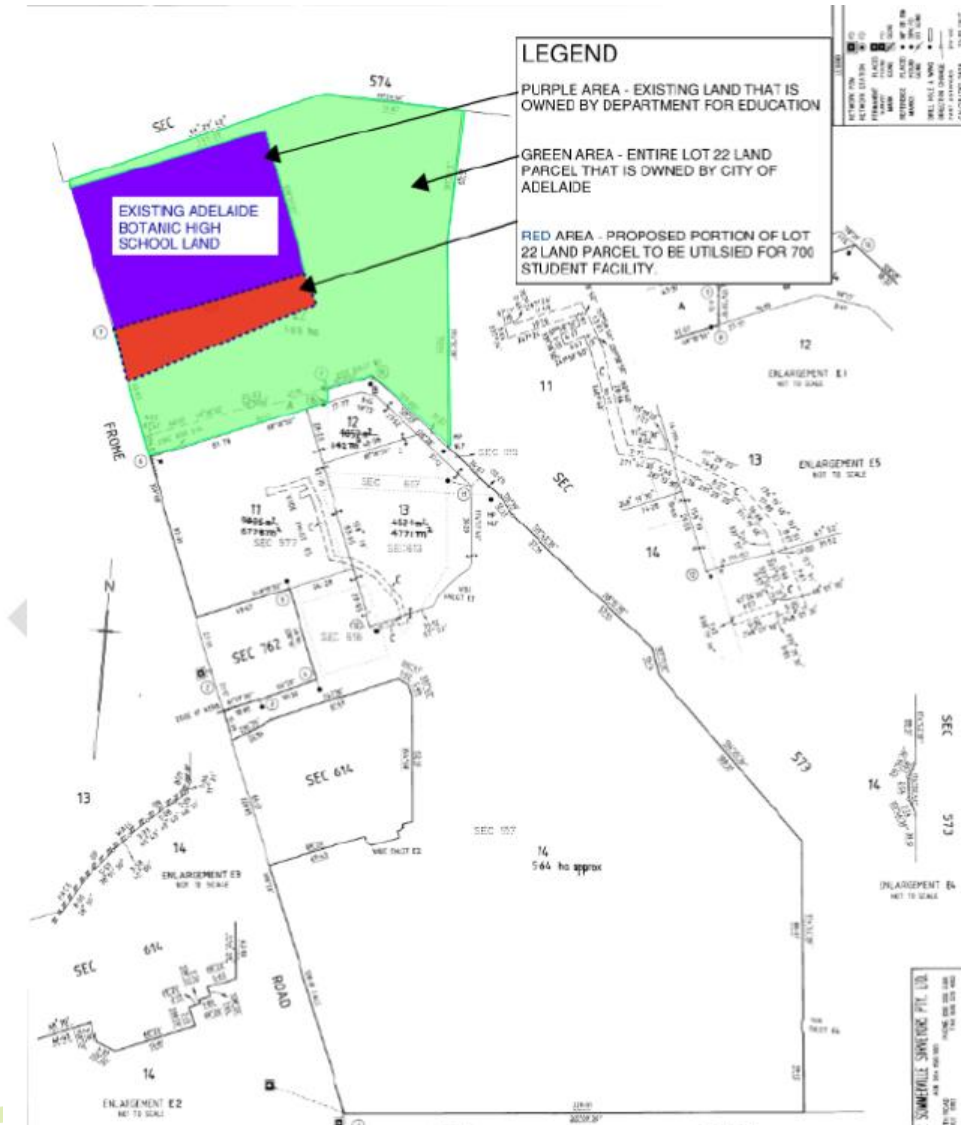
Precinct Considerations:

- Minimal intrusion of Built form footprint on land.
- No interruption of existing tree lined pedestrian pathway to and from Botanic Gardens.
- Key urban Vista's maintain from University of Adelaide Bar Smith Library.
- Vehicle traffic to be integrated with broader precinct (Frome road and Lot 14).
- Pedestrian and bicycle pathways to be integrated with broader precinct (Frome Road and Lot 14).
- All subject to final design



ABHS Land – Stakeholders and Memorandum of Understanding

- Indigenous Community and State Government have held discussions and acceptance in principle on ABHS proposal agreed with discussions continuing on land management during construction.
- Preliminary discussion held by Minister for Education and senior State Government staff along with the Lord Mayor and senior City of Adelaide staff to seek advice on process through Council. .
- The Department for Education will be seeking a formal mechanism such as a Memorandum of Understanding (MOU) that provides certainty around:
 - Land Tenure – Transfer of the relevant portion of Land to DfE and Payment to ACC.
 - Land Swap – Identification and selection of land that is to be transferred to ACC from State Government such that there is **no net loss to publicly accessible open space within the parklands.**
- Completion of ABHS expansion facility by 2024 School year.



Summary

This Investment by the State Government via the Education portfolio indicates and our presence here today indicates that we are:

- Committed to working with the ACC collaboratively and its relevant ecosystem
- Committed to playing it's part in continuing to making the City a vibrant and active place whilst being cognisant of the importance of the unique parklands that the city resides within with **No net loss to publicly accessible open space within the parklands.**
- Prepared to demonstrate our commitment through the execution of a formal agreement.



Questions



Adelaide Botanic High School Expansion

Precinct Considerations

Integration within the precinct

- Park Lands
- Lot 14
- Frome Road bikeway
- Transport and movement
- Connections
- Pedestrian plaza

No net loss of Park Lands

- Return of alienated land to Park Lands
- Enhancement of Park Lands within the precinct

Environment and cultural significance

- Engagement with Kaurna Yerta Aboriginal Corporation
- Flooding

Adelaide Botanic High School Expansion

Steps in the Process

1. Presentation to Kadaltilla held 28 April 2022 - COMPLETE
- 2. Presentation to Committee 17 May 2022 – WE ARE HERE**
3. Formal proposal from the Department for Education to the City of Adelaide
4. Administrative report to Pre-Council Discussion Forum 7 June 2022
5. Administrative report to Council 14 June 2022

Thank You