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16 February 2012

Proposal and Motivation for Infrastructure Upgrading at Nkholi Primary School

Introduction:

District: Johannesburg South
School: Nkholi primary school
School Type: Primary
Residential Area: Soweto
Town / City: Johannesburg
Municipality: Johannesburg



The intention of this report is to review the school's current state and determine the need for upgrading, especially with relevance to ablutions.

Review of School and Current Structures:

General:

- in 2012 there are 500 pupils in total
- of these 246 are girls and 254 boys. There are 37 grade R students
- the following facilities do not exist: a separate assembly hall, kitchen and ablutions for the Grade R classes
- the number of abluion facilities are insufficient and one of the existing abluion blocks are not fit for human habitation, and we recommend demolition.

Existing Buildings and abluion facilities (refer to attached photos)

- Existing staff abluions as well as learner abluion as part of main school building is of reasonable standard, and need maintenance and repair to fittings and finishes only.
- The old existing abluion block on the boundary, is not fit for revamp, and we recommend demolition or building to be fixed for storage facility.
- New provision to be provided in new building, with separate paraplegic provision as well as Grade R provision.
- Existing learner facility needs new lighting, finishes and fittings.
- Blockages and maintenance issues to be dealt with.

Proposed new building and infrastructure

- New abluion facility to be built next to existing block, in order for easy service link up.

Directors: Richard Venter Martie Human Cornus Strydom



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- It is not deemed feasible to build Grade R ablutions close to classroom, as the room is not dedicated, and might be relocated in future.





SAHA
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Nkholi Primary School

Singane St

Serokoto St

Morogo St

Mopani St

Mokoerakoere St

Ntende St

Google earth

© 2012 AfriGIS (Pty) Ltd.
Image © 2012 DigitalGlobe

Imagery Date: 3/31/2011 2000

26°15'57.63" S 27°54'21.55" E elev 1622 m

Eye alt 1.93 km

NOTE: Please note that this site plan is an approximate drawing of on-site conditions, and do not constitute a survey. The purpose of the drawing is purely a high level assessment. The latter applicable specifically to building positions, sizes as well as an estimation of services positions and connection points

- NOTE:
- 1) Additional 1xUR male
Additional 3x WHB male
 - 2) Additional 3xWHB female
 - 3) Separate for Grade R:
1x paraplegic
1x male UR add
1x male WHB add
3xWC female add
2xWHB female add

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK
 • ALL PIPES TO BE LAYED
 • ALL ELECTRICAL WORK TO BE LAYED
 • COPYRIGHT RESERVED TO OPENED VOORBEREIDING
 • ALL WORK TO COMPLY TO LOCAL MUNICIPAL BY-LAWS
 • ALL WORK MUST VOLVOORVAAN PLAASLIKE STADSTRAA-REGLERING



DEPARTMENT OF INFRASTRUCTURE DEVELOPMENT

GBCSA
MEMBER ORGANISATION

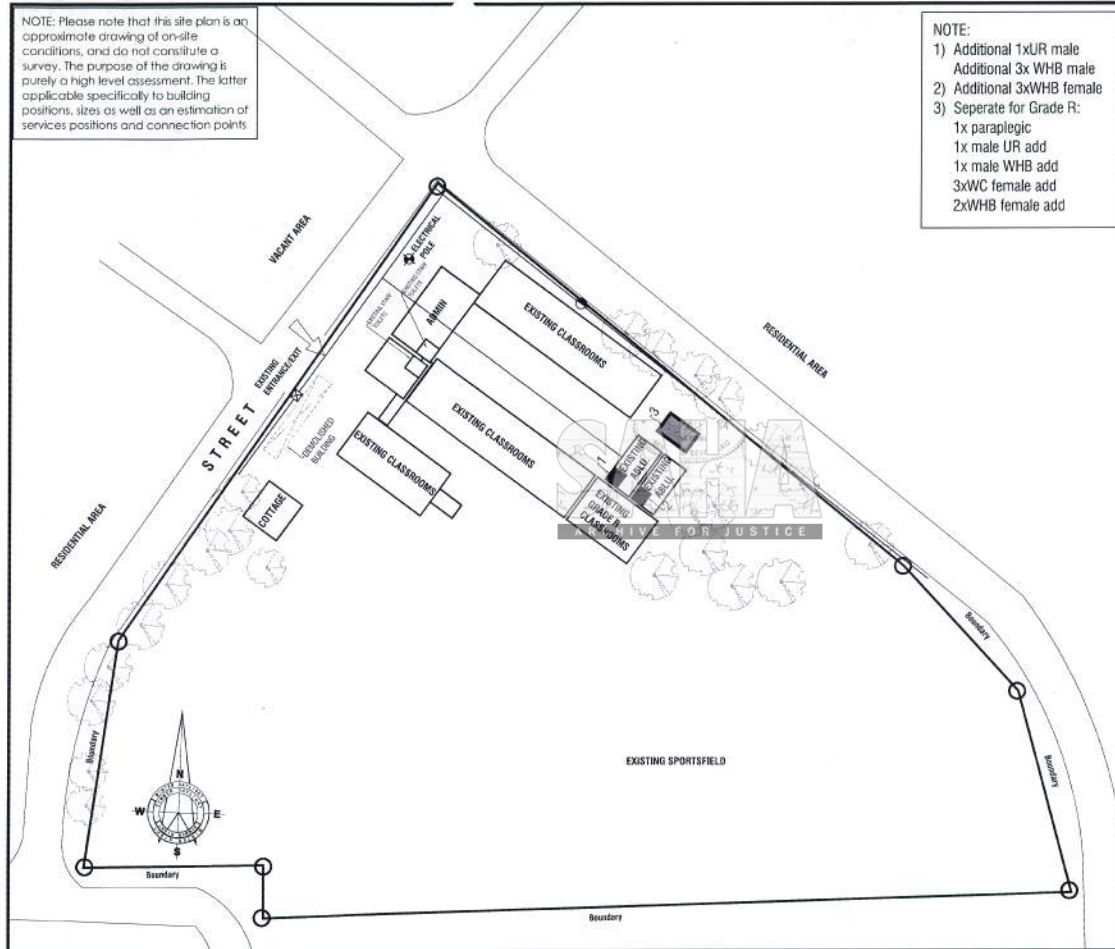
PROJECT: PROPOSED SCHOOL INFRASTRUCTURE DEVELOPMENT FOR DID & IDT TSHWANE NKHOLI PRIMARY SCHOOL



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DRAWING TITLE:
SITE PLAN
SCALE 1:750

DRAWING NUMBER:		REVISION:	
12/004-28-000		0	
DRAWN BY:	DATE:	CHECKED:	
M.P.A	13/02/2012	--	
DRAWING STATUS:			
Info only	Tender	For construc.	



Primary School Preliminary Physical Assessment Report and Checklist

To be faxed to Crane QS on completion to: **011-783-8252**

Date: 16-Feb-12

Architect: VH+S Architects

School: Nkhohli Primary School



Inspection: **School General:**

Number of Children	<u>500</u>
Number of Boys	<u>254</u>
Number of Girls	<u>246</u>
Number of Grade "R"	<u>37</u>

(Photos to be taken)

General state of Buildings Generally existing buildings are reasonable, though maintenance work require all over. Ablution block earmarked for demolition not fit for human habitation.

Additional Notes Existing ablutions to remain structurally reasonable and needs fitting, finishes, ceilings and door upgrade
New provision in separate new building.



Ablutions:

Currently available:	yes	<input checked="" type="checkbox"/>	no
Required No. per NBR	<u>as per detailed table attached</u>		
Sufficient for current Numbers	yes	<input checked="" type="checkbox"/>	no
Grade "R" Ablutions	<u>but demolished</u>	<input checked="" type="checkbox"/>	<u>thus new required</u>
Appropriate?	<u>no grade R class</u>		

General state of Ablutions _____

SDP to be drawn up: yes x no

Area (location) identified for construction: yes x no

Current surface of proposed construction area soil / grassed area

Demolition required: yes x no

What structure needs demolishing demolish entire existing ablution structure

Notes: _____



Services:

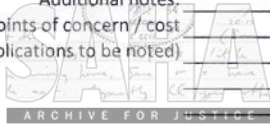
Electricity available: yes x no
linkup/runs identified: yes x no
Nearest Electrical DB 150m to main - can link to existing ablution
 possibly
Problems? regular winter outages

Sewer available: yes x no
linkup/runs identified: yes x no
Nearest Sewer 10m existing - 50m municipal
Problems? Regular blockages

Water available: yes x no
linkup/runs identified: yes x no
Nearest Waterpoint 10m - 50m municipal
Problems? low pressure

Stomwater available: yes no x
linkup/runs identified: yes no x
Nearest Stomwater municipal - 50m
Problems? none provided on site

Additional notes:
(any points of concern / cost implications to be noted)



Nkhohi primary school Existing										
	Male						Female			
	WC		U		WHB		WC		WHB	
Children Grade 1-12	17		7		4		19		4	
	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish
Conditions		x 11		x 4		x 1		x 11		x 1
Children Grade R	0		0		0		0		0	
	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish
Conditions										
Staff	1		1		1		1		1	
	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish	Keep	Demolish
Conditions	x		x		x		x		x	

Required by NBR					
	Male			Female	
	WC	U	WHB	WC	WHB
Children Grade 1-12	5	8	7	11	7
Children Grade R	1	0	1	3	2
Staff	1	1	1	2	1

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Existing Surplus					
	Male			Female	
	WC	U	WHB	WC	WHB
Children Grade 1-12	12	-1	-3	8	-3
Children Grade R	0	0	0	0	0
Staff	0	0	0	-1	0

Number to be Demolished					
	Male			Female	
	WC	U	WHB	WC	WHB
Children Grade 1-12	11	4	1	11	1
Children Grade R	0	0	0	0	0
Staff	0	0	0	0	0

Entire block as indicated to be demolished

Additional to be Provided					
	Male			Female	
	WC	U	WHB	WC	WHB
Children Grade 1-12	0	1	3	0	3
Children Grade R	1	0	1	3	2
Staff	0	0	0	0	0

Grade 1 - 12 to be added to additional block

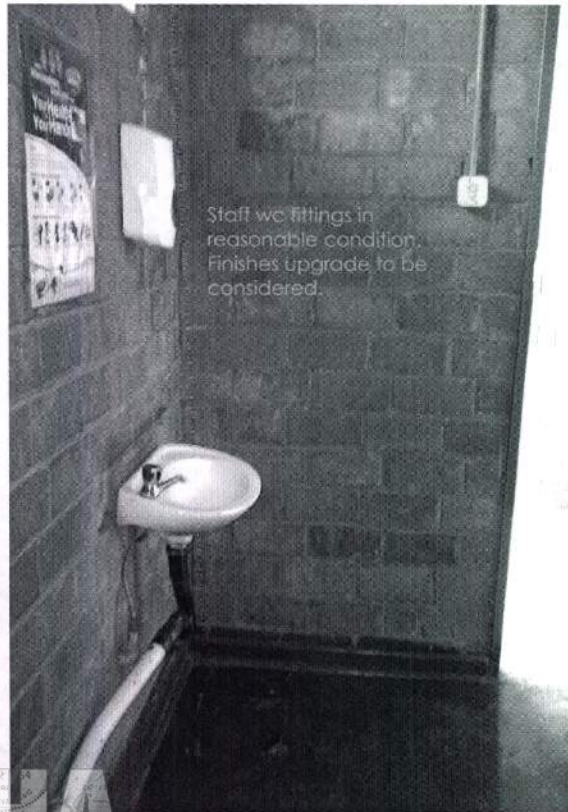
Paralegic to be added

Grade R to be added separately

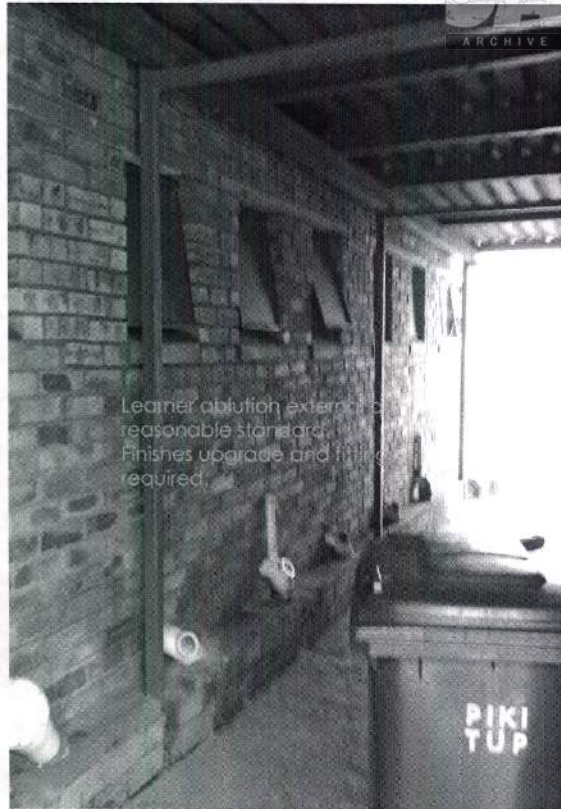




Staff wc fittings in reasonable condition. Finishes upgrade to be considered.



Staff wc fittings in reasonable condition. Finishes upgrade to be considered.



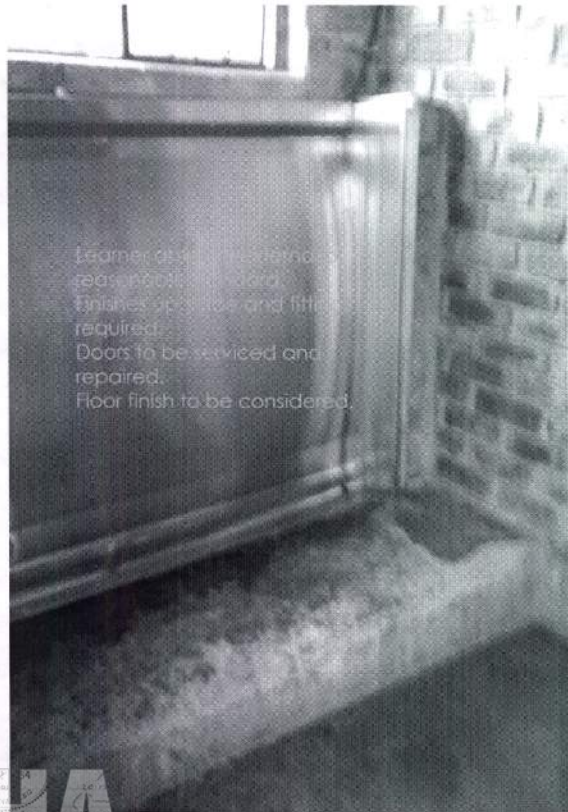
Learner ablution external of reasonable standard. Finishes upgrade and fittings required.



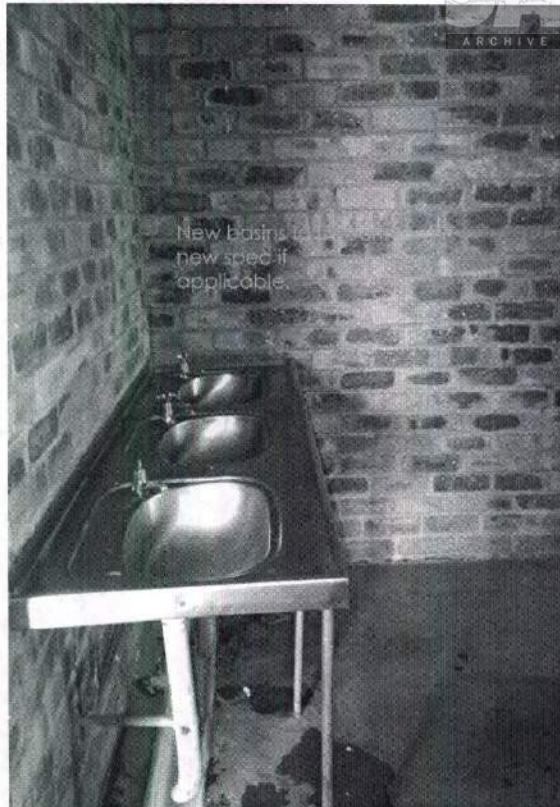
Learner ablution external of reasonable standard. Finishes upgrade, and fittings. Doors to be serviced and repaired.



Leamer ablution external of reasonable standard.
Finishes upgrade and fittings required.
Doors to be serviced and repaired.
Floor finish to be considered.



Leamer ablution external of reasonable standard.
Finishes upgrade and fittings required.
Doors to be serviced and repaired.
Floor finish to be considered.



New basins to new spec if applicable.



Existing ablution block to be demolished.



to be demolished.
allow for cubicle
doors.





FOR DEPARTMENT OF EDUCATION

SCHOOLS

SITE EVALUATION REPORT - ADDENDUM A

SCHOOL NAME	NKHOLI PRIMARY SCHOOL
REGION	SOWETO
PROJECT NO.	

REPORT PREPARED BY

DATE OF EVALUATION	14-Feb-12
PERSON RESP.	VH+S Architects (Richardt Venter)
ADDRESS	11 Greenway Road, Greenside, 2193
TELEPHONE NO.	011 646 6228
FAX NUMBER	011 646 6549
eMAIL	info@vhsarchitects.co.za
COMPLETED	16-Feb-12

**RAPID INFRASTRUCTURE DELIVERY PROGRAMME
SITE EVALUATION REPORT**

SCHOOL NAME AND CONTACT DETAILS					
DISTRICT MUNICIPALITY		LOCAL MUNICIPALITY			
SCHOOL NAME	Nkhohli Primary School	WARD NAME		WARD NO:	
SCHOOL PRINCIPAL		TEL NO	011 933 1437		
DISTRICT CO-ORDINATOR		TEL NO			
PRINCIPAL AGENT		TEL NO			
NAME OF EVALUATOR		TEL NO			
ARCHITECT	VH+S Architects	TEL NO	011 646 6228		
NAME OF EVALUATOR	Ricardt Venler	TEL NO			
GENERAL SCHOOL INFORMATION					
NO OF PUPILS 2012	500	BOYS 2012	254	GIRLS 2012	246
GRADE "R" PUPILS 2012	37	GRADE "R" BOYS 2012	16	GRADE "R" GIRLS 2012	21
NO OF PUPILS 2010		BOYS 2010		GIRLS 2010	
STAFF		MALE		FEMALE	
GRADE 12 RESULTS (HIGH SCHOOL ONLY)					
NO OF PUPILS 2008		NO PASSED 2008		EXEMPTIONS NO 08	
NO OF PUPILS 2009		NO PASSED 2009		EXEMPTIONS NO 09	
ENROLMENT PER SUBJECT					
XHOSA		GEOGRAPHY HG			
ENGLISH		GEOGRAPHY SG			
AFRIKAANS		TECH DRAW HG			
MATHEMATICS HG		TECH DRAW SG			
MATHEMATICS SG		WOODWORK SG			
SCIENCE HG		METALWORK SG			
SCIENCE SG		HOME ECO HG			
BIOLOGY HG		HOME ECO SG			
BIOLOGY SG		TYPING SG			
HISTORY HG		BUS ECONOMIC HG			
HISTORY SG		BUS ECONOMIC SG			
AGRICULTURE HG		ACCOUNT HG			
AGRICULTURE SG		ACCOUNT SG			
SOCIAL SCIENCE		ARTS & CULTURE			
EMS		LIFE ORIENTATION			
TECHNOLOGY		NATURAL SCIENCE			

List additional subjects as required

SCHOOL LOCALITY

Please sketch a locality plan on A4 Sheet from nearest town

PLEASE INDICATE WHETHER THE POSITION SHOWN ON THE MAP PROVIDED IS CORRECT			
CO-ORDINATES:	LATITUDE	-28.2656	LONGITUDE
27.90547			
INDICATE THE ROAD FROM THE NEAREST TOWN TO THE SCHOOL ON THE MAP			
NAME OF TOWN/VILLAGE	Pimville	ALTERNATIVE NAME (if applicable)	
DISTANCE FROM SITE IN KM		CONDITION OF ROAD	good
WILL THE ROAD BE TRAFFICABLE WHEN WET?		yes	
IS THE SITE SUITED TO CONVENTIONAL CONSTRUCTION (i.e. can building materials be delivered to site?) OR SHOULD ALTERNATIVE MATERIALS PREFERABLY BE USED?			
		both, conventional and alternative	
WILL THE PROPOSED BUILDINGS BE ON THE SAME SITE AS THE EXISTING SCHOOL OR ON A NEW SITE?			
EXISTING SITE	x	NEW SITE	
IF NEW SITE, DOES THE DEPARTMENT OF EDUCATION OWN THE PROPOSED SITE?			
YES		NO	
IF NOT, PLEASE STATE WHO THE OWNER IS AND WHAT STEPS ARE BEING TAKEN TO ACQUIRE THE SITE?			
PLEASE STATE DEPARTMENT OF EDUCATION EMIS NUMBER (IF APPLICABLE)			
IS THERE A LOCAL MATERIAL SUPPLIER IN THE VICINITY, WHICH SHOULD BE TAKEN INTO ACCOUNT WHEN DETERMINING THE TYPE OF CONSTRUCTION TO BE EMPLOYED? IF SO, PLEASE STATE THE TYPE OF MATERIAL (e.g. Concrete block maker, brick yard, timber mill, etc)			
yes			

DISTANCE TO COAST

APPROXIMATE KILOMETRES (straight line)	500km
--	-------

RESERVATION CERTIFICATE

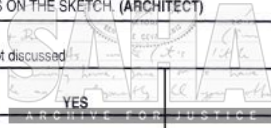
QUESTIONS:

ARE THE FOLLOWING SKILLS AVAILABLE IN THE COMMUNITY : BRICKLAYERS		x	CARPENTERS	x
ELECTRICIANS	x	PAINTERS	x	PLUMBERS
ARE THERE FET COLLEGE STUDENTS IN THE VILLAGE		likely yes	WHAT TRADES?	
N2 MINIMUM IN BRICKLAYING:	x	CARPENTRY	x	PLUMBING
PAINTERS	x	N4 MIN. ELECTRICAL	x	
CHECK IF THERE ARE ANY RIVERS, DAMS CLOSE TO THE SITE		no	ENVIRONMENTAL PROBLEMS:	

SCHOOL TOPOGRAPHY AND LAYOUT

Please draw an A4 sketch of the site and indicate the position of existing buildings, toilets, playing fields, etc.

Please include 4 typical photographs of the terrain, including sports fields if any.

IS THE SITE LEVEL OR SLOPING?	LEVEL	reasonable	SLOPING	
ESTIMATED ORDER OF SLOPE:				
<2%		2% - 5%		>5%
IS THE PRESENCE OF ROCK INDICATED				
IF SO, AT WHAT DEPTH?	none visible			
CAN EXCAVATION TO A DEPTH OF 1,5m BE DONE BY HAND, OR WILL MECHANICAL EQUIPMENT BE REQUIRED?				
GIVEN THE EXTENT OF THE NEW BUILDINGS AND THE APPARENT FOUNDING CONDITIONS, RECOMMEND IF A FORMAL SOIL INVESTIGATION				
BE CARRIED OUT (GEOTECHNICAL REPORT)?	YES	x	NO	
NB - Dolomitic conditions expected				
IF SO THIS MUST BE ARRANGED TIMEOUSLY SO THAT SPECIAL FOUNDATION DESIGNS CAN BE FINALISED BEFORE CALLING TENDERS.				
INDICATE THE PROPOSED POSITION OF THE ADDITIONAL BUILDINGS ON THE SKETCH. (ARCHITECT)				
WITH WHOM WAS THIS DISCUSSED?	not discussed 			
ARE THEY SATISFIED WITH THE PROPOSED POSITION?	YES		NO	
IS THERE AN EXISTING LEVEL SPORTS FIELD?	YES		NO	
CONDITION (LEVEL/GRASSED)		ESTIMATED SIZE		
IF NOT, IS THE SITE SUITABLE FOR THE CREATION OF LEVEL PLATFORM FOR A PLAYING FIELD OF AT LEAST 120m x 75m?				
YES		NO		
IF NOT, WHAT SIZE IS FEASIBLE? ESTIMATED DIMENSIONS				
HOW MUCH EARTHWORKS WOULD THIS INVOLVE?				
EXTENSIVE		FAIR	x	MINIMAL
PLEASE INDICATE POSITION OF POSSIBLE PLAYING FIELD ON THE LAYOUT SKETCH OF THE GROUNDS				
TREES TO BE REMOVED	TYPE OF TREE	GIRTH	TREE OR STUMP?	QUANTITY
GROUP 1				
GROUP 2				
GROUP 3				
GROUP 4				
GROUP 5				

EXISTING BUILDINGS

Please include 2 photographs of typical buildings, e.g. classrooms blocks, offices, toilets, etc. Photographs of classroom blocks should be taken from the verandah side, and photographs of the inside of a classroom should also be included.

Photographs of toilets should give an indication of their condition.

PLEASE COMPLETE THE TABLE BELOW:

FACILITY	NO OF ROOMS	CONDITION
CLASSROOMS (PERMANENT)		
CLASSROOMS (TEMPORARY)		
STAFF ROOM		
OFFICE/STORE		
LIBRARIES		
LABORATORIES		
HALLS		
EDUCATOR'S ABLUTIONS BLOCKS		
LEARNERS ABLUTION BLOCKS		
HEMECRAFT CENTRES		
OTHER		

FURNITURE ASSESSMENT (Comment) TOTALS

CONDITION	SUFFICIENT	OTHER

TOILETS - TYPE OF TOILETS

FLUSH	PIT LATRINES	GOOD	REASONABLE	NONE	BAD	TOTAL
CONDITIONS/QUANTITY						
GIRLS TOILETS						
BOYS TOILETS						
STAFF TOILETS						
WC SUFFICIENT	YES	NO	IF NO, ADD NUMBER REQUIRED			
GIRLS TOILETS						
BOYS TOILETS						
STAFF TOILETS - FEMALE						
STAFF TOILETS - MALE						
GRADE 'R' TOILETS						

5. ENGINEERING SERVICES

IS THE SCHOOL ALREADY CONNECTED TO ANY OF THE FOLLOWING SERVICES?

WATER	x	SEWERAGE	x	ELECTRICITY	x

IF NOT ALREADY CONNECTED, PLEASE INDICATE WHICH OF THE FOLLOWING RETICULATED SERVICES ARE AVAILABLE:

SERVICE	AVAILABLE		DISTANCE TO NEAREST	DETAILS OF SUPPLY (Pipe size, etc)
	YES	NO	POINT OF SUPPLY (m)	
WATER	x		10	municipal 50m

SEWERAGE	x		10	municipal 50m
ELECTRICITY	x		10	municipal 150m
IMPLICATIONS OF CONNECTING TO SERVICES, IF ANY				

IF RETICULATED WATER IS NOT AVAILABLE:



EXISTING BUILDINGS (CONTINUED)					
ARE THERE RAINWATER TANKS?		YES		NO	x
HOW MANY?					
IS THERE SUFFICIENT WATER ON SITE FOR BUILDING	YES		x	NO	
IF NOT, WHERE IS THE NEAREST SOURCE OF WATER?					
FUNCTIONAL?					

FENCING

IS THE SITE FENCED?	YES	x	NO	
TYPE AND HEIGHT OF FENCING				
CONDITION OF FENCING				
GOOD	REASONABLE	x	BAD	
LENGTH OF FENCING TO BE REMOVED				
LENGTH OF FENCING REQUIRED				



CONDITION OF EXISTING BUILDINGS (BLOCK SPESIFIC)

NOTE A ASSESMENT SHOULD BE MADE PER BUILDING AND NOT A GENERAL ASSESMENT

ROOF COVER

CORRUGATED IRON	YES	x	NO	
ASBESTOS	YES		NO	
CLASSROOM BLOCK CONDITION	GOOD		REASONABLE	x
BAD	VERY BAD		PURLINS	

ROOF TRUSSES - CONDITION

GOOD	REASONABLE	x	BAD	
GUMPOLES	GOOD BUT LOOSE AND NOT BOLTED			

GUTTERS, FASCIAS AND DOWNPIPES

	GOOD	REASONABLE	BAD	NONE
GUTTERS		x		
FASCIAS		x		
BARGE BOARD		x		
DOWNPIPES		x		

WALLS

NO STRUCTURAL CRACKS	YES		NO	x
STRUCTURAL CRACKS IN SOME BLOCKS	YES	x	NO	
MUD BRICKS	YES		NO	x
NO STRUCTURAL CRACKS	YES		NO	x

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EXTERNAL FINISH	GOOD	REASONABLE	BAD
FACEBRICK		x	
PAINT		x	
PLASTER ON GABLE ENDS		x	

INTERNAL FINISH	GOOD	REASONABLE	BAD
FACEBRICK		x	
PAINT		x	
PLASTER ON GABLE ENDS		x	

CONDITION OF EXISTING BUILDINGS (BLOCK SPESIFIC)

NOTE A ASSESMENT SHOULD BE MADE PER BUILDING AND NOT A GENERAL ASSESMENT

FLOORS

GOOD		CONCRETE	x	SCREED - BAD	
DUNG SMEARED FLOORS		NO VINYL TILES			

STOEPS

CONCRETE	x	NO CONCRETE		GOOD	
BAD		SCREED - BAD			

CEILINGS

GOOD		REASONABLE	x	BAD	
NONE					

WINDOWS

STEEL WINDOWS		GOOD	REASONABLE	BAD	NONE
GLASS				x	
PAINT				x	

FITTINGS

FIXED TEACHER CUPBOARD		GOOD	REASONABLE	BAD	NONE
PINNING BOARD					
FOLDING DOOR					
BEAM FOR FOLDING DOOR					
CHAIR RAIL					
WRITING BOARD					


WATER TANKS

GOOD		REASONABLE		BAD	
QUANTITY					

SITE WORKS

* DISABLED RAMP REQUIRED		Yes	NO
STORMWATER PROBLEMS AT STOEP SITE		x	
STORMWATER PROBLEMS AT ONE SIDE CLASSROOM BLOCK		x	

DEMOLISHING

SHOULD AN EXISTING BUILDING BE DEMOLISHED	YES	x	NO	
IF YES, INDICATE WITH DESCRIPTIONS AND PHOTOGRAPHS AS PER THE FOLLOWING: existing ablution building				
SIZE OF STRUCTURE: (LENGTH X WIDTH X HEIGHT)		25 x 2 x 2.5		
PHOTOGRAPH OUTSIDE	YES	x	NO	
PHOTOGRAPH INSIDE	YES	x	NO	
INDICATE TYPE OF STRUCTURE (ie. 3 CLASSROOM BLOCK, RONDAVEL, TOILET BLOCK)			existing ablution	
DESCRIBE IN DETAIL THE BUILDING (SEE EXAMPLES IN ADDENDUM 'A' ATTACHED)				
photos attached				
SHOULD AN EXISTING BUILDING BE DEMOLISHED	YES		NO	
IF YES, INDICATE WITH DESCRIPTIONS AND PHOTOGRAPHS AS PER THE FOLLOWING:				
SIZE OF STRUCTURE: (LENGTH X WIDTH X HEIGHT)				
PHOTOGRAPH OUTSIDE	YES		NO	
PHOTOGRAPH INSIDE	YES		NO	
INDICATE TYPE OF STRUCTURE (ie. 3 CLASSROOM BLOCK, RONDAVEL, TOILET BLOCK)				
DESCRIBE IN DETAIL THE BUILDING (SEE EXAMPLES IN ADDENDUM 'A' ATTACHED)				
				
SHOULD AN EXISTING BUILDING BE DEMOLISHED	YES		NO	
IF YES, INDICATE WITH DESCRIPTIONS AND PHOTOGRAPHS AS PER THE FOLLOWING:				
SIZE OF STRUCTURE: (LENGTH X WIDTH X HEIGHT)				
PHOTOGRAPH OUTSIDE	YES		NO	
PHOTOGRAPH INSIDE	YES		NO	
INDICATE TYPE OF STRUCTURE (ie. 3 CLASSROOM BLOCK, RONDAVEL, TOILET BLOCK)				
DESCRIBE IN DETAIL THE BUILDING (SEE EXAMPLES IN ADDENDUM 'A' ATTACHED)				

SITE PLAN INFORMATION REQUIRED

The following information must be indicated on the site plan to be included with this report:

North Direction to be indicated	Done	x
Existing fence line with distances to be indicated	Done	x
New fence line with distances to be indicated	Done	
Total length of site boundary to be indicated	Done	x
Existing buildings to be shown	Done	x
Overhead lines to be indicated	Done	
Cellphone towers (if any) to be indicated	Done	
Position of new buildings to be indicated	Done	x
Access road to be indicated	Done	x
Attendance register of site evaluation to be provided	Done	
Contour lines to be indicated (1m intervals)	Done	
Prevailing winds to be indicated	Done	
Neighbouring erven and usage	Done	
Building lines if any	Done	
Vegetation and site features	Done	X
Preferred scale is 1:500	Done	x
Location of the site in X/Y coordinates in WGS 84	Done	X
Where required, extent of earthworks to form platforms must be indicated	Done	
Master plan	Done	x



ESTIMATED COST

To be enclosed

ATTENDANCE REGISTER

To be enclosed