

FROM BLUEPRINT TO BLACKBOARD: HIGH-QUALITY LEARNING ENVIRONMENTS

DEVELOPER : Victorian School Building Authority (VBSA)
MAIN CONSTRUCTION COMPANY : Hutchinson Builders
ARCHITECT : Architectus

Gamadji, Umarkoo and Kulap primary schools deliver modern learning environments, while scaling education infrastructure to meet the needs of growing communities. Featuring administration and library facilities, specialised curriculum spaces, learning neighbourhoods, sports fields, hard courts and community hubs, the schools are designed to provide facilities that support high-quality, future-focused education.

Delivering Victoria's New Schools Bundle B program required precision, repeatability and disciplined co-ordination across multiple sites. Spanning regional growth corridors, the project required strong program control, consistent construction methodologies and embedded quality systems, an environment where Hutchinson Builders leveraged its education infrastructure experience to deliver certainty at scale.

Maintaining alignment across geographically dispersed sites was fundamental to the projects success. "The program was managed through regular weekly assessments with site teams and subcontractors to track progress and ensure key milestones were being met," Project Manager Joe Sollis explained. "This allowed potential issues to be identified early and addressed before they impacted the overall schedule."

Sequencing efficiency was strengthened by Hutchinson Builders' prior delivery of similar bundled school projects. "Having completed these types of schools many times before meant there was a strong understanding of how the works should be staged and co-ordinated," Joe said. That familiarity enabled works to be sequenced efficiently and consistently, reinforcing productivity and quality across all campuses.

Quality control was embedded through rigorous Inspection and Test Plans (ITPs), with subcontractor ITPs enforced and Hutchinson Builders implementing its own processes in accordance with the HB Quality Manual.

Past experience informed a proactive risk approach. "Areas that had caused issues previously were given additional focus during design reviews and construction," Joe said. Targeted workshops with subcontractors and consultants addressed these risks early, reinforcing compliance standards before works progressed. This structured oversight ensured consistent build quality across sites, regardless of regional complexities.

Design for Manufacture and Assembly (DfMA) principles refined the construction methodology. Several buildings transitioned from traditional timber framing to light gauge steel framing to improve repeatability and sequencing predictability.

"Light gauge steel allowed faster and more predictable sequencing on site and removed common timber-related inconsistencies," Joe said. The shift delivered improved dimensional accuracy, reduced rework and streamlined workflows. By standardising structural systems wherever feasible, Hutchinson Builders replicated proven construction



Umarkoo Primary School, Wollart

methods across the bundle, strengthening program certainty and consistent quality outcomes.

"In several locations, the surrounding road infrastructure was still being developed, which made access to site more difficult and required additional planning around deliveries and plant movements," Joe said.

These challenges were mitigated through early trade engagement, progressing shop drawings ahead of schedule and carefully sequencing deliveries to avoid congestion. Finishing works were advanced in parallel where possible to reduce end-of-program pressure.

"By planning logistics early and maintaining strong co-ordination across all parties, we were able to manage access limitations, maintain progress on site and ensure build quality was not compromised," Joe explained.

Designed by Architectus, the schools prioritised flexible, contemporary learning environments. Maintaining design intent while ensuring practical buildability required disciplined collaboration. "Detailed shop drawing reviews, regular design co-ordination meetings and fortnightly architect site walks allowed design intent to be reviewed on site and issues resolved early," Joe said.

A prototype modular building was constructed early to test key performance benchmarks, including airtightness, acoustics and watertightness. Once validated, this benchmark informed delivery across the program.

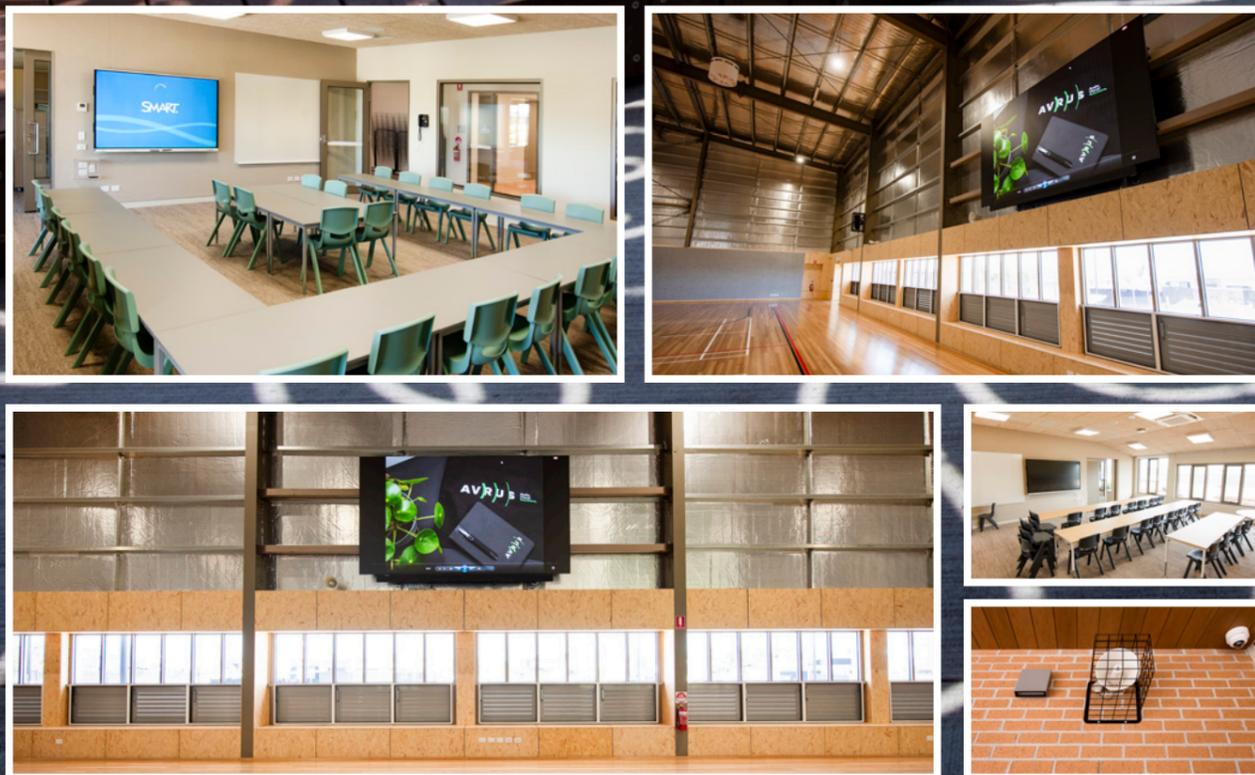
Off-site manufacturing of joinery and selected components removed elements from the critical path, improving quality control and streamlining installation sequencing. "Building similar types of schools repeatedly allowed methods, sequencing and details to be refined each time. What was learned on early buildings was quickly carried through to the next ones," Joe explained.

The New Schools Bundle B program demonstrates Hutchinson Builders' capability in delivering multi-site education infrastructure across Victoria, where structured planning, DfMA integration and collaborative discipline drive consistency, efficiency and long-term quality outcomes.

For more information contact Hutchinson Builders, 70-72 Cecil Street, South Melbourne VIC 3205, phone 03 9282 9500, website www.hutchinsonbuilders.com.au

Below AVRUS delivered integrated, future-ready technology systems across Victoria's multi-site New Schools Bundle B.

Below Lantrak delivered comprehensive electrical installations across multiple schools, ensuring compliance and seamless system integration.



FUTURE-FOCUSED TECHNOLOGY FOR MODERN LEARNING ENVIRONMENTS

As education environments continue to evolve, technology integration has become central to the design of modern learning spaces. For AVRUS, the New Schools Bundle B program presented an opportunity to deliver advanced audiovisual and communication systems designed to enhance teaching outcomes and support long-term operational performance.

Working alongside Hutchinson Builders, AVRUS provided a comprehensive technology package across multiple schools. "We provided the public addressing systems, in-classroom teaching systems, hearing augmentation, and the large-format LED screens for the gymnasiums and presentation systems," said Shaun Foo, Managing Director.

Originally specified with projectors and projector screens, the gymnasium systems were redesigned by AVRUS under the design-and-construct process to deliver a more durable and future-focused outcome.

"We thought projectors wouldn't be the best long-term result for teachers and schools," Shaun explained. "So we redesigned the solution to include LED walls, which provide better serviceability and longevity." In addition to LED wall installations, AVRUS worked to ensure public address systems were fully integrated into the Victorian School Building

Authority network, allowing remote monitoring and improved safety outcomes. "That was a big push for us," Shaun explained. "If a PA system goes down, the department knows immediately, and that's ultimately about safety for the students."

The project required careful co-ordination, with multiple schools under construction at the same time, with rapid delivery programs, managing resources across several active sites demanded precision. "The buildings were going up at the same time, so we had to manage our workforce to cover multiple sites," Shaun said. "Last year [2025] we delivered eight schools, so it was a busy period."

With more than 25 schools delivered across Victoria in recent years, AVRUS continues to build a strong presence in the education sector. "We're always looking for the best outcome for the client," Shaun said. "We thank Hutchinson Builders for the collaboration throughout this project. We're extremely proud of what our teams delivered together across the three schools"

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POWERING VICTORIA'S GROWING SCHOOL NETWORK

Delivering modern learning environments demands electrical systems that are reliable, compliant and built for the future. For the New Schools Bundle B, Lantrak Electrical Services was instrumental in bringing these next-generation education facilities to life.

The scope required seamless integration of multiple systems while maintaining strict compliance with education and safety standards. From general power distribution to structured data networks and essential services infrastructure, Lantrak ensured every element supported both day-to-day learning and long-term operational performance.

"We were responsible for the full electrical installation across the new schools, delivering power, lighting, data and essential services to meet government standards and project requirements," explained Business Manager Jason Weinberger.

Working within live construction environments and tight programme schedules, the team's decade of experience in complex commercial builds proved invaluable. "Our expertise in large-scale construction projects and complex electrical installations allows us to deliver

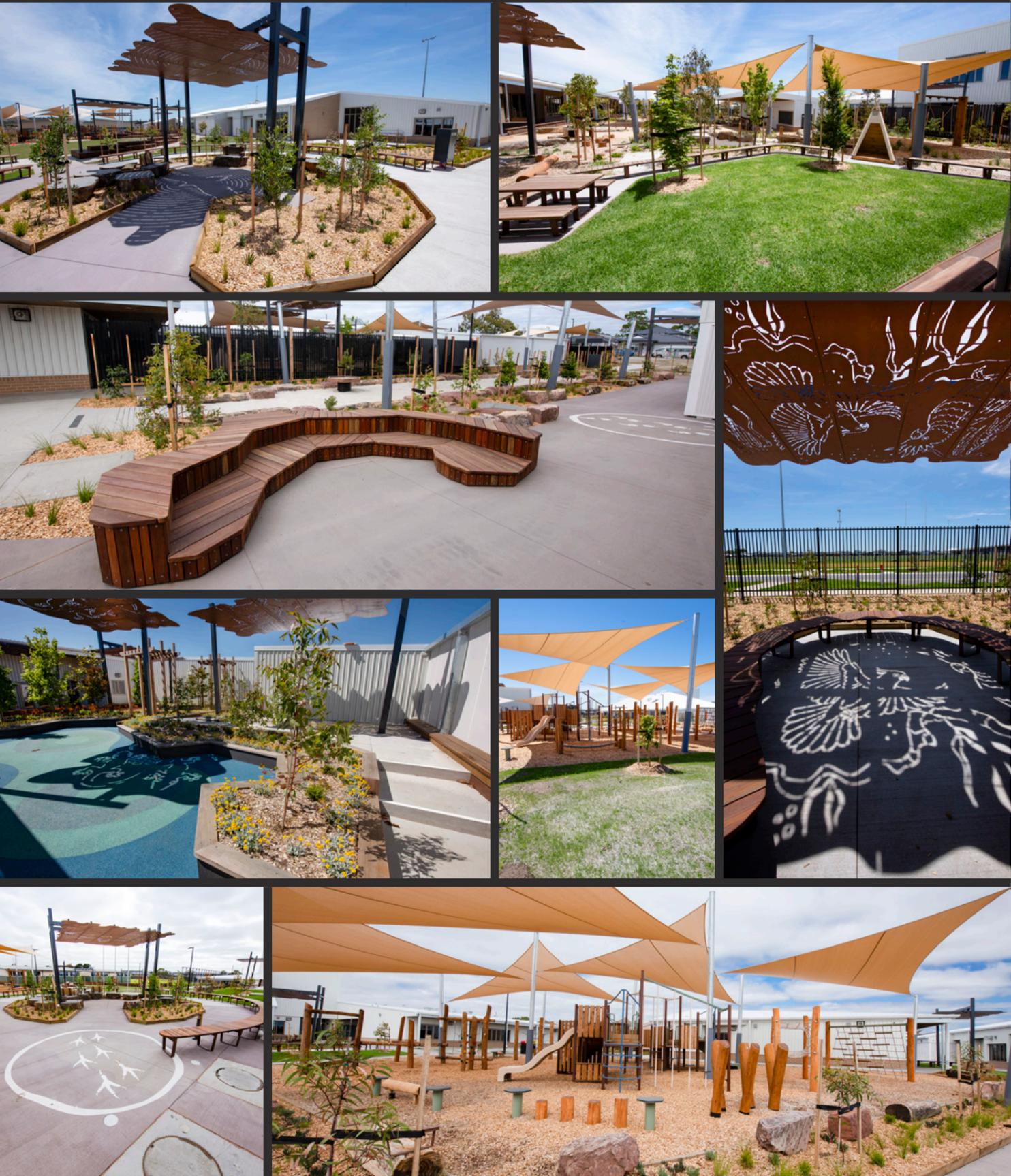
efficient, high-quality outcomes, even in demanding environments," said Jason.

With a workforce of more than 80 specialists, Lantrak continues to build a strong reputation across Victoria's large-scale construction and infrastructure sector.

Expanding its education portfolio, the company's current projects include PICAC Geelong, Lollypop Creek Primary School and Aintree North Primary School, reinforcing its position as a trusted partner in Victoria's growing school infrastructure program.

Through technical capability, collaborative delivery and a focus on future-ready infrastructure, Lantrak is helping power the classrooms where the next generation will learn and thrive.

For more information contact Lantrak Electrical Services, 18 Dansu Court, Hallam VIC 3803, phone 03 8796 9696, email electricalservices@lantrak.com.au, website lantrakelectrical.com.au



FRAMING AND FINISHES THAT ENHANCE EDUCATIONAL SPACES

Education infrastructure projects demand durable and functional, high quality finishes. At New Schools Bundle B, Animal Commercial Carpentry contributed key carpentry and framing works across the multiple campuses, supporting the delivery of the contemporary learning environments.

Animal Commercial Carpentry's scope included light gauge steel framing and a comprehensive general carpentry package, covering doors, skirtings, sanitary hardware, and internal architectural finishes.

These early-stage contributions, while largely unseen once construction is complete, are critical to the overall performance and durability of the building.

The interior fit-out particularly within the gymnasium areas involved the installed OSB board linings; a compressed woodchip product with a pre-coated finish, delivering a clean, durable aesthetic specifically suited to active learning and sporting environments.

The finishes combined robustness with visual appeal, reflecting careful material selection and precise installation to meet the demands of high-use educational spaces.

The team initially worked across two of the three schools, expanding to cover all three campuses as the project progressed, demonstrating both capacity and flexibility in delivering complex, multi-site education infrastructure.

With a workforce of around 50 and more than 16 years operating in the sector, the company has developed a strong foothold in education construction. "We've definitely found a home for ourselves in the education space," said Mike Sanders, General Manager and Owner. "Our reputation speaks for itself."

Through consistent delivery and collaboration with tier-one builders, Animal Commercial Carpentry continues to play a key role in shaping high-quality educational facilities across Australia.

For more information contact Animal Commercial Carpentry, 1/27 Peninsula Boulevard, Seaford VIC 3198, phone 0417 114 462, email hello@animalcarpentry.com.au, website www.animalcarpentry.com.au



Below Lotus Doors delivered operable acoustic wall systems enabling flexible, sound-controlled learning spaces across three new Victorian primary schools.



TRANSFORMING SCHOOL SPACES THROUGH OPERABLE ACOUSTIC DESIGN

Modern schools are increasingly designed to support flexible learning environments, where classrooms can adapt throughout the day to suit different teaching styles and activities. On the Victorian School Building Authority's 2026 New Schools Bundle B, Lotus Doors contributed specialist acoustic solutions that enhance both functionality and spatial flexibility across three new primary schools.

Working with Hutchinson Builders, Lotus Doors supplied and installed a combination of operable wall systems and acoustic sliding doors designed to support collaborative learning while maintaining high levels of sound control. The Lotus 100S/45/CD2 Series Operable Wall, featuring an acoustic rating of Rw45 and finished in Autex Composition, was installed within library and staff lounge areas, allowing spaces to function independently or open into larger shared environments when required. Across the three schools, three operable wall systems were delivered to create adaptable areas suitable for presentations, group learning, and school gatherings.

Within the general learning rooms, Lotus installed Chorus Solid Acoustic Sliding Doors with glazed viewing windows, providing an acoustic rating of Rw39 while maintaining connectivity between

classrooms. Nineteen of these systems were installed throughout the schools, enabling teachers and students to move easily between learning spaces without compromising acoustic separation. The doors incorporate Lotus's Smart Adaptive Floor Seals and SABS Active Safety Braking System and are designed to meet stringent accessibility requirements under AS1428.1.

"Through close communication with the builder and project teams, detailed shop drawings and strong coordination with our manufacturing team, we ensured all systems were delivered and installed in line with the construction program," explained James Smallwood, Lotus Doors Regional Manager (Sales & Specification – Victoria).

By combining acoustic performance with adaptable design, Lotus Doors' systems help create learning environments that evolve throughout the day, supporting collaboration while maintaining the quiet spaces essential for effective teaching and learning.

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