Working Drawings - A

Sheet Index

1	General Notes & Existing Site Plan
2	Proposed Site Plan 1:500
3	Proposed Site Plan 1:200
4	Floor Plan
5	Elevations
6	Floor Coverings & Roof Plan
7	Sections
8	Internal Elevations 1 of 3
9	Internal Elevations 2 of 3
10	Internal Elevations 3 of 3
11	Internal Door Schedule
12	External Door & Window Schedule

GENERAL NOTES

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE INTERIM BUILDING REGULATIONS, THE CURRENT BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- DO NOT SCALE DRAWINGS - USE WRITTEN DIMENSIONS ONLY.
- THE BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS,SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS & TOWN PLANNING REQUIREMENT.
- REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORIZATION FOR THE USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.
- THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

TIMBER FRAMING

- TIMBER MEMBER SIZES, WALL BRACING AND TIE-DOWN TO COMPLY WITH AS 1684.
- SUB-FLOOR VENTS TO PROVIDE (BELOW BEARER LINE) AT A RATE OF 7500 MM/SQ CLEAR VENTILATION PER 1000 MM RUN OF EXTERNAL MASONRYWALL AND 22000 MM/SQ CLEAR VENTILATION PER 1000 MM RUN OFINTERNAL DWARF WALL.
- PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150 MM FOR FLOOR WITH STRIP FLOORING OR 200 MM FOR FLOORS WITH PARTICLE BOARD FLOORING - IF NOT IN A TERMITE DESIGNATED AREA, THEREFORE 400 MM MINIMUM.

FOOTINGS & STUMPS

- FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

MASONRY

- FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 5.1 OF AS3700 MASONRY STRUCTURES.
- ALL EXTERNAL STEELWORK TO BE HOT-DIPPED GALVANISED.
- PROVIDE STAINLESS STEEL WALL TIES TO BRICKWORK AT MAXIMUM 600. CTS IN EACH DIRECTION AND WITHIN 300 MM OF ARTICULATION JOINTS.
- TO ALL MASONRY WALLS PROVIDE FULL HEIGHT VERTICAL JOINTS AND/ OR OPENINGS FROM FOOTINGS TO EAVES, AT NO GREATER THAN 8 METRE INTERVALS OR AS ENGINEER'S OR SOIL REPORT'S RECOMMENDATIONS.

STAIRS & BALUSTRADING

- STAIR REQUIREMENTS:- (OTHER THAN SPIRAL STAIRS)
RISERS - 190 MM MAXIMUM, 115 MM MINIMUM;
GOING - 355 MM MAXIMUM, 240 MM MINIMUM; PRIVATE STAIRS
(AND 250 MM FOR PUBLIC STAIRS)
- 2R + 1G = 700 MM MAXIMUM & 550 MM MINIMUM RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT.
PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING OR HAVE A NON-SLIP FINISH.
- ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125 MM OR USE CLOSED RISERS.
- PROVIDE CONTINUOUS HANDRAIL 1000 MM MINIMUM HEIGHT TO DECKS AND BALCONIES WHICH ARE 1000 MM OR MORE ABOVE GROUND LEVEL.
- 865 MM MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSINGS AND LANDINGS.
- MAXIMUM OPENINGS BETWEEN BALUSTRADES NOT TO EXCEED 125 MM.

WATER PROOFING

- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWER, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND LIKE SHALL BEPROVIDED IN ACCORDANCE WITH AS 3740, WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS

TERMITE PROTECTION

- WHERE THE BUILDING (OTHER THAN A CLASS 10) IS LOCATED IN A DESIGNATED TERMITE PRONE AREA, THE AREA TO THE UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK, IN ACCORDANCE WITH AS 3660.

SAFETY GLAZING

- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:
I) ALL ROOMS - WITHIN 500 MM VERTICAL OF THE FLOOR;
II) BATHROOMS - WITHIN 1500 MM VERTICAL FROM THE BATH BASE;
- WITHIN 500 MM HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS/SCREENS AND BATH ENCLOSURES.
III) DOORWAYS - WITHIN 300 MM HORIZONTAL FROM ALL DOORS
IV) SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.
- WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE WILL NEED TO BE CONFIRMED ON SITE. WINDOW TO BE FLASHED ALL AROUND.

DESIGN GUST WIND SPEED/WIND CLASS

- BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684
- FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASS OF 33 M/S (SUBJECT TO CONFIRMATION ON SITE BY THE RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION). REFER TO AS 1684 FOR CONSTRUCTION REQUIREMENTS - Wind Speed 33m/s

STORMWATER

- STORM WATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- 90 MM DIAMETER CLASS 6 UPVC STORM WATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORM WATER DISCHARGE.
- PROVIDE INSPECTION OPENINGS AT 9000 MM CTS AND AT EACH CHANGE OF DIRECTION.
- COVER TO UNDERGROUND STORM WATER DRAINS SHALL BE NOT LESS THAN:
- 100 MM UNDER SOIL;
- 50 MM UNDER PAVED OR CONCRETE AREAS;
- 100 MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS;
- 75 MM UNDER REINFORCED CONCRETE DRIVEWAYS.
- SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.

AUTHORITIES / CONSULTANTS

Municipality Name
Bass Coast Shire Council — Phone (03) 5671 2152

Sewerage Authority Name
South Gippsland Shire Council — Phone (03) 5662 9200

CONSULTANTS LIST

Relevant Building Surveyor Name
- — Phone -

Consulting Structural Engineer Name
- — Phone -

Geotechnical Engineer Name
dbm Geotech — Phone 0476 129 167

Thermal Performance Assessor Name
- — Phone -

Civil Engineer Name
- — Phone -

Mechanical Services Engineer Name
- — Phone -

Electrical Engineer Name
- — Phone -

Hydraulic Engineer Name
- — Phone -

Disclaimer
The information contained in this Building Designers Association of Victoria (BDAV) Advisory Note provides general information only. You should obtain professional advice tailored to your specific circumstances and needs. The BDAV does not give any representation or warranty as to the accuracy, reliability, completeness or timeliness of the information, nor does it accept any responsibility arising in any way (including negligence) for errors in, or omissions from, the information contained in this Advisory Note.

COPYRIGHT
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF BASS COAST SHIRE FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER - ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

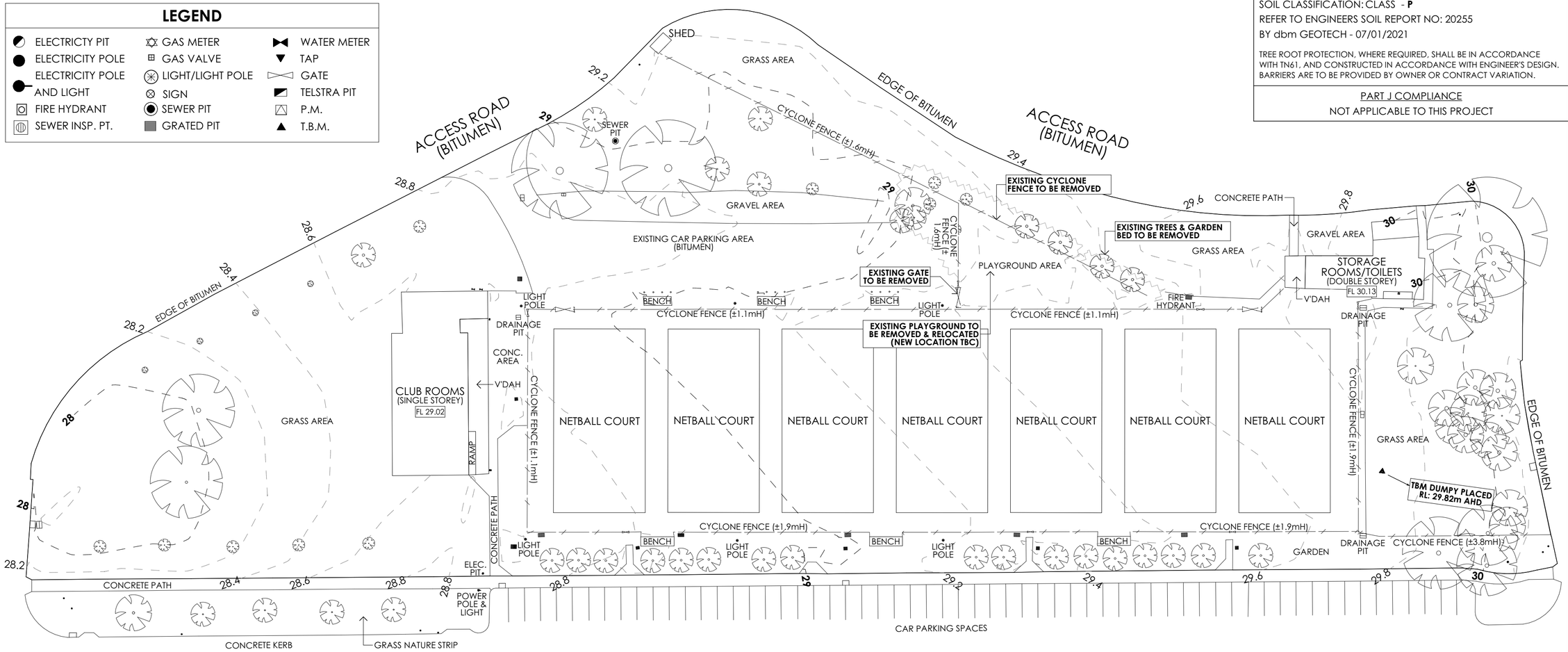
RELEVANT NCC DOCUMENTS

THESE STANDARDS ARE TO BE THE LATEST EDITION, AT TIME OF CONSTRUCTION.

AS/NZS 1170	Stuctural design actions
	Part 0 2002 General principles
	Part 1 2002 Permanent, imposed and the other actions
	Part 2 2002 Wind actions
AS 1170	Structural design actions
	Part 4 2007 Earthquake aionsn Australia
AS 1288	2006 Glass in buildings - Selection and Installation
AS 1428	Design for Access and Mobility
	Part 1 2001 General requirements for access - New building work
	Part 2 1992 Enhanced and additional requirements - Building and facilities
	Part 4 1992 Tactile ground surface indicators for orientation of people with vision impairment
AS 1562	Design and installation of sheet roof and wall cladding Part 1 1992 Metal
AS/NZS 1562	Design and installation of sheet roof and wall cladding
	Part 2 1999 Corrugated fibre-reinforced cement
	Part 3 1996 Plastics
AS 1657	1992 Fixed platforms, walkways, stairways and ladders - Design, construction and installation (SAA Code for fixed platforms, walkways, stairways and ladders)
AS/NZS 1680	Interior lighting
	Part 0 1998 Safe Movement
AS 1684	Residential timber-framed construction
	Part 2 2006 Non-cyclonic areas
	Part 4 2006 Simplified - Non-cyclonic areas
	Part 1 2005 Fire-resistant doorsets
AS 1905	Components for the protection of openings in fire-resistant walls
	Part 1 2005 Fire-resistant doorsets
	Part 2 2005 Fire-resistant roller shutters
AS 2047	1999 Windows in buildings - Selection and installation
AS/NZS 2179	Specifications for rainwater goods, metal accessories and fasteners - Metal shape or sheet rainwater goods and metal accessories and fasteners
AS/NZS 3500	Plumbing and Drainage Part 3 2003 Stormwater drainage Part 3.2 2003 Stormawater drainage - Acceptable solutions
AS 4100	1998 Steel structures

LEGEND

ELECTRICTY PIT	GAS METER	WATER METER
ELECTRICITY POLE	GAS VALVE	TAP
ELECTRICITY POLE AND LIGHT	LIGHT/LIGHT POLE	GATE
FIRE HYDRANT	SIGN	TELSTRA PIT
SEWER INSP. PT.	SEWER PIT	P.M.
	GRATED PIT	T.B.M.



SOIL CLASSIFICATION: CLASS - **P**
REFER TO ENGINEERS SOIL REPORT NO: 20255
BY dbm GEOTECH - 07/01/2021

TREE ROOT PROTECTION, WHERE REQUIRED, SHALL BE IN ACCORDANCE WITH TN61, AND CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S DESIGN. BARRIERS ARE TO BE PROVIDED BY OWNER OR CONTRACT VARIATION.

PART J COMPLIANCE
NOT APPLICABLE TO THIS PROJECT

DRAWING NAME: General Notes & Existing Site Plan
DESIGN TYPE: Custom Design
PROJECT: Proposed Netball Pavilion
CLIENT: Bass Coast Shire Council
AT: Wonthaggi Recreation Reserve

Areas

Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

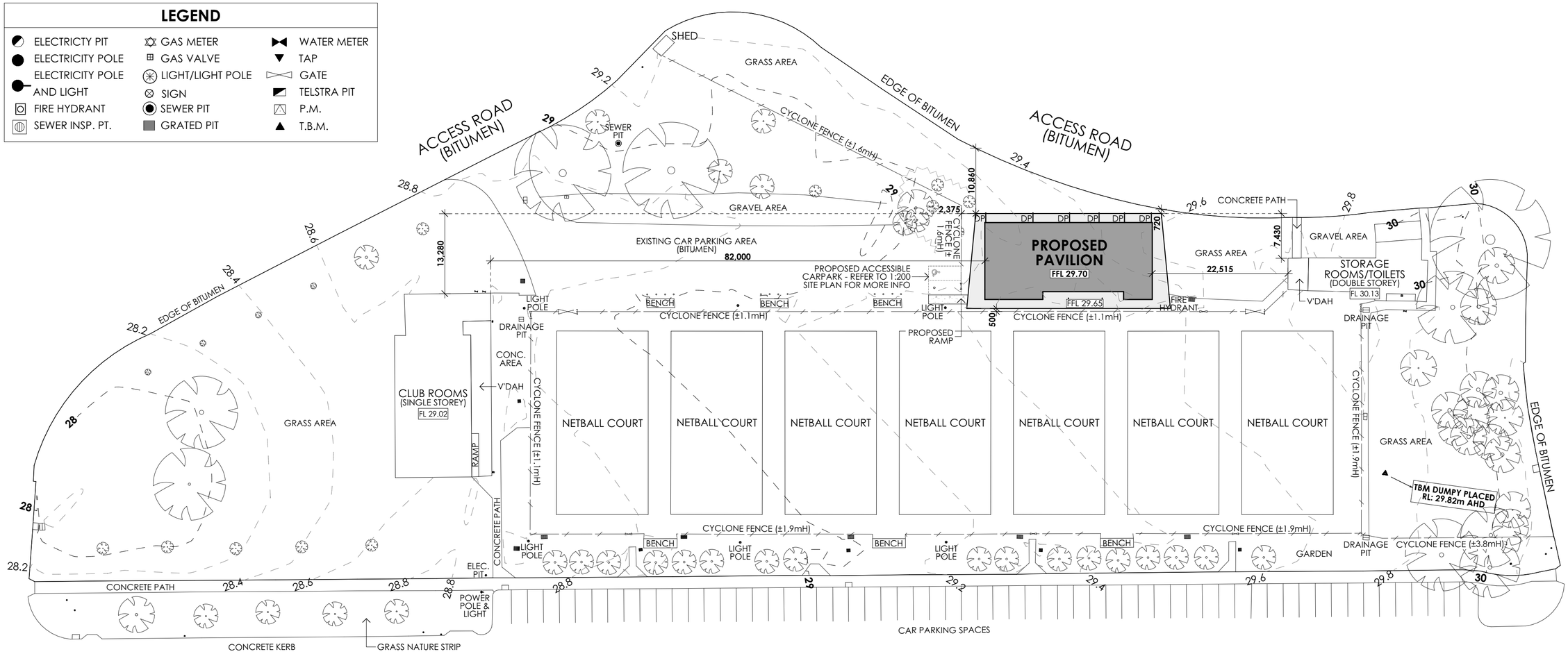
ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE 1:500
SIZE: A2
DRAWN: NH
REV: WD_A
SHEET: 1 of 12
DATE: December 21'

JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849

LEGEND

- ELECTRICTY PIT
- ELECTRICITY POLE
- ELECTRICITY POLE AND LIGHT
- FIRE HYDRANT
- SEWER INSP. PT.
- GAS METER
- GAS VALVE
- LIGHT/LIGHT POLE
- SIGN
- SEWER PIT
- GRATED PIT
- WATER METER
- TAP
- GATE
- TELSTRA PIT
- P.M.
- T.B.M.



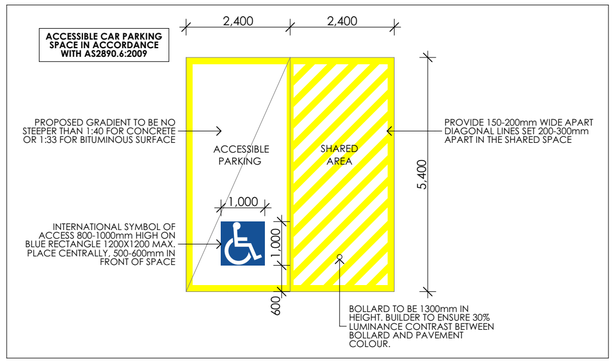
KORUMBURRA ROAD

DRAWING NAME: Proposed Site Plan 1:500	PROJECT: Proposed Netball Pavilion	**Areas**	
DESIGN TYPE: Custom Design	CLIENT: Bass Coast Shire Council	Ground Floor	337.45 sqm (36.32 sqs)
	AT: Wonthaggi Recreation Reserve	Paved Area	171.76 sqm (18.48 sqs)
		Total	**509.21 sqm (54.80 sqs)**

ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE 1:500		
SIZE: A2	DRAWN: NH	REV WD_A
SHEET: 2 of 12	DATE: December 21'	

JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849



ACCESSIBLE CAR SPACE 1:100

ACCESSIBLE CARSPACE IN ACCORDANCE WITH AS 2890.6:2009

SPACE IDENTIFICATION
EACH DEDICATED SPACE SHALL BE IDENTIFIED BY MEANS OF A WHITE SYMBOL OF ACCESS IN ACCORDANCE WITH AS 1428.1 BETWEEN 800-1000mm HIGH PLACE ON A BLUE RECTANGLE WITH NO SIDE MORE THAN 1200mm, PLACED AS PAVEMENT MARKING IN THE CENTRE OF THE SPACE BETWEEN 500-600mm FROM ITS ENTRY POINT.

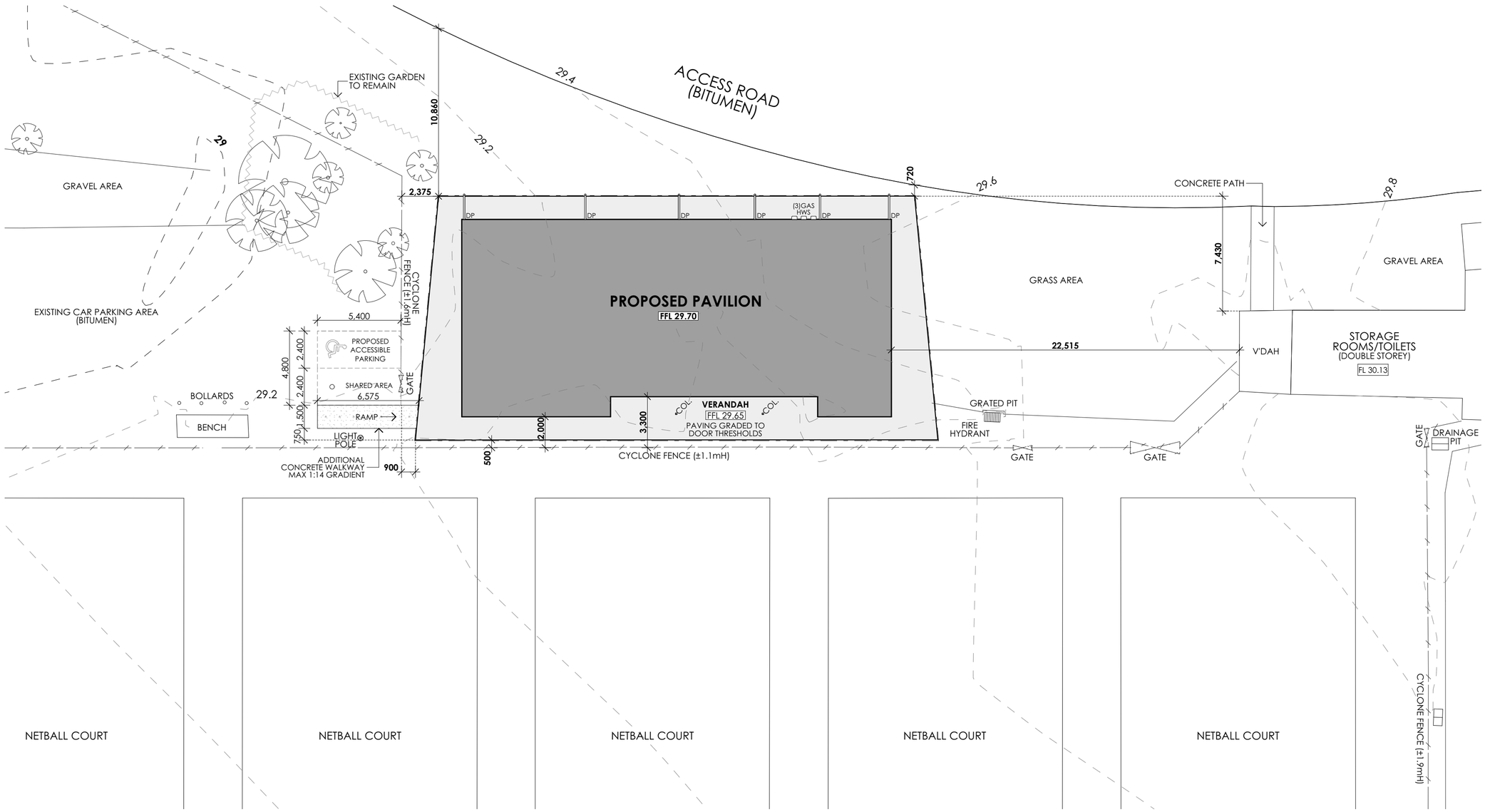
SPACE DELINEATION
PAVEMENT MARKINGS SPECIFIED IN ITEMS (A) AND (B) OF THIS CLAUSE SHALL HAVE SLIP RESISTANT SURFACE.
RAISED PAVEMENT MARKERS SHALL NOT BE USED FOR SPACE DELINEATION.
PAVEMENT MARKINGS SHALL BE PROVIDED AS FOLLOWS:

1.0. DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80-100mm WIDE ON ALL SIDES EXCEPT ANY SIDE DELINEATED BY A KERB OR WALL.

2.0. SHARED AREAS SHALL BE MARKED AS FOLLOWS:
2.1. WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF THE WALKWAY EXCEPT ANY SIDE DELINEATED BY A KERB OR WALL.
2.2. NO SHARED AREA MARKINGS SHALL BE PLACED IN TRAFFICKED AREAS.
2.3. OTHER VACANT NON-TRAFFICKED AREAS, WHICH MAY BE INTENTIONALLY OR UNINTENTIONALLY OBSTRUCTED SHALL BE OUTLINED WITH UNBROKEN LINES 80-100mm WIDE ON ALL SIDES AND MARKED WITH DIAGONAL STRIPED 150-200mm WIDE WITH SPACES 200-300mm BETWEEN STRIPES. THE STRIPED SHALL BE AT AN ANGLE OF 45 DEGREES TO THE SIDE OF THE SPACE.

LEGEND

ELECTRICTY PIT	GAS METER	WATER METER
ELECTRICITY POLE	GAS VALVE	TAP
ELECTRICITY POLE AND LIGHT	LIGHT/LIGHT POLE	GATE
FIRE HYDRANT	SIGN	TELSTRA PIT
SEWER INSP. PT.	SEWER PIT	P.M.
	GRATED PIT	T.B.M.



SITE PLAN NOTES

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY & GENERAL WATER TIGHTNESS OF ALL NEW STRUCTURES DURING WORKS.

THE BUILDER & SUB-CONTRACTORS SHALL CHECK & VERIFY ALL DIMENSION, SETBACKS, LEVELS & SPECIFICATIONS & OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATIONS OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

WHERE THE BUILDING IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING & PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.

THE BUILDER & SUB-CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES & THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS/ SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING & ITS FOOTING SYSTEM.

DRAWING NAME:
Proposed Site Plan
1:200

DESIGN TYPE:
Custom Design

PROJECT:
Proposed Netball Pavilion

CLIENT:
Bass Coast Shire Council

AT:
Wonthaggi Recreation Reserve

Areas

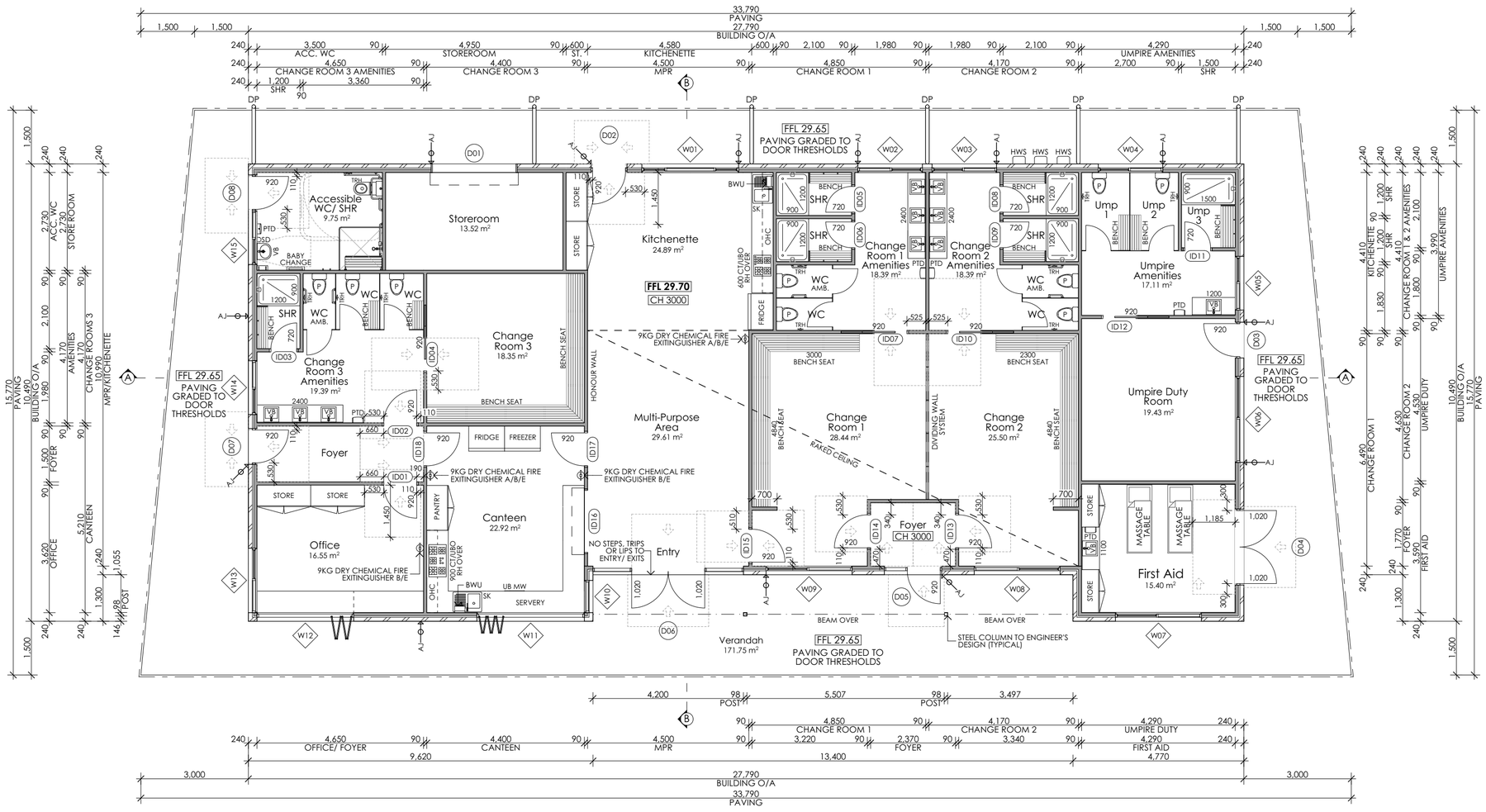
Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE 1:200
SIZE: A2
DRAWN: NH
REV: WD_A
SHEET: 3 of 12
DATE: December 21'

JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849

NOTE
FOR MECHANICAL VENTILATION REFER TO PLANS BY THE HYDRAULIC ENGINEER.



DOOR CIRCULATION SPACE - REFER TO DIMENSIONS SHOWN ON PLANS

FLOOR PLAN NOTES

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL WORKS TO BE IN ACCORDANCE WITH CURRENT NCC & AUSTRALIAN STANDARDS

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL & ALL OTHER CONSULTANTS' DRAWINGS/ DETAILS & WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

ARTICULATION JOINTS ARE TO BE LOCATED IN ACCORDANCE WITH THE RELEVANT STANDARDS & TO THE SATISFACTION OF THE BUILDING SURVERYOR.

DOWNPIPES TO BE PROVIDED AS PER NCC 3.5.2

RECESSED MATTING:
MATTING RECESSED WITHIN A CONTINUOUS ACCESSIBLE PATH OF TRAVEL A) WHERE OF METAL AND BRISTLE TYPE CONSTRUCTION OR SIMILAR, ITS SURFACE SHALL BE MORE MORE THAN 3mm IF VERTICAL OF 5mm IF ROUNDED OR BEVELLED, ABOVE OR BELOW THE SURROUNDING SURFACE; AND
B) WHERE OF A MAT OR CARPET TYPE MATERIAL, SHALL HAVE THE FULLY COMPRESSED SURFACE LEVEL WITH OR ABOVE THE SURROUNDING SURFACE WITH A LEVEL DIFFERENCE NO GREATER THAN 3mm IF VERTICAL OR 5mm IF ROUNDED OR BEVELLED.

ACCESSIBILITY:
- ALL DOOR HARDWARE, CONTROLS, DOOR CONSTRUCTION, GATES, VISUAL INDICATORS, OPENING FORCES, THRESHOLDS, MUST MEET AS 1428.-2009
- PROVIDE A MINIMUM CLEAR OPENING OF 850mm TO ALL ENTRANCE AND INTERNAL DOORS (MIN. 920 DOOR LEAF), INCLUDING DOUBLE DOORS IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 13.2.
- ENTRY APPROACH PAVEMENTS MUST NOT EXCEED FALLS OF 1:40. THE SIZE OF THE LEVEL AREA IS TO ALLOW FOR SUFFICENT SPACE TO THE DOORS FOR THEIR OPERATION, IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 13.3.
- ALL ENTRANCE DOORS AND INTERNAL DOORS MUST POSSESS LUMINANCE CONTRAST IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 13.1.
- VISUAL IDENTIFICATION MUST BE PROVIDED TO ALL GLAZING ON THE ACCESSWAY WHICH IS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 6.6.

LEGEND

HWS	HOT WATER SERVICE
DP	DOWNPIPE
AJ	ARTICULATION JOINT
OHC	OVERHEAD CUPBOARDS
SK	STAINLESS STEEL SINK
BWU	BOILING WATER UNIT
CT	COOKTOP
UBO	UNDER BENCH OVEN
RH	RANGEHOOD
UB MW	UNDER BENCH MICROWAVE
P	TOILET SUITE
TRH	TOILET ROLL HOLDER
VB	VANITY BASIN
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER

REFER TO SPECIFICATION FOR DETAILS ON FIXTURES & FINISHES

DRAWING NAME: Floor Plan
DESIGN TYPE: Custom Design
PROJECT: Proposed Netball Pavilion
CLIENT: Bass Coast Shire Council
AT: Wonthaggi Recreation Reserve

Areas

Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

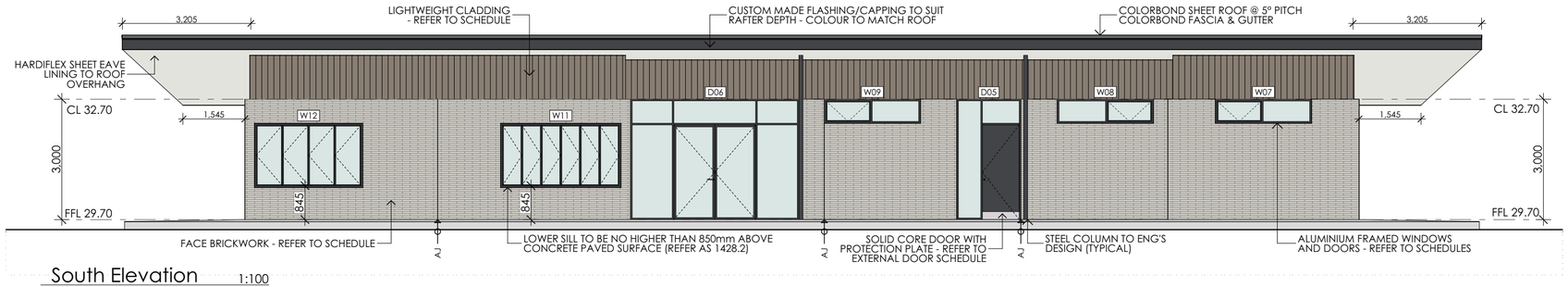
SCALE: 1:100
SIZE: A2
DRAWN: NH
REV: WD_A
SHEET: 4 of 12
DATE: December 21'

JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849

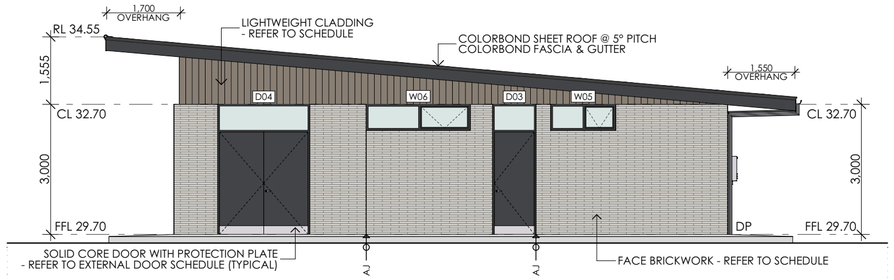
EXTERNAL MATERIAL SCHEDULE

	AUSTRAL BRICKS PANORAMA 50 - LUNAR CRUST
	KNOTWOOD CLADDING WOODGRAIN - GREY ASH
	ROOF SHEET/ GUTTERS/ DOWNPIPES/ STEEL COLUMNS COLORBOND - MONUMENT

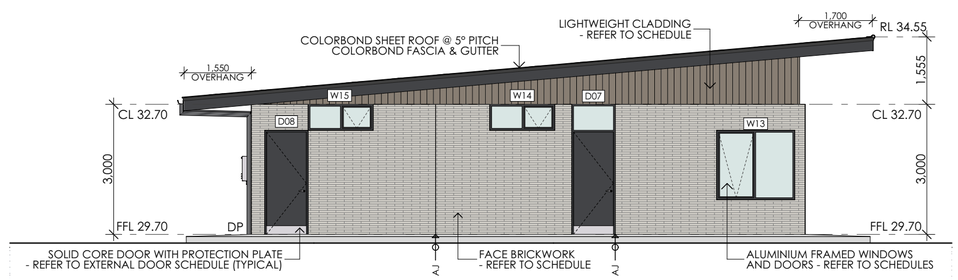
REFER TO SPECIFICATION FOR FURTHER DETAILS



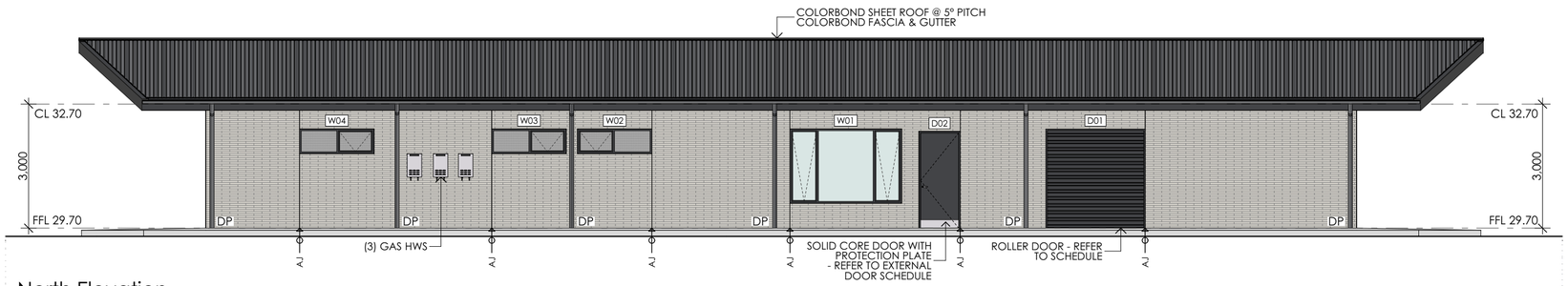
South Elevation 1:100



East Elevation 1:100



West Elevation 1:100



North Elevation 1:100

NOTE:
GROUND LINES ARE INDICATIVE ONLY

DRAWING NAME: Elevations

DESIGN TYPE: Custom Design

PROJECT: Proposed Netball Pavilion

CLIENT: Bass Coast Shire Council

AT: Wonthaggi Recreation Reserve

Areas

Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE: 1:100

SIZE: A2 | DRAWN: NH | REV: WD_A

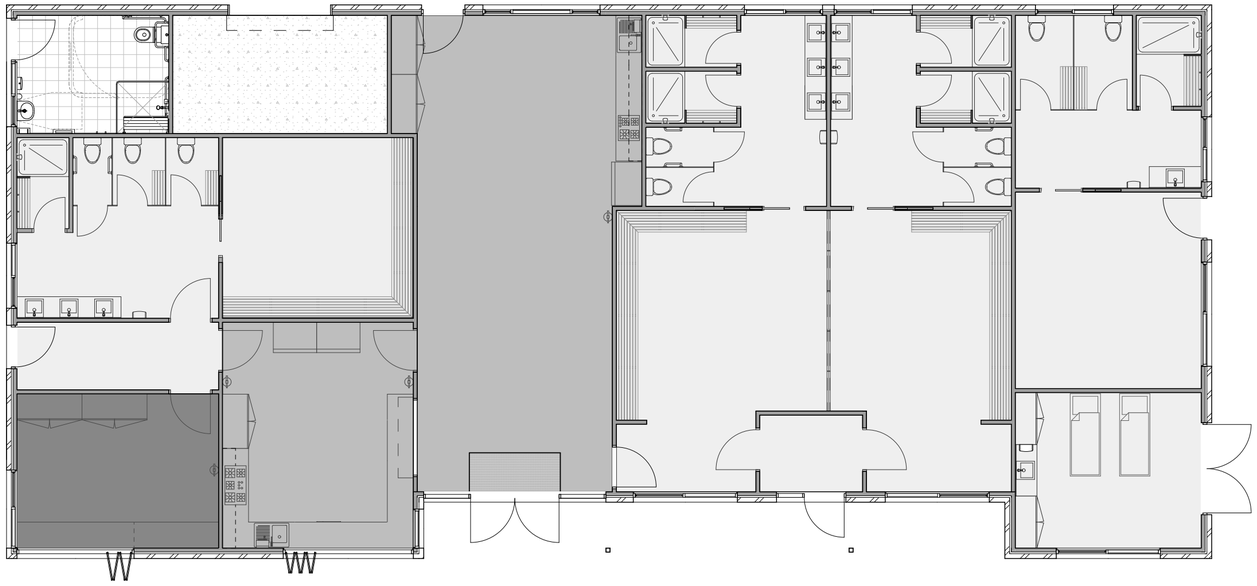
SHEET: 5 of 12 | DATE: December 21'

JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849

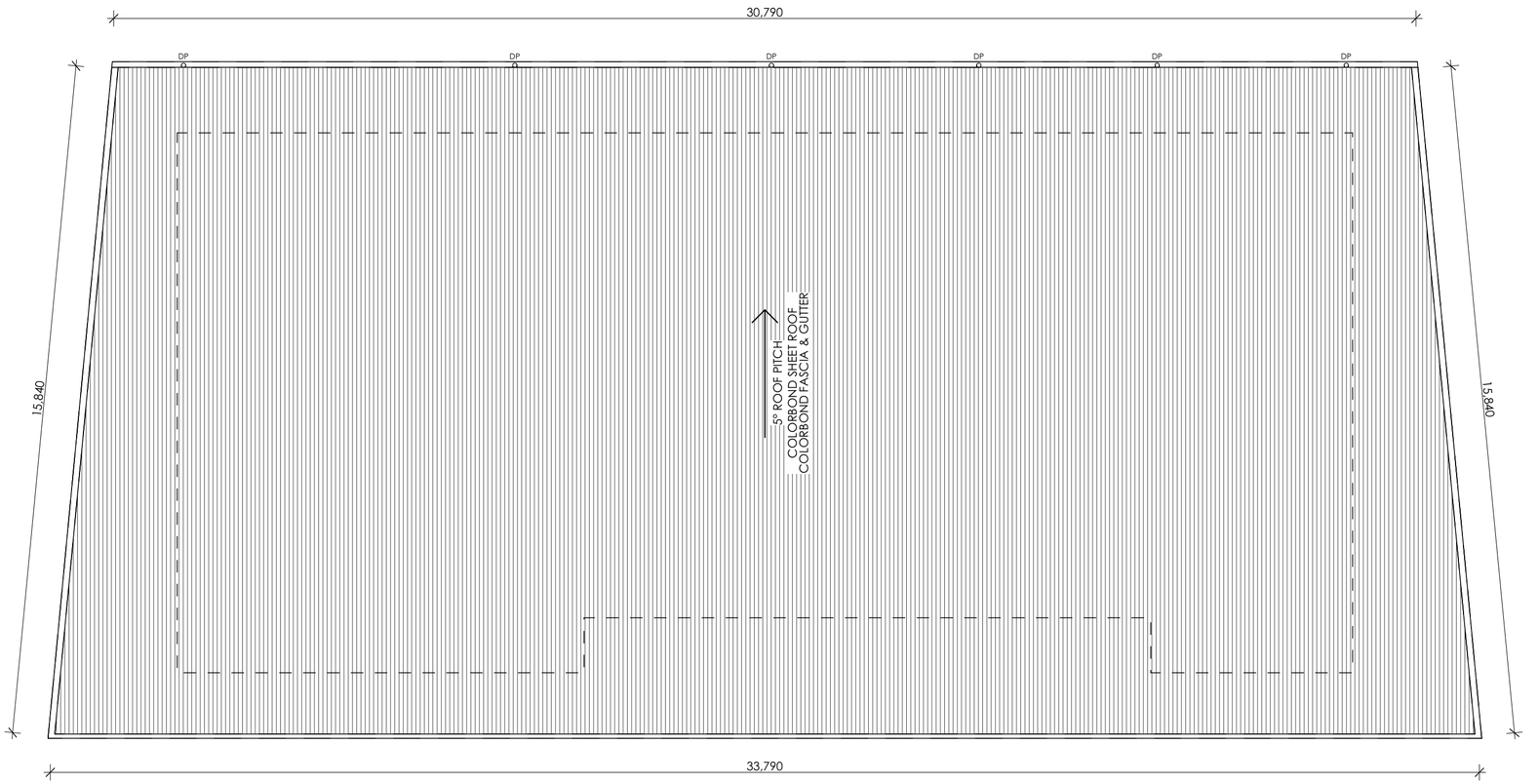
FLOOR COVERINGS SCHEDULE

	FLOOR MAT	1.89
	GODFREY HIRST TUCSON II CARPET - BALTIMORE	16.55
	JOHNSON TILES ELEMENTS WHITE GRIT 200 x 200mm	9.56
	POLYFLOR POLYSAFE QUATTRO PUR VINYL - COOL PEBBLE	191.82
	POLYFLOR POLYSAFE STONE FX PUR VINYL - NATURAL SLATE	75.21
	SEALED CONCRETE	13.52

REFER TO SPECIFICATION FOR FURTHER DETAILS



Floor Coverings - Ground 1:100



Roof Plan 1:100

DRAWING NAME: Floor Coverings & Roof Plan

DESIGN TYPE: Custom Design

PROJECT: Proposed Netball Pavilion

CLIENT: Bass Coast Shire Council

AT: Wonthaggi Recreation Reserve

Areas

Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

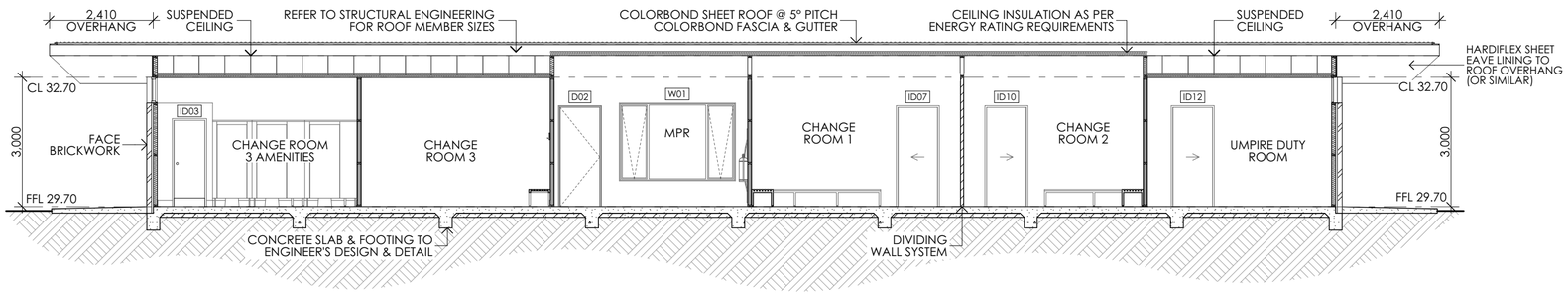
ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE 1:100, 1:1

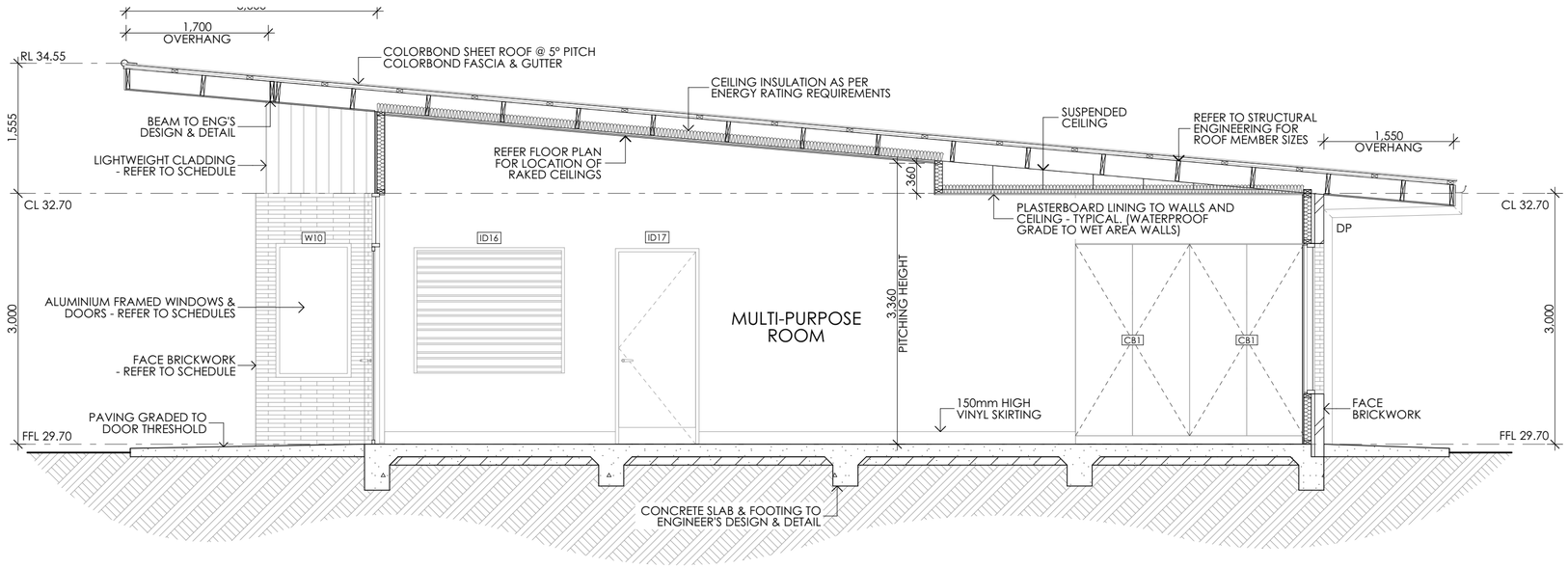
SIZE: A2 | DRAWN: NH | REV WD_A

SHEET: 6 of 12 | DATE: December 21'

JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849



Section A - A 1:100



Section B - B 1:50

DRAWING NAME: Sections

DESIGN TYPE: Custom Design

PROJECT: Proposed Netball Pavilion

CLIENT: Bass Coast Shire Council

AT: Wonthaggi Recreation Reserve

Areas

Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

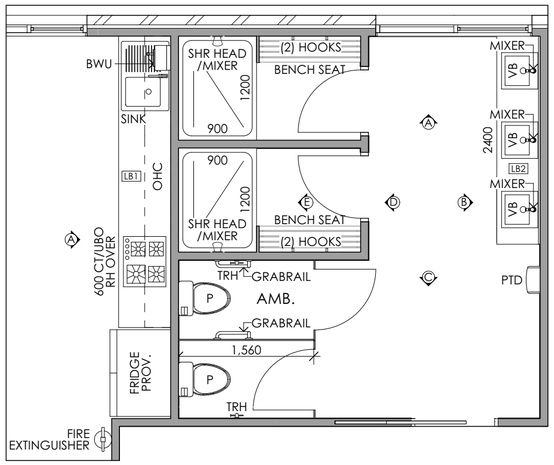
ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE

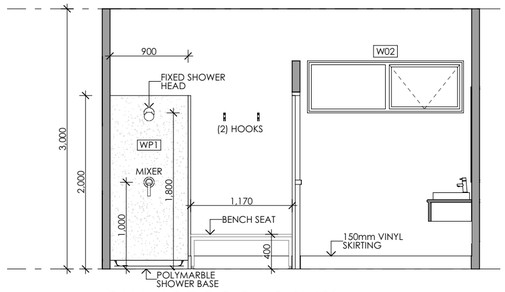
SIZE: A2 | DRAWN: NH | REV: WD_A

SHEET: 7 of 12 | DATE: December 21'

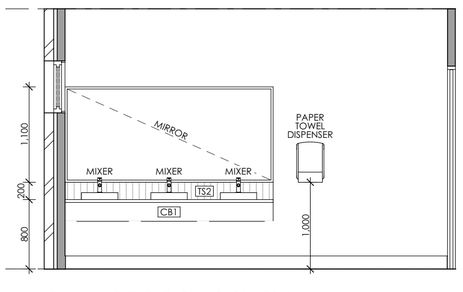
JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849



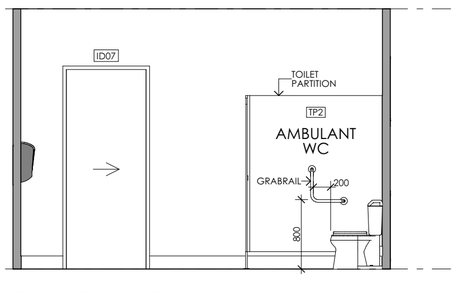
KITCHENETTE & CHANGE ROOMS (1/2) 1:50



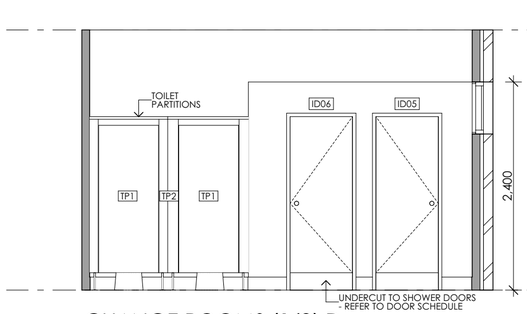
CHANGE ROOMS (1/2) A 1:50



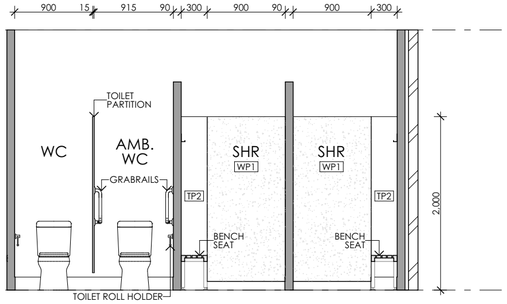
CHANGE ROOMS (1/2) B 1:50



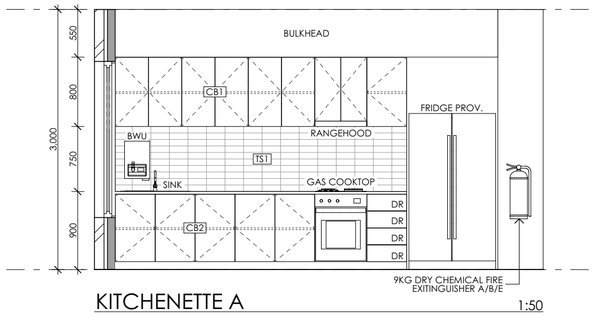
CHANGE ROOMS (1/2) C 1:50



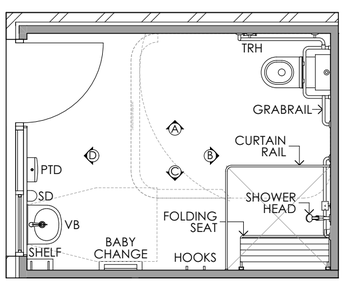
CHANGE ROOMS (1/2) D 1:50



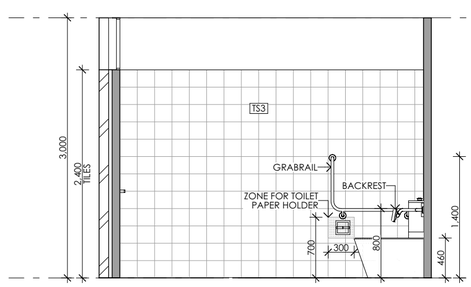
CHANGE ROOMS (1/2) E 1:50



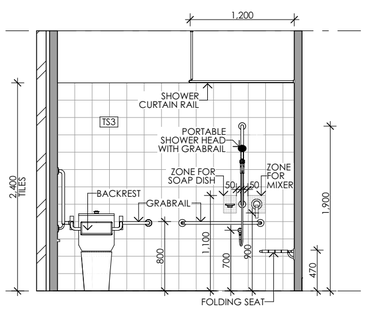
KITCHENETTE A 1:50



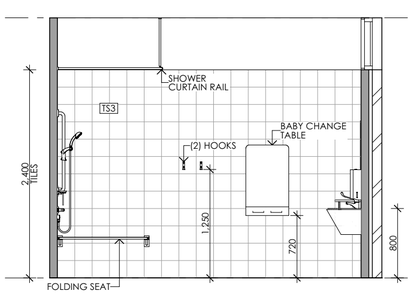
ACCESSIBLE WC/SHR 1:50



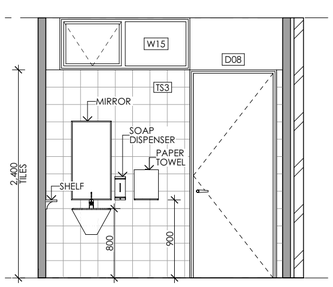
ACCESS WC/SHR A 1:50



ACCESS WC/SHR B 1:50



ACCESS WC/SHR C 1:50



ACCESS WC/SHR D 1:50

INTERNAL ELEVATION NOTES

PROVIDE PVC FLASHING ROUTED INTO BENCH TOP LAMINATE FOR FULL LENGTH OF WALL JUNCTION SILICONE SEAL AND MAKE WATERTIGHT.

CERAMIC WALL TILES ADHESIVE FIXED TO SUBSTRATE IE. WR, PLASTERBOARD SHEET IN ACCORDANCE WITH ADHESIVE MANUFACTURERS WRITTEN INSTRUCTIONS.

REFER TO SPECIFICATION FOR ALL SANITARY FIXTURES AND FITTINGS.

PROVIDE FLUSH PANEL PLASTERBOARD CEILINGS THROUGHOUT AS SCHEDULED.

MATERIALS, ASSEMBLIES AND FIXED SURFACE LINING TO COMPLY WITH NCC.

WATERPROOFING TO WET AREAS TO BE IN ACCORDANCE WITH AS 3740 AND NCC PART F1.7.

DOOR TO DISABLE TOILET TO BE REMOVABLE FROM OUTSIDE BY PROVISION OF LIFT OFF HINGES.

CEILING HEIGHTS AS NOMINATED.

INTERNAL FINISHES SCHEDULE

CB1		LAMINEX 'MALIBU PEARL'
CB2		LAMINEX 'CLASSIC OAK NATURAL'
LB1		LAMINEX 'PIETRA CLOUD NATURAL'
LB2		LAMINEX 'BLEACHED ELM NATURAL'
TS1		STONE & TILE CENTRE 'RICE BIANCO LUX GLOSS SUBWAY 200 x 75mm'
TS2		STONE & TILE CENTRE 'RICE NATURAL LUX GLOSS SUBWAY 200 x 75mm'
TS3		JOHNSON TILES 'SPECTRUM WHITE GLOSS 200 x 200mm'
WP1		MR WET WALL WALL PANEL 'GREY CONCRETE - MATT'
TP1		CUBISPEC CUBIPANEL 13mm 'PURE ASH'
TP2		CUBISPEC CUBIPANEL 13mm 'DESIGNER WHITE'

LEGEND

SK	STAINLESS STEEL SINK
BWU	BOILING WATER UNIT
CT	COOKTOP
UBO	UNDER BENCH OVEN
RH	RANGEHOOD
UB MW	UNDER BENCH MICROWAVE
P	TOILET SUITE
TRH	TOILET ROLL HOLDER
VB	VANITY BASIN
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER

REFER TO SPECIFICATION FOR DETAILS ON FIXTURES & FINISHES

DRAWING NAME: Internal Elevations 1 of 3

DESIGN TYPE: Custom Design

PROJECT: Proposed Netball Pavilion

CLIENT: Bass Coast Shire Council

AT: Wonthaggi Recreation Reserve

Areas

Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

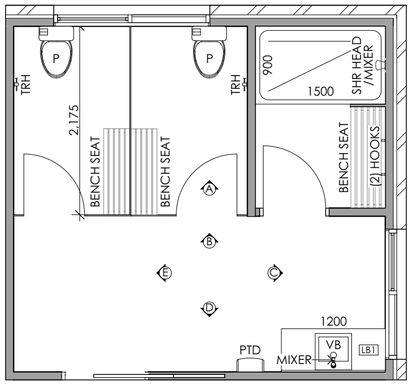
ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE

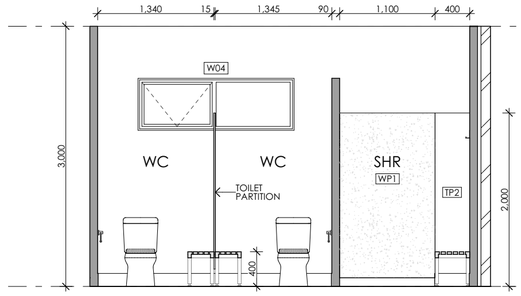
SIZE: A2 | DRAWN: NH | REV: WD_A

SHEET: 8 of 12 | DATE: December 21'

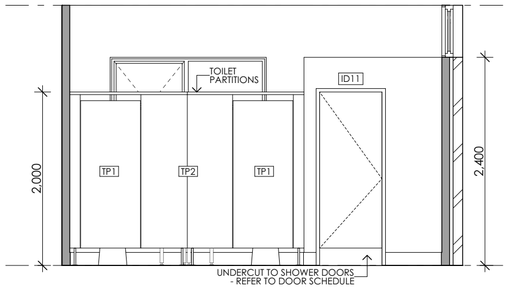
JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849



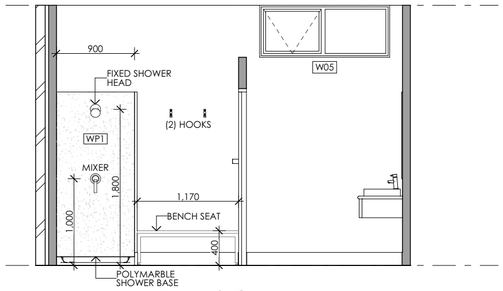
UMPIRE AMENITIES 1:50



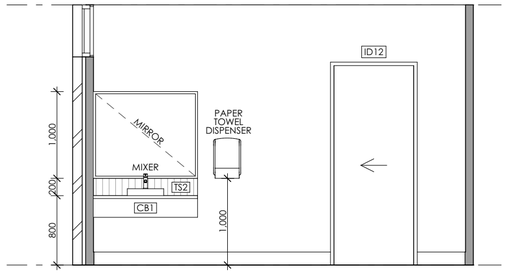
UMPIRE AMENITIES A 1:50



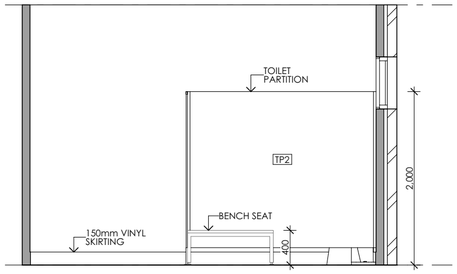
UMPIRE AMENITIES B 1:50



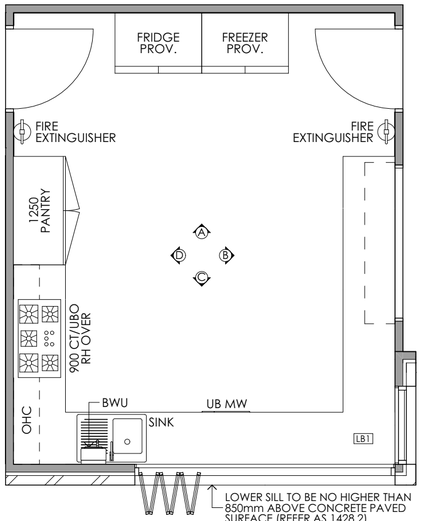
UMPIRE AMENITIES C 1:50



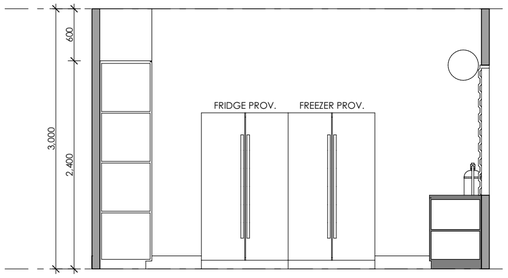
UMPIRE AMENITIES D 1:50



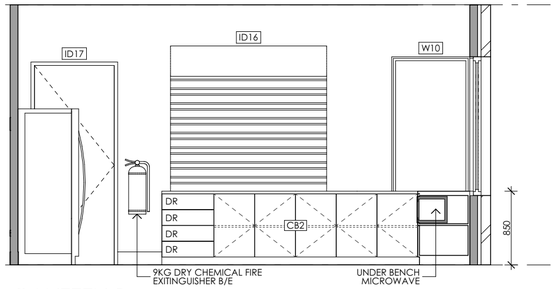
UMPIRE AMENITIES E 1:50



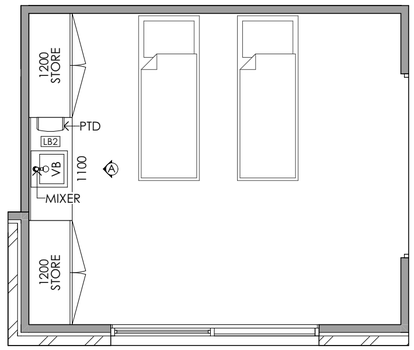
CANTEEN 1:50



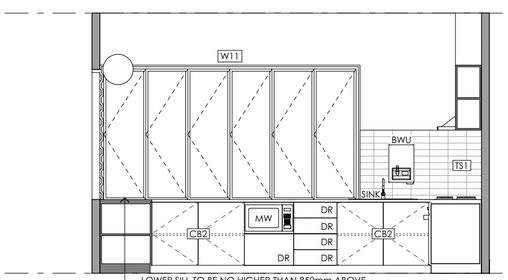
CANTEEN A 1:50



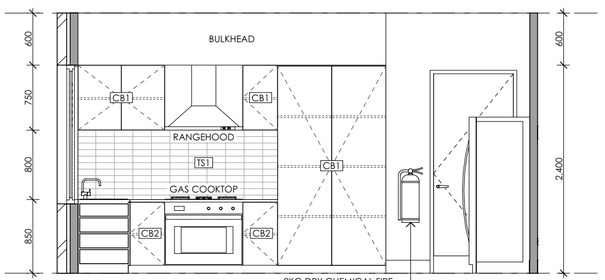
CANTEEN B 1:50



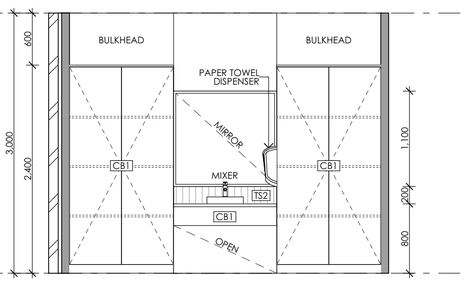
FIRST AID 1:50



CANTEEN C 1:50



CANTEEN D 1:50



FIRST AID A 1:50

INTERNAL ELEVATION NOTES

PROVIDE PVC FLASHING ROUTED INTO BENCH TOP LAMINATE FOR FULL LENGTH OF WALL JUNCTION SILICONE SEAL AND MAKE WATERTIGHT.

CERAMIC WALL TILES ADHESIVE FIXED TO SUBSTRATE IE. WR, PLASTERBOARD SHEET IN ACCORDANCE WITH ADHESIVE MANUFACTURERS WRITTEN INSTRUCTIONS.

REFER TO SPECIFICATION FOR ALL SANITARY FIXTURES AND FITTINGS.

PROVIDE FLUSH PANEL PLASTERBOARD CEILINGS THROUGHOUT AS SCHEDULED.

MATERIALS, ASSEMBLIES AND FIXED SURFACE LINING TO COMPLY WITH NCC.

WATERPROOFING TO WET AREAS TO BE IN ACCORDANCE WITH AS 3740 AND NCC PART F1.7.

DOOR TO DISABLE TOILET TO BE REMOVABLE FROM OUTSIDE BY PROVISION OF LIFT OFF HINGES.

CEILING HEIGHTS AS NOMINATED.

INTERNAL FINISHES SCHEDULE

CB1		LAMINEX 'MALIBU PEARL'
CB2		LAMINEX 'CLASSIC OAK NATURAL'
LB1		LAMINEX 'PIETRA CLOUD NATURAL'
LB2		LAMINEX 'BLEACHED ELM NATURAL'
TS1		STONE & TILE CENTRE 'RICE BIANCO LUX GLOSS SUBWAY 200 x 75mm'
TS2		STONE & TILE CENTRE 'RICE NATURAL LUX GLOSS SUBWAY 200 x 75mm'
TS3		JOHNSON TILES 'SPECTRUM WHITE GLOSS 200 x 200mm'
WP1		MR WET WALL WALL PANEL 'GREY CONCRETE - MATT'
TP1		CUBISPEC CUBIPANEL 13mm 'PURE ASH'
TP2		CUBISPEC CUBIPANEL 13mm 'DESIGNER WHITE'

LEGEND

SK	STAINLESS STEEL SINK
BWU	BOILING WATER UNIT
CT	COOKTOP
UBO	UNDER BENCH OVEN
RH	RANGEHOOD
UB MW	UNDER BENCH MICROWAVE
P	TOILET SUITE
TRH	TOILET ROLL HOLDER
VB	VANITY BASIN
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER

REFER TO SPECIFICATION FOR DETAILS ON FIXTURES & FINISHES

DRAWING NAME: Internal Elevations 2 of 3

DESIGN TYPE: Custom Design

PROJECT: Proposed Netball Pavilion

CLIENT: Bass Coast Shire Council

AT: Wonthaggi Recreation Reserve

Areas

Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

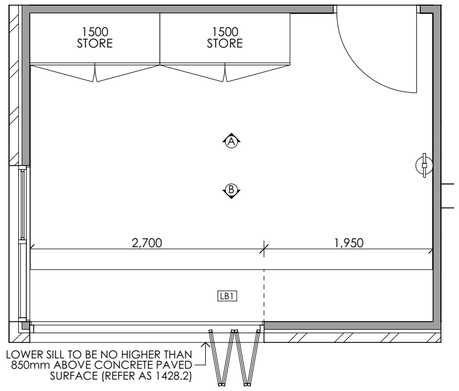
ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE

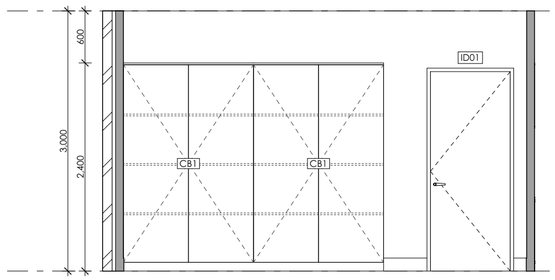
SIZE: A2 | DRAWN: NH | REV: WD_A

SHEET: 9 of 12 | DATE: December 21'

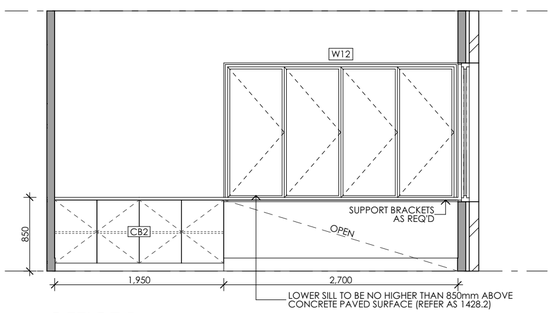
JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849



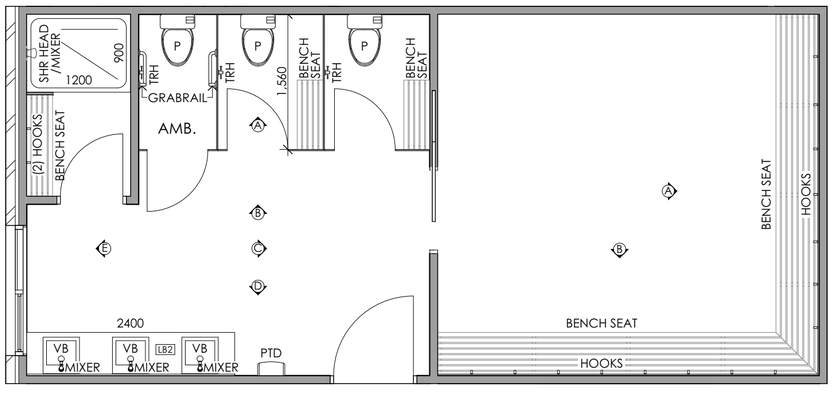
OFFICE 1:50



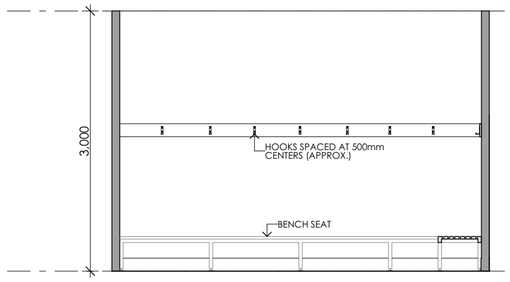
OFFICE A 1:50



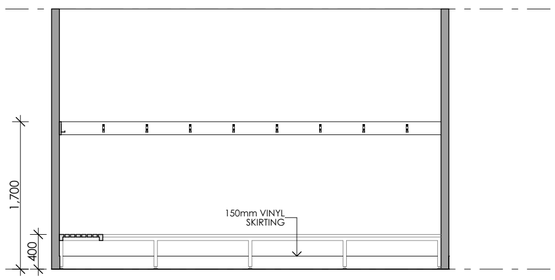
OFFICE B 1:50



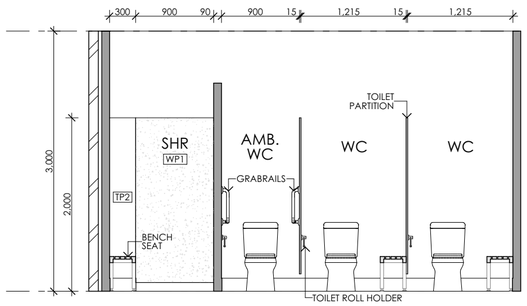
CH ROOM 3 & AMEN. 1:50



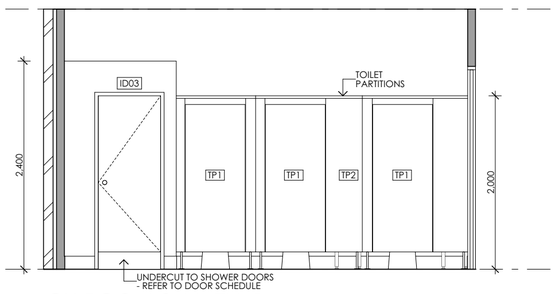
CHANGE ROOM (TYP) A 1:50



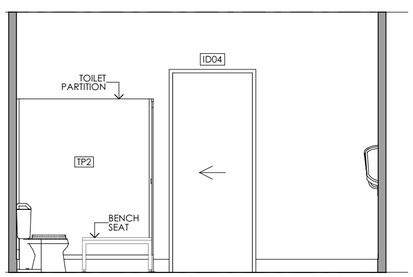
CHANGE ROOM (TYP) B 1:50



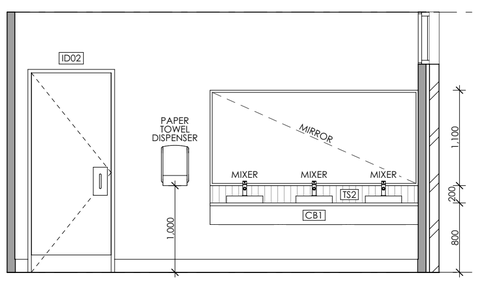
CH ROOM 3 AMEN. A 1:50



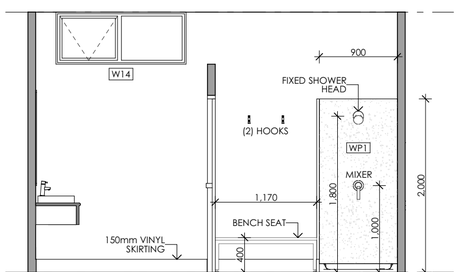
CH ROOM 3 AMEN. B 1:50



CH ROOM 3 AMEN. C 1:50



CH ROOM 3 AMEN. D 1:50



CH ROOM 3 AMEN. E 1:50

INTERNAL ELEVATION NOTES

PROVIDE PVC FLASHING ROUTED INTO BENCH TOP LAMINATE FOR FULL LENGTH OF WALL JUNCTION SILICONE SEAL AND MAKE WATERTIGHT.

CERAMIC WALL TILES ADHESIVE FIXED TO SUBSTRATE IE. WR, PLASTERBOARD SHEET IN ACCORDANCE WITH ADHESIVE MANUFACTURERS WRITTEN INSTRUCTIONS.

REFER TO SPECIFICATION FOR ALL SANITARY FIXTURES AND FITTINGS.

PROVIDE FLUSH PANEL PLASTERBOARD CEILINGS THROUGHOUT AS SCHEDULED.

MATERIALS, ASSEMBLIES AND FIXED SURFACE LINING TO COMPLY WITH NCC.

WATERPROOFING TO WET AREAS TO BE IN ACCORDANCE WITH AS 3740 AND NCC PART F1.7.

DOOR TO DISABLE TOILET TO BE REMOVABLE FROM OUTSIDE BY PROVISION OF LIFT OFF HINGES.

CEILING HEIGHTS AS NOMINATED.

INTERNAL FINISHES SCHEDULE

CB1		LAMINEX 'MALIBU PEARL'
CB2		LAMINEX 'CLASSIC OAK NATURAL'
LB1		LAMINEX 'PIETRA CLOUD NATURAL'
LB2		LAMINEX 'BLEACHED ELM NATURAL'
TS1		STONE & TILE CENTRE 'RICE BIANCO LUX GLOSS SUBWAY 200 x 75mm'
TS2		STONE & TILE CENTRE 'RICE NATURAL LUX GLOSS SUBWAY 200 x 75mm'
TS3		JOHNSON TILES 'SPECTRUM WHITE GLOSS 200 x 200mm'
WP1		MR WET WALL WALL PANEL 'GREY CONCRETE - MATT'
TP1		CUBISPEC CUBIPANEL 13mm 'PURE ASH'
TP2		CUBISPEC CUBIPANEL 13mm 'DESIGNER WHITE'

LEGEND

SK	STAINLESS STEEL SINK
BWU	BOILING WATER UNIT
CT	COOKTOP
UBO	UNDER BENCH OVEN
RH	RANGEHOOD
UB MW	UNDER BENCH MICROWAVE
P	TOILET SUITE
TRH	TOILET ROLL HOLDER
VB	VANITY BASIN
PTD	PAPER TOWEL DISPENSER
SD	SOAP DISPENSER

REFER TO SPECIFICATION FOR DETAILS ON FIXTURES & FINISHES

DRAWING NAME: Internal Elevations 3 of 3

DESIGN TYPE: Custom Design

PROJECT: Proposed Netball Pavilion

CLIENT: Bass Coast Shire Council

AT: Wonthaggi Recreation Reserve

Areas

Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE

SIZE: A2 | DRAWN: NH | REV: WD_A

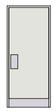
SHEET: 10 of 12 | DATE: December 21'

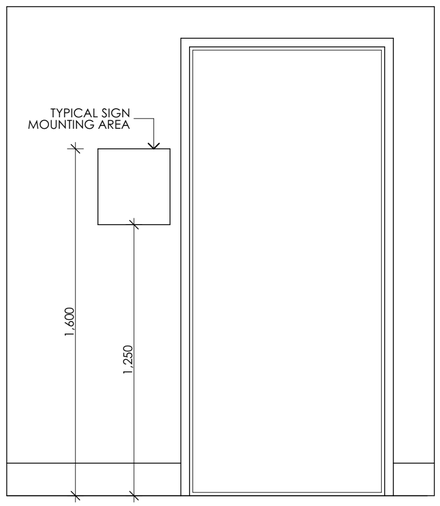
JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849

INTERNAL DOOR SCHEDULE

												
ID	ID01	ID02	ID03	ID04	ID05	ID06	ID07	ID08	ID09	ID10	ID11	ID12
LOCATION	OFFICE	CHANGE ROOM 3 AMENITIES	CHANGE ROOM 3 SHOWER	CHANGE ROOM 3	CHANGE ROOM 1 SHOWER	CHANGE ROOM 1 SHOWER	CHANGE ROOM 1 AMENITIES	CHANGE ROOM 2 SHOWER	CHANGE ROOM 2 SHOWER	CHANGE ROOM 2 AMENITIES	UMPIRE SHOWER	UMPIRE AMENITIES
HEIGHT	2,340	2,340	2,040	2,340	2,040	2,040	2,340	2,040	2,040	2,340	2,040	2,340
WIDTH	1,000	1,000	800	1,000	800	800	1,000	800	800	1,000	800	1,000
DOOR TYPE	HOLLOW CORE DOOR	HOLLOW CORE DOOR	HUME SOLICORE DOOR (SCX1)	HOLLOW CORE DOOR	HUME SOLICORE DOOR (SCX1)	HUME SOLICORE DOOR (SCX1)	HOLLOW CORE DOOR	HUME SOLICORE DOOR (SCX1)	HUME SOLICORE DOOR (SCX1)	HOLLOW CORE DOOR	HUME SOLICORE DOOR (SCX1)	HOLLOW CORE DOOR
KICKER	-	200mm HIGH STAINLESS STEEL	-	-	-	-	-	-	-	-	-	-
FRAME	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER
HARDWARE	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	CAVITY SLIDER	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	CAVITY SLIDER	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	CAVITY SLIDER	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	CAVITY SLIDER
HANDLE	LOCKWOOD 1220 SERIES BRASS DOOR HANDLE - LEVER 111	LOCKWOOD PUSH/PULL PLATE 20907NN/P4SS	-	LOCKWOOD ZINC ALLOY L611 FLUSH PULL (SC)	-	-	LOCKWOOD ZINC ALLOY L611 FLUSH PULL (SC)	-	-	LOCKWOOD ZINC ALLOY L611 FLUSH PULL (SC)	-	LOCKWOOD ZINC ALLOY L611 FLUSH PULL (SC)
LOCK	LOCKWOOD SYNERGY 3572 VESTIBULE MORTICE LOCK	-	LOCKWOOD 810 MORTICE MOUNTED TOILET BOLT 811SP	-	LOCKWOOD 810 MORTICE MOUNTED TOILET BOLT 811SP	LOCKWOOD 810 MORTICE MOUNTED TOILET BOLT 811SP	-	LOCKWOOD 810 MORTICE MOUNTED TOILET BOLT 811SP	LOCKWOOD 810 MORTICE MOUNTED TOILET BOLT 811SP	-	LOCKWOOD 810 MORTICE MOUNTED TOILET BOLT 811SP	-
DOOR CLOSER	-	LOCKWOOD 724 SERIES DOOR CLOSER	-	-	-	-	-	-	-	-	-	-
DOOR STOP	LOCKWOOD A350 DOOR STOP	LOCKWOOD A350 DOOR STOP	LOCKWOOD L432 DOOR BUMPER & HOOK	-	LOCKWOOD L432 DOOR BUMPER & HOOK	LOCKWOOD L432 DOOR BUMPER & HOOK	-	LOCKWOOD L432 DOOR BUMPER & HOOK	LOCKWOOD L432 DOOR BUMPER & HOOK	-	LOCKWOOD L432 DOOR BUMPER & HOOK	-
COLOUR	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE
NOTE		DOOR SIGNAGE - REFER TO SIGN SCHEDULE	200mm UNDERCUT		200mm UNDERCUT	200mm UNDERCUT	DOOR SIGNAGE - REFER TO SIGN SCHEDULE	200mm UNDERCUT	200mm UNDERCUT	DOOR SIGNAGE - REFER TO SIGN SCHEDULE	200mm UNDERCUT	DOOR SIGNAGE - REFER TO SIGN SCHEDULE

INTERNAL DOOR SCHEDULE

						
ID	ID13	ID14	ID15	ID16	ID17	ID18
LOCATION	FOYER	FOYER	CHANGE ROOM 1	CANTEEN	CANTEEN	CANTEEN
HEIGHT	2,340	2,340	2,340	1,500	2,340	2,340
WIDTH	1,000	1,000	1,000	1,800	1,000	1,000
DOOR TYPE	HOLLOW CORE DOOR	HOLLOW CORE DOOR	HOLLOW CORE DOOR	ROLLER DOOR	HOLLOW CORE DOOR	HOLLOW CORE DOOR
KICKER	200mm HIGH STAINLESS STEEL	200mm HIGH STAINLESS STEEL	200mm HIGH STAINLESS STEEL	-	200mm HIGH STAINLESS STEEL	200mm HIGH STAINLESS STEEL
FRAME	PAINTED TIMBER	PAINTED TIMBER	PAINTED TIMBER		PAINTED TIMBER	PAINTED TIMBER
HARDWARE	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	REFER MANUFACTURERS DETAIL'S	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES	(3) LOCKWOOD 100 SERIES ARCHITECTURAL HINGES
HANDLE	LOCKWOOD PUSH/PULL PLATE 20907NN/P4SS	LOCKWOOD PUSH/PULL PLATE 20907NN/P4SS	LOCKWOOD PUSH/PULL PLATE 20907NN/P4SS	-	LOCKWOOD 1220 SERIES BRASS DOOR HANDLE - LEVER 111	LOCKWOOD 1220 SERIES BRASS DOOR HANDLE - LEVER 111
LOCK	-	-	-	-	LOCKWOOD SYNERGY 3572 VESTIBULE MORTICE LOCK	LOCKWOOD SYNERGY 3572 VESTIBULE MORTICE LOCK
DOOR CLOSER	LOCKWOOD 724 SERIES DOOR CLOSER	LOCKWOOD 724 SERIES DOOR CLOSER	LOCKWOOD 724 SERIES DOOR CLOSER	-	LOCKWOOD 724 SERIES DOOR CLOSER	LOCKWOOD 724 SERIES DOOR CLOSER
DOOR STOP	LOCKWOOD A350 DOOR STOP	LOCKWOOD A350 DOOR STOP	LOCKWOOD A350 DOOR STOP	-	LOCKWOOD A350 DOOR STOP	LOCKWOOD A350 DOOR STOP
COLOUR	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE; STAINLESS STEEL	COLORBOND - MONUMENT	DULUX - NATURAL WHITE; STAINLESS STEEL	DULUX - NATURAL WHITE; STAINLESS STEEL
NOTE	DOOR SIGNAGE - REFER TO SIGN SCHEDULE	DOOR SIGNAGE - REFER TO SIGN SCHEDULE	DOOR SIGNAGE - REFER TO SIGN SCHEDULE			



Internal Sign Detail 1:20

SIGN SCHEDULE

ID02 Bralle Tactile Signs (Aust). Code: BTS134-03-slv Change Room 3 Size: 250 x 60mm Bralle Tactile Signs (Aust). Code: BTS284-slv Unisex Toilet / Shower & Change Room Size: 250x180mm	
ID07 Bralle Tactile Signs (Aust). Code: BTS284-slv Unisex Toilet / Shower & Change Room Size: 250x180mm	
ID10 Bralle Tactile Signs (Aust). Code: BTS284-slv Unisex Toilet / Shower & Change Room Size: 250x180mm	
ID12 Bralle Tactile Signs (Aust). Code: BTS284-slv Unisex Toilet / Shower & Change Room Size: 250x180mm	
ID13 Bralle Tactile Signs (Aust). Code: BTS134-02-slv Change Room 2 Size: 250 x 60mm	
ID14 Bralle Tactile Signs (Aust). Code: BTS134-01-slv Change Room 1 Size: 250 x 60mm	
ID15 Bralle Tactile Signs (Aust). Code: BTS134-01-slv Change Room 1 Size: 250 x 60mm	

DOOR NOTES

ALL DOOR LATCHES TO BE COMPLIANT WITH NCC VOLUMN 1 PART D2.20 AND D2.21.

ALL SIGNAGE TO COMPLY WITH AS 1428.1-2009.

ACCESSIBILITY:
- ALL DOOR HARDWARE, CONTROLS, DOOR CONSTRUCTION, GATES, VISUAL INDICATORS, OPENING FORCES, THRESHOLDS, MUST MEET AS 1428.-2009
- PROVIDE A MINIMUM CLEAR OPENING OF 850mm TO ALL ENTRANCE AND INTERNAL DOORS (MIN. 920 DOOR LEAF), INCLUDING DOUBLE DOORS IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 13.2.
- ENTRY APPROACH PAVEMENTS MUST NOT EXCEED FALLS OF 1:40. THE SIZE OF THE LEVEL AREA IS TO ALLOW FOR SUFFICENT SPACE TO THE DOORS FOR THEIR OPERATION, IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 13.3.
- ALL ENTRANCE DOORS AND INTERNAL DOORS MUST POSSESS LUMINANCE CONTRAST IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 13.1.
- VISUAL IDENTIFICATION MUST BE PROVIDED TO ALL GLAZING ON THE ACCESSWAY WHICH IS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 6.6.

DRAWING NAME: Internal Door Schedule
DESIGN TYPE: Custom Design
PROJECT: Proposed Netball Pavilion
CLIENT: Bass Coast Shire Council
AT: Wonthaggi Recreation Reserve

Areas

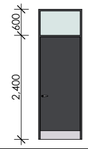
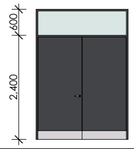
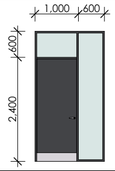
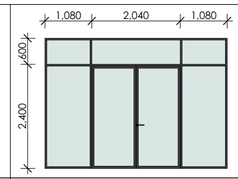
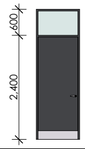
Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

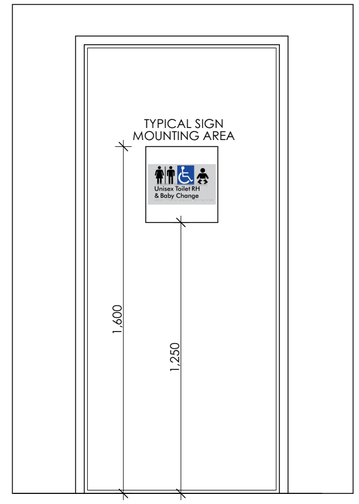
ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE
SIZE: A2
DRAWN: NH
REV: WD_A
SHEET: 11 of 12
DATE: December 21'

JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849

EXTERNAL DOOR SCHEDULE

								
ID	D01	D02	D03	D04	D05	D06	D07	D08
LOCATION	KITCHENETTE	KITCHENETTE	UMPIRE DUTY ROOM	FIRST AID	CHANGE ROOMS FOYER	MULTI-PURPOSE ROOM	FOYER	ACCESSIBLE WC/ SHR
HEIGHT	2,400	2,340	3,000	3,000	3,000	3,000	3,000	2,400
WIDTH	2,400	1,000	1,000	2,120	1,600	4,200	1,000	1,000
DOOR TYPE	ROLLER DOOR	SOLID CORE DOOR	SOLID CORE DOOR W/ GLAZED OVERLIGHTS	SOLID CORE DOUBLE DOOR W/ GLAZED OVERLIGHTS	SOLID CORE DOOR W/ GLAZED SIDELIGHT & OVERLIGHT	GLAZED DOUBLE DOOR W/ GLAZED SIDELIGHTS & OVERLIGHTS	SOLID CORE DOOR W/ GLAZED OVERLIGHTS	SOLID CORE DOOR
KICKER	-	200mm HIGH STAINLESS STEEL	200mm HIGH STAINLESS STEEL	200mm HIGH STAINLESS STEEL	200mm HIGH STAINLESS STEEL	-	200mm HIGH STAINLESS STEEL	200mm HIGH STAINLESS STEEL
FRAME	-	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM
HARDWARE	REFER MANUFACTURERS DETAIL'S	(4) LOCKWOOD AH130 SERIES ALUMINIUM HINGES	(4) LOCKWOOD AH130 SERIES ALUMINIUM HINGES	(4) LOCKWOOD AH130 SERIES ALUMINIUM HINGES (PER DOOR)	(4) LOCKWOOD AH130 SERIES ALUMINIUM HINGES	(4) LOCKWOOD AH130 SERIES ALUMINIUM HINGES (PER DOOR)	(4) LOCKWOOD AH130 SERIES ALUMINIUM HINGES	(4) LOCKWOOD AH130 SERIES ALUMINIUM HINGES
HANDLE	-	LOCKWOOD 1220 SERIES BRASS DOOR HANDLE - LEVER 111	LOCKWOOD 1220 SERIES BRASS DOOR HANDLE - LEVER 111	LOCKWOOD 1220 SERIES BRASS DOOR HANDLE - LEVER 111	LOCKWOOD 1220 SERIES BRASS DOOR HANDLE - LEVER 111	LOCKWOOD 1220 SERIES BRASS DOOR HANDLE - LEVER 111	LOCKWOOD 1220 SERIES BRASS DOOR HANDLE - LEVER 111	LOCKWOOD 1220 SERIES BRASS DOOR HANDLE - LEVER 111
LOCK	-	LOCKWOOD SYNERGY 3572 VESTIBULE MORTICE LOCK	LOCKWOOD SYNERGY 3572 VESTIBULE MORTICE LOCK	LOCKWOOD SYNERGY 3572 VESTIBULE MORTICE LOCK / LOCKWOOD BARREL BOLT (DOOR 2)	LOCKWOOD SYNERGY 3572 VESTIBULE MORTICE LOCK	LOCKWOOD DURABOLT 980SC (PER DOOR)	LOCKWOOD SYNERGY 3572 VESTIBULE MORTICE LOCK	LOCKWOOD SYNERGY 3572 VESTIBULE MORTICE LOCK
DOOR CLOSER	-	LOCKWOOD 724 SERIES DOOR CLOSER	LOCKWOOD 724 SERIES DOOR CLOSER	-	-	-	LOCKWOOD 724 SERIES DOOR CLOSER	-
DOOR STOP	-	LOCKWOOD A310 MAGNETIC DOOR STOP A280SS	LOCKWOOD A310 MAGNETIC DOOR STOP A280SS	-	-	-	LOCKWOOD A310 MAGNETIC DOOR STOP A280SS	LOCKWOOD A350 DOOR STOP A280SS
DOOR FINISH	-	PAINTED	PAINTED	PAINTED	PAINTED	-	PAINTED	PAINTED
COLOUR	COLORBOND - MONUMENT	COLORBOND - MONUMENT; STAINLESS STEEL	COLORBOND - MONUMENT; CLEAR GLASS; STAINLESS STEEL	COLORBOND - MONUMENT; CLEAR GLASS; STAINLESS STEEL	COLORBOND - MONUMENT; STAINLESS STEEL; CLEAR GLASS	COLORBOND - MONUMENT; CLEAR GLASS; STAINLESS STEEL	COLORBOND - MONUMENT; STAINLESS STEEL; CLEAR GLASS	COLORBOND - MONUMENT; STAINLESS STEEL



Access. WC/Shr Sign Detail 1:20

Braille Tactile Signs (Aust).
Unisex Accessible Toilet RH and Baby Change
Code: BTS33RHn-slv
Size: 300x180mm

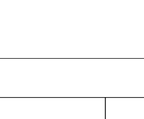
DOOR NOTES

ALL DOOR LATCHES TO BE COMPLIANT WITH NCC VOLUMN 1 PART D2.20 AND D2.21.

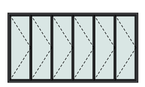
ALL SIGNAGE TO COMPLY WITH AS 1428.1-2009.

ACCESSIBILITY:
- ALL DOOR HARDWARE, CONTROLS, DOOR CONSTRUCTION, GATES, VISUAL INDICATORS, OPENING FORCES, THRESHOLDS, MUST MEET AS 1428.-2009
- PROVIDE A MINIMUM CLEAR OPENING OF 850mm TO ALL ENTRANCE AND INTERNAL DOORS (MIN. 920 DOOR LEAF), INCLUDING DOUBLE DOORS IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 13.2.
- ENTRY APPROACH PAVEMENTS MUST NOT EXCEED FALLS OF 1:40. THE SIZE OF THE LEVEL AREA IS TO ALLOW FOR SUFFICENT SPACE TO THE DOORS FOR THEIR OPERATION, IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 13.3.
- ALL ENTRANCE DOORS AND INTERNAL DOORS MUST POSSESS LUMINANCE CONTRAST IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 13.1.
- VISUAL IDENTIFICATION MUST BE PROVIDED TO ALL GLAZING ON THE ACCESSWAY WHICH IS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING IN ACCORDANCE WITH AS 1428.1-2009 CLAUSE 6.6.

WINDOW SCHEDULE

								
ID	W01	W02	W03	W04	W05	W06	W07	W08
LOCATION	KITCHENETTE	CHANGE ROOM 1 AMENITIES	CHANGE ROOM 2 AMENITIES	UMPIRE AMENITIES	UMPIRE AMENITIES	UMPIRE DUTY ROOM	FIRST AID	CHANGE ROOM 2
HEIGHT	1,800	600	600	600	600	600	600	600
WIDTH	2,700	1,800	1,800	1,800	1,500	2,400	2,400	2,400
HEAD HEIGHT	2,400	2,400	2,400	2,400	3,000	3,000	3,000	3,000
WINDOW TYPE	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)
FRAME FINISH	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT
GLAZING	CLEAR	OBSCURE	OBSCURE	OBSCURE	CLEAR	CLEAR	CLEAR	CLEAR

WINDOW SCHEDULE

							
ID	W09	W10	W11	W12	W13	W14	W15
LOCATION	CHANGE ROOM 1	CANTEEN	CANTEEN	OFFICE	OFFICE	CHANGE ROOM 3	ACCESSIBLE WC
HEIGHT	600	1,600	1,600	1,600	1,600	600	600
WIDTH	2,400	900	3,000	2,700	1,800	1,500	1,500
HEAD HEIGHT	3,000	2,400	2,400	2,400	2,400	3,000	3,000
WINDOW TYPE	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)	CAPRAL 400 SERIES - FIXED GLAZING	CAPRAL URBAN PLUS 395 FOLDING WINDOW	CAPRAL URBAN PLUS 395 FOLDING WINDOW	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)	CAPRAL 400 SERIES - 35 SERIES AWNING SASH (OR SIMILAR)
FRAME FINISH	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT	POWDER COATED ALUMINIUM - MONUMENT
GLAZING	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR

DRAWING NAME:
External Door & Window Schedule

DESIGN TYPE:
Custom Design

PROJECT:
Proposed Netball Pavilion

CLIENT:
Bass Coast Shire Council

AT:
Wonthaggi Recreation Reserve

Areas

Ground Floor	337.45 sqm	(36.32 sqs)
Paved Area	171.76 sqm	(18.48 sqs)
Total	**509.21 sqm**	**(54.80 sqs)**

ISS:	DATE:	AMENDMENTS:
A	Dec '21	Working Drawings Issue

SCALE

SIZE: A2 | DRAWN: NH | REV: WD_A

SHEET: 12 of 12 | DATE: December 21'

JDESIGN Group
M: Po Box 539, Inverloch
A: 2 Hopetoun Street, Inverloch
E: admin@jdesigngroup.com.au
Ph: 5674 2506
DP-AD 37915
Registered Builder
DB-M 36849

JDESIGN Group
Design & Construction

Bass Coast Shire Council
ATT: Greg Polsen
76 McBride Avenue
Wonthaggi Vic 3995

Dear Greg,

Re: Proposed Netball Pavilion- Wonthaggi Recreation Reserve

The following fee estimate is provided for the new netball pavilion at the Wonthaggi Recreation Reserve. The estimate is based on the plans that are also attached in this email, which are notated as Revision WD_A. The square meter rate is based on the Rawlinsons Construction Cost Guide 2021. Under 11.0 – Recreational Facilities, due to the large amount of wet areas required, we have classified the proposal as a '*Recreational Change Room/ Toilet Building'*. The square metre rate for this project is to be based between $2785- $3005 + GST. We have assumed the higher figure of $3005 for this project:

Construction Price Guide		
New Building:	337sqm x $3005 = $1,012,685	
New Verandah:	171sqm x $1000 = $171,000	
Sub Total		**$ 1,183,685**
Plus 20% Contingency		$ 236,737
BUILD TOTAL		**$1,420,422**
+ GST		$142,042.20
TOTAL COST		**$1,562,464**

Kind Regards

Jaylee Fitzpatrick
Director

BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK & PLAYSPACE CONCEPT

NOVEMBER 2021 - REVISED CONCEPT FOR COMMUNITY CONSULTATION

BASS COAST PLACE





BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

EXISTING CONDITIONS



BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

EXISTING CONDITIONS

CONSULTATION SUMMARY

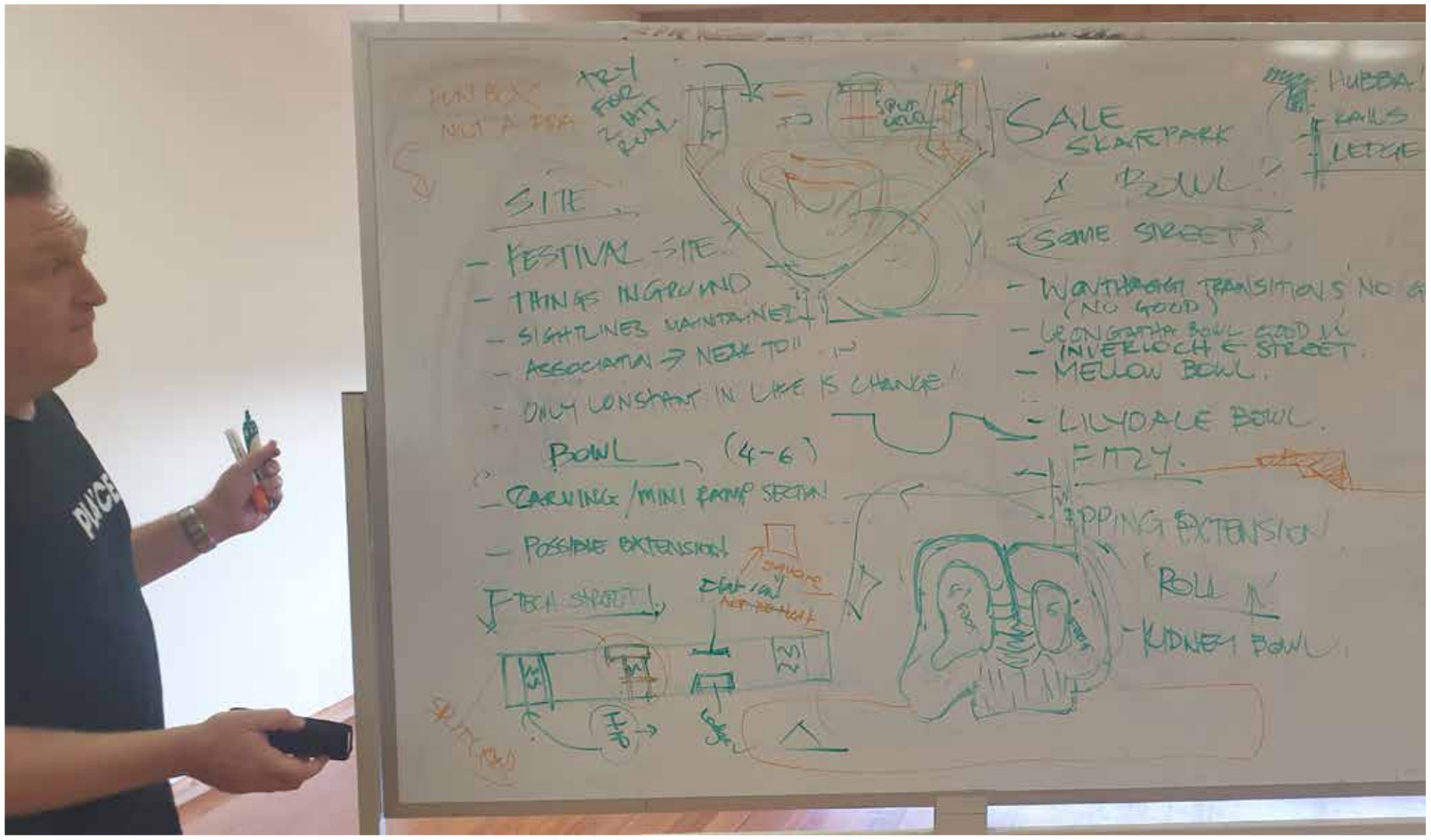
CONSULTATION 1: WORKING GROUP COMMITTEE - IDEAS WORKSHOP
17/03/2021

SITE
- RETAIN SITE LINES / OCEAN VIEWS
- RETAIN OPEN SPACE FOR EVENTS

SKATE - BOWL (PREFERENCE)
- FLOW BOWL
- MINI RAMP SECTION
- MELLOW BOWL
- 4-6FT

SKATE - STREET ELEMENTS
- LEDGE
- SQUARE RAIL
- SPLIT LEVEL

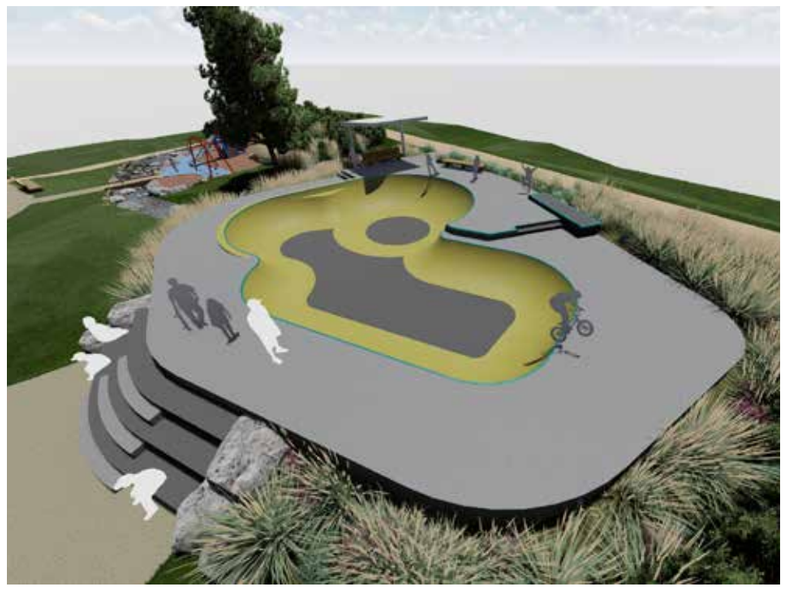
- HIP/BANK CONNECTION TO BOWL



CONSULTATION 2: CONCEPT DESIGN PRESENTATION

07/06/2021

- ADD A ROLL-IN TO THE SKATE
- INCLUDED A RAIL OR “SLAPPY KERB”





CONSULTATION 3: PUBLIC CONSULTATION

21/08/2021

SKATE

- BEGINNER FRIENDLY
- RAMP TO SKATEPARK AND WITHIN THE SKATE PARK
- THE HIP AT #10 LOOKED TOO TIGHT
- THE LOVE SEAT MIGHT BE A BIT MUCH FOR A SMALL BOWL, BUT DID SEE HOW IT WOULD HELP WITH LINES IN AND OUT OF THE ROUND END.
- WE THOUGHT MAYBE CHANGING THE ANGLE OF THE HALF PIPE END AND MAKING THE LOVE SEAT AN ACTUAL HIP
- BASKETBALL RING INCLUDED

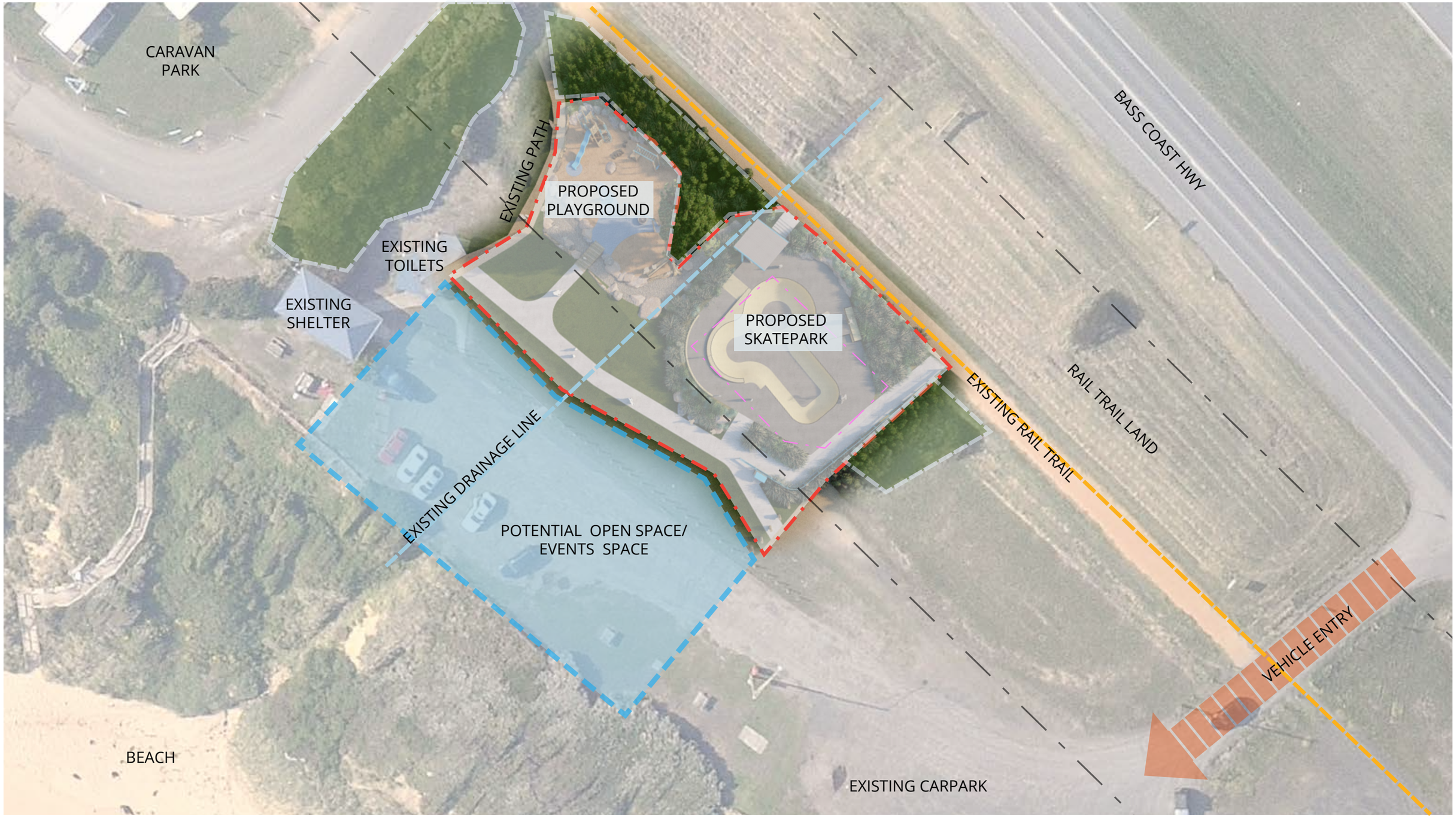
PLAYSPACE

- BIGGER PLAYSPACE WITH MORE ACTIVITIES
- SHELTER FROM WIND RAIN AND SUN
- ENVIRONMENTAL AESTHETICS OF THE PLASTIC- REMOVED SOME PLASTIC ELEMENTS WHERE POSSIBLE INCLUDED MORE TIMER AND ROCKS.
- REMOVE THE BLUE PANELS
- SWAP SWING TO A BASKET SWING





PROJECT OVERVIEW



0m 4m 6m 8m 20m

1:400 @A3

Date: 04.11.2021

DRAFT: For Community Consultation

BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

SITE CONTEXT



LEGEND

PLAY

01 **COMBINATION PLAY UNIT**
WITH JUNIOR SLIDE (900H), MONKEY BARS, VERTICAL HOOP CLIMBER, SCALING WALL, ROCK WALL, SHOP COUNTER (UNDER PLATFORM), SLIDE (2200H)

02 **DRY CREEK BED WITH A FEATURE CARVED ROCK**

03 **SWING SET**
NEST SWING

04 **LOG BALANCE BEAMS**
VARYING LENGTH AND HEIGHT (MAX 500H) LOGS USED AS BALANCE BEAMS

05 **LOG BRIDGE**

06 **DRY CREAK BED**
EXISTING SWALE DRAIN. CLEAN UP AND REPLACED WITH DRY CREEK BED

SKATE

07 **ROLL IN**
ROLL IN HIP BLENDING INTO QUARTER PIPE

08 **1500H EXTENSION**

09 **1200H MINI RAMP SECTION**

10 **300H SUB BOX/ EURO GAP**

11 **1800H DEEP END**
WITH 300H WATERFALL

12 **200H PIER 7 LEDGE**
WITH 200H-500H LEDGE,

13 **CONNECTION TO RAIL TRAIL**

14 **SHELTER** (PROVISIONAL) **WITH SEATING**

15 **PROPOSED PATH** (PROVISIONAL)

16 **RETAINED OPEN SPACE**

17 **RAMP ACCESS PATH** (PROVISIONAL)
WITH STAIRS ACCESS TO SKATE

18 **BIKE RACKS**

0m 2m 4m 6m 10m
1:200 @A3

Date: 04.11.2021
DRAFT: For Community Consultation

BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

SKATEPARK FEATURES



VIEW FROM SOUTH WEST

BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - SITE OVERVIEW

Date: 04.11.2021
DRAFT: For Community Consultation

BASS COAST

PLACE



VIEW FROM SOUTH

BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - SITE OVERVIEW

Date: 04.11.2021
DRAFT: For Community Consultation



VIEW FROM BASS COAST HWY

BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - SITE OVERVIEW

Date: 04.11.2021
DRAFT: For Community Consultation

BASS COAST

PLACE

SKATE

Working in conjunction with the local Kilcunda community association the skate park has been placed in the location of the existing playspace. It has been designed to sit low in the site to minimal site line obstruction, retaining the expansive views over the ocean. The skate has been design following user feedback for a mellow flow bowl (4-6ft) with features such as a roll-in and mellow transition, mini ramp to provide entry level transition access, while the extensions, hips and step ups provide features for more advanced users. To compliment the transition a small pier 7 block and 2 stairs provide basic “sessionable” street style skating elements.



BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - SKATEPARK OVERVIEW

Date: 04.11.2021
DRAFT: For Community Consultation



BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - SKATEPARK OVERVIEW

Date: 04.11.2021
DRAFT: For Community Consultation



BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - SKATEPARK OVERVIEW

Date: 04.11.2021
DRAFT: For Community Consultation



BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - SKATEPARK OVERVIEW

Date: 04.11.2021
DRAFT: For Community Consultation

PLAY

As the existing play space reaches it’s end of life, the renew project as to provide the local community the with a new play space that is a modern version of the existing. Retaining the fundamental play elements, such as a swing, slides and monkey bars, the new design features more organic materials, such as carved rocks in the dry creek and balance logs to provide more natural play elements to reflect the materiality of the region. The addition of the a accessible spinner provides element for users with restricted mobility. v

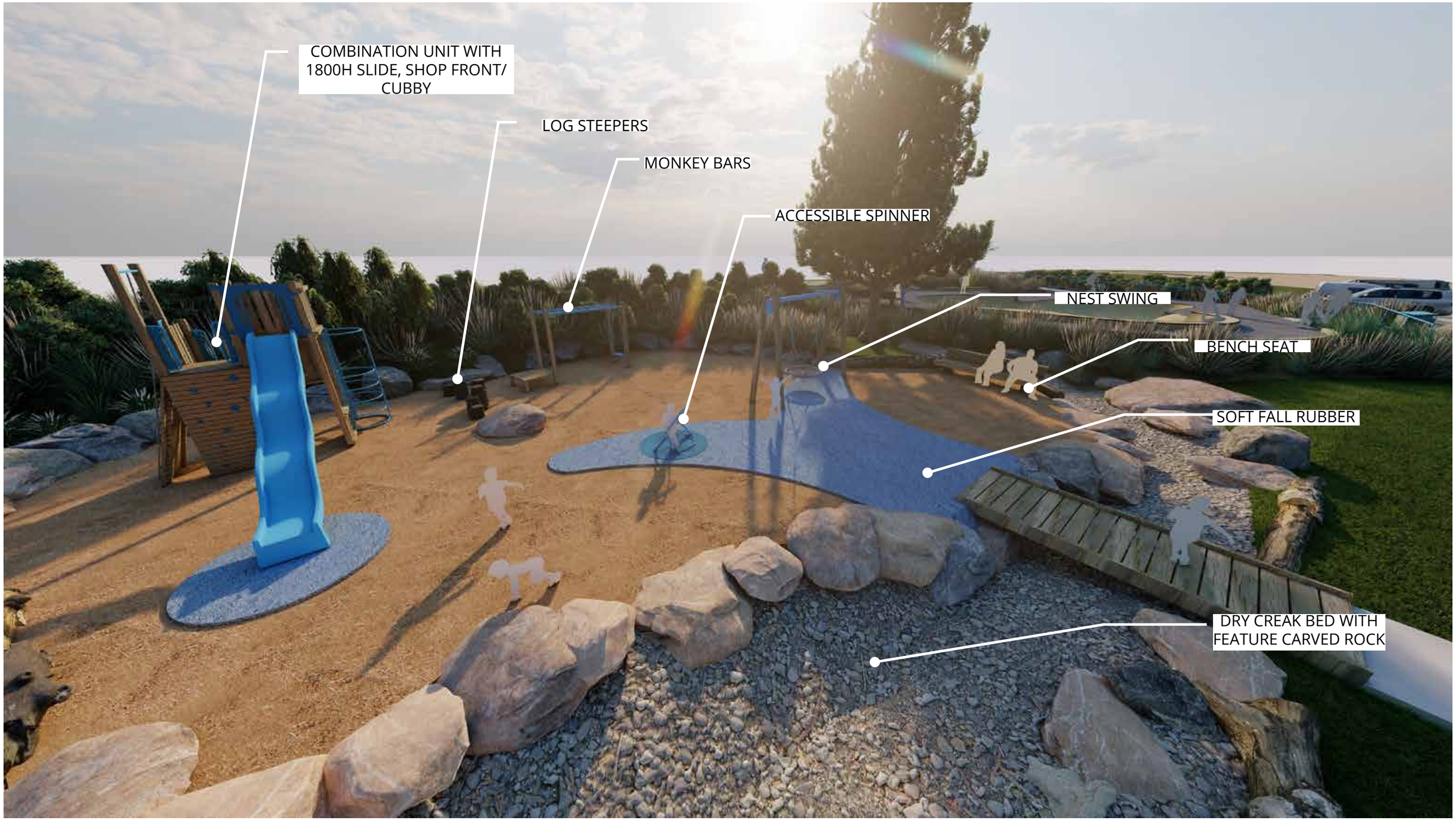


BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - PLAY

Date: 04.11.2021
DRAFT: For Community Consultation



BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - PLAY

Date: 04.11.2021
DRAFT: For Community Consultation



BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - PLAY

Date: 04.11.2021
DRAFT: For Community Consultation



BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - PLAY

Date: 04.11.2021
DRAFT: For Community Consultation



0m 5m 10m 15m 25m

1:500

BASS COAST SHIRE COUNCIL

KILCUNDA SKATEPARK + PLAYSPACE

ARTIST IMPRESSION - SITE OVERVIEW

Date: 04.11.2021
DRAFT: For Community Consultation

BASS COAST

PLACE

Kilcunda Foreshore Skatepark & Playground

Opinion of Probable Cost

Status: For Tender

Prepared by:

PLACE

For: Bass Coast Shire Council

Date : 23.11.2021 Revision: -

Project Number : 21309

Estimate Based On: 21309_Kilcunda Skate+Play_SD

Estimate Based On: 21309_Kilcunda Skate+Play_SD

	Element	Description	Qty	Unit	Rate	Total
1	**Preliminaries**					
		Perform all works necessary to complete the items specified				
a	**Preliminaries**	Preliminaries including: insurance, temporary fencing, tree protection, power, telephone, temporary WC, bins and mobilisation costs	0.10	%	$452,350	$45,235
					subtotal	**$45,235**
2	**Demolition**					
		Perform all works necessary to complete the items specified				
a	**Playground Edging**	Demolition of existing Playground Edging	61	lin.m	$5.00	$305
b	**Playground Mulch**	Demolition of existing Playground Mulch	228	m^2	$15.00	$3,420
c	**Play Equipment**	Demolition of existing Playground Elements	1	allow	$2,000.00	$2,000
d	**Strip Lawn**	Strip lawn areas as applicable. Remove and stockpile existing topsoil where applicable for reuse including removal of all extraneous unsuitable topsoil, debris and rubbish.	670	m^2	$5.00	$3,350
e	**Vegetation**	Strip Garden Bed areas and planting as applicable. Remove and stockpile existing topsoil where applicable for reuse including removal of all extraneous unsuitable topsoil, debris and rubbish.	332	m^2	$20.00	$6,640
f	**Seat**	Demolition of existing seat including all footings	1	no.	$500.00	$500
g	**Picnic Setting**	Demolition of existing picnic setting including all footings	1	no.	$500.00	$500
h	**Bollards**	Demolition of existing bollards including all footings	6	no.	$500.00	$3,000
					subtotal	**$19,715**
3	**Site Preparation & Earthworks**					
		Perform all works necessary to complete the items specified				
a	**Earthworks**	General earthworks to pumps / scooter track incl. excavation, filling and sub-base preparation & compaction to achieve landscape works and disposal of surplus material.	1,230	m^2	$2.00	$2,460
b	**Fine Grading**	Fine grading and trimming to all areas to achieve landscape works	1,230	m^2	$25.00	$30,750
					subtotal	**$33,210**
4	**Drainage**					
		Perform all works necessary to complete the items specified				
a	**AG Pipe**	Supply and install 100mm dia. AG. pipe including all excavation, connections, compacted backfill and disposal of excess spoil as detailed and specified	90	lin.m	$10.00	$900
b	**Inspection Pit**	Supply and install inspectiondrainage pit incl. all connections, compacted backfill & disposal of excess spoil as detailed and specified.	2	lin.m	$150.00	$300
c	**Hard Pipe**	Supply and install 150mm dia. UPVC hard pipe including all excavation, connections, compacted backfill and disposal of excess spoil as detailed and specified	42	lin.m	$30.00	$1,260
d	**Hydro static Valve**	Supply and install hydrostatic pit incl. all connections, compacted backfill & disposal of excess spoil as detailed and specified.	1	no.	$1,500.00	$1,500
e	**Junction Pit**	Supply and install 450 x 450 mm pre-cast concrete drainage pit incl. all connections, compacted backfill & disposal of excess spoil as detailed and specified.	1	no.	$750.00	$750
f	**Junction Pit - Skate Lid**	Supply and install 450 x 450 mm pre-cast concrete drainage pit incl. all connections, compacted backfill & disposal of excess spoil as detailed and specified.	1	no.	$1,500.00	$1,500
					subtotal	**$6,210**
5	**Paving**					
		Perform all works necessary to complete the items specified				
a	**Concrete paving Type 1**	Supply and install 100mm depth 32MPa reinforced in-situ coloured concrete paving with stipple finish on 50mm FCR base as detailed and specified	157	m^2	$110.00	$17,270.00
b	**Concrete paving Type 2**	Supply and install 100mm depth 32MPa reinforced in-situ coloured concrete paving with stipple finish on 50mm FCR base as detailed and specified	7	m^2	$110.00	$770.00
c	**Concrete Stairs**	Supply and install NOMINAL 150mmH X 300mmW concrete steps with footing nominal 2m Wide refer to plan, 32Mpa concrete edging, colour - Abilox Portland Grey, as per detail and specification.	3	lin.m	$250.00	$750.00
d	**Skatepark Pavement Type 1 - Bowl Base**	Supply and install 125mm depth 40MPa portland grey concrete pavement as specified in drawing. Steel trowel finish. Includes preparation, placement and finishing of & associated steel reinforcing and joint work as outlined on the drawings & specification. All exposed surfaces applied with Miteq penetrating sealer 102 or similar approved.	47	m^2	$350.00	$16,450.00
e	**Skatepark Pavement Type 2 - Transitions**	Supply and install 125mm depth 40Mpa coloured concrete with colour- 'Abilox - Yellow Cac' at does rate 8.3% by weight in grey cement' . Steel trowel finish. Includes preparation, placement and finishing of & associated steel reinforcing and joint work as outlined on the drawings & specification. All exposed surfaces applied with Miteq penetrating sealer 102 or similar approved	91	m^2	$650.00	$59,150.00
f	**Skatepark Pavement Type 1 - Platforms**	Supply and install 125mm depth 40MPa portland grey concrete pavement as specified in drawing. Steel trowel finish. Includes preparation, placement and finishing of & associated steel reinforcing and joint work as outlined on the drawings & specification. All exposed surfaces applied with Miteq penetrating sealer 102 or similar approved.	185	m^2	$360.00	$66,600.00
g	**Skatepark Pavement Type 2 - Platforms**	Supply and install 125mm depth 40MPa portland grey concrete pavement as specified in drawing. Steel trowel finish. Includes preparation, placement and finishing of & associated steel reinforcing and joint work as outlined on the drawings & specification. All exposed surfaces applied with Miteq penetrating sealer 102 or similar approved.	10	m^2	$350.00	$3,500.00
h	**Skatepark Pavement Type 2 - Bank**	Supply and install 125mm depth 40Mpa coloured concrete with colour- 'Abilox - Yellow Cac' at does rate 8.3% by weight in grey cement' . Steel trowel finish. Includes preparation, placement and finishing of & associated steel reinforcing and joint work as outlined on the drawings & specification. All exposed surfaces applied with Miteq penetrating sealer 102 or similar approved	5	m^2	$350.00	$1,750.00
i	**Type 3: Blocks**	Supply and install 40MPa coloured mass concrete blocks. Steel trowel finish. Includes preparation, placement and finishing of & associated steel reinforcing and joint work as outlined on the drawings & specification. All exposed surfaces applied with Miteq penetrating sealer 102 or similar approved.	4	m^2	$1,000.00	$4,000
j	**Concrete Turndown Wall**	Supply and install 150mm thick, 1.0m high in-situ concrete retaining wall including, building permit, excavation, filling, sub-base preparation, concrete, reinforcement, concrete footings and finishes as detailed and specified.	52	lin.m	$700.00	$36,400
k	**Concrete Retaining Wall**	Supply and install 150mm thick, 1.0m high in-situ concrete retaining wall including, building permit, excavation, filling, sub-base preparation, concrete, reinforcement, concrete footings and finishes as detailed and specified.	7	lin.m	$1,000.00	$7,000
l	**Concrete Kerb**	Supply and install 300mm depth 40Mpa in-situ concrete kerb. Steel trowel finish. Includes preparation, placement and finishing of & associated steel reinforcing and joint work as detailed & specified to the location shown on the drawings.	10	lin.m	$200.00	$2,000
					subtotal	**$215,640**
6	**Softfall Surfacing**					
		Perform all works necessary to complete the items specified				
a	**Softfall Rubber**	Supply and install rubberised softfall on concrete base as shown on drawings. Includes base preparation, placement and finishing. Refer manufacturer's instructions and details for installation method. Refer details and specification	28	m^2	$300.00	$8,400
b	**Softfall Mulch**	Supply and install 330mm depth impact attenuating softfall mulch, in locations shown on the drawings. Refer details and specification	162	m^2	$40.00	$6,480
					subtotal	**$14,880**
7	**Play Elements**					
		Perform all works necessary to complete the items specified				
a	**Combination Play Tower**	Supply and install Combination Play Tower by Adventure Plus or similar approved, as detailed and specified	1	item	$25,000.00	$25,000
b	**Monkey Bars**	Supply and install Monkey Bars by Adventure Plus or similar approved, as detailed and specified	1	item	$4,130.00	$4,130
c	**Accessible Spinner**	Supply and install Accessible Spinner by Adventure Plus or similar approved, as detailed and specified	1	item	$6,140.00	$6,140
d	**Basket Swing**	Supply and install Basket Swing by Adventure Plus or similar approved, as detailed and specified	1	item	$4,450.00	$4,450
e	**Carved Rock**	Supply and install Carved Rock by Glenn Romanis or similar approved, as detailed and specified	3	item	$5,000.00	$15,000
					subtotal	**$54,720**

	Element	Description	Qty	Unit	Rate	Total
8	**Timber & Rockwork**					
		Perform all works necessary to complete the items specified				
a	**Boulders**	Supply and install natural stone boulders typical 500 - 1000mm dia. placed (assume 4 No. stones per m³) incl. footings as detailed and specified	18	m^3	$600.00	$10,800
b	**Horizontal logs**	Supply and install horizontal timber logs typical 2.5 - 3.5m length timber logs as detailed on the drawings including, cleaning, shaping to design profile, treating, incl. concrete footing and fixings as detailed and specified	11	no.	$650.00	$7,150
c	**Vertical Log Steppers**	Supply and install vertical timber logs typical timber logs as detailed on the drawings including, cleaning, shaping to design profile, treating, incl. concrete footing and fixings as detailed and specified.	6	no.	$250.00	$1,500
d	**Timber Bridge**	Supply and install custom timber deck including all fixings and footings as detailed and specified	1	item	$2,000.00	$2,000
e	**Dry Creek Bed**	Supply and install of river pebbles in creek bed as detailed and specified	66	m^3	$100.00	$6,600
f	**Crazy Paving**	Random blue stone paver offcuts 300-450mm in size. In gravel as detailed and specified	17	m^2	$50.00	$850
					subtotal	**$28,900**
8	**Metal Work & Furniture**					
		Perform all works necessary to complete the items specified				
a	**Bench Seat**	Supply and install council standard Bench Seat with no back and arm rests including all fixings and footings as detailed and as specified	2	item	$1,400.00	$2,800
b	**Seat with Back and Arm Rest**	Supply and install council standard seat with back and arm rests including all fixings and footings as detailed and as specified	1	item	$1,600.00	$1,600
c	**Hand Rail**	Supply and install stainless steel handrail with kick rail including all fixings as detailed and specified	29	lin.m	$200.00	$5,800
d	**Bins**	Supply and install council standard Waste and Recycling Bins including all fixings and footings as detailed and as specified	2	item	$2,200.00	$4,400
e	**Bike Racks**	Supply and install council standards Bike Racks including all fixings and footings as detailed and as specified	3	item	$550.00	$1,650
f	**Skatepark Coping - CHS**	Supply and install 50NB 4.5mm galvanised CHS Coping in locations shown on the drawings and as specified.	47	lin.m	$200.00	$9,400
g	**Skatepark Coping - EA**	Supply and install 75x75 e.a duragal coping as detailed and specified	25	lin.m	$200.00	$5,000
h	**Shelter**	Supply and install 6 x 4m Landmark Pro Peninsula skillion roof shelter structure, including building permit, galvanised steel-work, timber-work, Colorbond roofing, pergolas, flashings, connections, finishes, earthworks, sub-base preparation and concrete footings as detailed and specified	1	no.	$14,000	$24,000
					subtotal	**$54,650**
9	**Soil & Preparation**					
		Perform all works necessary to complete the items specified				
a	**Garden topsoil**	Supply and install 200mm depth imported topsoil to garden bed areas incl. ameliorants, weed eradication and subgrade preparation as detailed and specified	225	m^2	$14	$3,150
b	**Lawn topsoil**	Supply and install 100mm depth clean site topsoil to grassed areas incl. ameliorants, weed eradication and subgrade preparation as detailed and specified	146	m^2	$5	$730
c	**Garden mulch**	Supply and install 75mm depth organic mulch as detailed and specified to garden beds	225	m^2	$9	$2,025
d	**Spade edging**	Supply and install spade edge as detailed and specified	8	lin.m	$5	$40
					subtotal	**$5,945**
10	**Grassing**					
		Perform all works necessary to complete the items specified				
a	**Hydroseed**	Seeded grass (hydroseed) with 100mm depth site topsoil	146	m^2	$5	$730
					subtotal	**$730**
11	**Planting & Trees**					
		Perform all works necessary to complete the items specified				
a	**Tubestock**	Supply and install shrubs in 150 mm pots as detailed and specified. Assuming 4 per m²	900	no.	$15	$13,500
b	**Trees**	Supply and install advanced tree in 45 L pot size, 1.8- 2.5 m height with nursery standard calliper, incl. staking (finish), ties and mulching as detailed and specified	5	no.	$200	$1,000
					subtotal	**$14,500**
12	**Landscape Establishment**					
		Perform all works necessary to complete the items specified				
a		Maintenance of all areas within extent of works as specified	13	wks	$250	$3,250
					subtotal	**$3,250**
					PROJECT TOTAL (NO CONTINGENCY)	**$497,585**
13	**Contingency**					
a		allows 10% design contingency	0.10	1	$497,585	$49,759
b		Project Management fees	0.05	1	$497,585	$24,879
					subtotal	**$74,638**
					PROJECT TOTAL	**$572,223**

Exclusions :
GST
Consultant fees
Bulk earthworks
Existing tree pruning works
Civil works packages
Services connections
Street lighting
Public art and sculpture
Signage elements