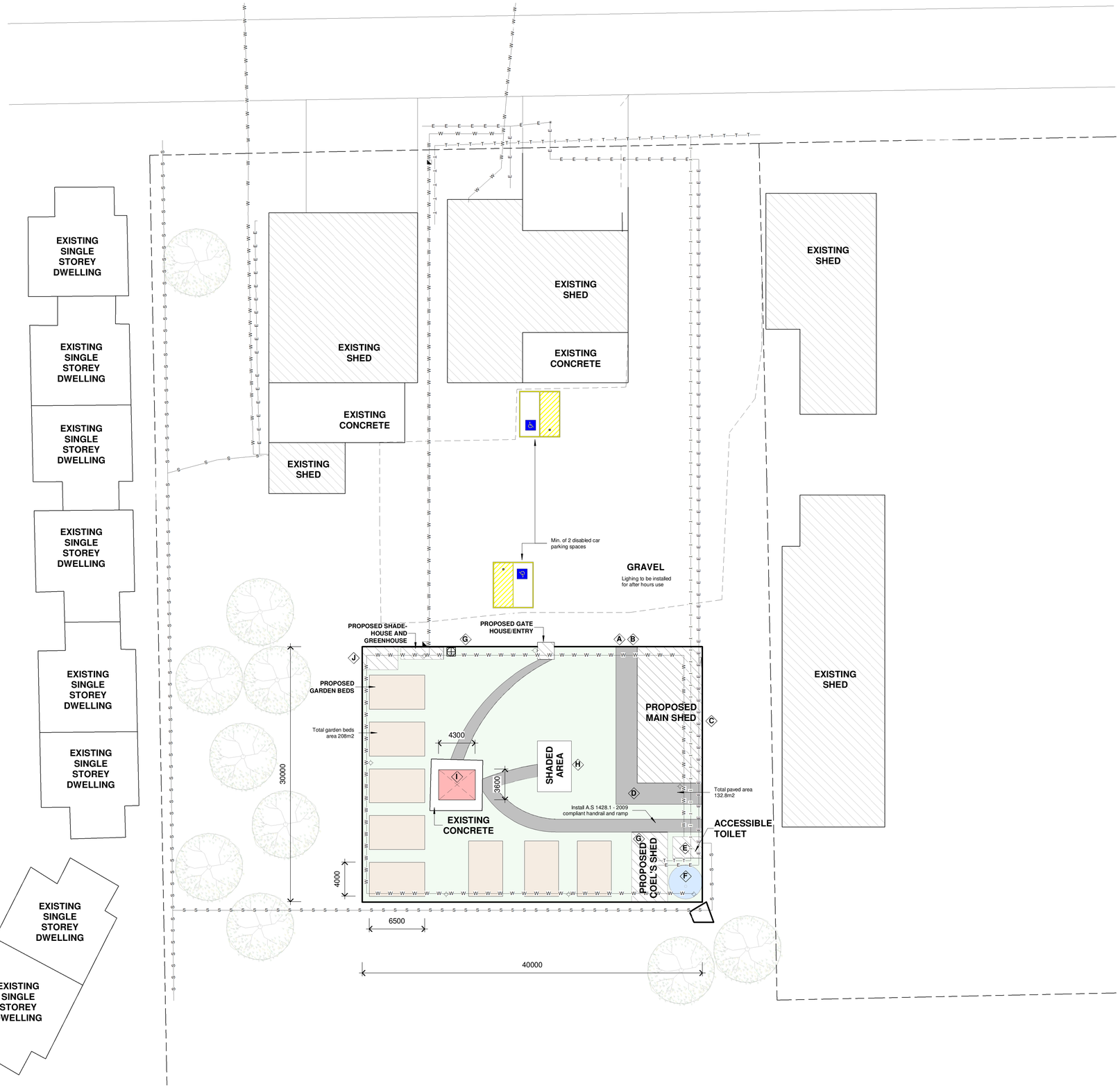


NOTES

- A — Pergola roof over
- B — Double gate
- C — Three phase electricity, Water and internet to be connecteed to the shed
- D — Tramac driveway with pergola over
- E — Electricity, water and sewer to be connected
- F — Tank to be feb by main shed, coel's shed and tiolet and provide rain water to south-east garden
- G — Donated former cowes-jetty timbers as perimiter fence
- H — Shaded (shadedcloth) area to be dismantled and re-assembled
- I — New gazebo to be constructed on top of existing concrete slab
- J — Mushroom shed to be relocated

LEGEND

- : Water Meter
- : Water Tap
- —w— : Water - Underground
- : Electricity Pole
- —E— : Electricity - Underground
- : Power Unit
- : Sewer Pit
- —S— :Swer - Underground
- —T— : Teleco - Underground
- : Sign
- : Switch board

SITE plan

Scale : 1 : 250

NORTH

DESIGN DRAWINGS

27th August 2021

PROJECT: Proposed Gardens

CLIENT: Bass Coast Shire

SITE: 135-133 Settlement Road, Cowes

PROJECT NUMBER: 21-102

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ISSUE	DESCRIPTION	DATE
A	Design Drawings	27th August 2021
B	Clients Request	1st October 2021
C	Clients Request	8th October 2021

SHEET: 1 of 1

DRAWN: HT

SCALE: As indicated@ A1

DATE: 26/10/2021 12:20:05 PM

ISSUE: C

ITEM	COST	PICAL Contribution	COUNCIL Contribution
Service connections -Electricity -Water/sewer stormwater	$24,080		$24,080
Storage Shed	$55,385	$20,00 Bendigo Bank grant obtained 2021	$35,385
Water tank	$5700.00	$5700.00 donated by Dept of Education	$0
Water tank installation	1,500		$1,500
Pathways	$7,855		$7,855
Garden beds	$11,500		$11,500
Disabled carpark	$5,130		$5,130
Greenhouse	$1,695		$1,695
Accessible toilet	$64,679		$64,679
Coels Shed relocation	$30,000	$13,064 towards restoration	$16,936
Perimeter fencing	$18,150		$18,150
Shadehouse	$1,665		$1,665
Gazebo	$7,900		$7,900
Garden shed	$6,450		$6,450
Permits	$5,000		$5,000
Contingency (15%)	$24,168		$24,168
Project Management (5%)	$7,250		$7,250
TOTAL	$278,107	$38,764	$239,343

PROJECT: PROPOSED RENOVATION
FOR: BASS COAST SHIRE
AT: 119-133 SETTLEMENT ROAD, COWES

DESIGN DRAWINGS

25th November 2021

PROJECT:	CLIENT:	SITE:	PROJECT NUMBER:
Proposed Renovation	Bass Coast Shire	119-133 Settlement Road, Cowes	21-156

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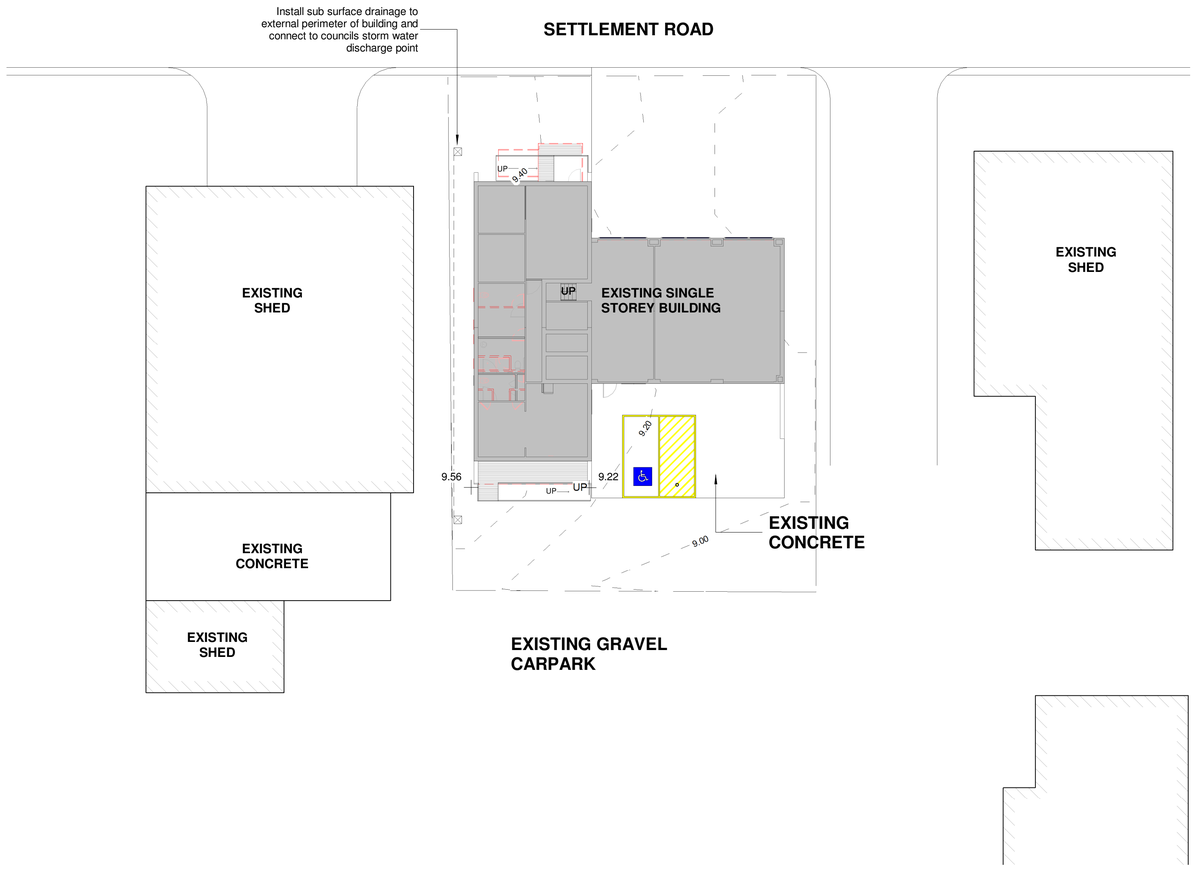
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ISSUE	DESCRIPTION	DATE
A	Preliminary Drawing	19th Nov 2021
B	Design Development	25th Nov 2021
C	Clients Requests	29th April 2022

SHEET:	DRAWN:	SCALE:	ISSUE:
A001	HT	@ A1	C

DATE:
29/04/2022 11:00:55 AM



SITE plan

Scale : 1 : 200

NORTH

DESIGN DRAWINGS

25th November 2021

PROJECT: Proposed Renovation

CLIENT: Bass Coast Shire

SITE: 119-133 Settlement Road, Cowes

PROJECT NUMBER: 21-156

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ISSUE	DESCRIPTION	DATE
A	Preliminary Drawing	19th Nov 2021
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C	Clients Requests	29th April 2022

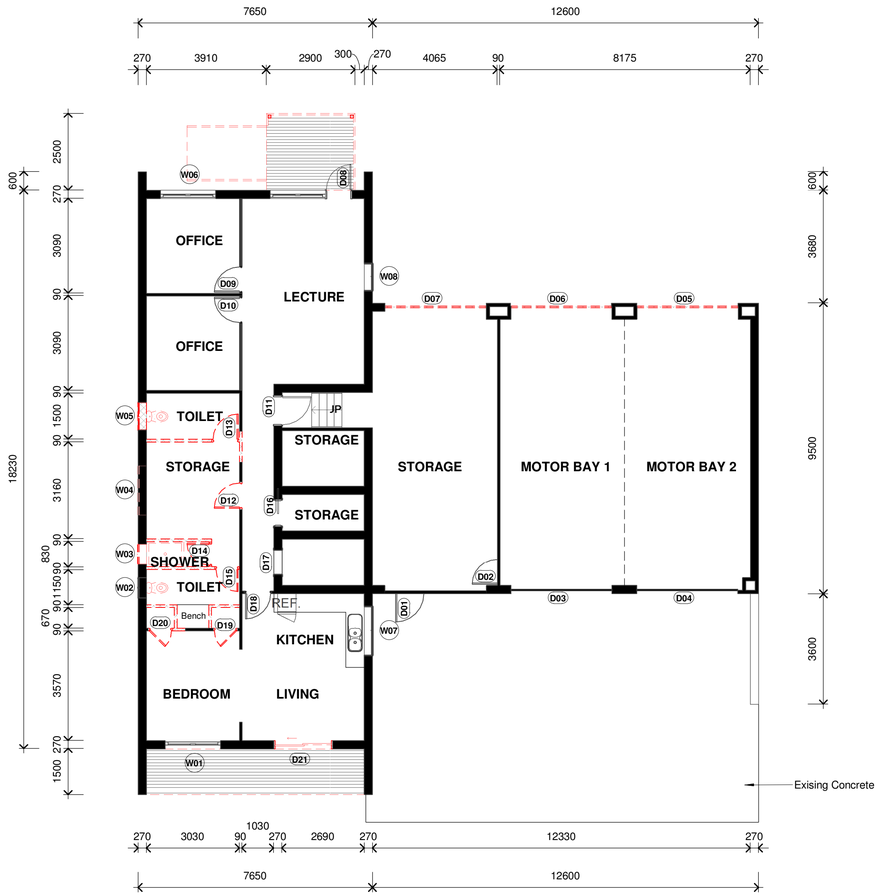
SHEET: A101

DRAWN: HT

SCALE: 1 : 200@ A1

DATE: 29/04/2022 11:00:56 AM

ISSUE: C





AREA SCHEDULE

Name	Area	House Sq's
Existing Building Footprint	270.63 m²	29.13

EXISTING Conditions / Demolition Plan

Scale : 1 : 100

USER GROUPS LEGEND

: PICES

: Boomerang Bags

: Phillip Island Arts & craft gallery

: ASPI

EXISTING WINDOW SCHEDULE

Mark	Height	Width	Window Style	Glazing
W01	2100	1800	Sliding	Single
W02	1010	670	Sliding	Single
W03	670	670	Sliding	Single
W04	470	1620	Sliding	Single
W05	1010	910	Sliding	Single
W06	2100	1800	Sliding	Single
W07	1010	1620	Sliding	Single
W08	900	910	Sliding	Single
W09	2100	1800	Sliding	Single

NEW WINDOW SCHEDULE

Mark	Height	Width	Window Style	Glazing
W10	600	1800	Awning	Single
W11	600	1800	Sliding	Single
W12	600	3200	Awning	Single
W13	600	3200	Awning	Single
W14	600	3200	Awning	Single
W15	1010	1620	Sliding	Single
W16	600	3200	Awning	Single

PROPOSED Floor Plan

Scale : 1 : 100

NORTH

EXISTING DOOR SCHEDULE

Mark	Height	Width	Type
D01	2040	920	Hinged
D02	2040	820	Hinged
D03	3300	3300	Roller Door
D04	3300	3300	Roller Door
D05	3300	3300	Roller Door
D06	3300	3300	Roller Door
D07	3300	3300	Roller Door
D08	2040	820	Hinged
D09	2040	820	Hinged
D10	2040	820	Hinged
D11	2040	920	Cavity Slider
D12	2040	820	Hinged
D13	2040	820	Hinged
D14	2040	720	Hinged
D15	2040	720	Hinged
D16	2100	820	Cavity Slider
D17	2040	820	Open
D18	2040	820	Hinged
D19	2040	720	Hinged
D20	2040	720	Hinged
D21	2120	1850	Sliding

NEW DOOR SCHEDULE

Mark	Height	Width	Type	Comments
D22	2040	920	Hinged	
D23	2110	1040	Cavity Slider	
D24	2040	920	Hinged	
D25	2120	1850	Sliding	AS 1428 Compliant
D26	2040	920	Hinged	Lockable
D27	2040	920	Hinged	Lockable

NOTES

- External Doors to be fitted with latches in accordance with NCC 2016 D2.21
- Exit Signs to be Photoluminescent with a min. of 100 Lux & in acc with NCC spec. E4.8
- Braille and tactile components of a sign must be located not less then 1200mm abd not higher then 1600mm above floor or ground surface. signs with single lines of characters must have the line of tactile characters not less then 1250mm and not higher then 1350mm above floor or ground surface
- Tactile indicators in acc with A.S 1428.4 - 2009
- Provide threshold ramps in acc. with A.S 1428.1 - 2009, max rise 1 in 8 max. length 280mm
- To be re-painted throughout
- Replace floor coverings with waterproof linings
- Install drain to hot water overflow pipe

DESIGN DRAWINGS

25th November 2021

PROJECT: Proposed Renovation

CLIENT: Bass Coast Shire

SITE: 119-133 Settlement Road, Cowes

PROJECT NUMBER: 21-156

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ISSUE	DESCRIPTION	DATE
A	Preliminary Drawing	19th Nov 2021
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C	Clients Requests	29th April 2022

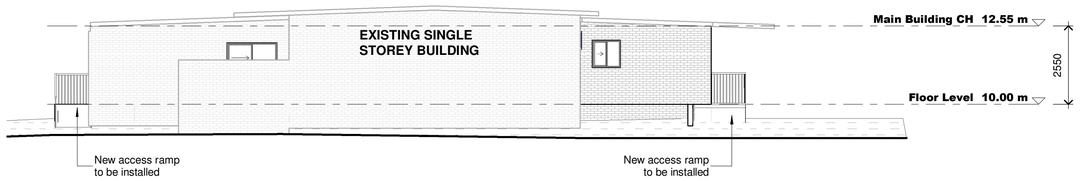
SHEET: A102

DRAWN: HT

SCALE: As indicated@ A1

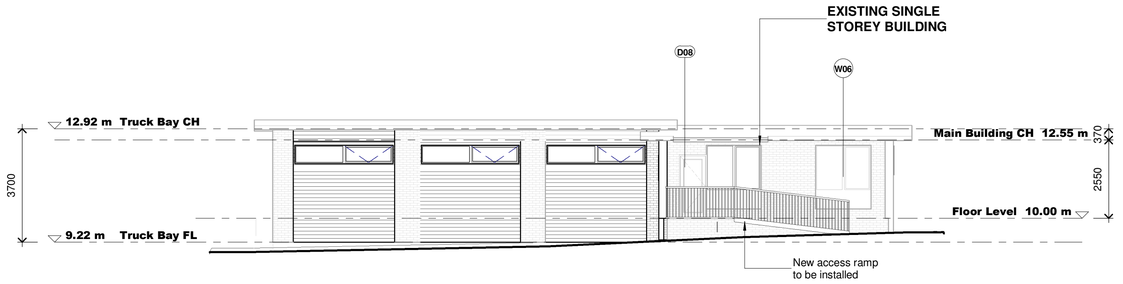
DATE: 29/04/2022 11:00:58 AM

ISSUE: C



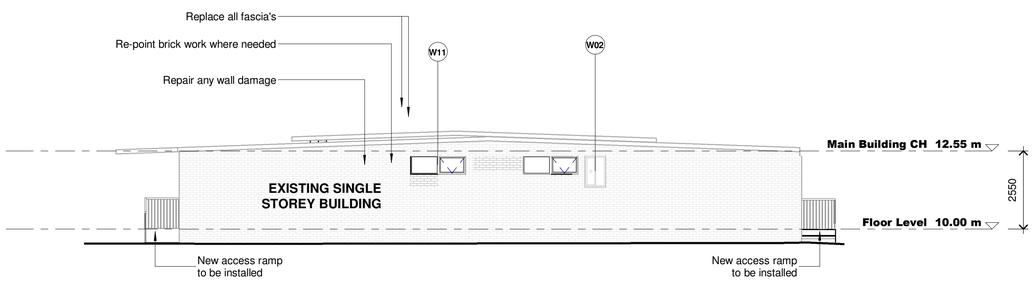
EAST elevation

Scale : 1 : 100



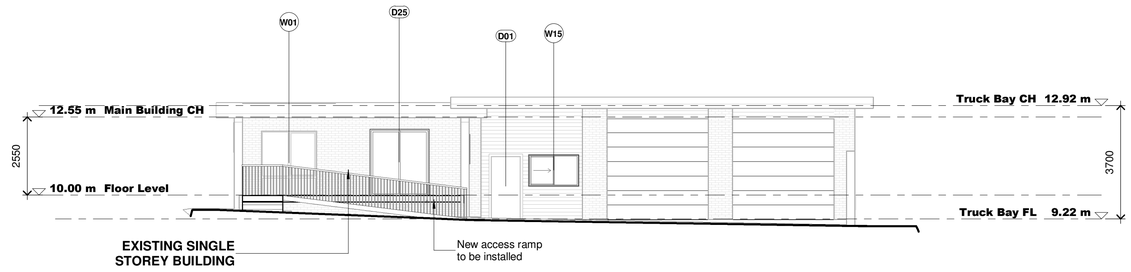
NORTH elevation

Scale : 1 : 100



WEST elevation

Scale : 1 : 100



SOUTH elevation

Scale : 1 : 100

DESIGN DRAWINGS

25th November 2021

PROJECT:
Proposed Renovation

CLIENT:
Bass Coast Shire

SITE:
119-133 Settlement Road, Cowes

PROJECT NUMBER:
21-156

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ISSUE	DESCRIPTION	DATE
A	Preliminary Drawing	19th Nov 2021
B	Design Development	25th Nov 2021
C	Clients Requests	29th April 2022

SHEET: A201

DRAWN: HT

SCALE: 1 : 100@ A1

DATE: 29/04/2022 11:00:59 AM

ISSUE: C

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24th November 2021

PREAMBLE

This opinion of probable cost has been prepared at the request of Greg Polson from the Bass Coast Shire Council for presentation at a local council meeting. It directly relates to the change of use works at the Cowes CFA building located at 119-133 Settlement Road, Cowes. It has been prepared using the preliminary drawings prepared by Andrew Donohue Building Design and the Building Condition Audit report prepared by Gippsland Building Approvals

CONDITIONS OF ENGAGEMENT

This opinion of probable cost is provided solely for the use of the client named and no responsibility is accepted to other persons.

Generally prices have been taken from Rawlinsons Construction Cost Guide 2020.

Amended 29th April 2022

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PHILLIP ISLAND CFA BUILDING

ITEM	ITEM DETAIL	UNIT	QTY	RATE	ESTIMATED COST	TOTAL
1.0	PRELIMINARIES					
1.1	Project management	%	5		$7,610.00	
1.2	Permits	item	1	$7,500.00	$7,500.00	
1.3	Insurance	item	1	$2,500.00	$2,500.00	
						$17,610.00
2.0	DEMOLITION					
2.1	Demolition of structure	item	1	$25,000.00	$25,000.00	
2.2	Miscellaneous	item	1	$5,000.00	$5,000.00	
						$30,000.00
3.0	BUILDING					
3.1	Fit-out wet area	item		$40,000.00	$40,000.00	
3.2	Decking & ramp area	m^2	25	$1,200.00	$30,000.00	
3.3	Deleted					
3.4	New windows	item		$10,000.00	$10,000.00	
3.5	Motor bay alterations	item		$10,000.00	$10,000.00	
3.6	Floor Coverings	m^2	45	$110.00	$4,950.00	
3.7	Deleted					
3.8	Emergency lighting & exit signs	Item		$4,500.00	$4,500.00	
3.9	Re-painting	Item		$8,000.00	$8,000.00	
						$107,450.00
4.0	DRAINAGE					
4.1	Agricultural drainage	lm	20	$40.00	$800.00	
4.2	Silt pits	item	2	$1,000.00	$2,000.00	
						$2,800.00
5.0	LANDSCAPE					
5.1	Access car space	m^2	10	$110.00	$1,100.00	
5.2	Pedestrian pathways	m^2	10	$80.00	$800.00	
						$1,900.00
6.0	CONTINGENCY					
6.1	Contingency	%	15		$22,822.50	
						$22,822.50
7.0	**TOTAL**					
7.1	Total					**$182,582.50**
7.2	GST	%	10		$18,258.25	**$18,258.25**
7.2	**Total**					**$200,840.75**

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