



SIR JOHN GORTON PRECINCT KERANG

> Development Plan

> 14 APRIL 2015

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Report Prepared for:

Gannawarra Shire Council

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REVISION	DATE	NOTES
00	31 March 2015	Draft Development Plan
01	01 April 2015	Draft Development Plan
02	02 April 2015	Draft Development Plan
03	14 April 2015	Development Plan Issue

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Review Process

In reviewing the concept for the Sir John Gorton Precinct (SJG Precinct) as it was presented in the Urban Design Study, 2013, we undertook the following activities:

Site visits

The consultant team visited the site on multiple occasions to consider its location, identity, functions, and to assess the way in which it is experienced at present.

Consultation

Consultation was undertaken with SJG Precinct stakeholders in the following categories:

- Pool usage
- Library/arts usage
- Youth usage
- Health/wellbeing usage
- Potential commercial usage

In addition reference was made to the Kerang Community Planning, Community Consultation Summary Report March 2013 in order to gain an understanding of the priority given to the SJG Precinct within the broader needs for improvements in the town.

Functional analysis

Focussing on the pool and library area in the Illustrative Master Plan, we dissected the Plan, to address each of the functional spaces and to examine their function, location, operability issues, relationships with other components, relationship with adjacent precincts as well as to consider the broader issues of identity, aesthetics and best-value construction considerations.

We used scenario-planning techniques to predict activity hotspots and use patterns.

Trends

We looked at trends and precedents that would inform the future development of the SJG Precinct and ensure that it would reflect good practice, innovate where practicable and embrace change.

Review Outcomes

Vision

The Vision for the Precinct as set out in the Urban Design Study was *“a hub of community activity harnessing the energy and promoting the health and wellbeing (mental and physical) of the Gannawarra community”*. The review outcomes confirm this general direction and in addition propose an emphasis on innovation and experimentation, a culture that is increasingly being developed in the Shire.

Consultation

The consultation process confirmed the value placed on the two key functions of pool and library. These are highly valued resources that make a positive difference to community life. They are attractive to a diverse range of community members and they are well used. There was a good understanding that, as well as supporting specific needs (eg swimming, borrowing books etc) they act as social hubs and impact the quality of life for residents in the region.

Those interviewed stressed the need to maintain and improve the basic assets - the pools and aspects of the library. It is important to note however that the most interested users were not representative of the whole community. The review found the community generally to be less focussed on for example, use of the pool year round.

The functionality of the library was not part of the discussion with users as the Urban Design Study did not focus on operational issues within the library. The Study does suggest that the success of the library is putting pressure on the space and functionality of the building. This was taken into account in the review.

Currently the SJG Precinct is neither viewed nor used as an integrated place. It is two adjacent venues that have little relation one to another. The major change is the concept of a Precinct. Stakeholders can see potential in both extending the library in its role as a social and cultural space and extending the pool as a social and entertainment space. This brings opportunities for a wide range of events and activities, many of which can be supported within a redesigned Precinct.

Priority Issues

Community wellbeing, in its broadest context, is still endorsed as an appropriate theme for the Precinct. There is strong support for a more integrated place, better use of the space between and around the current facilities and movement facilitated across the Precinct.

The highest priority issues, related to the SJG Precinct were:

- A place for indoor/outdoor entertainment– there is a strong need expressed for the ‘third place’, a place to relax socially outside the home and workplace, especially during the evening. This was generally described as a place for events, for example to host a monthly cinema. Eating and drinking are priorities, and this encompasses both a commercial food offering (café, food truck, kiosk) and opportunities for picnicking and barbeque – especially in summer and associated with the recreational pool use.
- Places for younger people to ‘hang out’ (day and evening) – there are few places where youth can get together in a safe environment and socialise. The types of activities mentioned were cinema, games and music events. This was not described as a sophisticated location, rather somewhere with an informality that can respond to different seasons and uses.
- Exercise/gym facility - there is an increasing interest in fitness and health. The types of activities that were mentioned were less formal, rather classes (pilates, yoga, zumba) and ‘boot camps’, largely run outdoors with minimal equipment.
- Change room – these are felt to be outdated and of poor quality. There was no reference to location, rather the emphasis was on the lack of amenity and comfort.
- Splash pool/water play – introducing young children to water is seen as important from safety and health perspectives. Access to an area that can be used to build confidence in the water and to encourage healthy play was considered important. However, there is no evidence that this needs to be a year round facility.
- Heating of the pools – a small number of keen swimmers (as opposed to recreational pool users) prefer to swim all year for enjoyment, to maintain fitness and to train for competition. The lack of heating makes the pools unusable in colder weather. A small heated pool to use year round is preferred. These users however understand that the expense of heating a large pool may not be considered appropriate for limited benefit.

Priority Issues



Review Outcomes

Trends

Research indicates that there are trends in society that will impact the SJG Precinct in the future:

Health and Wellbeing

Rural and remote areas in Australia share common traits – they have older populations, higher levels of health risks and higher rates of disease, chronic disease and injury. The Gannawarra Health Profile 2013 indicates that this is the case in the Shire.

Technology

Digitisation has fundamentally changed everything in society. The extent of connectivity expected is growing and access to the internet and mobile devices are transforming the way the community lives. Ensuring that places are designed to work with the community's expectations in the digital environment is critical to success for residents and visitors. The need for wifi is common to residents, particularly younger people, and visitors.

Events

Events are increasingly seen as a means of bringing new people to regional areas, as well as providing a greater variety of experiences for residents. They can be organised to target different interest groups, to connect to the strengths of the region and build positive perceptions of places that are less well known.

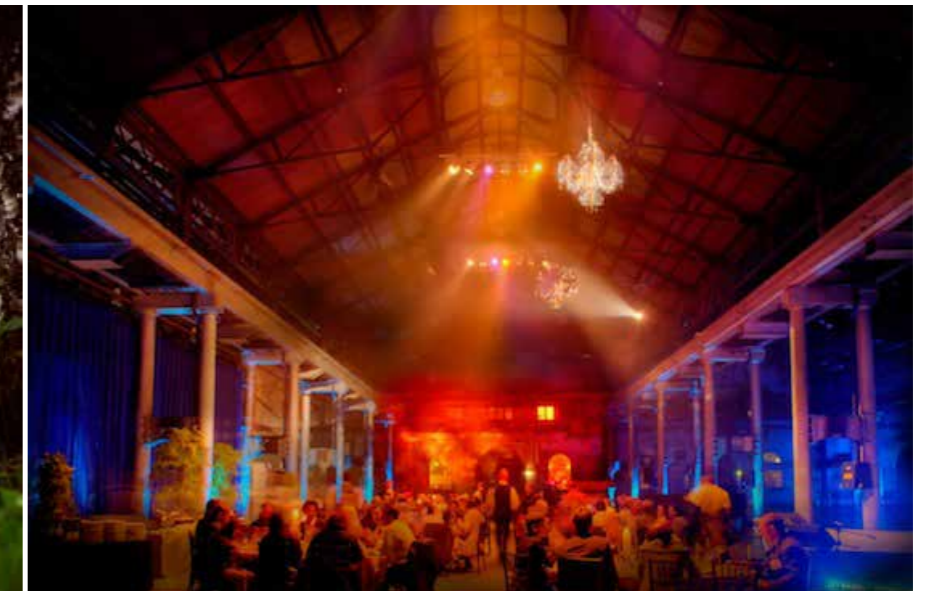
Health and Wellbeing



Technology



Events



Functional Analysis

Overview

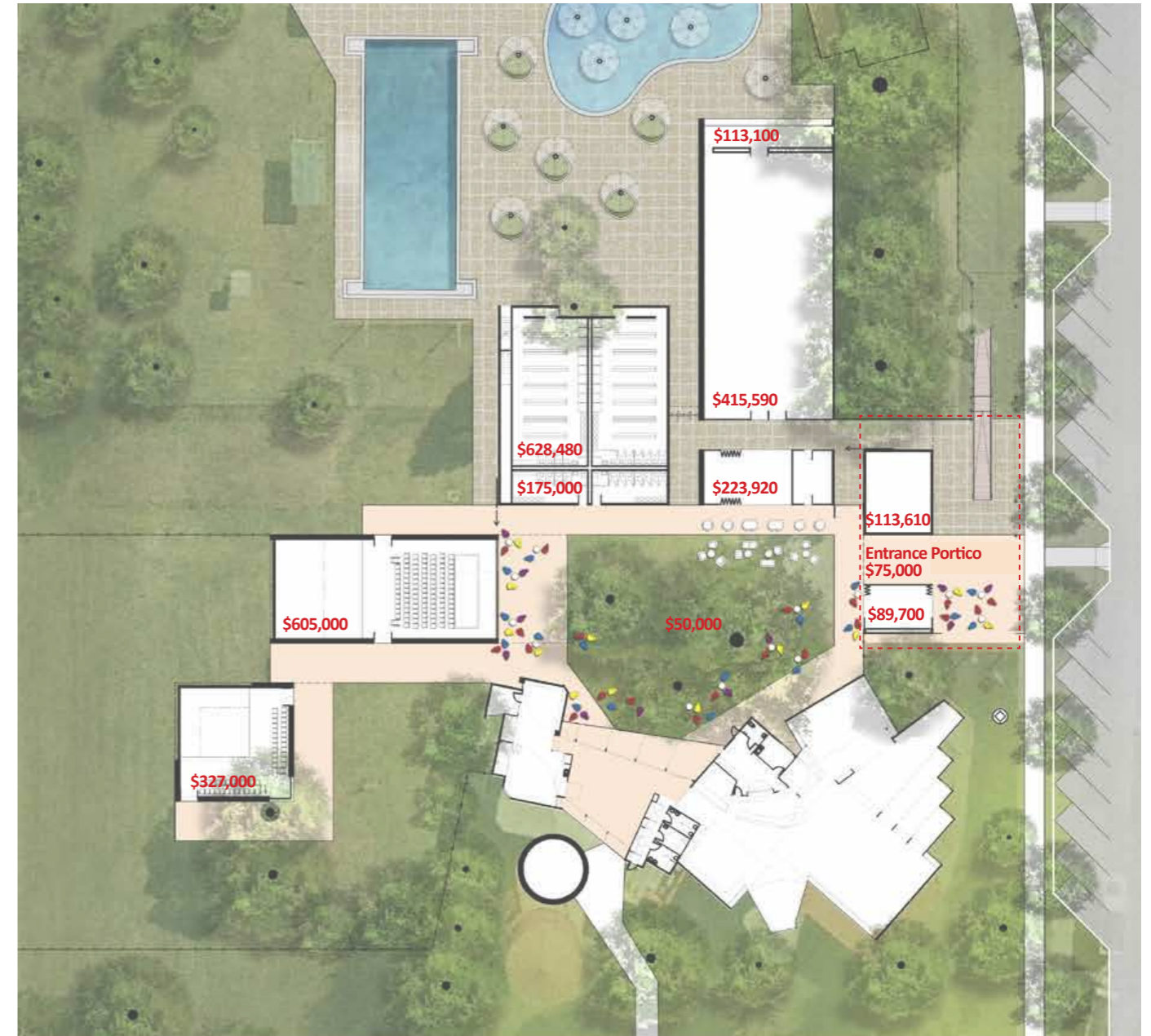
The consultation and review phase suggests a modification to the functions suggested in the Urban Design Study Illustrative Master Plan.

There is a desire from all parties to consider this place as a single location with multiple opportunities for activity for the whole community. The current separation of the pools and the library is seen as prohibiting the use of space for a broader set of recreational and entertainment activities, year round and maintaining an outdated view of what constitutes a healthy lifestyle.

The Illustrative Master Plan proposes maintaining this distinction between the pool and library zones. The creation of the central courtyard as a civic hub – engaging with library and cultural facilities, and the family-oriented pool plaza – engaging with the pool functions maintains this dual function. The review suggests that this is less efficient and requires duplication of facilities that are costly to build, maintain and manage.

Any new design must of course facilitate movement across the Precinct, whilst maintaining the security of the pool area from a safety perspective.

The green space, surrounding the Precinct and giving it much of its character, is currently under-utilised. The review sees an opportunity to connect with recreational uses in Atkinson Park, to break down the barrier created by the highway and to make an attractive frontage to Shadforth Street.



Urban Design Study Extract
Bloc Urban strategy & design

Functional Analysis

Pool

As per the Urban Design Study no change is anticipated to the current large and medium pools and the water slide.

Children's Pool/Waterplay

Any new waterplay area should target toddlers and very young children. It should be a facility where children can learn water safety, enjoy supervised water play and begin the process of learning to swim.

Change Rooms

The current change rooms are seen as outdated and of poor quality. The Plan suggests that they are significantly dilapidated and need to be replaced. However, this was identified in part as a reflection on the poor management of the pool, a situation which has now changed. The review proposes comfortable change rooms with contemporary facilities to suit all ages and abilities, to support pool use in colder weather (even in summer) and active recreation all year round. The change room should be located close to the pools (as they are currently).

Pool Landscape

The surrounds to the pool must have provision for shade in summer.

Swimming Club users enjoy competitive events that require 'booths' to be erected for regional teams, space should be provided for these and other pool-related events.

As an extension to this, the area around the pool should be connected to the events area for use as an events and a recreational space. Pool security and safety requirements must still be met.

Swim Club Rooms

The use of a dedicated room is valued by the swim club for meeting and storing equipment. A masseur operates out of the rooms.

Waterplay



Children's Pool



Change Rooms



Pool Landscape



Swim Club Rooms



Functional Analysis

Library

The consultation did not cover use of the library facilities. The focus of the review is the ancillary uses as gallery and meetings space and the interface with external spaces.

Gallery

The presence of the gallery within the library is considered desirable and increases the community's access to the arts. The current gallery space is in an area that was conceived in the original design as a foyer, it is now used regularly for temporary exhibitions and is in demand. There is insufficient room for exhibitions and for the installation and de-installation that accompanies these. The extent of visitation to exhibitions, and the consequent need to extend the Gallery, was not considered as part of this Study.

Toy Library

This function currently exists in Patchell Plaza. The membership is very small (2 members) and the resources are currently under-utilised. There is a desire to re-locate this function to the SJG Precinct as part of the library function. Any relocation would require storage, access to water for cleaning purposes and proximity to staff to undertake the loans process. The review did not expose a demand for the toy library therefore this is not seen as a priority specialist function.

Tourism Information

This function is currently handled within the library. This is not considered optimal as the library is often closed when visitors arrive and its visibility is impeded. The Library expressed the need to bring this to a location external to the library to improve the service.

Activity and Events

There is a range of activities and events that could be held in the SJG Precinct. Whilst there is not an events program for this Precinct currently, this use responds to the trend to using events as tools for place-making and re-vitalisation and as tourism drawcards. It also acknowledges the role of events in informal programming to engage a younger audience and to the growth in fitness classes.

These activities require flexible space that can be modified to suit:

- The scale of the activity
- The time (day/evening)
- The level of support infrastructure required (technology, screens, lighting etc)

For these activities to be accommodated there is a need for storage for the equipment and furniture that is frequently used for activation eg seating, lights etc.

To provide scope for a range of activities it is proposed that the new facility, notionally referred to as The Showroom, be a 'black box' to ensure that it is versatile and can be easily maintained.

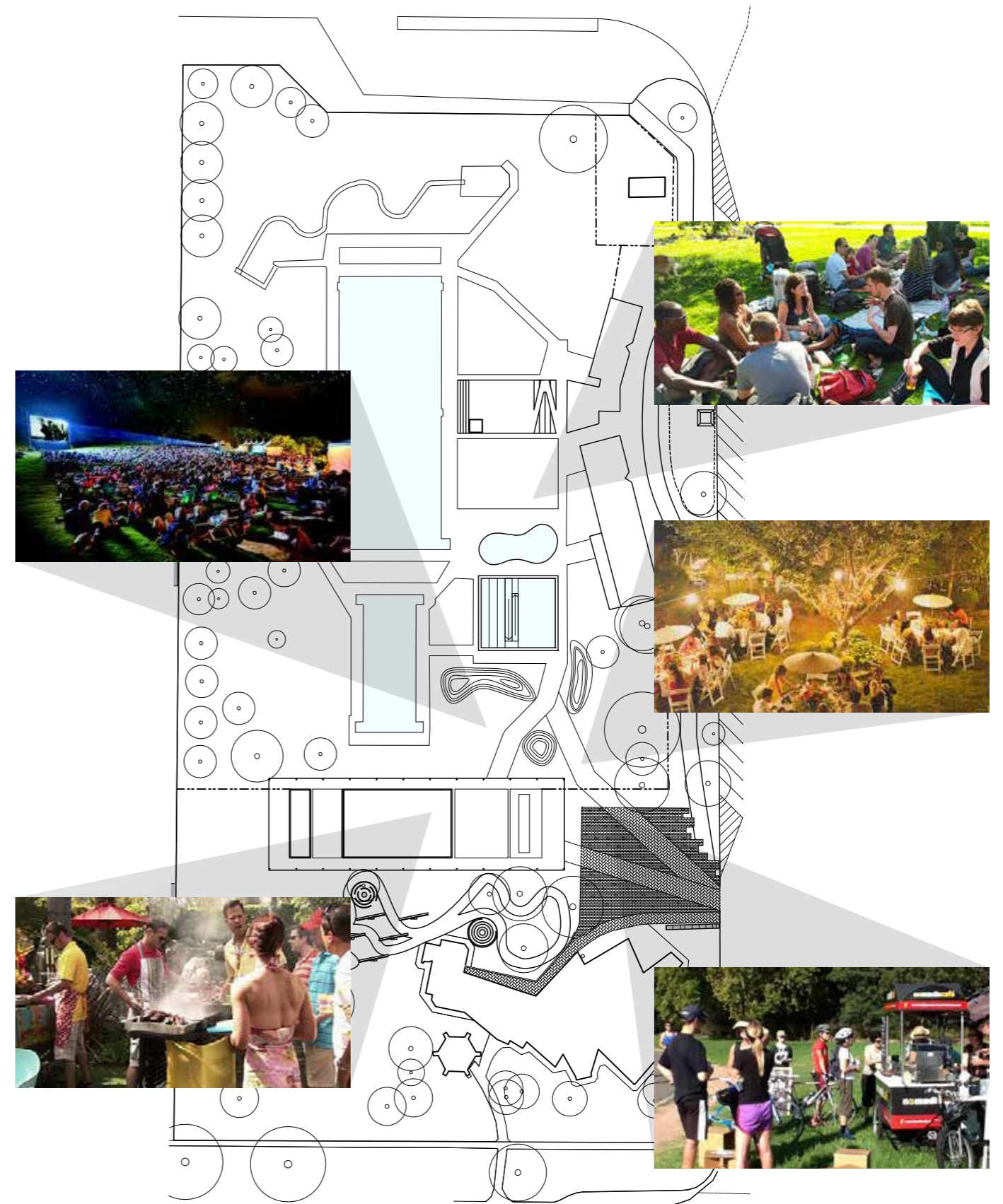
Cafe/Dining

There is support from all users for café/dining facilities. These range from an opportunity for socialising over a coffee while supervising children's play to a barbeque for a social group associated with one of the activities. This function is likely to be impacted by daily and seasonal demand and the frequency of events.

This may be provided through:

- Barbeque and picnic facilities
- More informal dining options through the use of coffee carts and food vans

The mobile food option brings dynamism to the precinct. It provides variety and novelty and can be themed to fit with the events program.



Management and Operations

The Review included identification of the business and management implications.

Commercial operations

There is no evidence that the precinct will be able to support major commercial operation in the short to medium term. It could however be a location for businesses that do not require permanent premises eg fitness coaches, teachers of activity classes, event producers, food truck owners etc. This would preclude the need to build infrastructure where the Shire would take the risk on behalf of commercial companies.

Any businesses operating from the precinct will incur cost to Council to administer and manage contracts.

Management

This is a critical issue. There are a number of functions that impact this use:

- Ticketing: sales of 'tickets' or payment of fees for activities eg pool, fitness, events
- Information: tourism and general information about activities in the precinct
- Toy Library loans: managing the lending of toys (if this were to be introduced)
- Administration: management and general operational duties to maintain the precinct and support safety and security
- Pool life guards

Council is currently transitioning to a position where the pools are managed and operated in-house.

Existing permanent staff members undertake the following:

- Manage and maintain the pool and library surrounds (all year)
- Coordinate the appointment of casual staff for administration, ticketing and life guard roles (seasonal)
- Clean and manage the pool water quality (seasonal)

Any additional event/activity infrastructure will require staff to undertake:

- Administration (venue booking, contracts, insurances, reporting etc)
- Cleaning and maintaining new infrastructure

Should Council utilise the venues for events then staff would also be required for:

- Creative direction: venue programming and marketing (events, classes etc)
- Venue operation (overseeing events, bump-in/out,, events related cleaning etc) and oversight of third party operators

This will have a negative impact on recurrent budgets unless all activities are fee-earning and the fees cover the cost of operation.

Refer: Appendix 1: Concept and Business Model Diagrams

Recommendation

Having examined the likely use, the functions and the business and management implications, the consultant team has arrived at the following conclusion.

The Urban Design Study, Illustrative Master Plan, proposed a number of spaces that the Review endorses as functionally appropriate. Whilst the review endorses these functions, modifications are proposed to support efficiency, support cost effective management and optimise the benefits of capital cost expenditure.

- Change rooms – enhanced and supporting both pool and fitness activities/events
- Amenities – servicing precinct across seasons
- Exterior spaces – programmable space suited to events, training, relaxing and outdoor eating with the opportunity to embrace permanent indoor spaces at a later date
- Children's pool/waterplay and related landscaping
- Food and Beverage site/s – transient food truck element to meet seasonal/event needs
- Administration – ticketing zone and open administration space for pool/events staff
- Improved focus on entry and precinct address

We recommend these functions, in the modified capacity, proceed

The Master Plan also proposed several new venues:

- A café/bar/retail space
- A food and beverage outlet
- A new pool kiosk
- A cultural space with 100 person seating capacity
- A cultural space with a 50 person seating capacity
- A new gym
- A precinct management space

Whilst these are attractive ideas, they do not appear to be driven by market demand, nor by demand from commercial operators. Nor are they the focus of the current or planned arts and culture activity.

They have major recurrent cost implications and are potentially a major risk to Council if they are not taken up by commercial tenants.

We recommend that these not proceed.

The Review proposes additional functions as follows:

- Black box facility (The Showroom) – a major new space that can serve a range of purposes eg film, music events, dance events, fulfilling regional needs. The space should include services and rigging to allow lighting and exhibition or other sets to be installed and screen/digital infrastructure to support digital products and uses. This will include eg a screen, audio equipment, wifi and services to support these uses.
- Active storage – space to store furniture, signage and equipment that is used for events and other programmed uses

We recommend that these functions be added

Next Steps

We propose that Master Plan be revised to address these recommendations. This will create a more integrated precinct than currently planned, one that makes better use of the high profile and significant public space that surrounds the pool and library, one that offers opportunity for development and growth in strategic areas, that provides infrastructure that is flexible and forward looking, supporting the trends and able to deliver innovative solutions that best suit the Gannawarra Vision and one that reflects best use of capital and recurrent budgets.



Precinct Vision

The Sir John Gorton Precinct will be a place that is highly valued by the community, reflecting the Gannawarra Shire's offer of a relaxed and healthy lifestyle.

The four elements of a major regional library, the local swimming pool complex, a new Showroom and green space come together to inspire a unique combination of physical activity, passive recreation, learning and entertainment.

These elements provide spaces for daytime and evening experiences and celebration of the seasons. They also provide a platform for entrepreneurial spirit and social enterprise.

This is a place for everyone.

The Swimming Pool Complex

This spot for summer relaxation will be much improved with new facilities and new appreciation of water sports and play. The new entry will set the scene for a safe and pleasurable experience.

Changing, buying refreshments and relaxing around the pool will all be much improved. Children will be better catered for in familiarising them with the water, playing and learning to swim in safe and shady surrounds.

Safety will be reinforced with a new prominent lifesaver tower, centrally located.

The Landscape

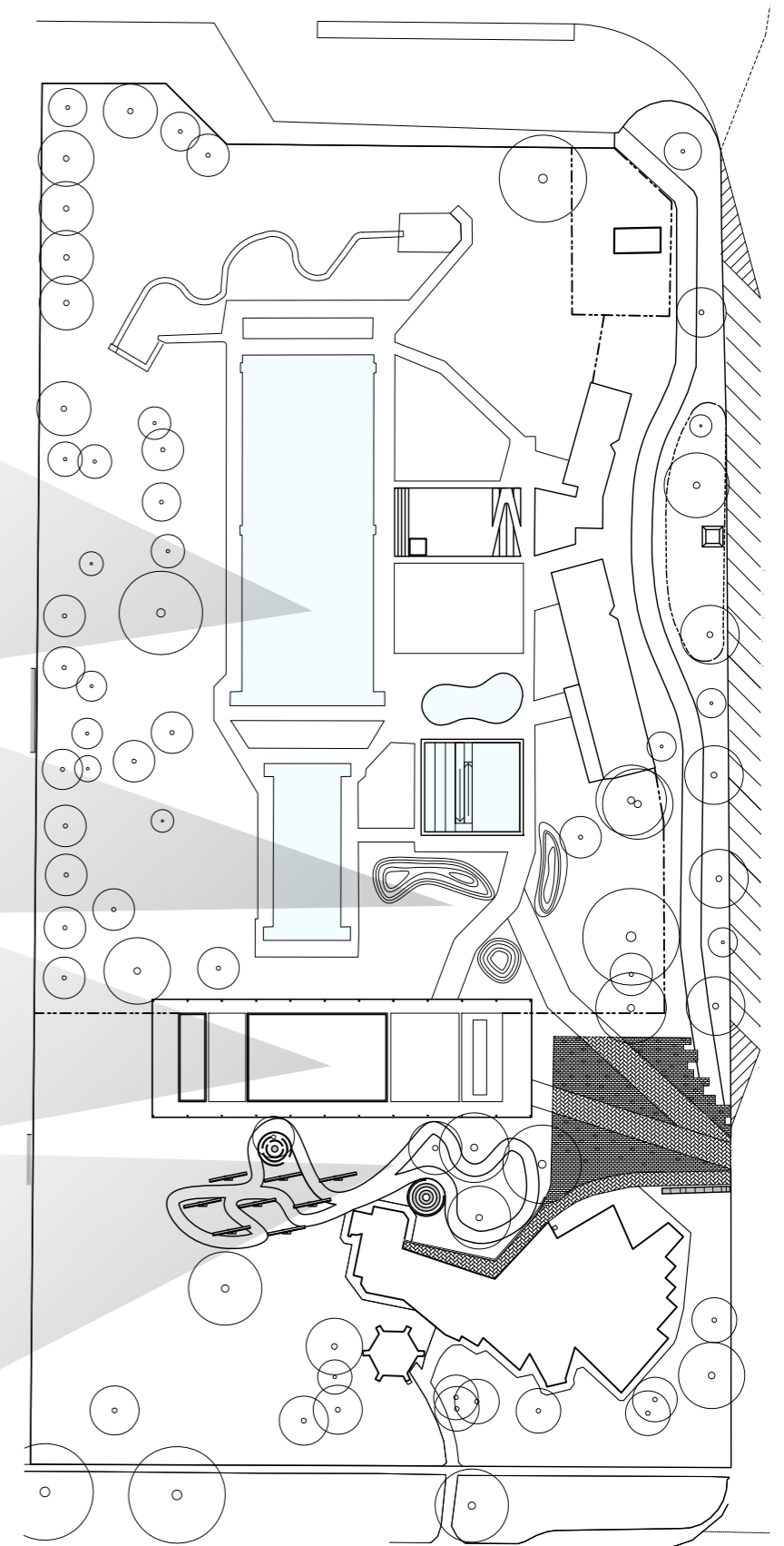
The library, pools and showroom are distinct attractions that will sit within an environment that will have the look and feel of a single green destination and that will offer outdoor experiences not found elsewhere.

The Showroom

A new exciting space, unique in the region, will be created that offers opportunities for all kinds of community and visitor activity. The 'shows' might include evening cinema, markets, performances, exhibitions, fitness classes and concerts. The Showroom provides programmable spaces, indoor and out, that can be changed with lighting, sound and movable furniture elements. Serviced with toilets and storage, this is a practical space for innovation and experimentation.

The Sir John Gorton Library

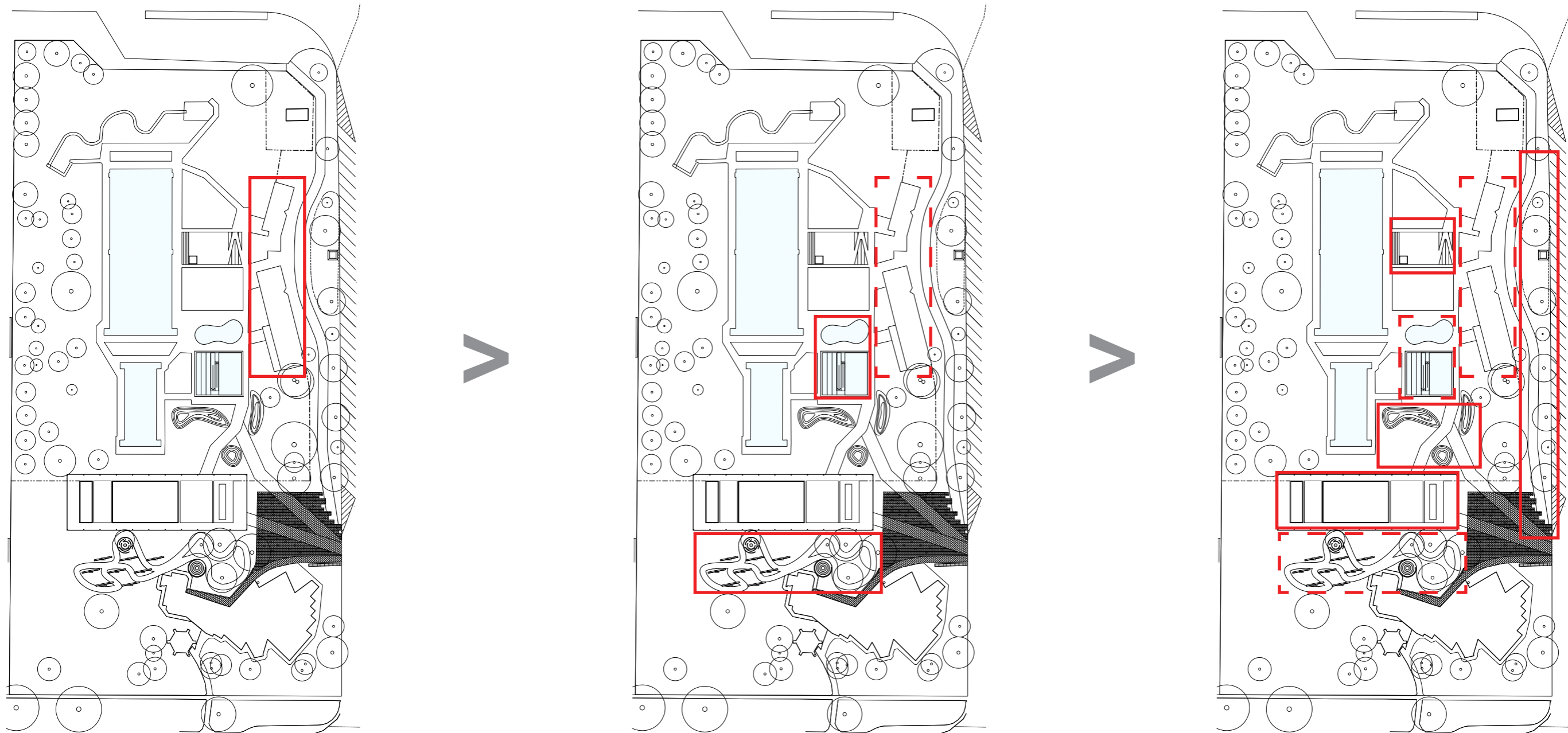
The library is a place to meet, and popular with young families. The area immediately outside the library offers a new place to gather and socialise with a playful, children's bike and scooter path. Twisting through an array of solar panel devices emphasises the Shire's commitment to sustainable energy sources and provides the opportunity for stories and activities with a sun theme to be experienced along the path.



Precinct Evolution

The Sir John Gorton Precinct will evolve over time. A series of distinct projects have been identified that will offer the opportunity to prioritise and stage the changes to suit the community. There are a number of new areas that can be activated by community groups and entrepreneurs, to make the Precinct a more vibrant place with a future focus.

The Masterplan supports an evolutionary approach to the Precinct, such that it can build and grow as the demand emerges. All projects have been established on a 2 stage basis – each stage bringing a new level of functionality and increased opportunities to support enterprise.



Precinct Business Operating Model

The Sir John Gorton Precinct is largely a Council owned and operated site.

Existing Functions: Pool and Library

The Sir John Gorton Library and the pool complex are seen as core facilities, developed and run by the Shire to service the local and regional community.

The pool use is seasonal and encompasses competitive and non-competitive swimming, learning to swim, water safety, water awareness and confidence as well as play and entertainment activities based around the water. It supports general social activities and passive recreation.

The new projects enhance these uses and support extended use and improved safety.

The library use is undergoing a strategic change from a facility based on books and lending to a facility that supports knowledge sharing, lifelong learning and creativity.

The new projects, external to the library increase the profile of the library and enhance its accessibility and connection to the broader community.

New Functions: Showroom and Landscape

The proposed new functional spaces provide increased amenity to support Council policies and plans in the areas of community wellbeing, creative arts and activation and youth and positive aging.

They also enhance and optimise the use of the site for social enterprise offering possibilities for, eg, community cinema, indoor/outdoor markets, meetups, events and concerts etc

They also offer opportunities to support emerging private enterprise and innovation eg fitness and other classes, foodvans, catering etc

Community Activation, Enterprise and Innovation

The Precinct Development Plan is designed to support a community that defines itself as being resourceful, innovative and creative with high levels of engagement and a love of sporting and outdoor activities. It also indicates the Council's determination to support entrepreneurs and thinkers and to help them lead the way to new industries and initiatives.

The Plan illustrates a variety of spaces that can be utilised for pop-up business initiatives and short and medium term enterprises, projects and programmes. It allows a public space to be used as a test-bed for innovation, without loss of amenity.



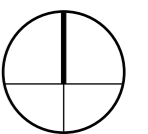
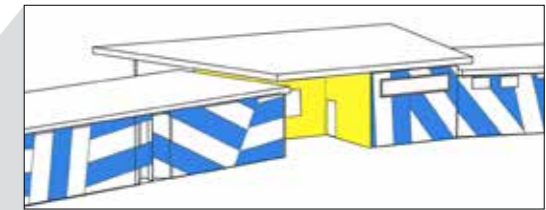
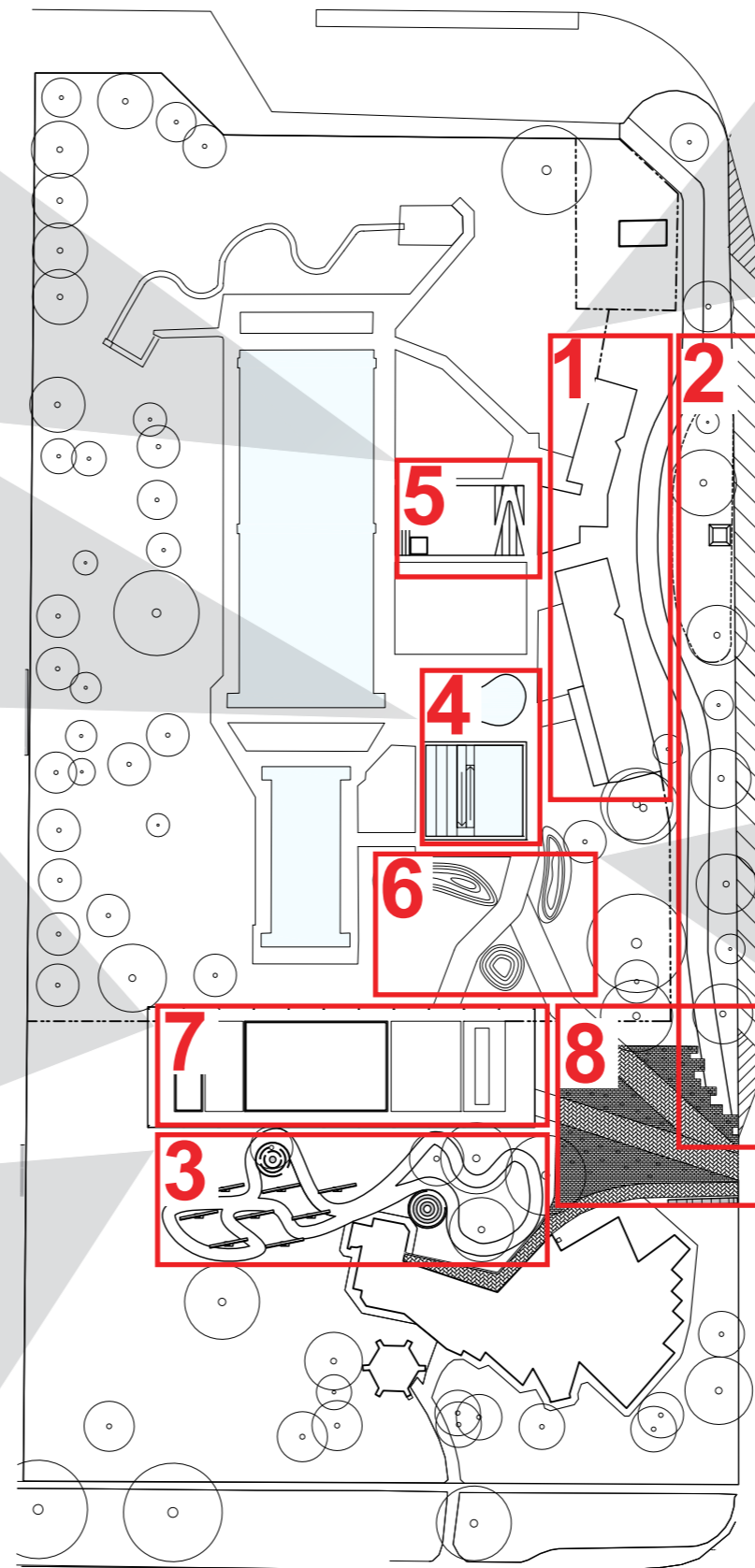
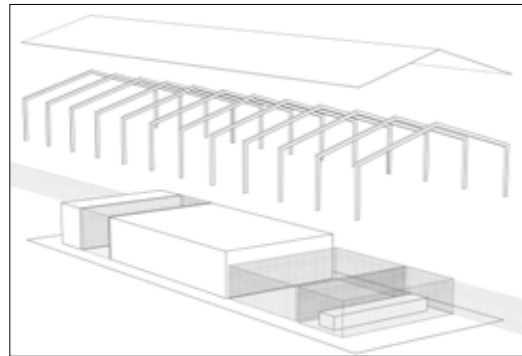
Projects

Stage 1

- 1. Changeroom refurbishment

Future

- 2. Shadforth Street renewal
- 3. Library Bike path
- 4. Learn-to-swim & Splash pool
- 5. Decking & Life saver tower
- 6. Landscaping
- 7. Showroom Shed
- 8. Library Carpark

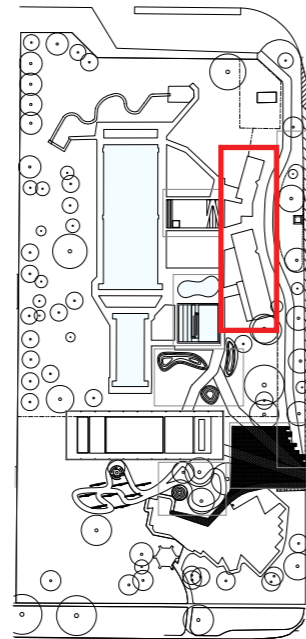


Project 1: Changerooms Renewal

Works to be completed

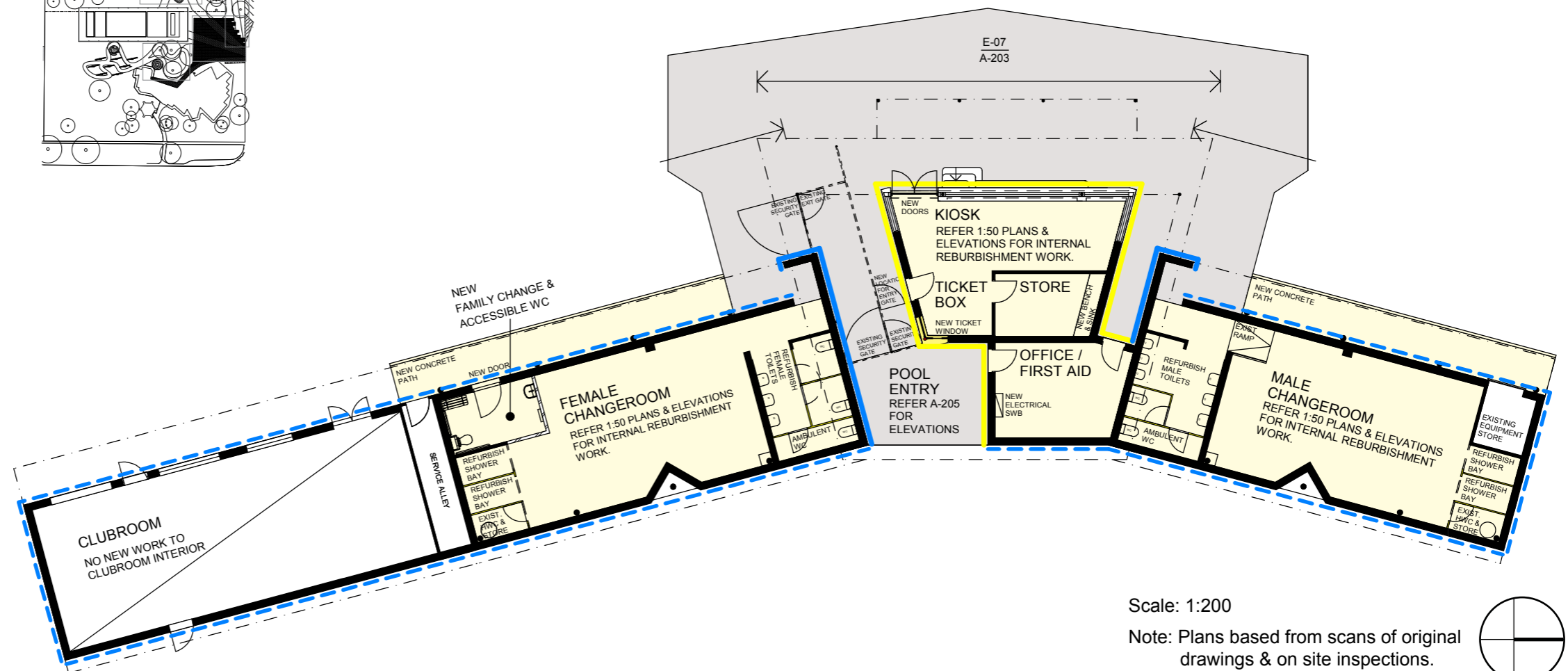
- Male & Female changerooms:
- Removal of existing toilets, showers, & bench seats
 - 5 x new toilets
 - 2 x new urinals
 - 6 x new sinks
 - 8 x new showers
 - new bench seating with hanging rail
 - new lockers
 - new floor surface
 - new internal wall surface
 - new lighting

- Kiosk & Store
- Larger window on eastern entry side for ticketing
 - Repainted interior



Area calculations

Male:	
Internal floor area:	81.5 m ²
Toilet floor area:	13.7 m ²
Shower floor area:	13.2 m ²
Internal wall surface area:	133m ²
Toilet dividing wall:	27.7m ²
Female:	
Internal Floor area:	81.5 m ²
Toilet floor area:	13.7 m ²
Shower floor area:	13.2 m ²
Internal wall surface area:	128.2m ²
Toilet dividing wall:	27.7m ²
Kiosk & Store:	40 m ²



	Project	Renewal
1.1	Changerooms	Refurbishment of existing Kiosk and Male & Female Changerooms. New family change and accessible WC to be added. Addressing of structural issues and creation of a new identity through engaging painted exterior.

Material Palette

Light and fresh colour palette coupled with low maintenance, high durability products that could be easily applied to the existing building.



Existing

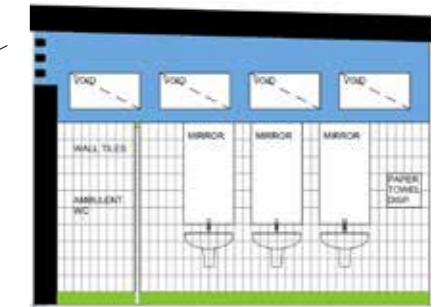
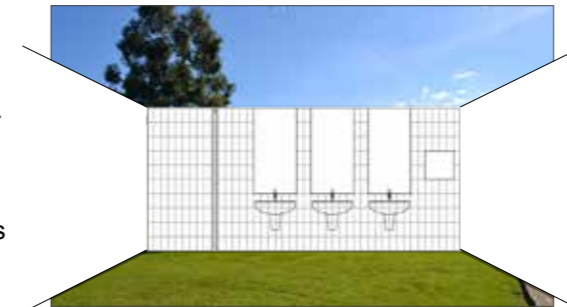


Possibility



Colour Palette

Conceptually bringing the landscape into the building. White walls throughout with green floor cover and skirting and blue paint finish to upper wall sections above header brick course



Project 1: Changerooms Renewal

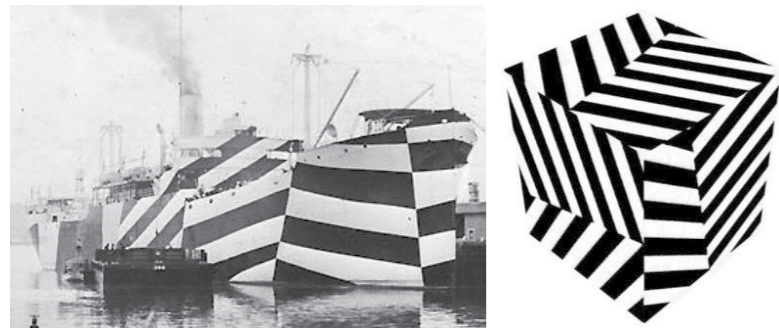
Works to be completed

Exterior

Fresh coat of paint using 'Razzle Dazzle' patterning with a single bold colour to highlight the entry and structure

Area calculation

External surface area: 394 m²
(minus windows and doors)



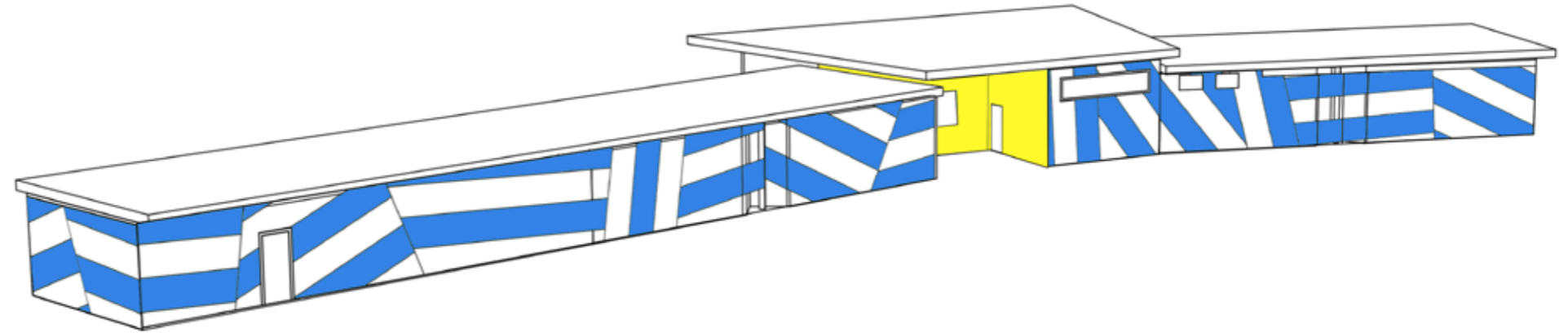
Dazzle camouflage, also known as **razzle dazzle** or **dazzle painting**, was a family of ship camouflage used extensively in World War I and to a lesser extent in World War II and afterwards.... it consisted of complex patterns of geometric shapes in contrasting colours, interrupting and intersecting each other.

Unlike some other forms of camouflage, dazzle works not by offering concealment but by making it difficult to estimate a target's range, speed and heading.
(source; Wikipedia)



Hamer Hall, ARM Architecture

Use of a bold colour to draw visitors in through the entrance



Shadforth Street Elevation



Swimming Pool Elevation



The colour scheme for the new razzle dazzle surface is based on the colours traditionally associated with a beach change hut. The yellow used as a highlighting colour comes from the yellow that is already used within the precinct.

Project 1: Changerooms Renewal

Key work to be completed



Replacement of Structural members where required.



Removal of fibre-cement ceiling lining, very likely containing asbestos



Replacement of barge and fascia timber



Replacement of existing switchboard located in office & first aid



Expansion of ticketing window



Two new doors to Kiosk

Replacement of gutter downpipes and stormwater piping



Upgrading of existing change area
Including; New Floor and wall surfaces
New seating, hanging rail, and Lockers
New Lighting



Upgrading of existing Shower & Toilet facilities, including Universal Access facilities



Project 2.1: Shadforth Street Renewal

Project	Renewal
2.1 Shadforth Street (renewal)	Quick wins with painted bitumen surface, addition of planter boxes & boulders acting as a barrier to the road and an identifiable 'tower' acting as a beacon from the highway to the pool entry.

Existing



The existing entrance to the pool is quite sterile and not engaging. There is a desire to activate it through creating a new exciting identity.

Immediate action

Immediate action will consist of 'quick wins' in order to change the perception of how the space is to be used.

Surface Painting

Coat of green paint directly onto existing turn in bitumen, giving the impression of a continuation of green space



Urban Renewal project
'Cool water, Hot Island' Molly Dilworth.
Times Square, New York.



Public Toilets
Hereiane, Norway. 3RW.

Area calculation

Painted area: 300 m²

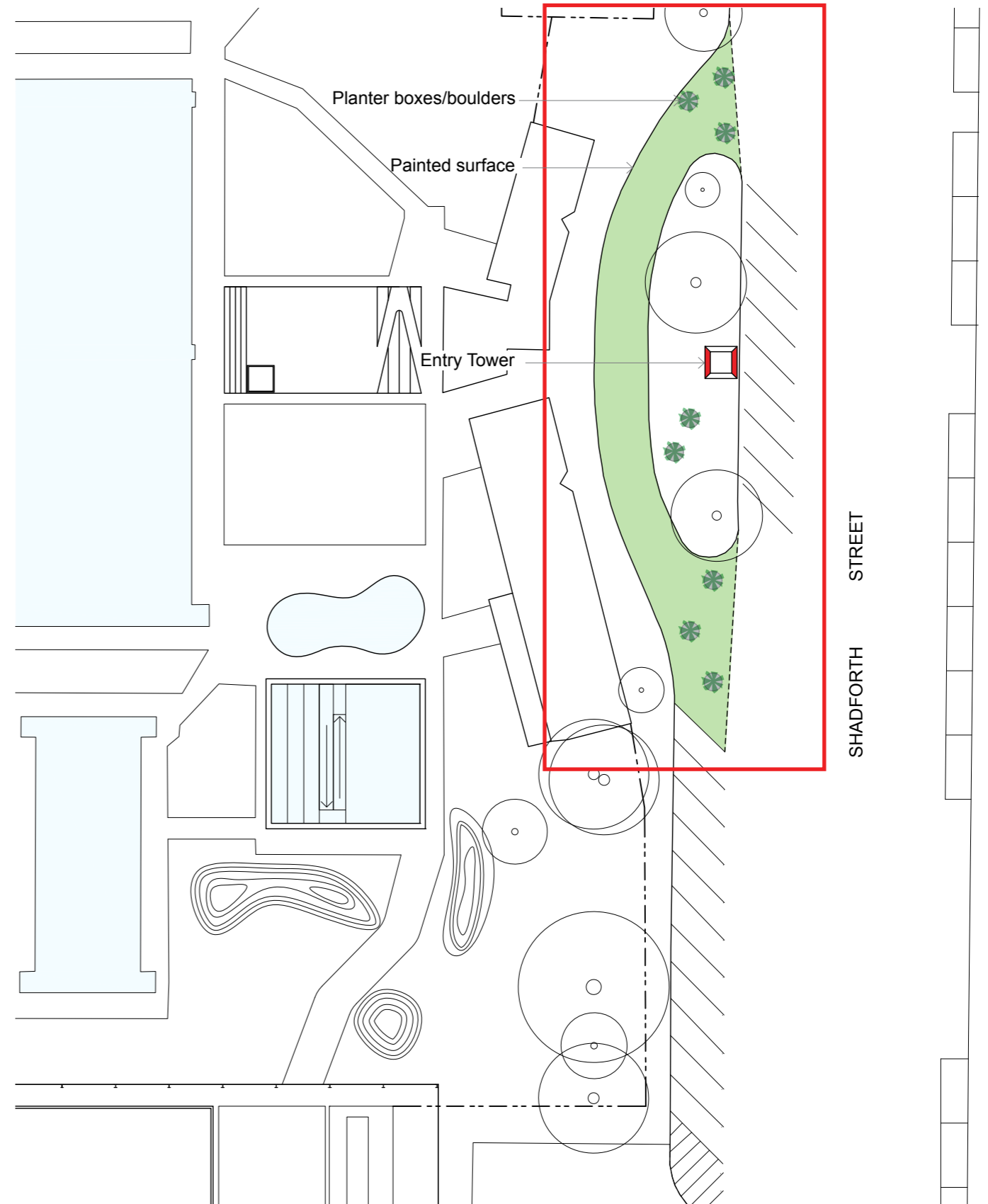
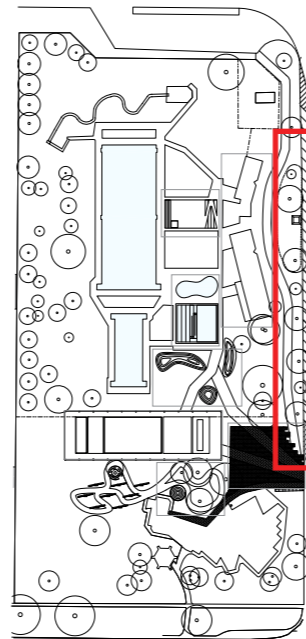
Planters/Boulders

Simple temporary planter boxes and/or boulders acting as passive car barriers.



Entry Tower

Simple steel frame clad in painted weather board. The tower will act as a visual identifier to the Swimming pool complex.



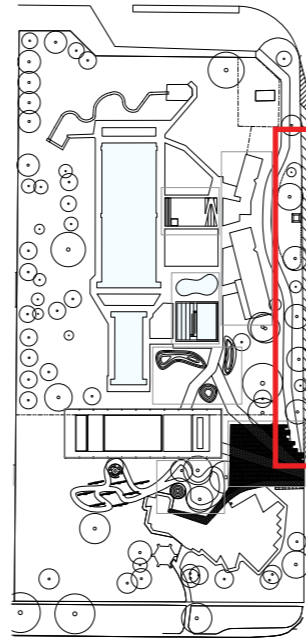
Project 2.2: Shadforth Street Upgrade

Future action

- In-fill of existing turn-in and car parking with grass
- Addition of new trees along street edge
- Addition of new pedestrian path
- Shifting of angled carpark markings along Shadforth Street

Area calculation

Landscaped area: 700 m²



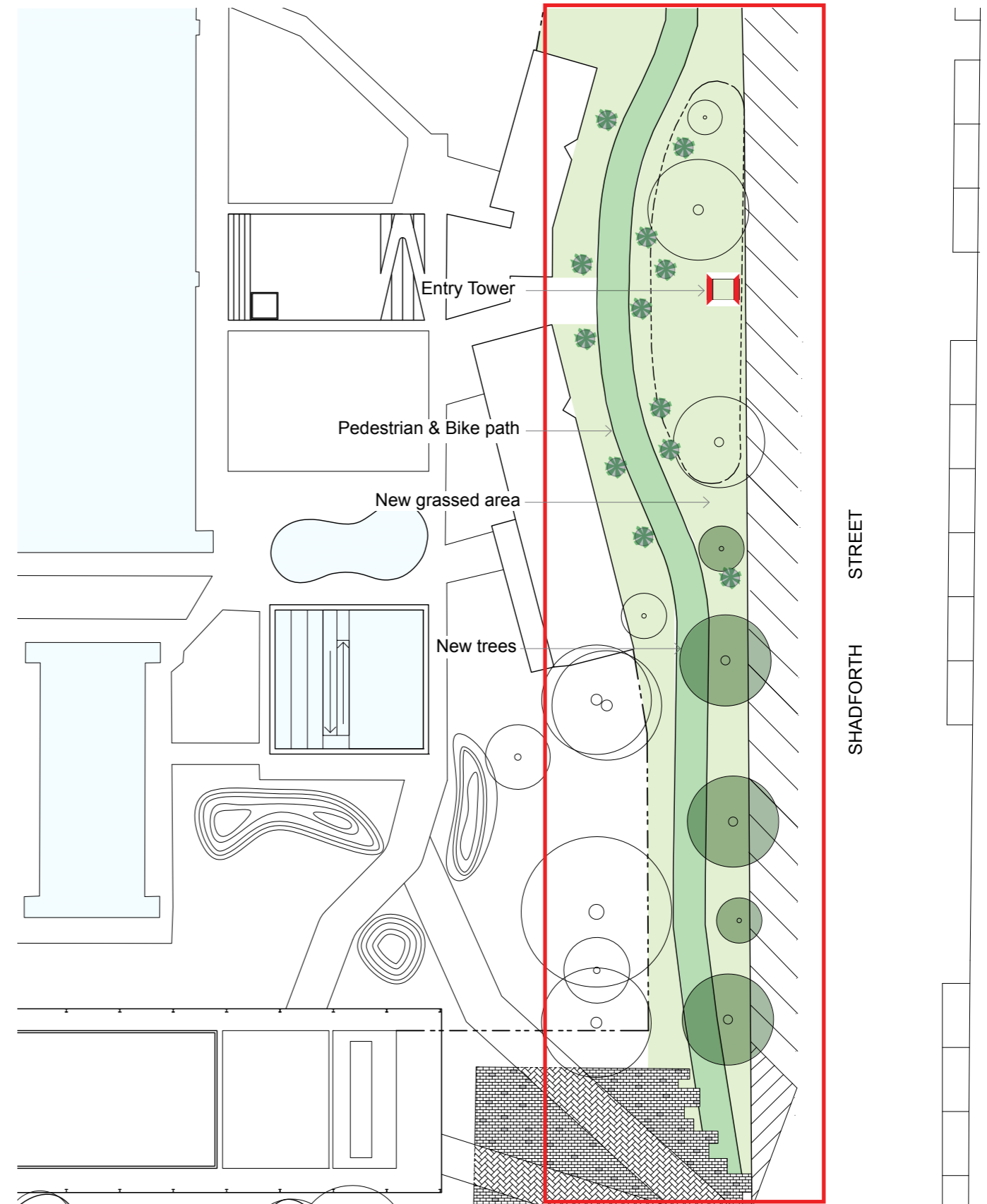
Project	Upgrade
2.2 Shadforth Street (landscaping)	Reclaiming current parking along Shadforth Street as grassed zone with planting of additional trees and pedestrian & bike pathway added. Angled parking reinstated along re-aligned edge to Shadforth Street.



Existing



Proposed



Project 3: Bike path

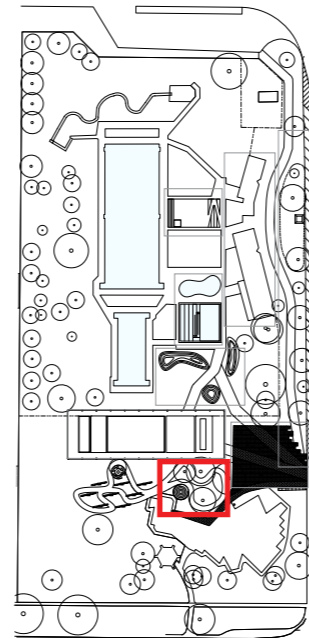
New

	Project	New
3.1	Library Bike Path	Wandering bike path with interactive features suitable for learning to ride in a safe environment. The bike path will circulate through a 'forest' of solar panels (already purchased by council).

Existing



Bike path joining the existing library with new showroom shed to be an ambling figure 8 that provides a safe environment to learn to ride



Bike path

Bike path joining the existing library with new showroom shed to be an ambling figure 8 that provides a safe environment to learn to ride. There will be interactive features along the path for the children to engage with.

Area calculation

Paved area: 274 m²



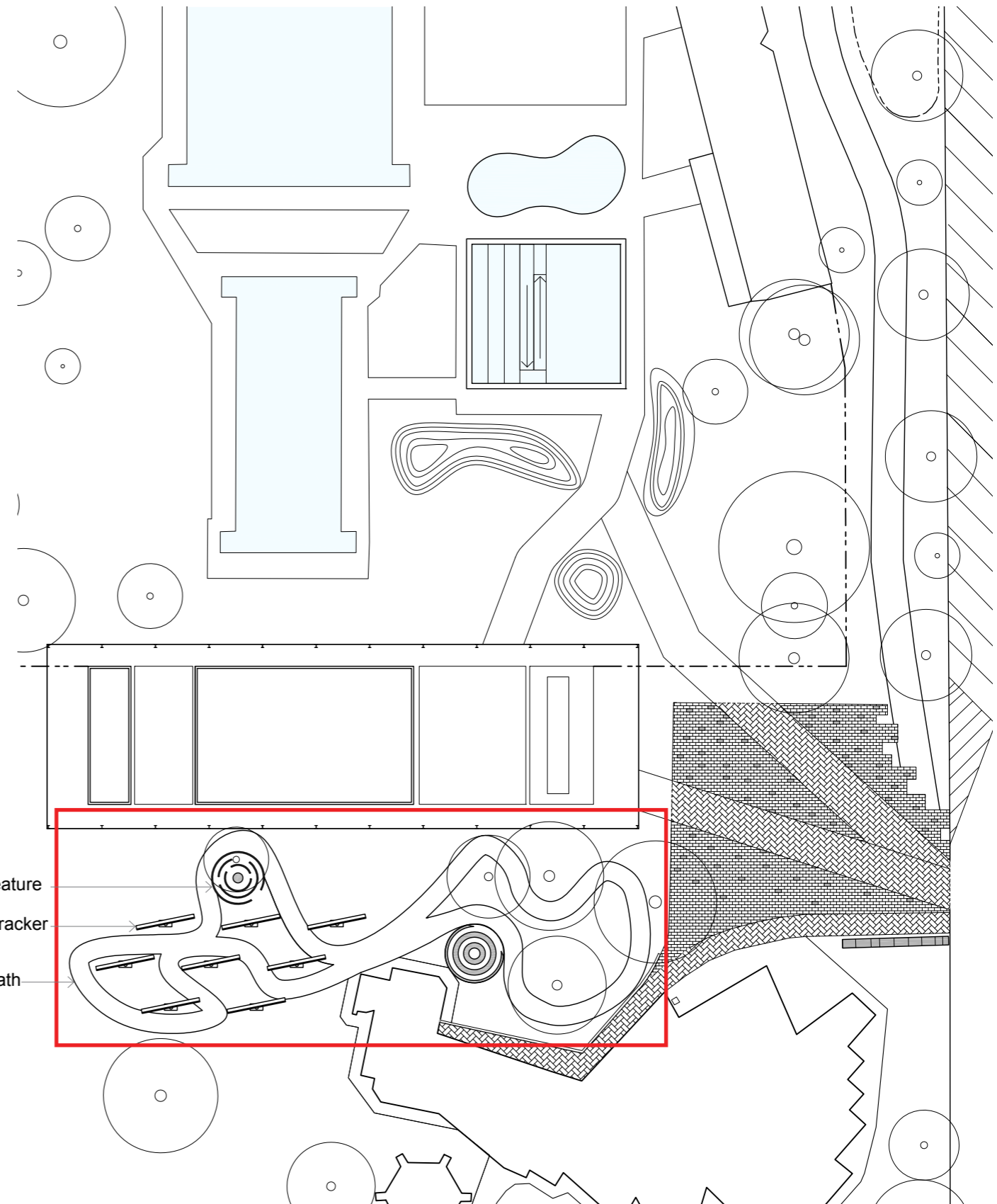
Solar tracker

Eight single access trackers are to be located to the north-west of the existing library building. They are to be mounted on poles at a sufficient height to be clear for user activity under and around them.

The poles provide opportunity for artwork to be incorporated.

The tracker system is comprised of the following:

- 8 Horizontal Single Axis Trackers (HSAT) Clenergy units – total 16kW capacity
- 80 Yocasol PCA 200W monocrystalline modules (10 PV panels on each tracker)
- 8 Fronius 2kW inverters



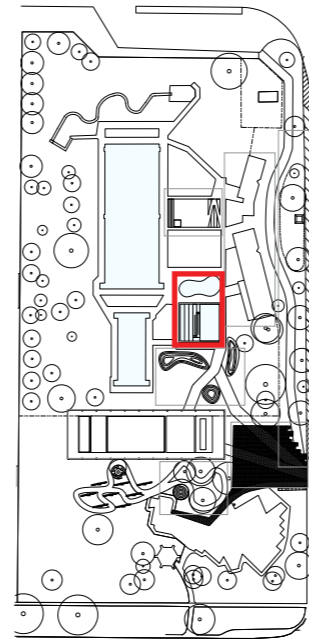
Project 4.1: Children's splash pool Upgrade

	Project	Renewal
4.1	Splash Pool	Splash pool zone including interactive water play and new shading. Removal of existing pool and shade structure.

Existing



The existing learn-to-swim pool is in very poor condition and no longer usable. The shade structure is in reasonable condition and may be reused elsewhere. Existing pool area: 180 m²



Splash pool

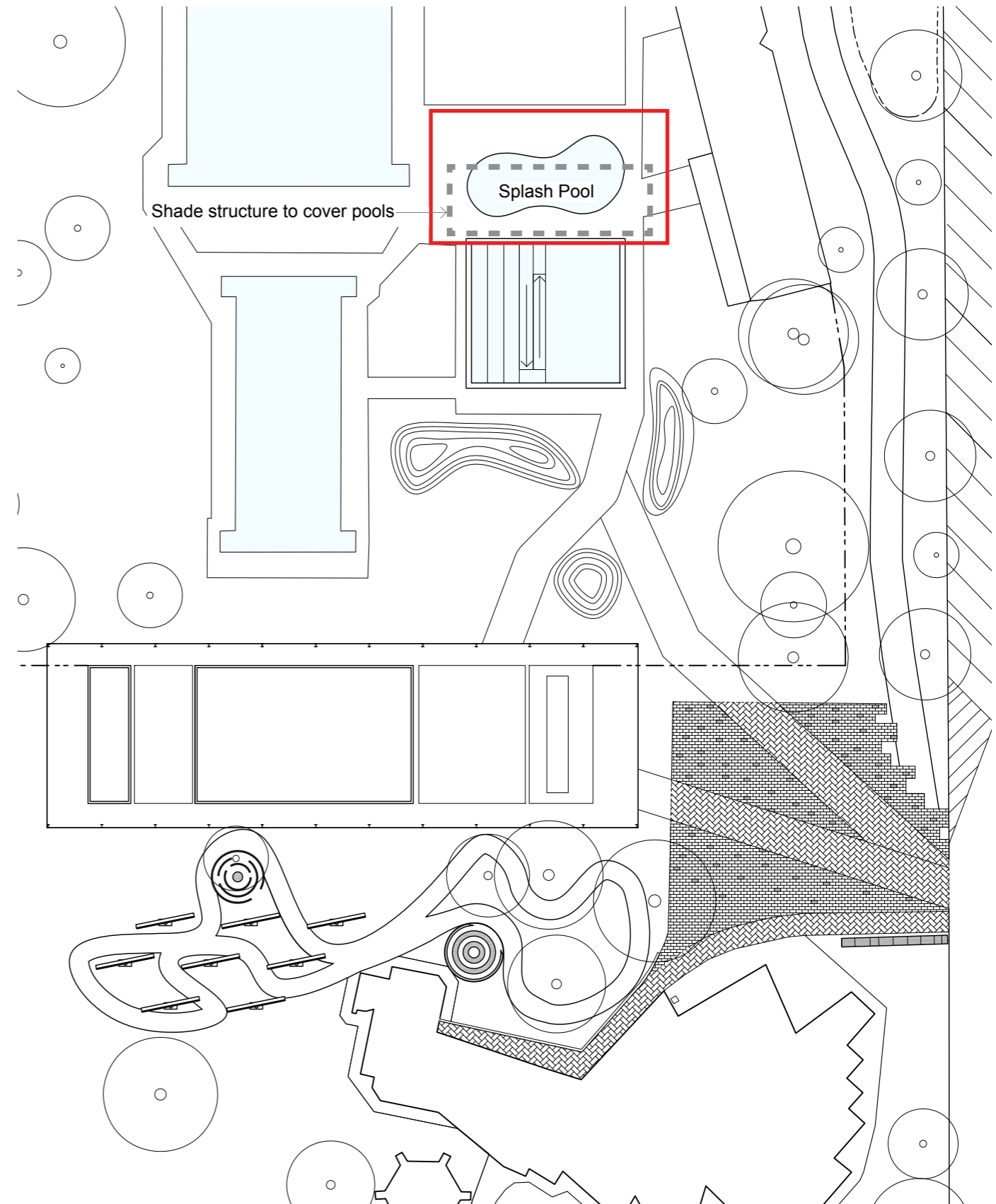
Water play including water jets & interactive play features.

New shading device partially covering the splash pool and surrounding area.

Demolition and removal of existing pool and shade cover.

Area calculation

Splash Pool: 80 m²
 Shade cover: 60m²



Project 4.2: Children's learn-to-swim & splash pool

New

Learn-to-swim pool

Shallow warm water pool with ramp to deeper learn-to-swim zone. There will be a shade structure covering the learn-to-swim pool and splash pool.

Demolition and removal of existing pool and shade cover. New pool to be built in location of existing learn-to-swim pool.

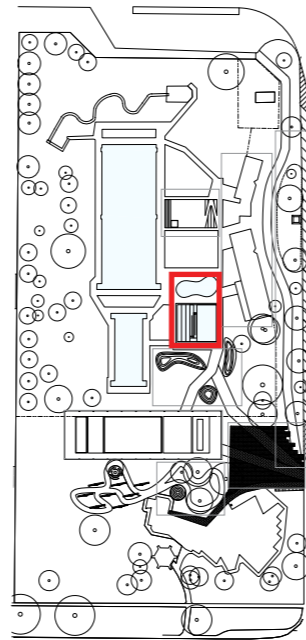
Splash pool

Water play including water jets & interactive play features.

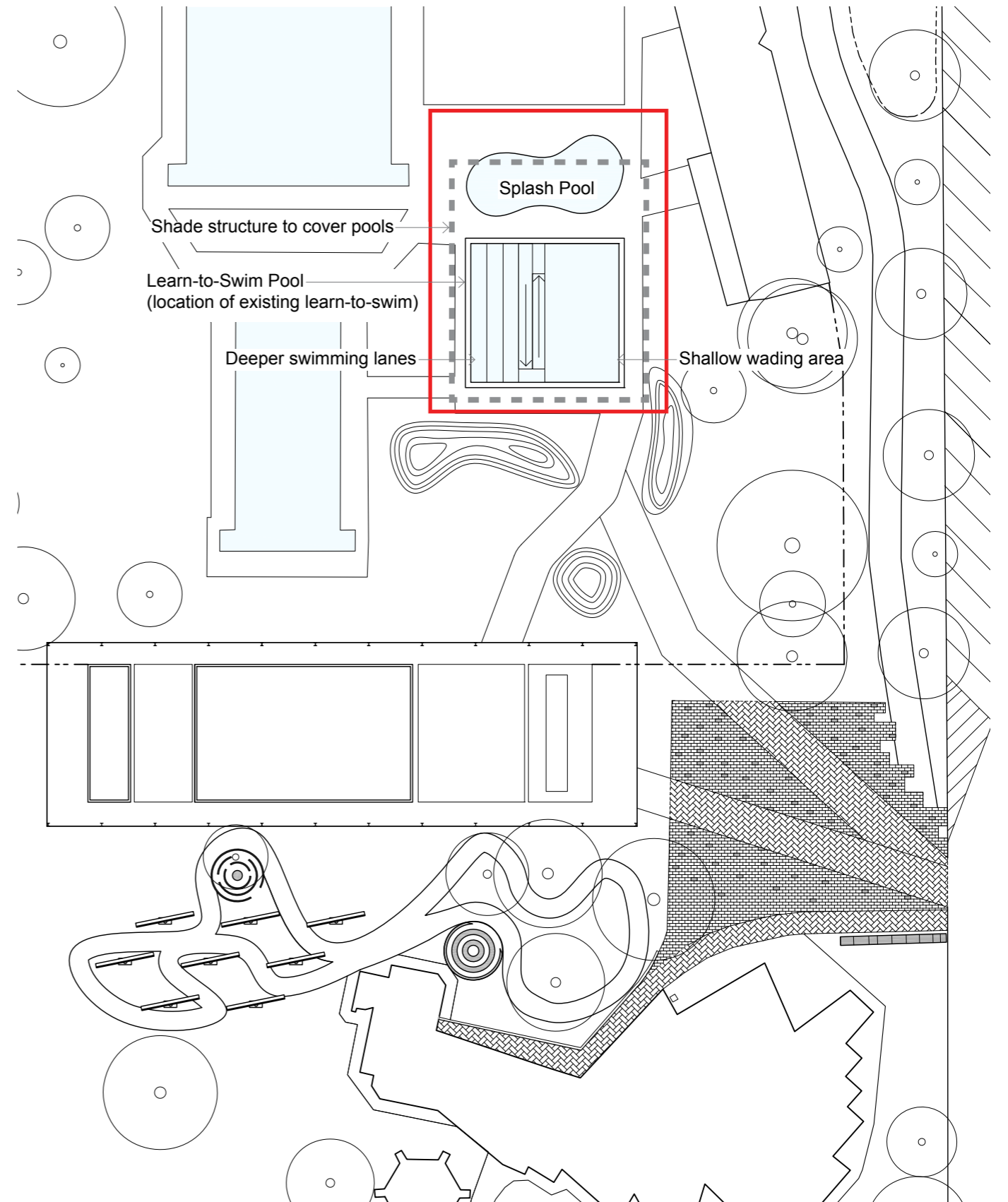
New shading device partially covering the splash pool and surrounding area.

Area calculations

Learn-to-swim: 180 m²
 Splash pool: 80 m²
 Shade cover: 160 m²



	Project	Upgrade
4.2	Learn-to-swim Pool	In addition to splash pool, the addition of a new Learn-to-swim pool with two depth levels allowing for progressive swimming lessons. Removal of existing pool and shade structure.



Splash pool



Learn-to-swim



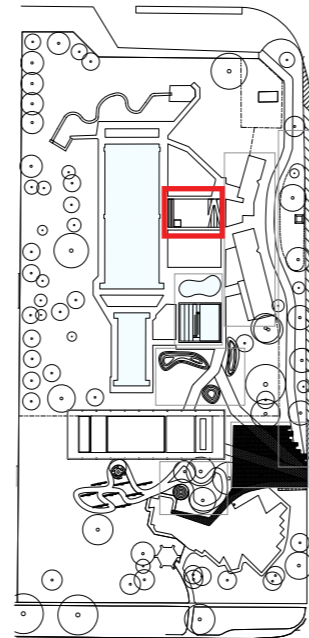
Project 5: Timber Deck & Lifeguard tower

New

Existing



The area between the changerooms and main pool is currently a combination of grassed and paved zones. This area is quite sparse and gives an impression of distance between the two facilities



	Project	New
5.1	Decking	New raised timber deck with oversized steps for seating & access ramp to be located on current grassed area adjacent to main pool. New lifeguard tower to sit on south-west corner.

Timber deck

New timber deck & lifeguard tower. Providing an elevated space to watch all the action in the pool.

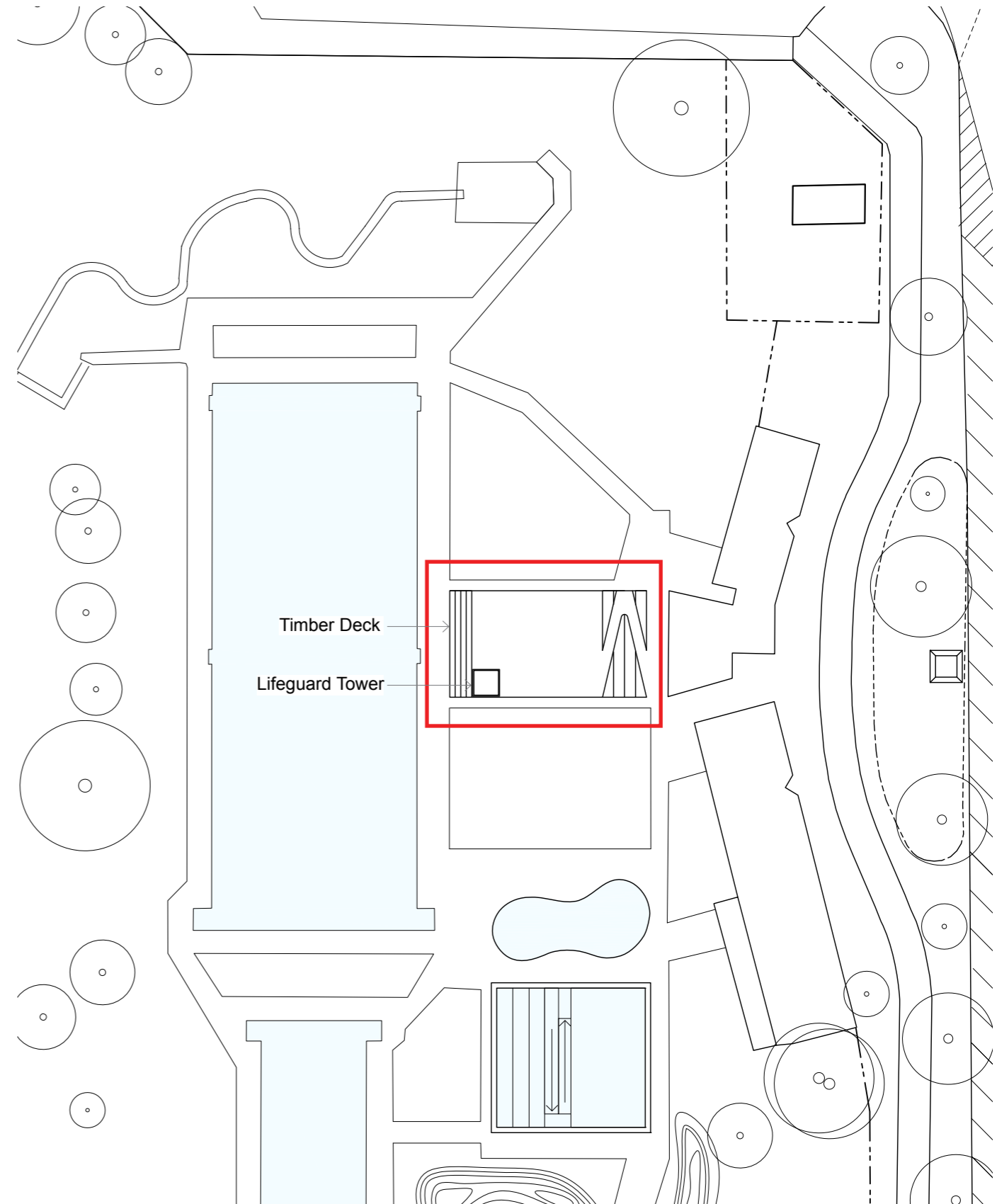
The deck will be approximately 900 mm high with seating steps on the western side acting as informal viewing platform and an access ramp and steps on the western side.

Area calculation

Deck: 180 m²

Lifeguard tower

A new lifeguard tower will be located on the south-western corner of the timber deck, allowing for the three pools to be monitored from the one location.



Harbour Baths, Copenhagen, PLOT

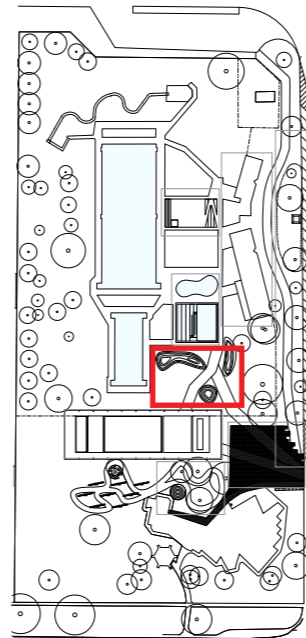
Project 6: Landscaping

New

Existing



Currently this space is an under-utilised open grassed area



Landscaped mounds

Approximately 3 undulating Grass mounds act as a non-intrusive privacy barrier between the pool zone and library zone.

Mounds become a viewing point for the pools as well as providing a terrain for children's play and informal events.

Path through mounds

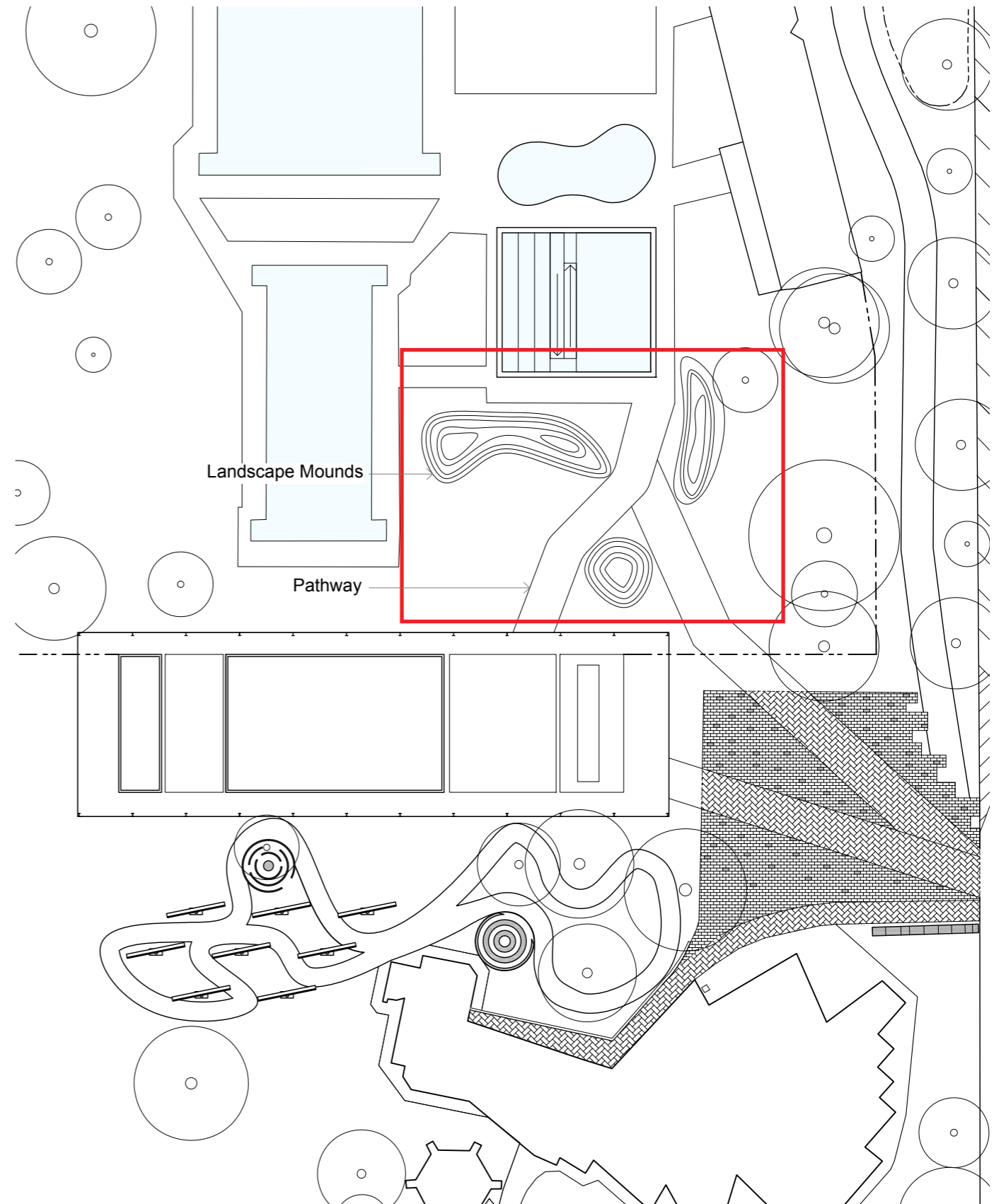
Concrete/paved path connecting splash pool to showroom shed to meander through landscaped mounds.

Area calculation

Mounds: 150 m²
 Pathways: 90 m²



	Project	New
6.1	Landscaping	New path and grass mounds to current flat grassed area, providing pool privacy and opportunity for relaxed crowd seating and play.



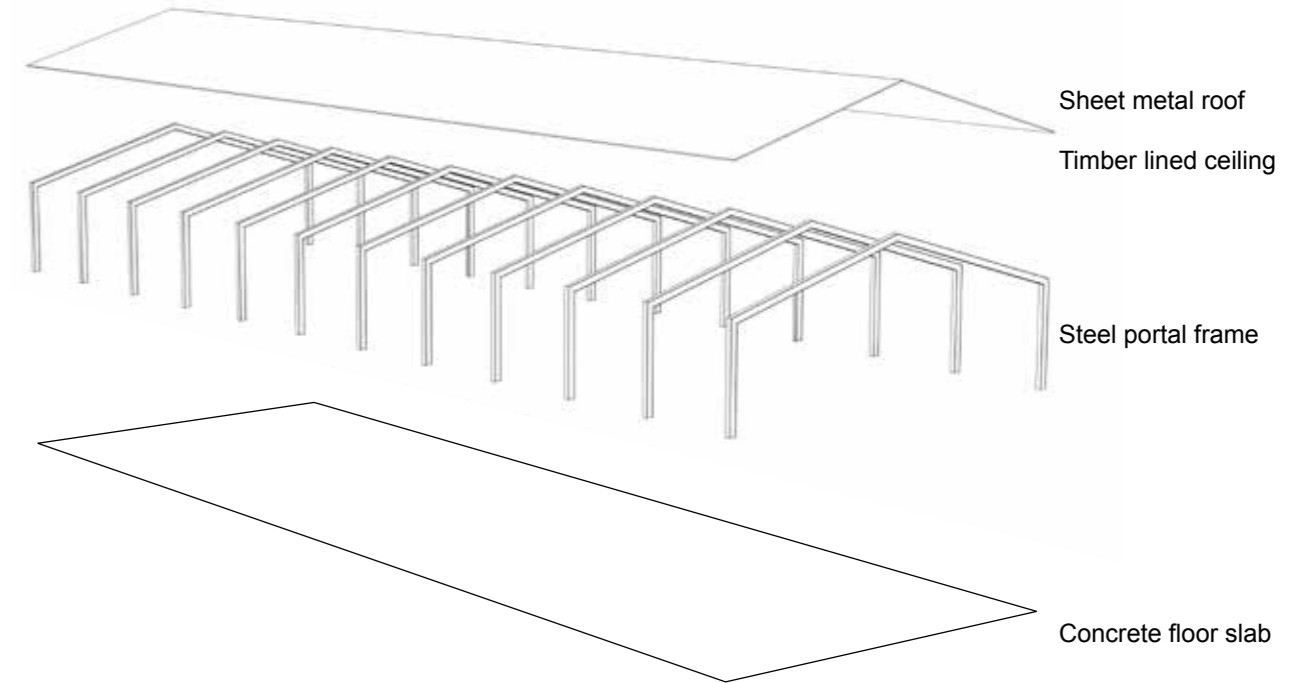
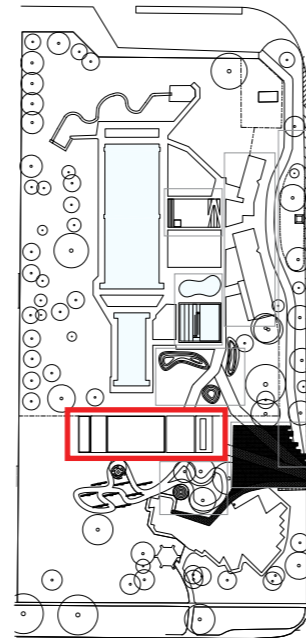
Project 7.1: Shed Frame Upgrade

	Project	Upgrade
7.1	The Shed (framework)	Open covered 'shed' structure providing a protected space for community use. Consisting of Steel portal frame on concrete slab with sheet metal roof.

Existing



The space to be occupied by the shed is currently under-utilised grass. By placing the shed between the library and pool it can function as a usable space for both facilities while not being directly associated to either.



Works to be completed

Simple 'open shed' structure providing a covered space for community events. Potential to enclose the space over time as user demand changes.

Floor;
 Concrete slab

Structure;
 Steel portal frame
 @ 5m centres
 - 4.5 m high walls
 - 7 m high roof apex

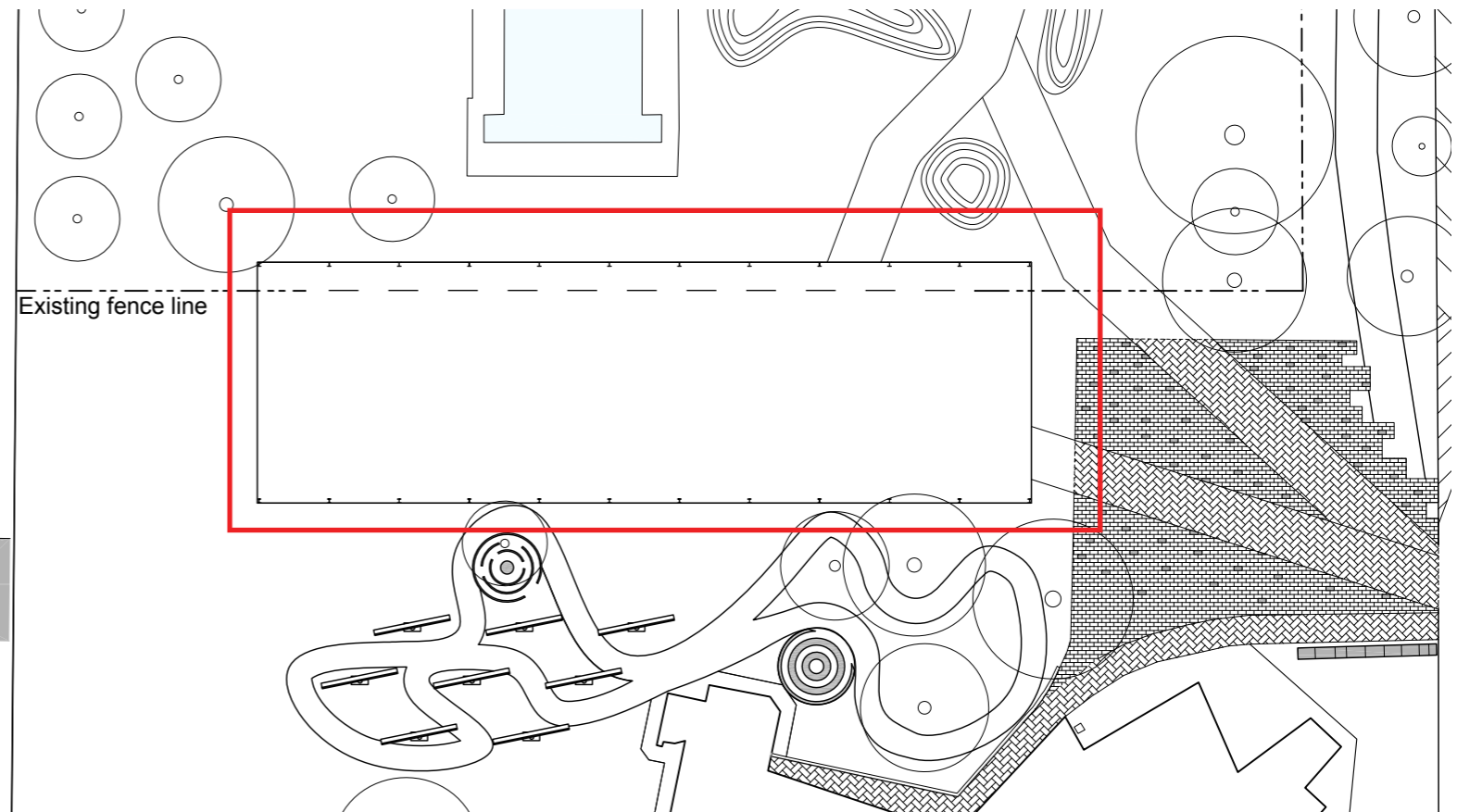
Roof;
 Sheet metal with timber lined ceiling

Area calculation

Floor Slab: 950 m²



Cala Luna Yoga Retreat, Costa Rica



Plan
 not to scale



Project 7.2: Shed with designated spaces

New

	Project	New
7.2	The Shed (designated spaces)	'Shed' structure with infill rooms consisting of; Flexible multi-purpose room, toilets, storage, and bbq area. This will allow for a broad range of community uses.

Works to be completed

Shed
Floor; Concrete slab

Steel portal frame
@ 5m centres
- 4.5 m high walls
- 7 m high roof apex

Roof; Sheet metal roof with Timber lined ceiling

Showroom
- Single internal space using robust materials
- Interior; Plaster with Ply substrate
- Structure; Timber stud frame
- Exterior; Timber (refer images below)
- Double entry doors at each end

All light fittings & Power sources to be suspended from ceiling - allowing easy instillation & flexible use

Entry Forecourt
- Covered outdoor space enclosed with sliding chainwire fence (3 m high)

Outdoor Kitchen
- Robust masonry Bench containing 2 x electric BBQ's and double sink
- Enclosed with folding chainwire fence

Active Storage
- Covered outdoor storage space enclosed with chainwire fence with double gates

Toilets
- Male, Female, and Universal Access Toilets
- Approximately;
6 x toilets
2 x urinals
5 x sinks

Area calculations

950 m²

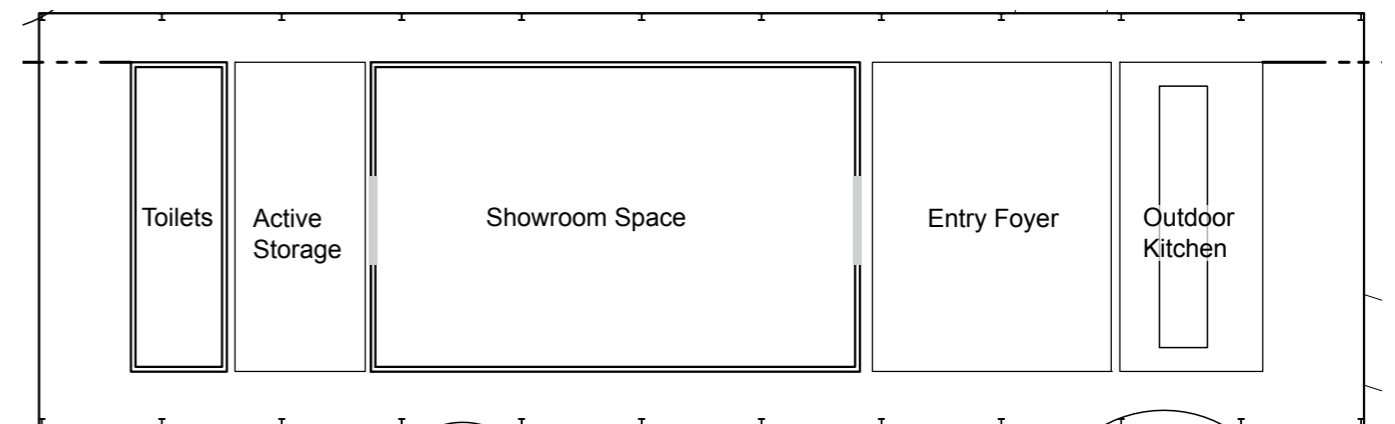
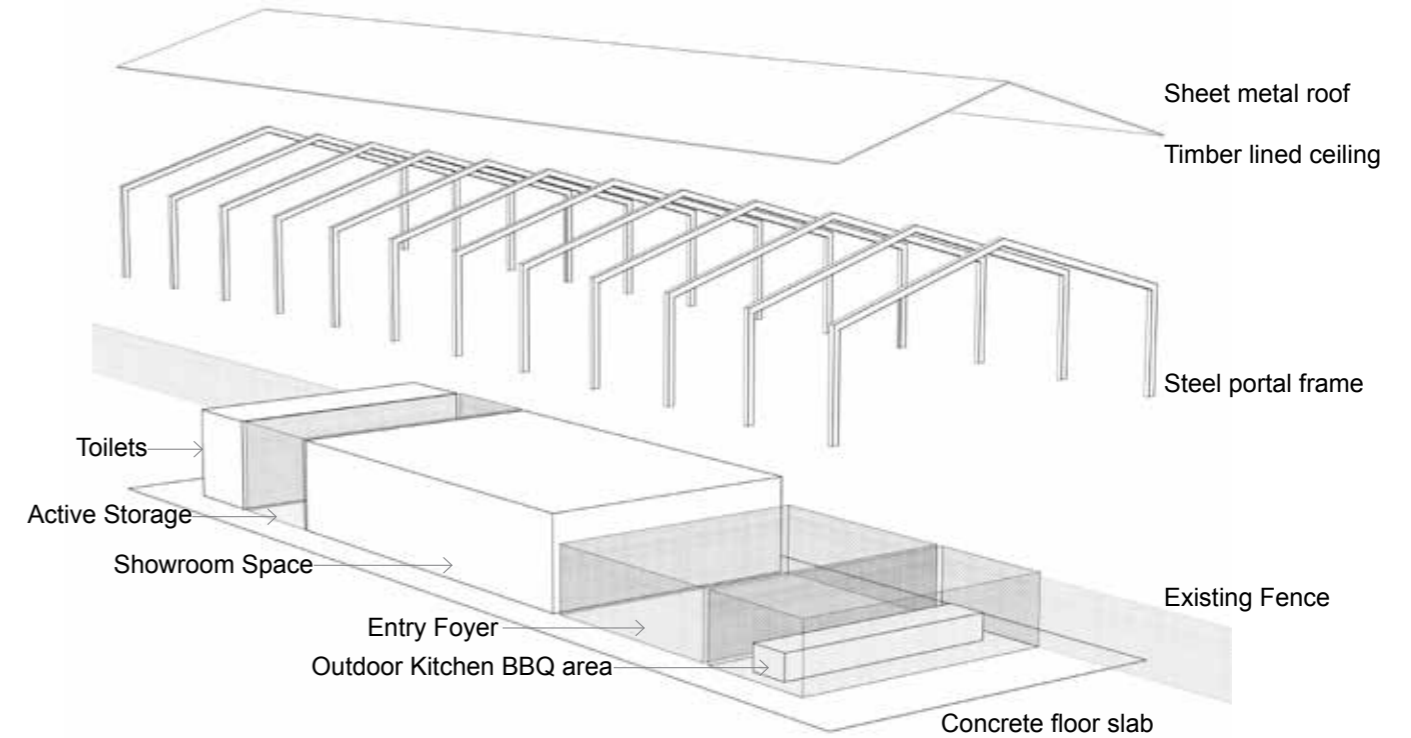
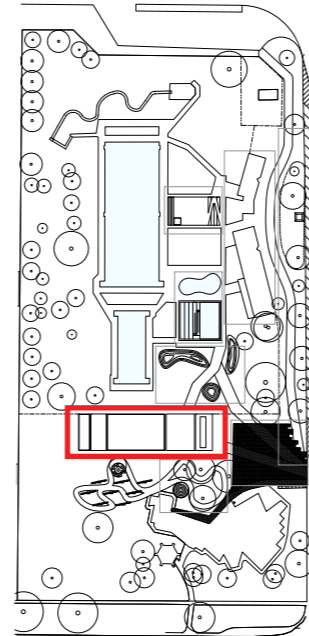
260 m²

130 m²

80 m²
22 m²

70 m²

52 m²



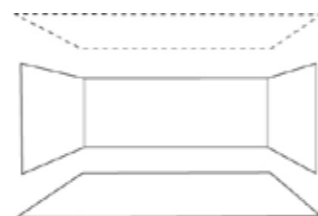
Plan
not to scale

Showroom Interior

Ceiling
- All services to be located in ceiling, leaving floor & walls free for a multitude of uses. Services include;
Power point access
Lighting for different occasions; gallery, events, meetings, lectures, movies, etc.

Walls
- Hard durable surface that is easy to clean/repaint

Floor
- Hard durable surface that is easy to clean



BMW Guggenheim Lab, Atelier Bow-Wow



Polish Pavilion, 2012 Venice Biennale



Australian Garden Shelters, Victoria, BKK Architects



Project 8: Library Carpark Upgrade

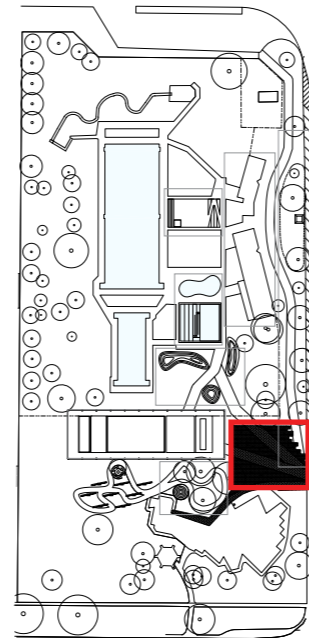
	Project	New
8.1	Library Carpark	Conversion on existing library carparking into a multipurpose events space consisting of new contemporary paving, new library and precinct signage, security lighting, and external power outlets for food vans and events.

Existing



The existing carpark provides parking spaces for 8 vehicles.

There is potential for the parking to move onto Shadforth Street freeing up the space to become a multi-purpose events space. This would cater to functions such as; market, outdoor cinema, food van, etc



Work to be completed

Demolition, Leveling and Re-surfacing of carpark
 - Highlighting pathway connections between the showroom shed and Pool facilities and Kerang town centre.

Enhancement of Library entry with new signage

New entry path and gate to Pool facilities

Space allocation for temporary food/beverage van
 - including external power outlet

New outdoor security lighting

Area calculation

New paving: 550 m²

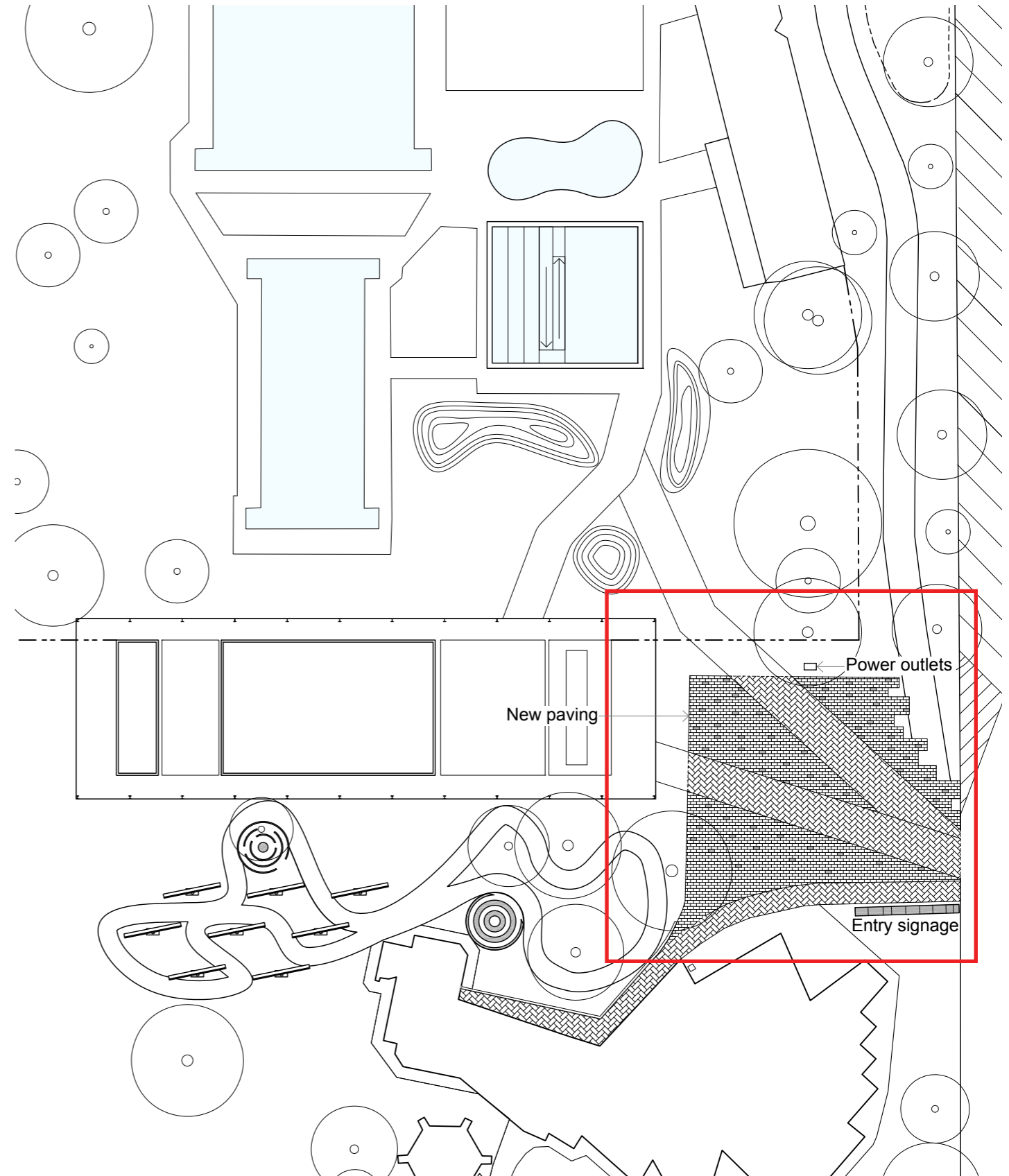
New contemporary paving highlighting pathways to new and existing facilities



New Food & Beverage space

New Events space

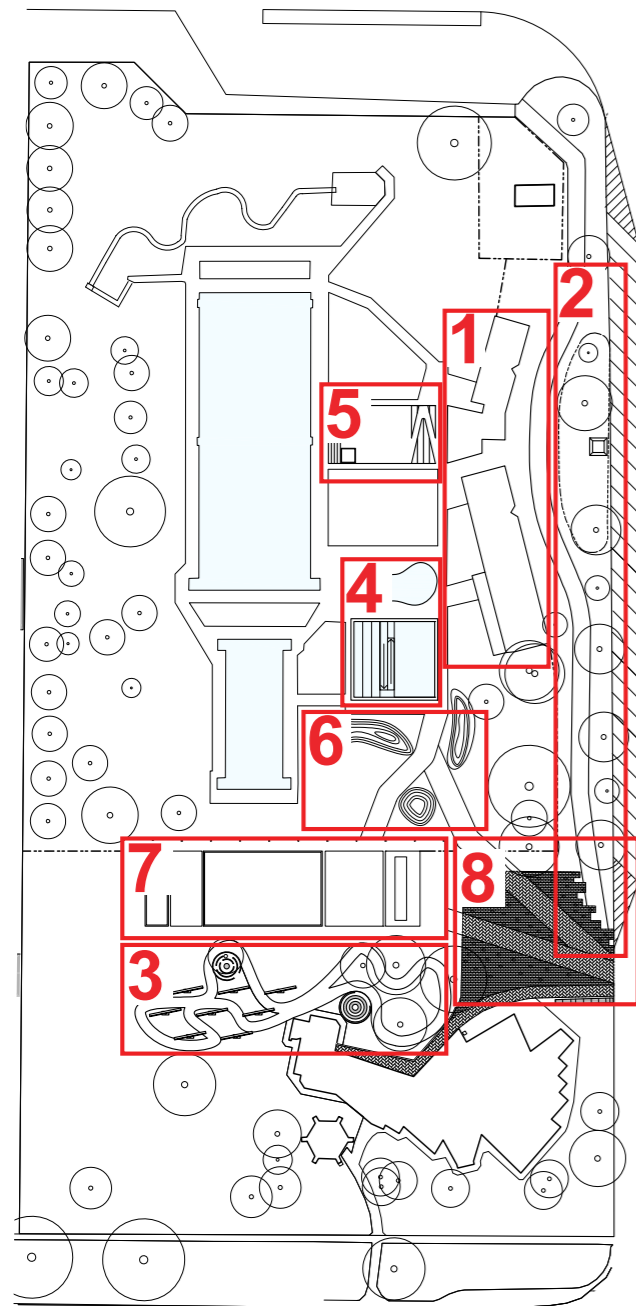
New Signage



Project overview

Cost allowances include; Construction cost, design and construction contingency, and fees.

Costs in table are presented as stand alone costs for individual projects. For detailed project costs refer to Sir John Gorton Precinct, Kerang, Masterplan Cost Estimate. As prepared by Exsto Management.



Project	Renewal	Upgrade	New
1 Changerooms	1.1 Refurbishment of existing Kiosk and Male & Female Changerooms. New family change and accessible WC to be added. Addressing of structural issues and creation of a new identity through engaging painted exterior. \$604 000		
2 Shadforth Street Renewal	2.1 Quick wins with painted bitumen surface, addition of planter boxes & boulders acting as a barrier to the road and an identifiable 'tower' acting as a beacon from the highway to the pool entry. \$39 000	2.2 Reclaiming current parking along Shadforth Street as grassed zone with planting of additional trees and pedestrian & bike pathway added. Angled parking reinstated along re-aligned edge to Shadforth Street. \$135 000	
3 Library Bike Path			3.1 Wandering bike path with interactive features suitable for learning to ride in a safe environment. The bike path will circulate through a 'forest' of solar panels (already purchased by council). \$76 000
4 Splash Pool & Learn-to-swim Pool		4.1 Splash pool zone including interactive water play and new shading. Removal of existing pool and shade structure. \$769 000	4.2 In addition to splash pool, the addition of a new Learn-to-swim pool with two depth levels allowing for progressive swimming lessons. Removal of existing pool and shade structure. \$1 300 000
5 Decking			5.1 New raised timber deck with oversized steps for seating & access ramp to be located on current grassed area adjacent to main pool. New Life guard tower to sit on south-west corner. \$233 000
6 Landscaping			6.1 New path and grass mounds to current flat grassed area, providing pool privacy and opportunity for relaxed crowd seating and play. \$88 000
7 The Shed		7.1 Open covered 'shed' structure providing a protected space for community use. Consisting of Steel portal frame on concrete slab with sheet metal roof. \$764 000	7.2 'Shed' structure with infill rooms consisting of; Flexible multi-purpose room, toilets, storage, and bbq area. This will allow for a broad range of community uses. \$2 269 000
8 Library Carpark		8.1 Conversion on existing library carparking into a multipurpose events space consisting of new contemporary paving, new library and precinct signage, security lighting, and external power outlets for food vans and events. \$ 138 000	

Appendix

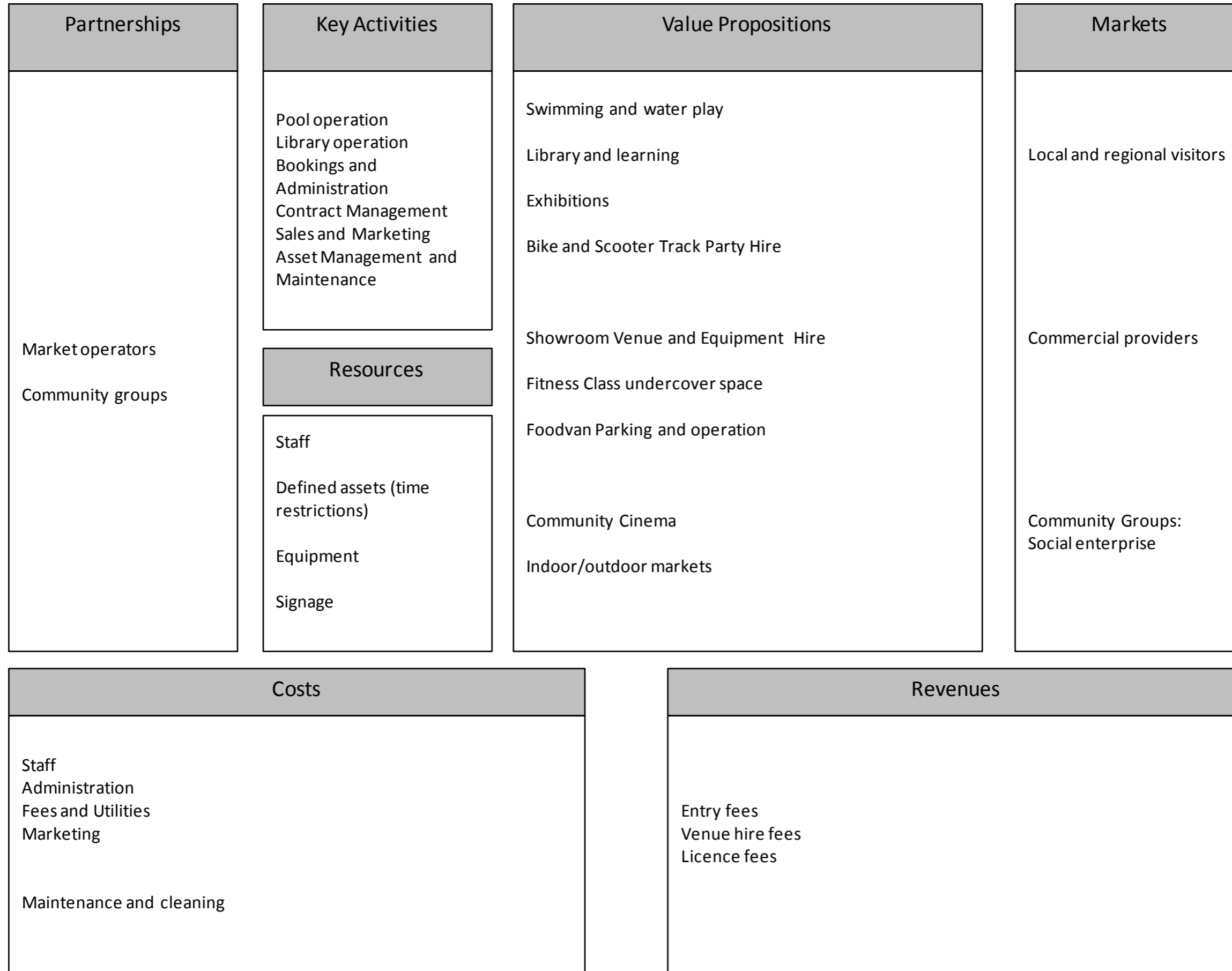
1: Concept & Business model diagrams

2: Changeroom refurbishment documentation

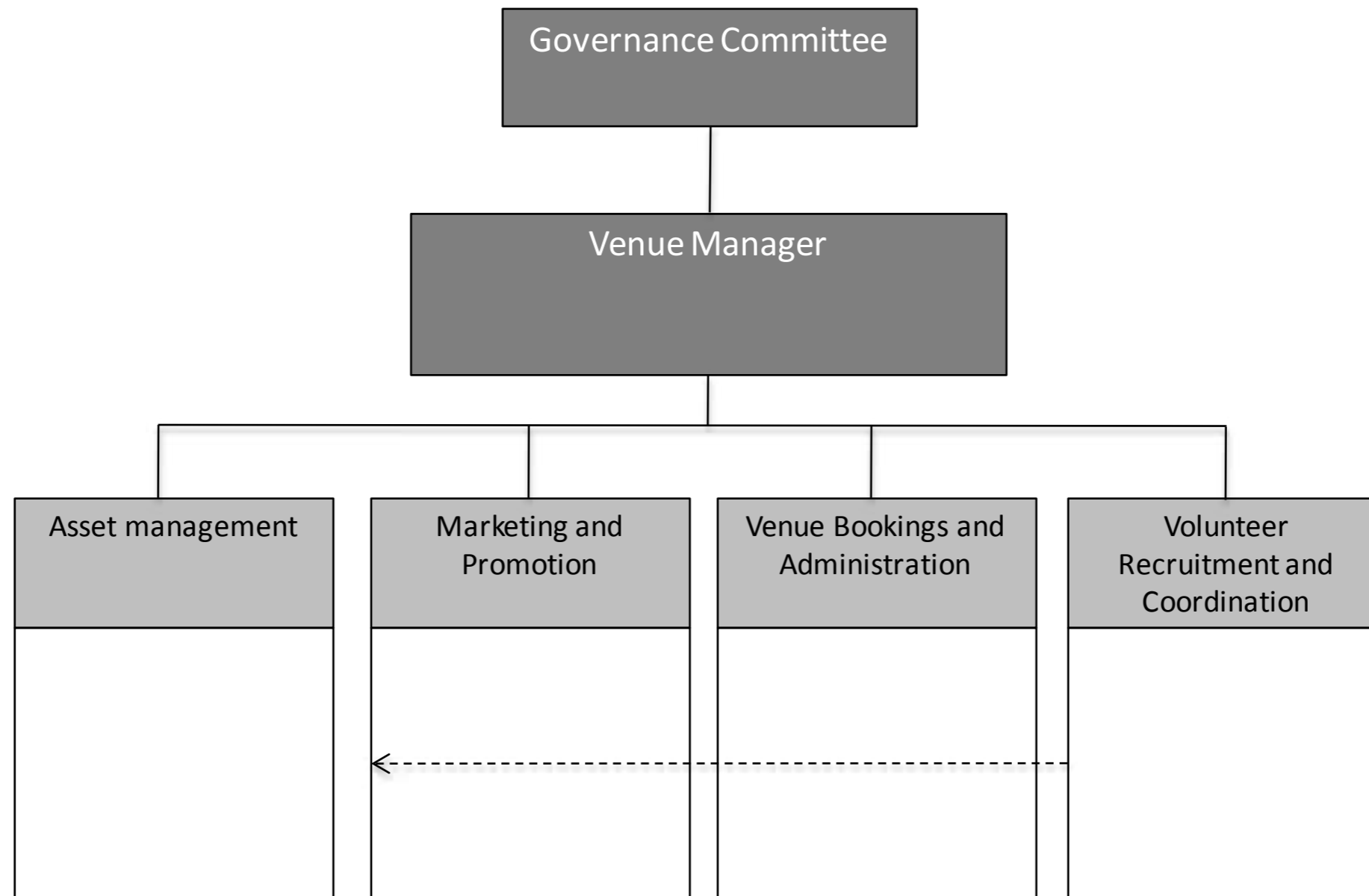
- Architectural tender documentation
- Materials, finishes and fixtures schedule

3: Cost Estimate

Appendix 1: Concept & Business model diagrams



Appendix 1: Concept & Business model diagrams



Appendix 2: Changeroom refurbishment documentation

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING

CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE
PRIOR TO MANUFACTURE & INSTALLATIONALL WORK IN ACCORDANCE WITH
RELEVANT AUSTRALIAN STANDARDSTO BE READ IN CONJUNCTION WITH
ENGINEERS DOCUMENTS**LEGEND****ARCHITECTURAL DRAWINGS**

DWG NUMBER	REV	TITLE	SCALE
A-000	-	COVER PAGE	NTS
A-001	-	PLAN – EXISTING & DEMOLITION	1:200@A3
A-002	-	PLAN – NEW WORK	1:200@A3
A-101	-	PLAN – FEMALE CHANGEROOMS	1:50@A3
A-102	-	PLAN – KIOSK	1:50@A3
A-103	-	PLAN – MALE CHANGEROOMS	1:50@A3
A-104	-	REFLECTED CEILING PLAN – KIOSK	1:50@A3
A-105	-	REFLECTED CEILING PLAN – CHANGEROOMS	1:50@A3
A-201	-	EXTERNAL ELEVATIONS	1:50@A3
A-202	-	EXTERNAL ELEVATIONS	1:50@A3
A-203	-	EXTERNAL ELEVATIONS	1:50@A3
A-204	-	EXTERNAL ELEVATIONS	1:50@A3
A-205	-	KIOSK ELEVATIONS & JOINERY	1:50@A3
A-301	-	INTERNAL ELEVATIONS – FEMALE CHANGEROOMS	1:50@A3
A-302	-	INTERNAL ELEVATIONS – FEMALE CHANGEROOMS	1:50@A3
A-303	-	INTERNAL ELEVATIONS – MALE CHANGEROOMS	1:50@A3
A-304	-	INTERNAL ELEVATIONS – MALE CHANGEROOMS	1:50@A3
A-305	-	FAMILY ACCESSIBLE CHANGEROOM PLANS / ELEVATIONS	1:50@A3

sydney Level 2, 79 Myrtle St
Chippendale 2008
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hobart 181 Elizabeth St
Hobart 7000
Nominated Architect: Scott Balmforth 564
T 03 6234 6372
F 03 6231 4939

TERROIR

Project:
SIR JOHN GORTON PRECINCT.
POOL FACILITIES REFURBISHMENT.

Drawing Description:
COVER PAGE

Drawn by: GP Checked by: SB Scale: NTS

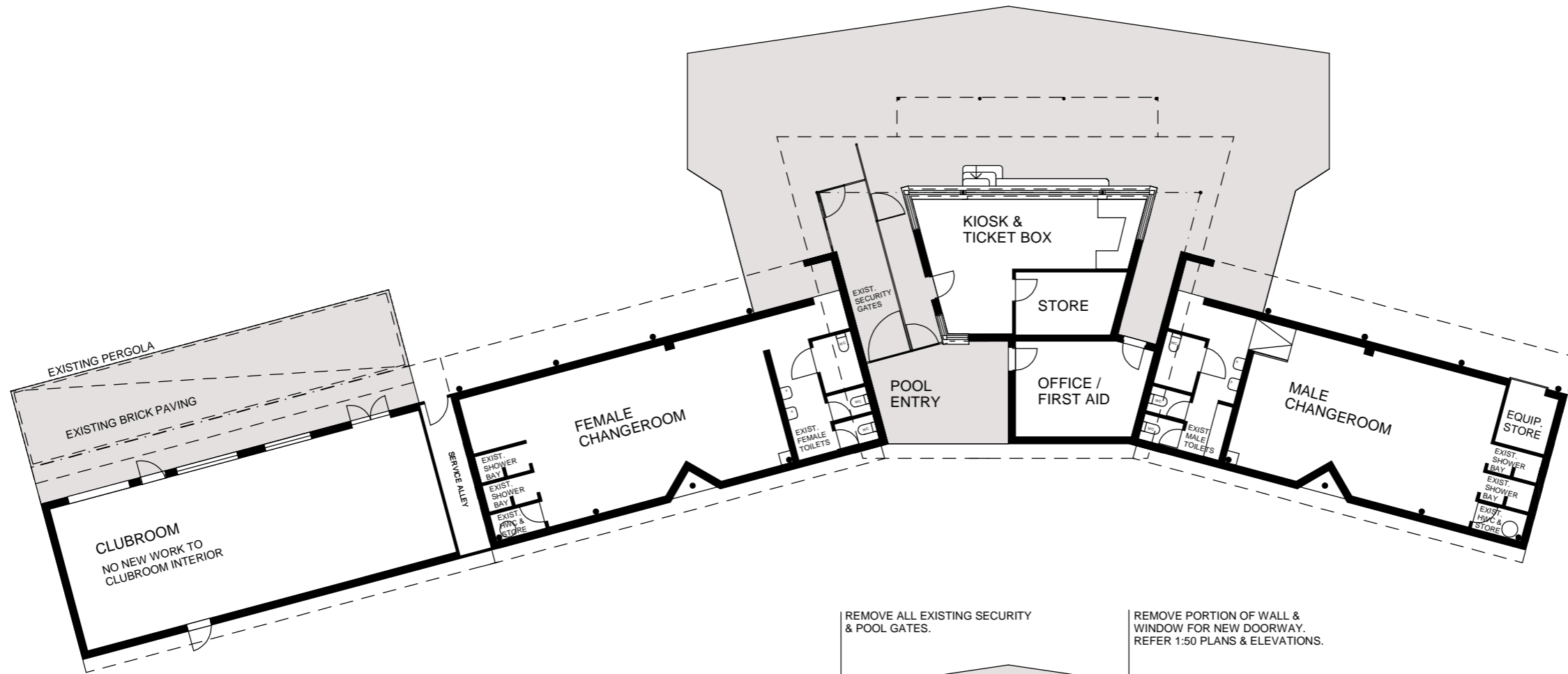
PROJECT NO:	DWG NO:	REV NO:
14314	A-000	

Drawing Status: TENDER DOCUMENTATION

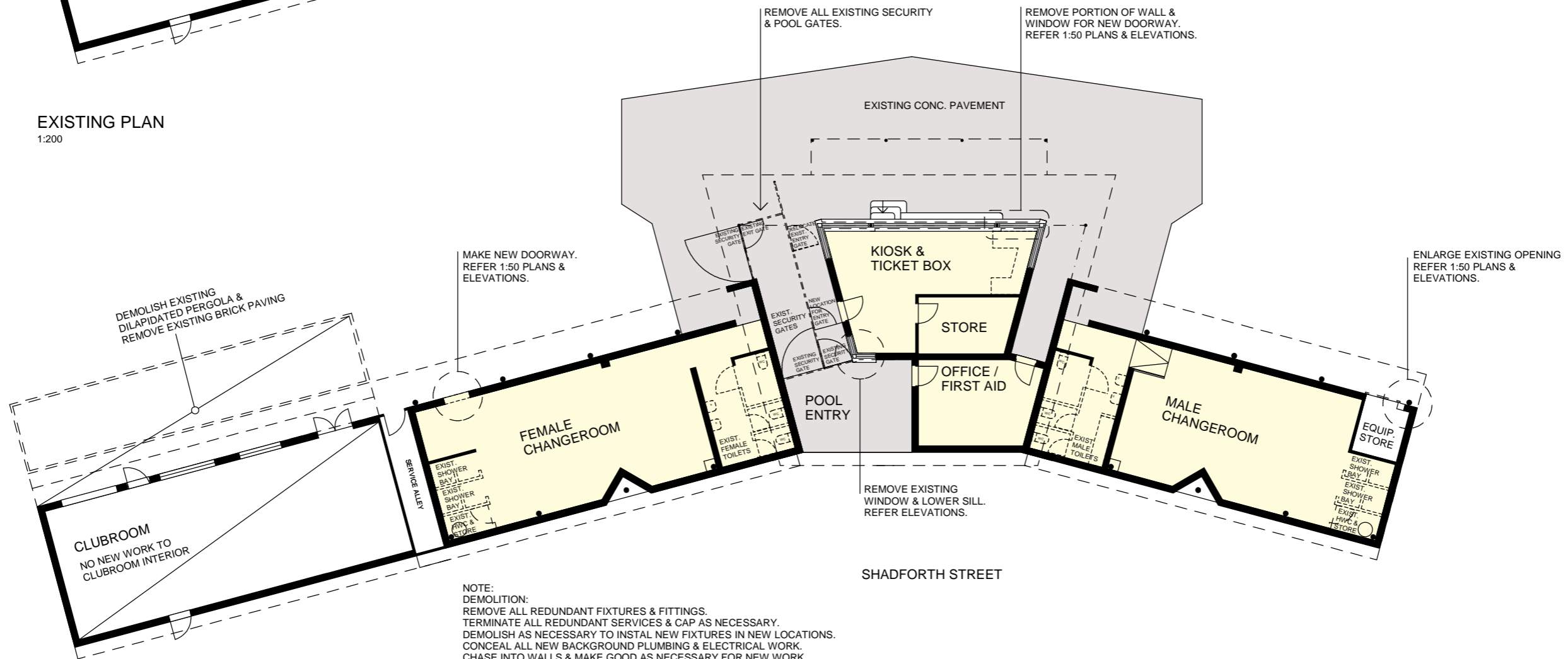
GENERAL NOTES

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LEGEND



EXISTING PLAN
1:200



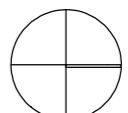
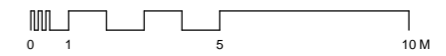
DEMOLITION PLAN
1:200

NOTE:
 DEMOLITION:
 REMOVE ALL REDUNDANT FIXTURES & FITTINGS.
 TERMINATE ALL REDUNDANT SERVICES & CAP AS NECESSARY.
 DEMOLISH AS NECESSARY TO INSTAL NEW FIXTURES IN NEW LOCATIONS.
 CONCEAL ALL NEW BACKGROUND PLUMBING & ELECTRICAL WORK.
 CHASE INTO WALLS & MAKE GOOD AS NECESSARY FOR NEW WORK.

NEW FC SOFFITS & CEILINGS:
 NEW FLUSH JOINTED FC SOFFITS & CEILINGS TO REPLACE EXISTING SOFFITS & CEILINGS TO KIOSK EXTERNAL & INTERNAL AREAS & TO MALE & FEMALE TOILET AREAS.
 REMOVE EXISTING CEILINGS BUT RETAIN EXISTING FRAMING, AUGMENT AS NECESSARY.

MATERIALS CONTAINING ASBESTOS:
 ASSESS ALL WORKS AREAS FOR MATERIALS CONTAINING ASBESTOS.
 MANAGE & OR REMOVE MATERIALS CONTAINING ASBESTOS IN ACCORDANCE WITH STATE OF VICTORIA REQUIREMENTS.

- AFFECTED INTERNAL AREAS
- DEMOLISH WALLS SHOWN DOTTED



sydney Level 2, 79 Myrtle St
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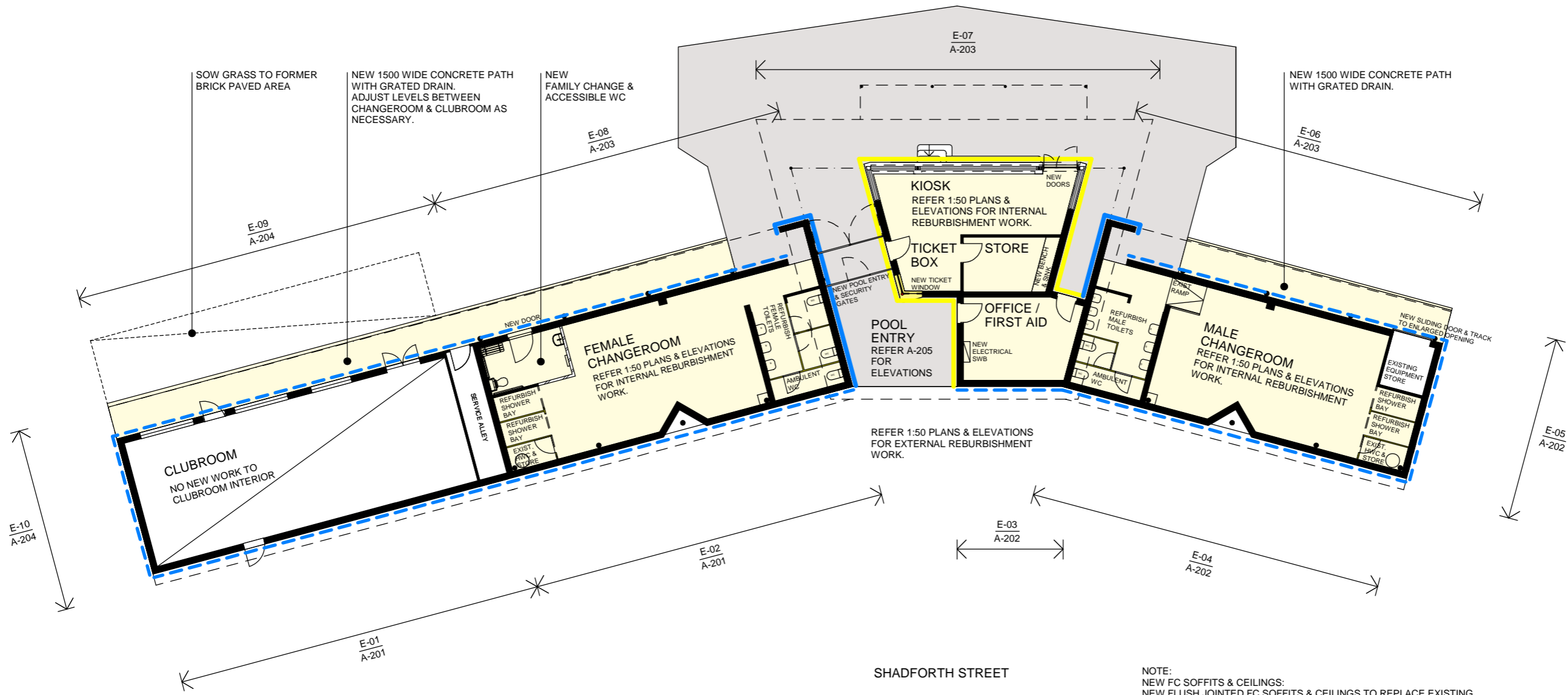
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**EXISTING PLAN
 &
 DEMOLITION PLAN**

Drawn by: GP Checked by: SB Scale: 1:200 @ A3

PROJECT NO: 14314 DWG NO: A-001 REV NO:

Drawing Status: TENDER DOCUMENTATION

GENERAL NOTES
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LEGEND

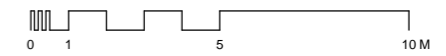


SHADFORTH STREET

NOTE:
 NEW FC SOFFITS & CEILINGS:
 NEW FLUSH JOINTED FC SOFFITS & CEILINGS TO REPLACE EXISTING SOFFITS & CEILINGS TO KIOSK EXTERNAL & INTERNAL AREAS & TO MALE & FEMALE TOILET AREAS.
 REFER REFLECTED CEILING PLANS.

ELECTRICAL SERVICES:
 ALL ELECTRICAL REQUIREMENTS SUCH AS NEW SWB, SECURITY, PA, GPOs, SWITCHES, ETC. TO BE CONFIRMED.

- EXTERNAL PAINTING
 ALSO REFER ELEVATIONS
- 'RAZZLE DAZZLE'
 - 'BLUE'
 - 'YELLOW'



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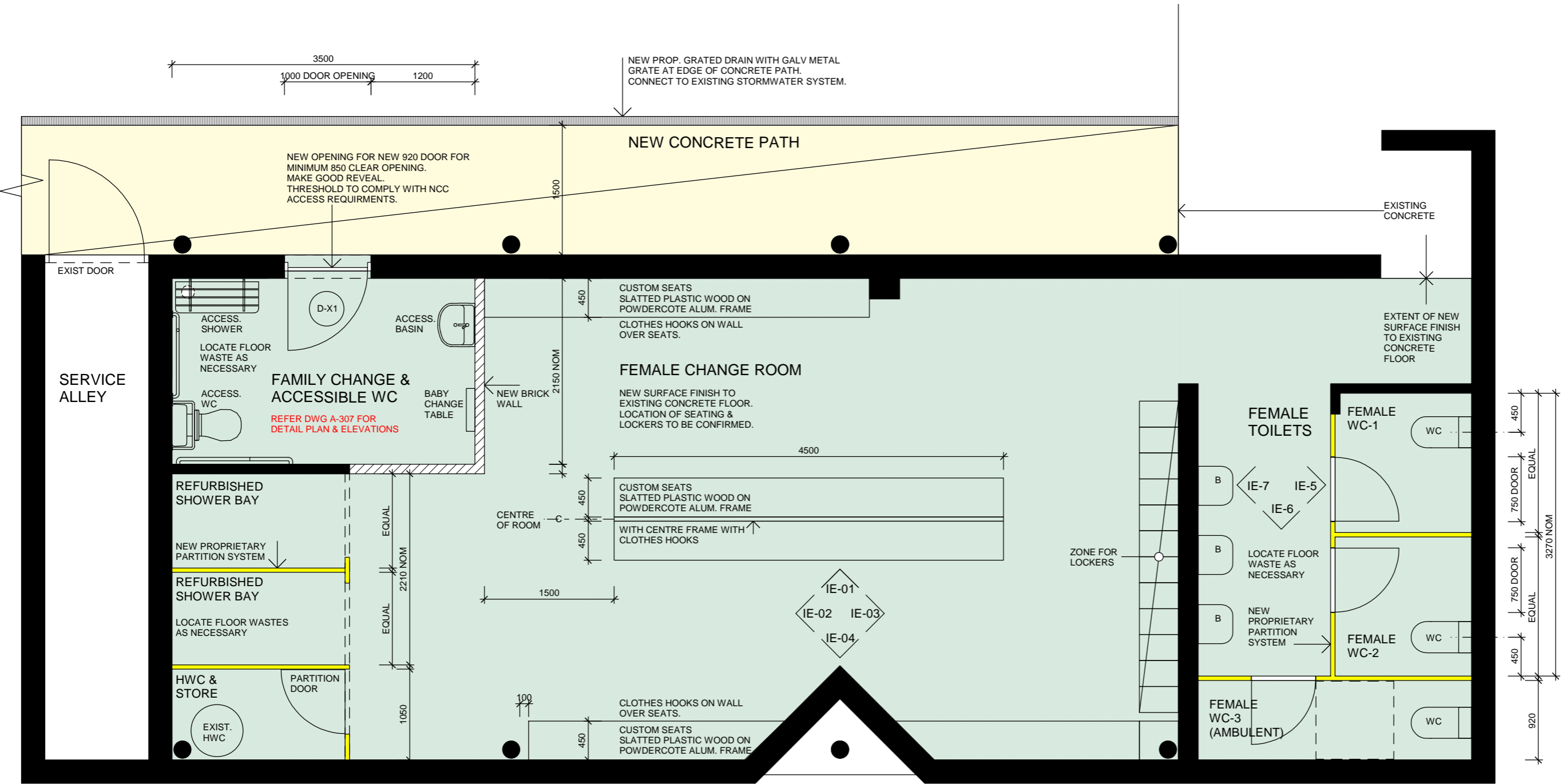
Drawing Description:
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 NEW WORK

Drawn by: GP Checked by: SB Scale: 1:200 @ A3
 PROJECT NO: 14314 DWG NO: A-002 REV NO:
 Drawing Status: TENDER DOCUMENTATION

GENERAL NOTES

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 ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS

LEGEND



3500
 1000 DOOR OPENING 1200

NEW PROP. GRATED DRAIN WITH GALV METAL GRATE AT EDGE OF CONCRETE PATH. CONNECT TO EXISTING STORMWATER SYSTEM.

NEW CONCRETE PATH

NEW OPENING FOR NEW 920 DOOR FOR MINIMUM 850 CLEAR OPENING. MAKE GOOD REVEAL. THRESHOLD TO COMPLY WITH NCC ACCESS REQUIREMENTS.

EXISTING CONCRETE

EXTENT OF NEW SURFACE FINISH TO EXISTING CONCRETE FLOOR

SERVICE ALLEY

FAMILY CHANGE & ACCESSIBLE WC

FEMALE CHANGE ROOM

FEMALE TOILETS

FEMALE WC-1

FEMALE WC-2

FEMALE WC-3 (AMBULENT)

REFURBISHED SHOWER BAY

REFURBISHED SHOWER BAY

HWC & STORE

CUSTOM SEATS SLATTED PLASTIC WOOD ON POWDERCOTE ALUM. FRAME

WITH CENTRE FRAME WITH CLOTHES HOOKS

CLOTHES HOOKS ON WALL OVER SEATS.

CUSTOM SEATS SLATTED PLASTIC WOOD ON POWDERCOTE ALUM. FRAME

ZONE FOR LOCKERS

2050 NOM

900
 1630 NOM (EXISTING WALL)
 750 DOOR 1800
 3160 NOM

450
 750 DOOR EQUAL
 750 DOOR
 750 DOOR EQUAL
 450
 920
 3270 NOM

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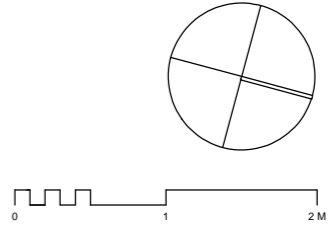
Project:
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Drawing Description:
 PLAN
 FEMALE CHANGEROOM

Drawn by: GP Checked by: SB Scale:1:50@A3

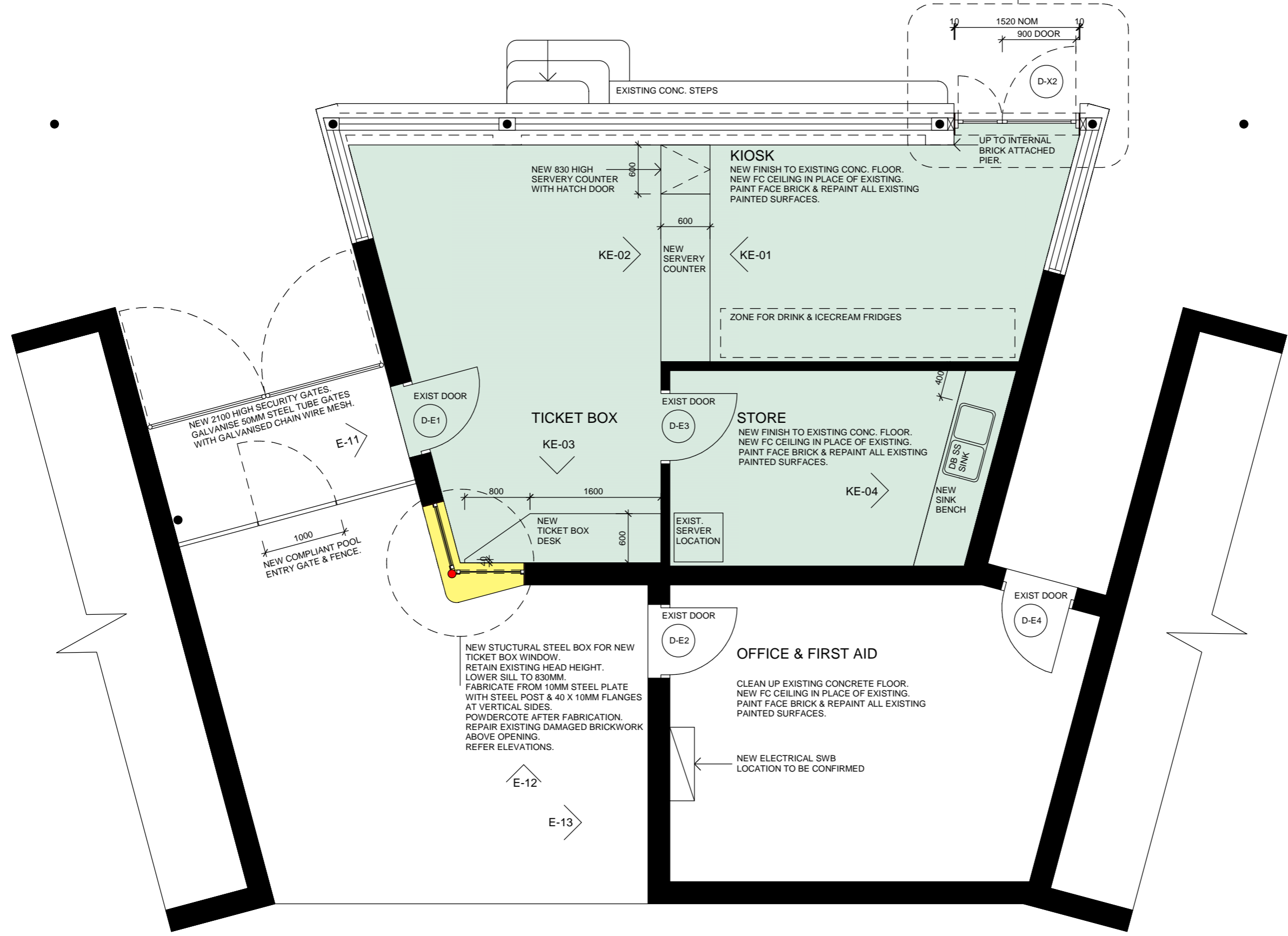
PROJECT NO: 14314 DWG NO: A-101 REV NO:

Drawing Status: TENDER DOCUMENTATION



NEW DOUBLE ENTRY DOORS TO KIOSK.
 MAKE NEW DOORWAY OPENING & MAKE GOOD EXISTING BRICKWORK & WINDOW
 CUT BACK EXISTING WINDOW SILL & MAKE GOOD.
 270 X 10MM POWDERCOTE STEEL PLATE DOOR FRAME.
 DOOR & THRESHOLD TO COMPLY WITH NCC ACCESS REQUIREMENTS.

GENERAL NOTES
 DO NOT SCALE FROM THIS DRAWING
 CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION, MANUFACTURE & INSTALLATION
 ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS
LEGEND



NOTE:
 ALL ELECTRICAL REQUIREMENTS SUCH AS NEW SWB, SECURITY, PA, GPOs, SWITCHES, ETC. TO BE CONFIRMED.

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 F 02 9279 2227

hobart 181 Elizabeth St
 Hobart 7000
 Nominated Architect: Scott Balmforth 564
 T 03 6234 6372
 F 03 6231 4839

TERROIR

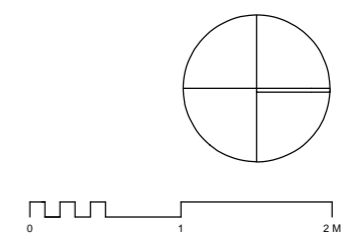
Project:
 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

Drawing Description:
 PLAN
 KIOSK

Drawn by: GP Checked by: SB Scale: 1:50 @ A3

PROJECT NO: 14314 DWG NO: A-102 REV NO:

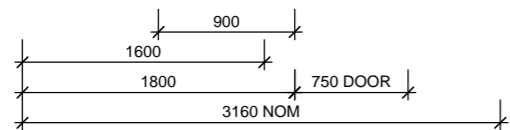
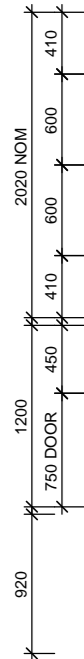
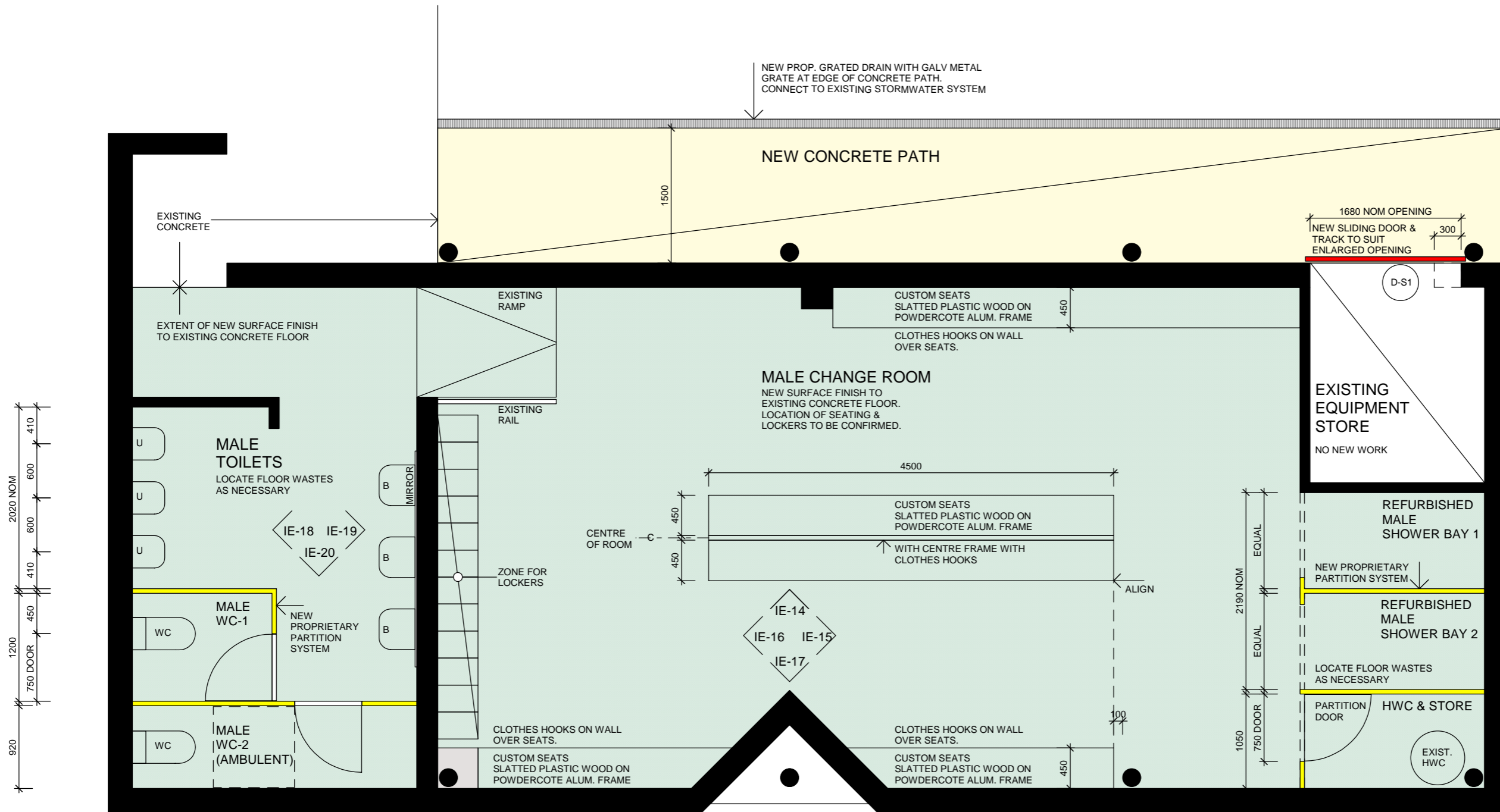
Drawing Status: TENDER DOCUMENTATION



GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING
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LEGEND



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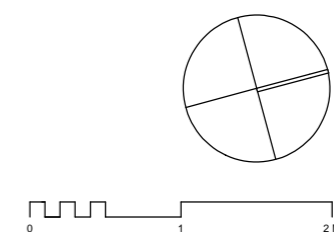
Project:
 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

Drawing Description:
 PLAN
 MALE CHANGEROOM

Drawn by: GP Checked by: SB Scale: 1:50@A3

PROJECT NO: 14314 DWG NO: A-103 REV NO:

Drawing Status: TENDER DOCUMENTATION





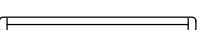
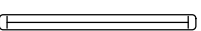
GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING
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 ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS

LEGEND

NOTE:
 PROVIDE EXIT SIGNAGE AS REQUIRED TO APPROVAL

LEGEND

-  NEW LED LUMINAIRE CIRCULAR SURFACE MOUNT - INTERNAL
-  NEW LED LUMINAIRE CIRCULAR SURFACE MOUNT - EXTERNAL WEATHER PROOF & VANDAL PROOF
-  NEW LED TUBE STRIP LUMINAIRE SURFACE MOUNT - INTERNAL
-  NEW LED TUBE STRIP LUMINAIRE SURFACE MOUNT - EXTERNAL WEATHER PROOF & VANDAL PROOF

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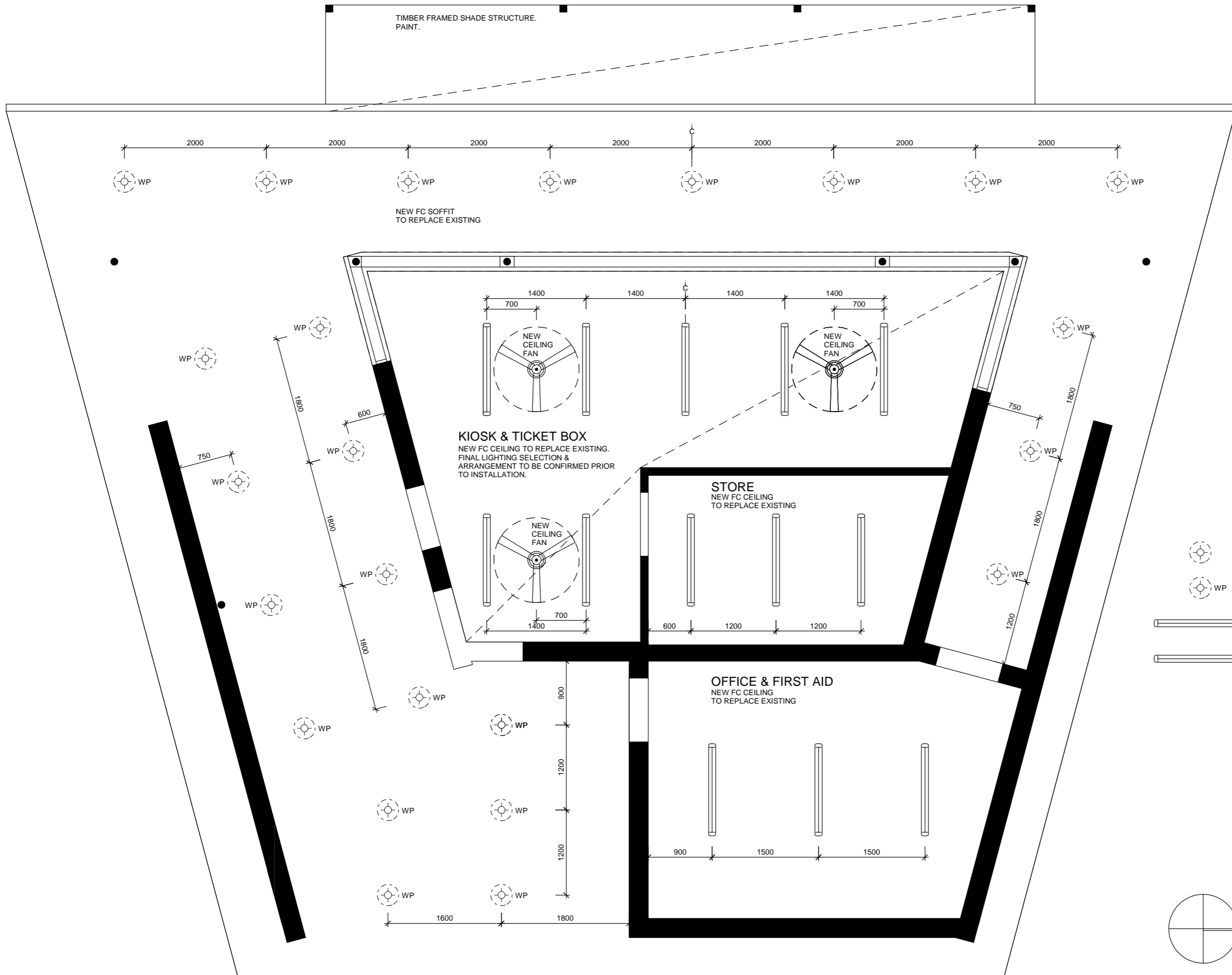
Project:
 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

Drawing Description:
 REFLECTED CEILING PLAN
 KIOSK

Drawn by: GP Checked by: SB Scale: 1:50 @ A3

PROJECT NO: 14314 DWG NO: A-104 REV NO:

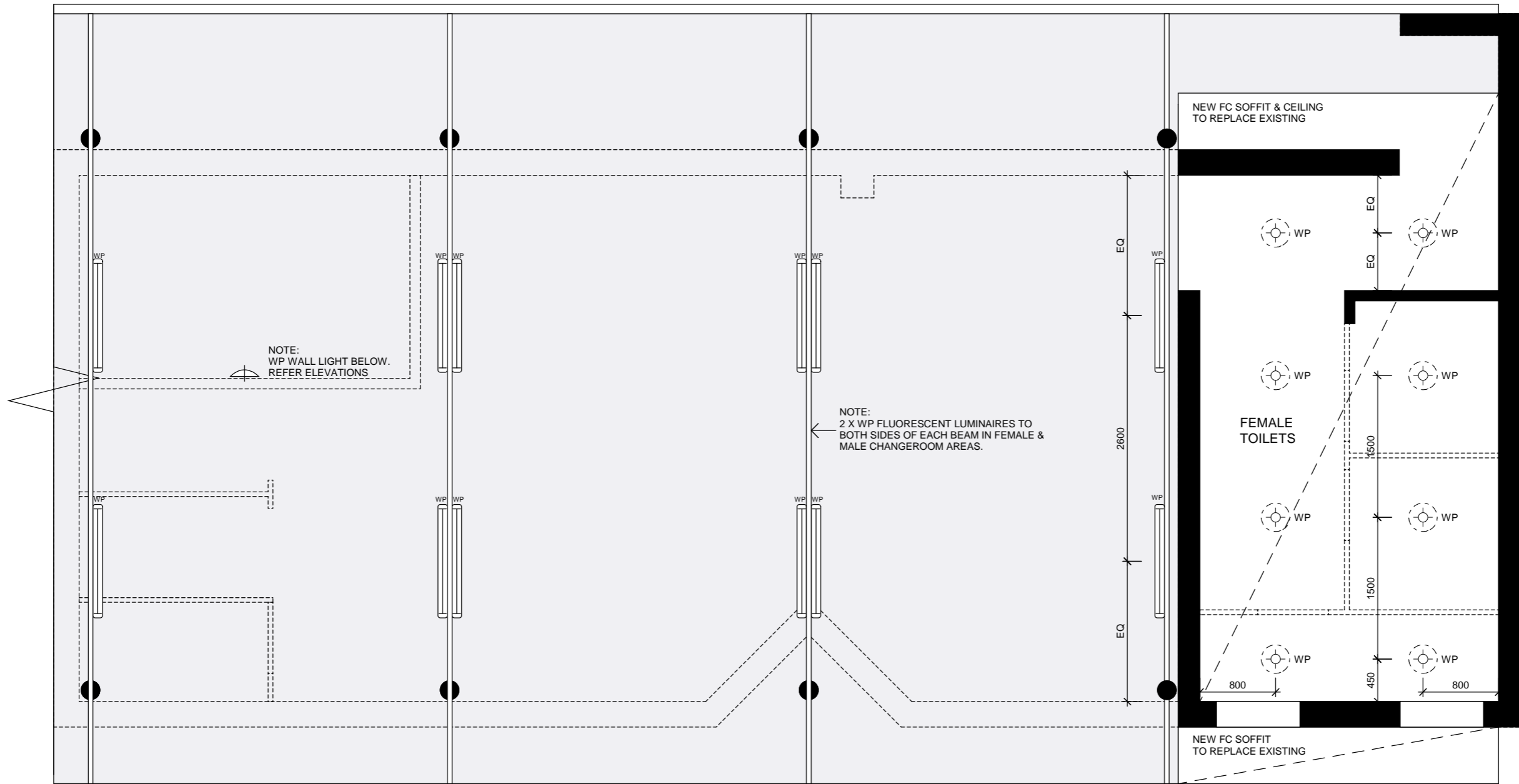
Drawing Status: TENDER DOCUMENTATION



GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING
 CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION, MANUFACTURE & INSTALLATION
 ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
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LEGEND

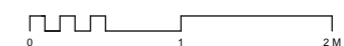
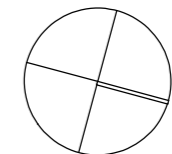


**REFLECTED CEILING PLAN
 FEMALE CHANGEROOM & TOILETS**

SIMILAR TO
 MALE CHANGEROOM & TOILETS (MIRROR)

LEGEND

-  NEW LED LUMINAIRE
 CIRCULAR SURFACE MOUNT - EXTERNAL
 WEATHER PROOF & VANDAL PROOF
-  NEW LED TUBE STRIP LUMINAIRE
 SURFACE MOUNT - EXTERNAL
 WEATHER PROOF & VANDAL PROOF



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Project:
 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

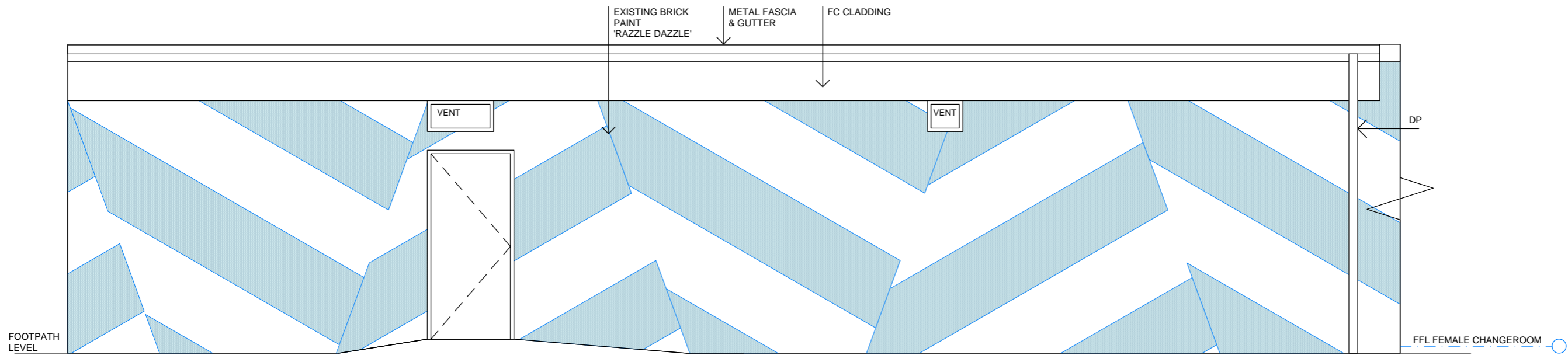
Drawing Description:
 REFLECTED CEILING PLAN
 FEMALE & MALE CHANGEROOMS

Drawn by: GP Checked by: SB Scale: 1:50 @ A3
 PROJECT NO: 14314 DWG NO: A-105 REV NO:
 Drawing Status: TENDER DOCUMENTATION

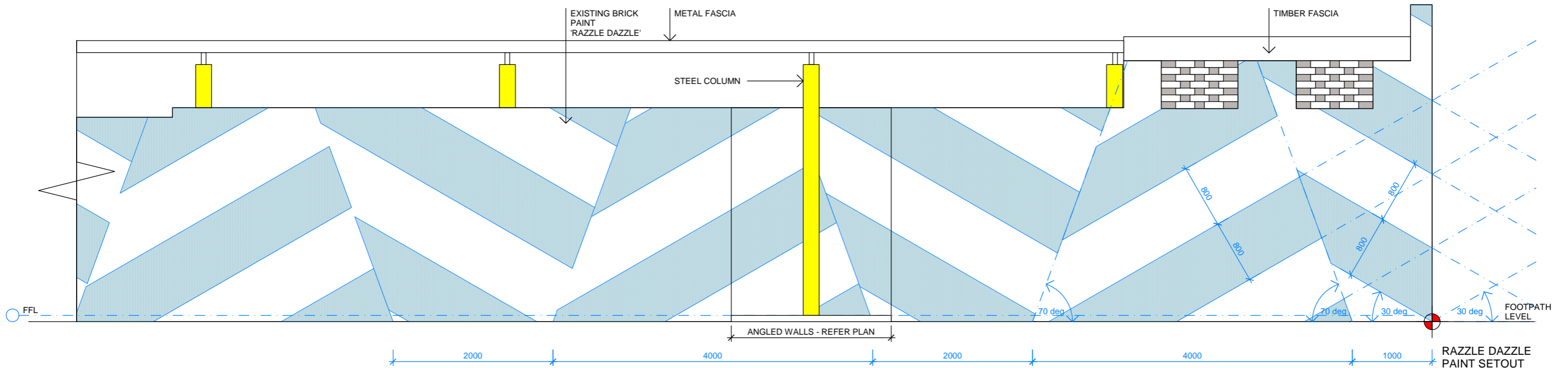
GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING
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LEGEND



E-01 _ CLUBROOM



E-02 _ FEMALE CHANGEROOM

NOTE:
 'RAZZLE DAZZLE' PAINT TO EXTERNAL ELEVATIONS OF POOL FACILITY BUILDINGS.
 OTHER WALL COLOURS AS INDICATED ON ELEVATIONS.
 ALSO REFER 1:200 PLAN.
 INTENDED SET-OUT AS SHOWN.

APPLY ANTI-GRAFFITI PROTECTION TO ALL EXTERNAL PAINTED SURFACES.

ALL OTHER EXTERNAL PAINTED SURFACES TO BE PAINTED WHITE UNLESS OTHERWISE NOTED - INCLUDING FASCIAS, STEELWORK, CLADDING, WINDOW FRAMES ETC.

ALL PAINTING, COLOURS & SET-OUT TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS.

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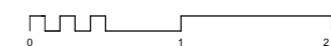
Project:
 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

Drawing Description:
 EXTERNAL ELEVATIONS

Drawn by: GP Checked by: SB Scale:1:50@A3

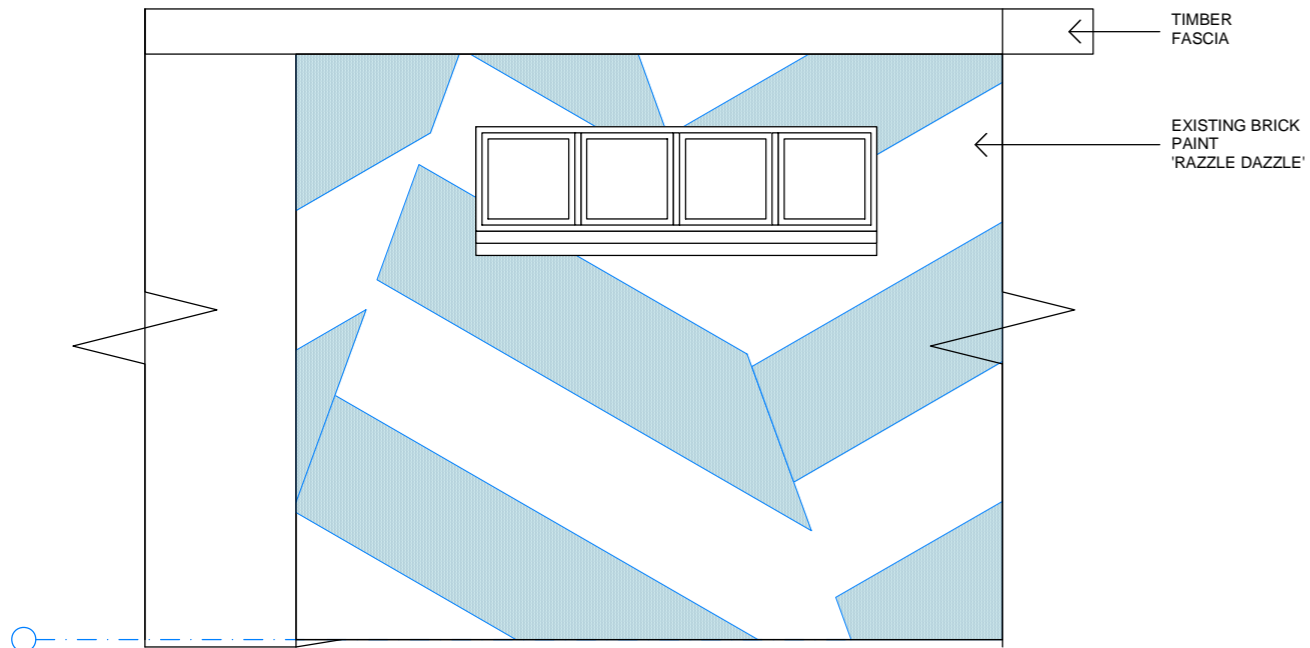
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Drawing Status: TENDER DOCUMENTATION

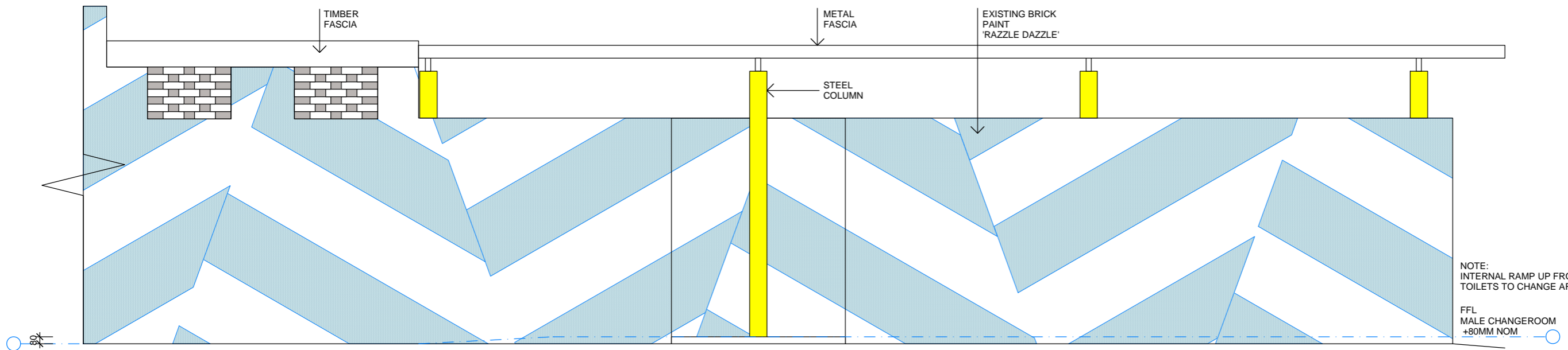


GENERAL NOTES

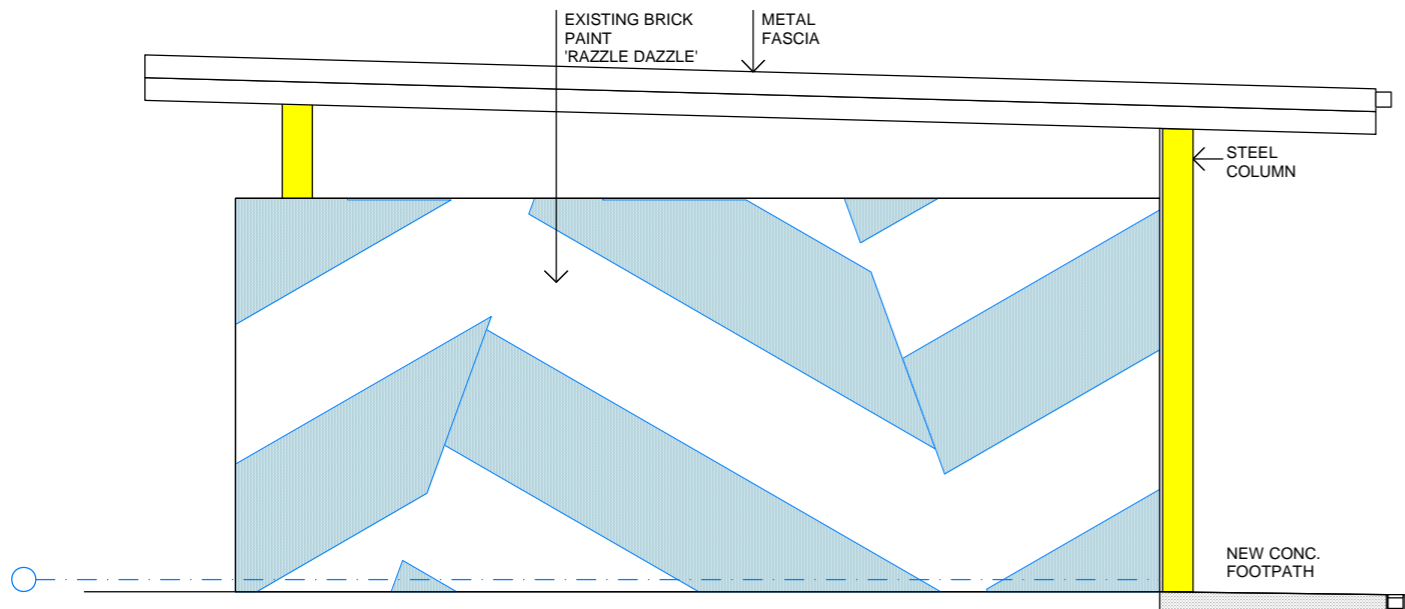
DO NOT SCALE FROM THIS DRAWING
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LEGEND



E-03 _ KIOSK



E-04 _ MALE CHANGEROOM



E-05 _ MALE CHANGEROOMS

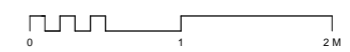
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 hobart 181 Elizabeth St
 Hobart 7000
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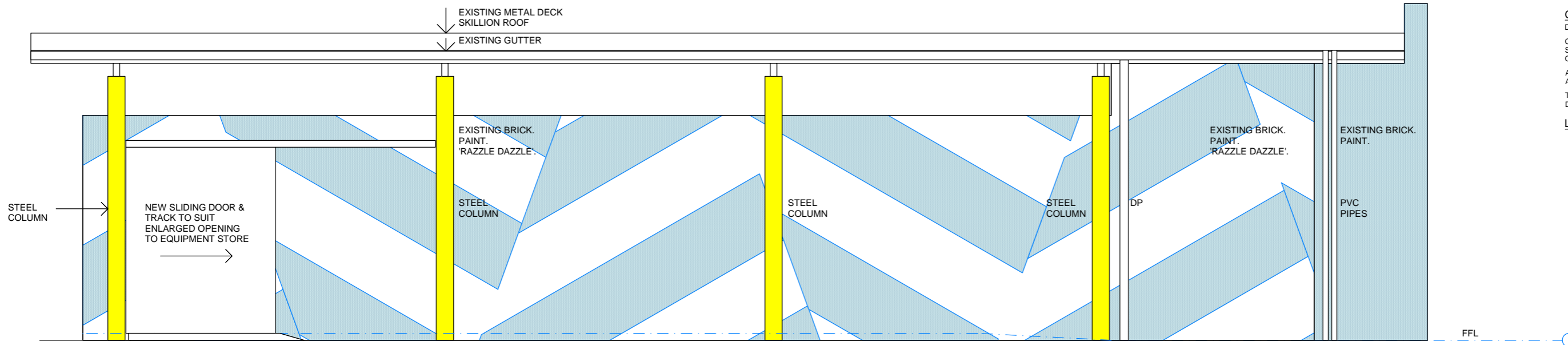
TERROIR

Project:
 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

Drawing Description:
 EXTERNAL ELEVATIONS

Drawn by: GP Checked by: SB Scale: 1:50 @ A3
 PROJECT NO: 14314 DWG NO: A-202 REV NO:
 Drawing Status: TENDER DOCUMENTATION

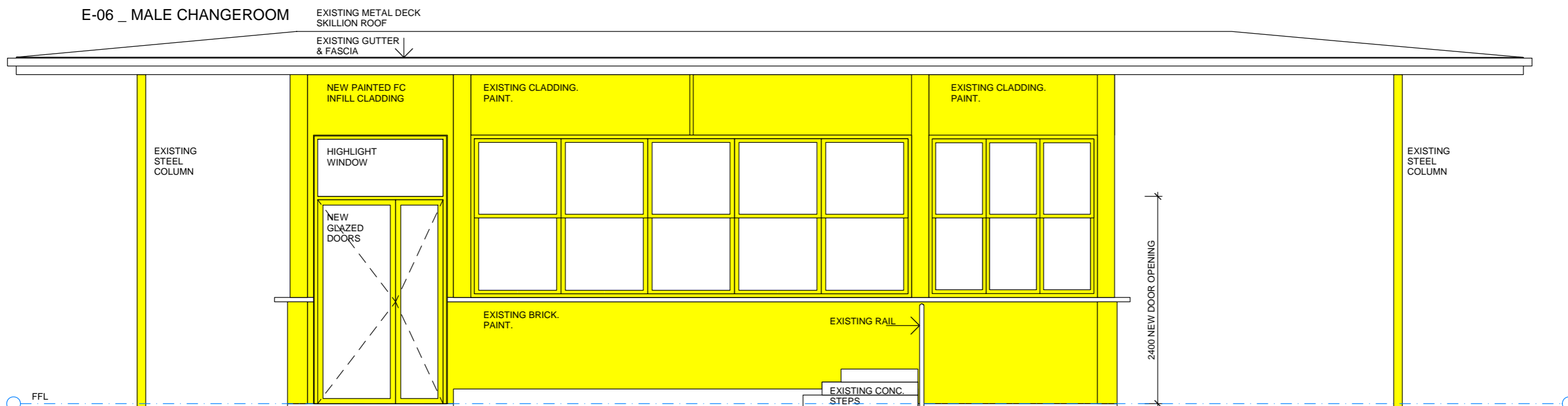




GENERAL NOTES
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LEGEND

E-06 _ MALE CHANGEROOM

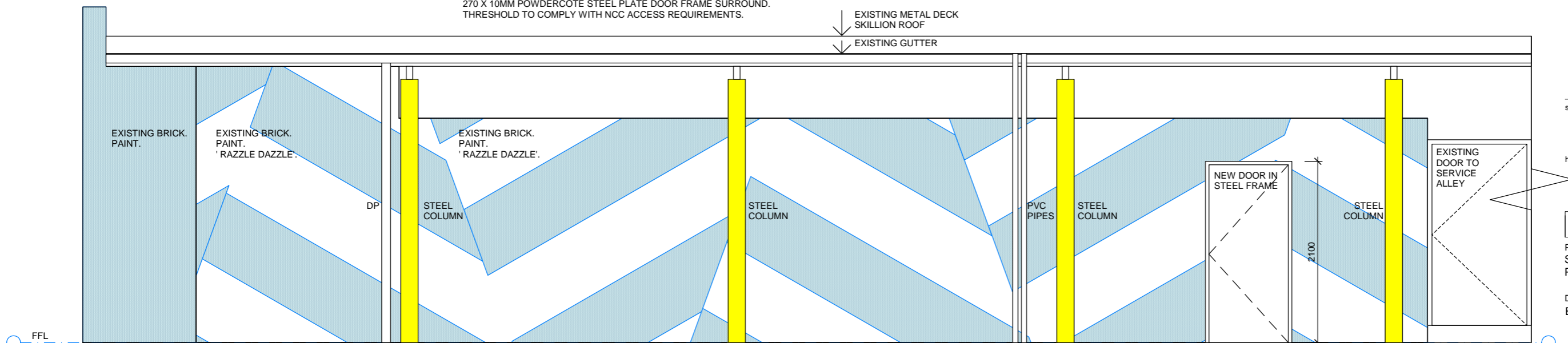


E-07 _ KIOSK

1520 NOM

NEW POWDERCOTE ALUMINIUM DOUBLE GLAZED ENTRY DOORS & HIGHLIGHT WINDOW TO KIOSK. MAKE NEW DOORWAY OPENING & MAKE GOOD EXISTING BRICKWORK & WINDOW FRAMING. CUT BACK EXISTING WINDOW SILL & MAKE GOOD. 270 X 10MM POWDERCOTE STEEL PLATE DOOR FRAME SURROUND. THRESHOLD TO COMPLY WITH NCC ACCESS REQUIREMENTS.

NOTE: EXISTING TIMBER FRAMED ACRYLIC SHADING STRUCTURE NOT SHOWN FOR CLARITY. PAINT TO MATCH KIOSK.



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 Nominated Architect: Scott Balmforth 564
 T 03 6234 6372
 F 03 6231 4839

TERROIR

Project:
**SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.**

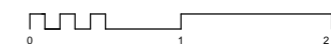
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PROJECT NO: 14314 DWG NO: A-203 REV NO:

Drawing Status: TENDER DOCUMENTATION

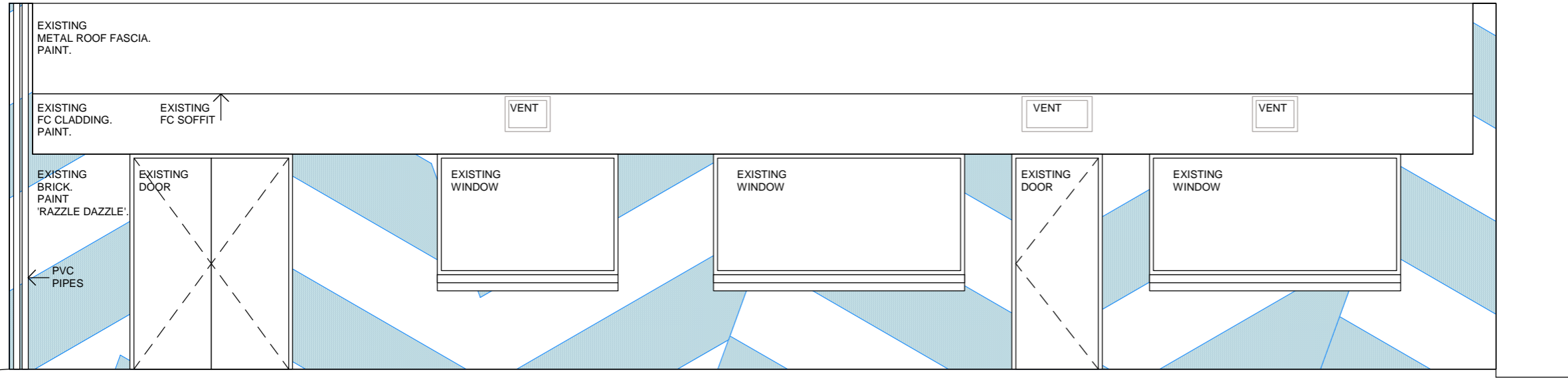
E-08 _ FEMALE CHANGEROOMS



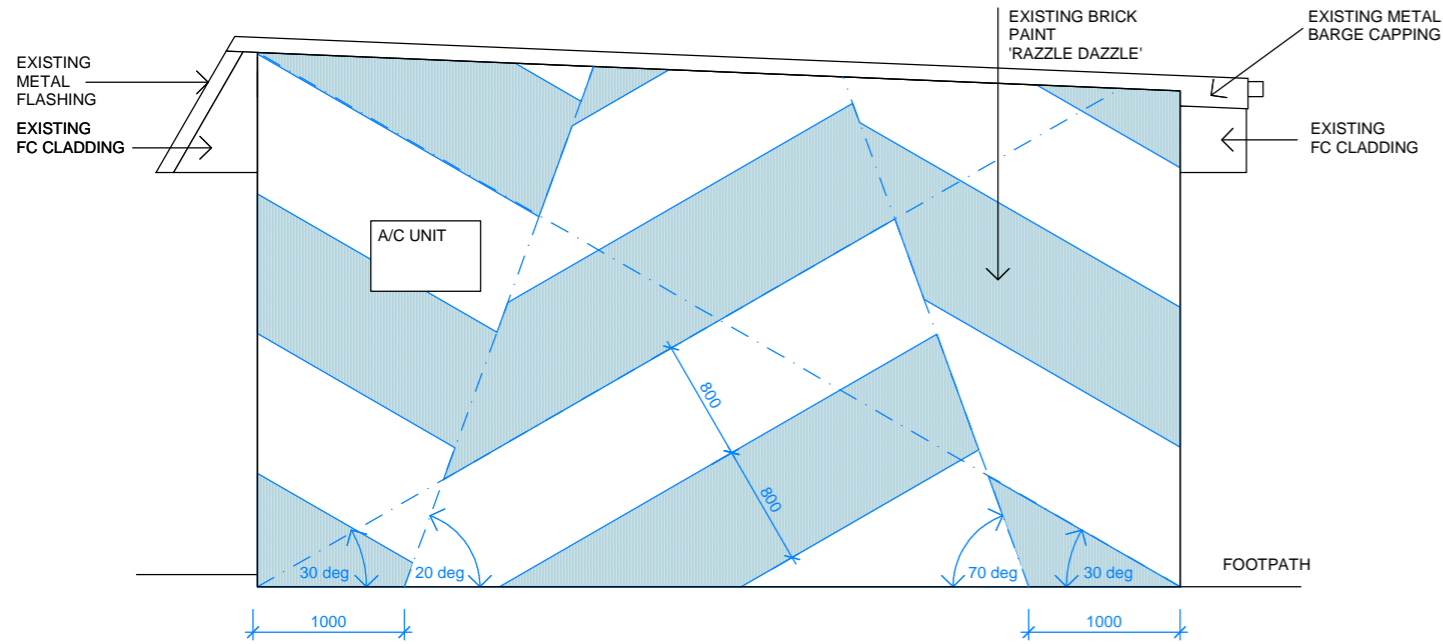
GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING
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LEGEND



E-09 _ CLUBROOMS



E-10 _ CLUBROOMS - END ELEVATION

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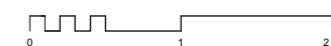
hobart 181 Elizabeth St
 Hobart 7000
 Nominated Architect: Scott Balmforth 564
 T 03 6234 6372
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TERROIR

Project:
 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

Drawing Description:
 EXTERNAL ELEVATIONS

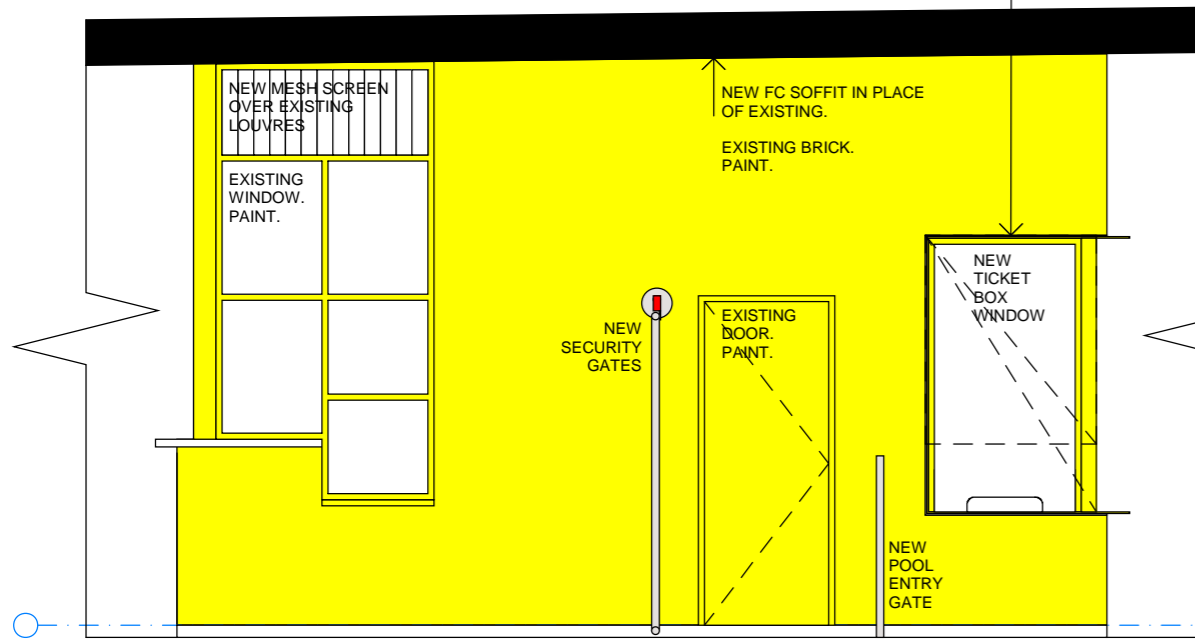
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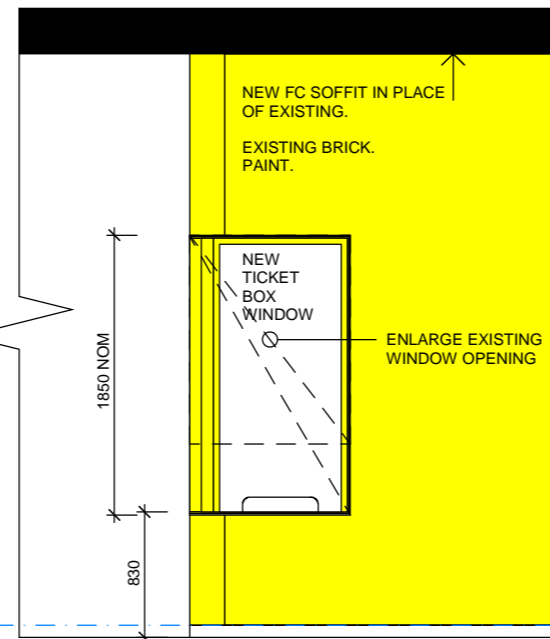
NEW STRUCTURAL STEEL BOX FOR NEW TICKET BOX WINDOW.
 RETAIN EXISTING HEAD HEIGHT.
 LOWER SILL TO 830MM.
 FABRICATE FROM 10MM STEEL PLATE WITH STEEL POST & 40 X 10MM
 FLANGES AT VERTICAL SIDES & TOP EXCEPT AT BOTTOM OF TICKET
 WINDOW.
 POWDERCOTE AFTER FABRICATION.
 REPAIR EXISTING DAMAGED BRICKWORK ABOVE OPENING.
 REFER ELEVATIONS.
 NOTE:
 CONFIRM STRUCTURAL SIZING & FIXING WITH STRUCTURAL ENGINEER.

GENERAL NOTES
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 CONSTRUCTION, MANUFACTURE & INSTALLATION
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 DOCUMENTS

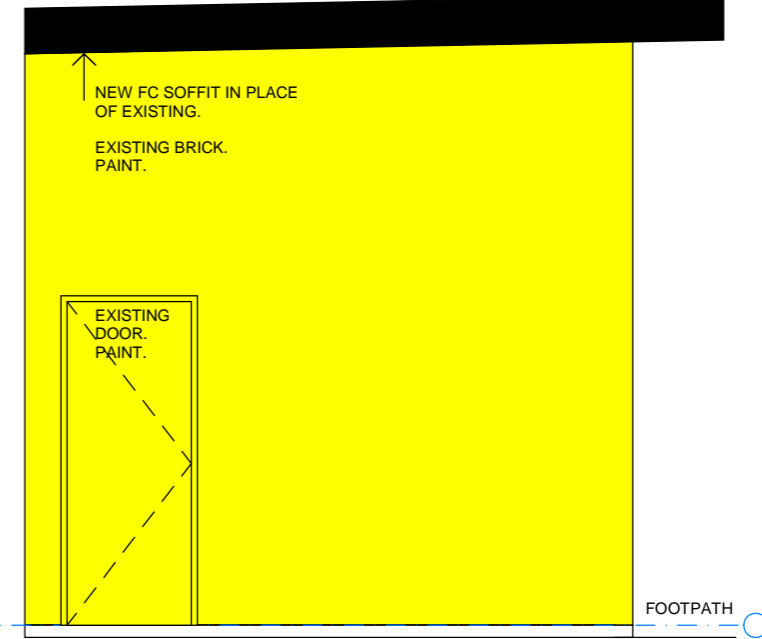
LEGEND



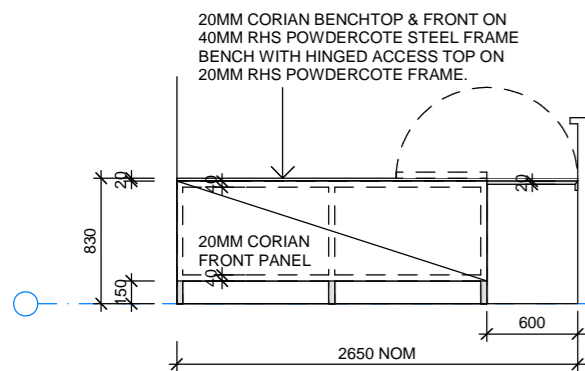
E-11



E-12

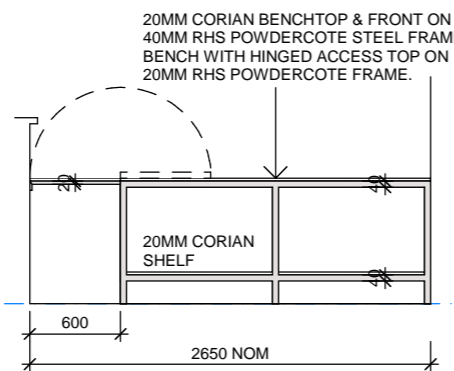


ELEVATION E-13 (ENTRY CORRIDOR)

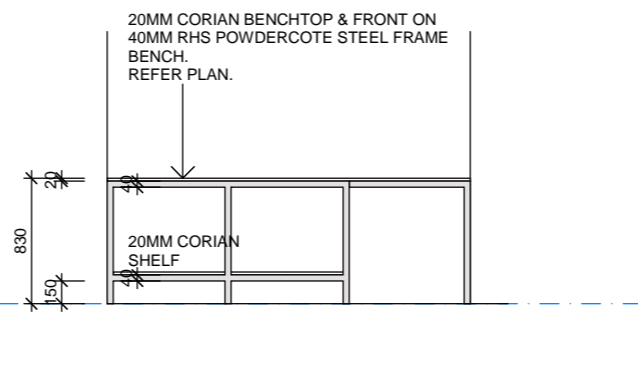


KE-01
KIOSK COUNTER

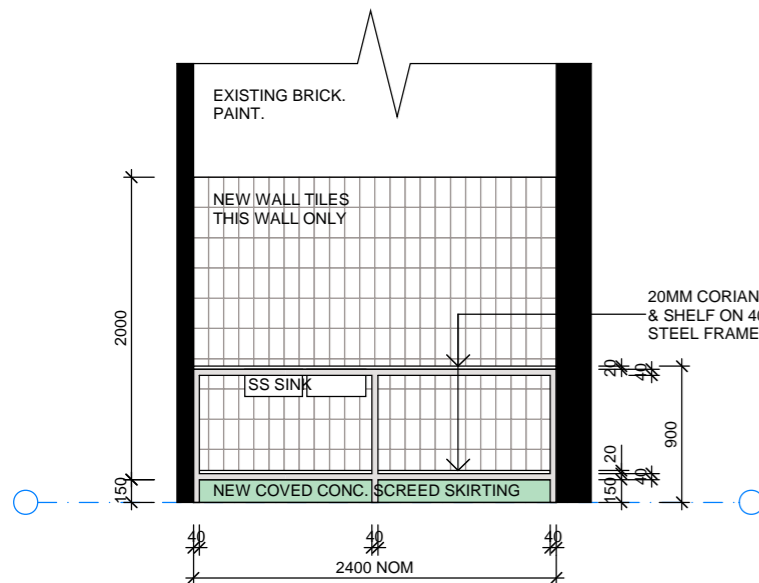
NOTE:
CONCEAL FIXINGS OF CORIAN



KE-02
KIOSK COUNTER

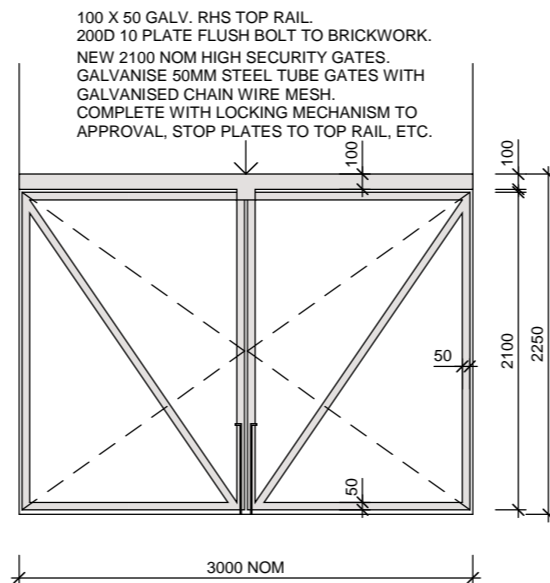


KE-03
KIOSK TICKET BOX DESK



KE-04
STORE SINK BENCH

NOTE:
CONCEAL FIXINGS OF CORIAN



SECURITY GATES

NOTE:
CONFIRM STRUCTURAL SIZING & FIXING
WITH STRUCTURAL ENGINEER.

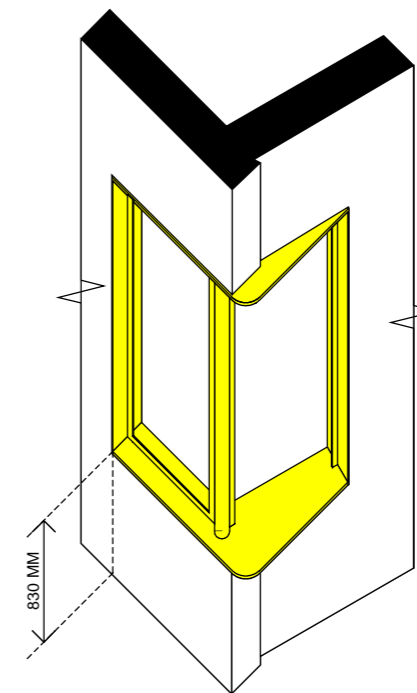


DIAGRAM OF TICKET BOX WINDOW

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Nominated Architect: Scott Balmforth 564
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TERROIR

Project:
SIR JOHN GORTON PRECINCT.
POOL FACILITIES REFURBISHMENT.

Drawing Description:
KIOSK ELEVATIONS & JOINERY

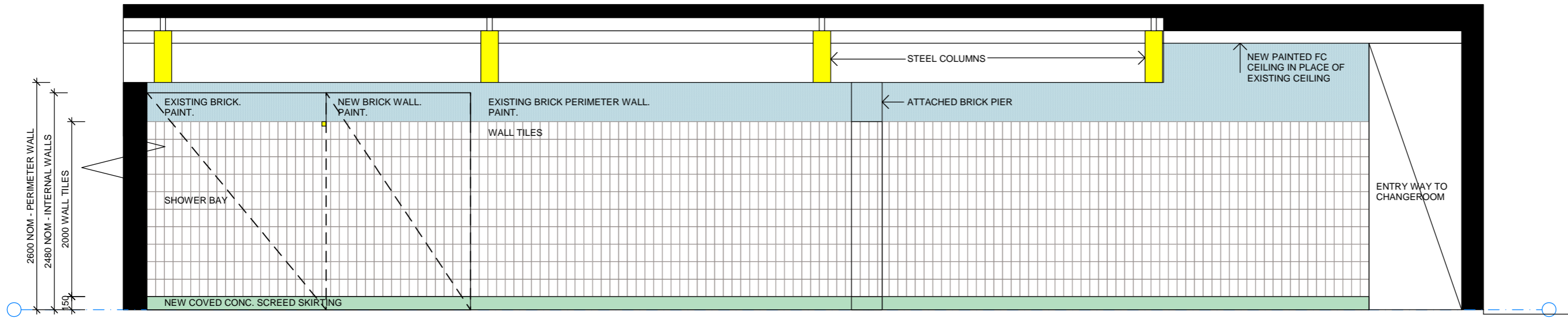
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 Drawing Status: TENDER DOCUMENTATION



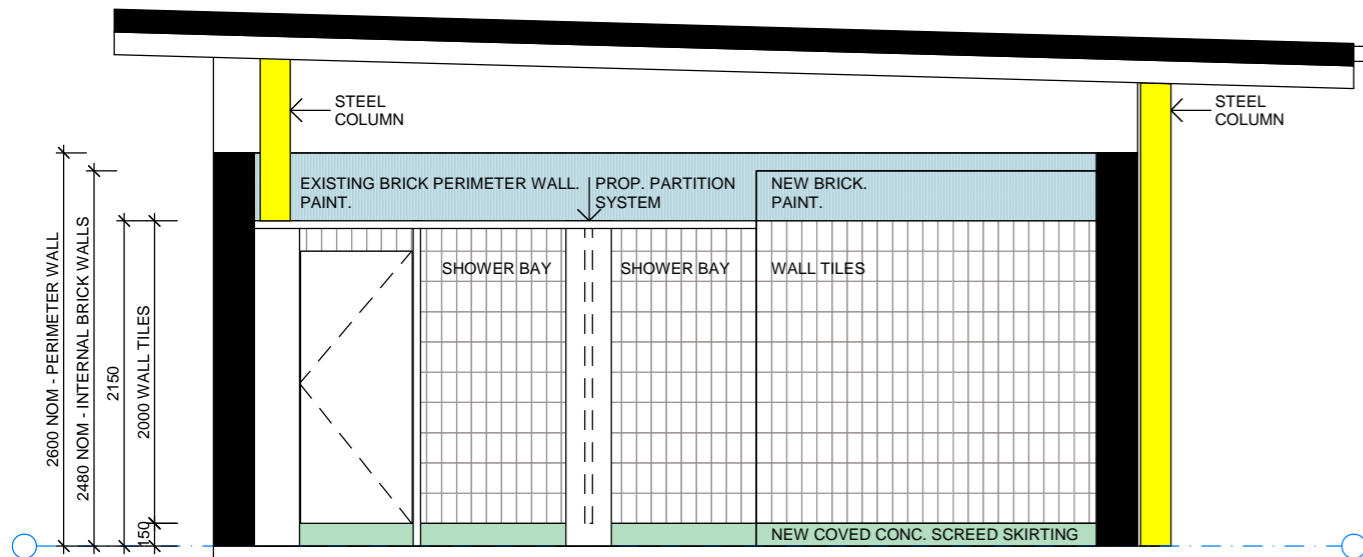
GENERAL NOTES

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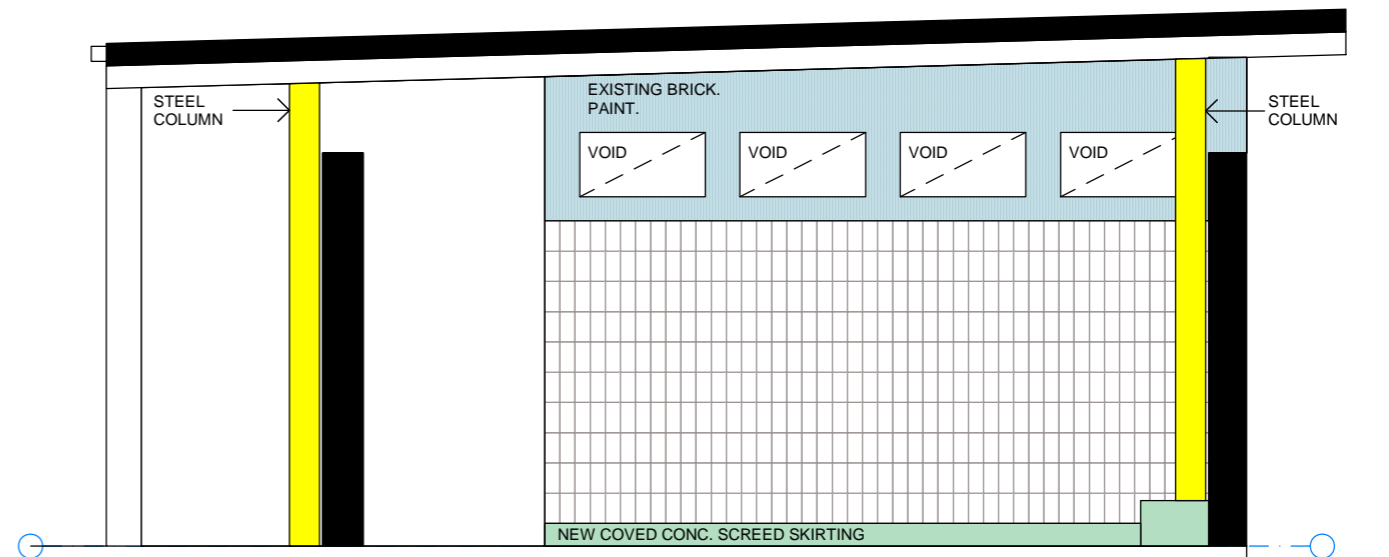
LEGEND



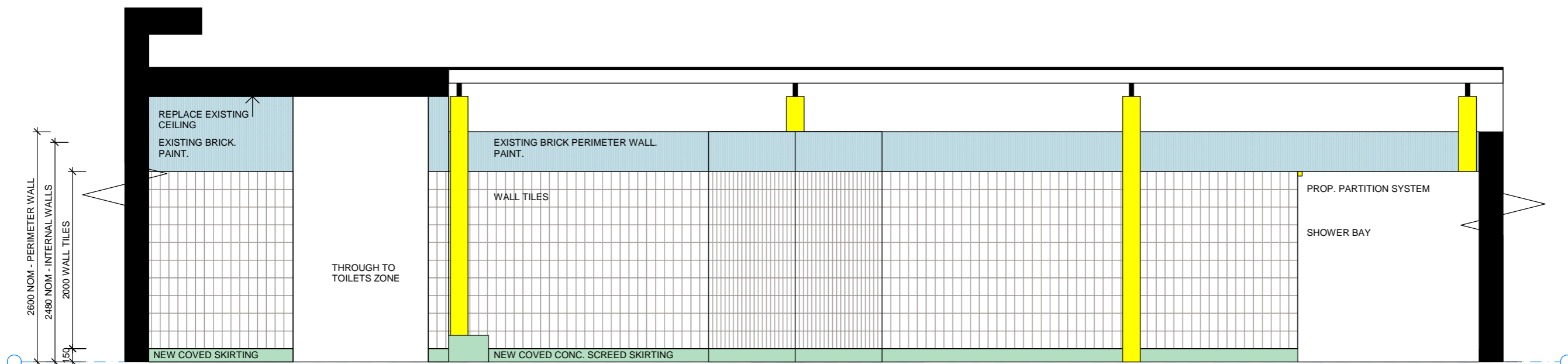
IE-01 _ FEMALE CHANGEROOM



IE -02



IE-03



IE-04

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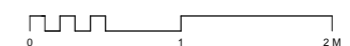
hobart 181 Elizabeth St
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 Nominated Architect: Scott Balmforth 564
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TERROIR

Project:
 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

Drawing Description:
 INTERNAL ELEVATIONS
 FEMALE CHANGEROOM

Drawn by: GP Checked by: SB Scale: 1:50 @ A3
 PROJECT NO: 14314 DWG NO: A-301 REV NO:
 Drawing Status: TENDER DOCUMENTATION

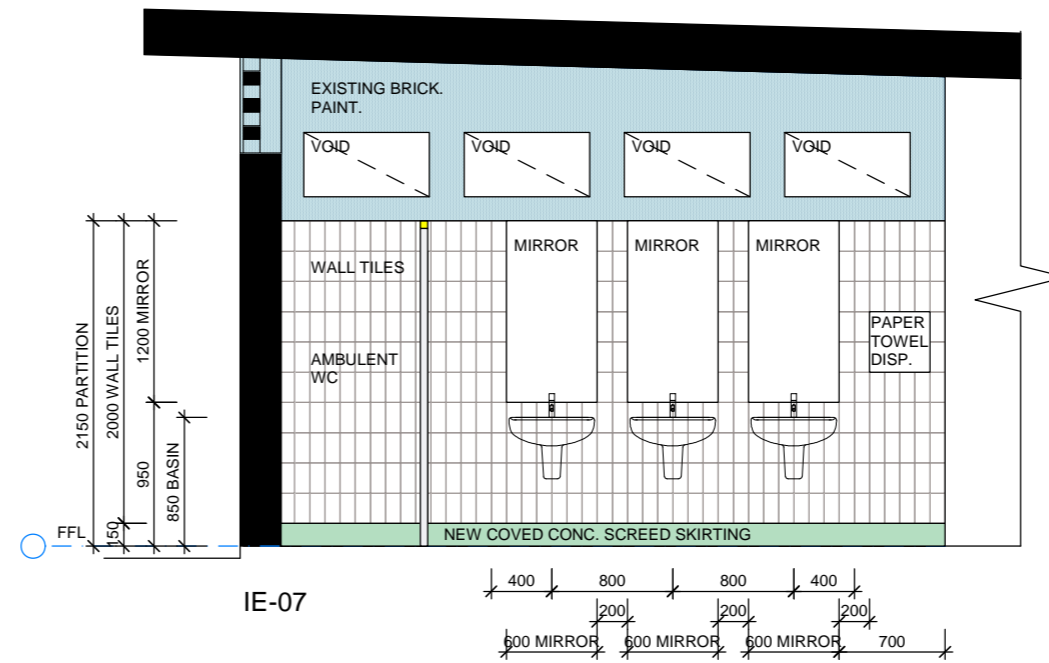
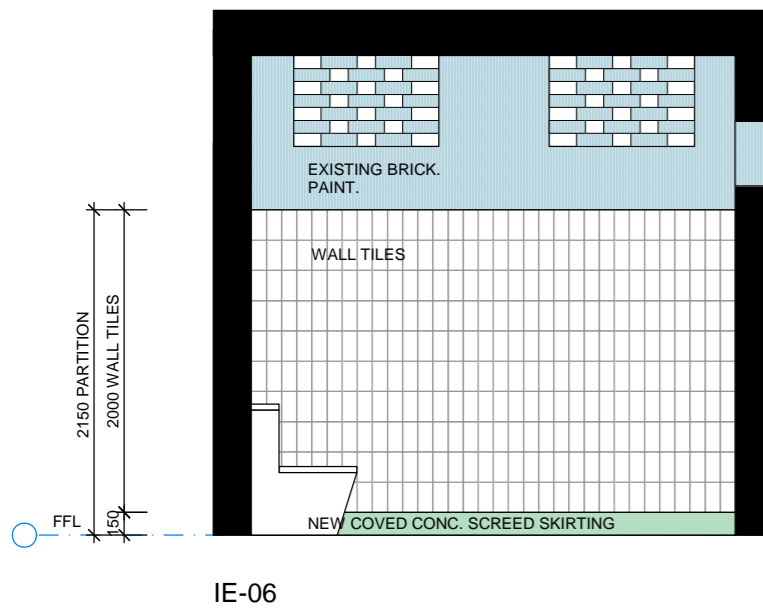
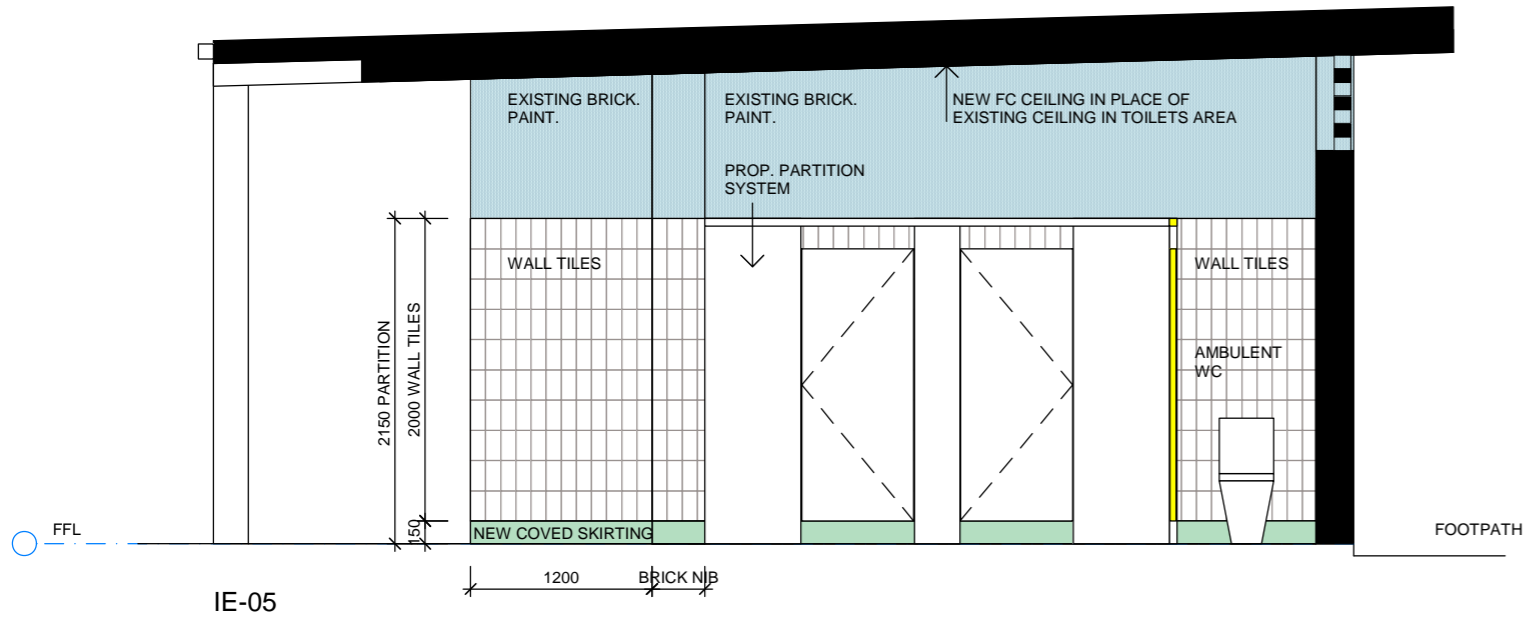


GENERAL NOTES

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LEGEND



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TERROIR

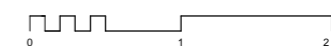
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**SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.**

Drawing Description:
**INTERNAL ELEVATIONS
 FEMALE CHANGEROOM**

Drawn by: GP Checked by: SB Scale: 1:50@A3

PROJECT NO: 14314 DWG NO: A-302 REV NO:

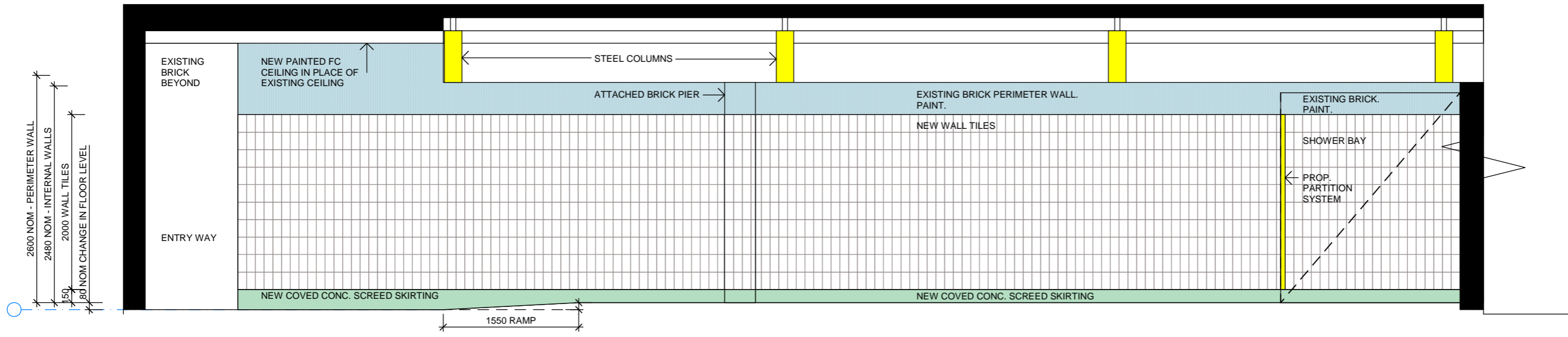
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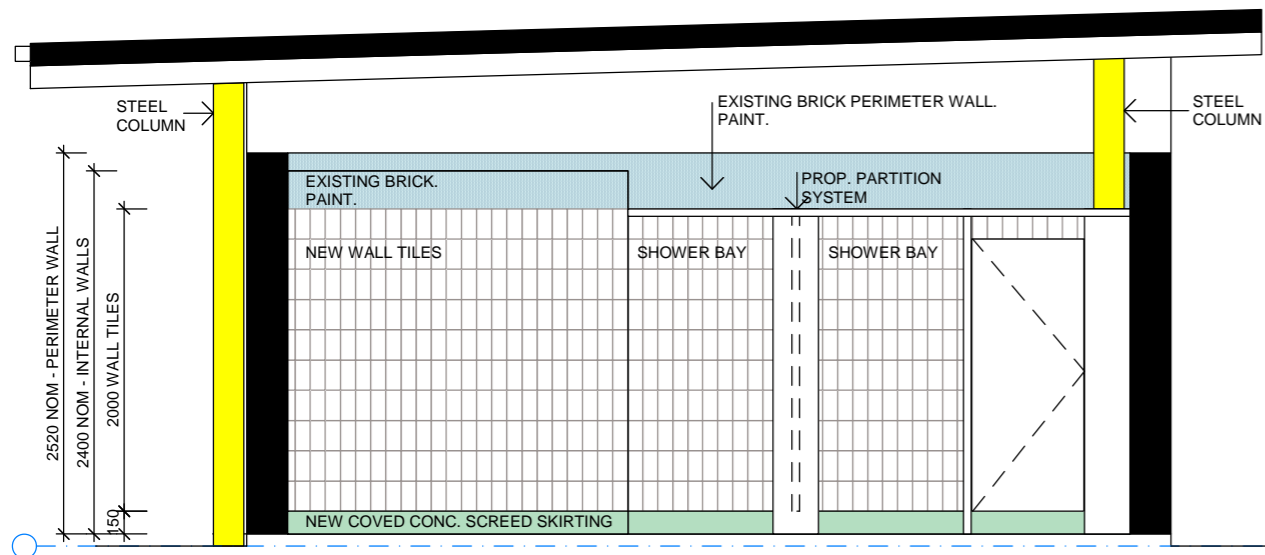
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DO NOT SCALE FROM THIS DRAWING
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 ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS

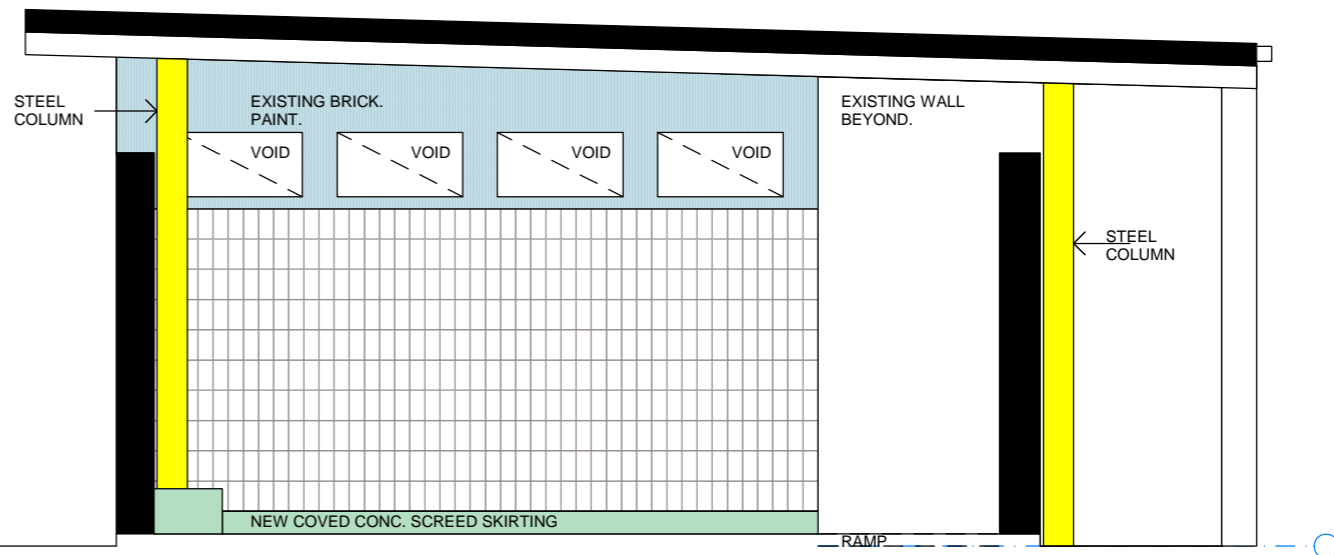
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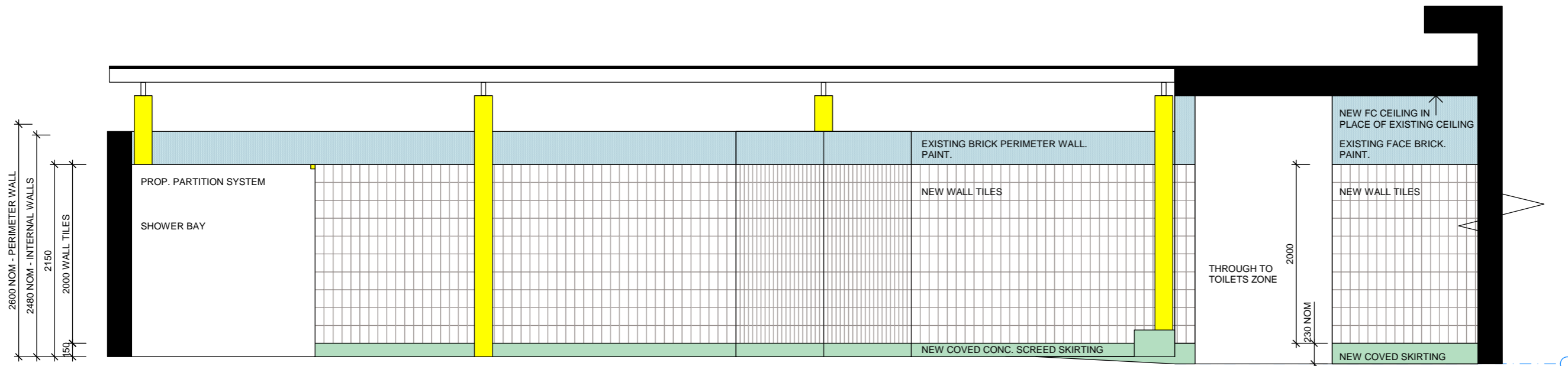
IE-14 _ MALE CHANGEROOMS



IE-15



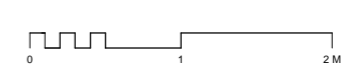
IE-16



IE-17

ANGLED WALLS - REFER PLAN

1550 NOM - RAMP



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TERROIR

Project:
 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

Drawing Description:
 INTERNAL ELEVATIONS
 MALE CHANGEROOM

Drawn by: GP Checked by: SB Scale: 1:50 @ A3

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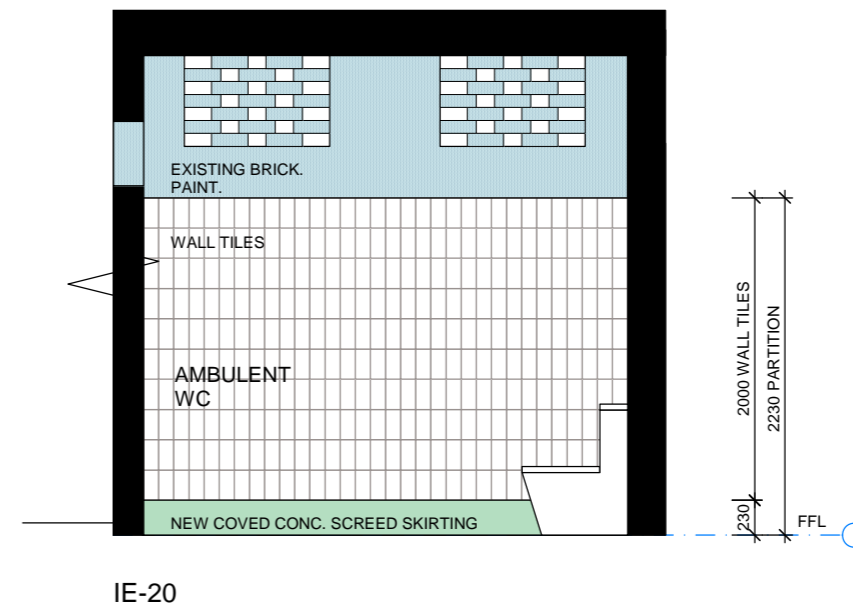
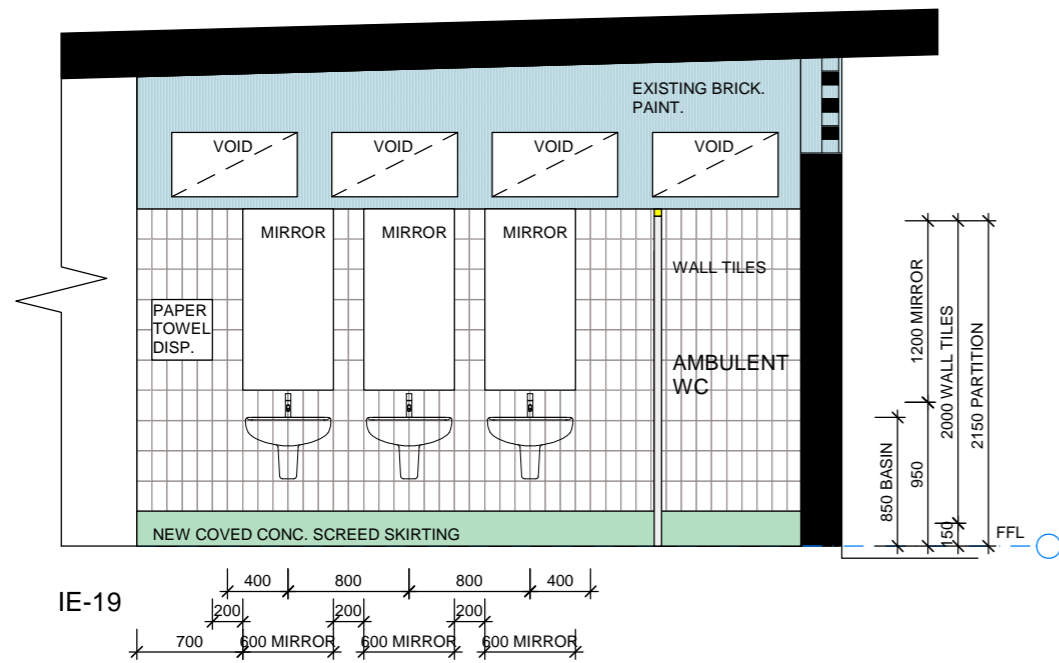
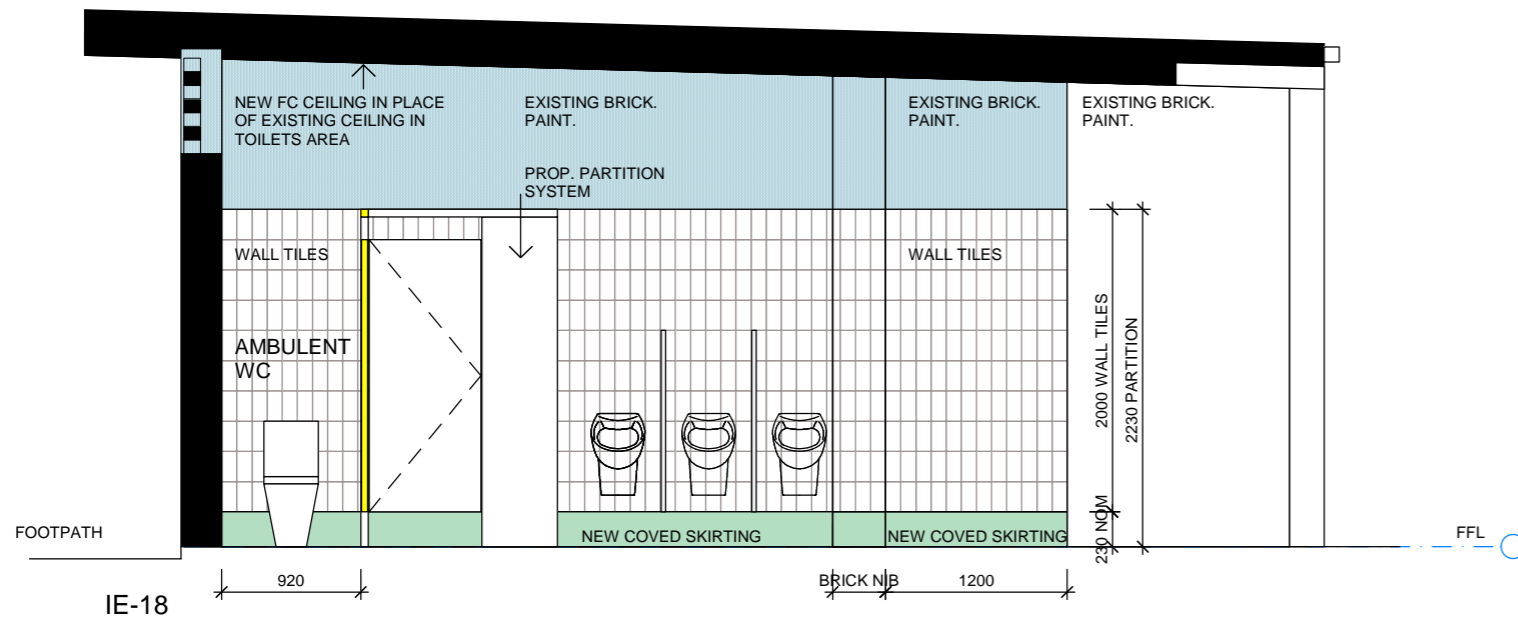
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LEGEND



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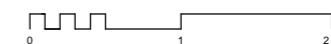
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 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

Drawing Description:
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 ELEVATIONS

Drawn by: GP Checked by: SB Scale: 1:50@A3

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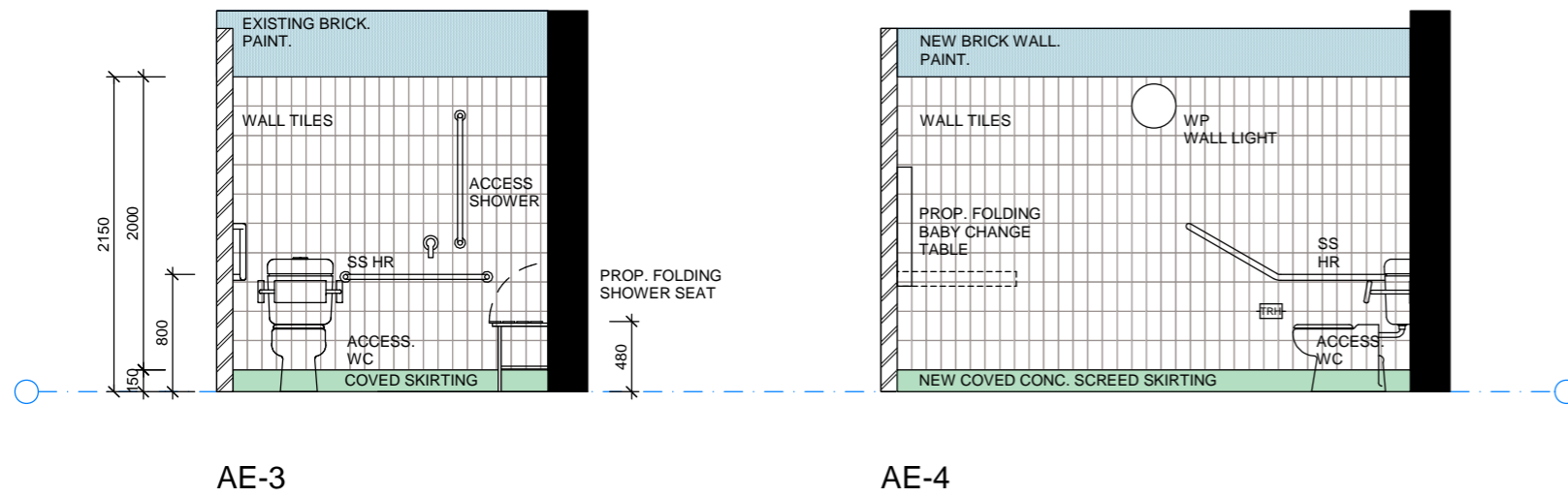
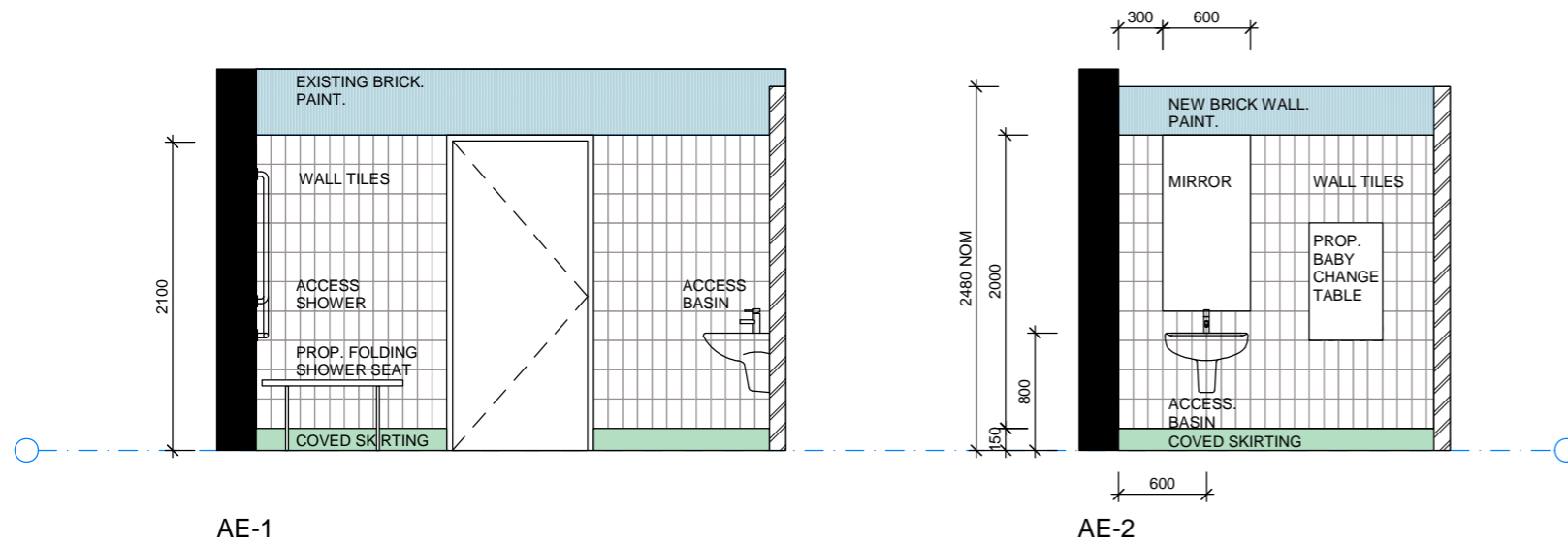
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GENERAL NOTES

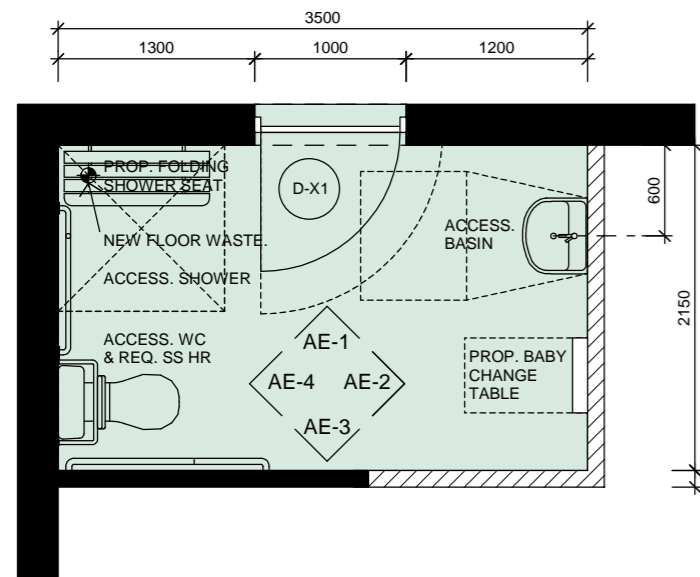
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 TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS

LEGEND



AE-3

AE-4



NOTES:
 ALL WORK TO ACCESSIBLE WC & SHOWER TO BE IN ACCORDANCE WITH NCC (BCA) & AUSTRALIAN STANDARDS REQUIREMENTS, INCLUDING PLUMBING FIXTURES & FITTINGS, SS HANDRAILS, HARDWARE, ETC.

ACCESSIBLE WC FIXTURES & FITTINGS:

- WC: CAROMA SOVEREIGN CARE TOILET SUITE
- BASIN: CAROMA CARBONI II WALL BASIN WITH BOTTLE TRAP
- MIXER: CAROMA NORDIC CARE MIXER

FLOOR PLAN

NOTE:
 NEW SHOWER FLOOR WASTE LOCATION TO BE CONFIRMED.
 ALL PLUMBING TO BE CONCEALED - CHASED INTO WALLS & FLOOR.
 MAKE GOOD WALLS & FLOOR AS NECESSARY FOR NEW FINISHES.

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TERROIR

Project:
 SIR JOHN GORTON PRECINCT.
 POOL FACILITIES REFURBISHMENT.

Drawing Description:
 FAMILY ACCESSIBLE CHANGE
 ROOM PLANS / ELEVATIONS

Drawn by: GP Checked by: SB Scale: 1:50 @ A3

PROJECT NO: 14314 DWG NO: X-305 REV NO:

Drawing Status: TENDER DOCUMENTATION





SIR JOHN GORTON PRECINCT KERANG

> Pool Facilities Refurbishment

> Materials, Finishes & Fixtures Schedule

> 13 APRIL 2015

TERROIR +



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0.0 GENERAL NOTES

Compliance & Standards

All work to be undertaken in compliance with current National Construction Code (BCA) and all relevant Australian Standards.

Use referenced Australian or other standards (including amendments), and the BCA including state and territory variations which are current three months before the date of the contract except where other editions or amendments are required by statutory authorities. Any local authority requirements take precedence.

Manufacturers' or suppliers' recommendations

Provide and select for approval (if no selection is given), transport, deliver, store, handle, protect, finish, adjust and prepare for use the manufactured items in accordance with the current written recommendations and instructions of the manufacturer or supplier. Proprietary items/systems/assemblies: Assemble, install or fix to substrate in accordance with the current written recommendations and instructions of the manufacturer or supplier.

Substitution

Identified proprietary items: Identification of a proprietary item does not necessarily imply exclusive preference for the item so identified, but indicates the necessary properties of the item.

Alternatives: If alternatives to the documented products, methods or systems are proposed, submit sufficient information to permit evaluation of the proposed alternatives for approval.

Holes and chases

Make holes and chases required in masonry walls so that the structural integrity of the wall is maintained.

Completion

Final cleaning: Remove rubbish and surplus material from the site and clean the works throughout including interior and exterior surfaces exposed to view.

Clean debris from the site, roofs, gutters, downpipes and drainage systems.

Warranties: Register with manufacturers, as necessary, and provide copies of manufacturers' warranties.

Instruction manuals: Provide the manufacturers' instruction manuals.

Operation: Make sure moving parts operate safely and smoothly.

Services layout: Provide a plan which shows the location of underground services.

Authorities' approvals: Provide evidence of approval of the local authority or principal accredited certifier and statutory authorities whose requirements apply to the work.

Site Restrictions

Comply with the restrictions on access and use of the site as directed by the owner.

Access on to and within the site, use of the site for temporary works and constructional plant, including working and storage areas, location of offices, workshops, sheds, roads and parking, is to be confirmed with the owner prior to commencement of works.

Protection of persons and property

Temporary works: Provide and maintain required barricades, guards, fencing, shoring, temporary roadways, footpaths, signs, lighting, watching and traffic flagging.

Accessways and services: Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services.

Property: Do not interfere with or damage property which is to remain on or adjacent to the site, including adjoining property encroaching onto the site, and trees.

Demolition

Hazardous materials removal: Standard: To AS 2601 clause 1.6.2.

Terminate and cap redundant services.

MATERIALS, FINISHES & FIXTURES SCHEDULE

1.0 CONCRETE PAVEMENTS

Specification and supply: To AS 1379.

Materials and construction: To AS 3600.

Description: New footpaths on poolside of Male & Female Changerooms & Clubroom

Locations: Refer drawings for locations.

Preparation:

Trim the ground to suit the required thickness of concrete and compact to a firm, even surface. Blind with sufficient sand to create a smooth surface free from hard projections. Wet the sand just before laying the underlay.

Paving:

Place and compact concrete paving over a vapour barrier placed over the prepared ground surface.

Grading:

Grade paving to even falls to drain away from buildings to drainage outlets without ponding. Minimum fall for drainage: 1:100.

Thickness: 100mm

Finish: Natural concrete with non-slip surface finish to approval.

Note: Refer to Structural Engineer for structural specification.

2.0 CONCRETE FLOOR FINISH

Description: New surface finish system applied to existing concrete floors to Kiosk and Male & Female Changeroom areas.

Locations: Kiosk & Male & Female Changerooms - refer drawings.

Product: Sikafloor PurCem – Polyurethane Cement Flooring.

Installation: Apply in accordance with manufacturer's specification sheet.

Generally: Grind off existing coatings.

Acid etch and high pressure wash surfaces.

Prime with Sikafloor level pro primer.

Trowel down 5mm coat of Sikafloor level pro.

Apply first coat of Sikafloor 31N with sand broadcast.

Apply topcoat of Sikafloor 31N.

Apply Sikaflex to expansion joints.

Colour: Grass Green RAL 6010

Skirtings: Integral coved skirting – size varies - refer drawings.

Note:

Areas where concrete has been patched such as removal of redundant plumbing and / or new plumbing installed, to be finished to facilitate application of specified new surface finish system.

MATERIALS, FINISHES & FIXTURES SCHEDULE

3.0 BRICK CONSTRUCTION

Materials and construction: To AS 4773.1 and AS 4773.2

Durability class of built-in components: To AS 4773.1 Table 4.1.

Steel lintels: Angles and flats: Sizes to AS 4773.1 Table 12.1.
Cold-formed lintels: Designed to AS/NZS 4600.
Corrosion protection: To AS/NZS 2699.3.
Galvanizing: Do not cut after galvanizing.

Wall ties: To AS/NZS 2699.1.
Type: A.

Brick Selection: New smooth face standard 230 x 110 x 86 clay bricks.
Submit samples for approval.

4.0 DOOR SYSTEMS

Door Schedule:

Door No	Location	Type	Door & Frame Material	Finish	Size	Hardware	Note
D-X1	FAMILY CHANGE & ACCESSIBLE WC	Single leaf hinged external	Galv. steel frame. Solid core door external grade.	Painted	920mm (w) x 2100mm (h)	Provide all necessary hardware. Submit for approval.	Door closer. Privacy snib. Door stop.
D-X2	KIOSK	Cat & Kitten hinged external	Alum. frame. Alum. glazed doors.	Powdercote	Nom Dims 1530mm (w) x 3100mm (h) inc highlight.	Provide all necessary hardware. Submit for approval.	Door closer to larger leaf.
D-S1	EQUIPMENT STORE	Large top track sliding door to enlarged opening.	Custom size External grade solid core door. No frame.	Painted	Nom Dims 1750mm (w) x 2150mm (h)	Provide all necessary hardware. Submit for approval.	Track to suit size & weight of door. Make good brick reveal.
D-E1	TICKET BOX / KIOSK	Existing	Existing	Painted		Existing	
D-E2	OFFICE / FIRST AID	Existing	Existing	Painted		Existing	
D-E3	KIOSK / STORE	Existing	Existing	Painted		Existing	
D-E4	OFFICE / FIRST AID	Existing	Existing	Painted		Existing	

Glazed Doors: Selection and installation: To AS 2047

Glazing: Glass type and thickness: To AS 1288

Hardware New Doors:

Include provision of all necessary hardware for proper function of new door systems including quality lever sets, SS hinges, door stops, locks sets & keying. Submit samples for approval.

Existing Doors:

Ensure proper function of all existing doors - make all necessary adjustments including new lock sets and keying.

5.0 GLASS COMPONENTS

Mirrors: Safety mirror

Materials and installation: To AS 1288

Type: Vinyl backed Grade A safety mirror.

Safety compliance: To AS/NZS 2208.

Locations: Female & Male Toilets – Refer Drawings

MATERIALS, FINISHES & FIXTURES SCHEDULE

6.0 LININGS

Description:

New FC soffits & ceilings in place of existing soffits and ceilings to Kiosk and Male and Female Toilet Areas.

Type: Flush jointed 7.5mm FC

Materials and Components:

Fibre cement: Standard: To AS/NZS 2908.2.

Wall and ceiling linings: Type B, Category 2

Construction Generally:

Before fixing linings check and, if necessary, adjust the alignment of substrates or framing. Augment existing framing or replace as necessary. Provide accessories and trim as necessary to complete the installation. Do not use plastic exposed accessories or trims.

Ceilings:

Fix using screw and adhesive to ceiling furring members. Do not fix sheets to the bottom chords of trusses or beams.

Wet areas:

Do not use adhesive fixing alone. Provide additional supports, flashings, trim and sealants as required.

Flush joints:

Provide recessed edge sheets and finish flush using perforated paper reinforcing tape.

Flush Jointed Installation;

In flush jointed applications, stagger end joints in a brick pattern and locate them on framing members, away from the corners of large openings. Provide supports at edges and joints.

Control joints:

Provide purpose-made metallic-coated control joint beads at $\leq 7.2\text{m}$ centres in walls and ceilings and to coincide with structural control joints.

7.0 JOINERY

Refer Drawings

8.0 WALL TILING

General:

Comply with the recommendations of relevant parts of AS 3958.1

Surface preparation:

Clean off any deposit or finish which may impair adhesion or location of tiles.

Selection: Glazed Ceramic Tile

Size: 200 x 100

Colour: Matt White

Laying: Vertical stack bond

Installation: In accordance with manufacturer's specification sheet

Locations: Refer Drawings

Samples: Submit samples of tiles for approval

9.0 PAINTING

General: To the recommendations of relevant parts of AS/NZS 2311

Quality: Provide premium quality lines of all paint systems

Paints: Provide paint systems that conform to Australian Standards.
Provide premium quality lines of all paint systems.
Use Low VOC emitting paints.
Do not combine paints from different manufacturers in a paint system.

Delivery:

Deliver paints to the site in the manufacturer's labelled and unopened containers.

Tinting

Provide only products which are colour tinted by the manufacturer or supplier.

Samples:

Submit coloured samples of all selected colours and paint systems for approval prior to commencement of painting.

Preparation:

Before painting, complete the work of other trades as far as practicable within the area to be painted.

Protection:

Before painting, clean the area and protect it against dust entry. Use drop sheets and masking to protect finished surfaces or other surfaces at risk of damage during painting. Internal and external fixtures and furniture: Remove door furniture, switch plates, light fittings and other fixtures before starting to paint, and refix in position on completion of painting. Protect adjacent finished surfaces liable to damage from painting operations.

Wet paint warning:

Place notices conspicuously and do not remove them until the paint is dry.

Repair:

Clean off marks, paint spots and stains progressively and restore damaged surfaces to their original condition. Touch up new damaged decorative paintwork or misses with the paint batch used in the original application.

Substrate preparation:

Prepare substrates to receive the painting systems.

Cleaning:

Clean down the substrate surface. Do not cause undue damage to the substrate or damage to, or contamination of, the surroundings.

Filling:

Fill cracks and holes with fillers, sealants, putties or grouting cements as appropriate for the finishing system and substrate, and sand smooth.

Unpainted surfaces:

Standard: To AS/NZS 2311 Section 3.

Previously painted surfaces:

Preparation of a substrate in good condition: To AS/NZS 2311 clause 7.4.

Preparation of a substrate in poor condition: To AS/NZS 2311 clause 7.5.

Preparation of steel substrates with protective coatings: To AS/NZS 2312 Section 10 and AS 1627.1.

MATERIALS, FINISHES & FIXTURES SCHEDULE

Paint application: Standard: To AS/NZS 2311 Section 6.

Timing:

Apply the first coat immediately after substrate preparation and before contamination of the substrate can occur. Apply subsequent coats after the manufacturer's recommended drying period has elapsed.

Repair of galvanizing:

For galvanized surfaces which have been subsequently welded, or which have been welded, prime the affected area with organic zinc rich coating for the protection of steel to AS/NZS 3750.9 Type 2.

Tinting:

Tint each coat of an opaque coating system so that each has a noticeably different tint from the preceding coat, except for top coats in systems with more than one top coat.

Painting of Services:

If not embedded, paint new & existing services and equipment, except chromium, anodised aluminium, GRP, PVC-U, stainless steel, non-metallic flexible materials and normally lubricated machined surfaces. Repaint proprietary items only if damaged.

Note:

Refer drawings for extent of painting of new and existing finished and unfinished surfaces. Paint all unfinished surfaces and all existing painted surfaces internally and externally (unless otherwise noted) with approved premium quality paint in accordance with manufacturer's specification sheet for substrate material. Surface preparation of substrate material also to be in accordance with manufacturer's specification sheet.

Internal Painting Schedule:

Surface identification	Substrate	Paint system	Colour	Notes
Ceilings	FC	Flat Water Based Acrylic	White	Equal to Dulux Ceiling Paint
Walls	Face Brick & Painted Brick	Low Sheen Wash & Wear Acrylic	Refer Drawings	Equal to Dulux Wash & Wear 101 Advanced
Internal Doors	Timber	Gloss Water Based Acrylic Enamel	Refer Drawings	Equal to Dulux Aquanamel Low Odour
Door & window frames skirtings, architraves & trims.	Timber & Steel	Gloss Water Based Acrylic Enamel	Refer Drawings	Equal to Dulux Aquanamel Low Odour

External Painting Schedule:

Surface identification	Substrate	Paint system	Colour	Notes
Walls	Face Brick & Painted Brick	Exterior Matt Water Based Acrylic	Refer Drawings	Equal to Dulux Weathershield & Anti-graffiti
Painted Soffits	WR PB	Exterior Matt Water Based Acrylic	Refer Drawings	Equal to Dulux Weathershield
Painted Timber Bi-fold Doors and Frames	Timber	Exterior Gloss Water Based Acrylic Enamel	Refer Drawings	Equal to Dulux Weathershield
Existing Painted Steel Elements	Steel	Exterior Gloss Water Based Acrylic Enamel	Refer Drawings	Equal to Dulux Weathershield

Anti-Graffiti:

Apply anti-graffiti surface coat to external painted walls.

Equal to Dulux App Surfaceshield HD.

Preparation and application all in accordance with manufacturer's specification sheet.

MATERIALS, FINISHES & FIXTURES SCHEDULE

10.0 HYDRAULIC INSTALLATION

Standards: Plumbing and drainage to the AS/NZS 3500 Series.

Fittings and accessories:

Provide the accessories and fittings necessary for the proper functioning of the plumbing systems, including but not limited to taps, valves, outlets, pressure and temperature control devices, strainers, gauges and pumps.

Selections:

Make provision to supply, store, protect and install all required Hydraulic Installation items in accordance with manufacturer's recommendations and specification sheet.

If no selection made, propose and identify separately for approval by the owner.

Alternatives may be submitted for approval.

Confirm compliance and selection of all items with owner prior to commencement of works.

Item	Location	Selection	Notes
Toilet Suite Accessible	Family Change & Accessible WC	Caroma Sovereign Care Toilet Suite.	With seat back.
Accessible Basin	Family Change & Accessible WC	Caroma Carboni II Wall Basin.	With Bottle Trap
Accessible Basin Mixer Tap	Family Change & Accessible WC	Caroma Nordic Care Mixer	
Toilet Suite Ambulant	Female & Male Ambulant WCs	Caroma Urbane Close Coupled Wall Faced Toilet Suite	
Toilet Suite	Female & Male Toilets	Caroma Urbane Close Coupled Wall Faced Toilet Suite	
Urinals	Male Toilets	Caroma Cube 0.8L Electronic Urinal	Confirm required mounting height with owner.
Wall Basins	Female & Male Toilets	Caroma Carboni II Wall Basin.	With Bottle Trap
Wall Basin Mixer Tap	Female & Male Toilets	Caroma Titan Stainless Steel Basin Mixer	
Shower Rose	Family Change & Accessible WC & Female & Male Changerooms	Caroma Titan Stainless Steel Rail Shower	
Shower Mixer Tap	Family Change & Accessible WC & Female & Male Changerooms	Caroma Titan Stainless Steel Shower Mixer	
SS Double Bowl Sink	Kiosk Store	Clark Polar Double Bowl Overmount	
Sink Mixer Tap	Kiosk Store	Caroma G Series Exposed Lever Wall Sink Set 150mm (200mm outlet)	
SS Accessible Handrails	Family Change & Accessible WC	Caroma range.	To satisfy requirements
Floor Wastes	Provide as necessary		Submit sample for approval.

14.0 ELECTRICAL INSTALLATION

Standards:

Electrical installation to AS/NZS 3008.1.1 and SAA HB 301.

Telecommunications cabling to AS/CA S008, AS/CA S009, AS/NZS 3080, SAA HB 29 and SAA HB 252.

Switchboard:

Standard: To AS/NZS 3439.3.

Type: Enclosed type with a hinged lid. Provide circuit breakers and RCDs.

Location: Verify that the location selected is compliant before proceeding.

Maximum demand and spare capacity:

Calculate the maximum demand of the installation in accordance with AS/NZS 3000 and provide a copy of the calculations.

Spare capacity: Provide the following:

- > 10% spare capacity in mains and sub-mains.
- > 25% spare capacity in final sub-circuits.

Load balancing: Spread electrical load equally across circuits to prevent overloading and inadvertent circuit breaker operation.

Fixed and stationary appliances: Treat socket outlets supplying fixed or stationary appliances likely to cause an RCD to trip due to earth leakage currents in accordance with AS/NZS 3000. Do not connect to circuits that supply socket outlets intended for hand held or portable appliances.

Spare spaces: Provide switchboards with 25% spare positions for future single phase circuit breakers.

Accessories:

Provide accessories necessary for a complete installation including but not limited to switches, dimmers, socket outlets, and telecommunications outlets. Provide accessories located in close proximity of the same size and material and from the same manufacture.

Mounting: Flush mount accessories to the wall (or ceiling) unless noted otherwise.

Provide proprietary wall boxes in masonry and wall brackets in stud walls.

Wet areas: Position accessories in locations containing baths showers or other fixed water containers to comply with the requirements of AS/NZS 3000.

Wiring:

Concealed cables and conduits: Provide conduits as necessary to allow wiring replacement without structural work or the removal of cladding, lining, plaster or cement rendering.

Sequence of work: Install conduits and cables before the installation of wall and ceiling linings, and before any external landscaping works.

Installation: Do not penetrate damp-proof courses. Arrange wiring such that it does not bridge the cavity in external masonry.

Conduit sizes: Provide conduits of sufficient internal diameter and arranged so that cables are not subject to undue mechanical stress during installation.

Minimum conduit diameter: 20 mm.

Conduits for future use: Provide a non-metallic drawstring having a breaking strain > 100 kg.

Luminaires:

Standard: to AS/NZS 60598.1.

Non-specified luminaires: Provide a bayonet cap batten holder and lamp at each lighting point location where no luminaire is documented.

Minimum energy performance standards:

- General: To AS/NZS 4783.2 and AS/NZS 4782.2.
- Self-ballasted lamps: To AS/NZS 4847.2.
- Incandescent lamps: To AS 4934.2.

MATERIALS, FINISHES & FIXTURES SCHEDULE

Lighting control systems:

General: Locate grouped dimmers and control devices for future access. Provide ventilation and acoustic treatment to suit the device characteristics.

Appliances:

General: Provide final sub-circuits and terminate at fixed appliances, hot water units, packaged air conditioning and other plant and equipment.

Isolation switch: Provide isolating switch adjacent to equipment.

Telecommunications:

Submissions: Submit required applications for telecommunications services to the telecommunications services carrier and liaise with the carrier.

Installations requiring telephony only: To AS/CA S009.

Small office/home office installations: Category 6, to AS/CA S009 and AS/NZS ISO/IEC 15018 and in accordance with the recommendations of SAA HB 29.

Television systems:

General: Provide an analogue and digital television distribution system to AS/NZS 1367 and conforming to the recommendations of Digital Broadcasting Australia.

Antennas: Provide and locate antennas to receive all locally available free-to-air television stations.

Network Systems:

General: Provide a coaxial cabling system suitable for satellite or cable network operator's services.

Conduits for future cabling: 25 mm diameter with drawstrings.

Intruder alarm system:

General: Provide intruder alarm system.

Standard: To AS/NZS 2201.1.

Smoke detection:

General: Provide smoke detectors to the requirements of the BCA. Connect smoke detectors to mains power.

Labelling:

General: Provide labels including control and circuit equipment ratings, functional units, notices for operational and maintenance personnel, incoming and outgoing circuit rating, sizes and origin of supply.

Telecommunications cables: Label telecommunications cables, cross connects and outlets in accordance with the requirements of AS/NZS 3080, and SAA HB 29.

Label colours

Generally: Black lettering on white background except as follows:

- Main switch and caution labels: Red lettering on white background.
- Danger, warning labels: White lettering on red background.

Completion:

Testing and certification

Electrical installations: Test to AS/NZS 3017. Provide a certificate showing test results and certifying compliance with AS/NZS 3000.

Telecommunications cabling: To AS/NZS ISO/IEC 15018 and the recommendations of SAA HB 29. Test the cable link performance in accordance with the recommendations of SAA HB 29 at the maximum frequency and data rate for the cable class, and the cable category. Provide a certificate showing test results and certifying compliance with AS/NZS ISO/IEC 15018.

Submission: Provide Telecommunications Cabling Advice (TCA1).

Television and audio systems: To AS/NZS 1367. Test the complete television and audio system. Provide a certificate showing test results and certifying compliance.

MATERIALS, FINISHES & FIXTURES SCHEDULE

Electrical Installation:

Confirm requirements of all Electrical Installation items with the owner including but not limited to;

- I. New switchboard (current and future capacity), type and location
- II. Lighting locations, luminaire selections (indicatively shown on drawings) and switching.
- III. GPO requirement and locations
- IV. Appliances & hot water units
- V. Telecommunications
- VI. Network system
- VII. Public address system
- VIII. Television system
- IX. Intruder alarm system
- X. Fire and smoke detection
- XI. Mechanical ventilation

Electrical item selections:

Make provision to supply, store, protect and install all required Electrical Installation items in accordance with manufacturer's recommendations and specification sheet.

If no selection made, propose and identify separately for approval by the owner.

Alternatives may be submitted for approval.

Confirm compliance and selection of all items with owner prior to commencement of works.

Item	Location	Selection	Notes
Luminaires	Refer drawings.	Submit for approval	All lighting to be LED
Circulating Fan	Ceiling mounted Refer drawings.		
GPOs and switches	To be advised by owner.	Clipsal Slimline SC2000 Series	

MATERIALS, FINISHES & FIXTURES SCHEDULE

12.0 MISCELLANEOUS ITEMS

Make provision to supply, store, protect and install all required custom and proprietary items or materials in accordance with manufacturer's recommendations and specification sheet.

If no selection made, propose and identify separately for approval by the owner.

Alternatives may be submitted for approval.

Confirm compliance and selection of all items with owner prior to commencement of works.

Item	Location	Selection	Notes
Joinery Items	Kiosk. Refer drawings.	Custom	
Wet Area Partition System	Female & Male Changerooms & Toilets.	Bobrick Duraline Series Compact Laminate White 949-58	Complete with all heavy gauge full height hardware & accessories. All to approval.
Baby Change Table	Family Change & Accessible WC. Refer drawings.	Proprietary Item	
Hinged shower seat	Family Change & Accessible WC.	Proprietary Item	
Lockers	Female & Male Changerooms.	Proprietary Item	
Paper Towel Dispensers	Female & Male Toilets.	Proprietary Item	Stainless Steel
Toilet Roll Holders	Female & Male WCs.	Proprietary Item	
Changeroom Seats	Female & Male Changerooms.	Custom	
Changeroom Clothes Hooks	Female & Male Changerooms.	Proprietary Item	
Compliant Pool Entry Gate & Fence	Pool Entry	Proprietary Item. Powdercote aluminium.	Complete with all required hardware. Special Colour.

MATERIALS, FINISHES & FIXTURES SCHEDULE

13.0 REFERENCE DOCUMENTS

AS/CA S008	2010	Requirements for authorised cabling products
AS/CA S009	2013	Installation Requirements for Customer Cabling (Wiring Rules)
AS/NZS 1080		Timber - Methods of test
AS/NZS 1080.1	2012	Moisture content
AS/NAS 1163	2009	Structural steel hollow sections
AS/NZS 1170		Structural design actions
AS/NZS 1170.1	2002	Permanent, imposed and other actions
AS 1214	1983	Hot-dip galvanized coatings on threaded fasteners (ISO metric coarse thread series)
AS 1231	2000	Aluminium and aluminium alloys – Anodic oxidation coatings
AS 1288	2006	Glass in buildings – Selection and installation
AS 1289	2009	Methods of testing soils for engineering purposes
AS 1289.5.1.1	2003	Soil compaction and density tests- Determination of dry density/moisture content relation of a soil using standard compactive effort
AS 1289.5.2.1	2003	Soil compaction and density tests - Determination of the dry density/moisture content relation of a soil using modified compactive effort
AS 1289.5.4.1	2007	Soil compaction and density tests - Compaction control test - Dry density ratio, moisture variation and moisture ratio
AS 1289.5.6.1	1998	Soil compaction and density tests - Compaction control test - Density index method for a cohesionless material
AS 1324		Air filters for use in general ventilation and airconditioning
AS 1324.2	2003	Methods of test
AS 1366		Rigid cellular plastics sheets for thermal insulation
AS 1366.1	1992	Rigid cellular polyurethane (RC/PUR)
AS 1366.2	1992	Rigid cellular polyisocyanurate (RC/PIR)
AS 1366.3	1992	Rigid cellular polystyrene – Moulded (RC/PS – M)
AS 1366.4	1989	Rigid cellular polystyrene – Extruded (RC/PS-E)
AS/NZS 1367	2007	Coaxial cable systems for the distribution of analogue television and sound signals in single and multiple unit installations
AS 1379	2007	Specification and supply of concrete
AS 1397	2011	Continuous hot-dip metallic coated steel sheet and strip - Coatings of zinc and zinc alloyed with aluminum and magnesium
AS 1478		Chemical admixtures for concrete, mortar and grout
AS 1478.1	2000	Admixtures for concrete
AS/NZS 1546		On-site domestic wastewater treatment units
AS/NZS 1546.1	2008	Septic tanks
AS/NZS 1546.2	2008	Waterless composting toilets
AS/NZS 1546.3	2008	Aerated wastewater treatment units
AS/NZS 1547	2012	On-site domestic wastewater management
AS 1562		Design and installation of sheet roof and wall cladding
AS 1562.1	1992	Metal
AS 1562.3	2006	Plastic
AS/NZS 1571	1995	Copper – Seamless tubes for airconditioning and refrigeration
AS 1604	Various	Specification for preservative treatment
AS 1604.1		Sawn and round timber
AS 1627	Various	Metal finishing - Preparation and pretreatment of surfaces
AS 1627.1	2003	Removal of oil, grease and related contamination
AS 1657	2013	Fixed platforms, walkways, stairways and ladders - Design, construction and installation
AS 1668		The use of mechanical ventilation and air-conditioning in buildings
AS/NZS 1668.1	1998	Fire and smoke control in multi-compartment buildings
AS 1668.2	2012	Mechanical ventilation in buildings
AS 1672		Limes and limestones
AS 1672.1	1997	Limes for building
AS/NZS 1677		Refrigerating systems
AS/NZS 1677.2	1998	Safety requirements for fixed applications
AS 1684		Residential timber-framed construction
AS 1684.2	2010	Non-cyclonic areas
AS 1684.3	2010	Cyclonic areas
AS 1684.4	2010	Simplified – Non-cyclonic areas
AS 1720		Timber structures
AS 1720.1	2010	Design methods
AS 1810	1995	Timber - Seasoned cypress pine - Milled products
AS/NZS 1859		Reconstituted wood-based panels – Specifications
AS/NZS 1859.1	2004	Particleboard
AS/NZS 1859.2	2004	Dry-processed fibreboard
AS/NZS 1859.3	2005	Decorative overlaid wood panels
AS/NZS 1859.4	2004	Wet-processed fibreboard
AS/NZS 1860		Particleboard flooring
AS/NZS 1860.1	2002	Specifications
AS 1860.2	2006	Installation
AS 1866	1997	Aluminium and aluminium alloys - Extruded rod, bar, solid and hollow shapes
AS 1884	2012	Floor coverings – Resilient sheet and tiles – Installation practices

MATERIALS, FINISHES & FIXTURES SCHEDULE

AS 1926		Swimming pool safety
AS 1926.1	2012	Safety barriers for swimming pools
AS 1926.2	2007	Location of Safety barriers for private swimming pools
AS 2047	1999	Windows in buildings – Selection and installation
AS 2049	2002	Roof tiles
AS 2050	2002	Installation of roofing tiles
AS 2070	1999	Plastics materials for food contact use
AS 2082	2007	Timber - Hardwood - Visually stress-graded for structural purposes
AS/NZS 2098		Methods of test for veneer and plywood
AS/NZS 2098.1	2006	Moisture content of veneer and plywood
AS/NZS 2098.11	2005	Determination of formaldehyde emissions for plywood
AS/NZS 2179		Specifications for rainwater goods, accessories and fasteners
AS/NZS 2179.1	1994	Metal shape or sheet rainwater goods, and metal accessories and fasteners
AS/NZS 2201		Intruder alarm systems
AS/NZS 2201.1	2007	Client's premises - Design, installation, commissioning and maintenance
AS/NZS 2208	1996	Safety glazing materials in buildings
AS/NZS 2269		Plywood – Structural
AS/NZS 2269.0	2012	Specifications
AS/NZS 2270	2006	Plywood and blockboard for interior use
AS/NZS 2271	2004	Plywood and blockboard for exterior use
AS/NZS 2311	2009	Guide to the painting of buildings
AS/NZS 2312	2002	Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings
AS 2327		Composite structures
AS 2327.1	2003	Simply supported beams
AS 2427	2004	Smoke/heat release vents
AS/NZS 2455		Textile floor coverings – Installation practice
AS/NZS 2455.1	2007	General
AS/NZS 2588	1998	Gypsum plasterboard
AS/NZS 2589	2007	Gypsum linings – Application and finishing
AS 2601	2001	The demolition of structures
AS 2663		Textiles – Fabrics for window furnishings
AS 2663.1	1997	Uncoated fabrics
AS 2663.2	1999	Coated curtain fabrics
AS 2665	2001	Smoke/heat venting systems – Design, installation and commissioning.
AS/NZS 2699		Built in components for masonry construction
AS/NZS 2699.1	2000	Wall ties
AS/NZS 2699.3	2002	Lintels and shelf angles (durability requirements)
AS/NZS 2712	2007	Solar and heat pump water heaters - Design and construction
AS/NZS 2728	2013	Prefinished/prepainted sheet metal products for interior/exterior building applications – Performance requirements
AS 2754	2008	Adhesives for timber and timber products
AS/NZS 2754.1(Int)	2008	Adhesives for manufacture of plywood and laminated veneer lumber (LVL)
AS 2796		Timber – Hardwood – Sawn and milled products
AS 2796.1	1999	Product specification
AS 2796.2	2006	Grade description
AS 2796.3	1999	Timber for furniture components
AS 2858	2008	Timber - Softwood – Visually stress - graded for structural purposes
AS 2870	2011	Residential slabs and footings
AS 2876	2000	Concrete kerbs and channels (gutters) - Manually or machine placed
AS/NZS 2904	1995	Damp-proof courses and flashings
AS/NZS 2908		Cellulose-cement products
AS/NZS 2908.2	2000	Flat sheets
AS/NZS 2918	2001	Domestic solid fuel burning appliances – Installation
AS/NZS 2924		High pressure decorative laminates – Sheets made from thermosetting resins
AS/NZS 2924.1	1998	Classification and specifications
AS/NZS 3000	2007	Wiring rules
AS/NZS 3008		Electrical installations – Selection of cables
AS/NZS 3008.1.1	2009	Cables for alternating voltages up to and including 0.6/1 kV – Typical Australian installation conditions
AS/NZS 3017	2007	Electrical installations – Testing and inspection guidelines
AS/NZS 3080	2013	Telecommunications installations - Generic cabling for customer premises (ISO/IEC 11801:2011, MOD)
AS 3439		Low-voltage switchgear and controlgear
AS 3439.3	2002	Particular requirements for low-voltage switchgear and controlgear assemblies intended to be installed in places where unskilled persons have access for their use – Distribution
AS/NZS 3500		Plumbing and Drainage
AS/NZS 3500.1	2003	Water services
AS/NZS 3500.2	2003	Sanitary plumbing and drainage
AS/NZS 3500.3	2003	Stormwater drainage
AS/NZS 3500.4	2003	Heated water services
AS/NZS 3500.5	2012	Domestic installations
AS 3566		Self-drilling screws for the building and construction industries
AS 3566.2 (Obsolescent)	2002	Corrosion resistance requirements
AS 3600	2009	Concrete structures

MATERIALS, FINISHES & FIXTURES SCHEDULE

AS 3610	1995	Formwork for concrete
AS 3610.1	2010	Documentation and surface finish
AS 3660		Termite management
AS 3660.1	2000	New buildings
AS/NZS 3666		Air-handling and water systems of buildings – Microbial control
AS/NZS 3666.1	2011	Design, installation and commissioning
AS 3705	2003	Geotextiles - Identification, marking, and general data
AS 3715	2002	Metal finishing – Thermoset powder coatings for architectural applications of aluminium and aluminium alloys
AS 3727	1993	Guide to residential pavements
AS 3730		Guide to the properties of paints for buildings
AS 3730.1	2006	Latex - Interior - Flat
AS 3730.2	2006	Latex - Interior - Semi-gloss
AS 3730.3	2006	Latex - Interior - Low-gloss
AS 3730.6	2006	Solvent-borne - Exterior - Full gloss enamel
AS 3730.7	2006	Latex - Exterior - Flat
AS 3730.8	2006	Latex - Exterior - Low-gloss
AS 3730.9	2006	Latex - Exterior - Semi-gloss
AS 3730.10	2006	Latex - Exterior – Gloss
AS 3730.12	2006	Latex - Interior - Gloss
AS 3730.16	2006	Latex - Timber finish - Exterior
AS 3730.27	2006	Floor varnish - Two pack - Isocyanate cured
AS 3730.28	2006	Wood stain - Solvent-borne - Exterior
AS 3730.29	2006	Solvent-borne - Exterior/interior - Paving paint
AS 3740	2010	Waterproofing of domestic wet areas
AS 3743	2003	Potting mixes
AS/NZS 3750		Paints for steel structures
AS/NZS 3750.9	2009	Organic zinc-rich primer
AS 3798	2007	Guidelines on earthworks for commercial and residential developments
AS 3799	1998	Liquid membrane-forming curing compounds for concrete
AS 3818		Timber - Heavy structural products - Visually graded
AS 3818.2	2010	Railway track timbers
AS/NZS 3823		Performance of electrical appliances –Airconditioners and heat pumps
AS/NZS 3823.1.1	2012	Non-ducted airconditioners and heat pumps – Testing and rating for performance
AS/NZS 3823.1.2	2012	Test methods – Ducted airconditioners and air-to-air heat pumps – Testing and rating for performance
AS/NZS 3823.2	2013	Energy labelling and minimum energy performance standard (MEPS) requirements
AS 3958		Ceramic tiles
AS 3958.1	2007	Guide to the installation of ceramic tiles
AS 3959	2009	Construction of buildings in bushfire prone areas
AS 3972	2010	General purpose and blended cements
AS 3999	1992	Thermal insulation of dwellings – Bulk insulation – Installation requirements
AS/NZS 4200		Pliable building materials and underlays
AS/NZS 4200.1	1994	Materials
AS/NZS 4200.2	1994	Installation requirements
AS 4254	2002	Ductwork for air-handling systems in buildings
AS 4254.1	2012	Flexible duct
AS 4254.2	2012	Rigid duct
AS 4256		Plastic roof and wall cladding materials
AS 4256.2	2006	Unplasticized polyvinyl chloride (uPVC) building sheets
AS 4256.3	2006	Glass fibre reinforced polyester (GRP)
AS 4256.4	2006	Unplasticized polyvinyl chloride (uPVC) wall cladding boards
AS 4256.5	2006	Polycarbonate
AS/NZS 4266		Reconstituted wood-based panels - Methods of test
AS/NZS 4266.16	2004	Formaldehyde emission - Dessicator method
AS 4285	2007	Skylights
AS 4288	2003	Soft underlays for textile floor coverings
AS/NZS 4386		Domestic kitchen assemblies
AS/NZS 4386.1	1996	Kitchen units
AS 4419	2003	Soils for landscaping and garden use
AS 4440	2004	Installation of nailplated timber trusses
AS 4454	2012	Composts, soil conditioners and mulches
AS/NZS 4455		Masonry units, pavers, flags and segmental retaining wall units
AS/NZS 4455.1	2008	Masonry units
AS/NZS 4455.2	2010	Pavers and flags
AS/NZS 4455.3	2008	Segmental retaining wall units
AS/NZS 4505	2012	Garage doors and other large access doors
AS 4552	2005	Gas fired water heaters for hot water supply and/or central heating
AS/NZS 4552.2	2010	Minimum energy performance standards for gas water heaters
AS/NZS 4586	2013	Slip resistance classification of new pedestrian surface materials
AS/NZS 4600	2005	Cold-formed steel structures
AS 4654		Waterproofing membrane systems for exterior use- Above ground level
AS 4654.1	2012	Materials
AS 4654.2	2012	Design and installation
AS 4663	2013	Slip resistance measurement of existing pedestrian surfaces

MATERIALS, FINISHES & FIXTURES SCHEDULE

AS 4667	2000	Quality requirements for cut-to-size and processed glass
AS/NZS 4680	2006	Hot-dip galvanized (zinc) coatings on fabricated ferrous articles
AS/NZS 4692		Electric water heaters
AS/NZS 4692.1	2005	Energy consumption, performance and general requirements
AS/NZS 4692.2	2005	Minimum Energy Performance Standard (MEPS) requirements and energy labelling
AS 4766	2006	Polyethylene storage tanks for water and chemicals
AS 4773		Masonry in small buildings
AS 4773.1	2010	Design
AS 4773.2	2010	Construction
AS/NZS 4782		Double-capped fluorescent lamps – performance specifications
AS/NZS 4782.2	2004	Minimum Energy Performance Standard (MEPS)
AS/NZS 4783		Performance of electrical lighting equipment – Ballasts for fluorescent lamps
AS/NZS 4783.2	2002	Energy labelling and minimum energy performance standards requirements
AS 4785		Timber - Softwood - Sawn and milled products
AS 4785.1	2002	Product specification
AS 4785.2	2002	Grade description
AS 4785.3	2002	Timber for furniture components
AS 4786		Timber flooring
AS 4786.2	2005	Sanding and finishing
AS 4809	2003	Copper pipe and fittings – Installation and commissioning
AS/NZS 4847		Self-ballasted lamps for general lighting services
AS/NZS 4847.2	2010	Minimum Energy Performance Standards (MEPS) requirements
AS/NZS 4858	2004	Wet area membranes
AS/NZS 4859		Materials for the thermal insulation of buildings
AS/NZS 4859.1	2002	General criteria and technical provisions
AS 4934		Incandescent lamps for general lighting service - Test methods
AS/NZS 4934.2	2011	Minimum Energy Performance Standards (MEPS) requirements
AS 4970	2009	Protection of trees on development sites
AS 5039	2008	Security screen doors and security window grilles
AS 5040	2003	Installation of security screen doors and window grilles
AS 5067	2003	Timber - Non-structural glued laminated - Performance and production requirements
AS/NZS 5601		Gas Installation
AS/NZS 5601.1	2013	General installations
AS 5604	2005	Timber – Natural durability ratings
AS 6002	1999	Domestic electric meter enclosures
AS 6669	2007	Plywood – Formwork
AS ISO 13006	2013	Ceramic tiles - Definitions, classification, characteristics and marking (ISO 13006:1998)
AS ISO 13007		Ceramic tiles
AS ISO 13007.1	2013	Grouts and adhesives - Terms, definitions and specifications for adhesives
AS/NZS ISO/IEC 15018	2005	Information technology - Generic cabling for homes
AS/NZS 60598		Luminaires
AS/NZS 60598.1	2013	General requirements and tests (IEC 60598-1, Ed 7.0(2008) MOD)
ATS 5200		Technical specification for plumbing and drainage products
ATS 5200.460	2005	Grey water diversion device (GWDD)
SAA HB 29	2007	Communications Cabling Manual, Module 2: Communications Cabling Handbook
SAA HB 40		The Australian Refrigeration and Air Conditioning Code of Good Practice
SAA HB 40.1	2001	Reduction of emissions of fluorocarbon refrigerants in commercial and industrial refrigeration and airconditioning applications
SAA HB 40.2	2001	Reduction of Emissions of Fluorocarbons in Residential Airconditioning Applications
SAA HB 230	2008	Rainwater tank design and installation handbook
SAA HB 252	2007	Communications Cabling Manual, Module 3: Residential communications cabling handbook
SAA HB 276	2004	A guide to good practice for energy efficient installation of residential heating, cooling & air conditioning plant & equipment
SAA HB 301	2001	Electrical installations - designing to the Wiring Rules
SAA HB 326	2008	Urban greywater installation handbook for single households
AIRAH DA09	1998	Load estimation and psychrometrics
Sheet and Tubular Form BCA 3.1.3.2(b)		Acceptable construction – Site preparation – Termite risk management – Installation of termite barriers
BCA 3.2.2		Acceptable construction – Footings and slabs - Preparation
BCA 3.2.4		Acceptable construction - Site classification
BCA 3.4.2.2		Acceptable construction – Framing – Steel framing – General
BCA Table 3.5.1.1a		Acceptable corrosion protection for sheet roofing
BCA 3.8.1.2		Acceptable construction - Health and amenity - Wet areas
BCA 3.9.1		Acceptable construction - Safe movement and access - Stair construction - General requirements
FWPA PN.1039	2008	Interim industry standard recycled timber – visually graded recycled decorative products
NASH 1	2005	Residential and low-rise steel framing. Part 1: Design criteria
ASTM C534	2013	Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation

Appendix 3: Cost Estimate

Sir John Gorton Precinct, Kerang

Masterplan – April 2015



Sir John Gorton Precinct, Kerang

Masterplan – April 2015

Project Ref: 61144

Prepared for:

Terrior Architects

Prepared by

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14/04/2015

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Quality Information

Document Masterplan – April 2015

Project Ref 61144

Date 14/04/2015

Prepared by Kim Monks

Reviewed by Peter O'Donoghue

Revision History


Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
1	14/04/2015	Revised estimates on scope developed design	Peter O'Donoghue, Director	
0	23/03/15	Order of Cost Estimate Masterplan Indicative Cost Estimate Change Rooms	Peter O'Donoghue, Director	-

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Appendix A		
	Detailed Estimate	A

1.0 Introduction

This Order of Cost Estimate has been prepared for the proposed Development Plan for the Sir John Gorton Precinct, Kerang, Victoria. A detailed description of the scope of works is included in Section 4.0.

This estimate has been prepared from concept architectural drawings and sketches prepared by Terrior Architects in conjunction with verbal advice and briefing. A full list of information used in the preparation of this report is listed in Section 9.0.

The estimate has generally been measured on a functional area basis, albeit the Change Room renovations have been measured and priced on an elemental basis, in the format requested separating out the following:

1. Change Rooms Renewal/Upgrade
2. Shadforth Street Landscaping
3. Bike Path including Solar Panels
4. Pool Works including Children's Splash Pool and Learn to Swim Pool
5. Pool Deck including Raised Timber Deck and Lifeguard Chair
6. Landscaped Amphitheatre
7. Showroom / Shed including
 - Shed portal frame and slab
 - Fitout of internal areas being:
 - Amenities
 - Active Storage
 - Showroom
 - Entry/Forecourt
 - Outdoor Kitchen
 - Balance of the areas to be open colonnade/circulation
8. Library Carpark Upgrade

The estimate has been prepared using 1st Quarter 2015 rates with no allowance made for escalation as the project program has not been advised. Given the current market with strong construction growth in both metropolitan regional centres of Victoria, we would recommend separate allowance of 5-10% p.a. be made on the estimated costs to take market factors into account once a timeframe is known. We also note that local market volatility will play a role in determining price sensitivity which cannot be assessed without a project timeline.

We have prepared the estimate on the assumption that the works will be completed by a small to medium size contractor on a stage by stage basis. It is assumed that each contractor would be appointed following a traditional competitive tendering process on a Lump Sum basis. Works are to be carried out with clear unimpeded access and within normal working hours. The following allowances have been included in the estimate:

- Preliminaries, +12%
- Builders Profit and Attendance, +5%
- Locality Index, +8%
An allowance for regional location outside general metropolitan area
- Design Contingency, +5%
Allowance for design development from concept to final documentation
- Construction Contingency, +5 %
Allowance for latent site conditions not documented which will likely result in contract variations

2.0 Gross Floor Area

Description	FECA	UCA	GFA	External Area
1.0 Change Rooms, Office, Kiosk	59m ²	312m ²	371m ²	N/A
2.0 Shadforth St Landscaping				
2.1 Temporary Forecourt	N/A	N/A	N/A	300m ²
2.2 Pedestrian Precinct	N/A	N/A	N/A	700m ²
3.0 Bike Path	N/A	N/A	N/A	274m ²
4.0 Pool				
4.1 Children's Splash Pool	N/A	60m ²	60m ²	80m ²
4.2 Learn To Swim Pool	N/A	100m ²	100m ²	180m ²
5.0 Deck	N/A	N/A	N/A	180m ²
6.0 Landscaping (Amphitheatre)	N/A	N/A	N/A	150m ²
7.0 Showroom / Shed				
7.1 Slab & Portal Frame (overall 950m ²)	Incl. below	Incl. below	950m ²	N/A
7.2.1 Amenities	52m ²		<i>Incl. above</i>	N/A
7.2.2 Active Storage		70m ²	<i>Incl. above</i>	N/A
7.2.3 Showroom	260m ²		<i>Incl. above</i>	N/A
7.2.4 Entry forecourt		130m ²	<i>Incl. above</i>	N/A
7.2.5 Outdoor kitchen		80m ²	<i>Incl. above</i>	N/A
7.2.6 Colonnade/circulation		358m ²	<i>Incl. above</i>	N/A
8.0 Library Carpark Upgrade	N/A	N/A	N/A	520m ²
Total Area	371m²	1,110m²	1,481m²	2,384m²

Area Definitions:

FECA: Fully enclosed area. Enclosed (covered) areas to the inside of external walls

UCA: Unenclosed area. Areas covered but not enclosed in part / all by external walls

GFA: Gross floor area. Total of FECA &UCA

3.0 Estimate

3.1 Summary

Item	Construction Cost Incl. Design Contingency	On Cost for Contingency & Fees	TOTAL PROJECT COST
Stage A (refer Section 3.2)	\$521,000	\$83,000	\$604,000
Future Stages (refer Section 3.3)	\$4,310,000	\$690,000	\$5,000,000
Builders Preliminaries +12%	Incl.	N/A	Incl.
Builders Profit and Attendance +5%	Incl.	N/A	Incl.
Locality Allowance +8%	Incl.	N/A	Incl.
Design Contingency +5%	Incl.	N/A	Incl.
Escalation Costs	Excl.	Excl.	Excl.
Construction Contingency +5%	N/A	Incl.	Incl.
Professional Fees +10%	N/A	Incl.	Incl.
Statutory Fees + Charges +1%	N/A	Incl.	Incl.
Headworks	Excl.	Excl.	Excl.
FFE	Excl.	Excl.	Excl.
IT	Excl.	Excl.	Excl.
Artwork	Excl.	Excl.	Excl.
GST +10%	Excl.	Excl.	Excl.
TOTAL PROJECT COST	\$4,785,000	\$749,000	\$5,534,000

3.2 Stage A Estimate

Item	Construction Cost Incl. Design Contingency	On Cost for Construction Contingency & Fees	TOTAL PROJECT COST
1.0 Change Rooms			
1.1 Change Rooms, Office, Kiosk	\$414,000	\$66,000	\$480,000
1.2 External Works & Services	\$107,000	\$17,000	\$124,000
TOTAL STAGE A	\$521,000	\$83,000	\$604,000

3.3 Future Stages Estimate

2.0 Shadforth St Landscaping			
2.1 Temporary Forecourt	\$34,000	\$5,000	\$39,000
2.2 Pedestrian Precinct	\$116,000	\$19,000	\$135,000
Total Stage 2	\$150,000	\$24,000	\$174,000

3.0 Bike Path			
3.1 Children's Bike Path	\$50,000	\$8,000	\$58,000
3.2 Solar Panels	\$16,000	\$2,000	\$18,000
Total Stage 3	\$66,000	\$10,000	\$76,000

4.0 Pool			
4.1 Demo Existing Toddler's Pool	\$29,000	\$5,000	\$34,000
4.2 Children's Splash Pool	\$634,000	\$101,000	\$735,000
4.3 Learn To Swim Pool	\$1,091,000	\$175,000	\$1,266,000
Total Stage 4	\$1,754,000	\$281,000	\$2,035,000

Item	Construction Cost Incl. Design Contingency	On Cost for Construction Contingency & Fees	TOTAL PROJECT COST
5.0 Deck			
5.1 Raised Timber Deck	\$193,000	\$31,000	\$224,000
5.2 Lifeguard Tower	\$8,000	\$1,000	\$9,000
Total Stage 5	\$201,000	\$32,000	\$233,000

6.0 Landscaping			
6.1 Landscaped Amphitheatre	\$76,000	\$12,000	\$88,000
Total Stage 6	\$76,000	\$12,000	\$88,000

7.0 Showroom/Shed			
7.1 Slab & Portal Frame (950m ²)	\$659,000	\$105,000	\$764,000
7.2 Amenities	\$204,000	\$33,000	\$237,000
7.3 Active Storage	\$10,000	\$2,000	\$12,000
7.4 Showroom	\$910,000	\$146,000	\$1,056,000
7.5 Entry forecourt	\$25,000	\$4,000	\$29,000
7.6 Outdoor kitchen	\$42,000	\$7,000	\$49,000
7.7 Colonnade/circulation	\$106,000	\$16,000	\$122,000
Total Stage 7	\$1,956,000	\$313,000	\$2,269,000

Item	Construction Cost Incl. Design Contingency	On Cost for Construction Contingency & Fees	TOTAL PROJECT COST
8.0 Library Carpark Upgrade			
8.1 Library Carpark	\$119,000	\$19,000	\$138,000
Total Stage 8	\$119,000	\$19,000	\$138,000

TOTAL FUTURE STAGES	\$4,322,000	\$691,000	\$5,013,000
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4.0 Estimate Inclusions

The works include the following:

1.0 Change Rooms

- 1.1 Change Rooms, Office, Kiosk Renewal/Upgrade: Strip out internal areas, new floor screed, razzle dazzle external paint scheme, general repairs and repaint, new kiosk fitout, fixtures, fitments, partitions. New universal access facilities incorporated into existing change rooms.
- 1.2 External Works & Services: External make good, paint and connection to existing services
- 1.3 Project On Costs: Construction contingency, professional fees and statutory fees

2.0 Shadforth St Landscaping

- 2.1 Temporary Forecourt: Block off the drop off lane for pedestrian access only. Paint to existing road surface, planter boxes, and feature entry tower as interim measure before part 2.2 works below
- 2.2 Pedestrian Precinct: Realign roadway and kerb/gutter. Topsoil and grassing, feature trees, pedestrian path to road edge. Relocation of parking bays
- 2.3 Project On Costs: Construction contingency, professional fees and statutory fees

3.0 Bike Path

- 3.1 Children's Bike Path: Bitumen pathway with allowance for road markings, signage and external lighting in the existing open landscaped area
- 3.2 Solar Panels: Solar panels supplied and installed by Client. Allowance for additional feature to incorporate solar panel "forest" into bike path area
- 3.3 Project On Costs: Construction contingency, professional fees and statutory fees

4.0 Pools

- 4.1 Demolish Existing Toddler's Pool: existing toddler pool and surround to be demolished. Existing shade canopy to be removed and retained for possible reuse
- 4.2 Children's Splash Pool: new kidney shaped splash pool of 80m² with water jets/play features. Shade covering to part area and new pool surround
- 4.3 Learn To Swim Pool: New Learn to Swim pool of 180 m². Shade covering to part area and new pool surround
- 4.4 Reinstatement of apron to pool areas as follows:
 - Splash pool: 120m²
 - Learn to swim: 240m²
- 4.5 Project On Costs: Construction contingency, professional fees and statutory fees

5.0 Deck

- 5.1 Raised Timber Deck: 900 high timber deck poolside with ramp access
- 5.2 Lifeguard Tower: Proprietary lifeguard chair
- 5.3 Project On Costs: Construction contingency, professional fees and statutory fees

6.0 Landscaping

- 6.1 Landscaped Amphitheatre: creation of grassed mounds in existing open area. Access path, sub soil drainage and external lighting
- 6.2 Project On Costs: Construction contingency, professional fees and statutory fees

7.0 Showroom/Shed

- 7.1 Slab & Portal Frame: concrete ground slab with portal frame over and roof cladding and rainwater disposal. Marine ply ceiling lining and high bay lighting. Connection of services for future fitout
- 7.2 Amenities: toilet block built under existing canopy roof with perimeter walls, secondary framed roof, fixtures, and fitments
- 7.3 Active Storage: chainmesh fencing and access gates to existing covered area
- 7.4 Showroom: gallery/event space built under existing roof canopy with perimeter walls, secondary framed roof, timber floating floor, power and lighting
- 7.5 Entry forecourt: chainmesh fencing and access gates to existing covered area

7.6 Outdoor kitchen: provision of BBQ area bench with built in BBQS and sink under existing roof canopy. Outdoor tables and seating

7.7 Colonnade/circulation: Part enclose external walls with Colorbond cladding and internal FC lining to form colonnade with some weather protection

7.8 Project On Costs: Construction contingency, professional fees and statutory fees

8.0 Library Carpark Upgrade

8.1 Library Carpark: Demolish existing carpark. New feature paving, signage, external power and security lighting

8.2 Project On Costs: Construction contingency, professional fees and statutory fees

5.0 Clarifications and Assumptions

The following clarifications and assumptions apply to the estimate:

- We have assumed works to be carried out by a small to mid-size commercial builder on a traditional lump sum basis on a stage by stage basis via a competitive tendering process
- Unimpeded access during normal working hours.
- Existing site is predominately flat with some gentle slopes in large undeveloped grassed area
- No in ground hazards anticipated with main services runs away from proposed works
- No program for timing of construction works. All works are priced at current market rates
- Existing site, structure and finishes in good condition and suitable for the proposed works
- Service runs calculated from existing connections for library/ change rooms

6.0 Estimate Exclusions

The following items are excluded from the estimate:

- Identification and removal of hazardous materials including asbestos other than as specifically noted in Change Rooms
- Out of hours and weekend work
- Works to areas other than those specifically noted in the estimate
- Works to the Clubrooms adjacent the Change rooms
- Escalation (refer comments in section 8.0 below)
- Market Price Risk (refer comments in section 8.0 below)
- FFE
- ICT
- Artwork
- GST

7.0 Market Value

Final market value is expected to be within the range of + / - 15%.

8.0 Risks

- The estimate is based on early concept design with no services or structural input. Functional area square metre rates have been used. Further budget review of the stated allowances will be required once design development takes place.
- Regional Victoria is exposed to pockets of skill shortages. Based on the relatively high demand for construction trades in Victorian metropolitan and regional centres (i.e. Geelong, Ballarat and Bendigo) on the back of strong housing growth, it is envisaged that the availability of tenderers will be restricted to local contractors well established in the area. Pricing sensitivity will be dependent on the level of construction activity in the immediate area at the time of tendering rather than the general industry outlook, hence carefully planning of stage releases will be required to ensure the best competitive tendering outcomes.
- Escalation is excluded from the estimate as no project program is available. We recommend separate allowance for escalation be included in Client budgets in the order of 5 - 10% p.a. However we recommend further review of allowances once project timing has been established.

9.0 Information Used in Preparing This Estimate

Terrior Architects	Date
Pool Facilities Refurbishment Materials, Finishes & Fixtures Schedule, 17 pages	13 April 2015
Pool Facilities Refurbishment Architectural Drawings as detailed on A-000, 18 pages	13 April 2015
Development Plan, 30 pages	2 April 2015
Shed revised sheet	4 March 2015
Various site inspection photos	4 March 2015
Design briefing meeting with Mr Tasman Smith	4 March 2015
Client Briefing sketches and notes, 3 pages	2 April 2015

Price Merrett Consulting	
Existing Site Survey Plan F6985 Dwg 47956 Sheet 2 Rev A	-

Peter Bowman Engineer	
Engineer's Inspection report	3 December 2014



Appendix A

Detailed Estimate

Cost Plan : Sir John Gorton Precinct Kerang
Stage : Masterplanning - April 2015
Project Summary

No.	Description	Unit	Quantity	Rate	Total
	SIR JOHN GORTON PRECINCT, KERANG				
	Precinct Master Plan				
	Order of Cost Estimate April 2015 rev 1				
	Stage A				
	1 Change Rooms Renewal/Upgrade				
1	1.1 Building Works	m2	221	1,872.00	413,711
2	1.2 External Works & Services	Item	1	106,861.08	106,861
	Sub Total Stage 1 Construction Costs				520,572
3	1.3 Project On Costs	Item	1	83,291.52	83,292
	Sub Total Stage 1 Project Costs				603,864
	Future Stages				
	2 Shadforth Street Landscaping				
4	2.1 Temporary Forecourt Works	m2	300	114.35	34,306
5	2.1 Project On Costs	Item	1	5,488.96	5,489
	Sub Total Stage 2.1 Project Costs (temporary Works)				39,795
6	2.2 Streetscaping and Pedestrian Precinct	m2	700	164.88	115,417
7	2.2 Project On Costs	Item	1	18,466.72	18,467
	Sub Total Stage 2.2 Project Costs (Permanent Works)				133,884
	Sub Total Stage 2 Complete Works Project Costs				173,679
	3 Bike Path				
8	3.1 Children's Activity Path	m2	274	181.01	49,597
9	3.2 Solar Panels	No	8	2,030.38	16,243
	Sub Total Stage 3 Construction Costs				65,840
10	3.3 Project On Costs	Item	1	10,534.40	10,534
	Sub Total Stage 3 Project Costs				76,374
	4 Pool				
11	4.1 Demolish Existing Toddlers Pool	m2	180	163.36	29,406
12	4.1 Project On Costs	Item	1	4,704.96	4,705
	Sub Total Stage 4.1 Project Costs				34,111
13	4.2 Children's Splash Pool	m2	80	7,928.99	634,319
14	4.2 Project On Costs	Item	1	101,491.04	101,491
	Sub Total Stage 4.2 Project Costs				735,810
15	4.3 Learn to Swim Pool	m2	180	6,060.03	1,090,805
16	4.3 Project On Costs	Item	1	174,528.80	174,529
	Sub Total Stage 4.3				1,265,334
	Sub Total Stage 4 Project Costs				2,035,255

Cost Plan : Sir John Gorton Precinct Kerang
Stage : Masterplanning - April 2015
Project Summary

No.	Description	Unit	Quantity	Rate	Total
5 Deck					
1	5.1 Raised Timber Deck	m2	180	1,071.98	192,956
2	5.2 Lifeguard Tower	No	1	7,701.45	7,701
Sub Total Stage 5 Construction Costs					200,657
3	5.3 Project On Costs	Item	1	32,105.12	32,105
Sub Total Stage 5 Project Costs					232,762
6 Landscaping					
4	6.1 Landscaped Amphitheatre Space	m2	150	504.56	75,684
Sub Total Stage 6 Construction Costs					75,684
5	6.2 Project On Costs	Item	1	12,109.44	12,109
Sub Total Stage 6 Project Costs					87,793
7 Showroom/Shed					
6	7.1 Steel frame and slab	m2	950	693.98	659,279
7	7.1 Project On Costs	Item	1	105,484.64	105,485
Sub Total Stage 7.1 Project Costs					764,764
8	7.2 Fitout of Internal Areas	m2	950	1,365.23	1,296,966
9	7.2 Project On Costs	Item	1	207,559.36	207,559
Sub Total Stage 7.2 Project Costs					1,504,525
Sub Total Stage 7 Project Costs					2,269,289
8 Library Carpark Upgrade					
10	8.1 Library Carpark	m2	520	229.42	119,300
11	8.2 Project On Costs	Item	1	19,088.00	19,088
Sub Total Stage 8 Project Costs					138,388
Sub Total Future Stages (2-8) Project Costs					5,013,540
Sub Total All Project Costs					5,617,404
Exclusions					
12	Headworks				
13	Furniture, Fitout and Equipment				
14	IT				
15	Artwork				
Notes					
16	GST				
17	Notes				
Total					5,617,404

Cost Plan : Sir John Gorton Precinct Kerang
Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
	1 Change Rooms Renewal/Upgrade					
	1.1 Building Works					
	Substructure					
1	Substructure	m2	40	120.00	4,800	21.72
	Superstructure					
2	Columns	m				
3	Upper Floors	m2				
4	Staircases	m/r				
5	Roof	m2	378	31.40	11,870	53.71
6	External Walls	m2	339	54.85	18,595	84.14
7	Windows	m2	29	560.34	16,250	73.53
8	External Doors	No	3	2,733.33	8,200	37.10
9	Internal Walls	m2	54	100.00	5,400	24.43
10	Internal Screens	No	14	1,350.00	18,900	85.52
11	Internal Doors	No	3	700.00	2,100	9.50
	Finishes					
12	Wall Finishes	m2	562	45.05	25,320	114.57
13	Floor Finishes	m2	221	55.00	12,155	55.00
14	Ceiling Finishes	m2	59	85.00	5,015	22.69
	Fittings					
15	Fitments	m2	221	221.29	48,905	221.29
16	Special Equipment	m2	221			
	Engineering Services					
17	Sanitary Fixtures	No	32	1,757.81	56,250	254.52
18	Sanitary Plumbing	No	32	39.06	1,250	5.66
19	Water Supply	m2	221	38.91	8,600	38.91
20	Gas Service	m2				
21	Mechanical Services	m2				
22	Fire Protection	m2	221	3.17	700	3.17
23	Electrical Services	m2	221	89.39	19,755	89.39
24	Transportation Systems	No				
	Demolition & Alterations					
25	Alterations and Renovations	m2	221	84.89	18,760	84.89
	Sundries					
26	Unmeasured sundries			5.00	14,141	63.99
	Preliminaries					
27	Preliminaries			12.00	35,636	161.25
28	Scaffolding	m2	330	45.00	14,850	67.19

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
1	Builders Profit and Attendance Other Mark Ups			5.00	17,373	78.61
2	Locality Index			8.00	29,186	132.06
3	Design Contingency			5.00	19,701	89.14
	Total				413,712	1,871.98

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

1.1 Building Works

No.	Description	Unit	Quantity	Rate	Total
Substructure					
1	New concrete slab to amenities areas demolished	m2	40	120.00	4,800
2	No new works				
	Total				4,800
Columns					
3	No work to columns to change rooms	Note			
	Total				0
Upper Floors					
4	Not applicable	Note			
	Total				0
Staircases					
5	Not applicable				
	Total				0
Roof					
6	Allowance for minor make good and repairs to roof sheeting generally	m2	378	5.00	1,890
7	New barge/fascia	m	130	55.00	7,150
8	New eaves gutter	m	45	45.00	2,025
9	New downpipes	m	23	35.00	805
	Total				11,870
External Walls					
10	Allowance for minor repairs to existing external walls and windows	m2	339	25.00	8,475
11	Lightweight FC infill panel at high level over masonry to kiosk/store/office to ensure fully enclosed spaces	m2	46	220.00	10,120
	Total				18,595
Windows					
12	New Ticketing window	m2	5	850.00	4,250
13	New glazing to Kiosk	m2	24	500.00	12,000
	Total				16,250
External Doors					
14	Allow to repaint existing doors and replace door hardware	No	3	500.00	1,500
15	New access door to Universal access toilet	No	1	700.00	700
16	New external glazed door to kiosk	No	1	3,500.00	3,500

External Doors

Cost Plan : Sir John Gorton Precinct Kerang
Stage : Masterplanning - April 2015
1.1 Building Works

No.	Description	Unit	Quantity	Rate	Total
1	New sliding door and track to equipment store	No	1	2,500.00	2,500
	Total				8,200
	Internal Walls				
2	New blockwork walls to change rooms built over existing slab	m2	54	100.00	5,400
	Total				5,400
	Internal Screens				
	<u>Toilet Cubicles</u>				
3	WC/Shower cubicle incl door	No	14	1,350.00	18,900
	Total				18,900
	Internal Doors				
4	New internal doors to universal access facilities	No	3	700.00	2,100
	Total				2,100
	Wall Finishes				
5	Ceramic wall tiling to existing masonry in showers	m2	72	135.00	9,720
6	Paint to masonry walls in change rooms	m2	316	15.00	4,740
7	Paint to internal masonry walls kiosks/store/office	m2	174	20.00	3,480
8	Paint external walls in "razzle dazzle" scheme	m2	339	20.00	6,780
9	Paint external columns	No	10	60.00	600
	Total				25,320
	Floor Finishes				
10	New floor screed to unify levels generally and provide non slip surface	m2	162	55.00	8,910
11	New floor screed to kiosk/store/office	m2	59	55.00	3,245
	Total				12,155
	Ceiling Finishes				
12	Retain existing underside of roof - no works	Note			
13	New ceiling/linings under existing roof to kiosk/store/office as previously	m2	59	85.00	5,015
	Total				5,015
	Fitments				
	<u>Joinery</u>				
14	Lockers	No	24	250.00	6,000
15	Vanity bench - excluded	Note			
16	Bench seating with shared hanging rails	m	18	600.00	10,800

Fitments

Cost Plan : Sir John Gorton Precinct Kerang
Stage : Masterplanning - April 2015
1.1 Building Works

No.	Description	Unit	Quantity	Rate	Total
1	Bench seating	m	20	400.00	8,000
2	Seating to showers	No	4	500.00	2,000
3	Shower seat for universal access facilities	No	3	500.00	1,500
4	Kiosk Counter	Item	1	2,000.00	2,000
5	Kiosk Ticketing Bench	Item	1	1,500.00	1,500
	<u>Fitments</u>				
6	Allowance for grab rails	Item	1	3,000.00	3,000
7	Soap dispensers	No	10	130.00	1,300
8	Paper towel dispenser	No	1	180.00	180
9	Hand dryers	No	5	700.00	3,500
10	Mirrors	No	9	250.00	2,250
11	Allowance for coat hooks to showers and WCs	No	20	50.00	1,000
12	Baby change station	No	1	2,500.00	2,500
13	Wall mounted waste bins	No	5	275.00	1,375
	<u>Signage</u>				
14	Allowance for signage	Item	1	2,000.00	2,000
	Total				48,905
	Special Equipment				
15	No allowance	Note			
	Total				0
	Sanitary Fixtures				
	<u>Change Rooms</u>				
16	WCs	No	3	2,800.00	8,400
17	Access WCs	No	3	3,200.00	9,600
18	Urinal - wall hung	No	2	2,400.00	4,800
19	Basin	No	5	2,400.00	12,000
20	Shower	No	7	1,850.00	12,950
21	Floor waste	No	10	350.00	3,500
	<u>Kiosk</u>				
22	Sink	No	1	2,600.00	2,600
23	Handwash basin	No	1	2,400.00	2,400
	Total				56,250
	Sanitary Plumbing				
24	Connection to existing services	Item	1	1,000.00	1,000
25	Vent pipe	No	1	250.00	250
	Total				1,250

Sanitary Plumbing

Cost Plan : Sir John Gorton Precinct Kerang
Stage : Masterplanning - April 2015
1.1 Building Works

No.	Description	Unit	Quantity	Rate	Total
Water Supply					
1	Connection to existing water supply	Item	1	1,000.00	1,000
2	New HWUs to change rooms	No	2	1,800.00	3,600
3	Zip boiler unit to Kiosk	No	1	4,000.00	4,000
Total					8,600
Gas Service					
4	No allowance	Note			
Total					0
Mechanical Services					
5	Allowance for mechanical ventilation - excluded (assumed natural ventilation satisfactory)	Note			
Total					0
Fire Protection					
6	Allowance for smoke detectors to Kiosk and office	No	2	350.00	700
Total					700
Electrical Services					
7	New electrical DB	Item	1	2,500.00	2,500
8	New lighting and power to change rooms	m2	163	85.00	13,855
9	New lighting and power to kiosk/store/office	m2	40	85.00	3,400
Total					19,755
Transportation Systems					
10	No applicable	Note			
Total					0
Alterations and Renovations					
<u>Change Rooms</u>					
11	Enlarge opening to equipment store	Item	1	2,000.00	2,000
12	Strip out existing change rooms including fixtures, cubicle partitions, lighting	m2	326	15.00	4,890
13	Extra over allowance for localised slab removal to facilitate new fixtures install	m2	40	85.00	3,400
14	Roof framing and columns retained - no works	No			
15	Allow to demolish existing external pool store wall in Male Change	m2	8	50.00	400
16	New blockwork store wall	m2	8	190.00	1,520
<u>Kiosk/Store/Office</u>					
17	Strip out existing kiosk/store/office	m2	40	35.00	1,400

Alterations and Renovations

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

1.1 Building Works

No.	Description	Unit	Quantity	Rate	Total
1	Form enlarged penetration in existing wall for ticketing window	Item	1	1,200.00	1,200
2	Form new penetration in existing wall for cafe/kiosk access including demolition of wall/window	Item	1	3,000.00	3,000
<u>Clubrooms</u>					
3	Demolish external canopy	m2	30	15.00	450
4	No other works to clubrooms	Note			
5	Rubbish Skip	Item	1	500.00	500
Total					18,760

Alterations and Renovations

Cost Plan : Sir John Gorton Precinct Kerang
Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
	1 Change Rooms Renewal/Upgrade					
	1.2 External Works and Services					
	External Works					
1	Site Preparation	m2				
2	Roads, Footpaths and Paved Areas	m2			23,340	23,340.00
3	Boundary Walls, Fencing and Gates	m2			4,710	4,710.00
4	Outbuildings and Covered Ways	m2	150	76.47	11,470	11,470.00
5	Landscaping and Improvements	m2			1,250	1,250.00
	External Services					
6	External Stormwater Drainage	m2			9,400	9,400.00
7	External Sewer Drainage	m2			2,850	2,850.00
8	External Water Supply	m2			3,550	3,550.00
9	External Gas	m2				
10	External Fire Protection	m2				
11	External Light and Power	m2			3,000	3,000.00
	External Demolition & Alterations					
12	External Alterations and Renovations	m2			16,745	16,745.00
	Sundries					
13	Unmeasured sundries			5.00	3,816	3,815.75
	Preliminaries					
14	Preliminaries			12.00	9,616	9,615.69
15	Scaffolding - refer Building Works					
16	Builders Profit and Attendance			5.00	4,487	4,487.32
	Other Mark Ups					
17	Locality Index			8.00	7,539	7,538.70
18	Design Contingency			5.00	5,089	5,088.62
	Total				106,862	106,861.08

Cost Plan : Sir John Gorton Precinct Kerang
Stage : Masterplanning - April 2015
1.2 External Works & Services

No.	Description	Unit	Quantity	Rate	Total
Site Preparation					
1	Not applicable (renovations to existing areas only)	Note			
	Total				0
Roads, Footpaths and Paved Areas					
<u>External Concrete Apron</u>					
2	Concrete footpath	m2	25	100.00	2,500
3	New topping screed to external concrete apron	m2	298	55.00	16,390
4	Paint to existing concrete apron as entry feature	m2	178	25.00	4,450
	Total				23,340
Boundary Walls, Fencing and Gates					
<u>External Gates and Turnstile</u>					
5	Remove existing turnstile and gates	Item	1	500.00	500
6	New fencing	m	6	85.00	510
7	New single pool gate	No	1	500.00	500
8	New double gates	No	1	3,000.00	3,000
9	Allow for patching of existing concrete	Item	1	200.00	200
	Total				4,710
Outbuildings and Covered Ways					
<u>Kiosk Canopy Area</u>					
10	Replace existing columns including new footing and paint finish	No	2	1,360.00	2,720
11	Replace eaves linings	m2	150	55.00	8,250
12	Allow to repaint existing pool storeroom door and provide new door hardware	No	1	500.00	500
	Total				11,470
Landscaping and Improvements					
13	Seeded lawn	m2	50	25.00	1,250
	Total				1,250
External Stormwater Drainage					
14	Allowance to locate and connect to existing service	Item	1	3,000.00	3,000
15	Allowance for new pit	Item	1	2,500.00	2,500
16	Allowance for subsoil drainage to western side of buildings	m	60	65.00	3,900
	Total				9,400
External Sewer Drainage					
17	Allow to locate and connect to existing sewer	Item	1	2,000.00	2,000

External Sewer Drainage

Cost Plan : Sir John Gorton Precinct Kerang
Stage : Masterplanning - April 2015
1.2 External Works & Services

No.	Description	Unit	Quantity	Rate	Total
1	Allow for sewer pipework	m	10	85.00	850
	Total				2,850
	External Water Supply				
2	Allowance to locate and connect to existing service	Item	1	1,000.00	1,000
3	Allowance for valves	Item	1	2,000.00	2,000
4	Water service	m	10	55.00	550
	Total				3,550
	External Gas				
5	No allowance	Note			
	Total				0
	External Fire Protection				
6	No allowance	Note			
	Total				0
	External Light and Power				
7	Allowance for external security lighting	Item	1	3,000.00	3,000
	Total				3,000
	External Alterations and Renovations				
8	Remove existing canopy structural columns (2No)	No	2	250.00	500
9	Allowance for backpropping	Item	1	350.00	350
10	Remove existing barge, fascia and eaves gutter	m	130	15.00	1,950
11	Remove existing downpipes	m	25	15.00	375
12	Remove eaves and ceiling linings	m2	202	5.00	1,010
13	Extra over for asbestos report	Item	1	3,000.00	3,000
14	Extra over removal and disposal of ceilings and eaves linings for likely asbestos contamination	m2	202	30.00	6,060
15	Water pressure clean and minor patching to existing building concrete apron	Item	1	500.00	500
16	Remove existing switchboard, terminate and cap services	Item	1	3,000.00	3,000
17	Demolish existing concrete steps in front of kiosk - excluded	Item	1	0.00	0
	Total				16,745

External Alterations and Renovations

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
Stage 1 Project Costs						
1	Construction Contingency (5%)	Item	520,572	0.05	26,029	26,028.60
2	Professional Fees (10%)	Item	520,572	0.10	52,057	52,057.20
3	Statutory Fees and Charges (1%)	Item	520,572	0.01	5,206	5,205.72
4	GST - Excluded					
Total					83,292	83,291.52
2 Shadforth Street Landscaping						
2.1 Temporary Forecourt Works						
5	Minor rectifications and to existing road drop off area and preparation for new paint	m2	300	10.00	3,000	10.00
6	Paint application to bitumen surface	m2	300	35.00	10,500	35.00
7	Concrete planter boxes including soil and plantings	No	4	1,500.00	6,000	20.00
8	Feature Entry Tower comprising steel frame with weatherboard cladding 2000 w x 2000 l x 4000 h	Item	1	5,000.00	5,000	16.67
Sundries						
9	Unmeasured sundries			5.00	1,225	4.08
Preliminaries						
10	Preliminaries			12.00	3,087	10.29
11	Builders Profit and Attendance			5.00	1,441	4.80
Other Mark Ups						
12	Locality Index			8.00	2,420	8.07
13	Design Contingency			5.00	1,634	5.45
Total					34,307	114.36
Stage 2.1 Project Costs						
14	GST - Excluded					
15	Statutory Fees and Charges (1%)	Item	34,306	0.01	343	343.06
16	Professional Fees (10%)	Item	34,306	0.10	3,431	3,430.60
17	Construction Contingency (5%)	Item	34,306	0.05	1,715	1,715.30
Total					5,489	5,488.96
2 Shadforth Street Landscaping						
2.2 Streetscaping and Pedestrian Path						
18	Remove existing roadway	m2	700	15.00	10,500	15.00
19	Remove existing kerb and gutter	m	200	25.00	5,000	7.14
20	Infill with topsoil max 300 high	m3	210	85.00	17,850	25.50

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
1	Grass seed generally	m2	700	7.50	5,250	7.50
2	New kerb and gutter at revised road edge	m	120	85.00	10,200	14.57
3	Allowance to relocate stormwater pits	No	3	2,500.00	7,500	10.71
4	Allowance for additional stormwater pipe	m	30	85.00	2,550	3.64
5	Allowance for street trees	No	10	350.00	3,500	5.00
6	Allowance for other plantings	Item	1	2,000.00	2,000	2.86
7	Tree guards - excluded	Note				
8	Coloured concrete pedestrian path 1200 wide	m2	168	100.00	16,800	24.00
9	Allowance for pedestrian cross over	Item	1	800.00	800	1.14
10	Carparking lines to existing roadway	m	50	5.50	275	0.39
11	Allowance for other road markings	Item	1	200.00	200	0.29
12	Relocation of existing power lines, street lighting - excluded	Note				
Sundries						
13	Unmeasured sundries			5.00	4,121	5.89
Preliminaries						
14	Preliminaries			12.00	10,386	14.84
15	Builders Profit and Attendance			5.00	4,847	6.92
Other Mark Ups						
16	Locality Index			8.00	8,142	11.63
17	Design Contingency			5.00	5,496	7.85
Total					115,417	164.87
Stage 2.2 Project Costs						
18	Construction Contingency (5%)	Item	115,417	0.05	5,771	5,770.85
19	Professional Fees (10%)	Item	115,417	0.10	11,542	11,541.70
20	Statutory Fees and Charges (1%)	Item	115,417	0.01	1,154	1,154.17
21	GST - Excluded					
Total					18,467	18,466.72
3 Bike Path						
3.1 Children's Activity Path						
22	Site preparation of existing grassed area	m2	274	5.00	1,370	5.00
23	Bitumen path	m2	274	60.00	16,440	60.00
24	Extra over for colour features	m2	274	15.00	4,110	15.00
25	Allowance for road markings	Item	1	1,500.00	1,500	5.47

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
1	Allowance for signage	Item	1	2,000.00	2,000	7.30
2	Provision of external security lighting	m	1	10,000.00	10,000	36.50
Sundries						
3	Unmeasured sundries			5.00	1,771	6.46
Preliminaries						
4	Preliminaries			12.00	4,463	16.29
5	Builders Profit and Attendance			5.00	2,083	7.60
Other Mark Ups						
6	Locality Index			8.00	3,499	12.77
7	Design Contingency			5.00	2,362	8.62
Total					49,598	181.01
3 Bike Path						
3.2 Solar Panels						
8	Solar panels supply - by Client					
9	Solar panels installation - covered by \$50,000 grant					
10	Allowance for panel footings	No	8	250.00	2,000	250.00
11	Allowance for fencing/feature to future design	No	8	1,200.00	9,600	1,200.00
Sundries						
12	Unmeasured sundries			5.00	580	72.50
Preliminaries						
13	Preliminaries			12.00	1,462	182.70
14	Builders Profit and Attendance			5.00	682	85.26
Other Mark Ups						
15	Locality Index			8.00	1,146	143.24
16	Design Contingency			5.00	773	96.69
Total					16,243	2,030.39
Stage 3 Project Costs						
17	Construction Contingency (5%)	Item	65,840	0.05	3,292	3,292.00
18	Professional Fees (10%)	Item	65,840	0.10	6,584	6,584.00
19	Statutory Fees and Charges (1%)	Item	65,840	0.01	658	658.40
20	GST - Excluded					
Total					10,534	10,534.40
4 Pool						
4.1 Demolish Existing Toddler Pool						

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
1	Demolish Existing Toddler Pool	m2	180	75.00	13,500	75.00
2	Demolish surrounding pedestrian path	m2	240	20.00	4,800	26.67
3	Remove existing shade canopy and retain for reuse	m2	180	15.00	2,700	15.00
Sundries						
4	Unmeasured sundries			5.00	1,050	5.83
Preliminaries						
5	Preliminaries			12.00	2,646	14.70
6	Builders Profit and Attendance			5.00	1,235	6.86
Other Mark Ups						
7	Locality Index			8.00	2,074	11.52
8	Design Contingency			5.00	1,400	7.78
Total					29,405	163.36
Stage 4.1 Project Costs						
9	Construction Contingency (5%)	Item	29,406	0.05	1,470	1,470.30
10	Professional Fees (10%)	Item	29,406	0.10	2,941	2,940.60
11	Statutory Fees and Charges (1%)	Item	29,406	0.01	294	294.06
12	GST - Excluded					
Total					4,705	4,704.96
4 Pool						
4.2 Children's Splash Pool						
13	New kidney shaped splash pool	m2	80	3,500.00	280,000	3,500.00
14	Extra over for water features	m2	80	1,250.00	100,000	1,250.00
15	Extra over for pool plant	m2	80	500.00	40,000	500.00
16	Allowance for shade covering to part of pool area	m2	60	350.00	21,000	262.50
17	Reinstate hardstand to surrounding pool area	m2	120	100.00	12,000	150.00
Sundries						
18	Unmeasured sundries			5.00	22,650	283.13
Preliminaries						
19	Preliminaries			12.00	57,078	713.48
20	Builders Profit and Attendance			5.00	26,636	332.96
Other Mark Ups						
21	Locality Index			8.00	44,749	559.36
22	Design Contingency			5.00	30,206	377.57
Total					634,319	7,929.00

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
Stage 4.2 Project Costs						
1	Construction Contingency (5%)	Item	634,319	0.05	31,716	31,715.95
2	Professional Fees (10%)	Item	634,319	0.10	63,432	63,431.90
3	Statutory Fees and Charges (1%)	Item	634,319	0.01	6,343	6,343.19
4	GST - Excluded					
Total					101,491	101,491.04
4 Pool						
4.3 Learn to Swim Pool						
5	New rectangular pool	m2	180	3,500.00	630,000	3,500.00
6	Extra over for pool plant	m2	180	500.00	90,000	500.00
7	Allowance for shade covering to part of pool area	m2	100	350.00	35,000	194.44
8	Reinstate hardstand to surrounding pool area	m2	240	100.00	24,000	133.33
Sundries						
9	Unmeasured sundries			5.00	38,950	216.39
Preliminaries						
10	Preliminaries			12.00	98,154	545.30
11	Builders Profit and Attendance			5.00	45,805	254.47
Other Mark Ups						
12	Locality Index			8.00	76,953	427.52
13	Design Contingency			5.00	51,943	288.57
Total					1,090,805	6,060.02
Stage 4.3 Project Costs						
14	Construction Contingency (5%)	Item	1,090,805	0.05	54,540	54,540.25
15	Professional Fees (10%)	Item	1,090,805	0.10	109,080	109,080.50
16	Statutory Fees and Charges (1%)	Item	1,090,805	0.01	10,908	10,908.05
17	GST - Excluded					
Total					174,528	174,528.80
5 Deck						
5.1 Raised Pool Deck						
18	Raised timber deck 900 high	m2	180	550.00	99,000	550.00
19	Extra over for steps	m	40	120.00	4,800	26.67
20	Extra over for ramp access	m2	20	500.00	10,000	55.56
21	Allowance for balustrade and handrail to ramp only	m	30	800.00	24,000	133.33
Sundries						

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
1	Unmeasured sundries			5.00	6,890	38.28
	Preliminaries					
2	Preliminaries			12.00	17,363	96.46
3	Builders Profit and Attendance			5.00	8,103	45.01
	Other Mark Ups					
4	Locality Index			8.00	13,612	75.62
5	Design Contingency			5.00	9,188	51.05
	Total				192,956	1,071.98
	5 Deck					
	5.2 Lifeguard Tower					
6	Allow for Proprietary Lifeguard Chair	Item	1	5,500.00	5,500	5,500.00
	Sundries					
7	Unmeasured sundries			5.00	275	275.00
	Preliminaries					
8	Preliminaries			12.00	693	693.00
9	Builders Profit and Attendance			5.00	323	323.40
	Other Mark Ups					
10	Locality Index			8.00	543	543.31
11	Design Contingency			5.00	367	366.74
	Total				7,701	7,701.45
	Stage 5 Project Costs					
12	Construction Contingency (5%)	Item	200,657	0.05	10,033	10,032.85
13	Professional Fees (10%)	Item	200,657	0.10	20,066	20,065.70
14	Statutory Fees and Charges (1%)	Item	200,657	0.01	2,007	2,006.57
15	GST - Excluded					
	Total				32,106	32,105.12
	6 Landscaping					
	6.1 Landscaped Amphitheatre					
16	Allow for general site preparation	m2	150	5.00	750	5.00
17	Allowance for fill	m3	180	85.00	15,300	102.00
18	Formation of mounds	m2	150	55.00	8,250	55.00
19	Topsoil preparation and grass seeding	m2	150	15.00	2,250	15.00
20	Allowance for paved concrete pedestrian path	m2	90	100.00	9,000	60.00
21	Allowance for sub soil drainage	m	100	55.00	5,500	36.67
22	Allowance for pit	No	2	2,500.00	5,000	33.33

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
1	Allowance for external lighting	Item	1	8,000.00	8,000	53.33
	Sundries					
2	Unmeasured sundries			5.00	2,702	18.02
	Preliminaries					
3	Preliminaries			12.00	6,810	45.40
4	Builders Profit and Attendance			5.00	3,178	21.19
	Other Mark Ups					
5	Locality Index			8.00	5,339	35.60
6	Design Contingency			5.00	3,604	24.03
	Total				75,683	504.57
	Stage 6 Project Costs					
7	Construction Contingency (5%)	Item	75,684	0.05	3,784	3,784.20
8	Professional Fees (10%)	Item	75,684	0.10	7,568	7,568.40
9	Statutory Fees and Charges (1%)	Item	75,684	0.01	757	756.84
10	GST - Excluded					
	Total				12,109	12,109.44
	7 Showroom/Shed					
	7.1 Steel Frame and Slab					
11	Concrete slab	m2	950	100.00	95,000	100.00
12	Proprietary steel portal frame with colorbond roof and open sides (based on Ranbuild shed style construction with 7m high roof apex and 4.5 m high walls)	m2	950	250.00	237,500	250.00
13	Ceiling lining at high level with marine ply	m2	950	60.00	57,000	60.00
14	Allowance for subsoil drainage	m	165	55.00	9,075	9.55
15	Allowance for pits	No	4	2,500.00	10,000	10.53
16	Allowance for provision of power and high bay lighting	m2	950	55.00	52,250	55.00
17	External flood lighting	No	10	500.00	5,000	5.26
18	Water supply	Item	1	5,000.00	5,000	5.26
19	Gas supply - Excluded	Item				
20	Fire hose hydrant/hose reels - excluded	Item				
	Sundries					
21	Unmeasured sundries			5.00	23,541	24.78
	Preliminaries					
22	Preliminaries			12.00	59,324	62.45

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
1	Builders Profit and Attendance			5.00	27,685	29.14
	Other Mark Ups					
2	Locality Index			8.00	46,510	48.96
3	Design Contingency			5.00	31,394	33.05
	Total				659,279	693.98
	Stage 7.1 Project Costs					
4	Construction Contingency (5%)	Item	659,279	0.05	32,964	32,963.95
5	Professional Fees (10%)	Item	659,279	0.10	65,928	65,927.90
6	Statutory Fees and Charges (1%)	Item	659,279	0.01	6,593	6,592.79
7	GST - Excluded					
	Total				105,485	105,484.64
	7 Showroom/Shed					
	7.1 Fitout of Internal Areas					
	Amenities					
8	Amenities block including perimeter walls, framed secondary roof, fixtures, fitments, services, etc	m2	52	2,800.00	145,600	153.26
	Sub Total				145,600	153.26
	Active Storage					
9	Open covered space - generally no further allowance	m2	70			
10	Mesh screens to sides	m2	42	130.00	5,460	5.75
11	Allow for double gate access	No	2	850.00	1,700	1.79
	Sub Total				7,160	7.54
	Showroom					
12	Showroom area including timber framed perimeter walls, framed secondary roof, timber floating floor, power and lighting suitable for exhibition and events	m2	260	2,500.00	650,000	684.21
13	FFE including seating - Excluded	Note				
	Sub Total				650,000	684.21
	Entry Foyer					
14	Open covered space - generally no further allowance	m2	130			
15	Mesh screens to sides and end	m2	99	130.00	12,870	13.55
16	Allow for sliding gate access	No	2	2,000.00	4,000	4.21
17	Signage	Item	1	1,000.00	1,000	1.05
	Sub Total				17,870	18.81

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
Outdoor Kitchen						
1	Open covered space - generally no further allowance	m2	80			
2	Fixed BBQ bench with BBQ plates and sink	m	10	2,200.00	22,000	23.16
3	Allowance for fixed tables and benches	No	4	2,000.00	8,000	8.42
Sub Total					30,000	31.58
Colonnades						
4	Allow for lining of external walls to 2100 AFFL to colonnade sides with colorbond cladding aand FC internally	m2	258	200.00	51,600	54.32
5	Allow for some full height clad external panels to colonnade	m2	120	200.00	24,000	25.26
6	Other circulation space - no further works	m2	100	0.00	0	0.00
7	Allow for encasing portal frames in prefabricated flashing (red feature) - excluded	Note				
8	Additional Lighting - Excluded	Note				
9	External bench seating - Excluded	Note				
Sub Total					75,600	79.58
Sub Total					926,230	974.98
Sundries						
10	Unmeasured sundries			5.00	46,312	48.75
Preliminaries						
11	Preliminaries			12.00	116,705	122.85
12	Builders Profit and Attendance			5.00	54,462	57.33
Other Mark Ups						
13	Locality Index			8.00	91,497	96.31
14	Design Contingency			5.00	61,760	65.01
Total					1,296,966	1,365.23
Stage 7.2 Project Costs						
15	Construction Contingency (5%)	Item	1,297,246	0.05	64,862	64,862.30
16	Professional Fees (10%)	Item	1,297,246	0.10	129,725	129,724.60
17	Statutory Fees and Charges (1%)	Item	1,297,246	0.01	12,972	12,972.46
18	GST - Excluded					
Total					207,559	207,559.36
8.1 Library Carpark						

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Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
1	Site strip existing carpark area including minor releveling as required	m2	520	15.00	7,800	15.00
2	New feature paved forcourt	m2	520	150.00	78,000	150.00
3	Allowance for external power (food/beverage van facilities)	Item	1	1,000.00	1,000	1.92
4	Allowance for external security lighting (bollards or similar)	No	40	500.00	20,000	38.46
5	Allowance for new double gates in existing chainwire fence	No	1	2,500.00	2,500	4.81
6	Allowance for external seating - excluded	Note				
7	Allowance for feature signage	Item	1	10,000.00	10,000	19.23
Total					119,300	229.42
Stage 8 Project Costs						
8	Construction Contingency (5%)	Item	119,300	0.05	5,965	5,965.00
9	Professional Fees (10%)	Item	119,300	0.10	11,930	11,930.00
10	Statutory Fees and Charges (1%)	Item	119,300	0.01	1,193	1,193.00
11	GST - Excluded					
Total					19,088	19,088.00
Estimate Notes						
12	Proposed site is described as gently sloping with large undeveloped grassed areas					
13	No in ground hazards anticipated with main services runs away from proposed works					
14	No program for timing of construction works. Works are priced at current market rates.					
15	There is no allowance for works to areas outside of those stated including other existing pools, water slide, external areas, etc					
16	Works are priced on a Stage basis assuming that each Stage may be carried out independently of another					
17	We have made allowance for the works to be completed by a commercial builder on a traditional lump sum basis					
18	Works to be carried out in normal business hours with unimpeded access					

Cost Plan : Sir John Gorton Precinct Kerang

Stage : Masterplanning - April 2015

No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
1	Assumes retained structure in good condition with only minimal make good required					
2	This estimate is based on early concept architectural sketches of functional areas with no engineering or services input					
3	Regional Victoria is exposed to pockets of skills shortages. On the back of strong housing growth in Melbourne, metropolitan areas and major regional centres, it is likely that the tender pool will be based on local established contractors and subject to local market fluctuations. pricing will be time sensitive and careful management of the timing of tendered packages required to manage pricing fluctuations					
4	Final market value is expected in the order of +/- 15% based on the early stage concept					
5	Escalation in the order of 5 - 10% pa should be allowed for in cashflow forecasting					
	Documentation					
6	This estimate is based upon the following information: Terrior Architects					
7	Existing Site Survey Plan F6985 Dwg 4795 Sheet 2 Rev A prepared by PriceMerrett Consulting					
8	Engineer's Inspection Report dated 3 December 2014 prepared by Mr Peter Bowman					
9	Developed Design Package dated 23 Feb 2015, 13 pages					
10	Location Plan DD-10-01 (00)					
11	Existing Change Room Plan DD-00-10 (00)					
12	Change room Demolition Plan DD-10-01 (00)					
13	Change Room Plan DD-20-01 (00)					
14	Project Names spreadsheet 4 March 2015					
15	Shed revised sheet 4 March 2015					
16	Various Terrior site inspection photos					

Cost Plan : Sir John Gorton Precinct Kerang
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No.	Description	Unit	Elemental Qty	Elemental Rate	Total	\$/m2 GFA
1	Design briefing meeting 4 March 2015 Terrior offices with Mr Tasman Smith					
	Total				0	0.00