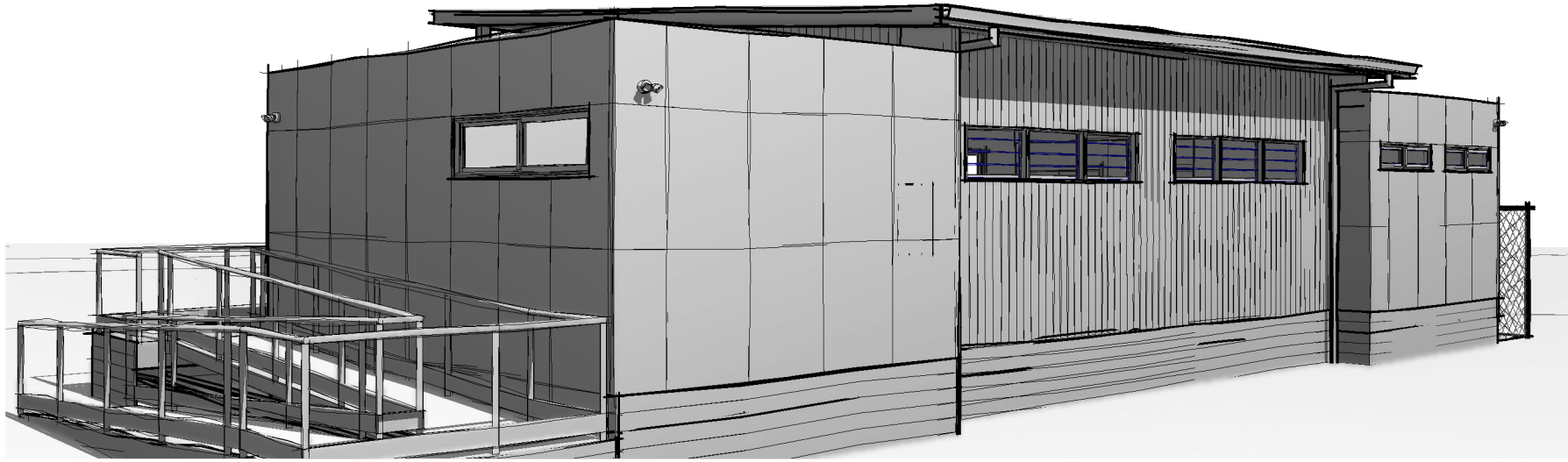
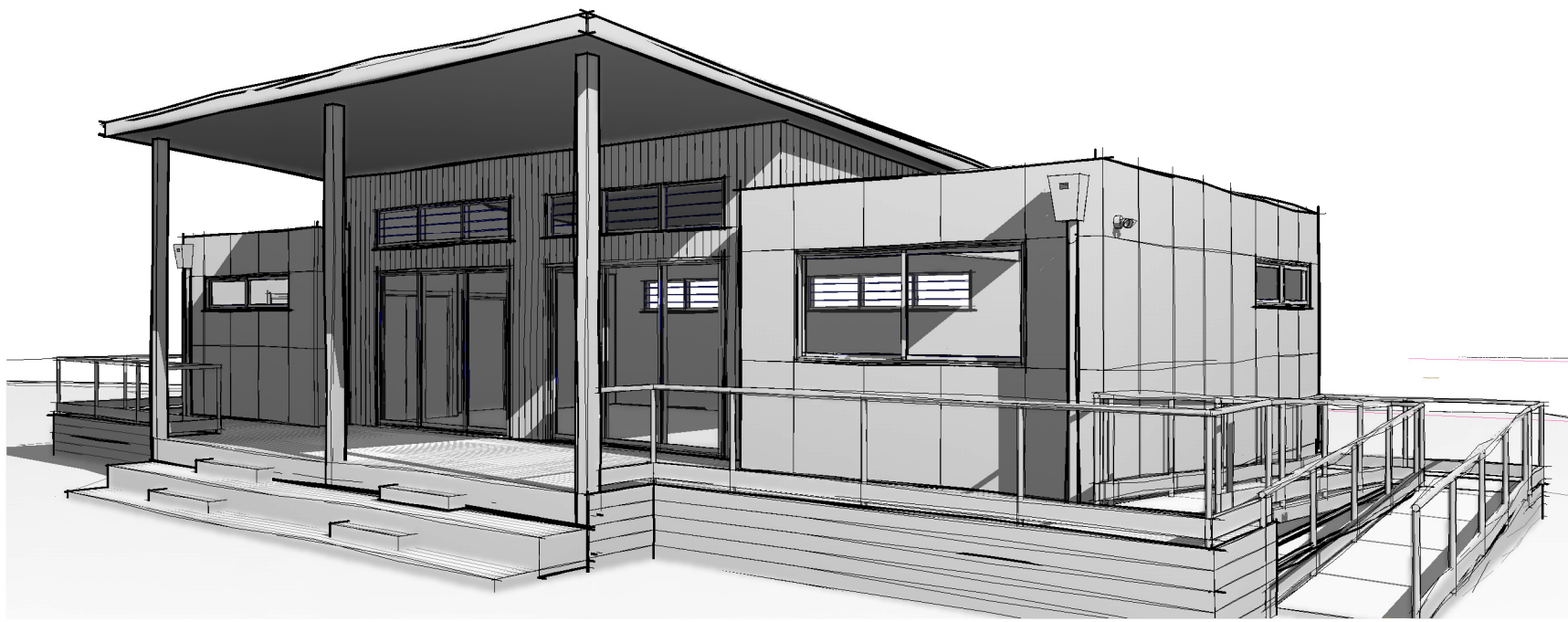


PROPOSED: WONTHAGGI CROQUET CLUB PAVILION  
FOR: BASS COAST SHIRE COUNCIL  
AT:WONTHAGGI RECREATION RESERVE

Sheet List			
Sheet Number	Sheet Name	Current Revision Description	Current Revision
A001	Cover Sheet	Clients Requests	E
A101	Site Plan	Clients Requests	E
A102	Floor Plan	Clients Requests	E
A201	Elevations	Clients Requests	E
A301	Section	Clients Requests	E
A401	Electrical Plan	Clients Requests	E
A402	Roof Plan	Clients Requests	E
A501	Kitchen Layout	Clients Requests	E
A502	Detail I	Clients Requests	E
A503	Detail II	Clients Requests	E
A601	Schedules & Notes	Clients Requests	E



TENDER  
DRAWINGS

16th September 2021

PROJECT:

Proposed Croquet  
Pavilion

CLIENT:

Bass Coast Shire Croquet

SITE:

Korumburra Road,  
Wonthaggi, 3995

PROJECT NUMBER:

19-065



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ISSUE

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DESCRIPTION

Amendments  
Tender Drawings  
Clients Request  
Clients Requests

DATE

23rd October  
18th Dec 2019  
30th Sept 2021  
30th August 2022

SHEET:

A001

DRAWN:

AGD

SCALE:

@ A1

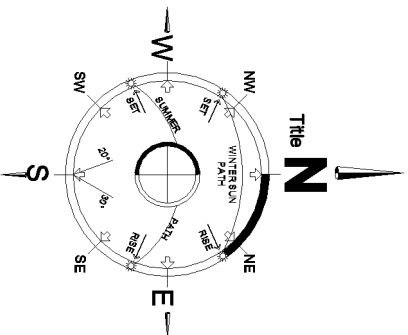
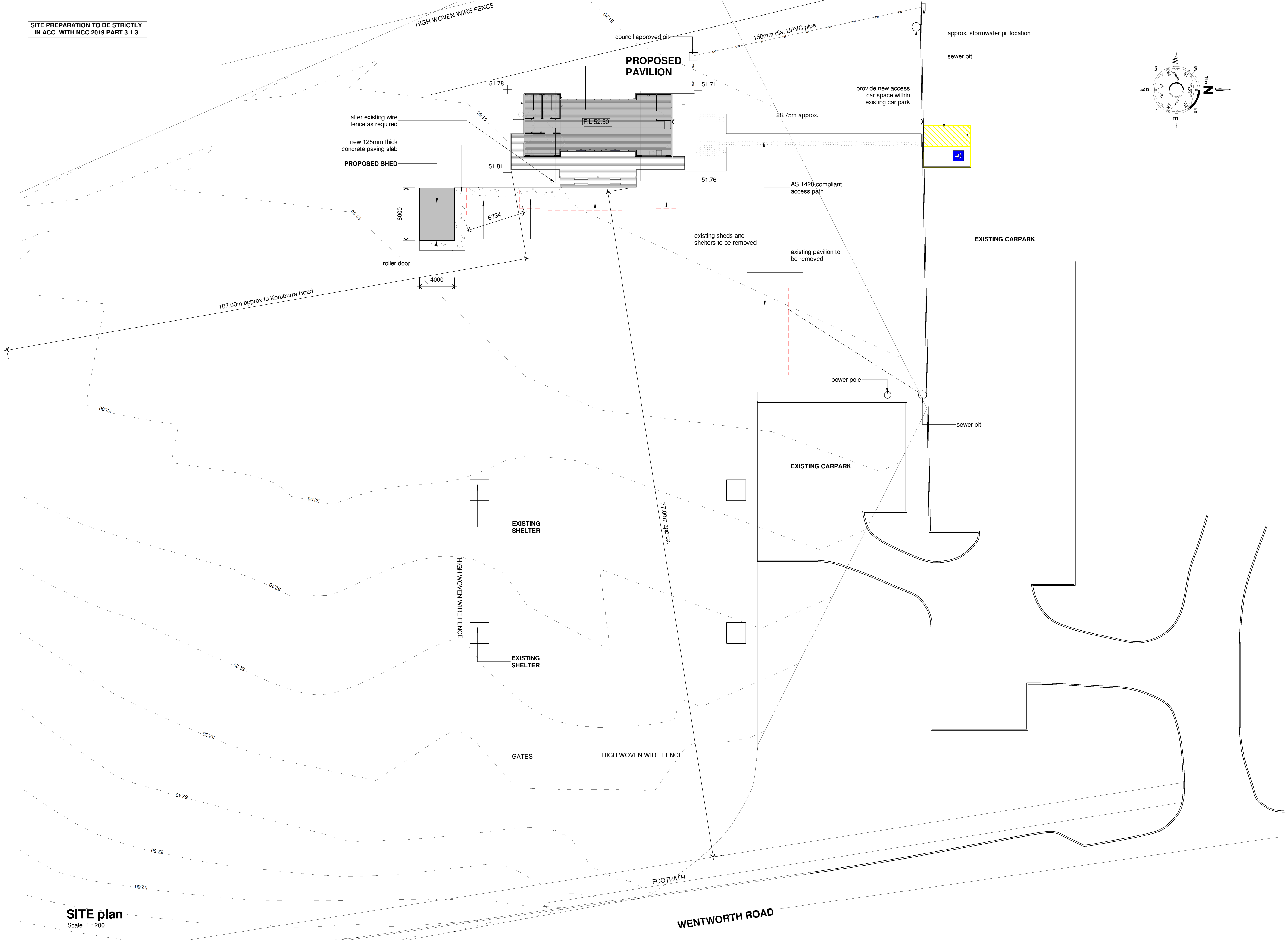
DATE:

31/08/2022 8:57:30 AM

ISSUE:

E

SITE PREPARATION TO BE STRICTLY  
IN ACC. WITH NCC 2019 PART 3.1.3



**SITE plan**  
Scale 1 : 200

**TENDER  
DRAWINGS**<sup>PATH</sup>

16th September 2021

**PROJECT:**

Proposed Croquet  
Pavilion

**CLIENT:**

Bass Coast Shire Croquet

**SITE:**

Korumburra Road,  
Wonthaggi, 3995

**PROJECT NUMBER:**

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**ISSUE**

A  
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**DESCRIPTION**

Concept  
Amendments  
Tender Drawings  
Clients Request  
Clients Requests

**DATE**

17th June 2019  
23rd October  
18th Dec 2019  
30th Sept 2021  
30th August 2022

**SHEET:**

A101

**DRAWN:**

AGD

**SCALE:**

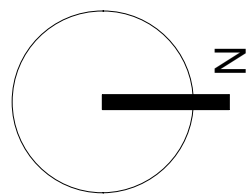
1 : 200@ A1

**DATE:**

31/08/2022 8:57:31 AM

**ISSUE:**

**E**



TENDER  
DRAWINGS

16th September 2021

PROJECT:

Proposed Croquet  
Pavilion

CLIENT:

Bass Coast Shire Croquet

SITE:

Korumburra Road,  
Wonthaggi, 3995

PROJECT NUMBER:

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DESCRIPTION  
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Clients Request  
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DATE  
17th June 2019  
23rd October  
18th Dec 2019  
30th Sept 2021  
30th August 2022

SHEET:  
A102

DRAWN:  
AGD

SCALE:  
1 : 50@ A1

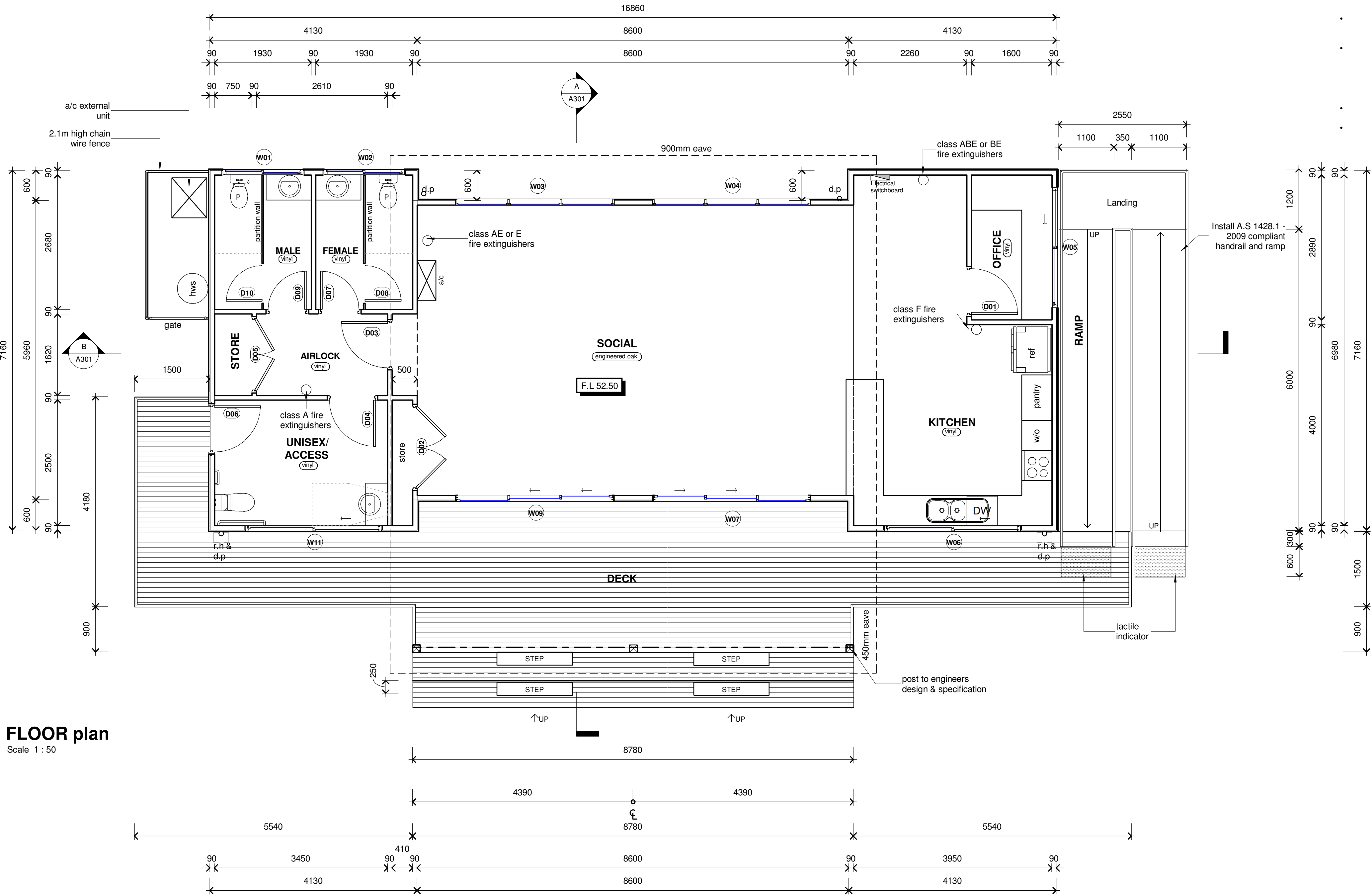
DATE:  
31/08/2022 8:57:34 AM

ISSUE:

E

Notes

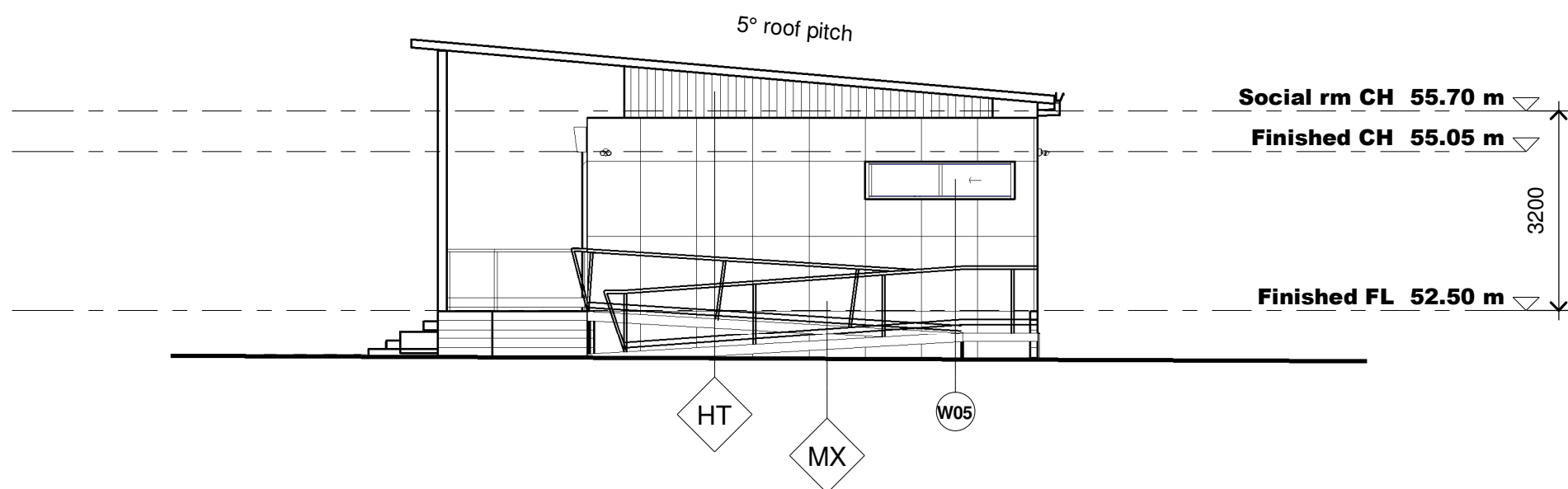
- External Doors to be fitted with latches in accordance with NCC 2019 D2.21
- Exit Signs to be Photoluminescent with a min. of 100 Lux & in acc with NCC spec. E4.8
- Braille and tactile components of a sign must be located not less then 1200mm abd not higher then 1600mm above floor or ground surface. signs with single lines of characters must have the line of tactile characters not less then 1250mm and not higher then 1350mm above floor or ground surface
- Tactile indicators in acc with A.S 1428.4 - 2009
- Provide threshold ramps in acc. with A.S 1428.1 - 2009, max rise 1 in 8 max. length 280mm



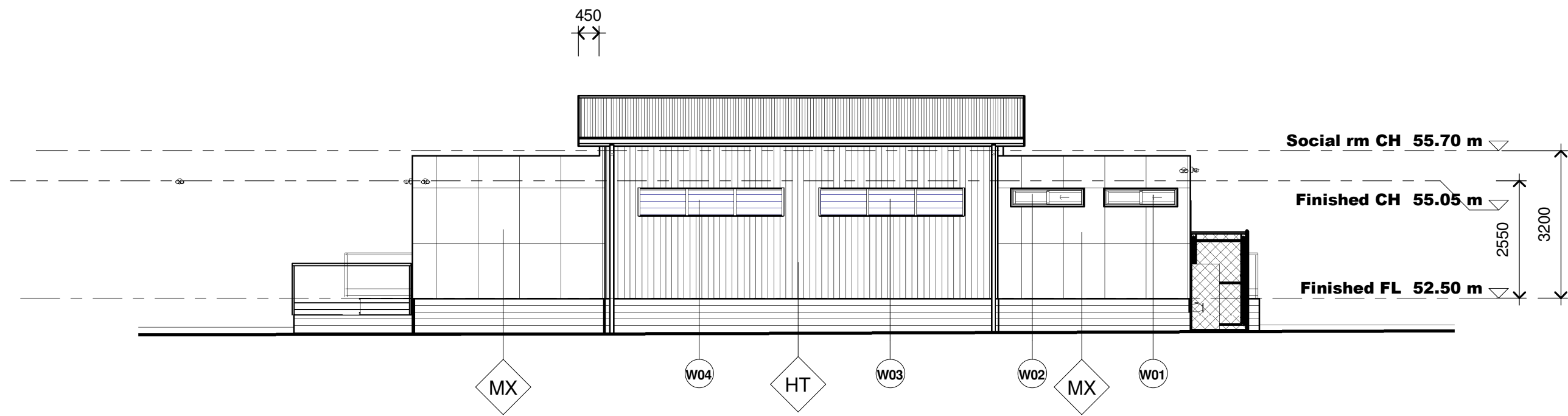
Area Schedule

Name	Area
Floor Area	110.85 m²
Deck Area	33.68 m²
Amenties Area	10.59 m²
Store & Circulation Area	6.40 m²
Access Area	8.63 m²
Store Area	1.02 m²
Social Area	50.48 m²
Kitchen Area	15.80 m²
Office Area	6.07 m²
Storage Area	5.09 m²

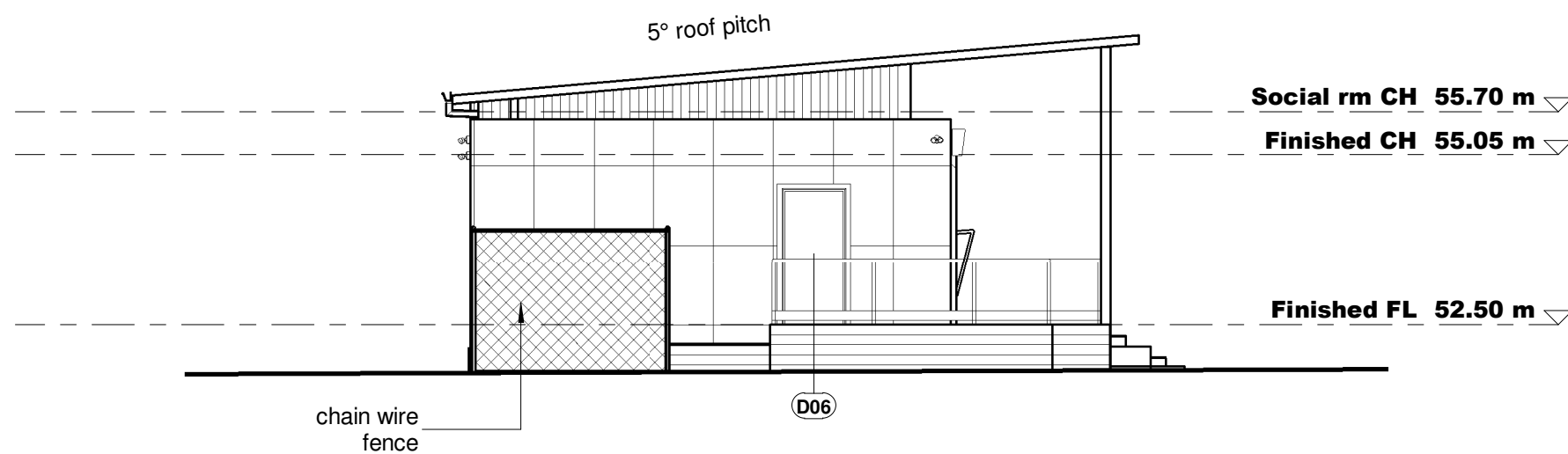




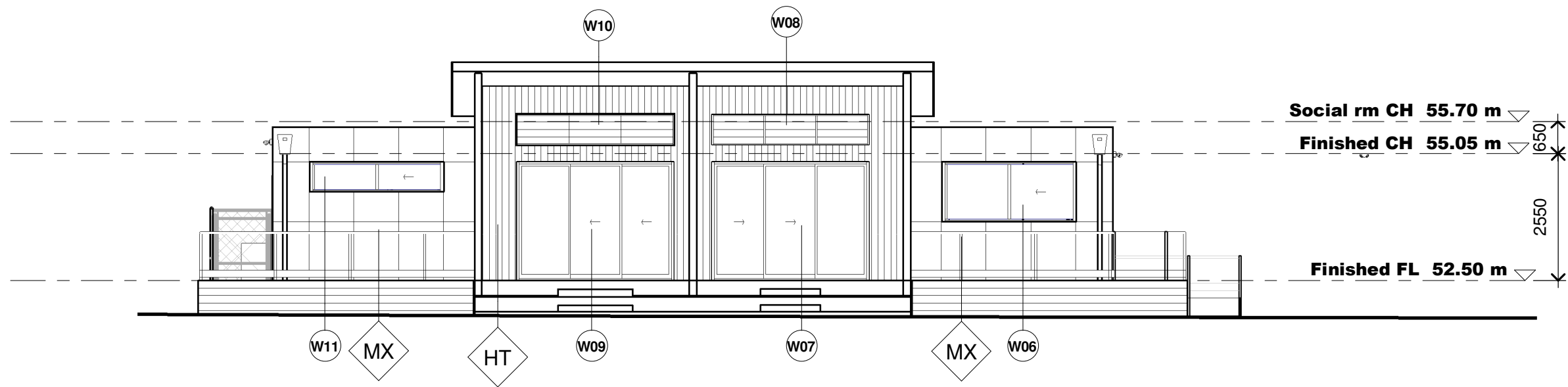
**NORTH elevation**  
Scale 1 : 100



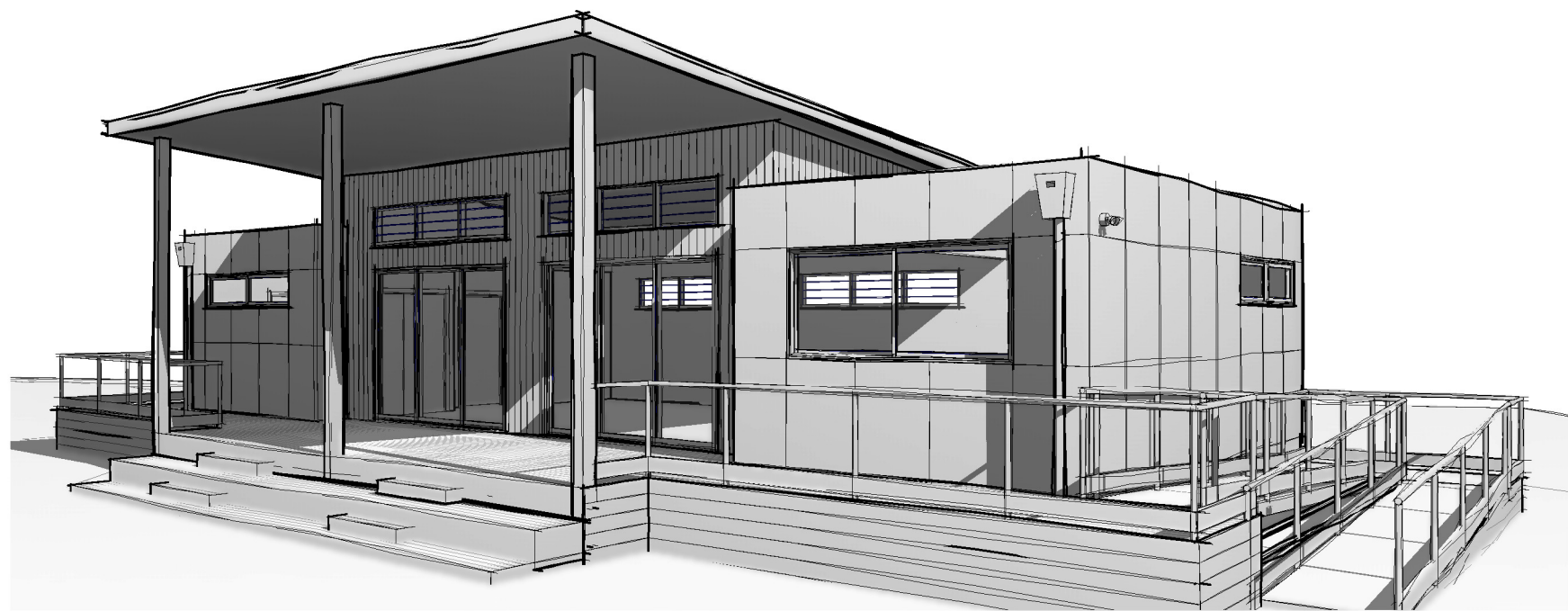
**WEST elevation**  
Scale 1 : 100



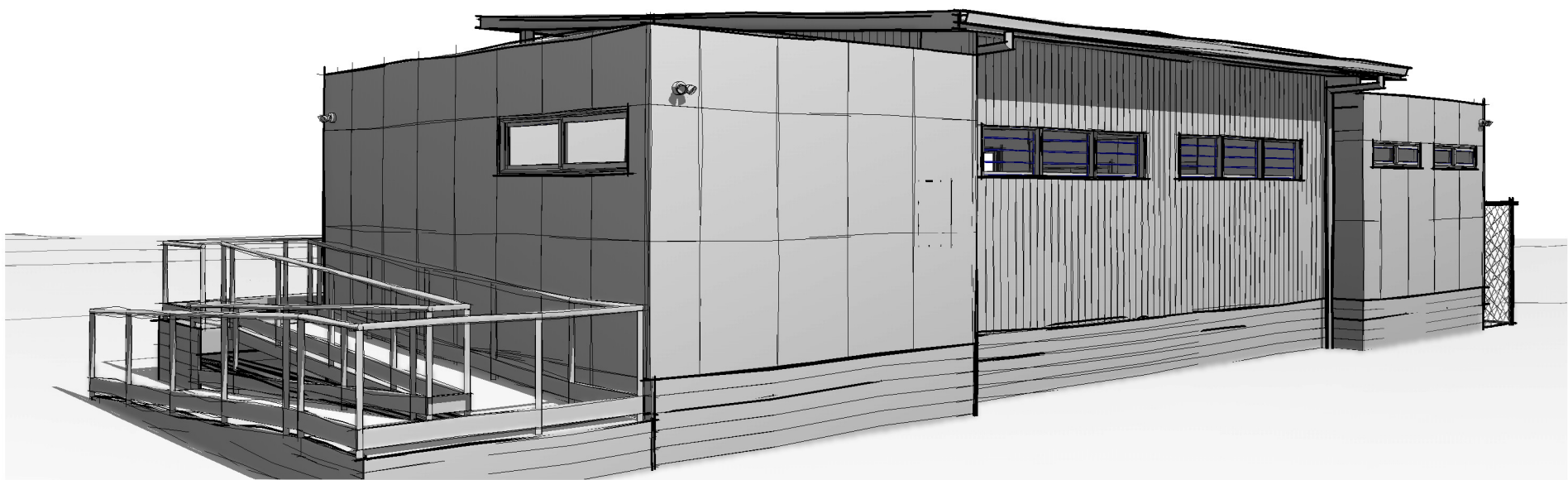
**SOUTH elevation**  
Scale 1 : 100



**EAST elevation**  
Scale 1 : 100



**NORTH EAST PERSPECTIVE**  
Scale



**NORTH WEST PERSPECTIVE**  
Scale

**WALL LEGEND**



James Hardie, Scyon Matrix cladding to be installed in acc. with manufactures specifications



Stratco Hiland Tray cladding to be installed in acc. with manufactures specifications

**TENDER  
DRAWINGS**

16th September 2021

**PROJECT:**

Proposed Croquet Pavilion

**CLIENT:**

Bass Coast Shire Croquet

**SITE:**

Korumburra Road, Wonthaggi, 3995

**PROJECT NUMBER:**

19-065



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**DESCRIPTION**

Amendments  
Tender Drawings  
Clients Request  
Clients Requests

**DATE**

23rd October  
18th Dec 2019  
30th Sept 2021  
30th August 2022

**SHEET:**

A201

**DRAWN:**

AGD

**SCALE:**

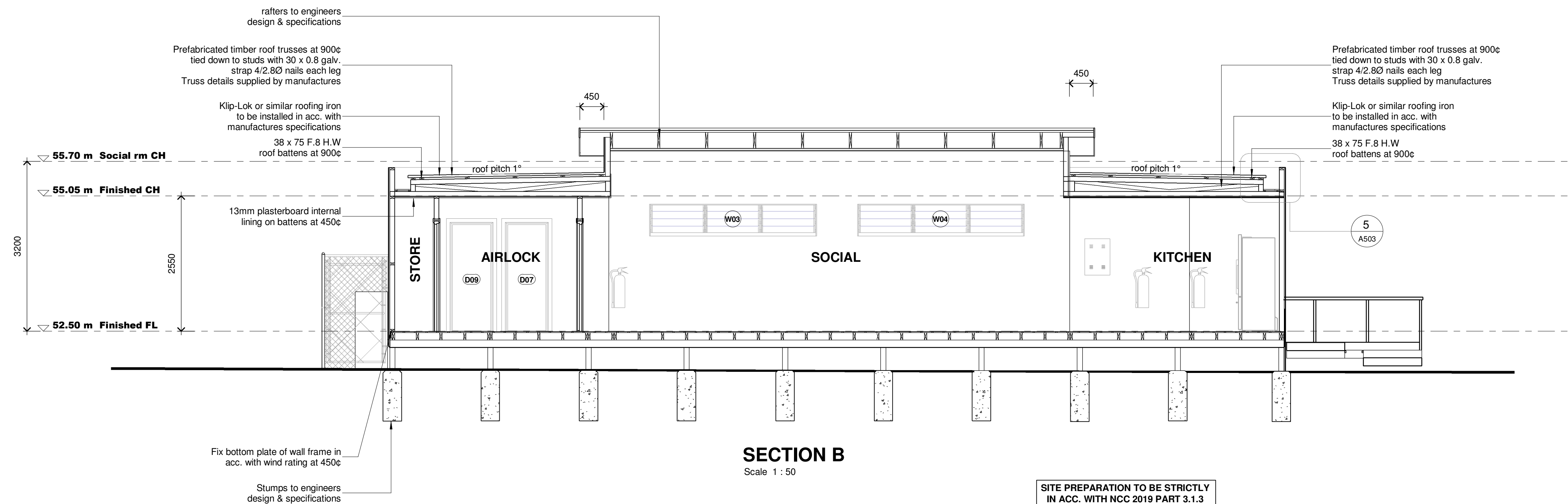
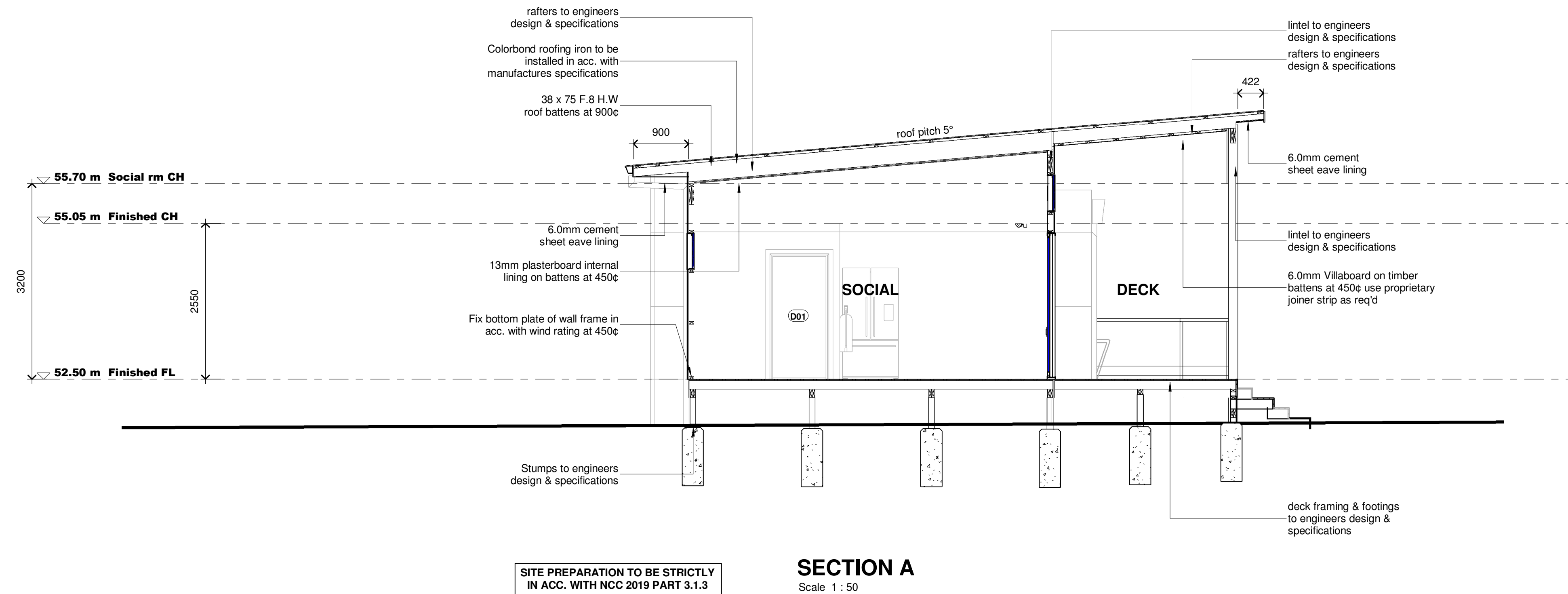
As indicated@ A1

**DATE:**

31/08/2022 8:57:39 AM

**ISSUE:**

**E**



## TENDER DRAWINGS

16th September 2021

### PROJECT:

Proposed Croquet Pavilion

### CLIENT:

Bass Coast Shire Croquet

### SITE:

Korumburra Road, Wonthaggi, 3995

### PROJECT NUMBER:

19-065



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DESCRIPTION  
Tender Drawings  
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30th August 2022

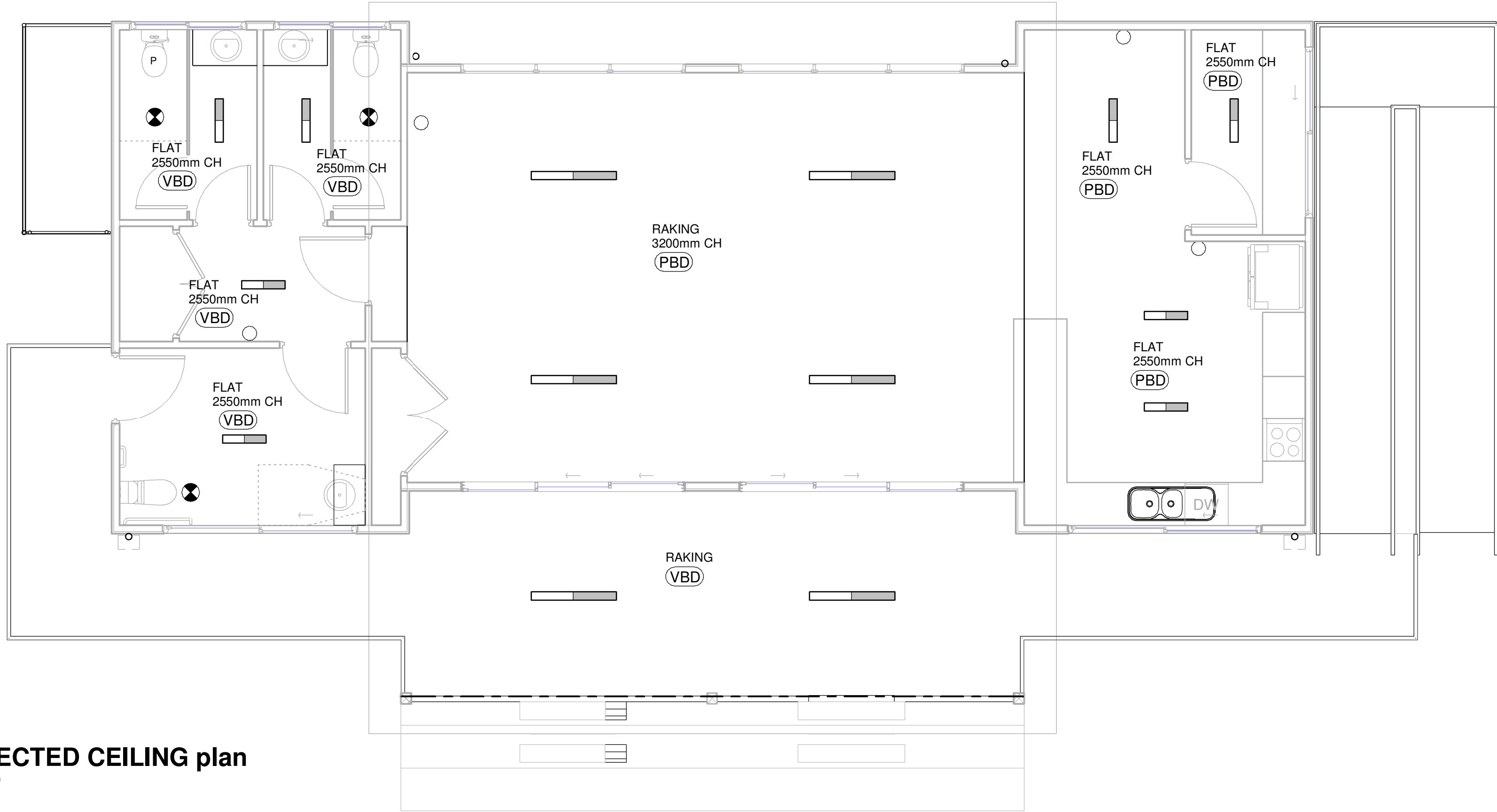
SHEET:  
A301

DRAWN:  
AGD

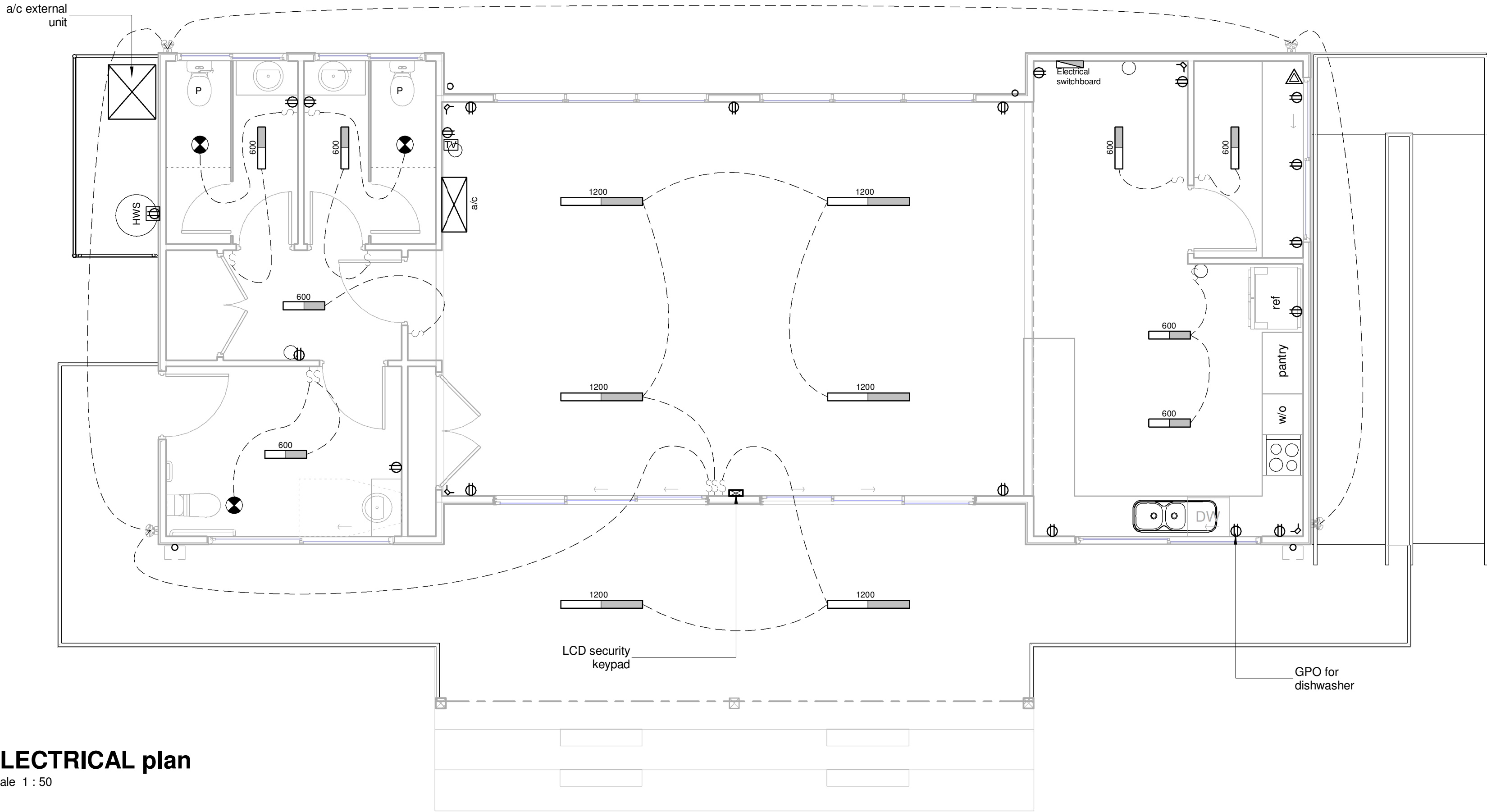
SCALE:  
1 : 50@ A1

DATE:  
31/08/2022 8:57:42 AM

ISSUE:  
E



**REFLECTED CEILING plan**  
Scale 1 : 50



**ELECTRICAL plan**  
Scale 1 : 50

**ELECTRICAL SCHEDULE**

	Double GPO - Clipsal Strato 8000
	Double GPO - weatherproof
	Single Switch - Clipsal Slimline SC 2000
	Two-way switch - Clipsal Slimline SC 2000
	SL9721 exterior led lighting - 600mm
	SL9721 exterior led lighting - 1200mm
	SL9709 exterior led lighting - 600mm
	SL9709 exterior led lighting - 1200mm
	Exhaust fan - IXL Ventair 250
	Alert 11 2 floodlight with sensor
	TV point
	Motion sensor
	Rheem 315L 3.6kw twin element, Code 1300068
	DATA point

Notes:  
All switches to be 1000mm FFL UNO  
All GPO's to be 200mm from FFL UNO

**TENDER  
DRAWINGS**

16th September 2021

**PROJECT:**

Proposed Croquet  
Pavilion

**CLIENT:**

Bass Coast Shire Croquet

**SITE:**

Korumburra Road,  
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DESCRIPTION  
Tender Drawings  
Clients Request  
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DATE  
18th Dec 2019  
30th Sept 2021  
30th August 2022

**SHEET:**

A401

**DRAWN:**

AGD

**SCALE:**

1 : 50@ A1

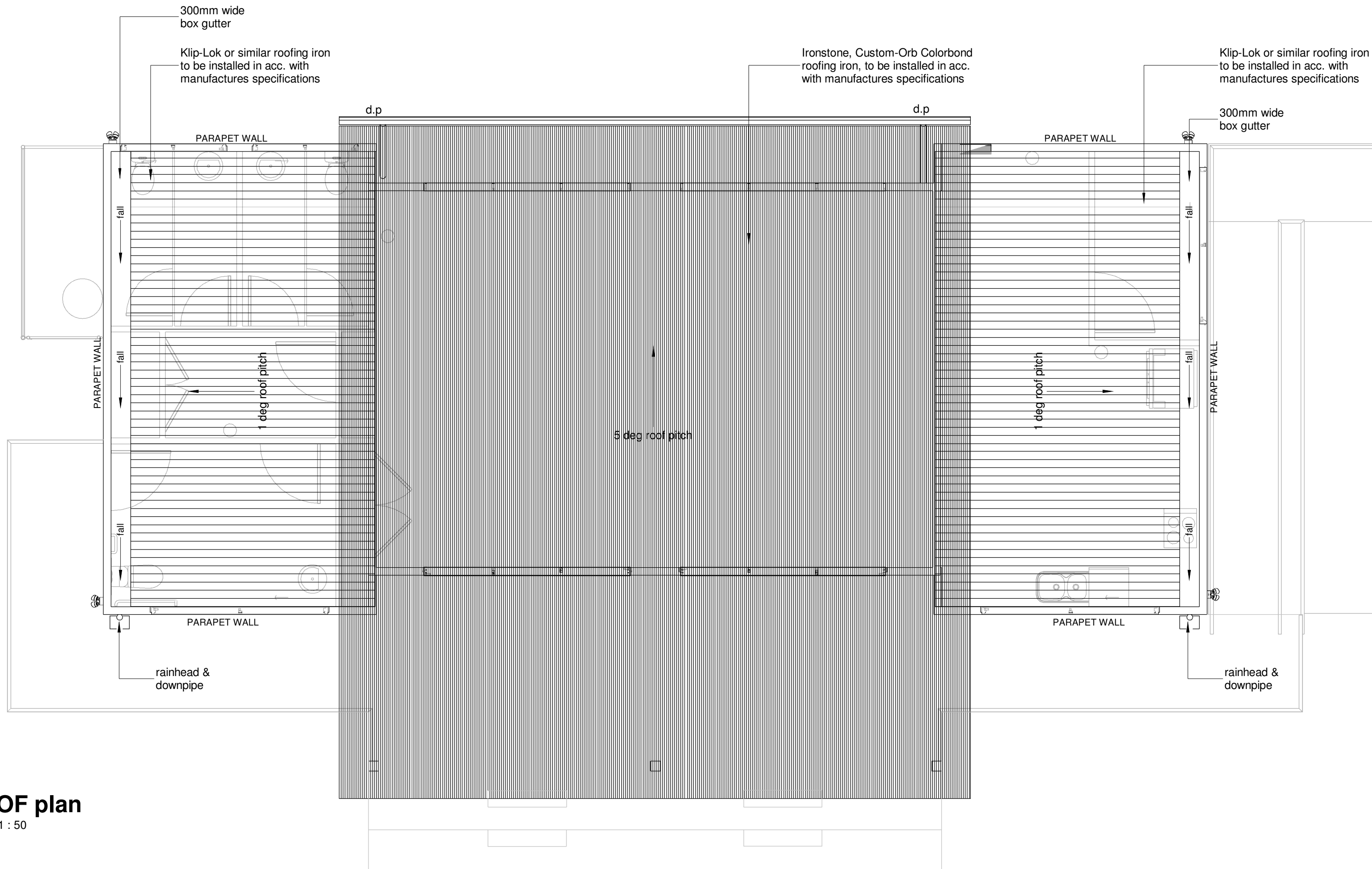
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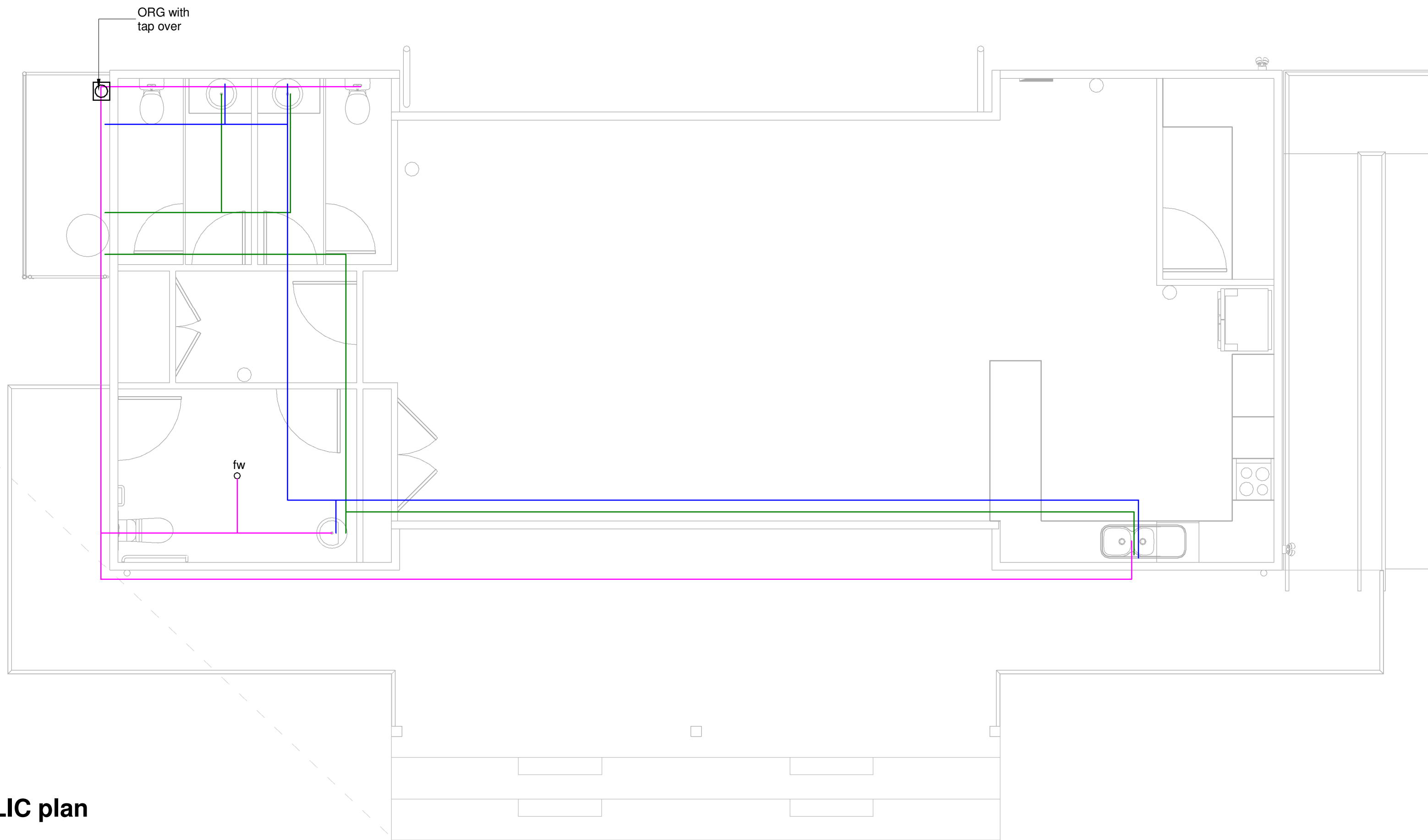
**ISSUE:**

**E**





**ROOF plan**  
Scale 1 : 50



**HYDRAULIC plan**  
Scale 1 : 50

HYDRAULIC LEGEND	
<span style="color: magenta;">—</span>	:Sewer
<span style="color: blue;">—</span>	:Water lead-in
<span style="color: green;">—</span>	:Hot water lead-in
fw	:Floor waste

**TENDER  
DRAWINGS**

16th September 2021

**PROJECT:**

Proposed Croquet  
Pavilion

**CLIENT:**

Bass Coast Shire Croquet

**SITE:**

Korumburra Road,  
Wonthaggi, 3995

**PROJECT NUMBER:**

19-065



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**DESCRIPTION**

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30th August 2022

**SHEET:**

A402

**DRAWN:**

AGD

**SCALE:**

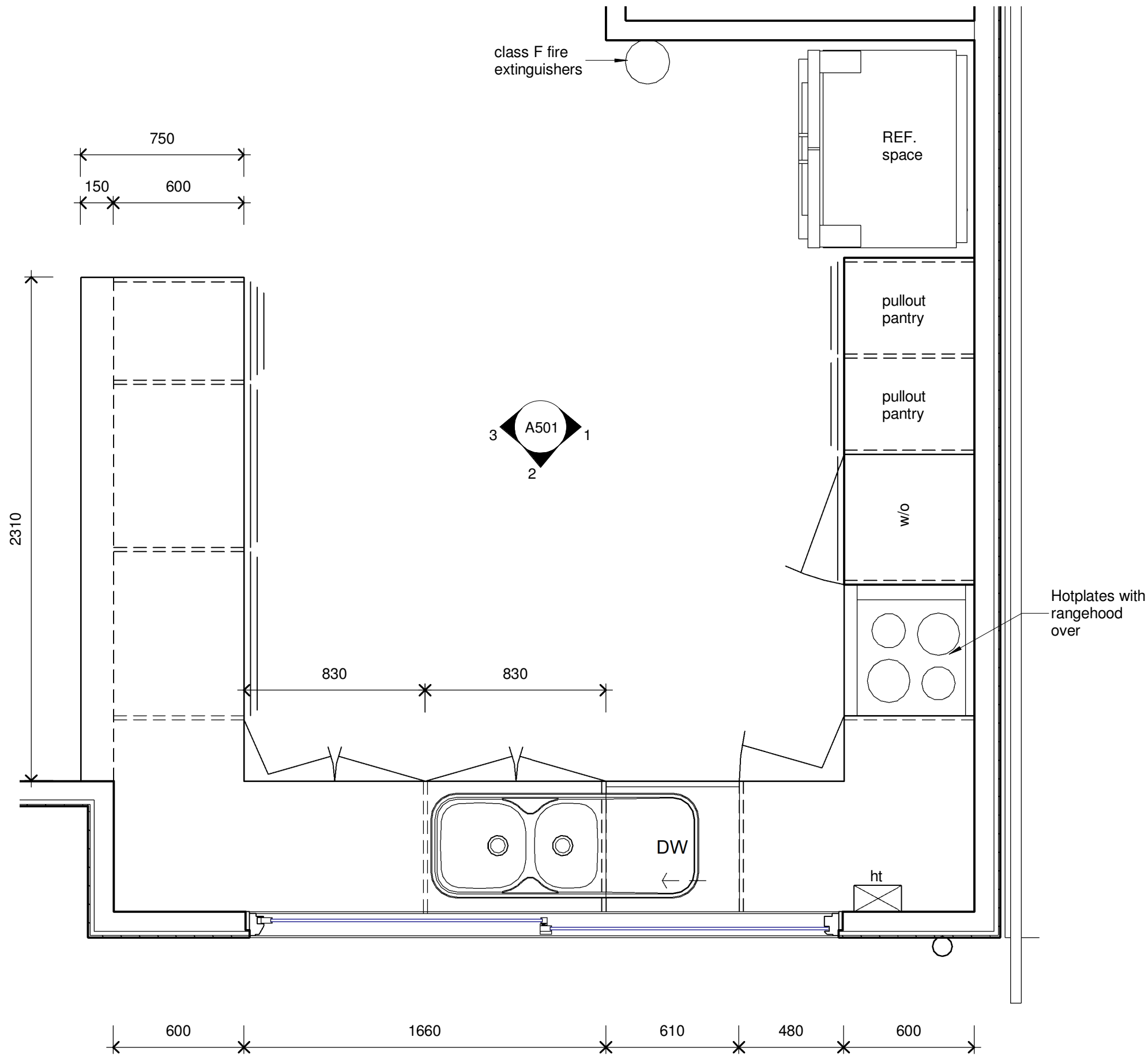
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**DATE:**

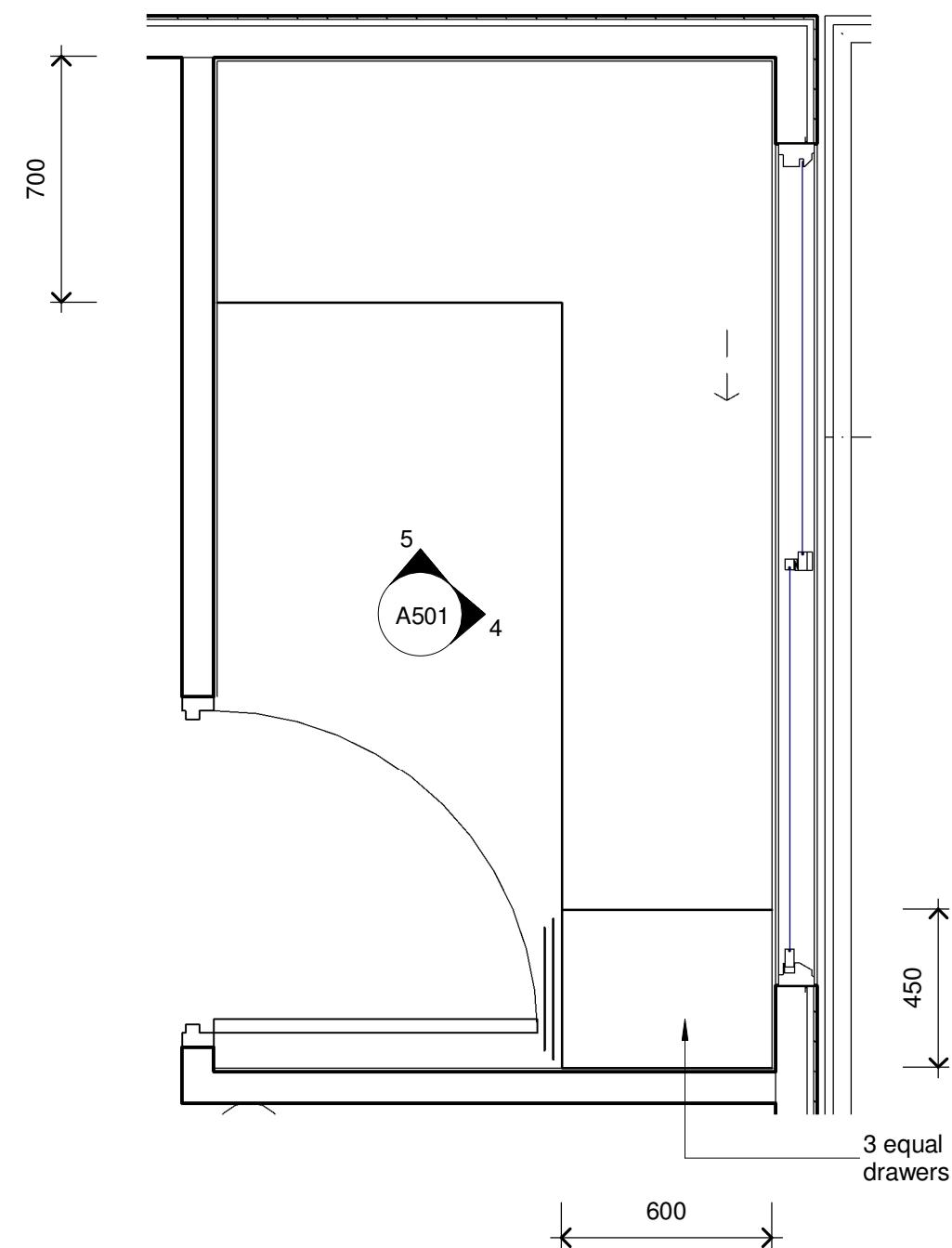
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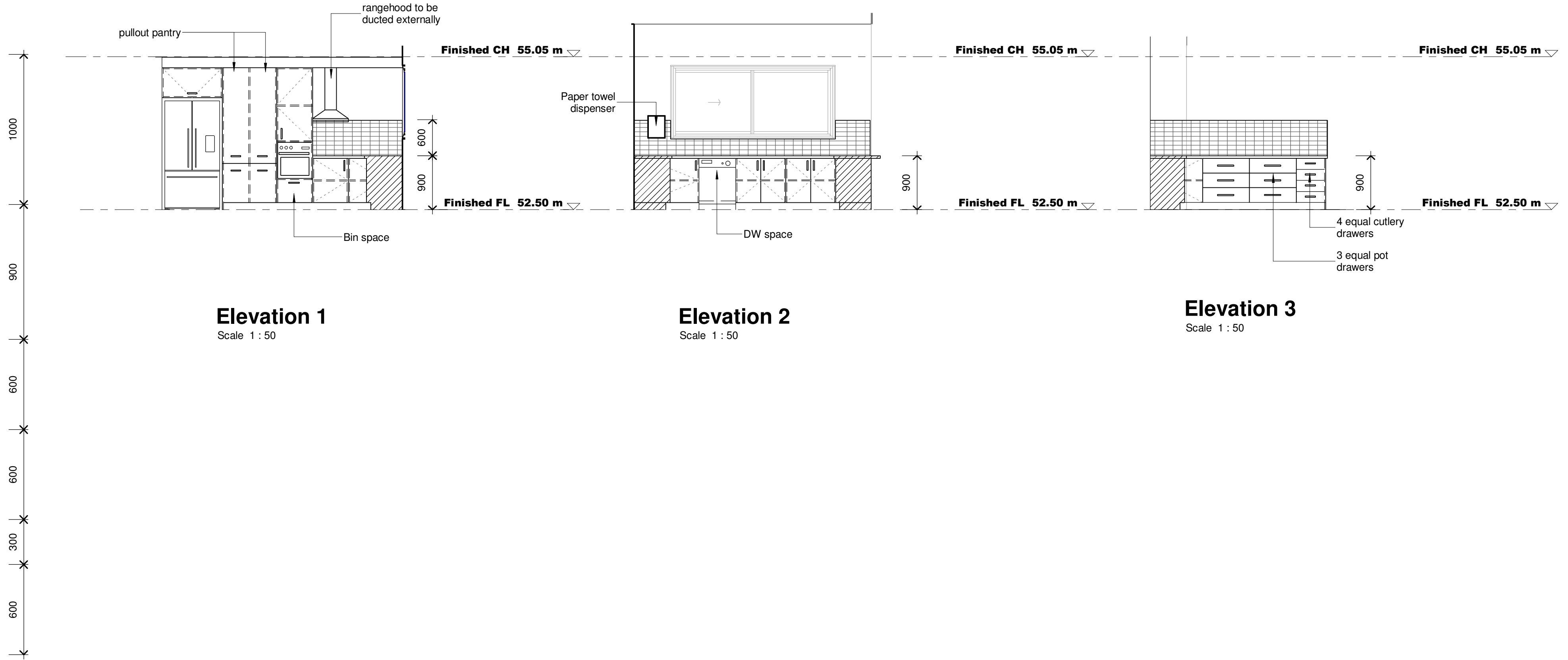
**E**



**KITCHEN layout**  
Scale 1 : 20



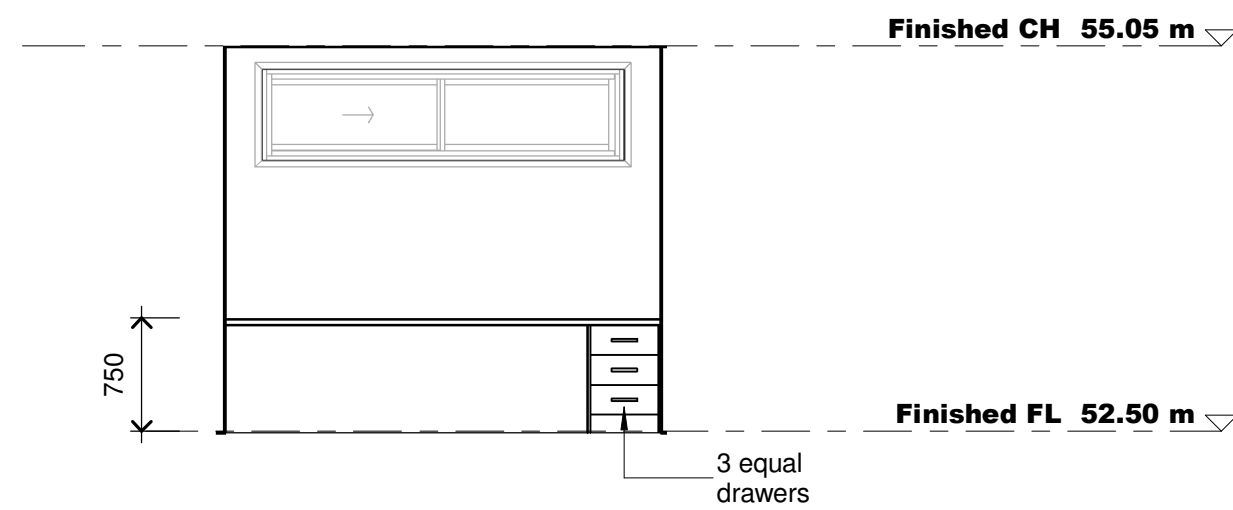
**OFFICE layout**  
Scale 1 : 20



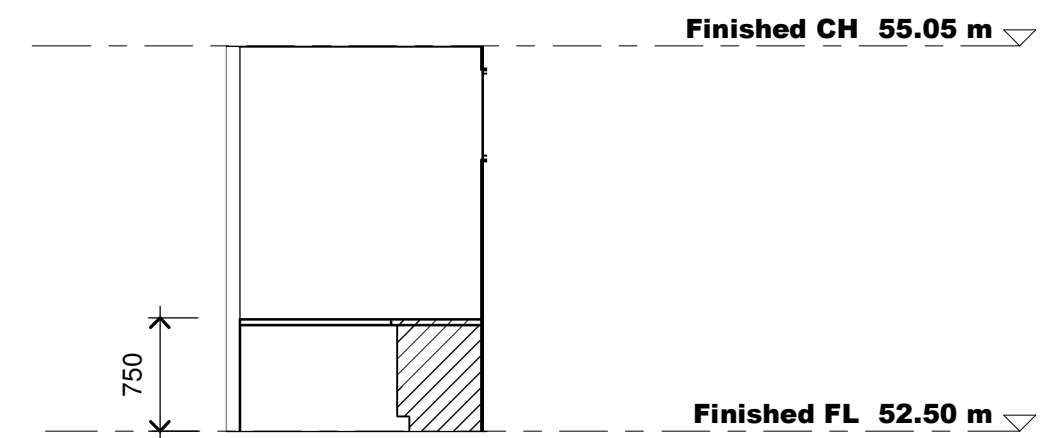
**Elevation 1**  
Scale 1 : 50

**Elevation 2**  
Scale 1 : 50

**Elevation 3**  
Scale 1 : 50



**Elevation 4**  
Scale 1 : 50



**Elevation 5**  
Scale 1 : 50

**TENDER  
DRAWINGS**

16th September 2021

**PROJECT:**  
Proposed Croquet  
Pavilion

**CLIENT:**  
Bass Coast Shire Croquet

**SITE:**  
Korumburra Road,  
Wonthaggi, 3995

**PROJECT NUMBER:**  
19-065



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Building Design**

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**ISSUE**  
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**DESCRIPTION**  
Tender Drawings  
Clients Request  
Clients Requests

**DATE**  
18th Dec 2019  
30th Sept 2021  
30th August 2022

**SHEET:**  
A501

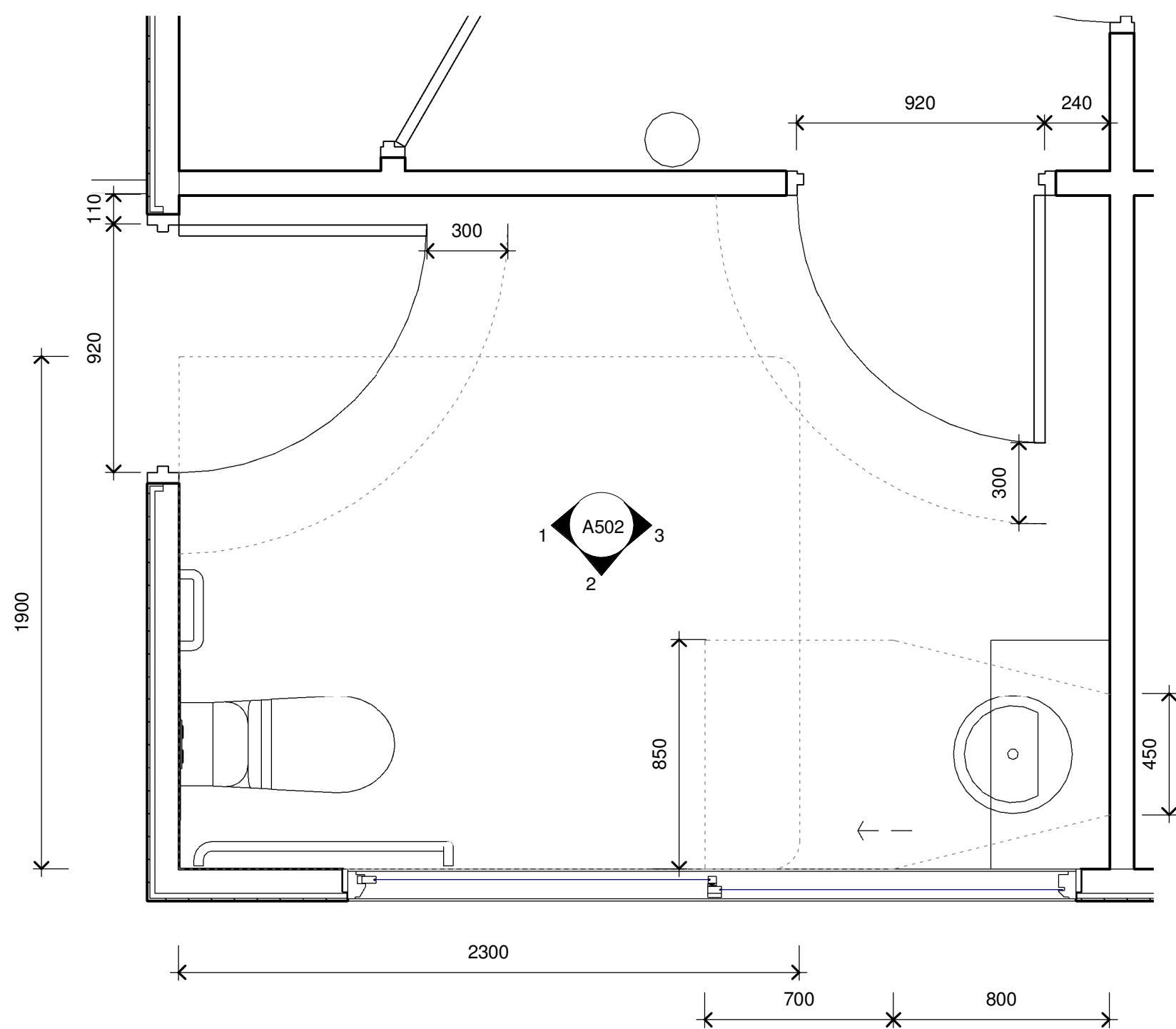
**DRAWN:**  
Author

**SCALE:**  
As indicated@ A1

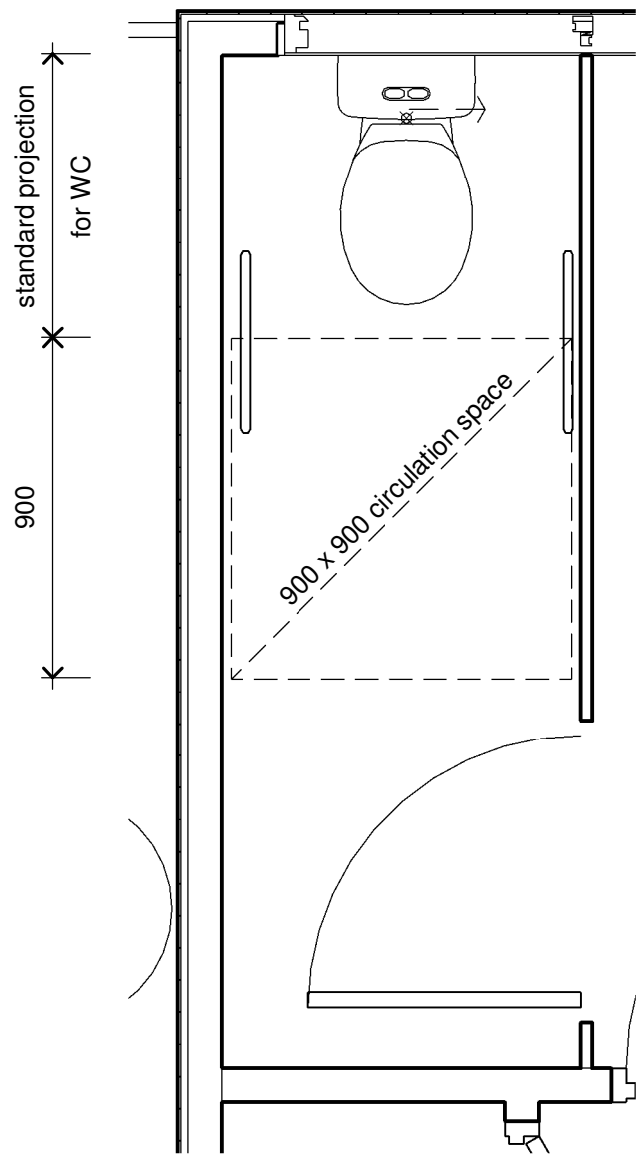
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31/08/2022 8:57:52 AM

**ISSUE:**  
**E**

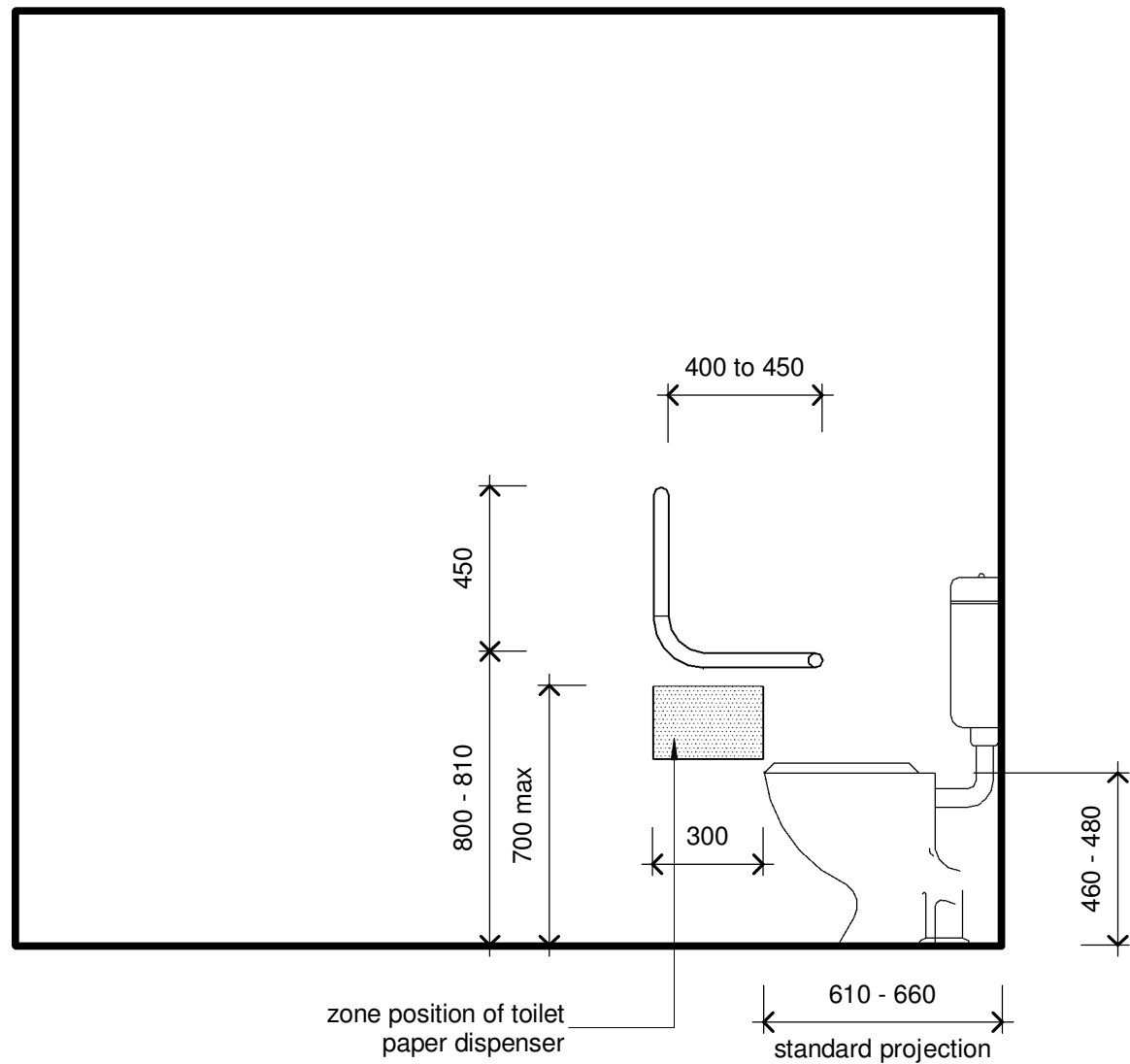




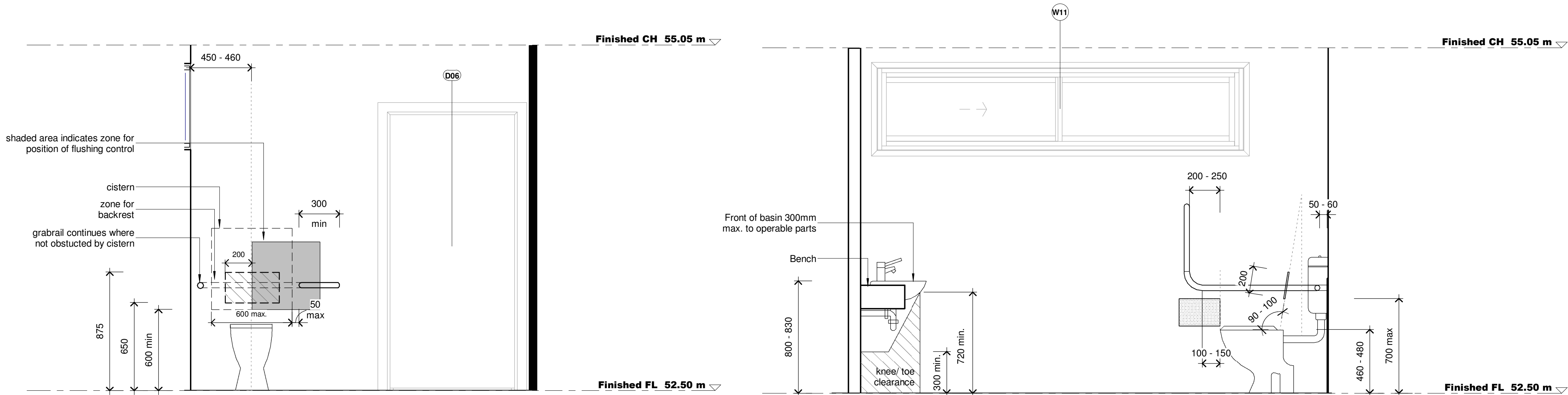
**ACCESSIBLE TOILET layout**  
Scale 1 : 20



**AMBULANT PERSON WC**  
Scale 1 : 20

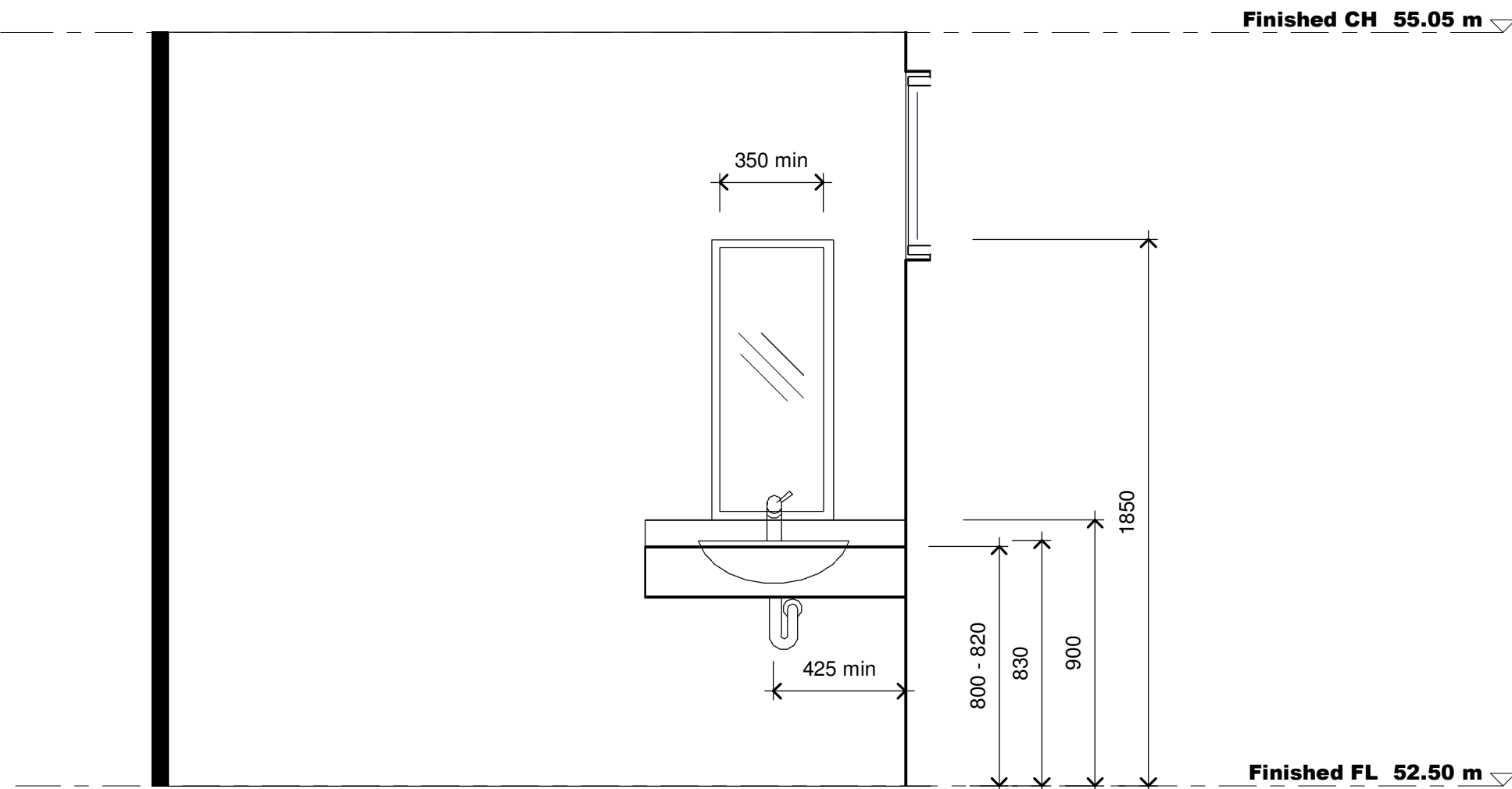


**AMBULANT PERSON details**  
Scale 1 : 20



**ELEVATION 1**  
Scale 1 : 20

**ELEVATION 2**  
Scale 1 : 20



**ELEVATION 3**  
Scale 1 : 20

**TENDER  
DRAWINGS**

16th September 2021

**PROJECT:**

Proposed Croquet  
Pavilion

**CLIENT:**

Bass Coast Shire Croquet

**SITE:**

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**PROJECT NUMBER:**

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**DESCRIPTION**

Tender Drawings  
Clients Request  
Clients Requests

**DATE**

18th Dec 2019  
30th Sept 2021  
30th August 2022

**SHEET:**

A502

**DRAWN:**

AGD

**SCALE:**

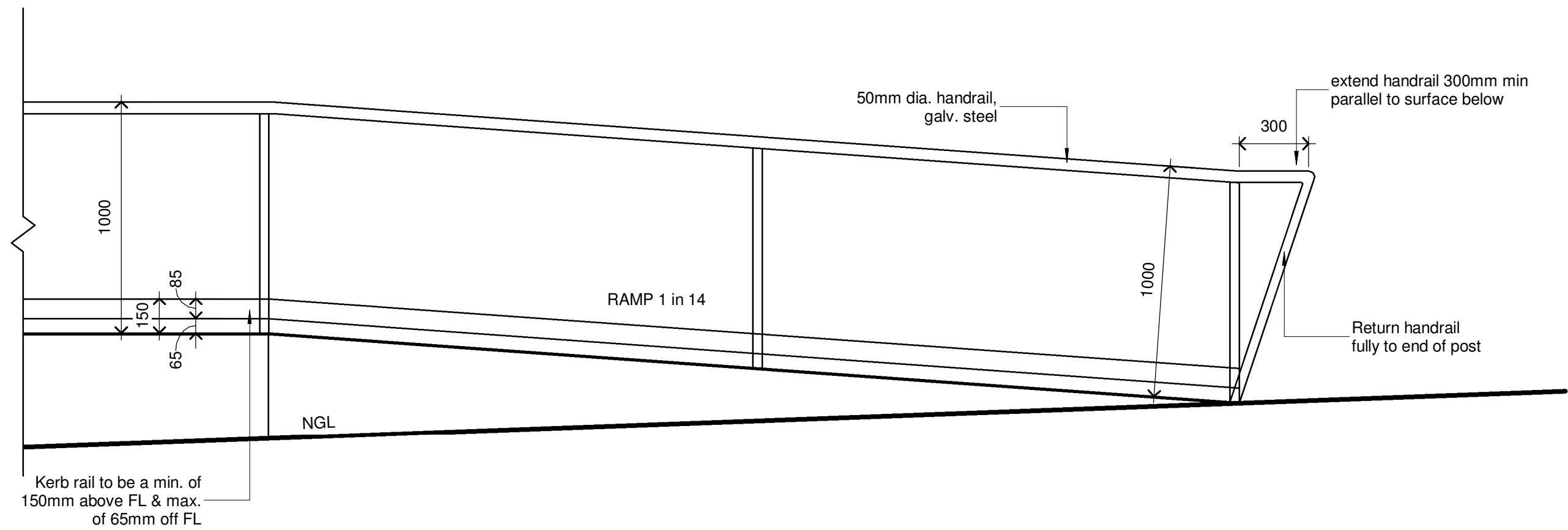
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**DATE:**

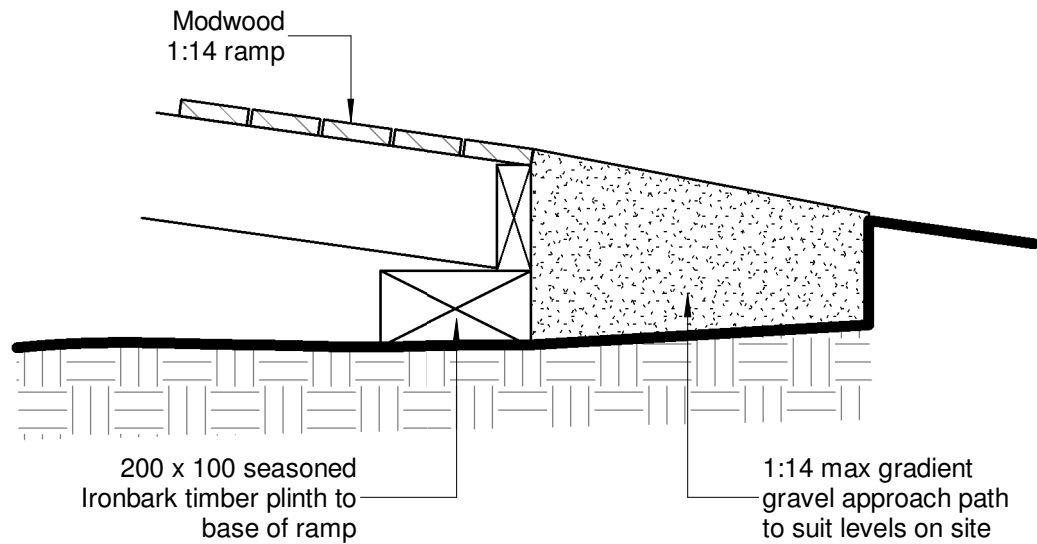
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**ISSUE:**

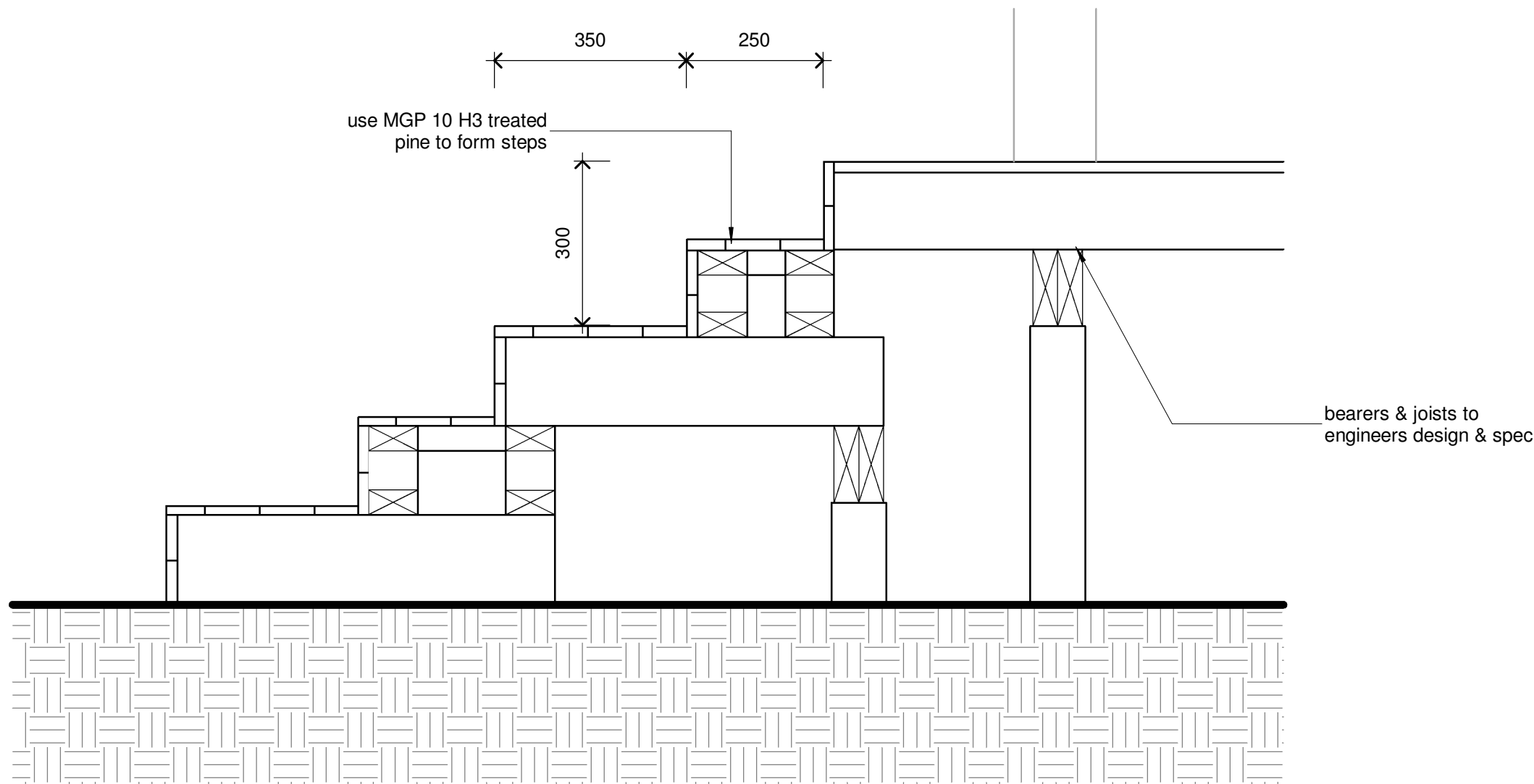
E



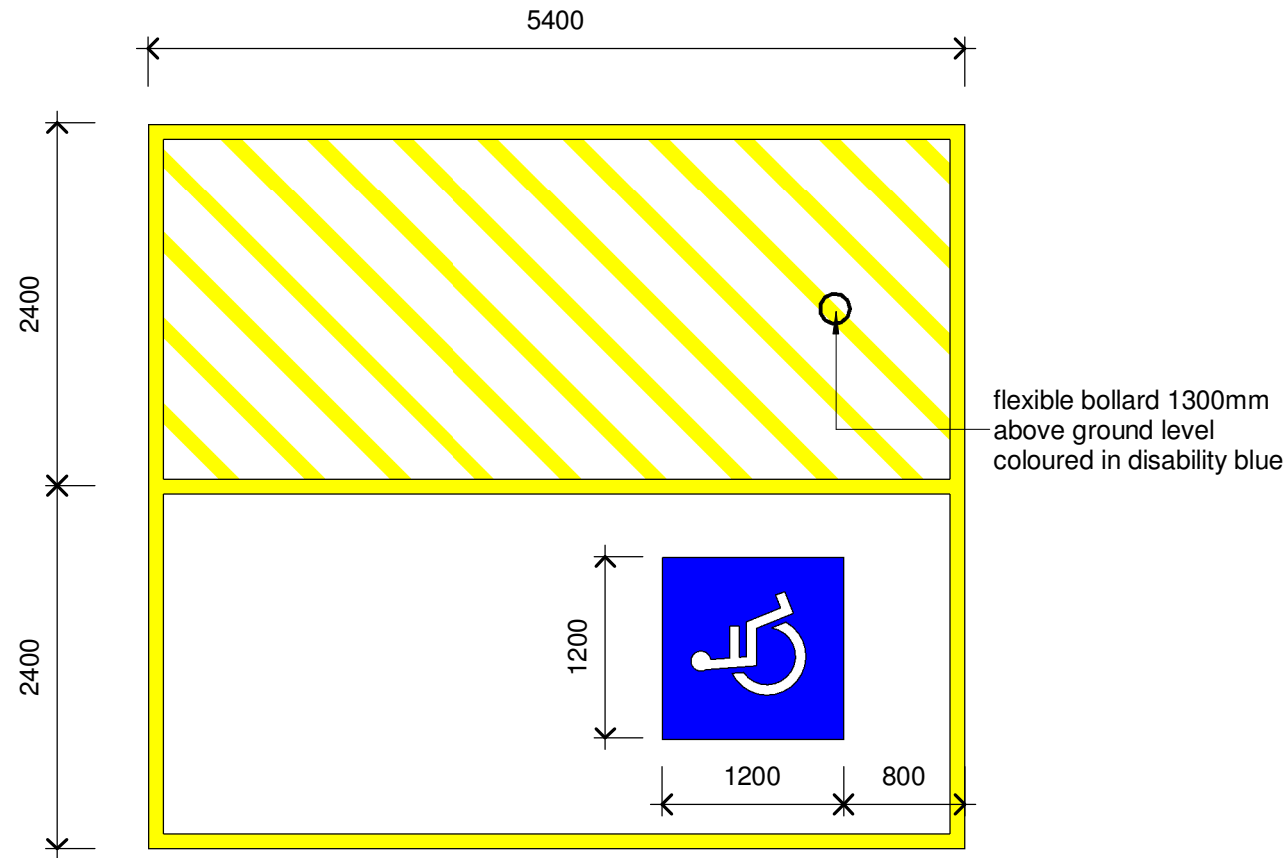
**RAMP HANDRAIL DETAIL**  
Scale 1 : 20



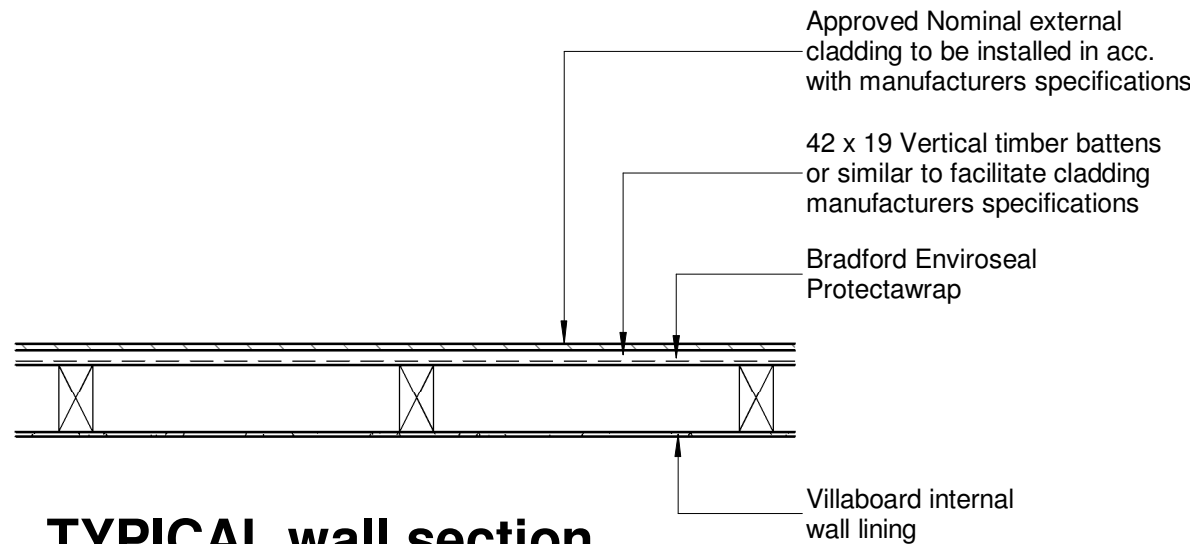
**RAMP DETAIL**  
Scale 1 : 10



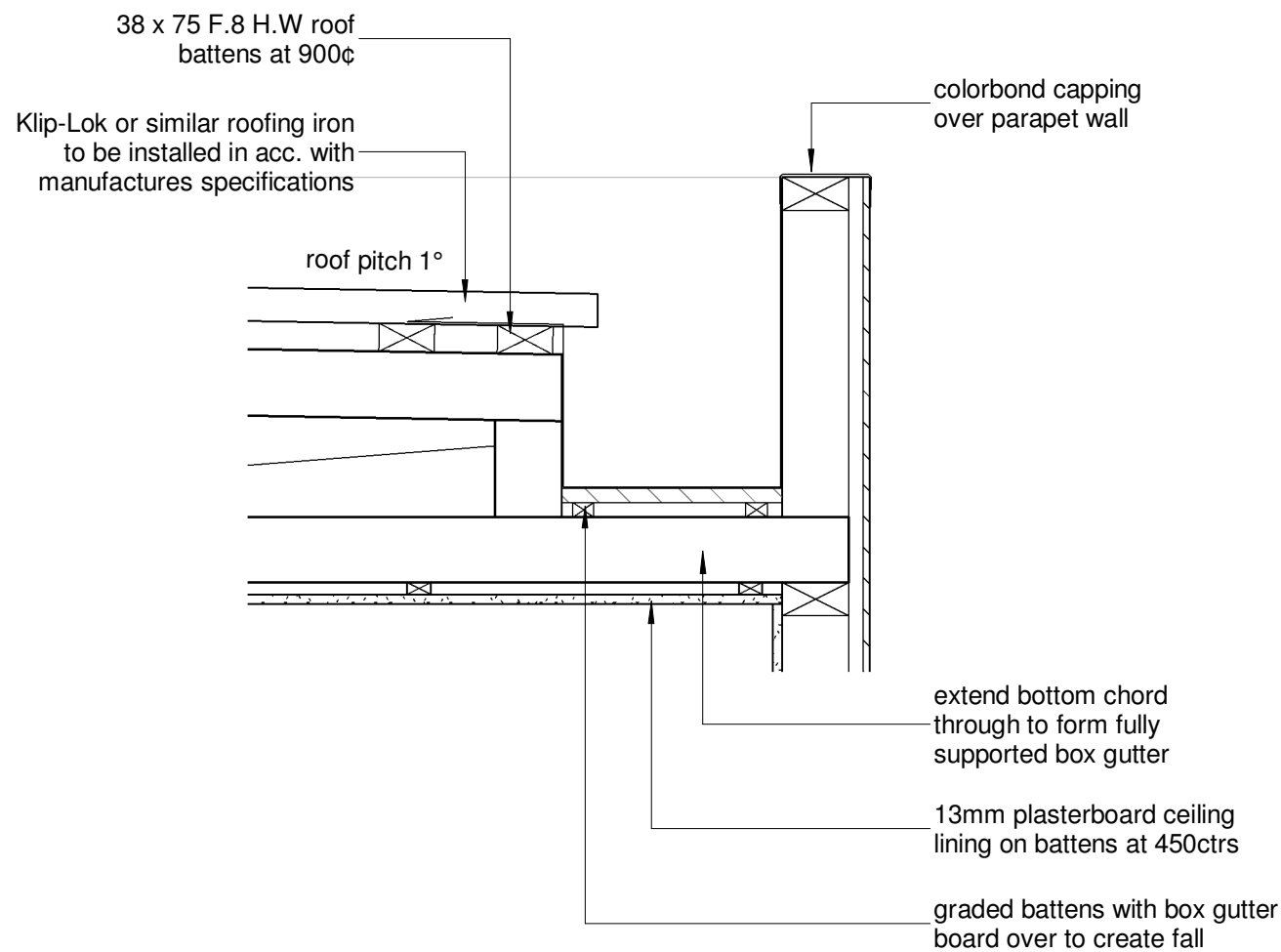
**STEPS DETAIL**  
Scale 1 : 10



**ACCESSIBLE CAR PARK**  
Scale 1 : 50



**TYPICAL wall section**  
Scale 1 : 10



**SECTION B - Callout 1**  
Scale 1 : 10

## TENDER DRAWINGS

16th September 2021

### PROJECT:

Proposed Croquet Pavilion

### CLIENT:

Bass Coast Shire Croquet

### SITE:

Korumburra Road, Wonthaggi, 3995

### PROJECT NUMBER:

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### ISSUE

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### DESCRIPTION

Tender Drawings  
Clients Request  
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A503

### DRAWN:

AGD

### SCALE:

As indicated@ A1

### DATE:

31/08/2022 8:57:58 AM

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GENERAL NOTES

All materials and work practices shall comply with, but not limited to the Building Regulations 2018, the National Construction Code Series 2019 Building Code of Australia Volume 1 and all relevant current Australian standards (as amended) referred to therein.

Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 Building Code of Australia Volume 1.

All materials and construction practice shall meet the Performance Requirements of the Building Code of Australia. Where a performance solution is proposed then prior to implementation or installation it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the Building Code of Australia.

All storm water to be taken to the legal point of discharge to the relevant authorities’ approval.

These drawings shall be read in conjunction with all architectural specifications, relevant structural and all other consultants’ drawings/details and specifications and with any other written instructions issued in the course of the contract.

All measurements and levels in millimetres unless noted otherwise.

Figured dimensions take precedence over scaled dimensions.

The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/ or existing structures and all essential services to be maintained during all works.

A Building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

The builder and subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

Installation of all services shall comply with the respective Supply Authority requirements.

The builder and subcontractor shall ensure that all storm water drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

These plans have been prepared for the exclusive use by the client of Andrew Donohue Building Design(‘the Designer’) for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer’s written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.

The Client and/or the Client’s Builder shall not modify or amend the plans without the knowledge and consent of Andrew Donohue Building Design except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to Andrew Donohue Building Design

The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

Refer to Civil Engineers design and details for all storm water, car parking and driveway construction requirements, if applicable.

Electrical switchboards located in the path of travel to exits to be enclosed in a metal or other non combustible cabinet with smoke proof doors. Significant switchboards shall be provided with a 5kg carbon dioxide extinguisher or another type of extinguisher with a minimum classification of 1A:E and fitted with a hose complete with extinguisher identification signage and shall be located between 2m and 20m from the significant switchboard.

DEMOUNTABLE HINGES

All rooms containing toilet pans shall be fitted with removable type door hinges to all hung doors within 1200mm of pan.

GLAZING

Glazing to comply with as 1288 for selection and installation of glass in building.

Window sizes nominated are nominal. Actual size may vary according to manufacture. Windows to be flashed all around

Glazing including safety glazing shall be installed to a size, type and thickness so as to comply with: -BCA Part 3.6 for Class 1 and 10 buildings within a design wind speed of not more than N3, and -NCC 2019 BCA Vol 1 Part B1.4 for Class 2 to 9 buildings

All framed glazed panels (other than doors or side panels) where the lowest sight line of the glazing panel is less than 500mm from the highest abutting finished floor level must be: -grade a glazing materials in accordance with NCC table 3.6.5 -ordinary annealed glass not less than 5mm nominal thickness provided that the area of the glazing panel is less than 1.2m²

BATHROOM/ENSUITES/SPA

(a) All glazing in bathrooms, ensuites, spa rooms or the like, including shower doors, shower screens, bath enclosures and associated windows, where the lowest sight line is less than 2.0m above the highest abutting finished level of the floor, bottom of the bath or shower base must: (i) for framed panels, be glazed with: -grade a safety glazing materials in accordance with table 3.6.5 or -grade b safety glazing materials in accordance with table 3.6.6 (ii) for panels or doors with any edge exposed, be toughened safety glass in accordance with table 3.6.5 with a minimum nominal thickness of 6mm

(b) Windows referred to in (a), may incorporate annealed glass panels of not less than 4mm thickness, provided that they are not more than 0.1m² in area.

(c) Ordinary annealed glass, including mirror, may be used provided a fixed vanity or bench with a height of not less than 760mm, depth of not less than 300 mm and extending the full width of the glass or mirror is located in front of the glass or mirror.

DOORS AND WINDOWS

Window sizes nominated are nominal only, actual sizes may vary according to selected manufacturer.

Windows to be flashed all around as per manufacturer’s specifications and details. All doors, windows, gaps and cracks to be sealed.

All external glazed windows and doors to comply with AS 1288 and 2047, including provisions for subsills and flashing’s in any proprietary systems offered for the project.

WET AREAS

Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with NCC part 3.8.1 and AS 3740: *Waterproofing of Wet Areas in Residential Buildings*.

Provide an impervious substrate and selected surface finish and complete with upturned flashing’s is required to all wet areas including toilets, bathrooms, ensuites, etc to: -floors: within 1500mm min. of unenclosed shower -walls: to 1800mm min. above floor to shower enclosures and alcoves, 40mm either side of a junction, 150mm min. splashbacks above baths, sinks, basins and troughs.

Selected waterproofing membrane shall be appropriate for the intended use and shall be installed in accordance with the manufacturer’s recommendations for use in the location proposed.

BALCONY/TERRACE/PLANTER BOX

The builder shall allow for the installation of a waterproofing membrane system to all external balcony areas.

STAIR, BARRIER & HANDRAIL REQUIREMENTS

Stair construction to comply with current NCC part 3.9.1.2

Risers (R)- 190mm maximum, 115mm minimum; Going (G)- 355mm maximum, 250mm minimum; 2R + G = 700mm maximum and 550mm minimum; 125mm maximum gap to open treads from 1 meter above ground level. Where a deck is less than 1 metre riser opening shall be in acc. with performance requirement P.2.5.1 (b) (iii), "suitable for safe passage".

Any stairways or ramps must have slip-resistant finish throughout or an adequate non-skid strip near the edge of nosing, slip resistant finish must be in accordance with NCC part 3.9.1.1, table D2.14 and AS4586 when tested.

Barriers must be installed in accordance with NCC part 3.9.2.3 where change in level exceeds 1000mm above finished surface level height requirements as follows: -min. 865mm high above finished surface or stair nosing, treads, 500mm max landing, or ramp -min. 1000mm high above finished surface level of any access path, balconies, landing or the like. -max 120mm openings in barriers (inc. decorative balustrades) -Any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads

A landing not less than 750mm wide shall be provided where the sill of a threshold of a doorway opens onto a stair that provides a change in floor level or floor to ground level greater than 570mm.

Ensure min. head height of 2000mm provided between finish surface level of stair nosing and underside of finish ceiling level. refer to NCC part 3.8.2.

Wire balustrade construction to comply with NCC Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 BCA Volume 1 Part D2.16 for other Classes of Buildings.

Handrails to be provided in acc. with NCC 3.9.2.4. Handrails are to be located along at least one side of the stairway flight or ramp

TIMBER FRAMING

All timber framing including walls, floors, lintels, structures, roofs, fixing and bracing to comply with NCC and AS 1684. Refer to the timber framing schedule and engineer’s documentation’s & computations for member sizes and locations where applicable.

Builder to ensure all penetrations are sealed and adequately flashed.

TIMBER FLOORING

Install structural sheet flooring to engineer’s documentation’s and specifications and AS 1859 for particleboard. Provide clearance from underside of bearer to finished ground level. Sub floor ventilation shall comply with NCC part 3.4.1 the ground beneath the suspended floor must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

ROOF

All roofing to be installed in accordance with manufacturer’s details and specifications. . Refer to the timber framing schedule and engineer’s documentation’s & computations for member sizes and locations where applicable. Provide roof bracing to comply with as 1684. Wind terrain category in accordance with current AS 4055.

ROOF/FLOOR TRUSS FRAMING

Refer to as 1720.1 and truss manufacturer’s design and specifications for all roof/floor truss layout, size and location. Trusses shall be handled, erected, installed and braced in accordance with as 4440. Trusses shall not be supported off internal walls unless walls and trusses design with computations to be provided to the relevant building surveyor.

Sediment pollution control:

– A site management plan is to be implemented during construction to control sediment run-off in accordance with EPA Victoria publication #275 ‘construction techniques for sediment pollution control’. – Provide ‘proplex’ or written approved equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits / sumps and install ‘silt stop’ filter bags over all storm water entry pits during construction works. – ‘Supergro’ or written approved equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during re vegetation period.

MECHANICAL VENTILATION

Mechanical ventilation or air-conditioning system to comply with as 1668.2 and as 3666.1 refer to mechanical consultants’ drawings for mechanical exhaust and ventilation requirements if applicable.

Laundries, bathrooms, ensuites and powder rooms that are not naturally ventilated shall be provided with mechanical ventilation and ducted externally. All exhaust fans shall be provided with dampers or self closing devices such as dampers, filters, etc. which seal or shut when not in use.

FLOOR SUBSTRATE SET DOWN

Unless stated otherwise, provide a set down to toilet, bathroom, ensuite and laundry areas where a floor waste is located. The floor of these areas shall be graded with a 1:100 fall to the floor waste. Builder’s and contractors to confirm and check all set downs on site before any set downs formed. Allow for the acoustic matting to the acoustic engineer’s advice.

MARINE OR OTHER EXPOSURE ENVIRONMENTS

For buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with durability requirements of table 4.1 of AS 4773.1 - 2010 ‘Masonry in small buildings’ Part 1 Design.

PLUMBING

All plumbing and drainage works to be in acc. with the relevant plumbing & drainage regulations, the Building Code of Australia and with the by-laws of local authorities and all other relevant current Australian standards referred to therein. Downpipes and gutters shall be of a size and location indicated on the drawings and if not specifically notes comply with part 3.5.2. Downpipes shall be located at a maximum spacing of 10m and within 1.2m of a valley (unless an overflow is provided)

CONCRETE STUMPS

- Up to 1400mm long to be 100mm x 100mm (No. 1 H.D wire) - 1401mm to 1800mm long to be 100mm x 100mm (No. 2 H.D wire) - 1801mm to 3000mm long to be 125mm x 125mm (No. 2 H.D wire) 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.

SUB-FLOOR VENTS

Sub-floor vents shall be constructed and located to satisfy NCC part 3.4.1 and all relevant and current Australian standards

TERMITE RISK MANAGEMENT

Provide control to A.S 3660.1 & the Building code of Australia Where the building (excludes class 10) is located in a termite prone area the area to the underside of the building perimeter is to be treated against termite attack.

OCCUPATIONAL HEALTH & SAFETY

The owner and builder should make themselves aware of their obligations under respective OH & S provisions such as: - Work Cover - Asbestos - Health Act

Personnel loading:

Based on sanitary facilities provided per BCA Table. F2.3

Male Employees: n/a Female Employees : n/a

Male Patrons : n/a Female Patrons : n/a

Male Participants : 25 Female Participants : 25

Authorities List:

Municipality : Bass Coast Shire Council Sewerage authority : South Gippsland Water Drainage authority : Bass Coast Shire Council Relevant Building Surveyor :

Window Schedule

Mark	Height	Width	Glazing	Window Style	Material
W01	400	1600	Double Glazed	Sliding	Aluminium
W02	400	1600	Double Glazed	Sliding	Aluminium
W03	600	3150	Single Glazed	Louvered	Aluminium
W04	600	3150	Single Glazed	Louvered	Aluminium
W05	600	2400	Double Glazed	Sliding	Aluminium
W06	1200	2700	Double Glazed	Sliding	Aluminium
W07	2400	3150	Double Glazed	Stacker Door	Aluminium
W08	600	3150	Single Glazed	Louvered	Aluminium
W09	2400	3150	Double Glazed	Stacker Door	Aluminium
W10	600	3150	Single Glazed	Louvered	Aluminium
W11	600	2700	Double Glazed	Sliding	Aluminium

Door Schedule

Mark	Height	Width	Thickness	Description	Frame Type	Door Type	Door Furniture	Finish
D01	2040	920	35	Flush panel - Honeycomb	Timber	Hinged	Lockable	Painted
D02	2040	820	35	Flush panel - Honeycomb	Timber	Hinged	2 x 820	Painted
D03	2040	920	35	Flush panel - Honeycomb	Timber	Hinged	Passage	Painted
D04	2040	920	35	Flush panel - Honeycomb	Timber	Hinged	Privacy	Painted
D05	2040	720	35	Flush panel - Honeycomb	Timber	Hinged	2 x 720	Painted
D06	2040	920	40	Flush panel - Solid	Steel	Hinged	Lockable	Painted
D07	2040	770	35	Flush panel - Honeycomb	Timber	Hinged	Privacy	Painted
D08	2040	720	19	Flush panel - solid	Nuvex	Hinged	Privacy	Nuvex
D09	2040	770	35	Flush panel - Honeycomb	Timber	Hinged	Privacy	Painted
D10	2040	720	19	Flush panel - solid	Nuvex	Hinged	Privacy	Nuvex

NOTE: DOOR FURNITURE HEIGHT TO 1000mm FROM FINISHED FLOOR LEVEL

SITE ENVIRONMENT DESIGN INFORMATION

Subject site is not in a designated Bushfire Prone Area therefore a BAL assessment is not required

Site Classification

- Site classification as Class: **H1**  
- Refer to soil report No: **1849**  
- By: **Soil Test Express - Damien McGorry**

Design qust wind speed / wind classification

Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of **N2** (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

STORMWATER

All stormwater to be taken to the legal point of discharge to the relevant authorities approval. 90 mm DIA, Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

The cover to underground stormwater drains shall be not less than  
- 100mm under soil  
- 50mm under paved or concrete areas  
- 100mm under unreinforced concrete or paved driveways  
- 75mm under reinforced concrete driveways

EARTHWORKS

Earthworks and excavations shall be as reasonably necessary to fulfill the intent of the design. excavations beyond the scope of these drawings or in the proximity to the title boundaries shall be referred to the relevant building surveyor for approval prior to the commencement of work.

SITE IDENTIFICATION

Provide a site sign indicating site address, owner & builder, To Council Specification.

SITE MAINTENANCE

The builder shall take all steps necessary to maintain the site in a clean & safe condition including containment of rubbish and discharge. Sanitary facilities are to be provided on site for workmen.

CLIMATE ZONE

Climate zone for the thermal design/thermal performance assessment : Zone 6

CORROSION PROTECTION FOR SHEET ROOFING

Provide corrosion protection for sheet roofing in accordance with BCA table 3.5.1.1a suitable for an Environment Classification of LOW / MEDIUM / HIGH / VERY HIGH

Section J Requirements

-R 4.0 insulation to ceiling  
-R 2.0 insulation to all external walls  
-D.S.A.F. to be lapped and taped at joins and all external openings  
-Double glazed aluminum window frames

sliding windows  
2.70-U-Value 0.43-SHGC

Louvered windows  
3.20-U-Value 0.45-SHGC

Sliding Door Unit  
3.00-U-Value 0.53-SHGC

-All exhaust fans in habitable rooms are required to be fitted with a sealing device such as a self closing damper (draftstoppa device) or filter.  
-Sheet linings or exposed brickwork with cornice, architraves & skirtings seals around window & door openings  
-All Downlight to be sealed LED and have a Matrix loft cone cover, or similar approved which allows insulation to installed up agents or close to cover

Artificial Lighting Requirements:

-Maximum 5 watts per sq metre of Living floor area  
-Maximum 3 watts per sq metre of Verandah floor area  
-Maximum 4 watts per sq metre of Garage floor area

Area Schedule

Name	Area
Floor Area	110.85 m²
Deck Area	33.68 m²
Amenties Area	10.59 m²
Store & Culation Area	6.40 m²
Access Area	8.63 m²
Store Area	1.02 m²
Social Area	50.48 m²
Kitchen Area	15.80 m²
Office Area	6.07 m²
Storage Area	5.09 m²

LEGEND

ⓈIA : Hardwired smoke detector

vb : Vanity Basin

h/p : Hotplates

shr : Shower

d/p : Downpipe

hws : Hot Water Service

⚙ : Mechanical Ventilation ducted externally

TENDER DRAWINGS

16th September 2021

PROJECT:

Proposed Croquet Pavilion

CLIENT:

Bass Coast Shire Croquet

SITE:

Korumburra Road, Wonthaggi, 3995

PROJECT NUMBER:

19-065



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ISSUE  
B Amendments  
C Tender Drawings  
D Clients Request  
E Clients Requests

DATE  
23rd October  
18th Dec 2019  
30th Sept 2021  
30th August 2022

SHEET:

A601

DRAWN:

AGD

SCALE:

As indicated@ A1

ISSUE:

E

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