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REASON FOR ISSUE	REV	DATE
COACHES BOXES SHOWN	D	15.06.2022
PLANS UPDATED FOR OVAL SIDE TOILETS	E	03.11.2022

PRELIMINARY

BUILDING AREAS	
GROUND BUILDING & EXTERNAL STAIR	584m²
FIRST FLOOR BUILDING	550m²
SUB-TOTAL	**1134m²**
GROUND UNDERCOVER	170m²
FIRST FLOOR BALCONY & EXTERNAL STAIR	204m²
SUB-TOTAL	**362m2**
ROOF	870m²

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - COMMUNITY CLUB	DRAWING	SK-301A
03.11.2022	REVISION	E
1 : 100 @A1	PROJECT	20-0142



BUILDING AREAS	
GROUND BUILDING & EXTERNAL STAIR	584m²
FIRST FLOOR BUILDING	550m²
SUB-TOTAL	**1134m²**
GROUND UNDERCOVER	170m²
FIRST FLOOR BALCONY & EXTERNAL STAIR	204m²
SUB-TOTAL	**362m2**
ROOF	870m²

REASON FOR ISSUE	REV	DATE
COACHES BOXES SHOWN	D	15.06.2022
PLANS UPDATED FOR OVAL SIDE TOILETS	E	03.11.2022

PRELIMINARY

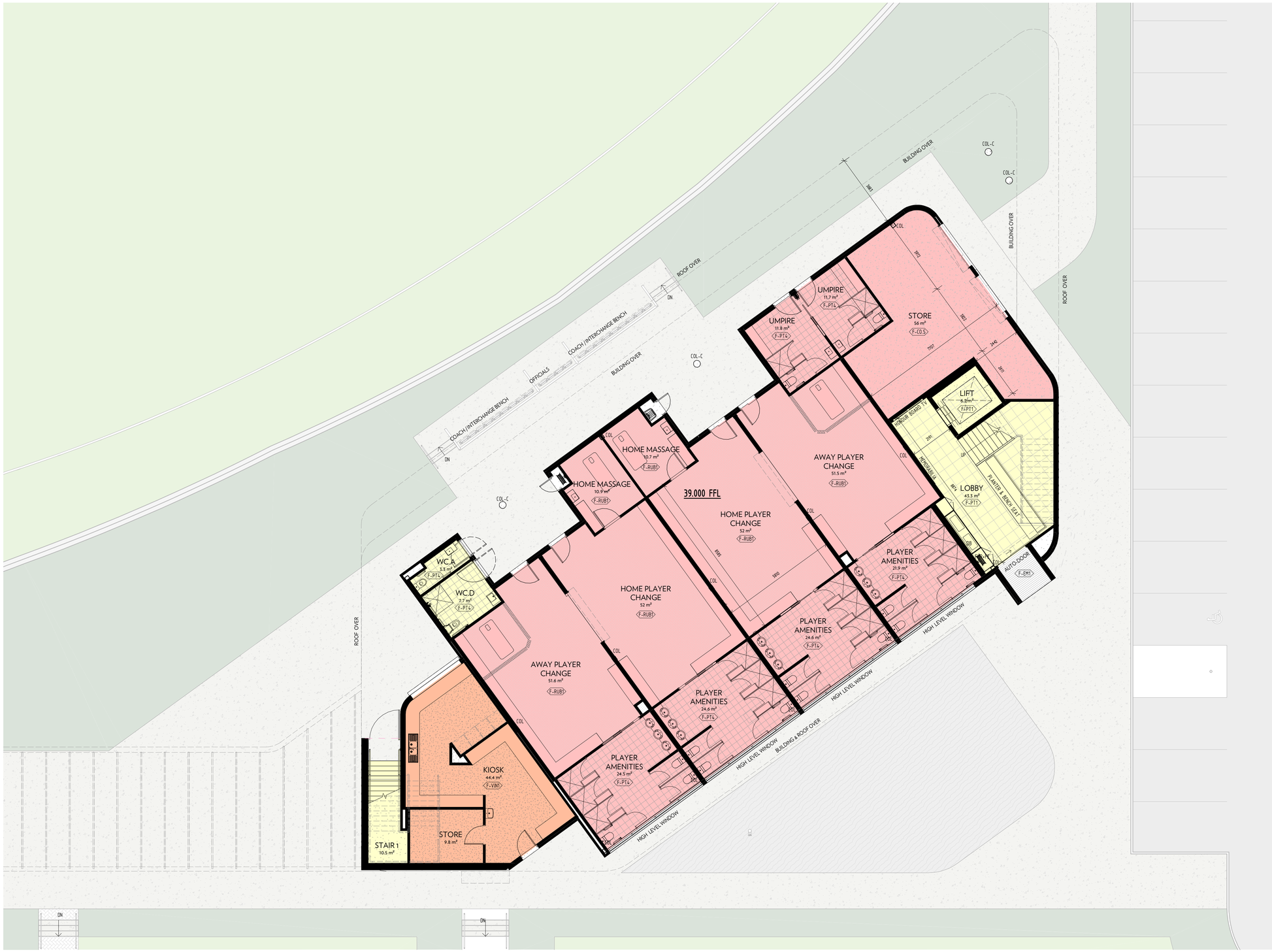
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LANDSCAPE ARCHITECTURE
MASTER PLANNING

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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR - COMMUNITY CLUB	DRAWING —	SK-302A
03.11.2022	REVISION —	E
1 : 100 @A1	PROJECT —	20-0142

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PREVIOUS OPTION	
BUILDING AREA	
GROUND FLOOR GLA	= 604m²
FIRST FLOOR GLA	= 548m²
	1,152m²
EXTERNAL AREA	
GROUND FLOOR UNDERCOVER	= 136m²
FIRST FLOOR TERRACE & STAIR	= 206m²
FIRST FLOOR GRAVEL ROOF	= 48m²
FIRST FLOOR UNDERCOVER	= 295m²
	685m²
TOTAL	**1835m²**

CURRENT OPTION	
BUILDING AREA	
GROUND FLOOR GLA	= 592m²
FIRST FLOOR GLA	= 548m²
	1,140m²
EXTERNAL AREA	
GROUND FLOOR UNDERCOVER	= 168m²
FIRST FLOOR TERRACE & STAIR	= 222m²
FIRST FLOOR UNDERCOVER	= 334m²
	724m²
TOTAL	**1,864m²**

REASON FOR ISSUE	REV	DATE
PLANS UPDATED FOR OVAL SIDE TOILETS	E	03.11.2022
EXTERNAL STAIR OPTION	F	21.11.2022

PRELIMINARY

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MASTER PLANNING

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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - COMMUNITY CLUB	DRAWING	SK-301A
21.11.2022	REVISION	F
1 : 100 @A1	PROJECT	20-0142

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PREVIOUS OPTION	
BUILDING AREA	
GROUND FLOOR GLA	= 604m²
FIRST FLOOR GLA	= 548m²
	1,152m²
EXTERNAL AREA	
GROUND FLOOR UNDERCOVER	= 136m²
FIRST FLOOR TERRACE & STAIR	= 206m²
FIRST FLOOR GRAVEL ROOF	= 48m²
FIRST FLOOR UNDERCOVER	= 293m²
	683m²
TOTAL	**1835m²**

CURRENT OPTION	
BUILDING AREA	
GROUND FLOOR GLA	= 592m²
FIRST FLOOR GLA	= 548m²
	1,140m²
EXTERNAL AREA	
GROUND FLOOR UNDERCOVER	= 168m²
FIRST FLOOR TERRACE & STAIR	= 222m²
FIRST FLOOR UNDERCOVER	= 334m²
	724m²
TOTAL	**1,864m²**

REASON FOR ISSUE	REV	DATE
PLANS UPDATED FOR OVAL SIDE TOILETS	E	03.11.2022
EXTERNAL STAIR OPTION	F	21.11.2022

PRELIMINARY

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR - COMMUNITY CLUB
21.11.2022
1 : 100 @A1

DRAWING — SK-302A
REVISION — F
PROJECT — 20-0142

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REASON FOR ISSUE	REV	DATE

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INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 4

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND STAIR - OPTION A	DRAWING — SK-500A
	REVISION —
1 : 100 @A3	PROJECT — 20-0142

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REASON FOR ISSUE	REV	DATE

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LANDSCAPE ARCHITECTURE
MASTER PLANNING

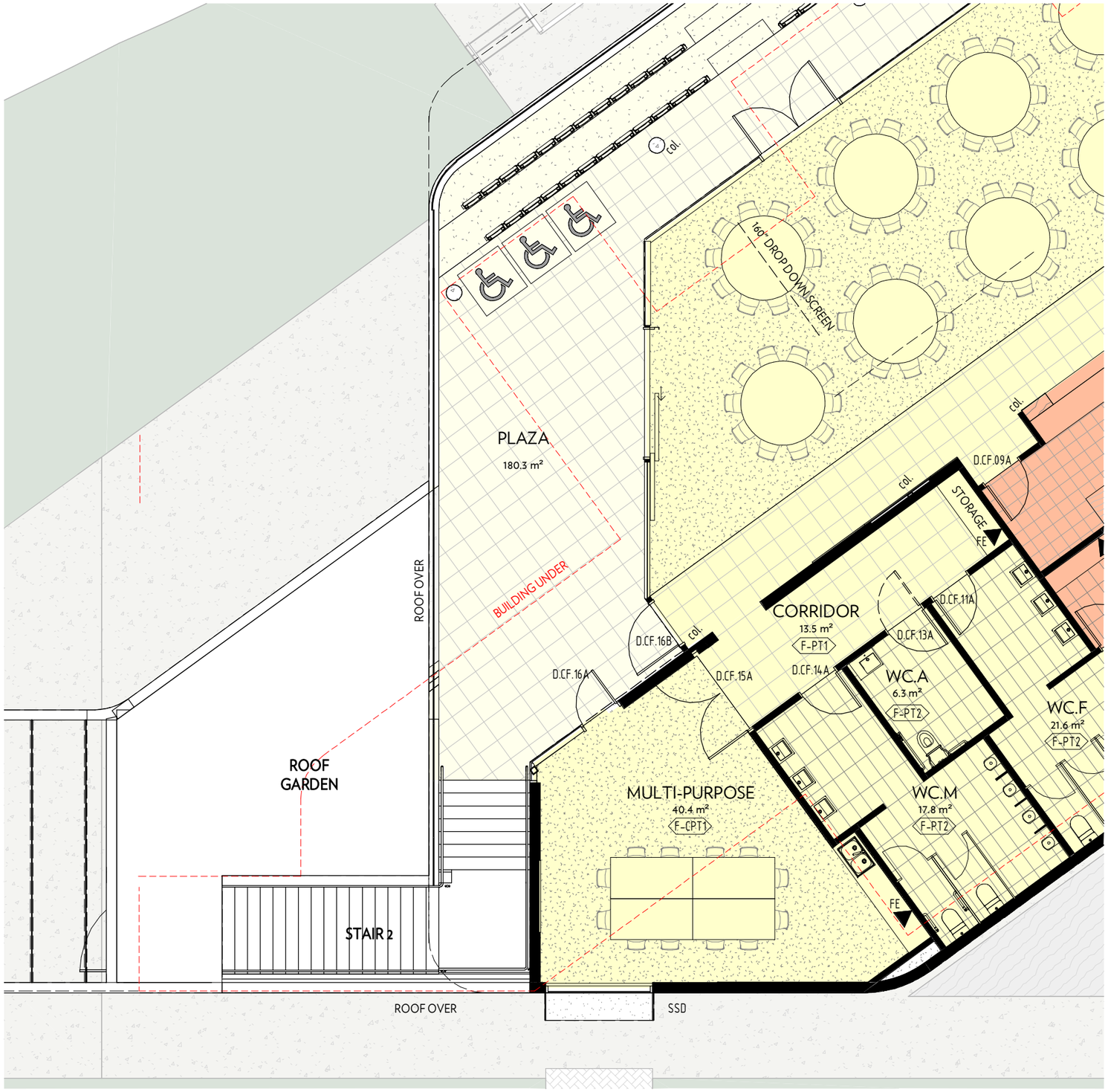
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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND STAIR - OPTION B	DRAWING — SK-500B
	REVISION —
1 : 100 @A3	PROJECT — 20-0142

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REASON FOR ISSUE	REV	DATE

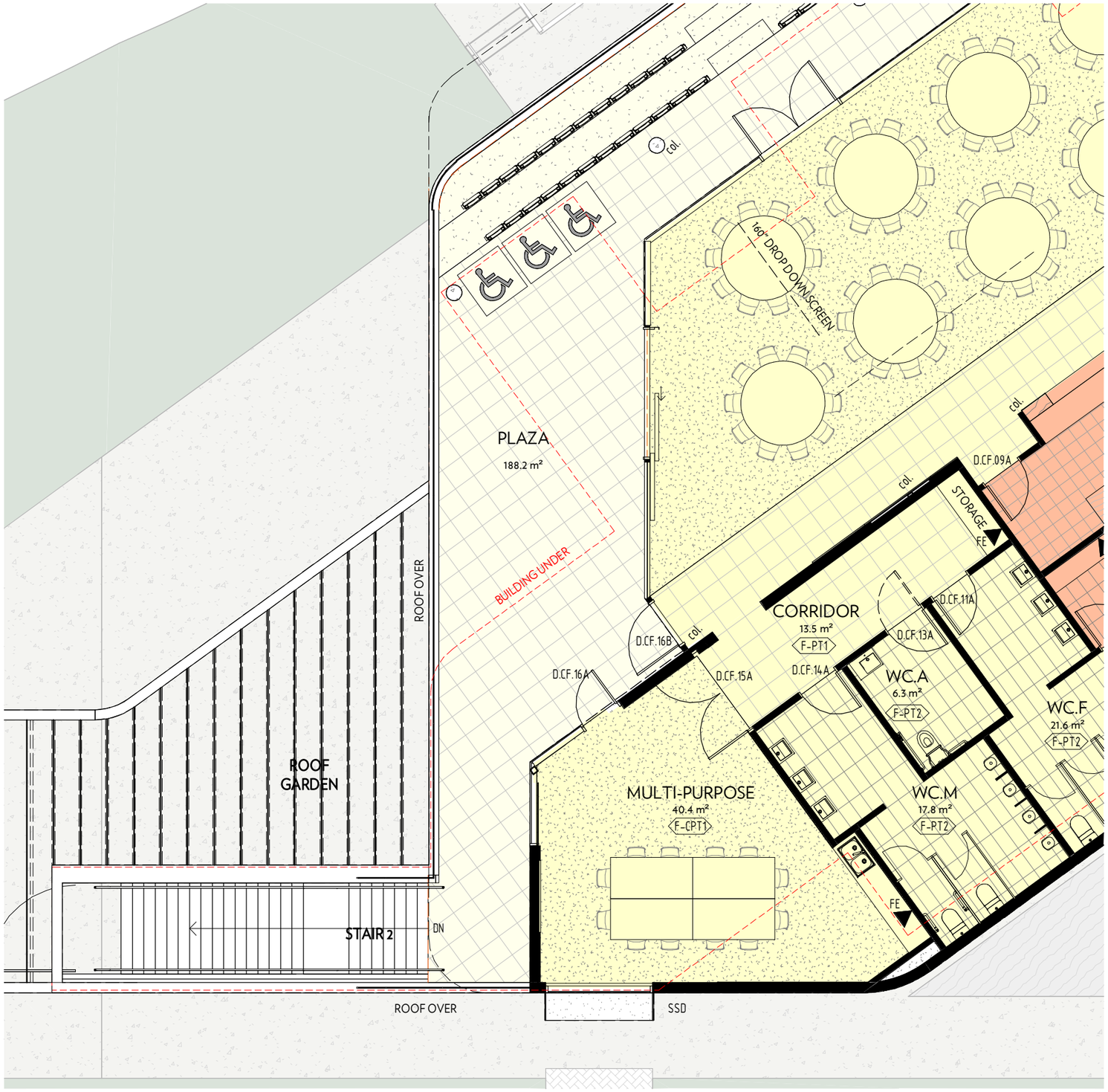
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INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

FIRST STAIR - OPTION A	DRAWING — SK-501A
	REVISION —
1 : 100 @A3	PROJECT — 20-0142

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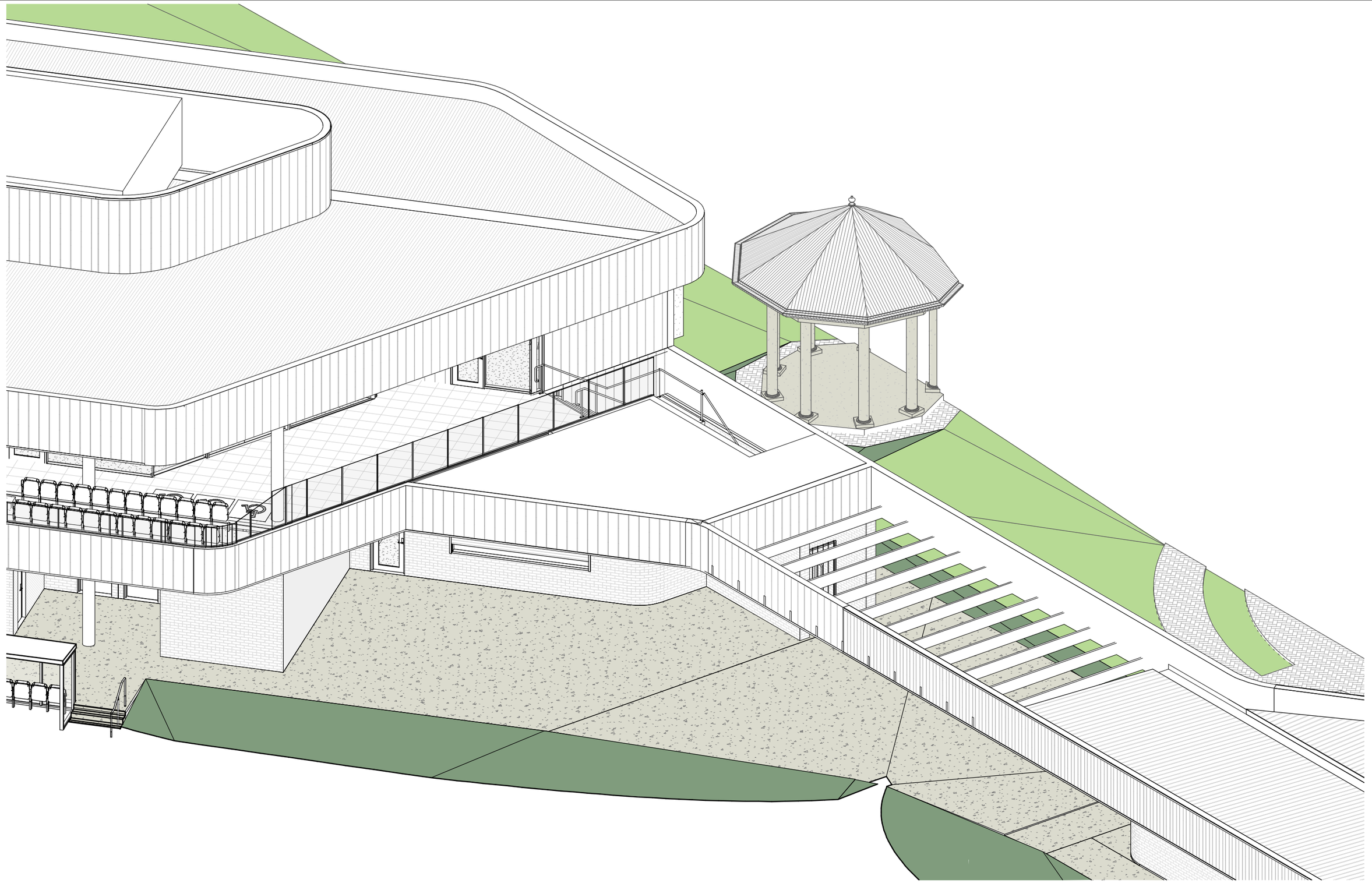
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INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

FIRST STAIR - OPTION B	DRAWING — SK-501B
	REVISION —
1 : 100 @A3	PROJECT — 20-0142

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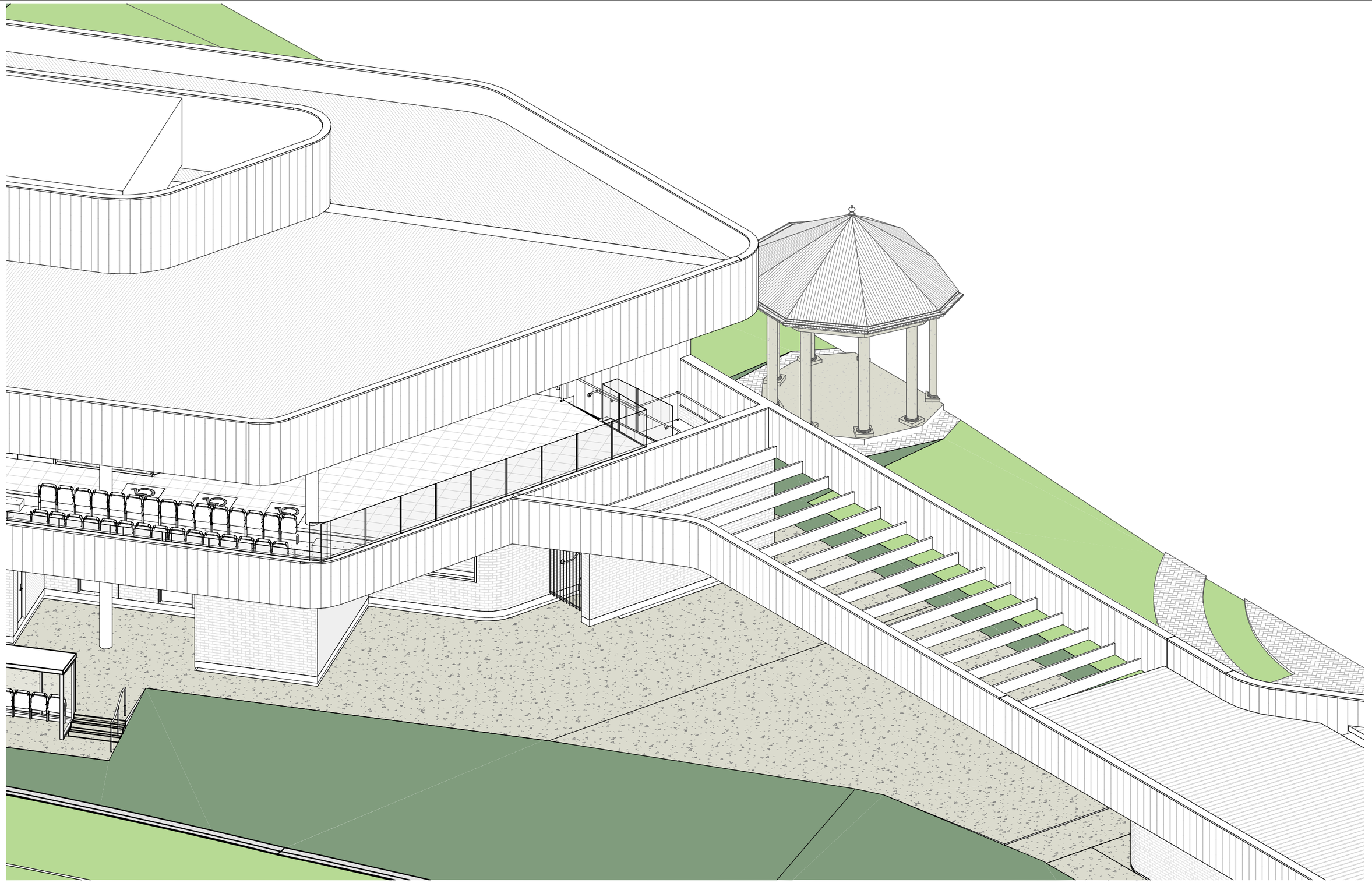
REASON FOR ISSUE	REV	DATE

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MASTER PLANNING

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

STAIR 3D VIEW - OPTION A	DRAWING — SK-502A
	REVISION —
@A3	PROJECT — 20-0142

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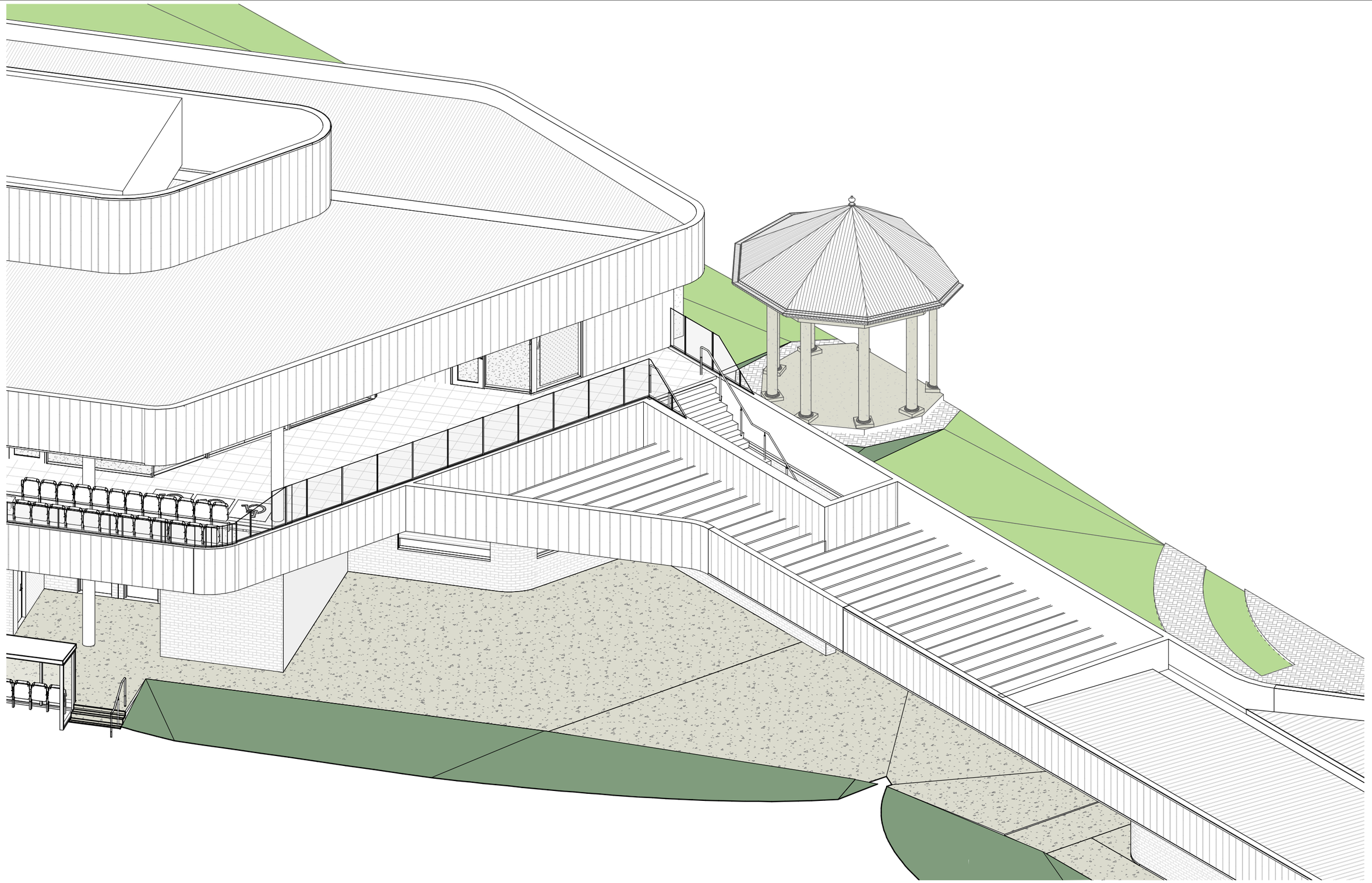


REASON FOR ISSUE	REV	DATE
EXTERNAL STAIR OPTION	A	21.11.2022

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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

STAIR 3D VIEW - OPTION A	DRAWING — SK-502A
21.11.2022	REVISION — A
@A3	PROJECT — 20-0142



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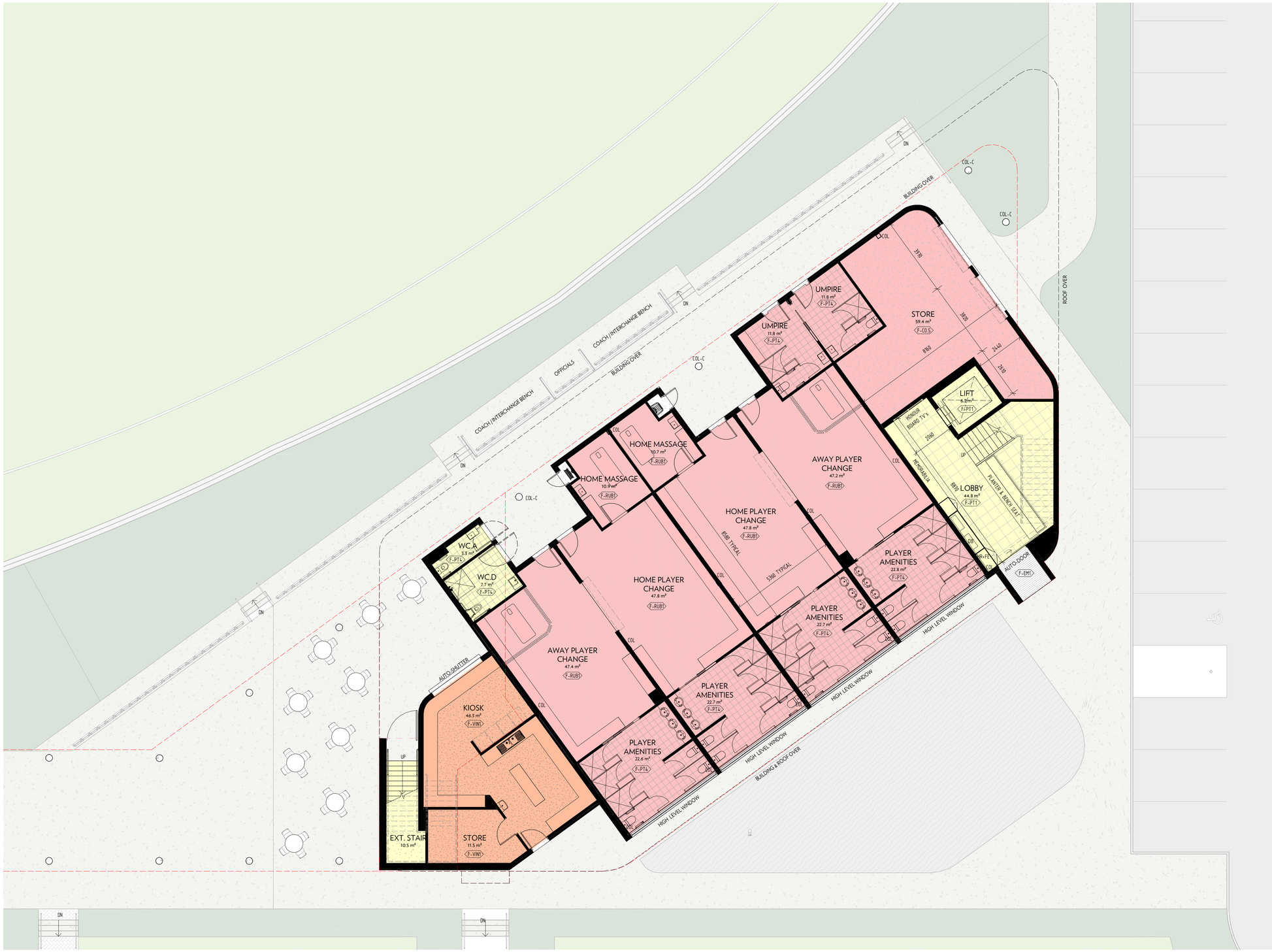
REASON FOR ISSUE	REV	DATE

WALTER BROOKE
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LANDSCAPE ARCHITECTURE
MASTER PLANNING

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

STAIR 3D VIEW - OPTION B	DRAWING — SK-502B
	REVISION —
@A3	PROJECT — 20-0142

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OPTION - (ORIGINAL SIDE BALCONY)	
BUILDING AREA	
GROUND FLOOR GLA	= 645m²
FIRST FLOOR GLA	= 595m²
FIRST FLOOR TERRACE & STAIR	= 166m²
	1,406m²
UNDERCOVER	
GROUND FLOOR UNDERCOVER	= 116m²
FIRST FLOOR UNDERCOVER	= 300m²
	416m²
TOTAL	**1,822m²**

PREVIOUS OPTION C (TIERED SEATING)	
BUILDING AREA	
GROUND FLOOR GLA	= 604m²
FIRST FLOOR GLA	= 548m²
FIRST FLOOR TERRACE & STAIR	= 206m²
FIRST FLOOR GRAVEL ROOF	= 48m²
	1,406m²
EXTERNAL AREA	
GROUND FLOOR UNDERCOVER	= 136m²
FIRST FLOOR UNDERCOVER	= 293m²
	429m²
TOTAL	**1835m²**

OPTION D (SMALLER SIDE BALCONY)	
BUILDING AREA	
GROUND FLOOR GLA	= 583.m²
FIRST FLOOR GLA	= 610m²
	1,193m²
EXTERNAL AREA	
GROUND FLOOR UNDERCOVER	= 124m²
FIRST FLOOR TERRACE & STAIR	= 97m²
FIRST FLOOR UNDERCOVER	= 196m²
	417m²
TOTAL	**1,611m²**

REASON FOR ISSUE	REV	DATE
SMALL KITCHEN DESIGN STUDY	A	06.12.2022

PRELIMINARY

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MASTER PLANNING

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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - COMMUNITY CLUB
06.12.2022
1 : 100 @A1

DRAWING — SK-301D
REVISION — A
PROJECT — 20-0142



OPTION - (ORIGINAL SIDE BALCONY)	
BUILDING AREA	
GROUND FLOOR GLA	= 645m²
FIRST FLOOR GLA	= 595m²
FIRST FLOOR TERRACE & STAIR	= 166m²
	1,406m²
UNDERCOVER	
GROUND FLOOR UNDERCOVER	= 116m²
FIRST FLOOR UNDERCOVER	= 300m²
	416m²
TOTAL	**1,822m²**

PREVIOUS OPTION C (TIERED SEATING)	
BUILDING AREA	
GROUND FLOOR GLA	= 604m²
FIRST FLOOR GLA	= 548m²
FIRST FLOOR TERRACE & STAIR	= 206m²
FIRST FLOOR GRAVEL ROOF	= 48m²
	1,406m²
EXTERNAL AREA	
GROUND FLOOR UNDERCOVER	= 136m²
FIRST FLOOR UNDERCOVER	= 293m²
	429m²
TOTAL	**1835m²**

OPTION D (SMALLER SIDE BALCONY)	
BUILDING AREA	
GROUND FLOOR GLA	= 583.m²
FIRST FLOOR GLA	= 610m²
	1,193m²
EXTERNAL AREA	
GROUND FLOOR UNDERCOVER	= 124m²
FIRST FLOOR TERRACE & STAIR	= 97m²
FIRST FLOOR UNDERCOVER	= 196m²
	417m²
TOTAL	**1,611m²**

REASON FOR ISSUE	REV	DATE
SMALL KITCHEN DESIGN STUDY	A	06.12.2022

PRELIMINARY

WALTER BROOKE
ARCHITECTURE
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LANDSCAPE ARCHITECTURE
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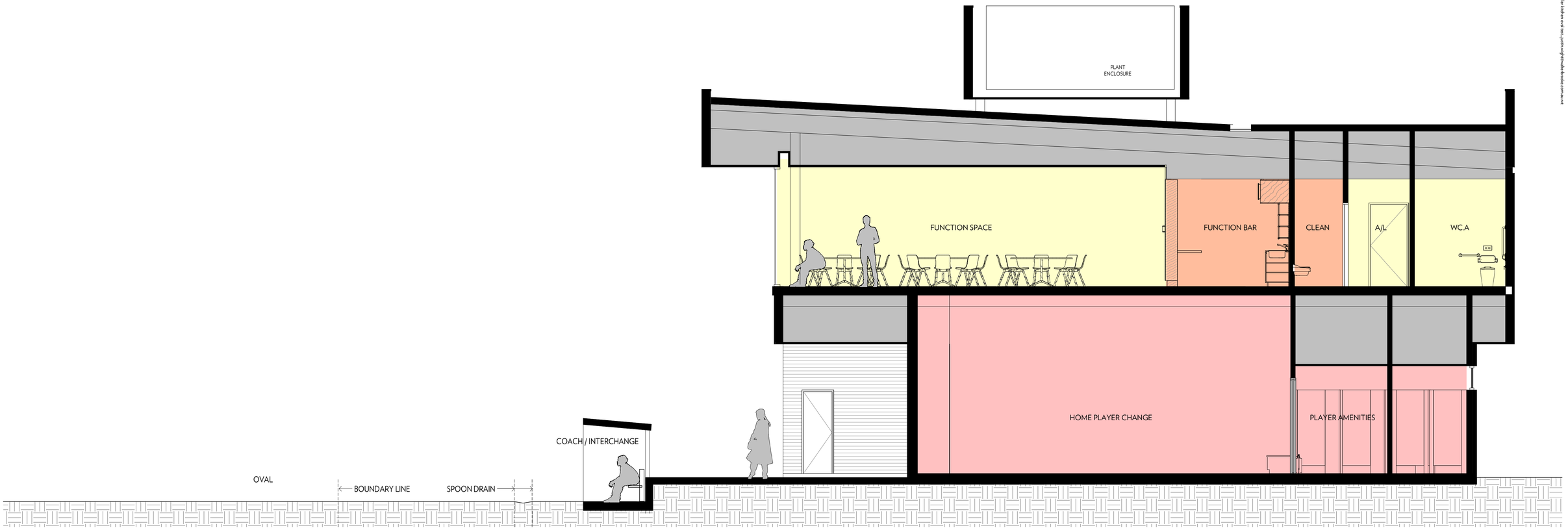
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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR - COMMUNITY CLUB	DRAWING	SK-302D
06.12.2022	REVISION	A
1 : 100 @A1	PROJECT	20-0142

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TIERED SEATING SECTION

1 : 50

REASON FOR ISSUE	REV	DATE
SMALL KITCHEN DESIGN STUDY	A	06.12.2022

PRELIMINARY

PRELIMINARY CONCEPT ONLY

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MASTER PLANNING

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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

SECTIONS - COMMUNITY CLUB	DRAWING —	SK-306D
06.12.2022	REVISION —	A
1 : 50 @A1	PROJECT —	20-0142

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REASON FOR ISSUE	REV	DATE
SMALL KITCHEN DESIGN STUDY	A	06.12.2022

PRELIMINARY

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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

EXTERNAL 3D IMAGES	DRAWING — SK-310D
06.12.2022	REVISION — A
@A3	PROJECT — 20-0142

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REASON FOR ISSUE	REV	DATE
SMALL KITCHEN DESIGN STUDY	A	06.12.2022

PRELIMINARY

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LANDSCAPE ARCHITECTURE
MASTER PLANNING

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

EXTERNAL 3D IMAGES	DRAWING — SK-311D
06.12.2022	REVISION — A
@A3	PROJECT — 20-0142

GRANDSTAND OPTION - UPDATED

February 2023

WALKERVILLE OVAL

Rider Levett Bucknall

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

RLB Rider Levett Bucknall

PROJECT DETAILS

Basis of Estimate

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at ***February 2023***. We have assumed that the project will be procured via a competitively tendered lump sum contract.

This cost estimate is based on the documentation listed under the "Documents" section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design development and documentation phases of this project.

Items Specifically Included

This estimate specifically includes the following:

Specialist Estimates

In preparing this report, we have incorporated the following specialise estimates provided by independent consultants:

- Services estimates provided by BESTEC on 13 May 2022
- Kitchen equipment budget provided by Food Service Design Australia on 30 March 2022

Provisional Sum allowances

This estimate incorporates the following Provisional Sum allowances;

- PC Sum allowance for SAPN augmentation, connection work for new 315kVA transformer and removal stobie pole $150,000
- PC Sum allowance for NBN network connection and fee $5,000
- PC Sum allowance for shade structure/pergola $15,000

Please note these provisional sum allowances are not based on any defined scope and are subject to adjustment to reflect a scope defined at a later date

Contingencies & Escalation

The estimate includes the following contingency allowances:

- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.
- Escalation which allows for rise and fall in costs from the stated base date of the estimate to the stated future delivery program as stated in the report.

Items Specifically Excluded

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

Project Scope Exclusions

- Tenant Fitout

PROJECT DETAILS

- Behind goal netting
- Carparking equipment including boom gates, etc.
- All works to Memorial Gardens
- New playground works
- High Load floor areas
- Building maintenance unit
- Stand-by power generator
- Murals and works of art
- Stormwater storage tanks
- Work outside site boundaries

Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Contaminated ground Removal and Reinstatement
- Removal and Reinstatement of any soft, wet and weak spots in subgrade
- Asbestos and Hazardous Materials Removal
- Piled foundation systems
- Rock excavation
- De-watering
- Staging / Phasing costs

Other Project Cost Exclusions

- Legal fees
- Goods and Services Taxation
- Holding costs and finance charges
- Escalation in costs beyond October 2023 commencement - 12 months project duration (TBC)

Documents

The following documents have been used in preparing this estimate:

Architectural documents received from Walter Brooke:

PROJECT DETAILS

- Drawing transmittal No 24 dated 23 March 2022 - Architectural plans
- Architectural selection schedule - Joinery 23 March 2022
- Architectural selection schedule - Finishes 23 March 2022
- Drawing transmittal No 25 dated 23 March 2022 - Finishes and FFE plan
- Latest design development report
- Grandstand Option Drawings

Structural documents received from WGA:

- Footing layout Community Club
- Footing layout Bowling Club
- Level 1 floor framing plan Community Club
- Roof framing plan Community Club
- Roof framing plan Bowling Club
- Acoustic Report
- Grandstand Option Drawings

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At February 2023

Ref	Location	GFA m²	GFA $/m²	Total Cost $
CW	**Contract Works**			
CC	Community Club	1,575	4,934	7,771,815
BC	Bowls Club	750	4,459	3,344,301
EW	External Works			272,650
	CW - Contract Works	**2,325**	**4,898**	**11,388,766**
SB	**Separate Budget**			
SB1	Northern Carpark			489,075
SB2	South Carpark			339,200
SB3	Signage			99,500
SB4	Landscape and Paving Works (by Council)			413,690
SB5	Site Infrastructure Upgrade			1,070,300
SB6	Photovoltaic Panels			104,500
SB7	Professional Fees			1,100,000
SB8	Audio Visual Equipment			250,000
	SB - Separate Budget			**3,866,265**
ESTIMATED TOTAL COST		**2,325**	**6,561**	**15,255,031**

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			685,000
	PR - Preliminaries			**435/m²**	**685,000**
SB	**Substructure**				
240	Supply and place 100mm thick quarry rubble base to building plateau including trimming and compaction	m²	599	22.00	13,178
241	Detailed excavation for footing beams and pad footings	m³	134	180.00	24,120
242	N25 Concrete to footing beams and pad footings	m³	134	330.00	44,220
243	N25 Concrete to raft slab	m³	75	330.00	24,750
244	Mesh reinforcement to raft slab - SL92 TF	m²	599	28.00	16,772
245	Bar reinforcement to footing beam	t	9.59	3,200.00	30,688
246	Formwork to edge of ground slab 125mm high	m	122	55.00	6,710
247	Formwork to slab setdown	m	90	45.00	4,050
253	Allowance for form rebate to slab edge	m	122	45.00	5,490
248	Allowance for surface finish and curing to main slab - machine float and steel trowel	m²	599	15.00	8,985
249	0.2mm High impact resistant polyethylene film damp proof membrane to side and bottom of footing beam, strip footing and pad footings	m²	507	5.00	2,535
250	0.2mm High impact resistant virgin polyethylene film damp proof membrane horizontally to receive slab on grade	m²	460	5.00	2,300
251	Allowance for termite treatment	m²	599	8.00	4,792
252	Allowance for joints in slab	m²	599	10.00	5,990
86	Allowance for lift pit	Item			15,000
254	Allowance for sundry thickenings, crack bars, reinforcement etc.	Item			5,000
188	No allowance for piled foundations	Item			Excl.
	SB - Substructure			**136/m²**	**214,580**
CL	**Columns**				
352	125 SHS column (C1)	t	2.57	7,250.20	18,633
344	200 SHS column (C5)	t	2.48	7,250.00	17,980
345	150 SHS column (C6)	t	4.27	7,250.12	30,958
353	152 CHS column (C7)	t	1.11	7,250.46	8,048
354	219CHS column (C8)	t	0.21	7,252.39	1,523
346	219CHS column (C9)	t	0.05	7,260.00	363
347	Allowance for base plates to columns	No	63	250.00	15,750

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
348	Allowance for loose and attached connections	t	1.07	9,500.00	10,165
349	Allowance for shop drawings	t	10.67	450.00	4,801
350	Allowance for corrosion protection	t	10.67	550.00	5,868
351	Allowance for 2 hour fire protection - assumed intumescent paint (to ground level columns only)	m²	98	180.00	17,640
324	Allowance for sundry boxing out of columns	Item			2,500
325	Allowance for sundry mullions etc.	Item			2,500
410	Allowance for additional columns to support tiered seating	Item			6,400
	CL - Columns			**91/m²**	**143,129**
UF	**Upper Floors**				
327	Allowance for storm water disposal in balcony level	Item			21,600
328	310UB floor beam / plat support (1B1)	t	1.69	6,950.30	11,746
329	610UB floor beam (1B2)	t	1.16	6,950.00	8,062
330	310UB floor beam (1B3)	t	0.37	6,951.36	2,572
331	310UB floor beam (1B4)	t	0.40	6,950.00	2,780
332	310UB floor beam (1B5)	t	1.17	6,950.43	8,132
415	360UB floor beam (1B6)	t	0.38	6,950.00	2,641
416	410UB floor beam (1B7)	t	0.99	6,950.51	6,881
417	200UC strut (S2)	t	1.36	6,950.00	9,452
333	100EA seating angle (SA1)	t	0.10	6,950.00	695
334	Allowance for loose and attached connections	t	0.76	9,500.00	7,220
335	Allowance for shop drawings	t	8.32	450.00	3,744
336	Allowance for corrosion protection	t	8.32	550.00	4,576
340	Shear studs to composite beams - assumed at 200mm cts	No	271	9.00	2,439
337	Allowance for 30 minute fire rating - assumed vermiculite	m²	198	95.00	18,810
338	Allowance for sundry steel not yet documented	Item			15,000
342	Allowance for sundry setdowns etc.	Item			5,000
339	200mm thick suspended slab including metal deck formwork, concrete, reinforcement (N12 EW T&B), surface finish and curing complete - structural design TBC	m²	698	285.00	198,930
343	Edge formwork to suspended slab	m	117	95.00	11,115
403	Prestressed precast concrete seating plats	m²	84	550.00	46,200
	UF - Upper Floors			**246/m²**	**387,595**

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
SC	**Staircases**				
87	Allowance for external concrete staircase to viewing deck including stainless steel balustrade	M/R	3	3,850.00	11,550
88	Allowance for internal lobby staircase including timber handrail	M/R	3	5,000.00	15,000
412	Allowance for stairs to tiered seating	No	3	1,500.00	4,500
	SC - Staircases			**20/m²**	**31,050**
RF	**Roof**				
124	Roof covering complete including roof sheeting, spacers, insulation, flashings, gutters, downpipes etc.	m²	889	130.00	115,570
127	1450mm high Metal cladding to roof parapet including framing	m	101	450.00	45,450
221	1950mm high Metal cladding to roof parapet including framing	m	128	600.00	76,800
130	Plant screen including metal cladding and frame, 2100mm high	m²	104	370.00	38,480
131	Allowance for plant platforms	m²	128	350.00	44,800
132	Allowance for roof safety and access	Item			20,000
159	Allowance for open roof structure - details TBA	Item			15,000
355	310UB roof beam (RB1)	t	1.32	6,950.00	9,174
356	310UB roof beam (RB2)	t	1.75	6,950.29	12,163
357	460UB roof beam (RB3)	t	4.05	6,950.13	28,148
358	200PFC roof beam (RB4)	t	0.89	6,950.57	6,186
359	310UB roof beam (RB5)	t	0.32	6,950.00	2,224
418	200UB roof beam (RB6)	t	0.21	6,952.39	1,460
360	610UB roof beam (RB7)	t	2.58	6,950.00	17,931
419	200UB roof beam (RB8)	t	0.16	6,950.00	1,112
361	1000mm deep fascia truss (FT1) - details TBA	t	3.27	8,000.00	26,160
420	100mm deep fascia truss (FT2) - details TBA	t	1.84	8,000.00	14,720
362	150 PFC wall header (WH1)	t	1.59	7,150.32	11,369
363	150 x 100 RHS wall header (WH2)	t	0.22	7,250.00	1,595
421	150UC Strut (S1)	t	1.54	6,950.00	10,703
422	100EA raking angle (RA1)	t	0.08	7,250.00	580
364	Allowance for loose and attached connections	t	1.98	9,500.00	18,810
365	Allowance for shop drawings	t	21.73	450.00	9,778
366	Allowance for corrosion protection	t	21.73	550.00	11,951
368	Allowance for sundry roof steel not yet documented (bracing etc.)	Item			15,000
367	Z150 purlins at 1200 cts	m	741	38.00	28,158

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
405	Allowance for additional roof structure - pending structural design	m²	50	250.00	12,500
413	Allowance for sundry fascias, cappings, flashings etc. for new grandstand seating	Item			17,500
	RF - Roof			**389/m²**	**613,322**
EW	**External Walls**				
107	BR1 - Simmental Silver masonry brick wall to external wall, single leaf 110mm wide (internal lining measured separately)	m²	427	240.00	102,480
322	AW2 Aluminium 150mm wide framed with single glazed external wall - glass performance data U value 4.3	m²	180	780.00	140,400
206	AW2 Extra over curved aluminium framed single glazed wall	m²	9	850.00	7,650
282	MC1 External wall comprising folded metal cladding, 35mm sub frame, moisture barrier, thermal insulation	m²	125	260.00	32,500
284	MC2/BL2 External cavity wall comprising VM zinc cladding, 90mm concrete block and 40mm cavity board insulation and 190mm concrete block	m²	34	640.00	21,760
283	MC3/PT2 External wall comprising VM zinc cladding, 35mm sub frame, 92mm stud frame, insulation and 13mm flush plasterboard	m²	65	440.00	28,600
133	VM zinc sunshade including framing and cladding, 600mm wide - details TBA	m	33	1,200.00	39,600
411	Allowance for facade alterations to South to accommodate tiered seating	Item			20,000
	EW - External Walls			**250/m²**	**392,990**
WW	**Windows**				
89	AW2/AW3/AW4 Aluminium framed single glazed windows	m²	19	750.00	14,250
	WW - Windows			**9/m²**	**14,250**
ED	**External Doors**				
90	Single solid core swing door including frame, hardware and painting	No	9	1,850.00	16,650
91	Single aluminium frame glazed door and hardware	No	1	2,650.00	2,650
92	Pair of aluminium frame glazed door and hardware	No	3	4,750.00	14,250
93	Automatic roller shutter door 2530mm x 2100mm including tracks and hardware	No	2	2,850.00	5,700
94	Automatic single aluminium framed glazed sliding door	No	1	10,500.00	10,500
267	Pair of aluminium framed glazed stacker door	No	1	4,200.00	4,200
305	Painting to single doors	No	9	180.00	1,620
383	Automatic roller shutter door including tracks and hardware to kiosk	m²	11	600.00	6,600
	ED - External Doors			**39/m²**	**62,170**

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
NW	**Internal Walls**				
285	PT1/PT2/PT6 - 13mm Plasterboard lining, insulation and 92mm stud frame	m²	280	140.00	39,200
286	PT3 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 13mm plasterboard	m²	506	180.00	91,080
287	PT4 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 2x13mm plasterboard	m²	294	220.00	64,680
288	PT5 - 13mm Plasterboard, 2x92mm stud frame, acoustic insulation and 13mm plasterboard	m²	77	220.00	16,940
289	PT7 - Cold room panel	m²	58		Incl.
292	BL2 - Concrete block wall 190mm wide to lift core - assumed core filled	m²	749	310.00	232,190
	NW - Internal Walls			**282/m²**	**444,090**
NS	**Internal Screens and Borrowed Lights**				
99	Toilet cubicles including laminate partitions and doors complete	No	19	1,650.00	31,350
100	Shower cubicles with seat including laminate partitions and doors complete	No	14	2,150.00	30,100
144	Urinal partition	No	3	450.00	1,350
	NS - Internal Screens and Borrowed Lights			**40/m²**	**62,800**
ND	**Internal Doors**				
101	Single solid core swing door including frame and hardware	No	10	1,350.00	13,500
102	Pair of solid core swing door including frame, hardware and painting	No	4	2,100.00	8,400
104	Single solid core cavity sliding door including frame, hardware and painting	No	5	1,850.00	9,250
105	Roller shutter door to player change 3000x2100	No	2	3,500.00	7,000
303	Painting to single doors	No	15	180.00	2,700
304	Painting to double doors	No	4	250.00	1,000
	ND - Internal Doors			**27/m²**	**41,850**
WF	**Wall Finishes**				
109	Preparing and painting to walls	m²	1,368	18.00	24,624
293	W-PIN Full height pinboard	m²	17	210.00	3,570
294	W-TPP Two pack routered MDF including finishes	m²	149	350.00	52,150
295	W-REN Full height render	m²	83	120.00	9,960
296	W-WB Full height whiteboard	m²	22	210.00	4,620
297	W-TVP Timber veneer with timber moulding including finishes	m²	19	410.00	7,790
298	W-CT1 Wall tile - PC$26.50per m2	m²	74	150.00	11,100

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
299	W-PT1 Wall tile - PC$60 per m2	m²	152	185.00	28,120
300	W-PT2 Wall tile - PC$91.80 per m2	m²	25	220.00	5,500
301	W-PT3 Wall tile - PC$38 per m2	m²	301	160.00	48,160
302	Stainless steel splashback to wall 300mm high	m²	15	250.00	3,750
	WF - Wall Finishes			**127/m²**	**199,344**
FF	**Floor Finishes**				
255	F-PT1 Floor tile to function space 600x600x8mm thick porcelain - PC$105 per m2	m²	158	255.00	40,290
256	F-PT2 Floor tile to WC 600x300x8mm thick porcelain - PC$91.80 per m2	m²	49	240.00	11,760
257	F-PT3 Floor tile to kitchen 300x300x10mm thick porcelain - PC$40 per m2	m²	96	185.00	17,760
262	F-PT4 Floor tile to WC 300x300x10mm thick porcelain - PC$38 per m2	m²	135	180.00	24,300
265	F-PT5 Floor tile to balcony 600x600x8mm thick porcelain - PC$125.80per m2	m²	141	280.00	39,480
258	F-CPT1 Carpet flooring	m²	259	90.00	23,310
259	F-EM1 Entry mat indoor ,12mm thick recessed	m²	4	850.00	3,400
261	F-EPO Epoxy flooring	m²	17	65.00	1,105
116	F-CO.S Concrete sealer	m²	67	25.00	1,675
263	F-RUB1 Rubber flooring to change rooms	m²	236	160.00	37,760
264	F-VIN1 Vinyl flooring including engineered screed and waterproofing	m²	56	165.00	9,240
280	Allowance for skirting	Item			7,500
378	Allowance for tactile indicators	Item			5,000
407	Tiling to tiered seating	m²	70	330.00	23,100
	FF - Floor Finishes			**156/m²**	**245,680**
CF	**Ceiling Finishes**				
272	C-PB Flush plasterboard ceiling	m²	481	120.00	57,720
273	C-FC Fibre cement soffit ceiling	m²	503	160.00	80,480
274	C-TPP Acoustic MDF routered panel ceiling	m²	122	320.00	39,040
275	C-PPB Perforated plasterboard ceiling	m²	181	160.00	28,960
277	C-CRP 100mm Polyisocyanurate cool room ceiling	m²	17		Incl.
276	BH-PB Plasterboard bulkhead 200mm high	m	56	130.00	7,280
278	Painting to ceiling	m²	1,175	22.00	25,850

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
279	Allowance for access panels	Item			6,000
	CF - Ceiling Finishes			**156/m²**	**245,330**
FT	**Fitments**				
266	Shower curtain to DDA amenities	No	1	250.00	250
135	Toilet roll holders	No	22	90.00	1,980
136	Robe hook	No	37	50.00	1,850
137	Grab rail to WC	No	18	450.00	8,100
138	Access grab rail with back rest	No	2	800.00	1,600
307	Access grab rail to shower	No	1	800.00	800
139	Mirrors to toilet	No	19	250.00	4,750
140	Paper towel dispenser	No	20	180.00	3,600
141	Soap dispenser	No	29	75.00	2,175
142	Corian vanity bench with inset basins	m	15	2,150.00	32,250
143	Hand dryer - not dyson	No	5	750.00	3,750
145	Bench seating to player change	m	61	450.00	27,450
146	Continuous hooks or similar above timber seating	m	61	95.00	5,795
147	Laminate open shelving to cleaners room	m	2	850.00	1,700
148	Stainless steel bench top to kiosk/kitchen	m	53		Incl.
308	Stainless steel island bench to kitchen	m	5		Incl.
150	Metal shelving to kitchen store	m	7	450.00	3,150
152	Overhead cupboards to kitchen	m	11		Incl.
153	Bar counter with caesarstone hob and stone, stone tile frontal and aged bronze footrest (bench by kitchen equipment)	m	9	2,850.00	25,650
161	Laminated bench top with underbench cupboards	m	3	950.00	2,850
154	Storage cupboards full height	m	6	950.00	5,700
155	Display wall cabinet with glass shelves	m	9	2,350.00	21,150
156	Timber balustrade to internal staircase	m	25	450.00	11,250
157	Metal balustrade to external staircase	m	20	450.00	9,000
309	Metal gate to external staircase	No	1	1,200.00	1,200
379	Aluminium slatted screen to staircase	m²	20	550.00	11,000
158	Frameless glazed balustrade to viewing deck (channel embedded to floor) - assumed crowd loaded	m	56	2,100.00	117,600
160	Service window pass through ledge to kitchen/kiosk	m	9	600.00	5,400
207	Allowance for motorised blinds to all windows	m²	180	240.00	43,200

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
311	Shower curtain and track	m	11	275.00	3,025
164	Allowance for graphics	Item			5,000
310	Allowance for sundry joinery and fitments	Item			10,000
382	Allowance for planter and bench seat	m	6	1,200.00	7,200
384	Allowance for back bar detailing including bronze shelving	m	9	2,100.00	18,900
409	Fixed seats to tiered seating	No	123	650.00	79,950
	FT - Fitments			**303/m²**	**477,275**
SE	**Special Equipment**				
323	Allowance for full kitchen fitout including stainless steel benches, hydraulic fittings, cool rooms and kitchen equipment as per FSDA quote dated 30 March 2022	Item			489,480
	SE - Special Equipment			**311/m²**	**489,480**
PD	**Sanitary Plumbing**				
192	Allowance for hydraulic services as per BESTEC service estimate dated 13 May 2022	Item			380,000
	PD - Sanitary Plumbing			**241/m²**	**380,000**
GS	**Gas Service**				
184	Allowance for gas services - included in Sanitary Plumbing	Item			Incl.
	GS - Gas Service				**Incl.**
AC	**Air Conditioning**				
190	Allowance for mechanical services as per BESTEC service estimate dated 13 May 2022	Item			315,000
	AC - Air Conditioning			**200/m²**	**315,000**
FP	**Fire Protection**				
169	Allowance for fire services as per BESTEC service estimate dated 13 May 2022	Item			70,000
	FP - Fire Protection			**44/m²**	**70,000**
LP	**Electric Light and Power**				
191	Allowance for electrical services as per BESTEC service estimate dated 13 May 2022	Item			290,000
	LP - Electric Light and Power			**184/m²**	**290,000**
TS	**Transportation Systems**				
172	Allowance for passenger lift as per BESTEC service estimate dated 13 May 2022	Item			150,000
	TS - Transportation Systems			**95/m²**	**150,000**

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
SS	**Special Services**				
185	No allowance for Audio Visual including Public Address System	Item			Excl.
	SS - Special Services				**Excl.**
BW	**Builders Work In Connection with Specialist Services**				
198	Allowance for builders works connection with engineering services	Item			24,000
	BW - Builders Work In Connection with Specialist Services			**15/m²**	**24,000**
XP	**Site Preparation**				
82	Allowance for sundry earthworks to design levels - civil design TBC	m²	1,073	10.00	10,730
	XP - Site Preparation			**7/m²**	**10,730**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			276,000
	MA - Builders Margin			**175/m²**	**276,000**
FU	**Furniture, Fittings and Equipment**				
386	Function Chair (CH2)	No	200	490.00	98,000
387	Task Chair (CH3)	No	2	450.00	900
388	Observation Chair (CH4)	No	3	400.00	1,200
389	Stool (CH5)	No	1	250.00	250
390	Outdoor Chair (CH6)	No	40	400.00	16,000
392	Lounge Type 2 (LG2)	No	8	2,500.00	20,000
393	Outdoor Lounge (LG3)	No	4	2,500.00	10,000
395	Function Table (T2)	No	20	1,300.00	26,000
396	Multipurpose Table (T3)	No	4	1,400.00	5,600
397	Coffee Table (T4)	No	2	2,300.00	4,600
398	Outdoor Table (T5)	No	10	1,100.00	11,000
399	Outdoor Coffee Table (T6)	No	2	1,100.00	2,200
401	Function Chair Trolley (ST2)	No	8	700.00	5,600
402	Function Table Trolley (ST3)	No	2	2,550.00	5,100
	FU - Furniture, Fittings and Equipment			**131/m²**	**206,450**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			38,700
	PF - Professional Fees			**25/m²**	**38,700**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			180,000

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
77	Construction contingency (5%)	Item			368,000
	CO - Contingency			**348/m²**	**548,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			713,000
	ET - Escalation to completion			**453/m²**	**713,000**
COMMUNITY CLUB				**4,934/m²**	**7,771,815**

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			295,000
	PR - Preliminaries			**393/m²**	**295,000**
SB	**Substructure**				
240	Supply and place 100mm thick quarry rubble base to building plateau including trimming and compaction	m²	544	22.00	11,968
241	Detailed excavation for footing beams and pad footings	m³	53	180.00	9,540
242	N25 Concrete to footing beams and pad footings	m³	53	330.00	17,490
243	N25 Concrete to raft slab	m³	68	330.00	22,440
244	Mesh reinforcement to raft slab - SL92 TF	m²	544	28.00	15,232
245	Bar reinforcement to footing beam	t	3.67	3,200.00	11,744
246	Formwork to edge of ground slab 125mm high	m	116	55.00	6,380
247	Formwork to slab setdown	m	40	45.00	1,800
253	Allowance for form rebate to slab edge	m	116	45.00	5,220
248	Allowance for surface finish and curing to main slab - machine float and steel trowel	m²	544	15.00	8,160
249	0.2mm High impact resistant polyethylene film damp proof membrane to side and bottom of footing beam, strip footing and pad footings	m²	442	5.00	2,210
250	0.2mm High impact resistant virgin polyethylene film damp proof membrane horizontally to receive slab on grade	m²	421	5.00	2,105
251	Allowance for termite treatment	m²	544	8.00	4,352
252	Allowance for joints in slab	m²	544	10.00	5,440
254	Allowance for sundry thickenings, crack bars, reinforcement etc.	Item			5,000
188	No allowance for piled foundations	Item			Excl.
	SB - Substructure			**172/m²**	**129,081**
CL	**Columns**				
376	125SHS column (C2)	t	2.32	7,250.00	16,820
377	100SHS column (C3)	t	0.33	7,251.52	2,393
347	Allowance for base plates to columns	No	26	250.00	6,500
348	Allowance for loose and attached connections	t	0.27	9,500.00	2,565
349	Allowance for shop drawings	t	2.65	450.00	1,193
350	Allowance for corrosion protection	t	2.65	550.00	1,458
324	Allowance for sundry boxing out of columns	Item			2,500

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
325	Allowance for sundry mullions etc.	Item			2,500
	CL - Columns			**48/m²**	**35,929**
RF	**Roof**				
124	Roof covering complete including roof sheeting, spacers, insulation, flashings, gutters, downpipes etc.	m²	770	130.00	100,100
127	1450mm high Metal cladding to roof parapet including framing	m	133	450.00	59,850
130	Plant screen including metal cladding and frame, 2100mm high	m²	78	370.00	28,860
131	Allowance for plant platforms	m²	83	350.00	29,050
222	Allowance for 2500mm wide retractable shade sail and support (scope increase)	m	34	1,400.00	47,600
132	Allowance for roof safety and access	Item			20,000
369	460UB roof beam (RB5)	t	6.97	6,950.08	48,442
370	250UB roof beam (RB6)	t	2.03	6,950.25	14,109
371	530UB roof beam (RB7)	t	1.54	6,950.00	10,703
372	310UB roof beam (RB8)	t	0.33	6,951.52	2,294
373	250PFC roof beam (FB2)	t	3.46	7,150.00	24,739
374	150PFC wall header (WH3)	t	1.02	7,150.00	7,293
375	150x100RHS wall header (WH4)	t	0.38	7,250.00	2,755
364	Allowance for loose and attached connections	t	1.57	9,500.00	14,915
365	Allowance for shop drawings	t	17.27	450.00	7,772
366	Allowance for corrosion protection	t	17.27	550.00	9,499
367	Z150 purlins at 1200 cts	m	642	38.00	24,396
	RF - Roof			**603/m²**	**452,377**
EW	**External Walls**				
107	BR1 - Simmental Silver masonry brick wall to external wall, single leaf 110mm wide (internal lining measured separately)	m²	155	240.00	37,200
281	AW1 Aluminium thermally broken framed with double glazed external wall - glass performance U value 2.2	m²	80	1,350.00	108,000
283	MC3/PT2 External wall comprising VM zinc cladding, 35mm sub frame, 92mm stud frame, insulation and 13mm flush plasterboard	m²	16	440.00	7,040
	EW - External Walls			**203/m²**	**152,240**
WW	**Windows**				
89	AW2/AW3/AW4 Aluminium framed single glazed windows	m²	8	750.00	6,000
	WW - Windows			**8/m²**	**6,000**

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
ED	**External Doors**				
90	Single solid core swing door including frame, hardware and painting	No	1	1,850.00	1,850
91	Single aluminium frame glazed door and hardware	No	1	2,650.00	2,650
92	Pair of aluminium frame glazed door and hardware	No	3	4,750.00	14,250
93	Automatic roller shutter door 2530mm x 2100mm including tracks and hardware	No	1	2,850.00	2,850
269	Single aluminium framed louver screened gate 2700mm high	No	1	2,200.00	2,200
305	Painting to single doors	No	1	180.00	180
	ED - External Doors			**32/m²**	**23,980**
NW	**Internal Walls**				
285	PT1/PT2/PT6 - 13mm Plasterboard lining, insulation and 92mm stud frame	m²	180	140.00	25,200
286	PT3 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 13mm plasterboard	m²	201	180.00	36,180
287	PT4 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 2x13mm plasterboard	m²	61	220.00	13,420
289	PT7 - Cold room panel	m²	28		Incl.
290	PT8 - 13mm Plasterboard lining, insulation and 2x92mm stud frame	m²	13	175.00	2,275
	NW - Internal Walls			**103/m²**	**77,075**
NS	**Internal Screens and Borrowed Lights**				
99	Toilet cubicles including laminate partitions and doors complete	No	5	1,650.00	8,250
144	Urinal partition	No	4	450.00	1,800
271	Internal aluminium framed glazed partition	m²	6	520.00	3,120
	NS - Internal Screens and Borrowed Lights			**18/m²**	**13,170**
ND	**Internal Doors**				
101	Single solid core swing door including frame and hardware	No	9	1,350.00	12,150
102	Pair of solid core swing door including frame, hardware and painting	No	1	2,100.00	2,100
103	Single aluminium frame glazed door with hardware	No	2	2,800.00	5,600
104	Single solid core cavity sliding door including frame, hardware and painting	No	2	1,850.00	3,700
303	Painting to single doors	No	11	180.00	1,980
304	Painting to double doors	No	1	250.00	250
	ND - Internal Doors			**34/m²**	**25,780**
WF	**Wall Finishes**				
109	Preparing and painting to walls	m²	451	18.00	8,118

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
294	W-TPP Two pack routered MDF including finishes	m²	45	350.00	15,750
297	W-TVP Timber veneer with timber moulding including finishes	m²	61	410.00	25,010
298	W-CT1 Wall tile - PC$26.50per m2	m²	19	150.00	2,850
299	W-PT1 Wall tile - PC$60 per m2	m²	125	185.00	23,125
300	W-PT2 Wall tile - PC$91.80 per m2	m²	28	220.00	6,160
302	Stainless steel splashback to wall 300mm high	m²	4	250.00	1,000
	WF - Wall Finishes			**109/m²**	**82,013**
FF	**Floor Finishes**				
255	F-PT1 Floor tile to function space 600x600x8mm thick porcelain - PC$105 per m2	m²	249	255.00	63,495
256	F-PT2 Floor tile to WC 600x300x8mm thick porcelain - PC$91.80 per m2	m²	52	240.00	12,480
257	F-PT3 Floor tile to kitchen 300x300x10mm thick porcelain - PC$40 per m2	m²	80	185.00	14,800
258	F-CPT1 Carpet flooring	m²	23	90.00	2,070
259	F-EM1 Entry mat indoor ,12mm thick recessed	m²	20	850.00	17,000
260	F-EM2 Entry mat outdoor, 12mm thick recessed	m²	4	850.00	3,400
261	F-EPO Epoxy flooring	m²	7	65.00	455
116	F-CO.S Concrete sealer	m²	29	25.00	725
280	Allowance for skirting	Item			2,500
378	Allowance for tactile indicators	Item			5,000
	FF - Floor Finishes			**163/m²**	**121,925**
CF	**Ceiling Finishes**				
272	C-PB Flush plasterboard ceiling	m²	202	120.00	24,240
273	C-FC Fibre cement soffit ceiling	m²	295	160.00	47,200
274	C-TPP Acoustic MDF routered panel ceiling	m²	72	320.00	23,040
275	C-PPB Perforated plasterboard ceiling	m²	167	160.00	26,720
277	C-CRP 100mm Polyisocyanurate cool room ceiling	m²	7		Incl.
276	BH-PB Plasterboard bulkhead 200mm high	m	31	130.00	4,030
278	Painting to ceiling	m²	668	22.00	14,696
279	Allowance for access panels	Item			3,000
	CF - Ceiling Finishes			**191/m²**	**142,926**
FT	**Fitments**				
135	Toilet roll holders	No	5	90.00	450
136	Robe hook	No	6	50.00	300

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
137	Grab rail to WC	No	4	450.00	1,800
138	Access grab rail with back rest	No	1	800.00	800
307	Access grab rail to shower	No	1	800.00	800
139	Mirrors to toilet	No	4	250.00	1,000
140	Paper towel dispenser	No	4	180.00	720
141	Soap dispenser	No	6	75.00	450
142	Corian vanity bench with inset basins	m	5	2,150.00	10,750
143	Hand dryer - not dyson	No	3	750.00	2,250
145	Bench seating to player change	m	6	450.00	2,700
146	Continuous hooks or similar above timber seating	m	6	95.00	570
147	Laminate open shelving to cleaners room	m	4	850.00	3,400
148	Stainless steel bench top to kiosk/kitchen	m	19		Incl.
308	Stainless steel island bench to kitchen	m	4		Incl.
150	Metal shelving to kitchen store	m	8	450.00	3,600
152	Overhead cupboards to kitchen	m	6		Incl.
153	Bar counter with caesarstone hob and stone, stone tile frontal and aged bronze footrest (bench by kitchen equipment)	m	14	2,850.00	39,900
161	Laminated bench top with underbench cupboards	m	11	950.00	10,450
154	Storage cupboards full height	m	7	950.00	6,650
155	Display wall cabinet with glass shelves	m	2	2,350.00	4,700
207	Allowance for motorised blinds to all windows	m²	80	240.00	19,200
311	Shower curtain and track	m	3	275.00	825
164	Allowance for graphics	Item			5,000
310	Allowance for sundry joinery and fitments	Item			10,000
384	Allowance for back bar detailing including bronze shelving	m	14	2,100.00	29,400
	FT - Fitments			**208/m²**	**155,715**
SE	**Special Equipment**				
323	Allowance for full kitchen fitout including stainless steel benches, hydraulic fittings, cool rooms and kitchen equipment as per FSDA quote dated 30 March 2022	Item			307,560
	SE - Special Equipment			**410/m²**	**307,560**
PD	**Sanitary Plumbing**				
192	Allowance for hydraulic services as per BESTEC service estimate dated 13 May 2022	Item			150,000
	PD - Sanitary Plumbing			**200/m²**	**150,000**

LOCATION ELEMENT ITEM

CW Contract Works

BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
GS	**Gas Service**				
184	Allowance for gas services - included in Sanitary Plumbing	Item			Incl.
	GS - Gas Service				**Incl.**
AC	**Air Conditioning**				
190	Allowance for mechanical services as per BESTEC service estimate dated 13 May 2022	Item			165,000
	AC - Air Conditioning			**220/m²**	**165,000**
FP	**Fire Protection**				
169	Allowance for fire services as per BESTEC service estimate dated 13 May 2022	Item			30,000
	FP - Fire Protection			**40/m²**	**30,000**
LP	**Electric Light and Power**				
191	Allowance for electrical services as per BESTEC service estimate dated 13 May 2022	Item			150,000
	LP - Electric Light and Power			**200/m²**	**150,000**
SS	**Special Services**				
185	No allowance for Audio Visual including Public Address System	Item			Excl.
	SS - Special Services				**Excl.**
BW	**Builders Work In Connection with Specialist Services**				
198	Allowance for builders works connection with engineering services	Item			10,000
	BW - Builders Work In Connection with Specialist Services			**13/m²**	**10,000**
XP	**Site Preparation**				
82	Allowance for sundry earthworks to design levels - civil design TBC	m²	473	10.00	4,730
	XP - Site Preparation			**6/m²**	**4,730**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			119,000
	MA - Builders Margin			**159/m²**	**119,000**
FU	**Furniture, Fittings and Equipment**				
385	Function Chair (CH1)	No	120	490.00	58,800
387	Task Chair (CH3)	No	4	450.00	1,800
389	Stool (CH5)	No	2	250.00	500
390	Outdoor Chair (CH6)	No	40	400.00	16,000
391	Lounge Type 1 (LG1)	No	8	2,500.00	20,000
394	Function Tables (T1)	No	14	1,300.00	18,200
397	Coffee Table (T4)	No	2	2,300.00	4,600

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
398	Outdoor Table (T5)	No	10	1,100.00	11,000
400	Mobile Pedestal (ST1)	No	3	600.00	1,800
401	Function Chair Trolley (ST2)	No	5	700.00	3,500
	FU - Furniture, Fittings and Equipment			**182/m²**	**136,200**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			16,600
	PF - Professional Fees			**22/m²**	**16,600**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			77,000
77	Construction contingency (5%)	Item			158,000
	CO - Contingency			**313/m²**	**235,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			307,000
	ET - Escalation to completion			**409/m²**	**307,000**
BOWLS CLUB				**4,459/m²**	**3,344,301**

LOCATION ELEMENT ITEM
CW Contract Works

EW External Works

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			24,000
	PR - Preliminaries				**24,000**
FT	**Fitments**				
64	No allowance for behind goal football netting ($40,000 addition if required)	Item			Excl.
	FT - Fitments				**Excl.**
AR	**Alterations and Renovations**				
47	D01 - Demolish existing double story football club and dispose of debris off site	m²	424	120.00	50,880
49	D01 - Demolish existing building adjacent Warwick street and dispose of debris off site	m²	101	75.00	7,575
68	D01 - Demolish existing bowling club	m²	568	75.00	42,600
224	D03 - Remove grass and dispose offsite	m²	1,662		Incl.
45	D04 - Take down existing significant tree including grubbing of roots (average rate)	No	24	950.00	22,800
225	D05 - Remove fence and dispose offsite	m	123	25.00	3,075
226	D06 - Remove and dispose concrete paths, bitumen, kerb and road way	m²	269	35.00	9,415
227	D07 - Remove concrete plinth and dispose offsite	m²	22	35.00	770
228	D08 - Remove retaining wall and footing and dispose offsite	m	85	65.00	5,525
229	D09 - Remove Light pole and footing	No	3	1,100.00	3,300
230	D10 - Remove and dispose earth mounding including grass	m²	1,101		Incl.
231	D11 - Remove and dispose drinking water fountain	No	1	250.00	250
70	Allowance for sundry demolition	Item			5,000
	AR - Alterations and Renovations				**151,190**
XP	**Site Preparation**				
46	Allowance to clear site including sundry earthworks and disposal	m²	5,760	6.00	34,560
	XP - Site Preparation				**34,560**
XL	**Landscaping and Improvements**				
41	No allowance for works to memorial gardens	Item			Excl.
42	No allowance for new playground	Item			Excl.
205	Allowance for sundry metal work and concrete	Item			7,500
	XL - Landscaping and Improvements				**7,500**

LOCATION ELEMENT ITEM
CW Contract Works

EW External Works (continued)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			10,000
	MA - Builders Margin				**10,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			1,400
	PF - Professional Fees				**1,400**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			6,000
77	Construction contingency (5%)	Item			13,000
	CO - Contingency				**19,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			25,000
	ET - Escalation to completion				**25,000**
EXTERNAL WORKS					**272,650**

LOCATION ELEMENT ITEM
SB Separate Budget

SB1 Northern Carpark

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			43,000
	PR - Preliminaries				**43,000**
SE	**Special Equipment**				
43	No allowance for carparking equipment	Item			Excl.
	SE - Special Equipment				**Excl.**
XR	**Roads, Footpaths and Paved Areas**				
39	On-grade carpark including boxing out, subbase, basecourse, asphalt, linemarking, stormwater, kerbs etc.	m²	514	175.00	89,950
223	Permeable pavement including detail excavation, 100mm thick 50mm blast layer, 100mm thick 20mm aggregate layer, 25mm thick 5mm clean aggregate, geo fabric, paving, linemarking, stormwater, kerbs etc.	m²	275	255.00	70,125
239	Allowance for new concrete crossover	m²	41	250.00	10,250
	XR - Roads, Footpaths and Paved Areas				**170,325**
XL	**Landscaping and Improvements**				
204	Allowance for in-situ concrete retaining wall with rendered finish	m	40	1,400.00	56,000
233	Allowance for glazed balustrade 1100mm high - assumed not crowd loaded	m	40	1,450.00	58,000
	XL - Landscaping and Improvements				**114,000**
XE	**External Electric Light and Power**				
209	Allowance for Carpark lighting as per BESTEC service estimate dated 23 November 2021 ($100K carpark lighting included in 250K electrical infrastructure budget)	Item			46,000
	XE - External Electric Light and Power				**46,000**
XX	**Alterations and Renovations to Existing External Works**				
48	Break up and remove existing asphalt carparking including kerbs and dispose off site	m²	694	25.00	17,350
	XX - Alterations and Renovations to Existing External Works				**17,350**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			17,000
	MA - Builders Margin				**17,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			2,400
	PF - Professional Fees				**2,400**

LOCATION ELEMENT ITEM
SB Separate Budget

SB1 Northern Carpark (continued)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			11,000
77	Construction contingency (5%)	Item			23,000
	CO - Contingency				**34,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			45,000
	ET - Escalation to completion				**45,000**
NORTHERN CARPARK					**489,075**

LOCATION ELEMENT ITEM
SB Separate Budget

SB2 South Carpark

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			30,000
	PR - Preliminaries				**30,000**
SE	**Special Equipment**				
43	No allowance for carparking equipment	Item			Excl.
	SE - Special Equipment				**Excl.**
XR	**Roads, Footpaths and Paved Areas**				
39	On-grade carpark including boxing out, subbase, basecourse, asphalt, linemarking, stormwater, kerbs etc.	m²	643	175.00	112,525
223	Permeable pavement including detail excavation, 100mm thick 50mm blast layer, 100mm thick 20mm aggregate layer, 25mm thick 5mm clean aggregate, geo fabric, paving, linemarking, stormwater, kerbs etc.	m²	200	255.00	51,000
	XR - Roads, Footpaths and Paved Areas				**163,525**
XE	**External Electric Light and Power**				
209	Allowance for Carpark lighting as per BESTEC service estimate dated 23 November 2021 ($100K carpark lighting included in 250K electrical infrastructure budget)	Item			54,000
	XE - External Electric Light and Power				**54,000**
XX	**Alterations and Renovations to Existing External Works**				
48	Break up and remove existing asphalt carparking including kerbs and dispose off site	m²	919	25.00	22,975
	XX - Alterations and Renovations to Existing External Works				**22,975**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			12,000
	MA - Builders Margin				**12,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			1,700
	PF - Professional Fees				**1,700**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			8,000
77	Construction contingency (5%)	Item			16,000
	CO - Contingency				**24,000**

LOCATION ELEMENT ITEM
SB Separate Budget

SB2 South Carpark (continued)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			31,000
	ET - Escalation to completion				**31,000**
SOUTH CARPARK					**339,200**

LOCATION ELEMENT ITEM
SB Separate Budget

SB3 Signage

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			9,000
	PR - Preliminaries				**9,000**
FT	**Fitments**				
67	Allowance for wayfinding & external signage	Item			70,000
	FT - Fitments				**70,000**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			4,000
	MA - Builders Margin				**4,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			500
	PF - Professional Fees				**500**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			2,000
77	Construction contingency (5%)	Item			5,000
	CO - Contingency				**7,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			9,000
	ET - Escalation to completion				**9,000**
SIGNAGE					**99,500**

LOCATION ELEMENT ITEM
SB Separate Budget

SB4 Landscape and Paving Works (by Council)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			36,000
	PR - Preliminaries				**36,000**
XN	**Boundary Walls, Fencing and Gates**				
238	1000mm high Vertical slat fencing	m	51	220.00	11,220
	XN - Boundary Walls, Fencing and Gates				**11,220**
XL	**Landscaping and Improvements**				
201	Allowance for exposed aggregate concrete pavement including base preparation, boxout and concrete by Council (total scope)	m²	1,136	145.00	164,720
202	Allowance for irrigated lawn and soft plant (total allowable is $75,000 and approximate area 665m2) - only 60% allocated this section and assumed 40% allocated to separate budget section	Item			45,000
234	Allowance for concrete step	m²	11	250.00	2,750
235	Allowance for balustrade to concrete steps	m	12	180.00	2,160
236	Allowance for bike racks	No	4	650.00	2,600
237	PC Sum allowance for shade structure - pergola	Item			15,000
203	Allowance for sundry landscaping	Item			7,500
232	Allowance for concrete pavement including base preparation, boxout and concrete by Council (total scope)	m²	97	120.00	11,640
216	Allowance for irrigated lawn and soft plant work to be carried out by Council - 40% from total allowable of $75,000	Item			30,000
	XL - Landscaping and Improvements				**281,370**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			15,000
	MA - Builders Margin				**15,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			2,100
	PF - Professional Fees				**2,100**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			10,000
77	Construction contingency (5%)	Item			20,000
	CO - Contingency				**30,000**

LOCATION ELEMENT ITEM
SB Separate Budget

SB4 Landscape and Paving Works (by Council) (continued)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			38,000
	ET - Escalation to completion				**38,000**
LANDSCAPE AND PAVING WORKS (BY COUNCIL)					**413,690**

LOCATION ELEMENT ITEM
SB Separate Budget

SB5 Site Infrastructure Upgrade

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			94,000
	PR - Preliminaries				**94,000**
BW	**Builders Work In Connection with Specialist Services**				
198	Allowance for builders works connection with engineering services	Item			15,000
	BW - Builders Work In Connection with Specialist Services				**15,000**
XK	**External Stormwater Drainage**				
75	Allowance for stormwater infrastructure - details TBA	Item			25,000
	XK - External Stormwater Drainage				**25,000**
XW	**External Water Supply**				
56	Allowance for SA Water and sewerage infrastructure works as per BESTEC service estimate dated 13 May 2022	Item			240,000
414	Allowance for SA Water fees as per BESTEC estimate dated 13 May 2022	Item			35,000
	XW - External Water Supply				**275,000**
XG	**External Gas**				
193	Allowance for APA gas corporation fee for relocation of existing gas meter as per BESTEC service estimate dated 13 May 2022	Item			15,000
	XG - External Gas				**15,000**
XF	**External Fire Protection**				
58	Allowance for fire infrastructure as per BESTEC service estimate dated 23 May 2022	Item			90,000
194	Demolition of 100mm dia fire services as per BESTEC service estimate dated 13 May 2022	Item			10,000
195	New fire service fee as per BESTEC service estimate dated 13 May 2022	Item			25,000
	XF - External Fire Protection				**125,000**
XE	**External Electric Light and Power**				
40	Allowance for electrical infrastructure as per BESTEC service estimate dated 13 May 2022	Item			150,000
196	Provisional Sum cost associated with SAPN augmentation, extension and connection work for new 315kVA pad mounted transformer and removal of existing stobie pole adjacent to Bowls club as per BESTEC service estimate dated 13 May 2022	Item			150,000
	XE - External Electric Light and Power				**300,000**

LOCATION ELEMENT ITEM
SB Separate Budget

SB5 Site Infrastructure Upgrade (continued)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
XC	**External Communications**				
57	Provisional sum associated with NBN network connection as per BESTEC service estimate dated 23 March 2022	Item			5,000
	XC - External Communications				**5,000**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			38,000
	MA - Builders Margin				**38,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			5,300
	PF - Professional Fees				**5,300**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			25,000
77	Construction contingency (5%)	Item			51,000
	CO - Contingency				**76,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			97,000
	ET - Escalation to completion				**97,000**
SITE INFRASTRUCTURE UPGRADE					**1,070,300**

LOCATION ELEMENT ITEM
SB Separate Budget

SB6 Photovoltaic Panels

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			9,000
	PR - Preliminaries				**9,000**
XE	**External Electric Light and Power**				
218	Allowance for solar panel - 56kW PV system	Item			62,000
219	Allowance for roof walkway and frames	Item			12,000
	XE - External Electric Light and Power				**74,000**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			4,000
	MA - Builders Margin				**4,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			500
	PF - Professional Fees				**500**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			2,000
77	Construction contingency (5%)	Item			5,000
	CO - Contingency				**7,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			10,000
	ET - Escalation to completion				**10,000**
PHOTOVOLTAIC PANELS					**104,500**

LOCATION ELEMENT ITEM
SB Separate Budget

SB7 Professional Fees

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PF	**Professional Fees**				
326	Allowance for Professional Fee - allowed 9% total cost	Item			1,100,000
	PF - Professional Fees				**1,100,000**
PROFESSIONAL FEES					**1,100,000**

LOCATION ELEMENT ITEM
SB Separate Budget

SB8 Audio Visual Equipment

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
SE	**Special Equipment**				
380	Allowance for AV equipment to Bowls Club including hearing augmentation - Scope TBC	Item			100,000
381	Allowance for AV equipment to Community Club including hearing augmentation - Scope TBC	Item			150,000
	SE - Special Equipment				**250,000**
AUDIO VISUAL EQUIPMENT					**250,000**

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RLB Rider Levett Bucknall

SIDE BALCONY OPTION - UPDATED

February 2023

WALKERVILLE OVAL

Rider Levett Bucknall

WALKERVILLE OVAL

SIDE BALCONY OPTION - UPDATED

PROJECT DETAILS

Basis of Estimate

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at ***February 2023***. We have assumed that the project will be procured via a competitively tendered lump sum contract.

This cost estimate is based on the documentation listed under the "Documents" section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design development and documentation phases of this project.

Items Specifically Included

This estimate specifically includes the following:

Specialist Estimates

In preparing this report, we have incorporated the following specialise estimates provided by independent consultants:

- Services estimates provided by BESTEC on 23 March 2022
- Kitchen equipment budget provided by Food Service Design Australia on 30 March 2022

Provisional Sum allowances

This estimate incorporates the following Provisional Sum allowances;

- PC Sum allowance for SAPN augmentation, connection work for new 315kVA transformer and removal stobie pole $150,000
- PC Sum allowance for NBN network connection and fee $5,000
- PC Sum allowance for shade structure/pergola $15,000

Please note these provisional sum allowances are not based on any defined scope and are subject to adjustment to reflect a scope defined at a later date

Contingencies & Escalation

The estimate includes the following contingency allowances:

- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.
- Escalation which allows for rise and fall in costs from the stated base date of the estimate to the stated future delivery program as stated in the report.

Items Specifically Excluded

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

Project Scope Exclusions

- Access Floors

PROJECT DETAILS

- Tenant Fitout
- Behind goal netting
- Carparking equipment including boom gates, etc.
- All works to Memorial Gardens
- New playground works
- High Load floor areas
- Building maintenance unit
- Stand-by power generator
- Murals and works of art
- Stormwater storage tanks
- Work outside site boundaries

Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Contaminated ground Removal and Reinstatement
- Removal and Reinstatement of any soft, wet and weak spots in subgrade
- Asbestos and Hazardous Materials Removal
- Piled foundation systems
- Rock excavation
- De-watering
- Staging / Phasing costs

Other Project Cost Exclusions

- Legal fees
- Goods and Services Taxation
- Holding costs and finance charges
- Escalation in costs beyond October 2023 commencement - 12 months project duration (TBC)

PROJECT DETAILS

Documents

The following documents have been used in preparing this estimate:

Architectural documents received from Walter Brooke:

- Drawing transmittal No 24 dated 23 March 2022 - Architectural plans
- Architectural selection schedule - Joinery 23 March 2022
- Architectural selection schedule - Finishes 23 March 2022
- Drawing transmittal No 25 dated 23 March 2022 - Finishes and FFE plan
- Latest design development report

Structural documents received from WGA:

- Footing layout Community Club
- Footing layout Bowling Club
- Level 1 floor framing plan Community Club
- Roof framing plan Community Club
- Roof framing plan Bowling Club
- Acoustic Report

WALKERVILLE OVAL

SIDE BALCONY OPTION - UPDATED

Rider Levett Bucknall

LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At April 2022

Ref	Location		GFA m²	GFA $/m²	Total Cost $
CW	**Contract Works**				
CC	Community Club		1,575	4,671	7,357,241
BC	Bowls Club		800	4,210	3,367,839
EW	External Works				272,650
		CW - Contract Works	**2,375**	**4,631**	**10,997,730**
SB	**Separate Budget**				
SB1	Northern Carpark				489,075
SB2	South Carpark				339,200
SB3	Signage				99,500
SB4	Landscape and Paving Works (by Council)				413,690
SB5	Site Infrastructure Upgrade				1,070,300
SB6	Photovoltaic Panels				104,500
SB7	Professional Fees				1,100,000
SB8	Audio Visual Equipment				250,000
		SB - Separate Budget			**3,866,265**
ESTIMATED TOTAL COST			**2,375**	**6,259**	**14,863,995**

WALKERVILLE OVAL

SIDE BALCONY OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club

GFA: 1,575 m² Cost/m²: 4,671
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			648,000
	PR - Preliminaries			**411/m²**	**648,000**
SB	**Substructure**				
240	Supply and place 100mm thick quarry rubble base to building plateau including trimming and compaction	m²	678	22.00	14,916
241	Detailed excavation for footing beams	m³	95	180.00	17,100
242	N25 Concrete to footing beams	m³	95	330.00	31,350
243	N25 Concrete to raft slab	m³	85	330.00	28,050
244	Mesh reinforcement to raft slab - SL92 TF	m²	678	28.00	18,984
245	Bar reinforcement to footing beam	t	7.30	3,200.00	23,360
246	Formwork to edge of ground slab 125mm high	m	125	55.00	6,875
247	Formwork to slab setdown	m	90	45.00	4,050
253	Allowance for form rebate to slab edge	m	125	45.00	5,625
248	Allowance for surface finish and curing to main slab - machine float and steel trowel	m²	678	15.00	10,170
249	0.2mm High impact resistant polyethylene film damp proof membrane to side and bottom of footing beam, strip footing and pad footings	m²	650	5.00	3,250
250	0.2mm High impact resistant virgin polyethylene film damp proof membrane horizontally to receive slab on grade	m²	499	5.00	2,495
251	Allowance for termite treatment	m²	678	8.00	5,424
252	Allowance for joints in slab	m²	678	10.00	6,780
86	Allowance for lift pit	Item			15,000
254	Allowance for sundry thickenings, crack bars, reinforcement etc.	Item			5,000
188	No allowance for piled foundations	Item			Excl.
	SB - Substructure			**126/m²**	**198,429**
CL	**Columns**				
268	Allowance for circular columns to support skylight roof frame including pad footing, base plates and connection	No	2	4,501.00	9,002
352	125 SHS column (C1)	t	2.57	7,250.20	18,633
344	200 SHS column (C5)	t	2.48	7,250.00	17,980
345	150 SHS column (C6)	t	4.27	7,250.12	30,958
353	152 CHS column (C7)	t	1.11	7,250.46	8,048
354	219CHS column (C8)	t	0.21	7,252.39	1,523

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,671
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
346	219CHS column (C9)	t	0.05	7,260.00	363
347	Allowance for base plates to columns	No	63	250.00	15,750
348	Allowance for loose and attached connections	t	1.07	9,500.00	10,165
349	Allowance for shop drawings	t	10.67	450.05	4,802
350	Allowance for corrosion protection	t	10.67	550.05	5,869
351	Allowance for 2 hour fire protection - assumed intumescent paint (to ground level columns only)	m²	98	180.00	17,640
324	Allowance for sundry boxing out of columns	Item			2,500
325	Allowance for sundry mullions etc.	Item			2,500
	CL - Columns			**93/m²**	**145,733**
UF	**Upper Floors**				
327	Allowance for storm water disposal in balcony level	Item			18,000
328	530UB composite floor beam (1B1)	t	7.46	6,950.00	51,847
329	360UB composite floor beam (1B2)	t	2.19	6,950.23	15,221
330	310UB floor beam (1B3)	t	1.86	6,950.00	12,927
331	200UB floor beam (1B4)	t	1.08	6,950.00	7,506
332	410UB floor beam (1B5)	t	2.68	6,950.00	18,626
333	100EA seating angle (SA1)	t	0.10	6,950.00	695
334	Allowance for loose and attached connections	t	1.54	9,500.00	14,630
335	Allowance for shop drawings	t	16.88	450.00	7,596
336	Allowance for corrosion protection	t	16.88	550.00	9,284
340	Shear studs to composite beams - assumed at 200mm cts	No	611	9.00	5,499
337	Allowance for 30 minute fire rating - assumed vermiculite	m²	356	85.00	30,260
338	Allowance for sundry steel not yet documented	Item			15,000
342	Allowance for sundry setdowns etc.	Item			5,000
339	200mm thick suspended slab including metal deck formwork, concrete, reinforcement (N12 EW T&B), surface finish and curing complete - structural design TBC	m²	593	285.00	169,005
341	350mm thick cantilevered suspended slab including class 2 formwork, concrete, reinforcement (100kg/m3), surface finish and curing complete - structural design TBC	m²	93	505.00	46,965
343	Edge formwork to suspended slab	m	153	95.00	14,535
	UF - Upper Floors			**281/m²**	**442,596**
SC	**Staircases**				
87	Allowance for external concrete staircase to viewing deck including stainless steel balustrade	M/R	3	3,450.00	10,350

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,671
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
88	Allowance for internal lobby staircase including timber handrail	M/R	3	5,000.00	15,000
	SC - Staircases			**16/m²**	**25,350**
RF	**Roof**				
124	Roof covering complete including roof sheeting, spacers, insulation, flashings, gutters, downpipes etc.	m²	805	130.00	104,650
127	1450mm high Metal cladding to roof parapet including framing	m	101	450.00	45,450
126	Roof framing to roof over hang complete including steel beams, rafters and purlins	m²	99	350.00	34,650
221	1950mm high Metal cladding to roof parapet including framing	m	129	600.00	77,400
130	Plant screen including metal cladding and frame, 2100mm high	m²	104	370.00	38,480
131	Allowance for plant platforms	m²	128	350.00	44,800
132	Allowance for roof safety and access	Item			20,000
159	Allowance for open roof structure - details TBA	Item			15,000
355	360UB roof beam (RB1)	t	4.11	6,950.13	28,565
356	310UB roof beam (RB2)	t	0.69	6,950.73	4,796
357	460UB roof beam (RB3)	t	3.67	6,950.14	25,507
358	200PFC roof beam (RB4)	t	0.90	6,950.00	6,255
359	200UB roof beam (RB10)	t	0.26	6,950.00	1,807
360	460UB transfer beam (TB2)	t	0.92	6,950.00	6,394
361	1000mm deep fascia truss (FT1) - details TBA	t	4.75	8,000.00	38,000
362	150 PFC wall header (WH1)	t	1.22	7,150.00	8,723
363	150 x 100 RHS wall header (WH2)	t	0.21	7,252.39	1,523
364	Allowance for loose and attached connections	t	1.67	9,500.00	15,865
365	Allowance for shop drawings	t	18.36	450.02	8,262
366	Allowance for corrosion protection	t	18.36	550.02	10,098
368	Allowance for sundry roof steel not yet documented (bracing etc.)	Item			15,000
367	Z150 purlins at 1200 cts	m	671	38.00	25,498
	RF - Roof			**366/m²**	**576,723**
EW	**External Walls**				
107	BR1 - Simmental Silver masonry brick wall to external wall, single leaf 110mm wide (internal lining measured separately)	m²	513	240.00	123,120
322	AW2 Aluminium 150mm wide framed with single glazed external wall - glass performance data U value 4.3	m²	180	780.00	140,400
206	AW2 Extra over curved aluminium framed single glazed wall	m²	9	850.00	7,650

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,671
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
282	MC1 External wall comprising folded metal cladding, 35mm sub frame, moisture barrier, thermal insulation	m²	125	260.00	32,500
284	MC2/BL2 External cavity wall comprising VM zinc cladding, 90mm concrete block and 40mm cavity board insulation and 190mm concrete block	m²	34	640.00	21,760
283	MC3/PT2 External wall comprising VM zinc cladding, 35mm sub frame, 92mm stud frame, insulation and 13mm flush plasterboard	m²	65	440.00	28,600
133	VM zinc sunshade including framing and cladding, 600mm wide - details TBA	m	33	1,200.00	39,600
	EW - External Walls			**250/m²**	**393,630**
WW	**Windows**				
89	AW2/AW3/AW4 Aluminium framed single glazed windows	m²	19	750.00	14,250
	WW - Windows			**9/m²**	**14,250**
ED	**External Doors**				
90	Single solid core swing door including frame, hardware and painting	No	9	1,850.00	16,650
91	Single aluminium frame glazed door and hardware	No	1	2,650.00	2,650
92	Pair of aluminium frame glazed door and hardware	No	3	4,750.00	14,250
93	Automatic roller shutter door 2530mm x 2100mm including tracks and hardware	No	2	2,850.00	5,700
94	Automatic single aluminium framed glazed sliding door	No	1	10,500.00	10,500
267	Pair of aluminium framed glazed stacker door	No	1	4,200.00	4,200
305	Painting to single doors	No	9	180.00	1,620
413	Automatic roller shutter door including tracks and hardware to kiosk	m²	11	600.00	6,600
	ED - External Doors			**39/m²**	**62,170**
NW	**Internal Walls**				
285	PT1/PT2/PT6 - 13mm Plasterboard lining, insulation and 92mm stud frame	m²	280	140.00	39,200
286	PT3 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 13mm plasterboard	m²	506	180.00	91,080
287	PT4 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 2x13mm plasterboard	m²	294	220.00	64,680
288	PT5 - 13mm Plasterboard, 2x92mm stud frame, acoustic insulation and 13mm plasterboard	m²	77	220.00	16,940
289	PT7 - Cold room panel	m²	64		Incl.
291	BL2 - Concrete block wall 190mm wide - assumed core filled	m²	285	310.00	88,350

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,671
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
292	BL2 - Concrete block wall 190mm wide to lift core - assumed core filled	m²	464	310.00	143,840
	NW - Internal Walls			**282/m²**	**444,090**
NS	**Internal Screens and Borrowed Lights**				
99	Toilet cubicles including laminate partitions and doors complete	No	19	1,650.00	31,350
100	Shower cubicles with seat including laminate partitions and doors complete	No	14	2,150.00	30,100
144	Urinal partition	No	3	450.00	1,350
	NS - Internal Screens and Borrowed Lights			**40/m²**	**62,800**
ND	**Internal Doors**				
101	Single solid core swing door including frame and hardware	No	10	1,350.00	13,500
102	Pair of solid core swing door including frame, hardware and painting	No	4	2,100.00	8,400
104	Single solid core cavity sliding door including frame, hardware and painting	No	5	1,850.00	9,250
105	Roller shutter door to player change 3000x2100	No	2	3,500.00	7,000
303	Painting to single doors	No	15	180.00	2,700
304	Painting to double doors	No	4	250.00	1,000
	ND - Internal Doors			**27/m²**	**41,850**
WF	**Wall Finishes**				
109	Preparing and painting to walls	m²	1,368	18.00	24,624
293	W-PIN Full height pinboard	m²	17	210.00	3,570
294	W-TPP Two pack routered MDF including finishes	m²	149	350.00	52,150
295	W-REN Full height render	m²	83	120.00	9,960
296	W-WB Full height whiteboard	m²	22	210.00	4,620
297	W-TVP Timber veneer with timber moulding including finishes	m²	19	410.00	7,790
298	W-CT1 Wall tile - PC$26.50per m2	m²	74	160.00	11,840
299	W-PT1 Wall tile - PC$60 per m2	m²	152	220.00	33,440
300	W-PT2 Wall tile - PC$91.80 per m2	m²	25	160.00	4,000
301	W-PT3 Wall tile - PC$38 per m2	m²	301	160.00	48,160
302	Stainless steel splashback to wall 300mm high	m²	15	250.00	3,750
	WF - Wall Finishes			**129/m²**	**203,904**
FF	**Floor Finishes**				
255	F-PT1 Floor tile to function space 600x600x8mm thick porcelain - PC$105 per m2	m²	158	255.00	40,290

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,671
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
256	F-PT2 Floor tile to WC 600x300x8mm thick porcelain - PC$91.80 per m2	m²	54	240.00	12,960
257	F-PT3 Floor tile to kitchen 300x300x10mm thick porcelain - PC$40 per m2	m²	85	185.00	15,725
262	F-PT4 Floor tile to WC 300x300x10mm thick porcelain - PC$38 per m2	m²	151	180.00	27,180
265	F-PT5 Floor tile to balcony 600x600x8mm thick porcelain - PC$125.80per m2	m²	148	280.00	41,440
258	F-CPT1 Carpet flooring	m²	310	90.00	27,900
259	F-EM1 Entry mat indoor ,12mm thick recessed	m²	4	850.00	3,400
261	F-EPO Epoxy flooring	m²	17	65.00	1,105
116	F-CO.S Concrete sealer	m²	67	25.00	1,675
263	F-RUB1 Rubber flooring to change rooms	m²	234	160.00	37,440
264	F-VIN1 Vinyl flooring including engineered screed and waterproofing	m²	56	165.00	9,240
280	Allowance for skirting	Item			7,500
	FF - Floor Finishes			**143/m²**	**225,855**
CF	**Ceiling Finishes**				
272	C-PB Flush plasterboard ceiling	m²	481	120.00	57,720
273	C-FC Fibre cement soffit ceiling	m²	417	160.00	66,720
274	C-TPP Acoustic MDF routered panel ceiling	m²	122	320.00	39,040
275	C-PPB Perforated plasterboard ceiling	m²	224	160.00	35,840
277	C-CRP 100mm Polyisocyanurate cool room ceiling	m²	17		Incl.
276	BH-PB Plasterboard bulkhead 200mm high	m	56	130.00	7,280
278	Painting to ceiling	m²	1,133	22.00	24,926
279	Allowance for access panels	Item			6,000
	CF - Ceiling Finishes			**151/m²**	**237,526**
FT	**Fitments**				
266	Shower curtain to DDA amenities	No	1	250.00	250
135	Toilet roll holders	No	22	90.00	1,980
136	Robe hook	No	37	50.00	1,850
137	Grab rail to WC	No	18	450.00	8,100
138	Access grab rail with back rest	No	2	800.00	1,600
307	Access grab rail to shower	No	1	800.00	800
139	Mirrors to toilet	No	19	250.00	4,750
140	Paper towel dispenser	No	20	180.00	3,600

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,671
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
141	Soap dispenser	No	29	75.00	2,175
142	Corian vanity bench with inset basins	m	15	2,150.00	32,250
143	Hand dryer - not dyson	No	5	750.00	3,750
145	Bench seating to player change	m	61	450.00	27,450
146	Continuous hooks or similar above timber seating	m	61	95.00	5,795
147	Laminate open shelving to cleaners room	m	2	850.00	1,700
148	Stainless steel bench top to kiosk/kitchen	m	53		Incl.
308	Stainless steel island bench to kitchen	m	5		Incl.
150	Metal shelving to kitchen store	m	7	450.00	3,150
152	Overhead cupboards to kitchen	m	11		Incl.
153	Bar counter with caesarstone hob and stone, stone tile frontal and aged bronze footrest (bench by kitchen equipment)	m	9	2,850.00	25,650
161	Laminated bench top with underbench cupboards	m	3	950.00	2,850
154	Storage cupboards full height	m	6	950.00	5,700
155	Display wall cabinet with glass shelves	m	9	2,350.00	21,150
156	Timber balustrade to internal staircase	m	25	450.00	11,250
157	Metal balustrade to external staircase	m	20	450.00	9,000
309	Metal gate to external staircase	No	1	1,200.00	1,200
158	Frameless glazed balustrade to viewing deck (channel embedded to floor) - assumed crowd loaded	m	18	2,100.00	37,800
160	Service window pass through ledge to kitchen/kiosk	m	9	600.00	5,400
207	Allowance for motorised blinds to all windows	m²	180	240.00	43,200
311	Shower curtain and track	m	11	275.00	3,025
164	Allowance for graphics	Item			5,000
310	Allowance for sundry joinery and fitments	Item			10,000
414	Allowance for planter and bench seat	m	6	1,200.00	7,200
415	Allowance for back bar detailing including bronze shelving	m	9	2,100.00	18,900
	FT - Fitments			**195/m²**	**306,525**
SE	**Special Equipment**				
323	Allowance for full kitchen fitout including stainless steel benches, hydraulic fittings, cool rooms and kitchen equipment as per FSDA quote dated 30 March 2022	Item			489,480
	SE - Special Equipment			**311/m²**	**489,480**

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,671
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PD	**Sanitary Plumbing**				
192	Allowance for hydraulic services as per BESTEC service estimate dated 23 March 2022	Item			380,000
	PD - Sanitary Plumbing			**241/m²**	**380,000**
GS	**Gas Service**				
184	Allowance for gas services - included in Sanitary Plumbing	Item			Incl.
	GS - Gas Service				**Incl.**
AC	**Air Conditioning**				
190	Allowance for mechanical services as per BESTEC service estimate dated 23 March 2022	Item			315,000
	AC - Air Conditioning			**200/m²**	**315,000**
FP	**Fire Protection**				
169	Allowance for fire services as per BESTEC service estimate dated 23 March 2022	Item			70,000
	FP - Fire Protection			**44/m²**	**70,000**
LP	**Electric Light and Power**				
191	Allowance for electrical services as per BESTEC service estimate dated 23 March 2022	Item			290,000
	LP - Electric Light and Power			**184/m²**	**290,000**
TS	**Transportation Systems**				
172	Allowance for passenger lift as per BESTEC service estimate dated 23 March 2022	Item			150,000
	TS - Transportation Systems			**95/m²**	**150,000**
SS	**Special Services**				
185	No allowance for Audio Visual including Public Address System	Item			Excl.
	SS - Special Services				**Excl.**
BW	**Builders Work In Connection with Specialist Services**				
198	Allowance for builders works connection with engineering services	Item			24,000
	BW - Builders Work In Connection with Specialist Services			**15/m²**	**24,000**
XP	**Site Preparation**				
82	Allowance for sundry earthworks to design levels - civil design TBC	m²	1,073	10.00	10,730
	XP - Site Preparation			**7/m²**	**10,730**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			262,000
	MA - Builders Margin			**166/m²**	**262,000**

LOCATION ELEMENT ITEM
CW Contract Works
CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,671
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
FU	**Furniture, Fittings and Equipment**				
403	Folding table 1800x900	No	4	700.00	2,800
404	Folding round table 1200mm dia	No	20	750.00	15,000
405	Folding round table 1800mm dia	No	20	900.00	18,000
406	Coffee round table 700mm dia	No	4	600.00	2,400
407	Function space chair	No	280	180.00	50,400
408	Task chair	No	12	450.00	5,400
409	Arm chair	No	10	450.00	4,500
410	Sundry furniture not documented	Item			7,500
	FU - Furniture, Fittings and Equipment			**67/m²**	**106,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			36,600
	PF - Professional Fees			**23/m²**	**36,600**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			170,000
77	Construction contingency (5%)	Item			349,000
	CO - Contingency			**330/m²**	**519,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			675,000
	ET - Escalation to completion			**429/m²**	**675,000**
COMMUNITY CLUB				**4,671/m²**	**7,357,241**

WALKERVILLE OVAL

SIDE BALCONY OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

BC Bowls Club

GFA: 800 m² Cost/m²: 4,210
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			297,000
	PR - Preliminaries			**371/m²**	**297,000**
SB	**Substructure**				
240	Supply and place 100mm thick quarry rubble base to building plateau including trimming and compaction	m²	544	22.00	11,968
241	Detailed excavation for footing beams	m³	53	180.00	9,540
242	N25 Concrete to footing beams	m³	53	330.00	17,490
243	N25 Concrete to raft slab	m³	68	330.00	22,440
244	Mesh reinforcement to raft slab - SL92 TF	m²	544	28.00	15,232
245	Bar reinforcement to footing beam	t	3.67	3,200.00	11,744
246	Formwork to edge of ground slab 125mm high	m	116	55.00	6,380
247	Formwork to slab setdown	m	40	45.00	1,800
253	Allowance for form rebate to slab edge	m	116	45.00	5,220
248	Allowance for surface finish and curing to main slab - machine float and steel trowel	m²	544	15.00	8,160
249	0.2mm High impact resistant polyethylene film damp proof membrane to side and bottom of footing beam, strip footing and pad footings	m²	442	5.00	2,210
250	0.2mm High impact resistant virgin polyethylene film damp proof membrane horizontally to receive slab on grade	m²	421	5.00	2,105
251	Allowance for termite treatment	m²	544	8.00	4,352
252	Allowance for joints in slab	m²	544	10.00	5,440
254	Allowance for sundry thickenings, crack bars, reinforcement etc.	Item			5,000
188	No allowance for piled foundations	Item			Excl.
	SB - Substructure			**161/m²**	**129,081**
CL	**Columns**				
411	Allowance for columns including surface treatments, loose and attached connections	m²	474	85.00	40,290
324	Allowance for sundry boxing out of columns	Item			2,500
325	Allowance for sundry mullions etc.	Item			2,500
	CL - Columns			**57/m²**	**45,290**
RF	**Roof**				
124	Roof covering complete including roof sheeting, spacers, insulation, flashings, gutters, downpipes etc.	m²	764	130.00	99,320
127	1450mm high Metal cladding to roof parapet including framing	m	133	450.00	59,850

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 800 m² Cost/m²: 4,210
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
130	Plant screen including metal cladding and frame, 2100mm high	m²	78	370.00	28,860
131	Allowance for plant platforms	m²	94	350.00	32,900
222	Allowance for 2500mm wide retractable shade sail and support (scope increase)	m	34	1,400.00	47,600
132	Allowance for roof safety and access	Item			20,000
369	460UB roof beam (RB5)	t	6.97	6,950.08	48,442
370	250UB roof beam (RB6)	t	2.03	6,950.25	14,109
371	530UB roof beam (RB7)	t	1.54	6,950.00	10,703
372	310UB roof beam (RB8)	t	0.33	6,951.52	2,294
373	250PFC roof beam (FB2)	t	3.46	7,150.00	24,739
374	150PFC wall header (WH3)	t	1.02	7,150.00	7,293
375	150x100RHS wall header (WH4)	t	0.38	7,250.00	2,755
364	Allowance for loose and attached connections	t	1.57	9,500.00	14,915
365	Allowance for shop drawings	t	17.27	450.02	7,772
366	Allowance for corrosion protection	t	17.27	550.02	9,499
367	Z150 purlins at 1200 cts	m	636	38.00	24,168
	RF - Roof			**569/m²**	**455,219**
EW	**External Walls**				
107	BR1 - Simmental Silver masonry brick wall to external wall, single leaf 110mm wide (internal lining measured separately)	m²	146	240.00	35,040
281	AW1 Aluminium thermally broken framed with double glazed external wall - glass performance U value 2.2	m²	76	1,350.00	102,600
283	MC3/PT2 External wall comprising VM zinc cladding, 35mm sub frame, 92mm stud frame, insulation and 13mm flush plasterboard	m²	16	440.00	7,040
	EW - External Walls			**181/m²**	**144,680**
WW	**Windows**				
89	AW2/AW3/AW4 Aluminium framed single glazed windows	m²	9	750.00	6,750
	WW - Windows			**8/m²**	**6,750**
ED	**External Doors**				
90	Single solid core swing door including frame, hardware and painting	No	1	1,850.00	1,850
91	Single aluminium frame glazed door and hardware	No	1	2,650.00	2,650
92	Pair of aluminium frame glazed door and hardware	No	3	4,750.00	14,250
93	Automatic roller shutter door 2530mm x 2100mm including tracks and hardware	No	1	2,850.00	2,850
269	Single aluminium framed louver screened gate 2700mm high	No	1	2,200.00	2,200

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 800 m² Cost/m²: 4,210
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
305	Painting to single doors	No	1	180.00	180
	ED - External Doors			**30/m²**	**23,980**
NW	**Internal Walls**				
285	PT1/PT2/PT6 - 13mm Plasterboard lining, insulation and 92mm stud frame	m²	253	140.00	35,420
286	PT3 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 13mm plasterboard	m²	201	180.00	36,180
287	PT4 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 2x13mm plasterboard	m²	83	220.00	18,260
289	PT7 - Cold room panel	m²	28		Incl.
290	PT8 - 13mm Plasterboard lining, insulation and 2x92mm stud frame	m²	17	175.00	2,975
	NW - Internal Walls			**116/m²**	**92,835**
NS	**Internal Screens and Borrowed Lights**				
99	Toilet cubicles including laminate partitions and doors complete	No	5	1,650.00	8,250
144	Urinal partition	No	4	450.00	1,800
271	Internal aluminium framed glazed partition	m²	6	520.00	3,120
	NS - Internal Screens and Borrowed Lights			**16/m²**	**13,170**
ND	**Internal Doors**				
101	Single solid core swing door including frame and hardware	No	9	1,350.00	12,150
102	Pair of solid core swing door including frame, hardware and painting	No	1	2,100.00	2,100
103	Single aluminium frame glazed door with hardware	No	2	2,800.00	5,600
104	Single solid core cavity sliding door including frame, hardware and painting	No	2	1,850.00	3,700
303	Painting to single doors	No	11	180.00	1,980
304	Painting to double doors	No	1	250.00	250
	ND - Internal Doors			**32/m²**	**25,780**
WF	**Wall Finishes**				
109	Preparing and painting to walls	m²	571	18.00	10,278
294	W-TPP Two pack routered MDF including finishes	m²	45	350.00	15,750
297	W-TVP Timber veneer with timber moulding including finishes	m²	61	410.00	25,010
298	W-CT1 Wall tile - PC$26.50per m2	m²	19	160.00	3,040
299	W-PT1 Wall tile - PC$60 per m2	m²	125	220.00	27,500
300	W-PT2 Wall tile - PC$91.80 per m2	m²	28	160.00	4,480
302	Stainless steel splashback to wall 300mm high	m²	4	250.00	1,000
	WF - Wall Finishes			**109/m²**	**87,058**

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 800 m² Cost/m²: 4,210
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
FF	**Floor Finishes**				
255	F-PT1 Floor tile to function space 600x600x8mm thick porcelain - PC$105 per m2	m²	249	255.00	63,495
256	F-PT2 Floor tile to WC 600x300x8mm thick porcelain - PC$91.80 per m2	m²	52	240.00	12,480
257	F-PT3 Floor tile to kitchen 300x300x10mm thick porcelain - PC$40 per m2	m²	80	185.00	14,800
258	F-CPT1 Carpet flooring	m²	23	90.00	2,070
259	F-EM1 Entry mat indoor ,12mm thick recessed	m²	20	850.00	17,000
260	F-EM2 Entry mat outdoor, 12mm thick recessed	m²	4	850.00	3,400
261	F-EPO Epoxy flooring	m²	7	65.00	455
116	F-CO.S Concrete sealer	m²	29	25.00	725
280	Allowance for skirting	Item			2,500
378	Allowance for tactile indicators	Item			5,000
	FF - Floor Finishes			**152/m²**	**121,925**
CF	**Ceiling Finishes**				
272	C-PB Flush plasterboard ceiling	m²	202	120.00	24,240
273	C-FC Fibre cement soffit ceiling	m²	295	160.00	47,200
274	C-TPP Acoustic MDF routered panel ceiling	m²	72	320.00	23,040
275	C-PPB Perforated plasterboard ceiling	m²	167	160.00	26,720
277	C-CRP 100mm Polyisocyanurate cool room ceiling	m²	7		Incl.
276	BH-PB Plasterboard bulkhead 200mm high	m	31	130.00	4,030
278	Painting to ceiling	m²	668	22.00	14,696
279	Allowance for access panels	Item			3,000
	CF - Ceiling Finishes			**179/m²**	**142,926**
FT	**Fitments**				
135	Toilet roll holders	No	6	90.00	540
136	Robe hook	No	6	50.00	300
137	Grab rail to WC	No	4	450.00	1,800
138	Access grab rail with back rest	No	1	800.00	800
307	Access grab rail to shower	No	1	800.00	800
139	Mirrors to toilet	No	4	250.00	1,000
140	Paper towel dispenser	No	4	180.00	720
141	Soap dispenser	No	6	75.00	450
142	Corian vanity bench with inset basins	m	5	2,150.00	10,750

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 800 m² Cost/m²: 4,210
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
143	Hand dryer - not dyson	No	3	750.00	2,250
145	Bench seating to player change	m	6	450.00	2,700
146	Continuous hooks or similar above timber seating	m	6	95.00	570
147	Laminate open shelving to cleaners room	m	4	850.00	3,400
148	Stainless steel bench top to kiosk/kitchen	m	19		Incl.
308	Stainless steel island bench to kitchen	m	4		Incl.
150	Metal shelving to kitchen store	m	8	450.00	3,600
152	Overhead cupboards to kitchen	m	6		Incl.
153	Bar counter with caesarstone hob and stone, stone tile frontal and aged bronze footrest (bench by kitchen equipment)	m	14	2,850.00	39,900
161	Laminated bench top with underbench cupboards	m	11	950.00	10,450
154	Storage cupboards full height	m	7	950.00	6,650
155	Display wall cabinet with glass shelves	m	2	2,350.00	4,700
207	Allowance for motorised blinds to all windows	m²	76	240.00	18,240
311	Shower curtain and track	m	3	275.00	825
164	Allowance for graphics	Item			5,000
310	Allowance for sundry joinery and fitments	Item			10,000
384	Allowance for back bar detailing including bronze shelving	m	14	2,100.00	29,400
	FT - Fitments			**194/m²**	**154,845**
SE	**Special Equipment**				
323	Allowance for full kitchen fitout including stainless steel benches, hydraulic fittings, cool rooms and kitchen equipment as per FSDA quote dated 30 March 2022	Item			307,560
	SE - Special Equipment			**384/m²**	**307,560**
PD	**Sanitary Plumbing**				
192	Allowance for hydraulic services as per BESTEC service estimate dated 23 March 2022	Item			150,000
	PD - Sanitary Plumbing			**188/m²**	**150,000**
GS	**Gas Service**				
184	Allowance for gas services - included in Sanitary Plumbing	Item			Incl.
	GS - Gas Service				**Incl.**
AC	**Air Conditioning**				
190	Allowance for mechanical services as per BESTEC service estimate dated 23 March 2022	Item			165,000
	AC - Air Conditioning			**206/m²**	**165,000**

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 800 m² Cost/m²: 4,210
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
FP	**Fire Protection**				
169	Allowance for fire services as per BESTEC service estimate dated 23 March 2022	Item			30,000
	FP - Fire Protection			**38/m²**	**30,000**
LP	**Electric Light and Power**				
191	Allowance for electrical services as per BESTEC service estimate dated 23 March 2022	Item			140,000
	LP - Electric Light and Power			**175/m²**	**140,000**
SS	**Special Services**				
185	No allowance for Audio Visual including Public Address System	Item			Excl.
	SS - Special Services				**Excl.**
BW	**Builders Work In Connection with Specialist Services**				
198	Allowance for builders works connection with engineering services	Item			10,000
	BW - Builders Work In Connection with Specialist Services			**12/m²**	**10,000**
XP	**Site Preparation**				
82	Allowance for sundry earthworks to design levels - civil design TBC	m²	474	10.00	4,740
	XP - Site Preparation			**6/m²**	**4,740**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			120,000
	MA - Builders Margin			**150/m²**	**120,000**
FU	**Furniture, Fittings and Equipment**				
385	Function Chair (CH1)	No	120	490.00	58,800
387	Task Chair (CH3)	No	4	450.00	1,800
389	Stool (CH5)	No	2	250.00	500
390	Outdoor Chair (CH6)	No	40	400.00	16,000
391	Lounge Type 1 (LG1)	No	8	2,500.00	20,000
394	Function Tables (T1)	No	14	1,300.00	18,200
397	Coffee Table (T4)	No	2	2,300.00	4,600
398	Outdoor Table (T5)	No	10	1,100.00	11,000
400	Mobile Pedestal (ST1)	No	3	600.00	1,800
401	Function Chair Trolley (ST2)	No	5	700.00	3,500
	FU - Furniture, Fittings and Equipment			**170/m²**	**136,200**

LOCATION ELEMENT ITEM
CW Contract Works
BC Bowls Club (continued)

GFA: 800 m² Cost/m²: 4,210
Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			16,800
	PF - Professional Fees			**21/m²**	**16,800**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			78,000
77	Construction contingency (5%)	Item			160,000
	CO - Contingency			**298/m²**	**238,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			309,000
	ET - Escalation to completion			**386/m²**	**309,000**
BOWLS CLUB				**4,210/m²**	**3,367,839**

LOCATION ELEMENT ITEM
CW Contract Works

EW External Works

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			24,000
	PR - Preliminaries				**24,000**
FT	**Fitments**				
64	No allowance for behind goal football netting ($40,000 addition if required)	Item			Excl.
	FT - Fitments				**Excl.**
AR	**Alterations and Renovations**				
47	D01 - Demolish existing double story football club and dispose of debris off site	m²	424	120.00	50,880
49	D01 - Demolish existing building adjacent Warwick street and dispose of debris off site	m²	101	75.00	7,575
68	D01 - Demolish existing bowling club	m²	568	75.00	42,600
224	D03 - Remove grass and dispose offsite	m²	1,662		Incl.
45	D04 - Take down existing significant tree including grubbing of roots (average rate)	No	24	950.00	22,800
225	D05 - Remove fence and dispose offsite	m	123	25.00	3,075
226	D06 - Remove and dispose concrete paths, bitumen, kerb and road way	m²	269	35.00	9,415
227	D07 - Remove concrete plinth and dispose offsite	m²	22	35.00	770
228	D08 - Remove retaining wall and footing and dispose offsite	m	85	65.00	5,525
229	D09 - Remove Light pole and footing	No	3	1,100.00	3,300
230	D10 - Remove and dispose earth mounding including grass	m²	1,101		Incl.
231	D11 - Remove and dispose drinking water fountain	No	1	250.00	250
70	Allowance for sundry demolition	Item			5,000
	AR - Alterations and Renovations				**151,190**
XP	**Site Preparation**				
46	Allowance to clear site including sundry earthworks and disposal	m²	5,760	6.00	34,560
	XP - Site Preparation				**34,560**
XL	**Landscaping and Improvements**				
41	No allowance for works to memorial gardens	Item			Excl.
42	No allowance for new playground	Item			Excl.
205	Allowance for sundry metal work and concrete	Item			7,500
	XL - Landscaping and Improvements				**7,500**

LOCATION ELEMENT ITEM
CW Contract Works

EW External Works (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			10,000
	MA - Builders Margin				**10,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			1,400
	PF - Professional Fees				**1,400**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			6,000
77	Construction contingency (5%)	Item			13,000
	CO - Contingency				**19,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			25,000
	ET - Escalation to completion				**25,000**
EXTERNAL WORKS					**272,650**

LOCATION ELEMENT ITEM
SB Separate Budget
SB1 Northern Carpark

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			43,000
	PR - Preliminaries				**43,000**
SE	**Special Equipment**				
43	No allowance for carparking equipment	Item			Excl.
	SE - Special Equipment				**Excl.**
XR	**Roads, Footpaths and Paved Areas**				
39	On-grade carpark including boxing out, subbase, basecourse, asphalt, linemarking, stormwater, kerbs etc.	m²	514	175.00	89,950
223	Permeable pavement including detail excavation, 100mm thick 50mm blast layer, 100mm thick 20mm aggregate layer, 25mm thick 5mm clean aggregate, geo fabric, paving, linemarking, stormwater, kerbs etc.	m²	275	255.00	70,125
239	Allowance for new concrete crossover	m²	41	250.00	10,250
	XR - Roads, Footpaths and Paved Areas				**170,325**
XL	**Landscaping and Improvements**				
204	Allowance for in-situ concrete retaining wall with rendered finish	m	40	1,400.00	56,000
233	Allowance for glazed balustrade 1100mm high - assumed not crowd loaded	m	40	1,450.00	58,000
	XL - Landscaping and Improvements				**114,000**
XE	**External Electric Light and Power**				
209	Allowance for Carpark lighting as per BESTEC service estimate dated 23 November 2021 ($100K carpark lighting included in 250K electrical infrastructure budget)	Item			46,000
	XE - External Electric Light and Power				**46,000**
XX	**Alterations and Renovations to Existing External Works**				
48	Break up and remove existing asphalt carparking including kerbs and dispose off site	m²	694	25.00	17,350
	XX - Alterations and Renovations to Existing External Works				**17,350**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			17,000
	MA - Builders Margin				**17,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			2,400
	PF - Professional Fees				**2,400**

LOCATION ELEMENT ITEM
SB Separate Budget

SB1 Northern Carpark (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			11,000
77	Construction contingency (5%)	Item			23,000
	CO - Contingency				**34,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			45,000
	ET - Escalation to completion				**45,000**
NORTHERN CARPARK					**489,075**

LOCATION ELEMENT ITEM
SB Separate Budget
SB2 South Carpark

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			30,000
	PR - Preliminaries				**30,000**
SE	**Special Equipment**				
43	No allowance for carparking equipment	Item			Excl.
	SE - Special Equipment				**Excl.**
XR	**Roads, Footpaths and Paved Areas**				
39	On-grade carpark including boxing out, subbase, basecourse, asphalt, linemarking, stormwater, kerbs etc.	m²	643	175.00	112,525
223	Permeable pavement including detail excavation, 100mm thick 50mm blast layer, 100mm thick 20mm aggregate layer, 25mm thick 5mm clean aggregate, geo fabric, paving, linemarking, stormwater, kerbs etc.	m²	200	255.00	51,000
	XR - Roads, Footpaths and Paved Areas				**163,525**
XE	**External Electric Light and Power**				
209	Allowance for Carpark lighting as per BESTEC service estimate dated 23 November 2021 ($100K carpark lighting included in 250K electrical infrastructure budget)	Item			54,000
	XE - External Electric Light and Power				**54,000**
XX	**Alterations and Renovations to Existing External Works**				
48	Break up and remove existing asphalt carparking including kerbs and dispose off site	m²	919	25.00	22,975
	XX - Alterations and Renovations to Existing External Works				**22,975**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			12,000
	MA - Builders Margin				**12,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			1,700
	PF - Professional Fees				**1,700**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			8,000
77	Construction contingency (5%)	Item			16,000
	CO - Contingency				**24,000**

LOCATION ELEMENT ITEM
SB Separate Budget

SB2 South Carpark (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			31,000
	ET - Escalation to completion				**31,000**
SOUTH CARPARK					**339,200**

LOCATION ELEMENT ITEM
SB Separate Budget

SB3 Signage

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			9,000
	PR - Preliminaries				**9,000**
FT	**Fitments**				
67	Allowance for wayfinding & external signage	Item			70,000
	FT - Fitments				**70,000**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			4,000
	MA - Builders Margin				**4,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			500
	PF - Professional Fees				**500**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			2,000
77	Construction contingency (5%)	Item			5,000
	CO - Contingency				**7,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			9,000
	ET - Escalation to completion				**9,000**
SIGNAGE					**99,500**

LOCATION ELEMENT ITEM
SB Separate Budget

SB4 Landscape and Paving Works (by Council)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			36,000
	PR - Preliminaries				**36,000**
XN	**Boundary Walls, Fencing and Gates**				
238	1000mm high Vertical slat fencing	m	51	220.00	11,220
	XN - Boundary Walls, Fencing and Gates				**11,220**
XL	**Landscaping and Improvements**				
201	Allowance for exposed aggregate concrete pavement including base preparation, boxout and concrete by Council (total scope)	m²	1,136	145.00	164,720
202	Allowance for irrigated lawn and soft plant (total allowable is $75,000 and approximate area 665m2) - only 60% allocated this section and assumed 40% allocated to separate budget section	Item			45,000
234	Allowance for concrete step	m²	11	250.00	2,750
235	Allowance for balustrade to concrete steps	m	12	180.00	2,160
236	Allowance for bike racks	No	4	650.00	2,600
237	PC Sum allowance for shade structure - pergola	Item			15,000
203	Allowance for sundry landscaping	Item			7,500
232	Allowance for concrete pavement including base preparation, boxout and concrete by Council (total scope)	m²	97	120.00	11,640
216	Allowance for irrigated lawn and soft plant work to be carried out by Council - 40% from total allowable of $75,000	Item			30,000
	XL - Landscaping and Improvements				**281,370**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			15,000
	MA - Builders Margin				**15,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			2,100
	PF - Professional Fees				**2,100**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			10,000
77	Construction contingency (5%)	Item			20,000
	CO - Contingency				**30,000**

LOCATION ELEMENT ITEM
SB Separate Budget

SB4 Landscape and Paving Works (by Council) (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			38,000
	ET - Escalation to completion				**38,000**
LANDSCAPE AND PAVING WORKS (BY COUNCIL)					**413,690**

LOCATION ELEMENT ITEM
SB Separate Budget

SB5 Site Infrastructure Upgrade

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			94,000
	PR - Preliminaries				**94,000**
BW	**Builders Work In Connection with Specialist Services**				
198	Allowance for builders works connection with engineering services	Item			15,000
	BW - Builders Work In Connection with Specialist Services				**15,000**
XK	**External Stormwater Drainage**				
75	Allowance for stormwater infrastructure - details TBA	Item			25,000
	XK - External Stormwater Drainage				**25,000**
XW	**External Water Supply**				
56	Allowance for SA Water and sewerage infrastructure works as per BESTEC service estimate dated 13 May 2022	Item			240,000
412	Allowance for SA Water fees as per BESTEC estimate dated 13 May 2022	Item			35,000
	XW - External Water Supply				**275,000**
XG	**External Gas**				
193	Allowance for APA gas corporation fee for relocation of existing gas meter as per BESTEC service estimate dated 23 March 2022	Item			15,000
	XG - External Gas				**15,000**
XF	**External Fire Protection**				
58	Allowance for fire infrastructure as per BESTEC service estimate dated 23 May 2022	Item			90,000
194	Demolition of 100mm dia fire services as per BESTEC service estimate dated 23 March 2022	Item			10,000
195	New fire service fee as per BESTEC service estimate dated 23 March 2022	Item			25,000
	XF - External Fire Protection				**125,000**
XE	**External Electric Light and Power**				
40	Allowance for electrical infrastructure as per BESTEC service estimate dated 23 March 2022	Item			150,000
196	Provisional Sum cost associated with SAPN augmentation, extension and connection work for new 315kVA pad mounted transformer and removal of existing stobie pole adjacent to Bowls club as per BESTEC service estimate dated 23 March 2022	Item			150,000
	XE - External Electric Light and Power				**300,000**

LOCATION ELEMENT ITEM
SB Separate Budget

SB5 Site Infrastructure Upgrade (continued)

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
XC	**External Communications**				
57	Provisional sum associated with NBN network connection as per BESTEC service estimate dated 23 March 2022	Item			5,000
	XC - External Communications				**5,000**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			38,000
	MA - Builders Margin				**38,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			5,300
	PF - Professional Fees				**5,300**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			25,000
77	Construction contingency (5%)	Item			51,000
	CO - Contingency				**76,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			97,000
	ET - Escalation to completion				**97,000**
SITE INFRASTRUCTURE UPGRADE					**1,070,300**

LOCATION ELEMENT ITEM
SB Separate Budget

SB6 Photovoltaic Panels

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			9,000
	PR - Preliminaries				**9,000**
XE	**External Electric Light and Power**				
218	Allowance for solar panel - 56kW PV system	Item			62,000
219	Allowance for roof walkway and frames	Item			12,000
	XE - External Electric Light and Power				**74,000**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			4,000
	MA - Builders Margin				**4,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			500
	PF - Professional Fees				**500**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			2,000
77	Construction contingency (5%)	Item			5,000
	CO - Contingency				**7,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			10,000
	ET - Escalation to completion				**10,000**
PHOTOVOLTAIC PANELS					**104,500**

LOCATION ELEMENT ITEM
SB Separate Budget

SB7 Professional Fees

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
PF	**Professional Fees**				
326	Allowance for Professional Fee - allowed 9% total cost	Item			1,100,000
	PF - Professional Fees				**1,100,000**
PROFESSIONAL FEES					**1,100,000**

LOCATION ELEMENT ITEM
SB Separate Budget

SB8 Audio Visual Equipment

Rates Current At April 2022

Ref	Description	Unit	Qty	Rate $	Total Cost $
SE	**Special Equipment**				
380	Allowance for AV equipment to Bowls Club including hearing augmentation - Scope TBC	Item			100,000
381	Allowance for AV equipment to Community Club including hearing augmentation - Scope TBC	Item			150,000
	SE - Special Equipment				**250,000**
AUDIO VISUAL EQUIPMENT					**250,000**

RLB.com

AFRICA | AMERICAS | ASIA | EUROPE | MIDDLE EAST | OCEANIA

RLB Rider Levett Bucknall

MAJOR PROJECTS BRIEFING & INFORMATION SESSION

MONDAY 27 FEBRUARY 2023

AGENDA

1. **39 Smith Street Project**
   - *Background*
     - *BESTEC Reports*
     - *WGA Reports*
   - *Design options & costings*
2. **Walkerville Oval**
   - *Background 2022 to Present*
   - *Revised Concept Design (December 2022 Changes)*
   - *RLB Costings*
3. **Long-Term Financial Plan**

39 SMITH STREET

39 SMITH STREET

G-Force Building Condition Assessment – March 2020

- $411,600 general repairs & maintenance.

BESTEC Preliminary Report – 4 February 2022

- *“The overall standard of the existing services (and the building generally) is poor and very little of the existing services installation is fit to be retained for re-use”.*

Mechanical Services	
Evaporative Cooling	$ 150,000.00
Squash Courts	$ 50,000.00
High Wall Split System	$ 40,000.00
Upstairs Training Room	$ 15,000.00
Toilet Exhaust Systems	$ 30,000.00
	$ 285,000.00

Electrical Services	
Site Power	$ 120,000.00
Main Switchboard	$ 35,000.00
Distribution Boards	$ 40,000.00
General Lighting	$ 40,000.00
Sports Court Lighting	$ 50,000.00
Emergency Exit Lighting	$ 15,000.00
Security System	$ 10,000.00
	$ 310,000.00

Hydraulic Services	
Sewer Drainage	$ 80,000.00
Sanitary & Tapware	$ 60,000.00
Hot & Cold Water & Gas Reticulation	$ 70,000.00
	$ 210,000.00

Fire Protection Services	
Fire Hydrant System	$ 50,000.00
Fire Hose Reel	$ 10,000.00
Fire Detection System	$ 16,500.00
	$ 76,500.00

	$ 881,500.00

39 SMITH STREET

G-Force Building Condition Assessment – March 2020

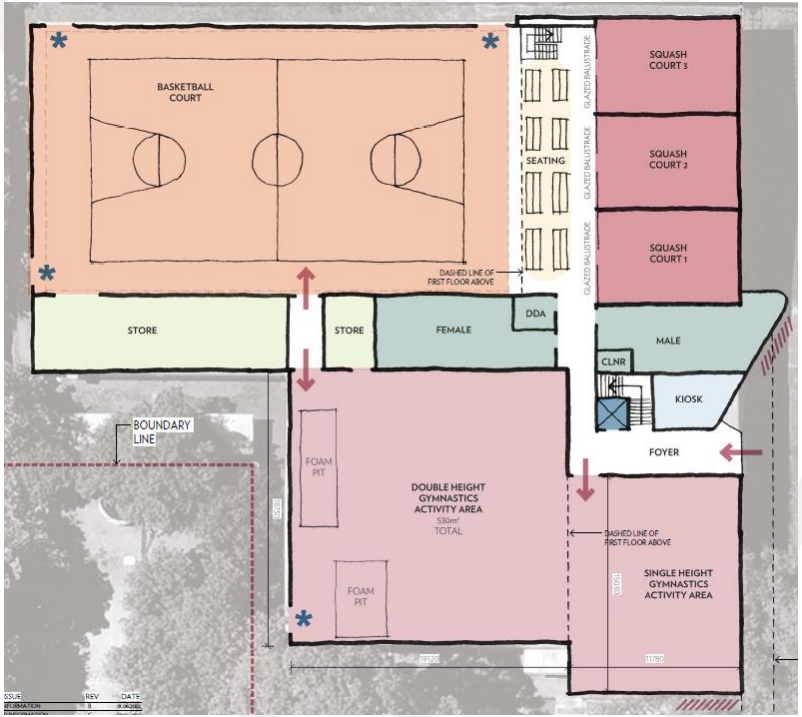
- $411,600 general repairs & maintenance.

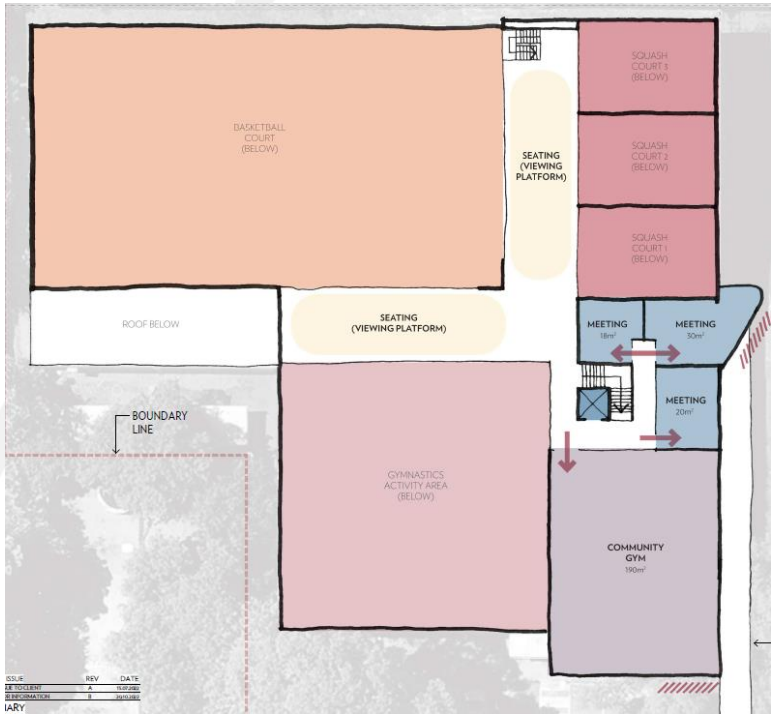
BESTEC Preliminary Report – 4 February 2022

- *“The overall standard of the existing services (and the building generally) is poor and very little of the existing services installation is fit to be retained for re-use”.*

Walter Brooke – October 2022

- *First Design Sketch*


BASKETBALL COURT
SQUASH COURT 3
SQUASH COURT 2
SQUASH COURT 1
SEATING
GLAZED BALUSTRADE
GLAZED BALUSTRADE
GLAZED BALUSTRADE
DASHED LINE OF FIRST FLOOR ABOVE
STORE
STORE
FEMALE
DDA
MALE
CLNR
KIOSK
FOYER
BOUNDARY LINE
FOAM PIT
DOUBLE HEIGHT GYMNASTICS ACTIVITY AREA
530m² TOTAL
DASHED LINE OF FIRST FLOOR ABOVE
FOAM PIT
SINGLE HEIGHT GYMNASTICS ACTIVITY AREA
ISSUE
REV
DATE


BASKETBALL COURT (BELOW)
SEATING (VIEWING PLATFORM)
SQUASH COURT 3 (BELOW)
SQUASH COURT 2 (BELOW)
SQUASH COURT 1 (BELOW)
ROOF BELOW
SEATING (VIEWING PLATFORM)
MEETING 18m²
MEETING 30m²
MEETING 20m²
BOUNDARY LINE
GYMNASTICS ACTIVITY AREA (BELOW)
COMMUNITY GYM 190m²
ISSUE
REV
DATE

39 SMITH STREET

G-Force Building Condition Assessment – March 2020

- $411,600 general repairs & maintenance.

BESTEC Preliminary Report – 4 February 2022

- *“The overall standard of the existing services (and the building generally) is poor and very little of the existing services installation is fit to be retained for re-use”.*

Walter Brooke – October 2022

- *First Design Sketch*

BESTEC Services Report – 28 November 2022

- ***extensive*** service infrastructure works would be required for the proposed renovation simply in order to bring the Building up to Code

39 SMITH STREET

WGA Report

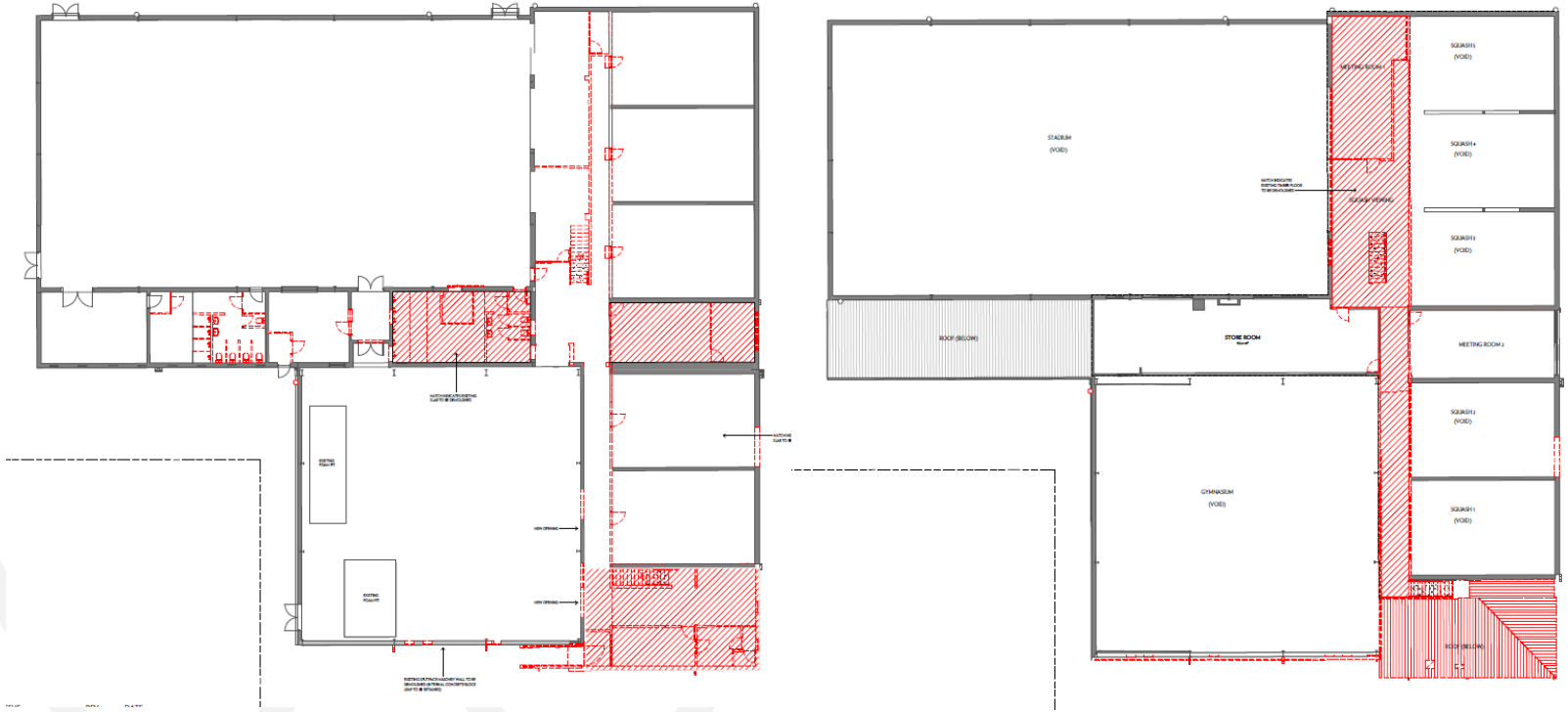
- Current Fire Rating Level (FRL) of the basketball court wall is 0 minutes.
  - The block work is **too slender to achieve the required structural adequacy for even 30 minutes** without additional internal restraint.
  - There is a single leaf 90mm hollow block wall between the end wall steel columns and the boundary, this would achieve a maximum of 60 minutes FRL for insulation **if the additional structural restraint is added** to the rest of the wall;

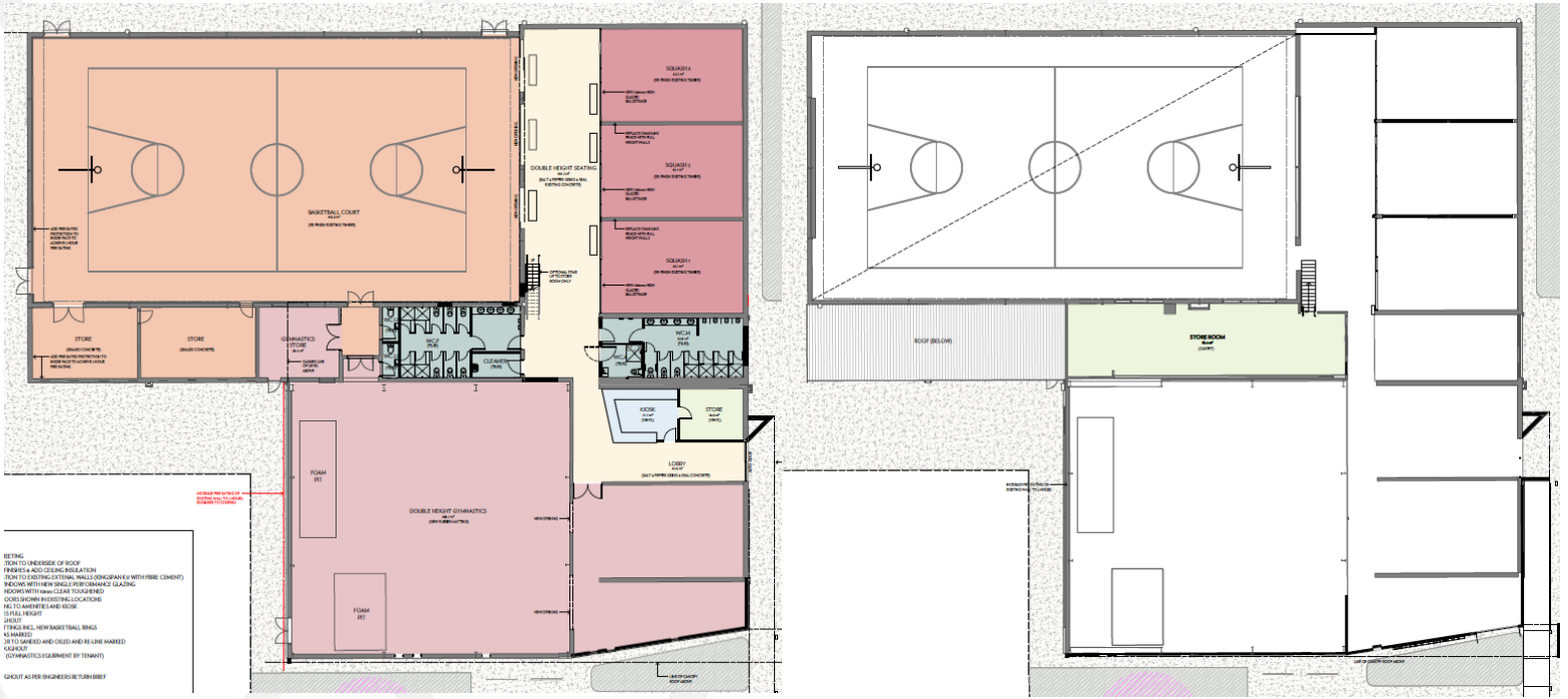
- The existing structure does not comply with current Australian Design Standards

Other

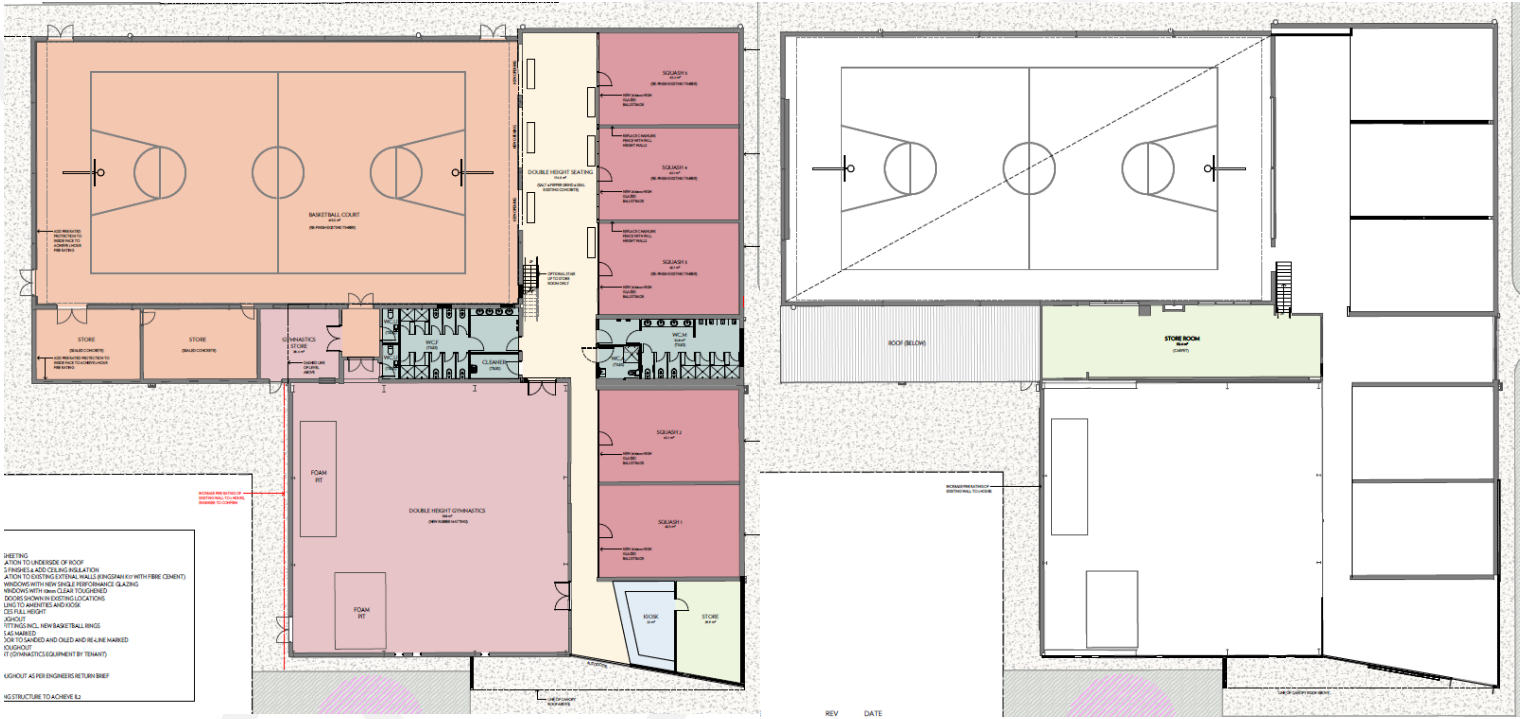
- Toilet amenities not up to Code
- Upstairs viewing area not DDA compliant – to be removed
- 300 pax

“Budget Refurbishment”


STADIUM
(VOID)
SQUASH 5
(VOID)
SQUASH 4
(VOID)
SQUASH 3
(VOID)
MEETING ROOM 2
SQUASH 2
(VOID)
SQUASH 1
(VOID)
ROOF (BELOW)
STORE ROOM
GYMNASIUM
(VOID)

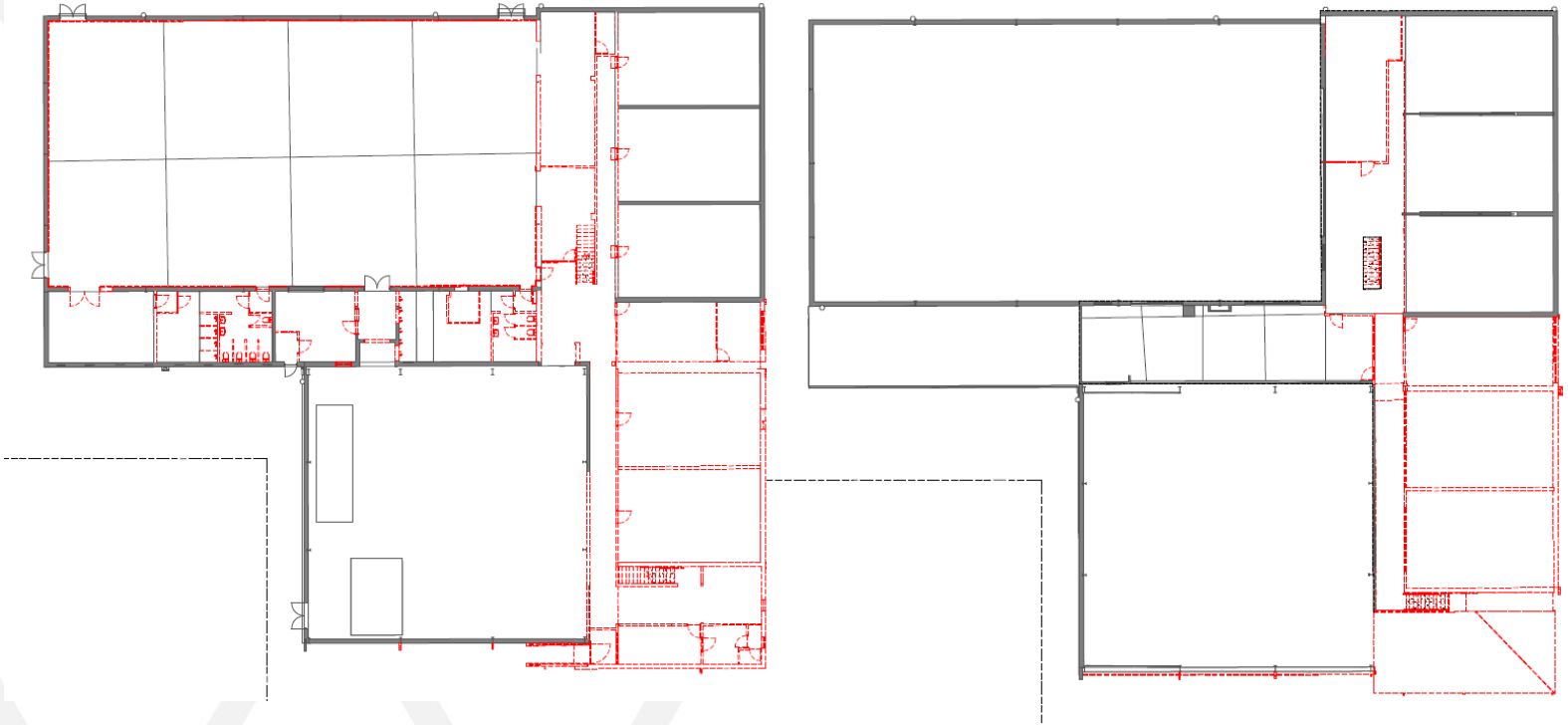

BASKETBALL COURT
SQUASH 4
SQUASH 3
SQUASH 2
SQUASH 1
DOUBLE HEIGHT SEATING
STORE
STORE
GYMNASTICS STORE
WC / PUB
CLEANERS
WC
KIOSK
STORE
LOBBY
FOAM PIT
DOUBLE HEIGHT GYMNASTICS
FOAM PIT
ROOF (BELOW)
STORE ROOM

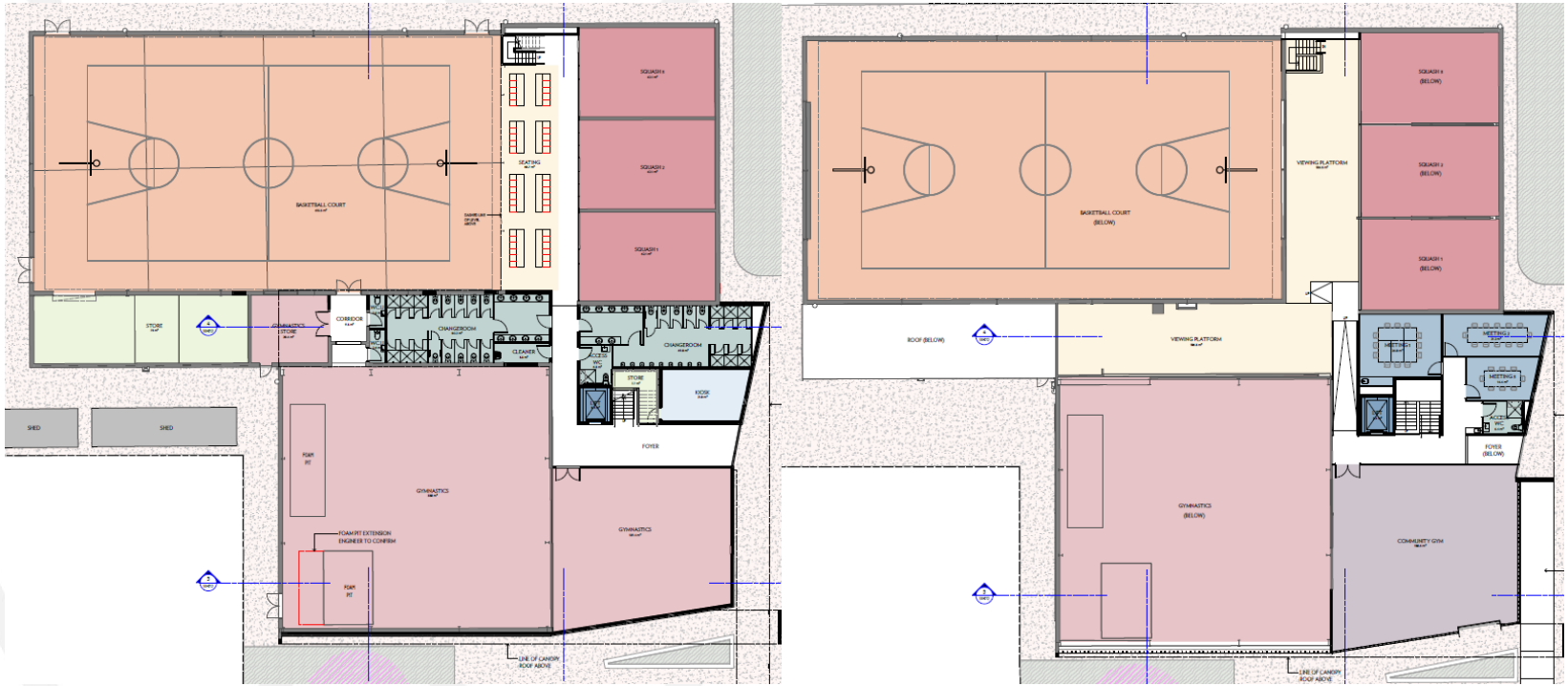
OR



TOWN OF WALKERVILLE

“Renovation”



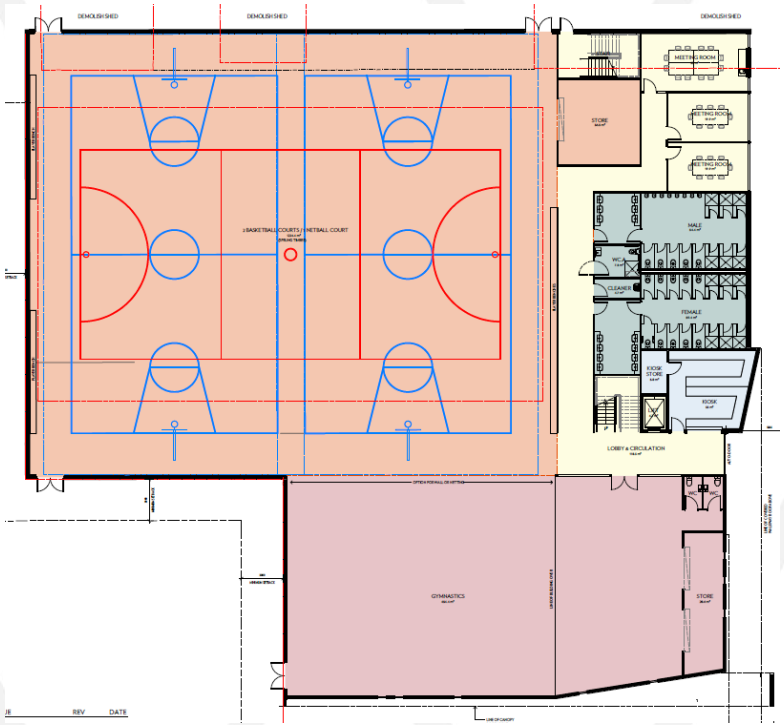

BASKETBALL COURT
SEATING
SQUASH 3
SQUASH 2
SQUASH 1
STORE
GYMNASTICS STORE
CORRIDOR
CHANGEROOM
CLEANER
WC
ACCESS
CHANGEROOM
STORE
KIOSK
FOYER
SHED
SHED
FOAM PIT
GYMNASTICS
FOAM PIT EXTENSION
ENGINEER TO CONFIRM
FOAM PIT
GYMNASTICS
LINE OF CANOPY ROOF ABOVE
BASKETBALL COURT (BELOW)
VIEWING PLATFORM
SQUASH 3 (BELOW)
SQUASH 2 (BELOW)
SQUASH 1 (BELOW)
ROOF (BELOW)
VIEWING PLATFORM
MEETING 1
MEETING 2
ACCESS
FOYER (BELOW)
GYMNASTICS (BELOW)
COMMUNITY GYM
LINE OF CANOPY ROOF ABOVE

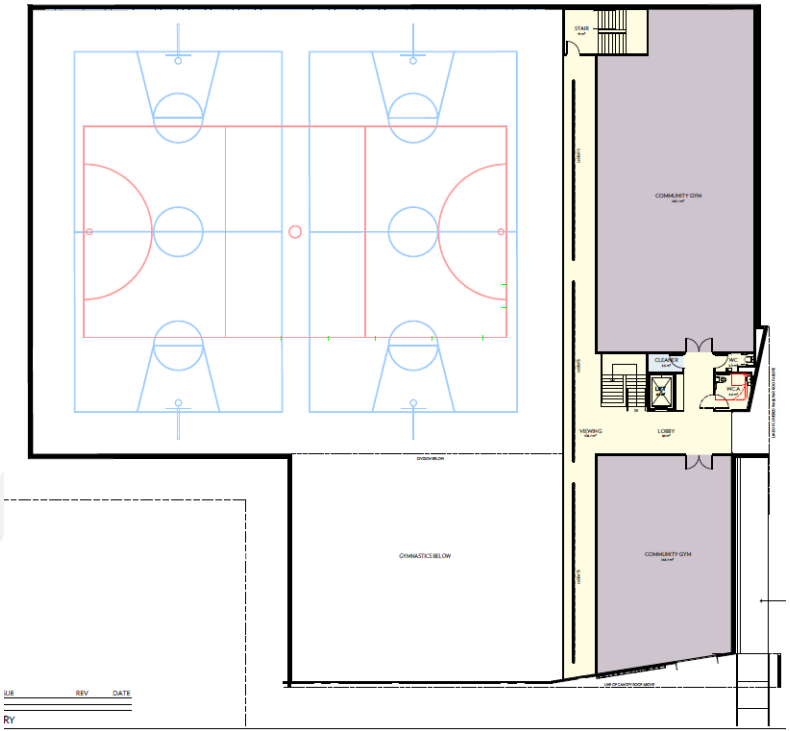
LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At February 2023

Ref	Location		GFA m²	GFA $/m²	Total Cost $
DE	**Demolition**				
DE1	Ground Floor				212,090
DE2	First Floor				122,592
DE3	Roof				215,875
DE4	External Demolition				87,605
		DE - Demolition			**638,162**
BR	**Building Refurbishment**				
BR1	Ground Floor		1,785	1,701	3,035,798
BR2	First Floor		415	3,325	1,379,907
BR3	Roof				654,341
		BR - Building Refurbishment	**2,200**	**2,305**	**5,070,046**
EW	**External Works**				**383,395**
IU	**Infrastructure Upgrade**				**595,000**
ESTIMATED NET COST			**2,200**	**3,039**	**6,686,603**
MARGINS & ADJUSTMENTS					
Escalation in Cost June 2024 Completion (4%)		4.0%			267,439
Design Contingency		8.0%			556,525
Construction Contingency		10.0%			751,499
Professional Fees		9.9%			821,925
Goods & Services Taxation					Excl.
ESTIMATED TOTAL COST			**2,200**	**4,129**	**9,083,991**

“New Build”





TOWN OF WALKERVILLE

LOCATION SUMMARY

FECA: Fully Enclosed Covered Area
Rates Current At February 2023

Ref	Location		FECA m²	FECA $/m²	Total Cost $
DE	Demolition of Existing Building				592,225
A	Level 1		1,780	3,581	6,374,751
B	Level 2		420	2,916	1,224,697
EX	External works				420,652
IU	Infrastructure Upgarde				574,975
ESTIMATED NET COST			**2,200**	**4,176**	**9,187,300**
MARGINS & ADJUSTMENTS					
	Escalation in Cost June 2024 Completion	4.0%			367,000
	Design Contingency	8.0%			764,000
	Construction Contingency	5.0%			516,000
	Professional Fees	10.0%			1,083,000
	Goods and Services Taxation				Excl.
ESTIMATED TOTAL COST			**2,200**	**5,417**	**11,917,300**

WALKERVILLE OVAL

OUTDOOR VIEWING
TEMP BAR / BBQ
GRAVEL ROOF BELOW
ROOF PLANT
CONCRETE ROOF (FUTURE EXPANSION
BUILDING UNDER
CANOPY BELOW
KITCHEN
STORE

October 2021

Workshop - Walter Brooke 9 September 2021

21 October 2021 - WOR Committee

WOR22/21-22 (Moved **Cr MaryLou Bishop** / Second: **Cr James Williams**)

Due to this iteration being well over the $8.0M project budget, the Committee resolved

- *direct Walter Brooke to undertake further design development in order to cost manage.*

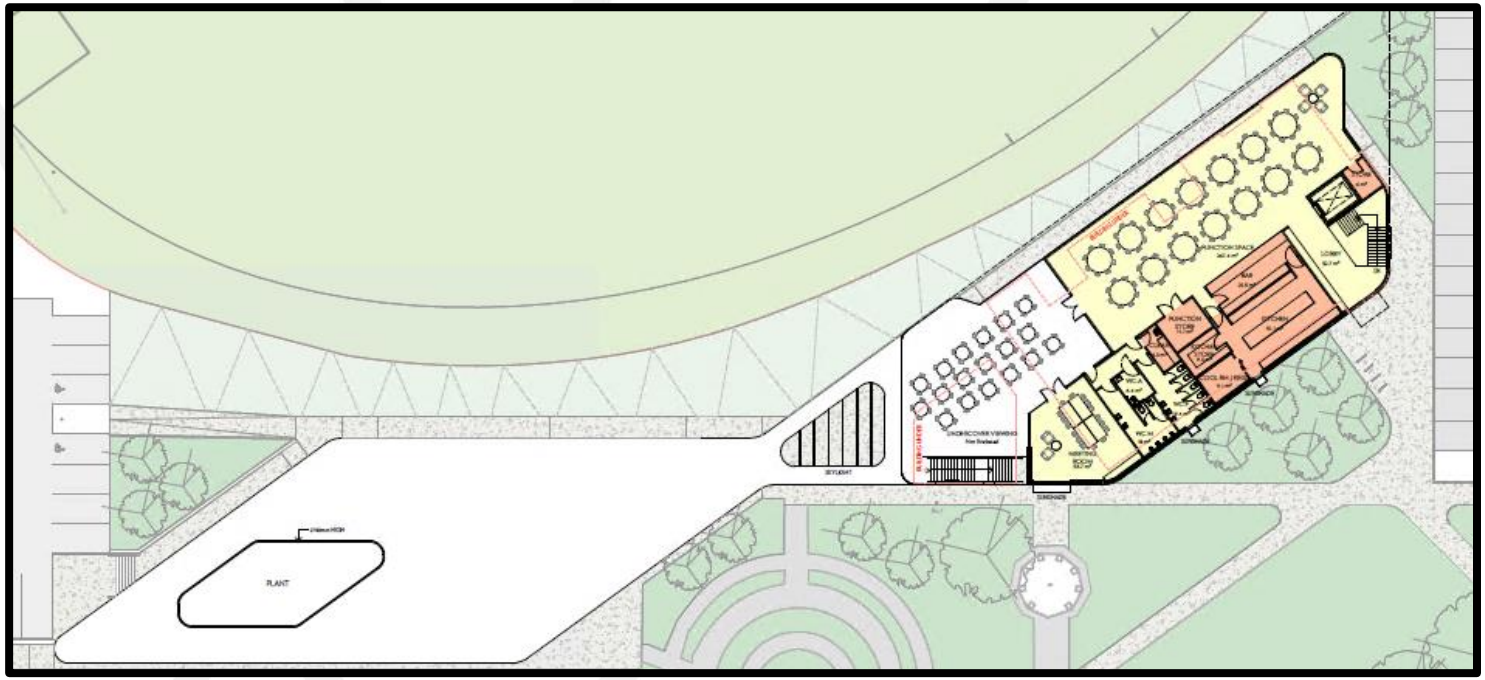
This proposed design iteration was costed by RLB and totalled **$10,360,000**.

December 2021

At their meeting of 2 December 2021, the Committee received the **second iteration** of the building concept design, which included a number of changes implemented as a result of the cost management process and further feedback from the Committee. Some such changes included:

- relocation of the elevator
- removal of the balcony in front of the Warwick Street building function area; and
- the opening of the solid central junction between the two buildings replacing it with a vergola style clad structure

Advised of a 30% price increase to structural steel nationally.


PLANT

December 2021

2 December 2021 WORC

WOR29/21-22 (Moved: **Cr Robert Ashby AM** / Seconded: **Cr James Williams**)

- *adopted the new concept designs which included the variations and alterations that were within the scope of current design development, thus superseding the previous iteration adopted on 21 October 2021.*

RLB estimated the total cost of this project to be **$9,489,511**.

10 February 2022 – WOR Committee

WOR39/21-22 (Moved: **Cr Rob Ashby**, Seconded: **Cr James Williams**) **Carried**

- *Increase budget from $8.0m to $9.5m.*
- NB. Due to another increase in costs for material and labour shortage.

24 February 2022 – WOR Committee

WOR43/21-22 (Moved: **Cr James Williams**, Seconded: **Cr Rob As**hby) **Lost**

- *Approve plans but include "one row of fixed seating to the front edge of the outdoor viewing deck behind glass balustrade"*

24 February 2022 – WOR Committee

WOR43/21-22 (Moved: **Cr MaryLou Bishop**, Seconded: **Cr Rob Ashby**) **Carried**

- *Plans be endorsed the plans as Final.*

24 March 2022 – WOR Committee

WOR43/21-22 (Moved: **Cr MaryLou Bishop**, Seconded: **Cr Rob Ashby**) **Carried**

- *Plans be frozen.*

28 March 2022 – Council

CNC262/21-22 (Moved: **Cr James Williams**, Seconded: **Cr James Nenke**) **Lost**

- *Halt process;*
- *Apply to State Government for an extension;*
- *Further consult with Tenant Clubs.*

28 March 2022 – Council

CNC262/21-22 (Moved: **Cr MaryLou B**ishop, Seconded: **Cr Stephen Furlan**) **Carried**

- *Plans Endorsed and Frozen;*
- *Budget increased from $8.0m to $9.5m.*

WB - Detailed Design (**DD**) and Tender Documentation (**TD**) commenced.

Administration - works contract drafted.

19 April 2022 - Council

CNC20/21-22 (Moved: **Cr James Nenke**, Seconded: **Cr Rob Ashby**) **Carried**

- *Concept designs and floor plans be revised to include a balcony to the upper floor of the facade of the Southern Building*
- *Remove roof overhang as identified on southern end of building and use savings to include a balcony across front of building of sufficient depth to accommodate a 2 tiered or split level floor*

DD and **TD** **Halted** as previous work and scope partially superseded.

WB require **four weeks** for a redesign and review by design team:

WGA – Structural Engineering;

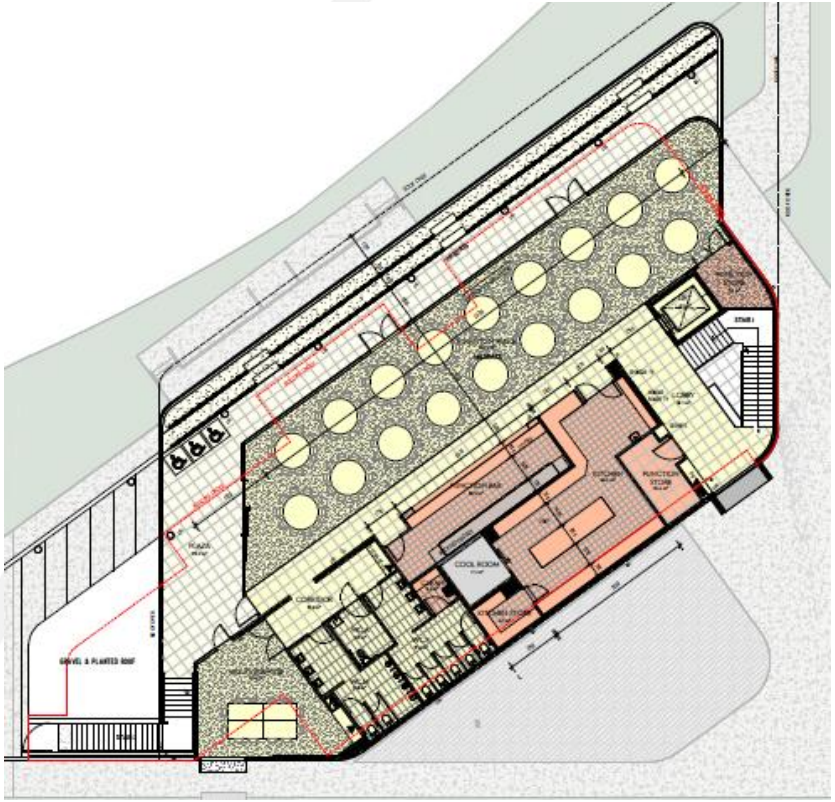
BESTEC – Services Engineering;

RLB – Cost Management & Value Management (**VM**);

Able Access – DDA Compliance & Inclusion;

Katnich Dodd – Building Rules Consent.

Informal Gathering
23 May 2022



Following the last Informal Gathering 23 May 2022, Walter Brooke were requested to explore and test further minor variations, including:

- the public toilet amenities location;
- a possible increase to function area vs plaza;
- DDA compliant inclusive seating;
- outdoor tiered seating to be incorporated into the landscaping.

WB require **three weeks** for design review by design team:

WGA – Structural Engineering;

BESTEC – Services Engineering;

RLB – Cost Management & Value Management (**VM**);

Able Access – DDA Compliance & Inclusion;

Katnich Dodd – Building Rules Consent.

Informal Gathering 27 June 2022. The revised plans were submitted to Council for consideration.

New build (only) costings: **$10,502,998.**

Council were advised of the growing concerns about global market.

Four options were presented to Council for discussion at their IG:

- Continue
- Descale
- Stage the project over a number of years; and/or
- Abandon the project.

Walter Brooke were requested to explore and test further value management options:

- reduction in size of kitchen;
- reduction in size of kiosk;

WB require **three weeks** for design review by design team:
WGA – Structural Engineering;
BESTEC – Services Engineering;
RLB – Cost Management & Value Management (**VM**);
Able Access – DDA Compliance & Inclusion;
Katnich Dodd – Building Rules Consent.

Informal Gathering 11 July 2022 where revised plans were presented.

Based on discussions at the Informal Gathering, at their Ordinary Meeting of 18 July 2022, Council received a report which recommended that Council proceed to Community Consultation on two different options:

Option A – Tier-Seating Option - value managed to **$10.1m**

Option B – Glass frontage with side balcony - **$9.66m**


Option A
Option B

16 July 2022 – Council

CNC11/22-23 (Moved **Cr Conrad Wilkins;** Second: **Cr Norm Colemen**)

- *Proceed to consultation with only Option A ($10.1m)*
- *Seek the community's feedback on increasing the debt ceiling to $10.5m*



Informal Gathering 5 September 2022. Community Consultation findings presented to Council.

At the close of the consultation, a total of 289 respondents had engaged in the consultation process. In summary:

- 51% of the respondents identified as ratepayers, whereas 49% identified as being non-ratepayers;
- 58% of the respondents identified themselves as being a member of a sports club, whereas 42% identified themselves as being a non-member;
- **86%** of all respondents were in favour the **Walkerville Oval redevelopment proceeding**;
- **68%** of all respondents were in support of the Smith Street (**Bowling Club**) building design;
- **66%** of all respondents were in support of the Warwick Street (**Sports Club**) building design;
- 79% of all respondents (65% ratepayers / 94% non-ratepayers) were in support of allocating additional funds to the project, in excess of the already approved $9.5m;
- 76% of all respondents (63% ratepayers / 91% non-ratepayers) were in support of Council raising its current debt ceiling.

17 October 2022 – Council

CNC95/22-23 (Moved **Cr Conrad Wilkins;** Second: **Cr Norm Colemen**)

- *Proceed to detailed designs and tender;*
  - *Full build cost*
  - *Staged build cost*

24 November 2022 - Briefing Session new Council.

Requested the further following variations to the plans for **value management:**

- *Reduce the size of the change rooms;*
- *Lower ceiling height / raise ground floor height;*
- *Delete kiosk and accommodate upstairs servery;*
- *New entry from oval side.*

Four Week Christmas & New Year's Closure

WB require **four weeks** for design review by design team:

WGA – Structural Engineering;

BESTEC – Services Engineering;

RLB – Cost Management & Value Management (**VM**);

Able Access – DDA Compliance & Inclusion;

Katnich Dodd – Building Rules Consent.

18 January 2023 – Council

- ***Change rooms size***
  - *reduced to 47m2 (minimum 45m2 local – 2019 ALF requirement).*

- ***Ceiling height***
  - *every 100mm lowered or raised to the sports club building ground floor ceiling level is in the order of $17,000*
  - *every 100mm lowered or raised to the sports club building first floor ceiling level is in the order of $12,700*

- ***Kiosk***
  - *Cannot delete kiosk as it is structural for upstairs amenities. Any further change to this would be a complete redesign of the building.*

18 January 2023 – Council

- ***New oval side entry***
- *Breeze way could be added.*
- *Impacts storage capacity.*
- *Not included on revised plans.*



13 February 2023

- ***Cost Estimate – RLB***

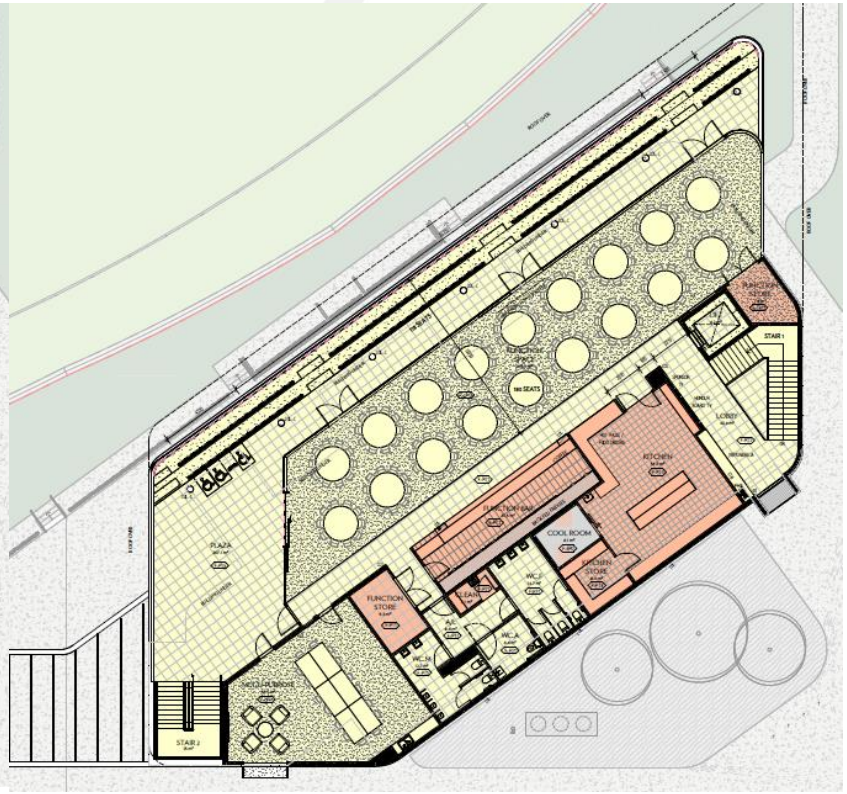
- ***Two-tiered option***
  - *$300k value managed.*
  - *Inflation and market costs increased cost to:* *New Built form (only)* ***$11,388,766***
  - *Increase of* ***$1,288,766*** *since last cost estimate.*

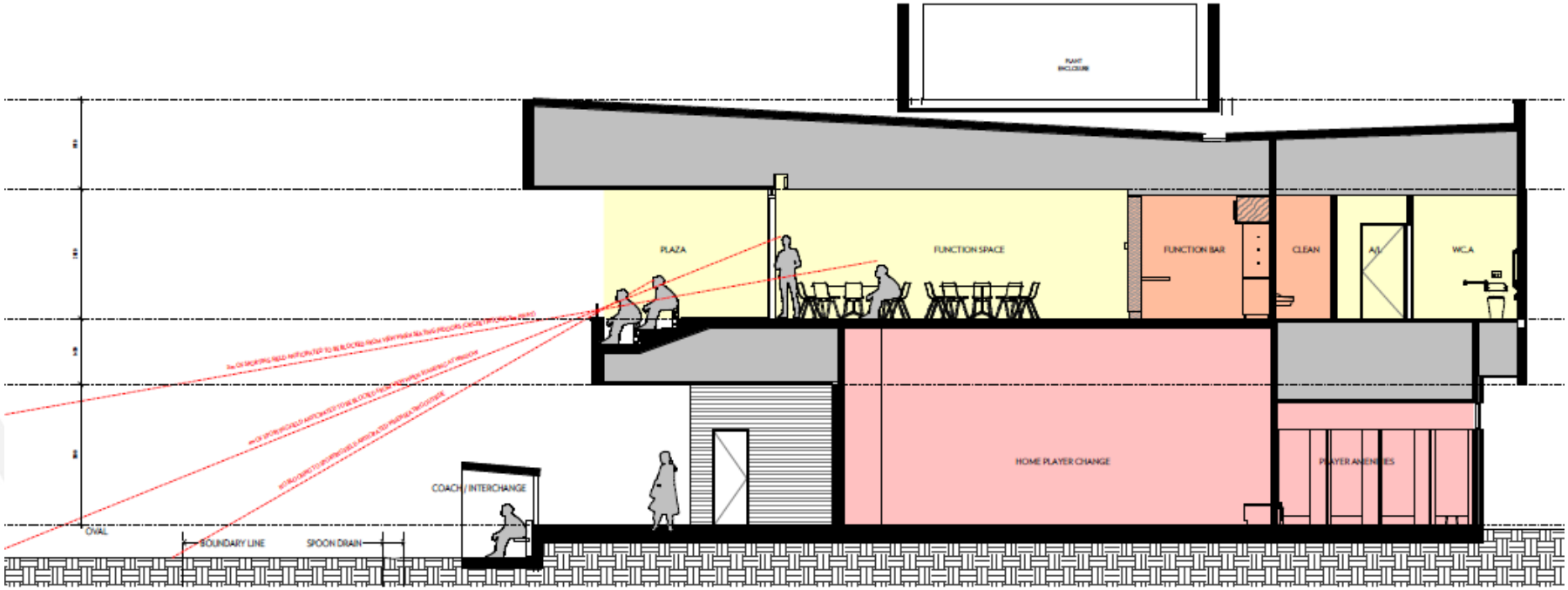
LOCATION SUMMARY

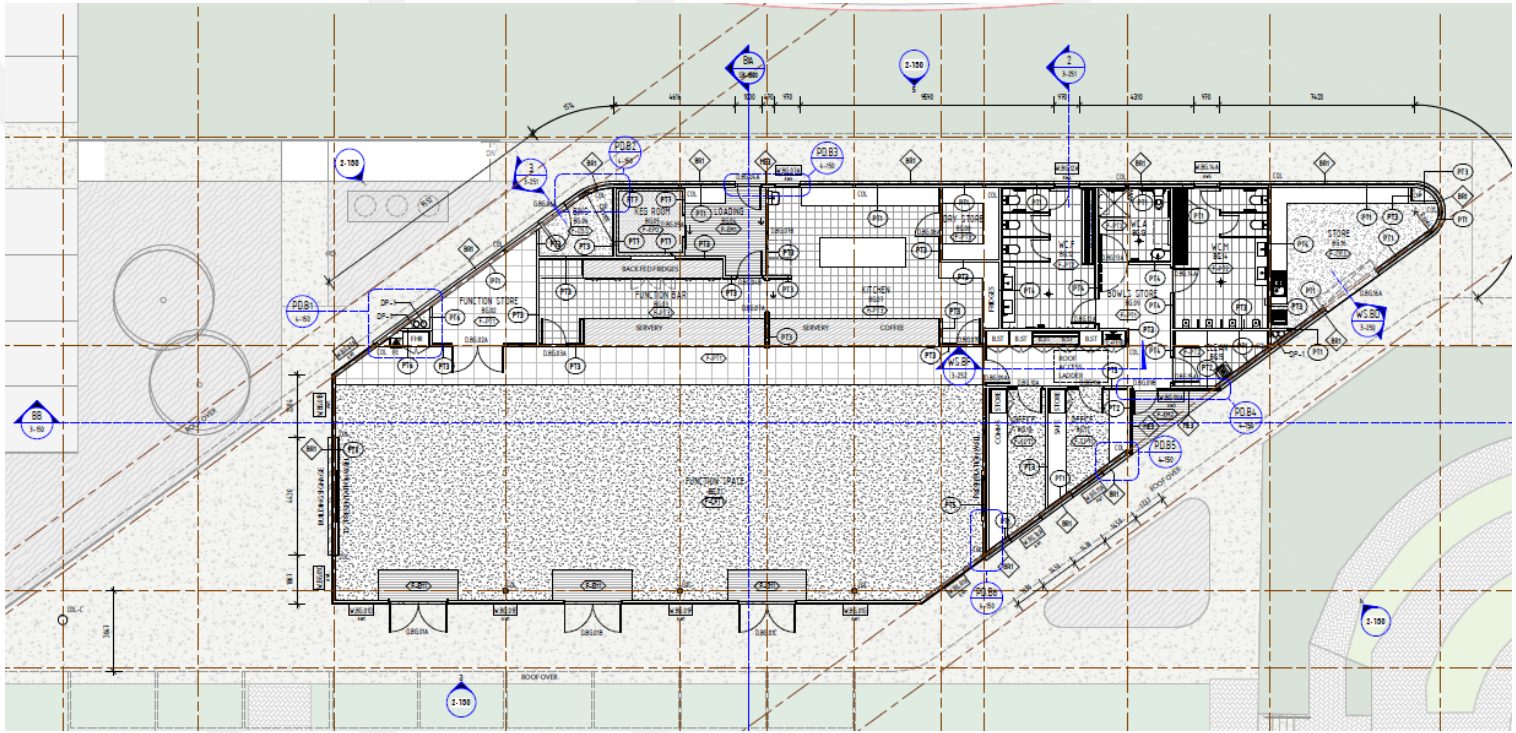
GFA: Gross Floor Area
Rates Current At February 2023

Ref	Location		GFA m²	GFA $/m²	Total Cost $
CW	**Contract Works**				
CC	Community Club		1,575	4,934	7,771,815
BC	Bowls Club		750	4,459	3,344,301
EW	External Works				272,650
		CW - Contract Works	**2,325**	**4,898**	**11,388,766**
SB	**Separate Budget**				
SB1	Northern Carpark				489,075
SB2	South Carpark				339,200
SB3	Signage				99,500
SB4	Landscape and Paving Works (by Council)				413,690
SB5	Site Infrastructure Upgrade				1,070,300
SB6	Photovoltaic Panels				104,500
SB7	Professional Fees				1,100,000
SB8	Audio Visual Equipment				250,000
		SB - Separate Budget			**3,866,265**
ESTIMATED TOTAL COST			**2,325**	**6,561**	**15,255,031**


HOME PLAYER CHANGE
AWAY PLAYER CHANGE
PLAYER AMENITIES
STORE
LIFT
STAIR 1


PLAZA
FUNCTION SPACE
FUNCTION BAR
KITCHEN
COOL ROOM
KITCHEN STORE
FUNCTION STORE
STAIR 1
STAIR 2


PLANT ENCLOSURE
PLAZA
FUNCTION SPACE
FUNCTION BAR
CLEAN
A/V
WC.A
HOME PLAYER CHANGE
PLAYER AMENITIES
COACH / INTERCHANGE
OVAL
BOUNDARY LINE
SPOON DRAIN


FUNCTION STORE
FUNCTION BAR
KITCHEN
LOADING
BOWLS STORE
STORE
FUNCTION SPACE
ROOF OVER

LONG-TERM FINANCIAL PLAN MODELLING

39 Smith Street

- *Budget Refurbishment - **>$7.0m***
- *Renovation - **$9.0m***
- *New Build - **$12.0m***

Walkerville Oval

- *New Build - **$15.0m***
  - ***Bowling Club - $5.0m** (apportion of infrastructure costs)*
  - ***Sports Club - $10.0m** (apportion of infrastructure costs)*

What is the priority?

LTFP

Scenario 1

Proceed with 39 Smith Option A *("Budget Refurbishment");*
Proceed with Walkerville Oval 2026-27 and 2027-28.

- 39 Smith ($7.0m) is to be delivered in 2023-24 (bulk of delivery) and 2024-25;
- Walkerville Oval ($15.0m) to be delivered 2026-27 and 2027-28.

Assumes $5.0m funding for 39 Smith Street.
Assumes $4.0m funding for Walkerville Oval negotiated with SAFA

LTFP

Scenario 1

$'000		Jun-23	Jun-24	Jun-25	Jun-26	Jun-27	Jun-28	Jun-29	Jun-30	Jun-31	Jun-32
Walkerville Oval	Capital Expenditure					7,500	7,500				
Walkerville Oval	Amounts Received					4,000					
39 Smith Street	Capital Expenditure		3,500	3,500							
39 Smith Street	Amounts Received		2,500	2,500							

$'000		Jun-23 Bud	Jun-24 Fcst	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst	Jun-32 Fcst
Non-Current Liabilities											
Borrowings	calcs	5,030	4,187	4,214	3,957	6,682	10,355	9,891	8,037	5,986	3,798
Provisions	calcs	80	85	89	93	96	99	102	104	107	109
Liability - Equity Accounted Council Businesses	calcs	266	266	266	266	266	266	266	266	266	266
Total Non-Current Liabilities		**5,376**	**4,538**	**4,569**	**4,316**	**7,044**	**10,720**	**10,258**	**8,407**	**6,359**	**4,173**
Total Liabilities		**7,156**	**7,044**	**7,187**	**6,472**	**10,517**	**14,200**	**12,475**	**10,649**	**8,648**	**6,509**

LTFP

Scenario 2

Proceed with 39 Smith Option A *("Budget Refurbishment");*
Proceed with Walkerville Oval 2026-27 and 2027-28.

- 39 Smith ($9.0m) is to be delivered in 2023-24 (bulk of delivery) and 2024-25;
- Walkerville Oval ($15.0m) to be delivered 2026-27 and 2027-28.

Assumes $5.0m funding for 39 Smith Street.
Assumes $4.0m funding for Walkerville Oval negotiated with SAFA

LTFP

Scenario 2

$'000		Jun-23	Jun-24	Jun-25	Jun-26	Jun-27	Jun-28	Jun-29	Jun-30	Jun-31	Jun-32
Walkerville Oval	Capital Expenditure					7,500	7,500				
Walkerville Oval	Amounts Received					4,000					
39 Smith Street	Capital Expenditure		4,500	4,500							
39 Smith Street	Amounts Received		2,500	2,500							

$'000		Jun-23 Bud	Jun-24 Fcst	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst	Jun-32 Fcst
Non-Current Liabilities											
Borrowings	calcs	5,030	5,009	6,036	6,048	6,802	12,524	12,021	10,253	8,246	6,105
Provisions	calcs	80	85	89	93	96	99	102	104	107	109
Liability - Equity Accounted Council Businesses	calcs	266	266	266	266	266	266	266	266	266	266
Total Non-Current Liabilities		**5,376**	**5,360**	**6,391**	**6,407**	**7,164**	**12,888**	**12,389**	**10,624**	**8,618**	**6,480**
Total Liabilities		**7,156**	**8,044**	**9,187**	**8,563**	**10,637**	**16,368**	**14,605**	**12,866**	**10,908**	**8,816**

LTFP

Scenario 3A

Proceed with 39 Smith Option A *("Budget Refurbishment");*
Proceed with Walkerville Oval project on a staged basis.

- 39 Smith ($7.0m) is to be delivered in 2023-24 (bulk of delivery) and 2024-25;
- Bowling Club ($5.0m) is to be delivered in 2024-25 and 2025-26;
- Sports Club ($10.0m) is to be delivered in 2026-27 and 2027-28.

Assumes $5.0m funding for 39 Smith Street.
Assumes $4.0m funding for Walkerville Oval negotiated with SAFA

LTFP

Scenario 3A

$'000		Jun-23	Jun-24	Jun-25	Jun-26	Jun-27	Jun-28	Jun-29	Jun-30	Jun-31	Jun-32
Walkerville Oval	Capital Expenditure			2,500	2,500	5,000	5,000				
Walkerville Oval	Amounts Received			1,250	1,250	1,500					
39 Smith Street	Capital Expenditure		3,500	3,500							
39 Smith Street	Amounts Received		2,500	2,500							

$'000		Jun-23 Bud	Jun-24 Fcst	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst	Jun-32 Fcst
Non-Current Liabilities											
Borrowings	calcs	5,030	4,187	5,019	6,012	7,661	10,900	9,989	8,138	6,080	3,894
Provisions	calcs	80	85	89	93	96	99	102	104	107	109
Liability - Equity Accounted Council Businesses	calcs	266	266	266	266	266	266	266	266	266	266
Total Non-Current Liabilities		**5,376**	**4,538**	**5,374**	**6,371**	**8,022**	**11,265**	**10,357**	**8,508**	**6,453**	**4,269**
Total Liabilities		**7,156**	**7,044**	**8,437**	**8,972**	**11,050**	**14,301**	**12,574**	**10,750**	**8,742**	**6,605**

LTFP

Scenario 3B

Proceed with 39 Smith Option A *("Budget Refurbishment");*
Proceed with Walkerville Oval project on a staged basis.

- 39 Smith ($7.0m) is to be delivered in 2023-24 (bulk of delivery) and 2024-25;
- Bowling Club ($5.0m) is to be delivered in 2025-26 and 2026-27;
- Sports Club ($10.0m) is to be delivered in 2027-28 and 2028-29.

Assumes $5.0m funding for 39 Smith Street.
Assumes $4.0m funding for Walkerville Oval negotiated with SAFA

LTFP

Scenario 3B

$'000		Jun-23	Jun-24	Jun-25	Jun-26	Jun-27	Jun-28	Jun-29	Jun-30	Jun-31	Jun-32
Walkerville Oval	Capital Expenditure				2,500	2,500	5,000	5,000			
Walkerville Oval	Amounts Received				1,250	1,250	1,500				
39 Smith Street	Capital Expenditure		3,500	3,500							
39 Smith Street	Amounts Received		2,500	2,500							

$'000		Jun-23 Bud	Jun-24 Fcst	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst	Jun-32 Fcst
Non-Current Liabilities											
Borrowings	calcs	5,030	4,187	4,214	4,762	4,573	5,832	8,930	7,824	5,827	3,650
Provisions	calcs	80	85	89	93	96	99	102	104	107	109
Liability - Equity Accounted Council Businesses	calcs	266	266	266	266	266	266	266	266	266	266
Total Non-Current Liabilities		**5,376**	**4,538**	**4,569**	**5,121**	**4,935**	**6,197**	**9,298**	**8,194**	**6,200**	**4,025**
Total Liabilities		**7,156**	**7,044**	**7,187**	**7,722**	**7,517**	**9,233**	**12,404**	**10,437**	**8,489**	**6,361**

Other

17 February 2023 – Meeting with SAFA.

28 February 2023 – Meeting with LGFA.

1 March 2023 - Meeting with Member for Adelaide.

Subsequent Briefing Session.

Detailed report coming in to the Chamber in March 2023.

Timeline

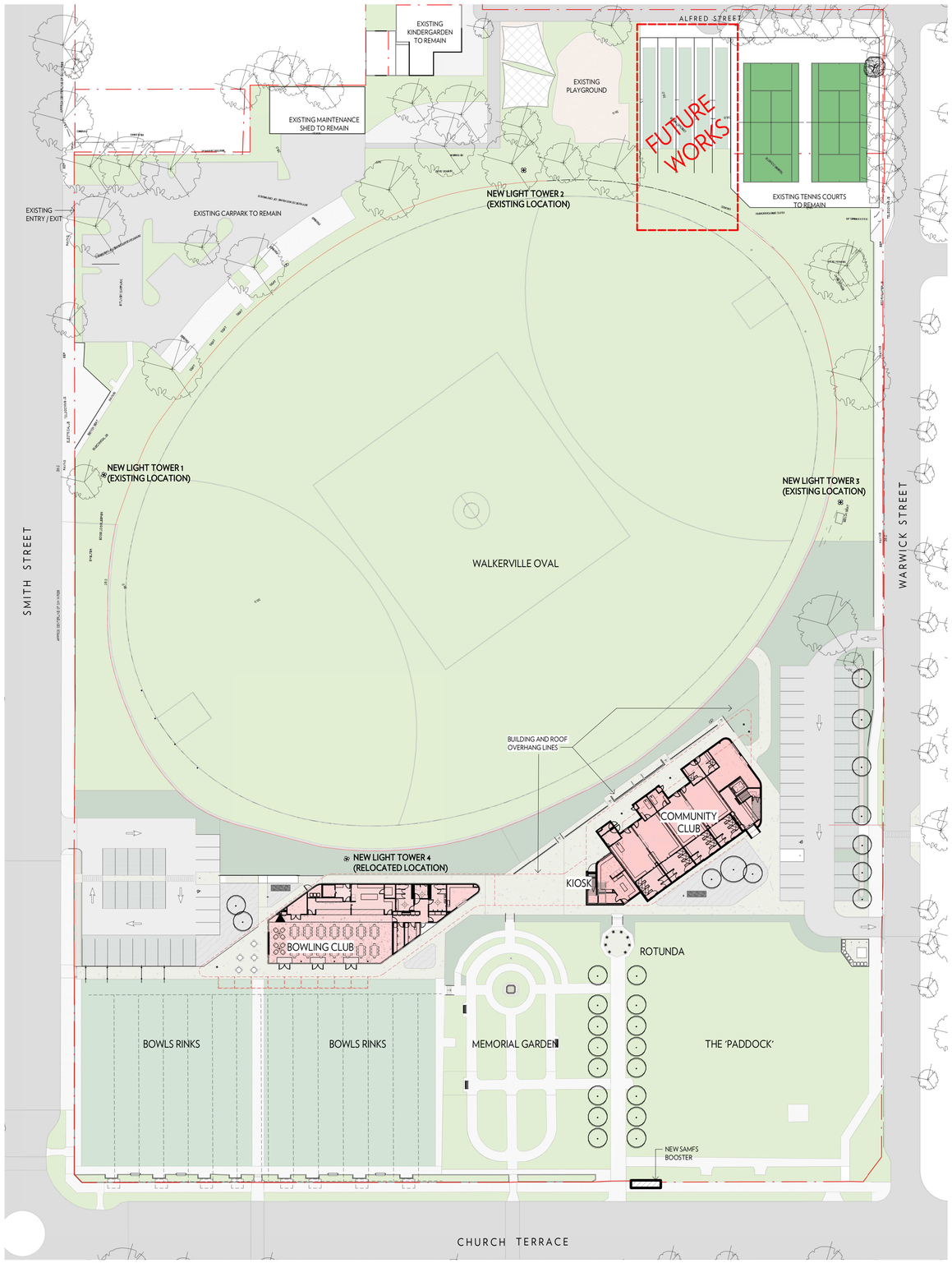
- Options coming into the chamber for Council to determine (March 2023)
  - All documentation to be made public.
  - Community Consultation.
- Meet with ORS.
- Audit Committee (March / April 2023)
- Council - Proceed to detailed design (April 2023)
- Planning & Building Rules Consent (May 2023)
  - Note: possible requirement for the refurbishment to go to CAP.
- Tender (May 2023)
- Prudential Review (May 2023)
- Major Projects Committee approval (June / July 2023).
- Project Commencement (July / August).

QUESTIONS?

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE

CONCEPT DESIGN DRAWING LIST	
SHEET NUMBER	SHEET NAME
DA-100	COVER PAGE
DA-101	SITE PLAN - DEMOLITION
DA-102	SITE PLAN - PROPOSED
DA-103	GROUND FLOOR - OVERALL
DA-104	FIRST FLOOR - OVERALL
DA-105	ROOF PLAN - OVERALL
DA-106	SECTIONS
DA-107	ELEVATIONS
DA-108	3D VIEWS
DA-109	SITE PLAN - DEMOLITION TREES



SITE PLAN

1 : 500

REASON FOR ISSUE	REV	DATE
ISSUED FOR PLANNING	A	17.03.2023

PRELIMINARY

WALTER BROOKE

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 5 10 25

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

COVER PAGE	DRAWING —	DA-100
17.03.2023	REVISION —	A
1 : 500 @A1	PROJECT —	20-0142

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DEMOLITION SCHEDULE

CODE	DESCRIPTION
D01	Building to be demolished
D03	Grass to be removed
D04	Tree to be removed
D05	Fence to be removed
D06	Path/Bitumen/Roadway to be removed including all kerbs & gutters
D07	Concrete Plinths to be removed
D08	Retaining Wall to be removed
D09	Light Pole to be removed
D10	Remove mounding
D11	Remove water fountain

WALKERVILLE OVAL

EXISTING FENCE TO REMAIN

EXISTING CROSS OVER TO BE REMOVED

EXISTING FENCE TO REMAIN

6518 DEMO FENCE

EXISTING PART FENCE TO REMAIN

CONCRETE BORDER TO BE REMOVED

EXISTING LAWN AREA

FILL & GRASS TO BE REMOVED DOWN TO NATURAL GRADE. ALLOW TO TEMPORARY RETAIN EXISTING BOWLS RINKS

SMITH STREET

EXISTING STAIRS TO BE REMOVED.

ENGINEER TO REVIEW EXISTING RETAINING WALL TO DETERMINE IF IT CAN REMAIN

EXISTING SPOON DRAIN TO REMAIN

EXISTING OVAL LIGHT POLE TO BE REMOVED

WALKWAY TO BE REMOVED

SHADE STRUCTURE TO BE REMOVED

BOWLING CLUB

EXISTING BOWLS RINK

RINK TO REMAIN OPERATIONAL DURING BUILDING WORKS

EXISTING BOWLS RINK

RINK TO REMAIN OPERATIONAL DURING BUILDING WORKS

EXISTING OVAL LIGHT POLE TO BE REPLACED IN THIS POSITION

EXISTING FENCE TO REMAIN

EXISTING TURF MOUND TO BE PARTIALLY REMOVED + END TO BE REFORMED + REGRADED

EXISTING CROSSOVER TO REMAIN

EXISTING OVAL LIGHT POLE TO BE REMOVED

REINSTATE SPOON DRAIN AS REQUIRED WHERE DAMAGED BY NEW CONSTRUCTION WORKS

SPORTS CLUB

IN WALL PLAQUE & TIMECAPSULES TO BE CAREFULLY REMOVED AND RETAINED.CLUBS TO REMOVE ALL ITEMS OF VALUE PRIOR TO DEMOLITION WORKS. CONTRACTOR TO ALLOW TO DUMP ALL REMAINING ITEMS.

EXISTING BUILDING

EXISTING GAS METER TO REMAIN

EXISTING FENCE TO REMAIN

WARWICK STREET

FIRE HYDRANT AND POSTS TO BE REMOVED

EXISTING ROTUNDA

EXISTING MEMORIAL

EXISTING MEMORIAL GARDEN

THE 'PADDOCK'

EXISTING CROSSOVER TO REMAIN

REASON FOR ISSUE	REV	DATE
ISSUED FOR PLANNING	A	17.03.2023

PRELIMINARY

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2.5 5 12.5

SITE DEMOLITION PLAN

1 : 250

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

SITE PLAN - DEMOLITION	DRAWING	DA-101
17.03.2023	REVISION	A
1 : 250 @A1	PROJECT	20-0142

LEGEND - SITE

PROPERTY BOUNDARY

FT.xx - Fence type xx: refer general annotations for description

CODE	DESCRIPTION
BOL	Bollard as spec.
B.S.	Bench Seat as spec.
BBQ	BBQ as spec.
FK	Flush Kerb
K	Kerb
WF.x	Water Feature type x as specified / detailed
RWT	Rain Water Tank as specified
S.L.P	Site, Lamp Post, refer elec. services details.
IC	Irrigation Conduit, indicative location, refer eng. details

PERGOLA
Refer Typical Details and Engineering Details. Height 3m.

FLOOR TYPES

- CONCRETE PAVING
- BITUMEN
- PERMEABLE PAVING
- EXISTING TURF
- NEW TURF
- NEW TREE
- EX. TREE

SMITH STREET

WARWICK STREET

WALKERVILLE OVAL

NEW LIGHT TOWER 1 (EXISTING LOCATION)

NEW LIGHT TOWER 3 (EXISTING LOCATION)

NEW LIGHT TOWER 4 (RELOCATED LOCATION)

PARTIALLY REMOVED MOUNDED TURF TO BE REFORMED

MOUNDED TURF

EXTENT OF NEW TURF

EXISTING SPOON DRAIN

NEW FENCE TO MATCH

NEW CROSS OVER

PERMEABLE PAVERS

NEW FENCE (LEFT) TO MATCH

EX. SAMPS BOOSTER

NEW WATER CONNECTION

1000h VERTICAL SLAT FENCING, WHITE FINISH

NEW FENCE TO MATCH

NEW STAIRS

EX. WATER METER TO REMAIN

NEW CARPARK - 26 SPACES

FH + GAS METER

GREASE ARRESTOR

BOWLS CLUB

GLAZED BALUSTRADE WITH R/W UNDER

UNDERCOVER VIEWING & ENTRY

ROOF OVER

SHADE STRUCTURE OVER

SUNSHADE OVER

NEW STAIR AND RE-ALIGNMENT OF PATH

EXISTING BOWLS RINKS

EXISTING BOWLS RINKS

EXISTING MEMORIAL GARDEN

THE 'PADDOCK'

EXISTING MEMORIAL

COMMUNITY CLUB

TIERED SEATING

INTERCHANGE BENCHES

CONCRETE SURROUND

NEW STAIR

NEW STAIR

FH

GREASE ARRESTOR

EXISTING ROTUNDA, TO BE RESTORED BY CLIENT

NEW TRANSFORMER & BIN STORE

RAMP DOWN TO OVAL

EX. WATER METER TO REMAIN

NEW CARPARK - 33 SPACES

EX. GAS METER

EXISTING CROSSOVER TO REMAIN

EXISTING FENCE TO REMAIN

NEW FENCE TO MATCH

EXISTING PEDESTRIAN CROSSING

EXISTING FENCE TO REMAIN

EXISTING FOOTPATH TO REMAIN

NEW BITUMEN INFILL TO REPLACE EXISTING PAVING

EXISTING CROSSOVER TO REMAIN

EXISTING FOOTPATH TO REMAIN

EX. TREE

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REASON FOR ISSUE	REV	DATE
ISSUED FOR PLANNING	A	17.03.2023

SITE PLAN
1 : 250

PRELIMINARY

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2.5 5 12.5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

SITE PLAN - PROPOSED	DRAWING	DA-102
17.03.2023	REVISION	A
As indicated @A1	PROJECT	20-0142

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BUILDING AREAS (GRANDSTAND)		CARPARKING	
COMMUNITY CLUB GROUND	590m²	EXISTING	70
COMMUNITY CLUB CLUB FIRST	560m²	REMOVED	22
COMMUNITY CLUB CLUB TOTAL	1,150m²	ADDED	59
COMMUNITY CLUB TERRACE	212m²	**TOTAL**	**107**
		TRAFFIC ENGINEER MIN.	
BOWLS CLUB TOTAL	494m²	RECOMMENDATION	85
BUILDING AREA TOTAL	**1,644m²**	Note from Austral Traffic Data:	
COVERED VIEWING GROUND	504m²	The proposed development is classified as commununity facility under the new planning and design code. As such 10 per 100sqm parking rates apply. A discount factor of 50% is considered appropriate given the existing level / similarity of use of the community facilities.	

GROUND FLOOR PLAN OVERALL

1 : 200

REASON FOR ISSUE	REV	DATE
ISSUED FOR PLANNING	A	17.03.2023

PRELIMINARY

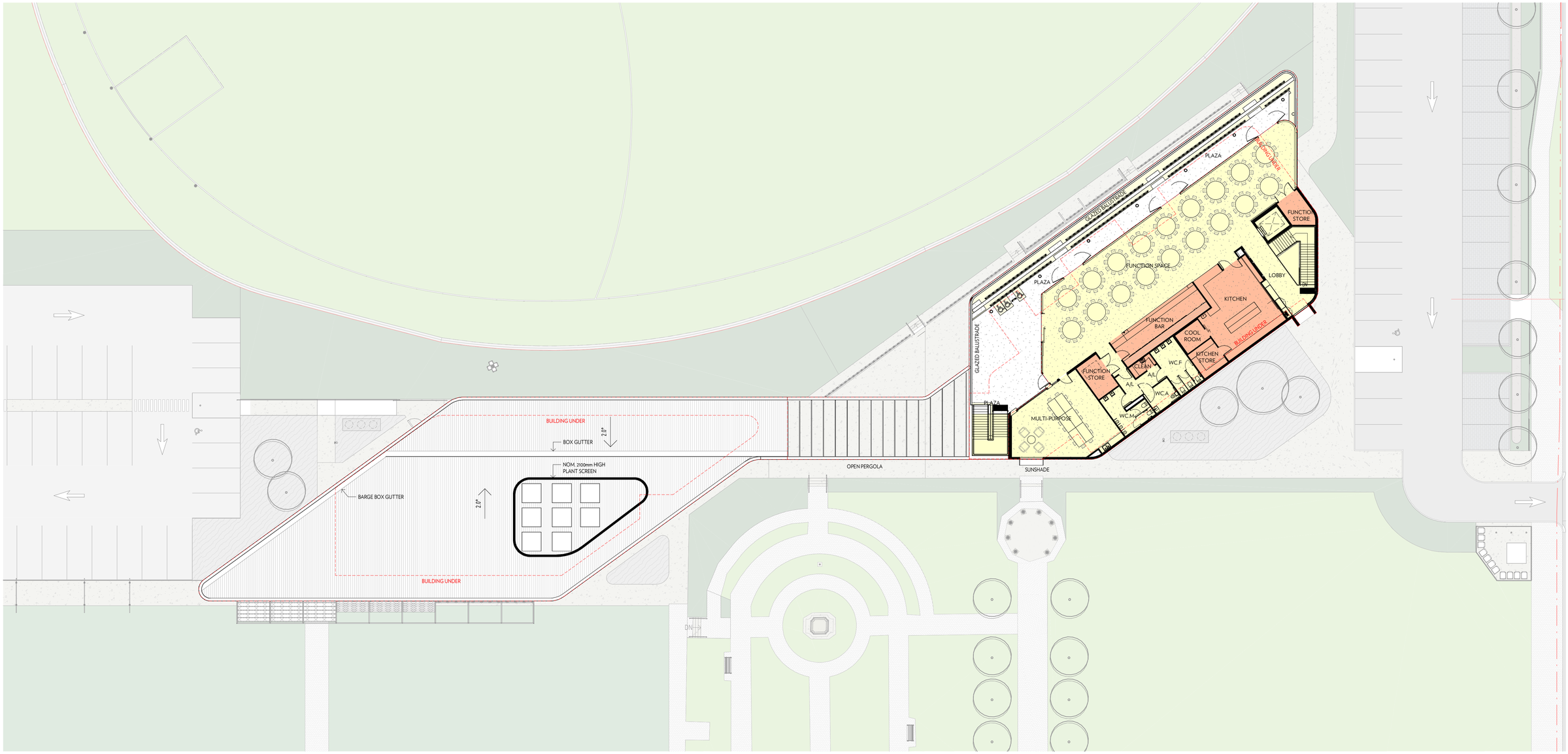
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 10

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - OVERALL	DRAWING —	DA-103
17.03.2023	REVISION —	A
1 : 200 @A1	PROJECT —	20-0142

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FIRST FLOOR PLAN OVERALL

1 : 200

REASON FOR ISSUE	REV	DATE
ISSUED FOR PLANNING	A	17.03.2023

PRELIMINARY

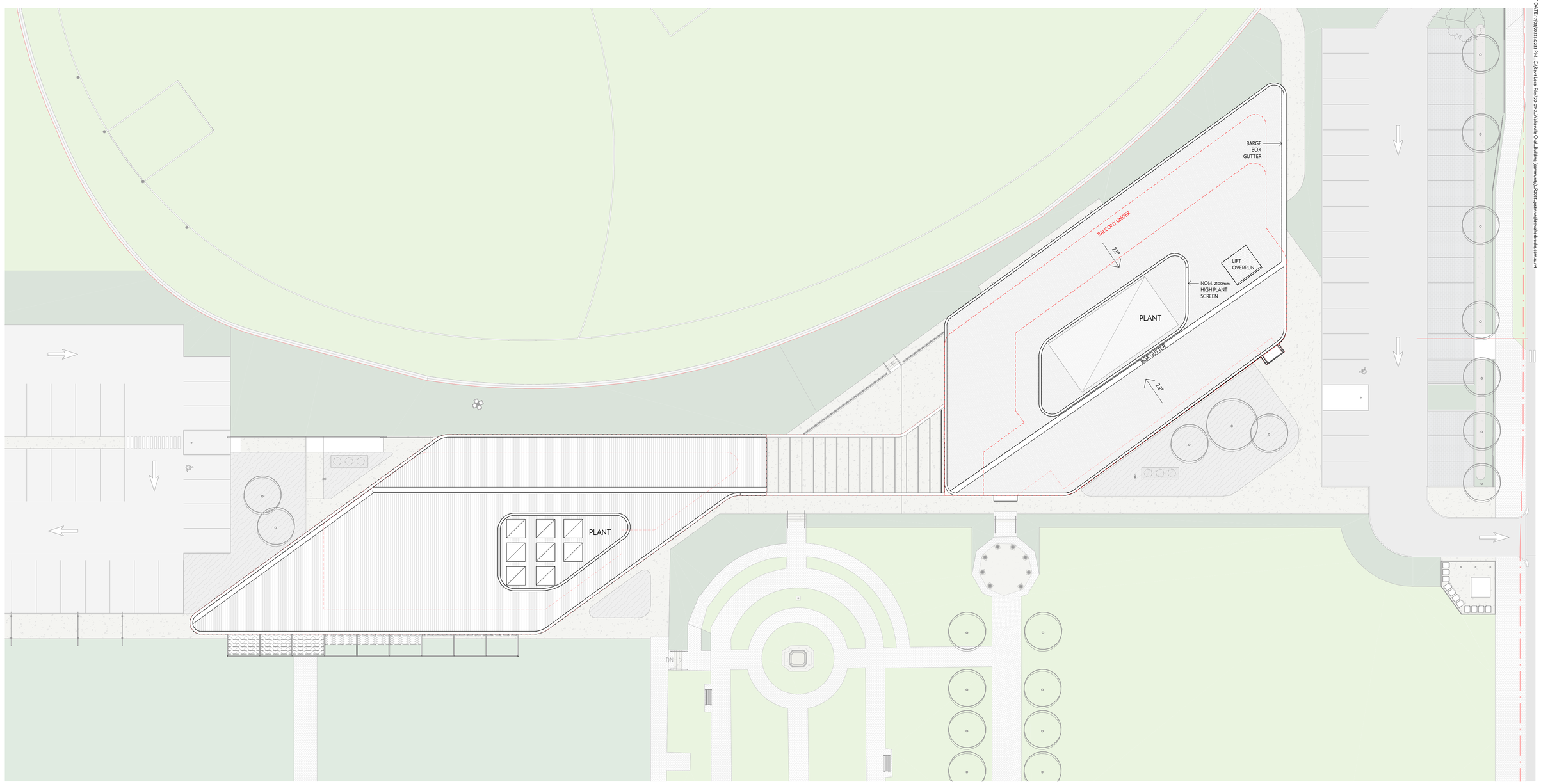
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 10

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR - OVERALL	DRAWING —	DA-104
17.03.2023	REVISION —	A
1 : 200 @A1	PROJECT —	20-0142

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ROOF PLAN OVERALL

1 : 200

REASON FOR ISSUE	REV	DATE
ISSUED FOR PLANNING	A	17.03.2023

PRELIMINARY

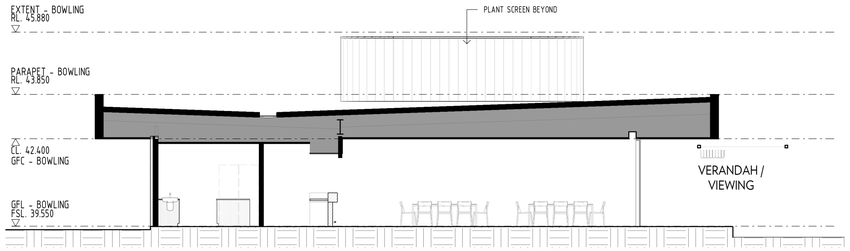
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INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 10

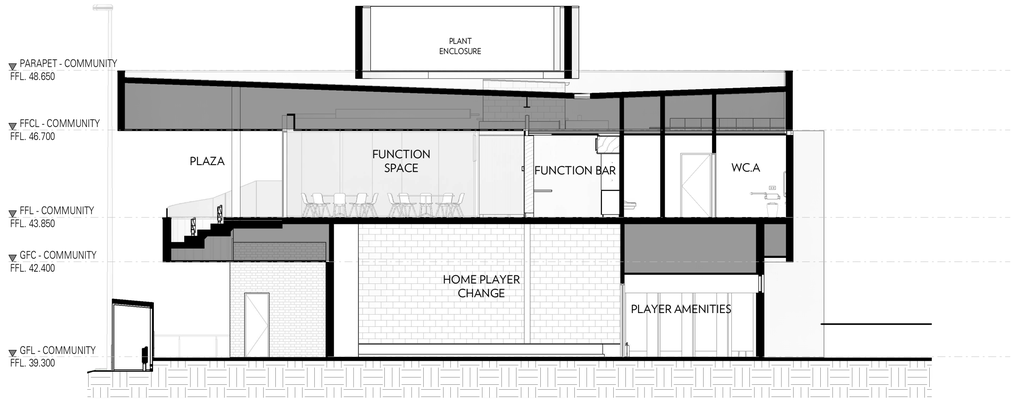
WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

ROOF PLAN - OVERALL	DRAWING —	DA-105
17.03.2023	REVISION —	A
1 : 200 @A1	PROJECT —	20-0142



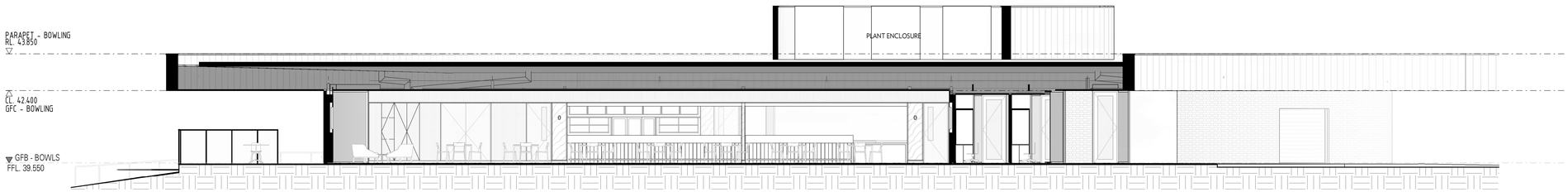
SK SECTION 1 - BOWLS CLUB

1 : 100



SK SECTION 1 - COMMUNITY CLUB

1 : 100



SK SECTION 2 - BOWLS CLUB

1 : 100



SK SECTION 2 - COMMUNITY CLUB

1 : 100

REASON FOR ISSUE	REV	DATE
ISSUED FOR PLANNING	A	17.03.2023

PRELIMINARY

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MASTER PLANNING

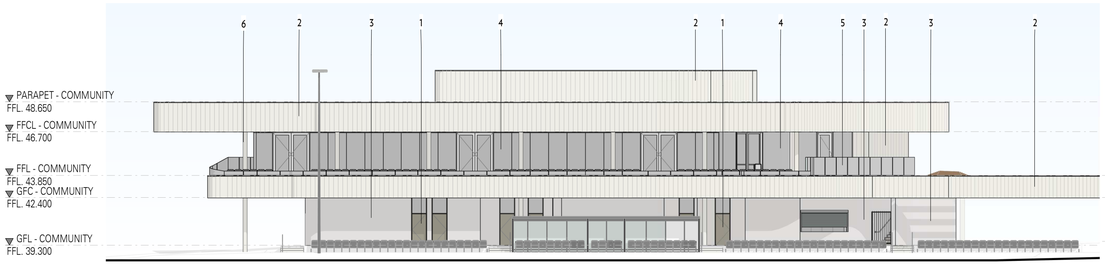
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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

SECTIONS	DRAWING —	DA-106
17.03.2023	REVISION —	A
1 : 100 @A1	PROJECT —	20-0142

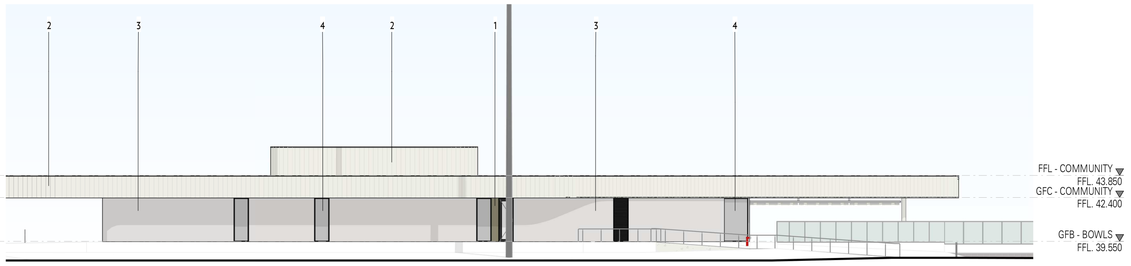
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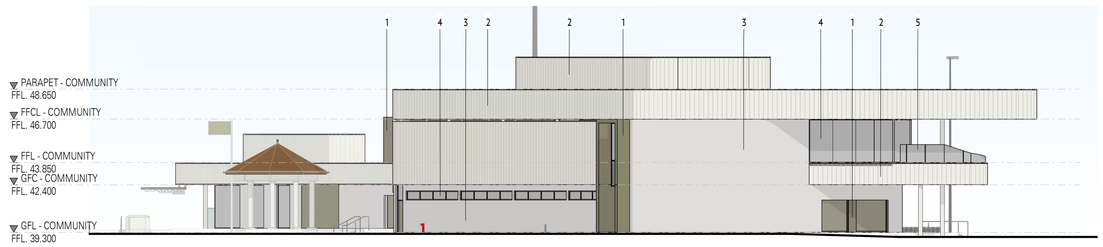
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EAST ELEVATION

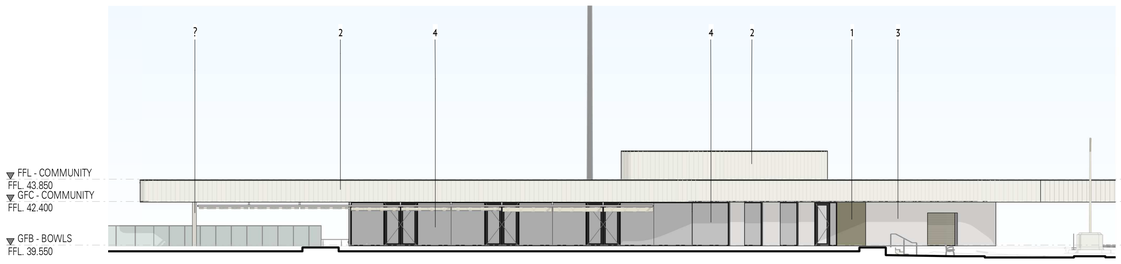
1 : 200

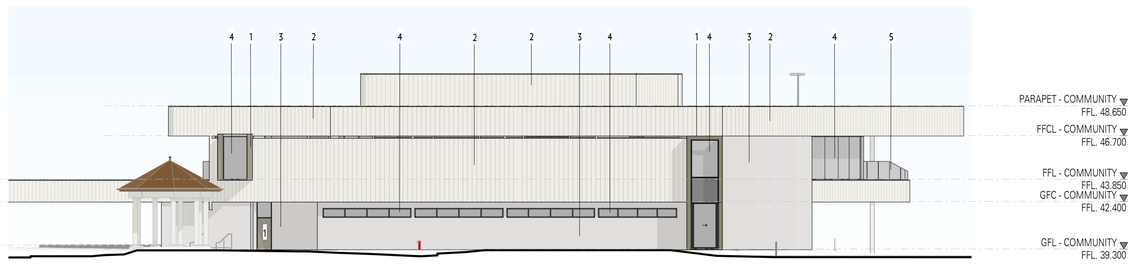




SOUTH ELEVATION

1 : 200





WEST ELEVATION

1 : 200

Materiality



1 Pre-finshed Metal - Metallic Colour



2 Pre-finshed Metal - Light Colour



3 Masonry - Light Colour



4 Glazing



5 Glazing - Balustrade

6 Paint Finish - Light Colour

REASON FOR ISSUE	REV	DATE
ISSUED FOR PLANNING	A	17.03.2023

PRELIMINARY

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WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

ELEVATIONS	DRAWING —	DA-107
17.03.2023	REVISION —	A
1 : 200 @A1	PROJECT —	20-0142

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WARWICK ST VIEW



OVAL VIEW



ROTUNDA VIEW



SMITH ST VIEW


REASON FOR ISSUE	REV	DATE
ISSUED FOR PLANNING	A	17.03.2023

WALTER BROOKE

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INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

3D VIEWS	DRAWING —	DA-108
17.03.2023	REVISION —	A
@A1	PROJECT —	20-0142



REASON FOR ISSUE	REV	DATE
ISSUED FOR PLANNING	A	17.03.2023

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

SITE PLAN - DEMOLITION TREES	DRAWING	—	DA-109
17.03.2023	REVISION	—	A
1 : 250 @A1	PROJECT	—	20-0142

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WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE



WARWICK ST VIEW



OVAL VIEW



ROTUNDA VIEW



SMITH ST VIEW

DRAWING LIST WORKING DRAWING	
SHEET NUMBER	SHEET NAME
0-001	TITLE SHEET
0-002	PROJECT LEGEND SHEET
1-100	LOCATION PLAN
1-101	SITE PLAN - NORTH
1-102	SITE PLAN - SOUTH
1-103	GRID SETOUT PLAN
1-200	SITE DEMOLITION PLAN
1-201	SITE DETAILS
1-300	GROUND FLOOR PLAN - COMMUNITY CLUB
1-301	FIRST FLOOR PLAN - COMMUNITY CLUB
1-350	GROUND FLOOR PLAN - BOWLING CLUB
1-400	GROUND FLOOR CONCRETE PROFILE PLAN - COMMUNITY CLUB
1-401	FIRST FLOOR CONCRETE PROFILE PLAN - COMMUNITY CLUB
1-450	GROUND FLOOR CONCRETE PROFILE PLAN - BOWLING CLUB
1-500	GROUND FLOOR REFLECTED CEILING PLAN - COMMUNITY CLUB
1-501	FIRST FLOOR REFLECTED CEILING PLAN - COMMUNITY CLUB
1-550	GROUND FLOOR REFLECTED CEILING PLAN - BOWLING CLUB
1-600	ROOF PLAN - COMMUNITY CLUB
1-650	ROOF PLAN - BOWLING CLUB
1-700	GROUND FLOOR DIMENSION PLAN - COMMUNITY CLUB
1-701	FIRST FLOOR DIMENSION PLAN - COMMUNITY CLUB
1-750	GROUND DIMENSION PLAN - BOWLING CLUB
1-900	GROUND FLOOR FF&E & FINISHES PLAN - COMMUNITY CLUB
1-901	FIRST FLOOR FF&E & FINISHES PLAN - COMMUNITY CLUB
1-950	GROUND FLOOR FF&E & FINISHES PLAN - BOWLING CLUB
2-100	EXTERNAL ELEVATIONS - COMMUNITY CLUB - SHEET 1
2-101	EXTERNAL ELEVATIONS - COMMUNITY CLUB - SHEET 2
2-150	EXTERNAL ELEVATIONS - BOWLING CLUB
3-100	SECTIONS - COMMUNITY CLUB
3-150	SECTIONS - BOWLING CLUB
3-200	WALL SECTIONS - COMMUNITY CLUB - SHEET 1
3-201	WALL SECTIONS - COMMUNITY CLUB - SHEET 2
3-202	WALL SECTIONS - COMMUNITY CLUB - SHEET 3
3-250	WALL SECTIONS - BOWLING CLUB - SHEET 1
3-300	SECTION DETAILS - COMMUNITY CLUB - SHEET 1
3-301	SECTION DETAILS - COMMUNITY CLUB - SHEET 2
3-303	SECTION DETAILS - COMMUNITY CLUB - SHEET 3
3-350	SECTION DETAILS - BOWLING CLUB - SHEET 1
4-100	PLAN DETAILS - COMMUNITY CLUB - SHEET 1
4-101	PLAN DETAILS - COMMUNITY CLUB - SHEET 2
4-150	PLAN DETAILS - BOWLING CLUB
5-100	STAIR DETAILS - STAIR 1 - COMMUNITY CLUB - SHEET 1
5-101	STAIR DETAILS - STAIR 1 - COMMUNITY CLUB - SHEET 2
5-102	STAIR DETAILS - STAIR 2 - COMMUNITY CLUB - SHEET 1
5-103	STAIR DETAILS - STAIR 2 - COMMUNITY CLUB - SHEET 2
5-104	BALUSTRADE DETAILS - COMMUNITY CLUB
5-105	ENTRY CANOPY DETAILS - COMMUNITY CLUB
6-100	INTERNAL ELEVATIONS - COMMUNITY CLUB - WET AREAS & CHANGEROOM
6-101	INTERNAL ELEVATIONS - COMMUNITY CLUB - KIOSK, KITCHEN & BAR
6-102	INTERNAL ELEVATIONS - COMMUNITY CLUB - GF, FF LOBBY, MULTI-PURPOSE & FUNCTION BAR
6-103	INTERNAL ELEVATIONS - COMMUNITY CLUB - WET AREAS
6-150	INTERNAL ELEVATIONS - BOWLING CLUB - FUNCTION SPACE & OFFICES
6-151	INTERNAL ELEVATIONS - BOWLING CLUB - BOWLS STORE, WC, CLEANER & STORE
7-200	JOINERY DETAILS - COMMUNITY CLUB - LOBBY CG
7-201	JOINERY DETAILS - COMMUNITY CLUB - LOBBY CF
7-202	JOINERY DETAILS - COMMUNITY CLUB - FUNCTION BAR
7-250	JOINERY DETAILS - BOWLING CLUB - BOWLS STORE & OFFICE
7-251	JOINERY DETAILS - BOWLING CLUB - OFFICE & SERVICES
7-252	JOINERY DETAILS - BOWLING CLUB
7-253	JOINERY DETAILS - BOWLING CLUB - KITCHEN
8-100	DOOR SCHEDULE - COMMUNITY CLUB
8-150	DOOR SCHEDULE - BOWLING CLUB
8-200	WINDOW SCHEDULE - COMMUNITY CLUB
8-250	WINDOW SCHEDULE - BOWLING CLUB

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

TITLE SHEET

project no: 20-0142
scale: @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-0-001 revision: B

PRELIMINARY

© walterbrooke and associates pty ltd
level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 918 514

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LEGEND - SITE

PROPERTY BOUNDARY

FT.xx - Fence type xx: refer general annotations for description

CODE	DESCRIPTION
BOL	Bollard as spec.
BS.	Bench Seat as spec.
BBQ	BBQ as spec.
FK	Flush Kerb
K	Kerb
WF.x	Water Feature type x as specified / detailed
RWT	Rain Water Tank as specified
S.LP	Site, Lamp Post, refer elec. services details.
IC	Irrigation Conduit, indicative location, refer eng. details

PERGOLA
Refer Typical Details and Engineering Details. Height 3m.

FLOOR TYPES

- CONCRETE PAVING
- BITUMEN
- PERMEABLE PAVING
- EXISTING TURF
- NEW TURF
- NEW TREE
- EX. TREE

FENCE TYPE SCHEDULE

CODE	DESCRIPTION
FT.01	Vertical slat fencing, 1000h, dark finish

RETAINING WALL TYPE SCHEDULE

CODE	DESCRIPTION
RW1	Retaining wall type 1 as engineers spec
RW.01	Retaining wall type 1 as engineers spec

SITE WALL TYPE SCHEDULE

CODE	DESCRIPTION

SITE PAVING & LANDSCAPE SCHEDULE

CODE	DESCRIPTION
	«varies»
GB	garden bed
LAND.EX1	Existing turfed area, to be retained
LAND.EX2	Oval turfing, to be retained
LAND.EX3	Existing bowls turf, ensure protection during construction, contractor to make good
TU	New turfed area, refer to landscape schedule for species

SITE ITEM TYPE SCHEDULE

CODE	DESCRIPTION

PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	NUMBER	IMAGE
			966	
PC	Pistacia chinensis	Chinese Pistachio	21	

LEGEND - DEMOLITION

Denotes Demolition of Wall

(D.xx) Denotes item to be demolished, refer schedule

General:
This drawing to be read inconjunction with architectural specification, structural and services consultants documentation.

Contractor to leave entire building site in a clean condition ready for subsequent trades.

Making Good:
repair all adjacent structures and surfaces where affected by demolition to match existing finishes and prepare surfaces ready to accept new work.

Services:
Allow to terminate all redundant services and remove where affected by new works.

Contractor to maintain access and use of bowling greens and oval at all times by sporting club (using temporary facilities)

DEMOLITION SCHEDULE

CODE	DESCRIPTION
D01	Building to be demolished
D03	Grass to be removed
D04	Tree to be removed
D05	Fence to be removed
D06	Path/Bitumen/Roadway to be removed including all kerbs & gutters
D07	Concrete Plinths to be removed
D08	Retaining Wall to be removed
D09	Light Pole to be removed
D10	Remove mounding
D11	Remove water fountain

LEGEND - WALLS / PARTITION NOTES

Wall / Partition Types:
No internal linings to wall & partition types when adjacent a duct. riser, void, shaft, cavity, fire cabinet and fire stair.

Substitute plasterboard for fibre cement sheeting or equivalent moisture resistant board to the following rooms; CLEANERS, FUNCTION BAR, KIOSK, KITCHEN, PLAYER AMENITIES, UMPIRE, WC.A, WC.D, WC.F, WC.M.

Substitute plasterboard for Fibre Cement sheeting or equivalent impact resistant board to 1200mm high in the following rooms; DRY STORE, FUNCTION STORE, LOADING, STORE, WORKSHOP

Contractor to coordinate wall & partition types setout and allow for packing/furring channel, to ensure alignment to all internal and external linings.

Wall Bracing
Provide top of wall stabilisation / bracing to internal walls, typically. Refer to structural engineers details for bracing requirements

Provide full width plywood bracing to stud walls behind ALL wall mounted joinery and TV equipment.

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / «varies» / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5c	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5d	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

SKIRTING TYPE SCHEDULE

CODE	DESCRIPTION

WALL FINISHES SCHEDULE

CODE	DESCRIPTION
W-MR	Mirror Finish as spec.
W-PB	
W-PIN	Pinboard Wall Finish as spec.
W-PT1	Ceramic wall tiling. 150 x 150mm, colour as scheduled
W-PT2	Ceramic wall tiling. 150 x 150mm, colour as scheduled
W-PT3	Ceramic wall tiling. 150 x 150mm, colour as scheduled
W-TPP	Two Pack Routered MDF Wall Finish as spec.
W-TVP	Timber Veneer Wall Finish as spec.
W-WB	Whiteboard Wall Finish as spec.

FLOOR FINISHES SCHEDULE

CODE	DESCRIPTION
CONC	concrete slab to engineers details, refer schedule
F-CPT1	Carpet type 1, refer schedule
F-EM1	Entry Mat type 1, refer schedule
F-EP0	Epoxy Paint type 1, 75mm thick screed, 75mm thick insulated panel by cool room contractor, refer schedule
F-PF	plant platform, refer schedule
F-RUB1	Rubber Floor type 1, refer schedule
F-TL1	Floor Tile type 1, refer schedule
F-TL2	Floor Tile type 2, refer schedule
F-TL3	Floor Tile type 3, refer schedule
F-TL4	Floor Tile type 4, refer schedule
F-TL5	Floor Tile type 5 on paving pedestals, refer schedule
F-VIN1	Vinyl Floor Finish type 1, refer schedule
RB.01	150
RB.02	200
RB.03	60
RB.04	60
UP.01	150

LEGEND - FLOOR PLAN

- □col. column to engineer's drawings
- CJ controll joint to engineer's drawings
- 100.000FSL FFL = Finished Floor Level, FSL=Finished Slab Level
- D.--- door reference, refer to door schedule
- WN.-- / W.---- typical window number, where "M" noted, mirror the configuration; external window reference, refer to window schedule
- WI.--- internal window reference, full height UNO. refer to internal elevations

NOTES:

1. Refer to services drawings to confirm all duct clearances prior to construction.
2. Refer to services drawings to confirm all roof/wall/slab penatrations. Provide all necessary flashings/sealants to ensure waterproof seal.
3. Wet Areas noted are to include bathrooms, WC, kitchen, laundries, cleaners and shower/changeroom areas or similar.
4. Refer to External elevations and Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
5. Refer to Mechanical & Hydraulic Engineer's drawings for location of all tundishs.
6. Refer to Internal Elevations Legend for Fixtures & Fittings/Equipment codes.

Services:
Coordinate all services, stacks, vents, tundishes, equipment and associated penetrations on site. Coordinate locations and numbers with services engineers drawings.

Typical Door Setout for Rooms

Note: Contractor to clarify dimension to doors dissimilar to above if not already provided

LEGEND - CONCRETE PROFILE PLAN

- □col. column to engineer's drawings, provide local setdown around column to ensure bolts do not protrude above top of slab level unless otherwise noted
- CJ controll joint to engineer's details
- SJ sawcut joint to engineer's details
- 100.000RL top of slab level
- FW floor waste grate to engineer's drawings
- fall
- xSD rebate depth, width and length as dimensioned
- void in slab
- footing under shown for information. refer engineers details for exact extent and location

NOTES:

1. To be read in conjunction with all other relevant drawings including section details
2. Refer to services drawings to confirm all roof/wall/slab penatrations. Provide all necessary flashings/sealants to ensure waterproof seal
3. Confirm all penetrations to existing slabs with structural engineers

REBATE SCHEDULE

TYPE	WIDTH	DEPTH

CEILING & SOFFIT TYPE SCHEDULE

CODE	DESCRIPTION
C-CRP	100mm nom wide polyisocyanurate coolroom panel by specialist contractor
C-ME1	Metal Ceiling type 1 as spec.
C-ME2	Metal Ceiling type 2 as spec.
C-ME4	Metal Ceiling type 4 as spec.
C-PB	Flush Plasterboard Ceiling as spec.
C-PBP	Perforated Plasterboard Ceiling as spec.

BULKHEAD TYPE SCHEDULE

CODE	DESCRIPTION
BH-PB	support framing as spec. lined ONE side with 1 layer flushed plasterboard / fibre cement sheeting as spec. insulation as spec. refer interior design drawings / schedules for finish
BH-TPP	support framing as spec. 18mm two pack polyurethane routered FR MDF panels on 10mm split battens

LEGEND - ROOF

- x° Direction of roof fall @ nominated degrees
- fall Fall direction
- RTx Roof Type 1...3 as spec. Refer to Roof Schedule below.
- SCx Screen Type x as specified
- SHWP Solar Hot Water panel collector to Hydraulic engineer's drawings.
- Solar Photo-Voltaic panel to Electrical engineer's drawings.
- roof walkway as spec. / refer roof safety drawings
- MSSB Mechanical Services Switchboard to Electrical engineer's drawings.
- LD Roof Access Ladder according to Roof Safety Specialist drawings.

NOTES:

Insulation:
Provide acoustic insulation, as spec. to all rainwater goods within the building envelope.

Penetrations:
Coordinate all Services roof penetrations no.s and locations with services engineers documentation. Provide appropriate flashings. All locations to be coordinated on site

Flashings:
Refer to Spec for requirements of pole plate flashings, soaker, apron and pan flashings and cappings. Contractor to allow for all support/ structure /sub-structure and associated fixings, sealings, sealant and material for flashings and cappings.

Roof Safety:
Builder to allow for roof safety access as per specialist contractors design and details, refer to spec.

All roof ladders to be drop downs

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers
RT2	conceal fix roof sheeting

LEGEND - CEILING

- Ceiling Type (refer to ceiling type schedule below)
- Ceiling Height
- A/P Access Panel as spec. - refer services drawings for locations
- J Panel Joint to manufacturer's recommendations

NOTES:

Services:
Refer Services drawings for details of Service points.

Setout:
Confirm setout of all fittings and fixtures on site with Architect

Access Panels:
Extent and number of AP's, locations and sizes to be coordinated with services engineers drawings. Also refer specification for additional numbers to be allowed for.

Cornices:
Contractor to allow for 'square set' cornice to all rooms unless detailed otherwise

PELMET TYPE SCHEDULE

CODE	DESCRIPTION
«varies»	«varies»

LEGEND - JOINERY

CONTRACTOR RESPONSIBILITIES
1. Contractor to provide computer generated shop drawings for feature and typical joinery for approval prior to manufacture unless additional shop drawings requested as noted elsewhere.
2. Check all dimensions/set out dimensions prior to construction
3. Report any discrepancies to Designer to advise.
4. All works to be in accordance with relevant Building Codes and Standards.
5. Contractor to visit site and determine ease of delivery of factory constructed items
6. Joinery contractor to liaise with associated consultants regarding installation of services to joinery units.
7. Joinery drawings to be read in conjunction with all referenced drawings, specification, schedules and services drawings.
8. Joinery to take into account and make any necessary adjustments to ensure all product installation requirement's have been met including but not restricted too, rangehood height clearances, minimum cutout widths of stone benchtops, clearances for bins, ventilation requirements etc

CONSTRUCTION OF UNITS
1. Ensure secure floor fixing of units.
2. Provide support framework and fixing brackets etc. as required to ensure strength, safety and security of construction of units.
3. Nominal 15-20mm shadow line at junction of new joinery units with wall/ ceiling finishes unless otherwise noted on drawings. Contractor to paint out to match surrounding finish unless otherwise noted on drawings.
4. Contractor to ensure safety and stability of construction.
5. Internal adjustable shelving on steel supports and chrome/st/steel locating pins. Size and type to suit shelf type under full loading.
6. All wall panelling to be secret securely fixed via split battens or fixed from behind unless nominated in specification or drawings.
7. All stainless steel to have no welds visible. All exposed edges to be polished smooth. Contractor to provide sample of stainless steel joints for approval prior to manufacture
8. All veneers and laminates to have a balancing veneer / laminate to prevent warping.
9. all exposed edges of timber veneer to have matching edging nominal thickness of 3mm.
10. All plywood to be laid flat for the entirety of its life prior to construction to help prevent warping.
11. ensure all joins and junctions in nominated finish are flush

JOINERY HARDWARE
1. provide cable access holes and caps in joinery whee GPO's are shown adjacent or under bench. Provide services access for all cabling. Allow for matching cable grommet unless noted otherwise in joinery hardware schedule.
2. all cupboard doors to be overlay hinges unless otherwise noted.
3. Joinery Pulls (installed horizontally) to be centered to top of drawers and positioned 50mm from top edge. Joinery Pulls (installed horizontally) to be 50mm from edge of cupboard door from opening direction of cupboard door (i.e. opposite side of from opening direction of cupboard door (i.e. opposite side of hinges) and 50mm from top edge.
4. Drawer runners to be tip to touch open where no joinery handle shown or scheduled
5. Cupboard doors to be push catch where no joinery handle shown or scheduled

FINISHES
1. Unless otherwise noted on drawings, refer to finishes schedule for colour finishes and selections
2. Internal surface to be finished in white melamine laminate with matching ABS edging to all leading edges unless otherwise noted
3. refer finishes schedule for requirement to provide samples prior to manufacture.
4. Reconstituted stone and Corian edge profile to have 3mm arris (bevel). Refer Joinery Detail. All edges / corners to be polished, smooth. No joins visible unless otherwise noted / detailed

TAG
1. "ALL": All refers to all visible surfaces excluding carcass unless noted otherwise

JOINERY TYPE SCHEDULE

CODE	DESCRIPTION

JOINERY HARDWARE TYPE SCHEDULE

CODE	DESCRIPTION
J-HK	

JOINERY MATERIALS SCHEDULE

CODE	DESCRIPTION

PAINT FINISHES SCHEDULE

CODE	DESCRIPTION

LEGEND - WINDOW SCHEDULE

WN.-- typical window number; where "M"noted, mirror the configuration
W.D.--.-- window number
AW.- window frame type

Frame Type
Refer Schedule

Frame Finish
Refer Schedule

Blinds
SV Slim line venetian as scheduled.
RB Roller Blind as scheduled

Hardware
(note all windows to be keyed alike)
SL Sliming Window Lock
AWL Awning Window Lock
DHL Double Hung Window Lock

Glazing Types (FG as specified unless noted otherwise)
* Where window number has an asterisk, replace FG with thicker or double glazed glazing as specified
DG Double glazed, as specified.
CBG colour backed glazing, as specified.
FRG frosted glazing, as specified.

Notes

Window heights and widths are nominal and are indicated in millimetres. Exact dimensions shall conform to construction requirements.

Refer to the following sections for full description of the various items: DOORS and HATCHES' 'DOOR and WINDOW HARDWARE', GLAZING

Glass types nominated are minimum thicknesses based on thermal / acoustic calculations, thicknesses of glazing to increase where required to meet AS1288-2006

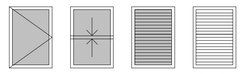
Where no midrail shown, or graphic film nominated and where windows extend down to floor level provide a 75mm wide full length glazing decal to meet AS1288-2006 at 1000 AFFL, colour: white

TYPICAL OPENING OPERATIONS UNLESS NOTED OTHERWISE

refer specification for insect screen behind. stainless steel mesh to be used where there is fire compartment adjacencies .

refer specification for locking types.





ALUMINIUM WINDOW / LOUVRE TYPE SCHEDULE

CODE	DESCRIPTION
AW1	150 x 50 nom. aluminium thermally broken framed with front double glazing as specified, refer schedule for finish
AW2	«varies»
AW3	100 x 50 nom. aluminium framed with front single glazing as specified, refer schedule for finish

TIMBER WINDOW TYPE SCHEDULE

CODE	DESCRIPTION

STEEL WINDOW / LOUVRE TYPE SCHEDULE

CODE	DESCRIPTION

GLAZING TYPE SCHEDULE

CODE	Type Comments

RAILINGS TYPE SCHEDULE

CODE	DESCRIPTION
HR1	
HR2	
HR2	
HR2	
HR2	

BALUSTRADES (Panels) TYPE SCHEDULE

CODE	DESCRIPTION
BAL1	25 x 25 nom. aluminium channel, centre glazing as specified with refer schedule for finish
BAL2	100 x 50 nom. aluminium framed with perforated metal as specified, refer schedule for finish

LEGEND - GENERAL ANNOTATIONS (ALL)

CODE	DESCRIPTION
AL-A	Aluminium Angle
AL-T	Aluminium Trim
ALA	
ARG	Air Relief Grille - Refer Mechanical Drawings
CF	Colorbond Flashing, as spec
COL	Column, refer engineers drawings
COL-CF	Column Concrete Filled, refer engineers drawings
COL-PM	Column With Promat Board Fire Rated Cladding, refer engineers drawings
DPB	
DPC	Damp Proof Course, as spec
FG	Fixed Glass
FHR	Fire Hose Reel
FLF	
FRSC	Fire Rated Spray On Coating
INS-FR	Fire Resistant Insulation
INS-VP	Vapour Barrier
L-R	Recessed Light Fitting
LF	Light Fitting
MCL	
ME-F	Metal Flashing
PA	Packing / Blocking As Required
PB	Plasterboard, as spec
PLY	Plywood
RHS	
SE	Sealant
SE-FR	Sealant - Fire Rated
SHS	
SK	
SL	Shadowline Joint
SSD	Sunshade Device
ST	
TI-1	
TV1	Television Type 1 Refer to Equipment Schedule
TV2	Television Type 2 Refer to Equipment Schedule
VPM	
W-SS	Window Sill With Sub-Sill
WPM	Waterproof Membrane

FURNITURE SCHEDULE

CODE	DESCRIPTION
CH2	
CH3	
CH4	
CH5	
LG2	
T2	
T3	
T4	
T6	

PLUMBING FIXTURE SCHEDULE

CODE	DESCRIPTION
FHR	
HB	«varies»
HB3	
HB4	
SHR	
SNK-C	
TP	
UR	
WC1	«varies»
WC2	

SPECIALTY EQUIPMENT TYPE SCHEDULE

CODE	DESCRIPTION
BCT	
GR1	
J-HK	

REFER WD-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

WALTERBROOKE

WALKERVILLE OVAL REDEVELOPMENT
TOWN OF WALKERVILLE RECREATION GARDEN, WALKERVILLE

PROJECT LEGEND SHEET

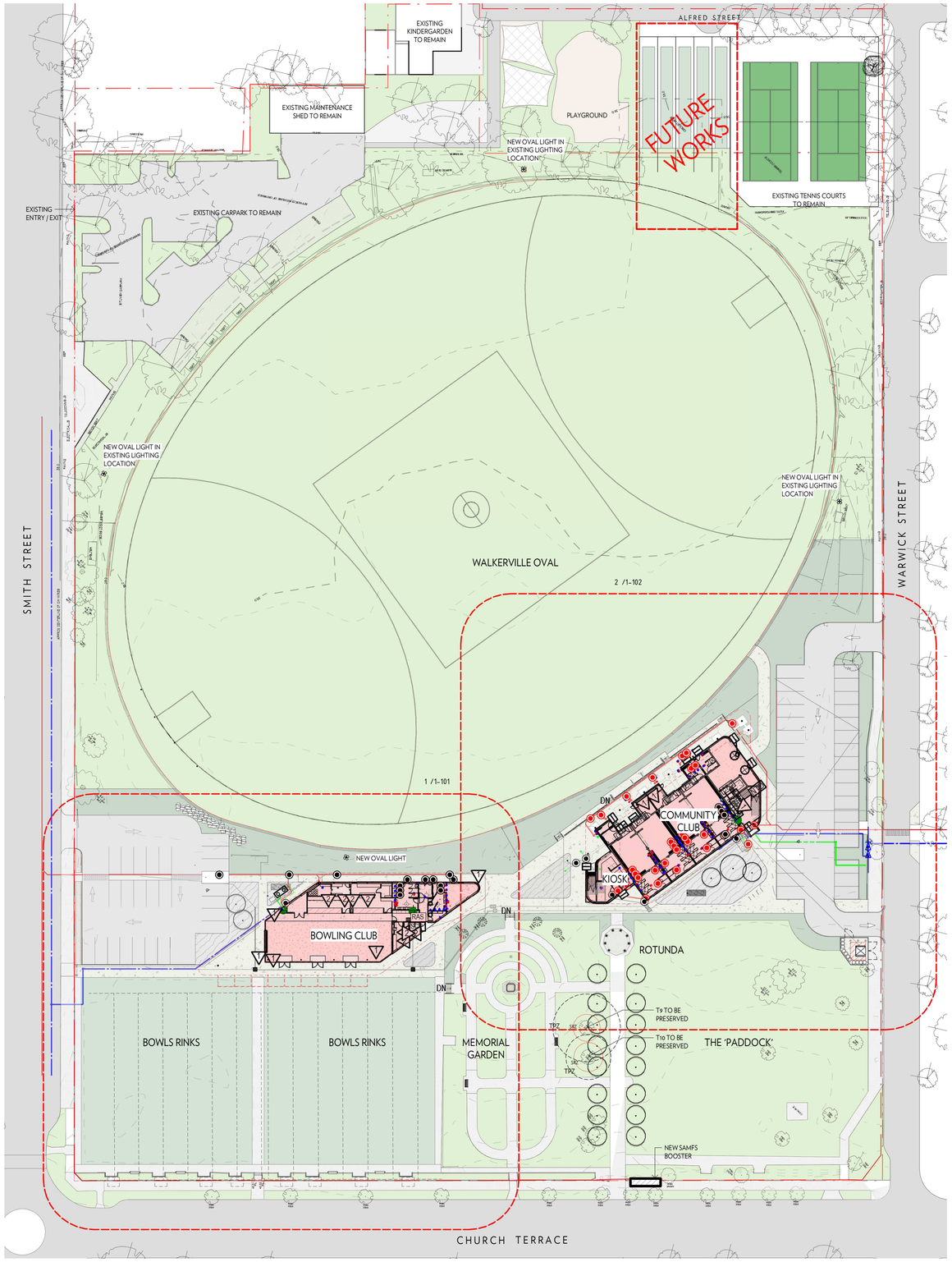
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project no: 20-0142
sheet no: WD-0-002 revision: A
scale: As indicated @ A1
date: 07.03.2022 drawn: JW

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telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 918 514

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1 / 2-100 LOCATION PLAN WD

1 : 500

LEGEND - SITE

PROPERTY BOUNDARY

FT.xx - Fence type xx: refer general annotations for description

CODE	DESCRIPTION
BOL	Bollard as spec.
B.S.	Bench Seat as spec.
BBQ	BBQ as spec.
FK	Flush Kerb
K	Kerb
WF.x	Water Feature type x as specified / detailed
RWT	Rain Water Tank as specified
S.LP	Site, Lamp Post, refer elec. services details.
IC	Irrigation Conduit, indicative location, refer eng. details

PERGOLA
Refer Typical Details and Engineering Details. Height 3m.

FLOOR TYPES

- CONCRETE PAVING
- BITUMEN
- PERMEABLE PAVING
- EXISTING TURF
- NEW TURF
- NEW TREE
- EX. TREE

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

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A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

LOCATION PLAN

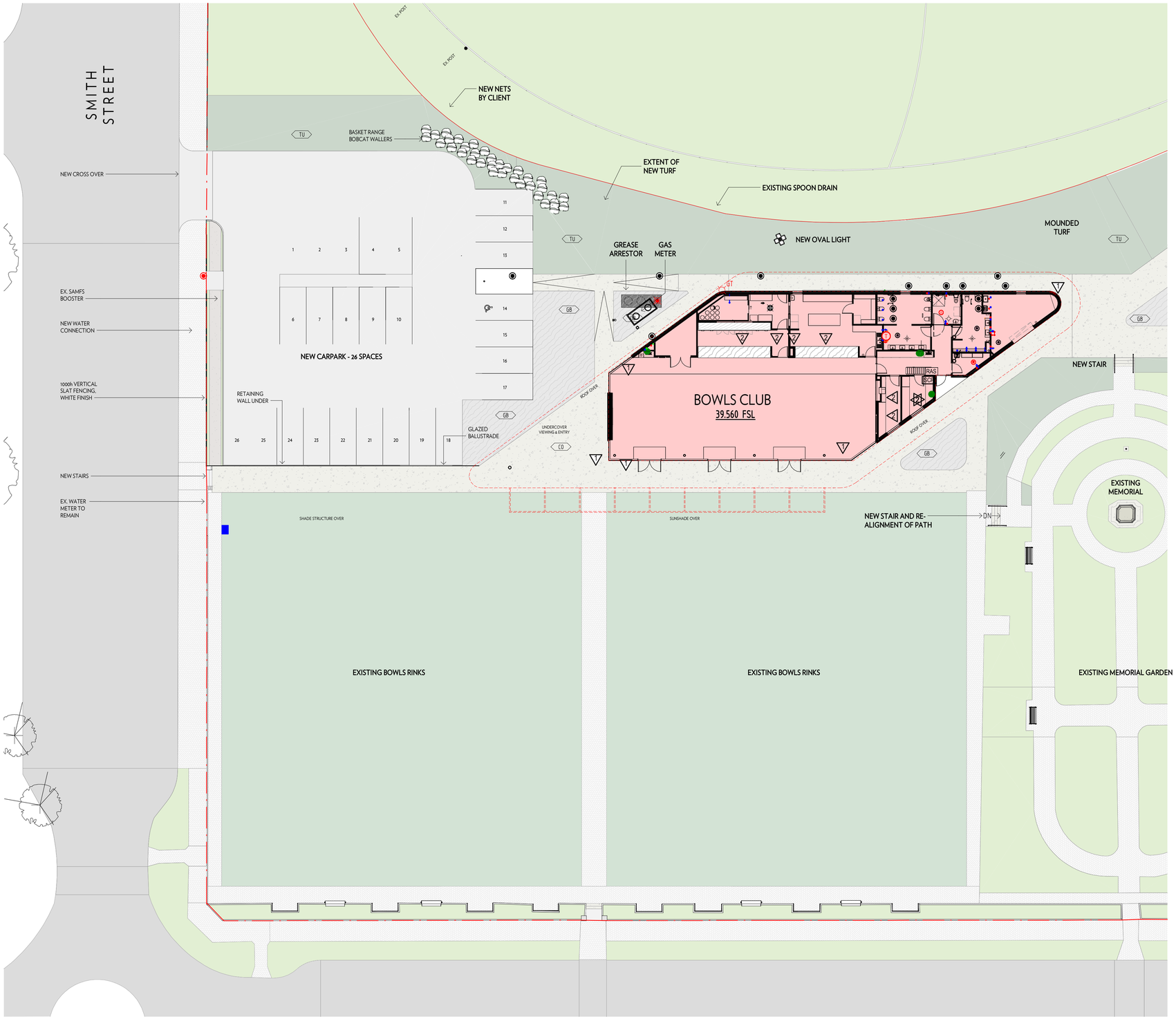
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telephone 8 8272 4166
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1 SITE PLAN - NORTH
2-100 1 : 200

LEGEND - SITE

PROPERTY BOUNDARY

FT.xx - Fence type xx: refer general annotations for description

CODE	DESCRIPTION
BOL	Bollard as spec.
B.S.	Bench Seat as spec.
BBQ	BBQ as spec.
FK	Flush Kerb
K	Kerb
WF.x	Water Feature type x as specified / detailed
RWT	Rain Water Tank as specified
S.LP	Site, Lamp Post, refer elec. services details.
IC	Irrigation Conduit, indicative location, refer eng. details

PERGOLA
Refer Typical Details and Engineering Details. Height 3m.

FLOOR TYPES

- CONCRETE PAVING
- BITUMEN
- PERMEABLE PAVING
- EXISTING TURF
- NEW TURF
- NEW TREE
- EX. TREE

FENCE TYPE SCHEDULE

CODE	DESCRIPTION
FT.01	Vertical slat fencing, 1000h, dark finish

RETAINING WALL TYPE SCHEDULE

CODE	DESCRIPTION
RW1	Retaining wall type 1 as engineers spec
RW.01	Retaining wall type 1 as engineers spec

SITE WALL TYPE SCHEDULE

CODE	DESCRIPTION

SITE PAVING & LANDSCAPE SCHEDULE

CODE	DESCRIPTION
	<varies>
GB	garden bed
LAND.EX1	Existing turfed area, to be retained
LAND.EX2	Oval turfing, to be retained
LAND.EX3	Existing bowls turf, ensure protection during construction, contractor to make good
TU	New turfed area, refer to landscape schedule for species

SITE ITEM TYPE SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

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B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

SITE PLAN - NORTH

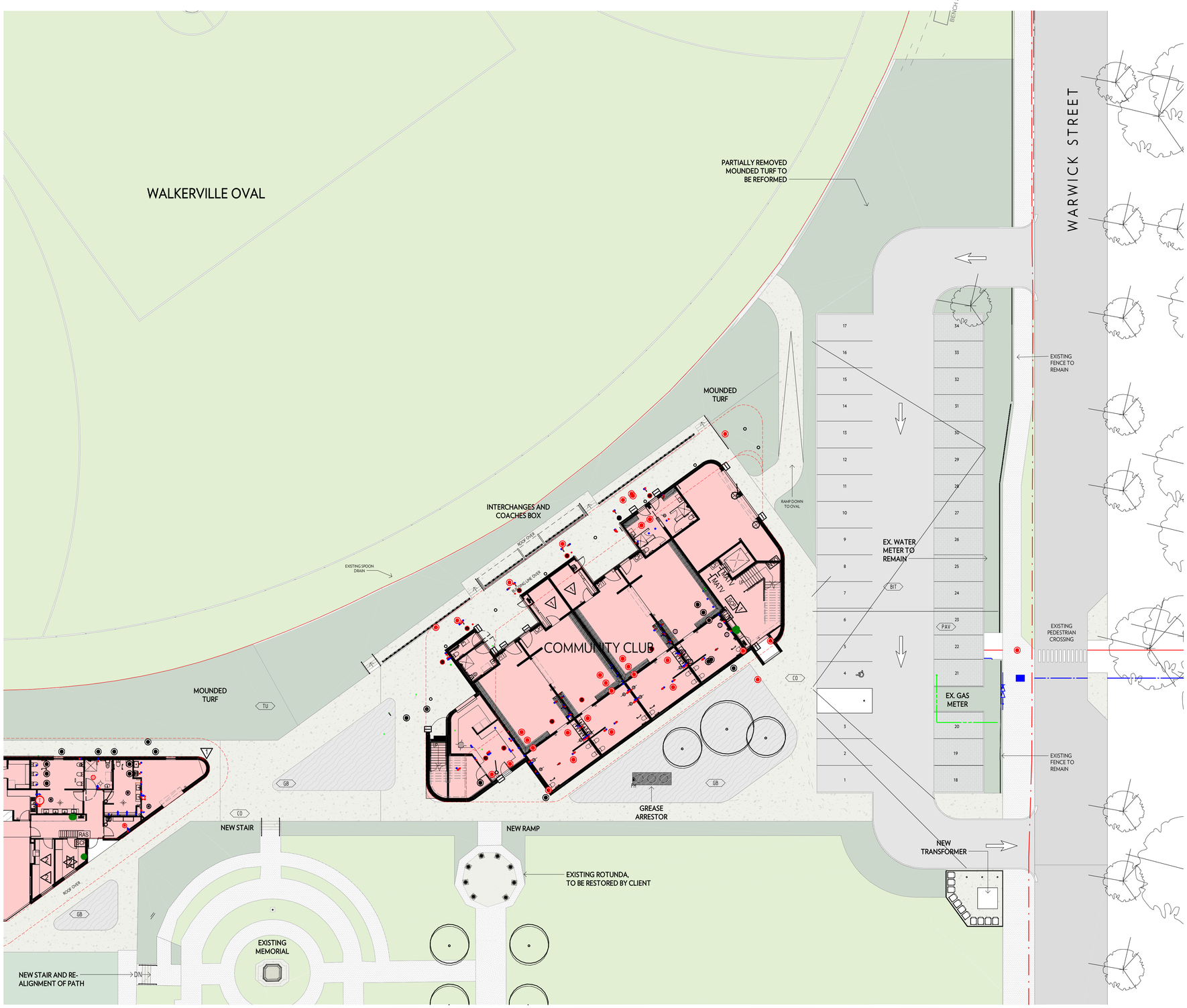
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2 / 2-100 SITE PLAN - SOUTH

1 : 200

LEGEND - SITE

PROPERTY BOUNDARY

FT.xx - Fence type xx: refer general annotations for description

CODE	DESCRIPTION
BOL	Bollard as spec.
B.S.	Bench Seat as spec.
BBQ	BBQ as spec.
FK	Flush Kerb
K	Kerb
WF.x	Water Feature type x as specified / detailed
RWT	Rain Water Tank as specified
S.LP	Site, Lamp Post, refer elec. services details.
IC	Irrigation Conduit, indicative location, refer eng. details

PERGOLA
Refer Typical Details and Engineering Details. Height 3m.

FLOOR TYPES

- CONCRETE PAVING
- BITUMEN
- PERMEABLE PAVING
- EXISTING TURF
- NEW TURF
- NEW TREE
- EX. TREE

FENCE TYPE SCHEDULE

CODE	DESCRIPTION
FT.01	Vertical slat fencing, 1000h, dark finish

RETAINING WALL TYPE SCHEDULE

CODE	DESCRIPTION
RW1	Retaining wall type 1 as engineers spec
RW.01	Retaining wall type 1 as engineers spec

SITE WALL TYPE SCHEDULE

CODE	DESCRIPTION

SITE PAVING & LANDSCAPE SCHEDULE

CODE	DESCRIPTION
	«varies»
GB	garden bed
LANDEX1	Existing turfed area, to be retained
LANDEX2	Oval turfing, to be retained
LANDEX3	Existing bowls turf, ensure protection during construction, contractor to make good
TU	New turfed area, refer to landscape schedule for species

SITE ITEM TYPE SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

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WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

SITE PLAN - SOUTH

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-102 revision: B

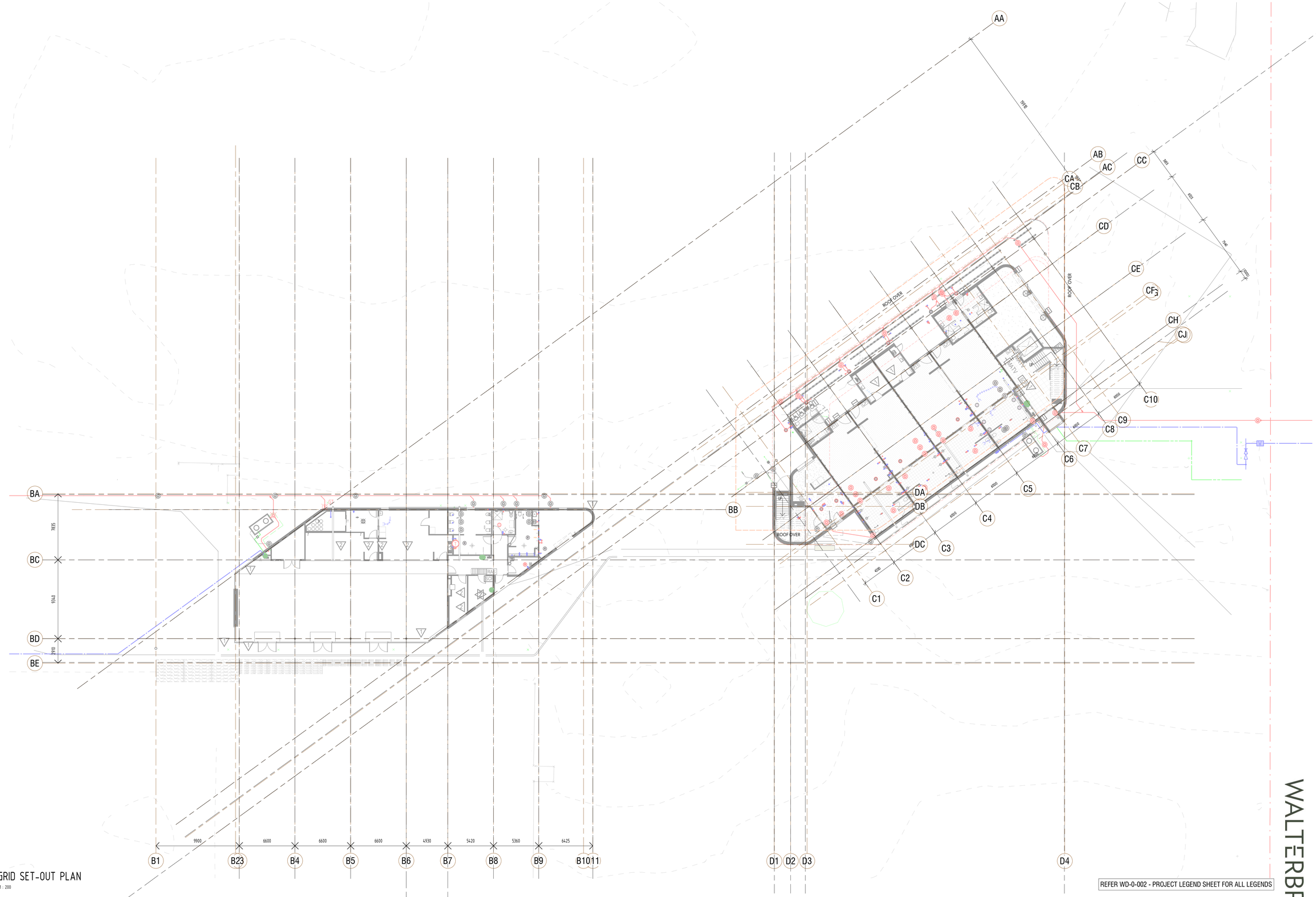
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telephone 8 8272 4166
email wba@walterbrooke.com.au
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GRID SET-OUT PLAN

2-100 1 : 200

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GRID SETOUT PLAN

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LEGEND - DEMOLITION

Denotes Existing Wall or site item to Remain

Denotes Demoliton of Wall

Denotes Demoliton of site item

(D.xx) Denotes item to be demolished, refer schedule

General:
This drawing to be read inconjunction with architectural specification, structural and services consultants documentation.

Contractor to leave entire building site in a clean condition ready for subsequent trades.

Making Good:
repair all adjacent structures and surfaces where affected by demolition to match existing finishes and prepare surfaces ready to accept new work.

Services:
Allow to terminate all redundant services and remove where affected by new works.

DEMOLITION SCHEDULE

CODE	DESCRIPTION
D01	Building to be demolished
D03	Grass to be removed
D04	Tree to be removed
D05	Fence to be removed
D06	Path/Bitumen/Roadway to be removed including all kerbs & gutters
D07	Concrete Plinths to be removed
D08	Retaining Wall to be removed
D09	Light Pole to be removed
D10	Remove mounding
D11	Remove water fountain

WALKERVILLE OVAL

SMITH STREET

WARWICK STREET

EXISTING FENCE TO REMAIN

EXISTING CROSS OVER TO BE REMOVED

EXISTING PART FENCE TO REMAIN

1839 DEMO FENCE

CONCRETE BORDER TO BE REMOVED

EXISTING LAWN AREA

FILL & GRASS TO BE REMOVED DOWN TO NATURAL GRADE. ALLOW TO TEMPORARY RETAIN EXISTING BOWLS RINKS

BOWLING CLUB

WALKWAY TO BE REMOVED

EXISTING STAIRS TO BE REMOVED.

ENGINEER TO REVIEW EXISTING RETAINING WALL TO DETERMINE IF IT CAN REMAIN

EXISTING SPOON DRAIN TO REMAIN

REINSTATE SPOON DRAIN AS REQUIRED WHERE DAMAGED BY NEW CONSTRUCTION WORKS

SPORTS CLUB

IN WALL PLAQUE & TIMECAPSULES TO BE CAREFULLY REMOVED. RETAINED CLUBS TO REMOVE ALL ITEMS OF VALUE PRIOR TO DEMOLITION WORKS. CONTRACTOR TO ALLOW FOR DUMP ALL REMAINING ITEMS

EXISTING BUILDING

NOTE: TREES SHADED RED ARE PART OF A SEPERATED PLANNING APPLICATION. CONFIRM THAT PLANNING APPLICATION HAS BEEN GRANTED WITH COUNCIL PRIOR TO TREE REMOVAL

FIRE HYDRANT AND POSTS TO BE REMOVED

EXISTING ROTUNDA

EXISTING MEMORIAL

EXISTING MEMORIAL GARDEN

THE 'PADDOCK'

EXISTING BOWLS RINK

RINK TO REMAIN OPERATIONAL DURING BUILDING WORKS

EXISTING BOWLS RINK

RINK TO REMAIN OPERATIONAL DURING BUILDING WORKS

EXISTING TURF MOUND TO BE PARTIALLY REMOVED + END TO BE REFORMED + REGRADED

EXISTING CROSSOVER TO REMAIN

EXISTING GAS METER TO REMAIN

REMOVE PAVING TO ALLOW NEW ROADWAY. EXISTING CROSS OVER TO RE-USED. RELOCATE CONTROL VALVES AS REQUIRED

1 / 2-100 SITE DEMOLITION PLAN

1 : 250

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

2.5 5.0 12.5 25.0

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

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WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

SITE DEMOLITION PLAN

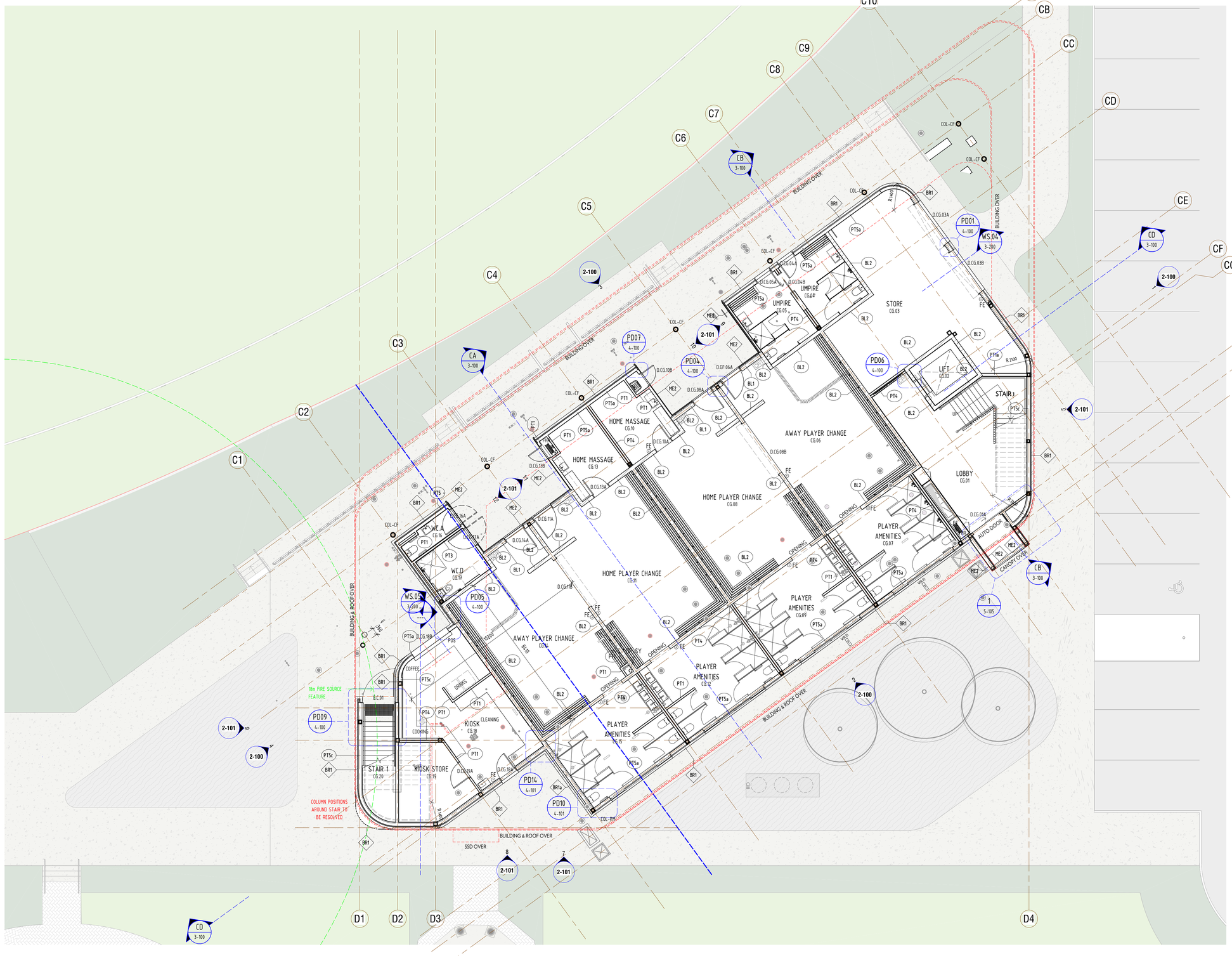
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email wba@walterbrooke.com.au
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LEGEND - FLOOR PLAN

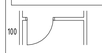
- □ col. — column to engineer's drawings
- ⊖ C.J. — control joint to engineer's drawings
- 100.000FSL — FFL = Finished Floor Level, FSL=Finished Slab Level
- D.--- — door reference, refer to door schedule
- WIN.-- / W.--- — typical window number, where "M" noted, mirror the configuration; external window reference, refer to window schedule
- WI.--- — internal window reference, full height UNO. refer to internal elevations

NOTES:

1. Refer to services drawings to confirm all duct clearances prior to construction.
2. Refer to services drawings to confirm all roof/wall/slab penatrations. Provide all necessary flashings/sealants to ensure waterproof seal.
3. Wet Areas noted are to include bathrooms, WC, kitchen, laundries, cleaners and shower/changeroom areas or similar.
4. Refer to External elevations and Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
5. Refer to Mechanical & Hydraulic Engineer's drawings for location of all fundishs.
6. Refer to Internal Elevations Legend for Fixtures & Fittings/Equipment codes.

Services:
Coordinate all services, stacks, vents, fundishes, equipment and associated penetrations on site. Coordinate locations and numbers with services engineers drawings.

Typical Door Setout for Rooms



Note: Contractor to clarify dimension to doors dissimilar to above if not already provided

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / <varies> / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to underside of roof / slab above
PT5	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5c	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5d	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION
COL-CF	Column Concrete Filled, refer engineers drawings
COL-PM	Column With Promat Board Fire Rated Cladding, refer engineers drawings

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR PLAN - COMMUNITY CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-300 revision: B

PRELIMINARY

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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 918 514

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LEGEND - FLOOR PLAN

□ col.	column to engineer's drawings
⊖ CJ	control joint to engineer's drawings
100.000FSL	FFL = Finished Floor Level, FSL=Finished Slab Level
D.---	door reference, refer to door schedule
WIN-- / W.---	typical window number, where "M" noted, mirror the configuration external window reference, refer to window schedule
WI.---	internal window reference, full height UNO. refer to internal elevations

NOTES:

1. Refer to services drawings to confirm all duct clearances prior to construction.
2. Refer to services drawings to confirm all roof/wall/slab penatrations. Provide all necessary flashings/sealants to ensure waterproof seal.
3. Wet Areas noted are to include bathrooms, WC, kitchen, laundries, cleaners and shower/changeroom areas or similar.
4. Refer to External elevations and Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
5. Refer to Mechanical & Hydraulic Engineer's drawings for location of all tundishs.
6. Refer to Internal Elevations Legend for Fixtures & Fittings/Equipment codes.

Services:
Coordinate all services, stacks, vents, fundishes, equipment and associated penetrations on site. Coordinate locations and numbers with services engineers drawings.

Typical Door Setout for Rooms



Note: Contractor to clarify dimension to doors dissimilar to above if not already provided

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / <varies> / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to underside of roof / slab above
PT5	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5c	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5d	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION
COL	Column, refer engineers drawings
COL-CF	Column Concrete Filled, refer engineers drawings
FHR	Fire Hose Reel
SSD	Sunshade Device

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR PLAN - COMMUNITY CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-301 revision: B

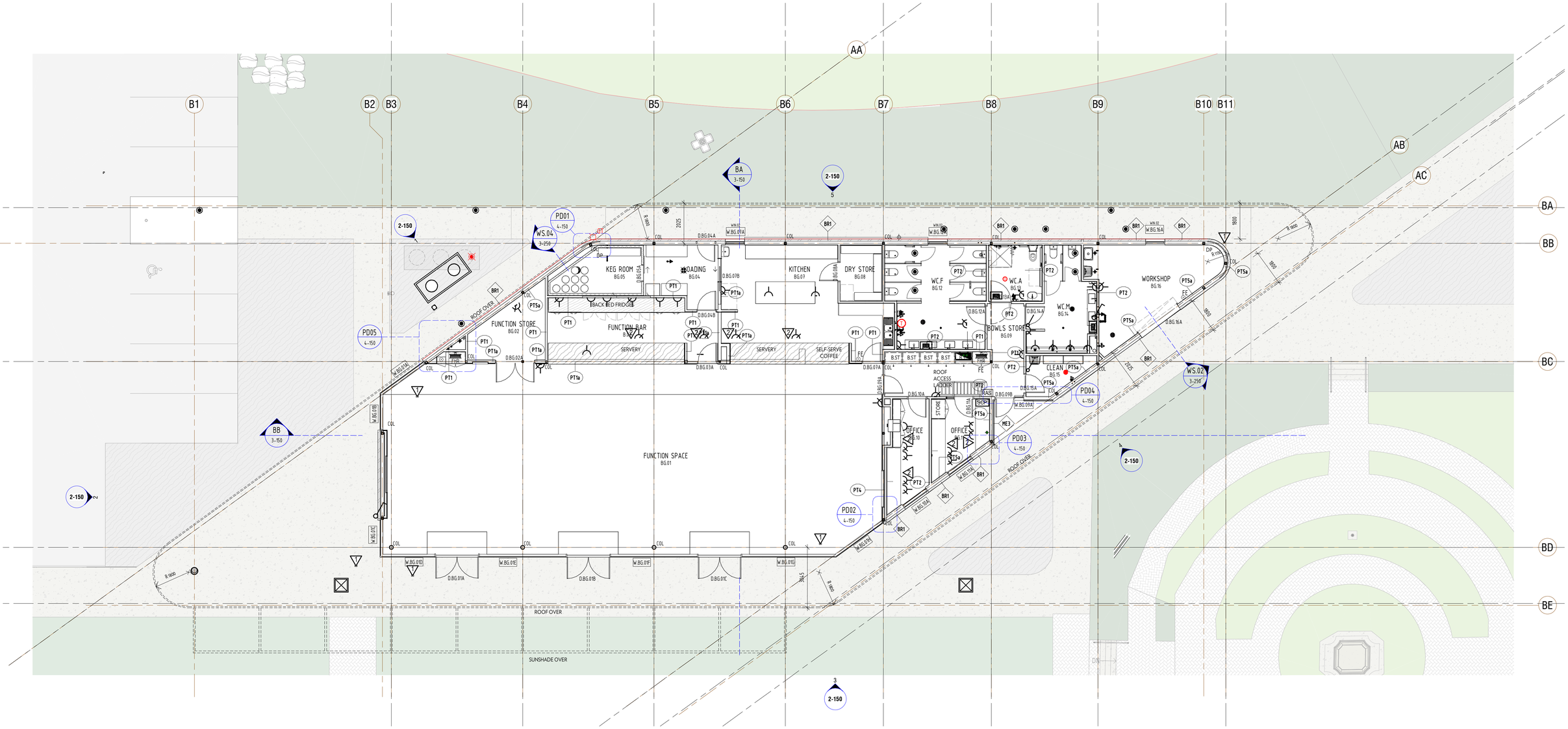
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level 9 25 franklin st adelaide sa 5000
telephone 8 8212 4166
email wba@walterbrooke.com.au
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WALTERBROOKE



PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / 20mm Air Gap / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
ME1	25mm deep folded metal cladding as spec / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

FLOOR FINISHES SCHEDULE

CODE	DESCRIPTION
F-CO.S	Concrete Sealer
F-CPT1	Carpet type 1, refer schedule
F-EM1	Entry Mat type 1, refer schedule
F-EM2	Entry Mat type 2, refer schedule
F-EPO	Epoxy Paint type 1, 75mm thick screed, 75mm thick insulated panel by cool room contractor, refer schedule
F-TL1	Floor Tile type 1, refer schedule
F-TL2	Floor Tile type 2, refer schedule
F-TL3	Floor Tile type 3, refer schedule

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION
COL	Column, refer engineers drawings

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR PLAN - BOWLING CLUB

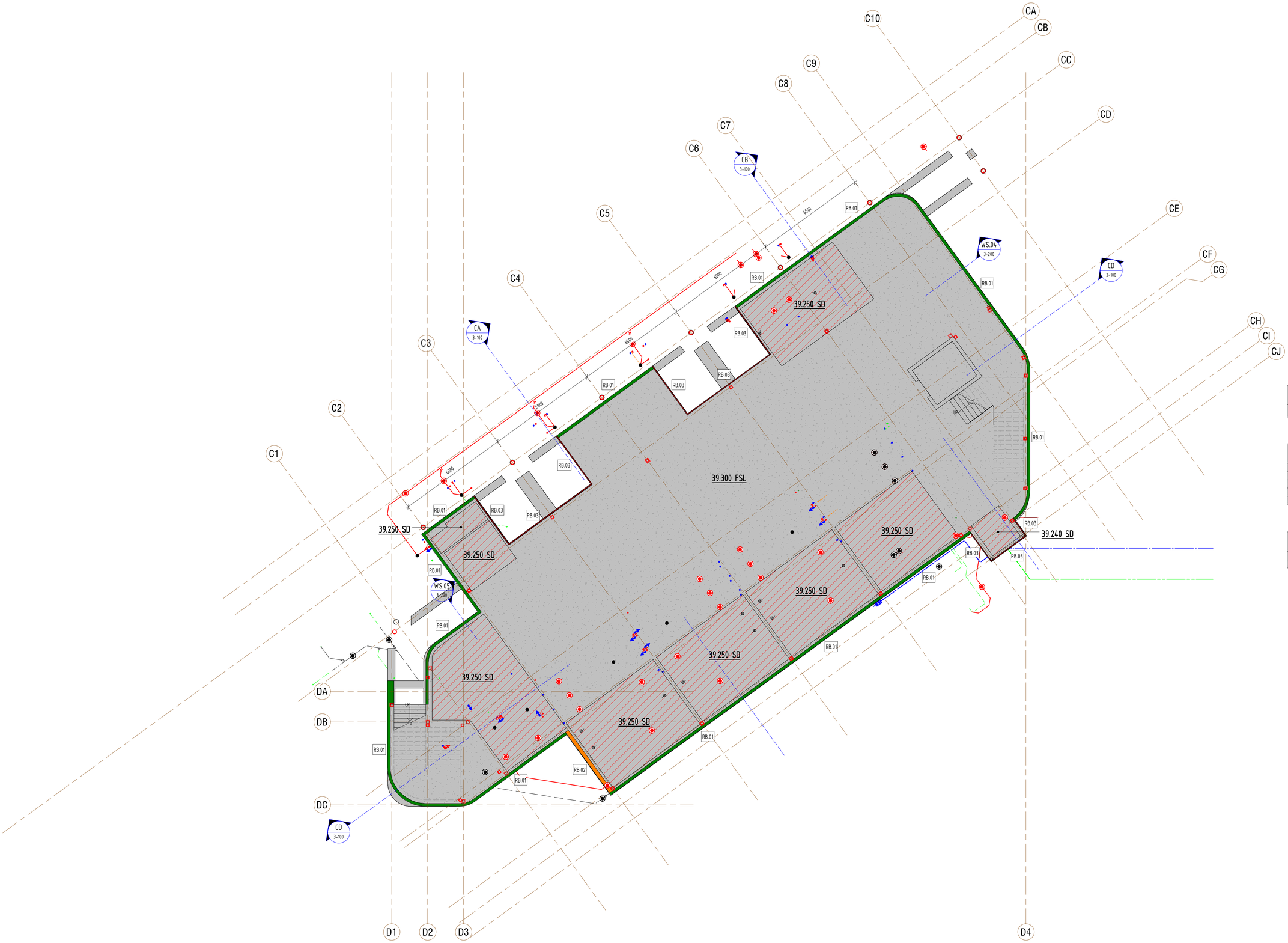
project no: 20-0142
scale: 1 : 100 @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-350 revision: A

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telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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LEGEND - CONCRETE PROFILE PLAN

□col.	column to engineer's drawings, provide local setdown around column to ensure bolts do not protrude above top of slab level unless otherwise noted
CJ	control joint to engineer's details
SJ	sawcut joint to engineer's details
100.000RL	top of slab level
FW	floor waste grate to engineer's drawings
⟶	fall
xSD	rebate depth, width and length as dimensioned
	void in slab
	footing under shown for information. refer engineers details for exact extent and location

NOTES:

1. To be read in conjunction with all other relevant drawings including section details
2. Refer to services drawings to confirm all roof/wall/slab penatrations. Provide all necessary flashings/sealants to ensure waterproof seal
3. Confirm all penetrations to existing slabs with structural engineers

CONCRETE PROFILE

CODE	DESCRIPTION	TYPICAL LOCATION

CONCRETE REBATE SCHEDULE

TYPE	WIDTH	DEPTH
RB.01	150	25
RB.02	200	25
RB.03	60	25
RB.04	60	60

CONCRETE UPSTAND SCHEDULE

TYPE	WIDTH	HEIGHT
UP.01	150	100

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR CONCRETE PROFILE PLAN - COMMUNITY CLUB

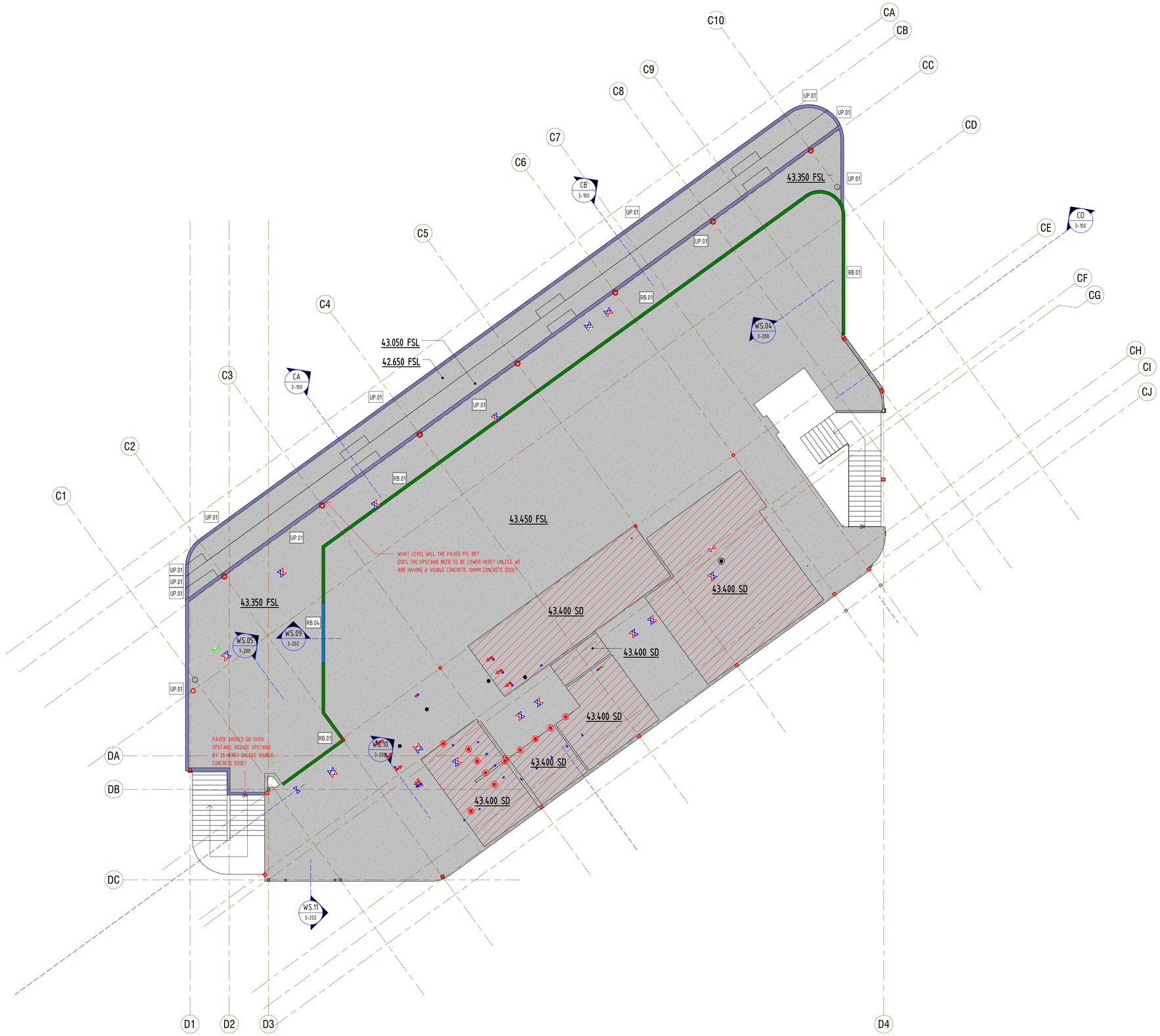
project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-1-400 revision: A

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telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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WALTERBROOKE

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LEGEND - CONCRETE PROFILE PLAN

□col.	column to engineer's drawings, provide local setdown around column to ensure bolts do not protrude above top of slab level unless otherwise noted
CJ	control joint to engineer's details
SJ	sawcut joint to engineer's details
100.000RL	top of slab level
FW	floor waste grate to engineer's drawings
⟶	fall
xSD	rebate depth, width and length as dimensioned
	void in slab
	footing under shown for information. refer engineers details for exact extent and location

NOTES:

1. To be read in conjunction with all other relevant drawings including section details
2. Refer to services drawings to confirm all roof/wall/slab penatrations. Provide all necessary flashings/sealants to ensure waterproof seal
3. Confirm all penetrations to existing slabs with structural engineers

CONCRETE PROFILE

CODE	DESCRIPTION	TYPICAL LOCATION

CONCRETE REBATE SCHEDULE

TYPE	WIDTH	DEPTH
RB.01	150	25
RB.02	200	25
RB.03	60	25
RB.04	60	60

CONCRETE UPSTAND SCHEDULE

TYPE	WIDTH	HEIGHT
UP.01	150	100

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

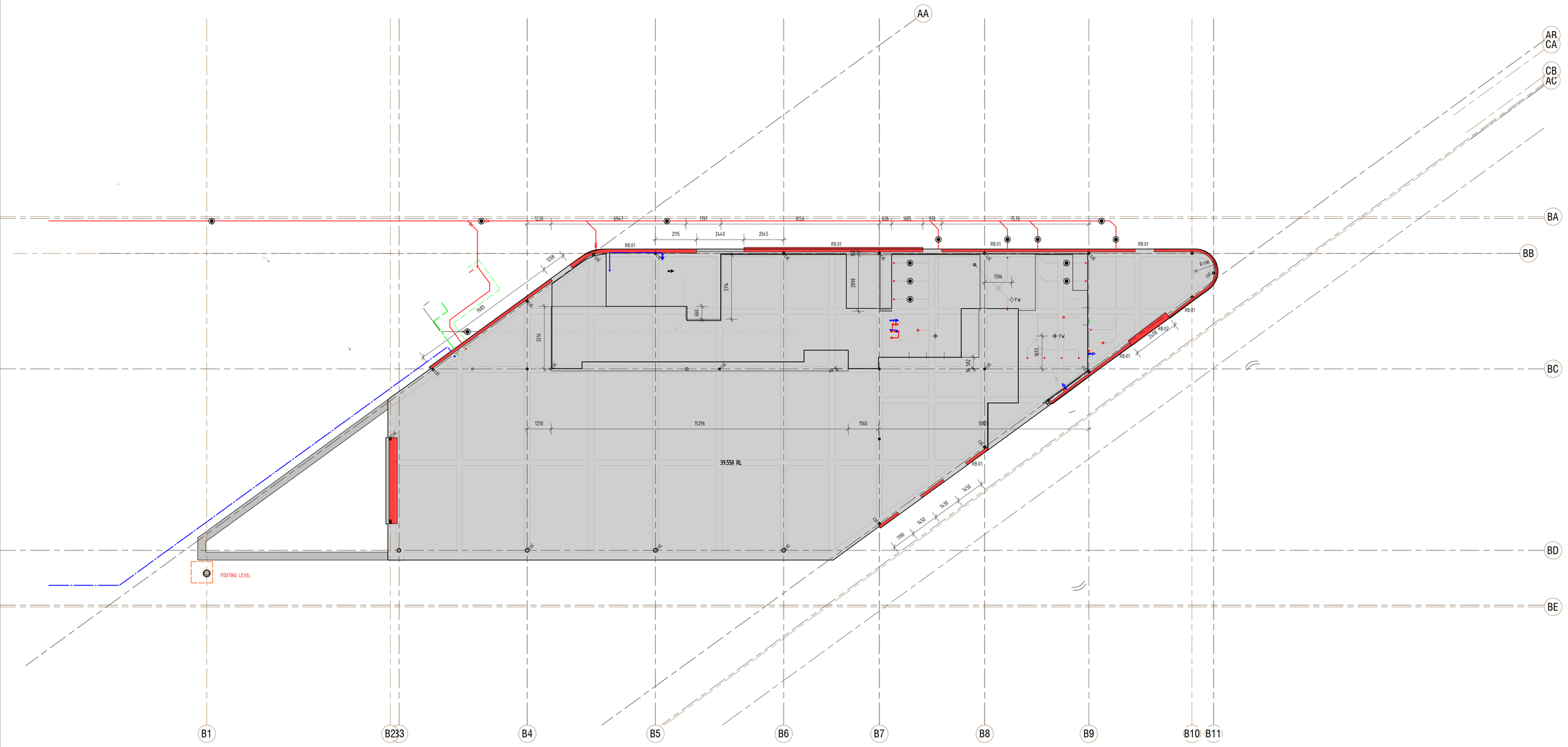
FIRST FLOOR CONCRETE PROFILE PLAN - COMMUNITY CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-1-401 revision: A

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REBATE SCHEDULE		
TYPE	WIDTH	DEPTH
RB.01	150	50
RB.02	330	20

CONCRETE PROFILE		
CODE	DESCRIPTION	TYPICAL LOCATION

LEGEND - CONCRETE PROFILE PLAN

□col.	column to engineer's drawings, provide local setdown around column to ensure bolts do not protrude above top of slab level unless otherwise noted
CJ	control joint to engineer's details
SJ	sawcut joint to engineer's details
100.000RL	top of slab level
FW	floor waste grate to engineer's drawings
⟶	fall
	void in slab
	footing under shown for information. refer engineers details for exact extent and location

NOTES:

1. To be read in conjunction with all other relevant drawings including section details
2. Refer to services drawings to confirm all roof/wall/slab penatrations. Provide all necessary flashings/sealants to ensure waterproof seal
3. Confirm all penetrations to existing slabs with structural engineers
4. Provide 20mm setdown to back face of roller doors and fall to external perimeter of building

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR CONCRETE PROFILE PLAN - BOWLING CLUB

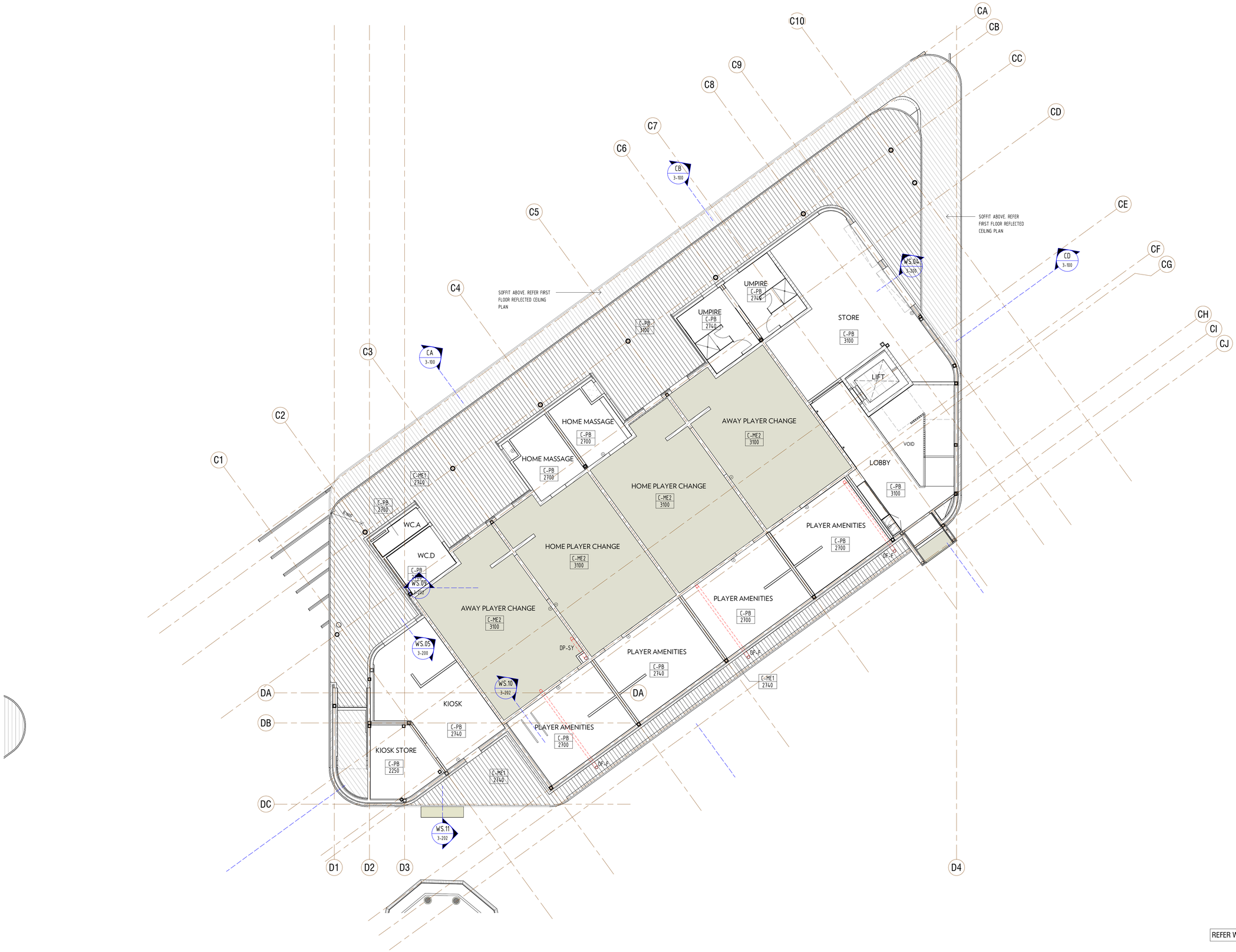
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date: 07.03.2022
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sheet no: WD-1-450 revision:

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telephone 8 8272 4166
email wba@walterbrooke.com.au
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WALTERBROOKE

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LEGEND - CEILING

Ceiling Type (refer to ceiling type schedule below)
Ceiling Height

Access Panel as spec. - refer services drawings for locations

Panel Joint to manufacturer's recommendations

NOTES:

Services:
Refer Services drawings for details of Service points.

Setout:
Confirm setout of all fittings and fixtures on site with Architect

Access Panels:
Extent and number of AP's, locations and sizes to be coordinated with services engineers drawings. Also refer specification for additional numbers to be allowed for.

Cornices:
Contractor to allow for 'square set' cornice to all rooms unless detailed otherwise

CEILING & SOFFIT TYPE SCHEDULE

CODE	DESCRIPTION
C-CRP	100mm nom wide polyisocyanurate coolroom panel by specialist contractor
C-ME1	Metal Ceiling type 1 as spec.
C-ME2	Metal Ceiling type 2 as spec.
C-ME4	Metal Ceiling type 4 as spec.
C-PB	Flush Plasterboard Ceiling as spec.
C-PBP	Perforated Plasterboard Ceiling as spec.

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR REFLECTED CEILING PLAN - COMMUNITY CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-500 revision: B

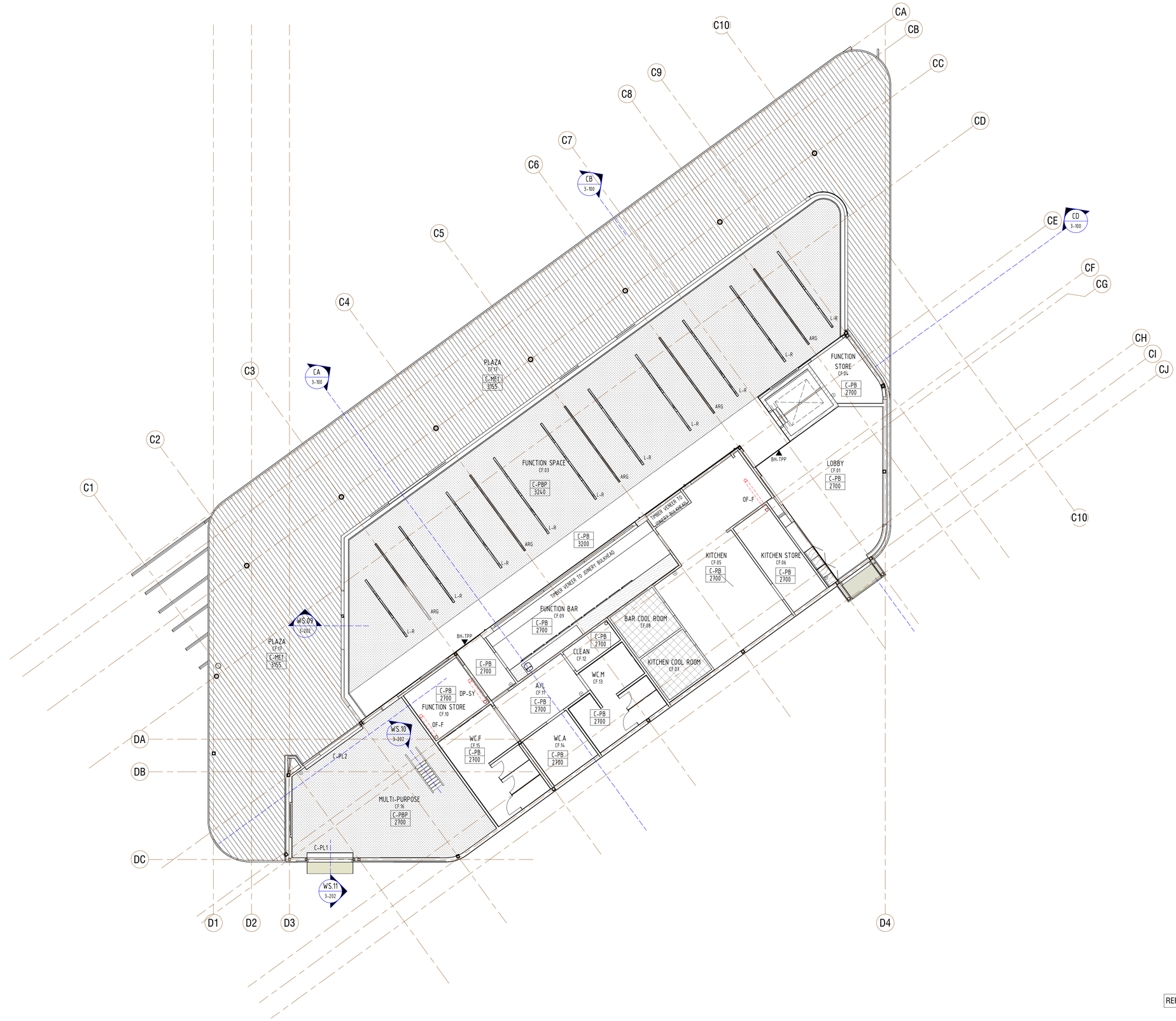
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WALTERBROOKE

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LEGEND - CEILING

Ceiling Type (refer to ceiling type schedule below)
Ceiling Height

Access Panel as spec. - refer services drawings for locations

Panel Joint to manufacturer's recommendations

NOTES:

Services:
Refer Services drawings for details of Service points.

Setout:
Confirm setout of all fittings and fixtures on site with Architect

Access Panels:
Extent and number of AP's, locations and sizes to be coordinated with services engineers drawings. Also refer specification for additional numbers to be allowed for.

Cornices:
Contractor to allow for 'square set' cornice to all rooms unless detailed otherwise

CEILING & SOFFIT TYPE SCHEDULE

CODE	DESCRIPTION
C-CRP	100mm nom wide polyisocyanurate coolroom panel by specialist contractor
C-ME1	Metal Ceiling type 1 as spec.
C-ME2	Metal Ceiling type 2 as spec.
C-ME4	Metal Ceiling type 4 as spec.
C-PB	Flush Plasterboard Ceiling as spec.
C-PBP	Perforated Plasterboard Ceiling as spec.

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION
ARG	Air Relief Grille - Refer Mechanical Drawings
L-R	Recessed Light Fitting

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR REFLECTED CEILING PLAN - COMMUNITY CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-501 revision: B

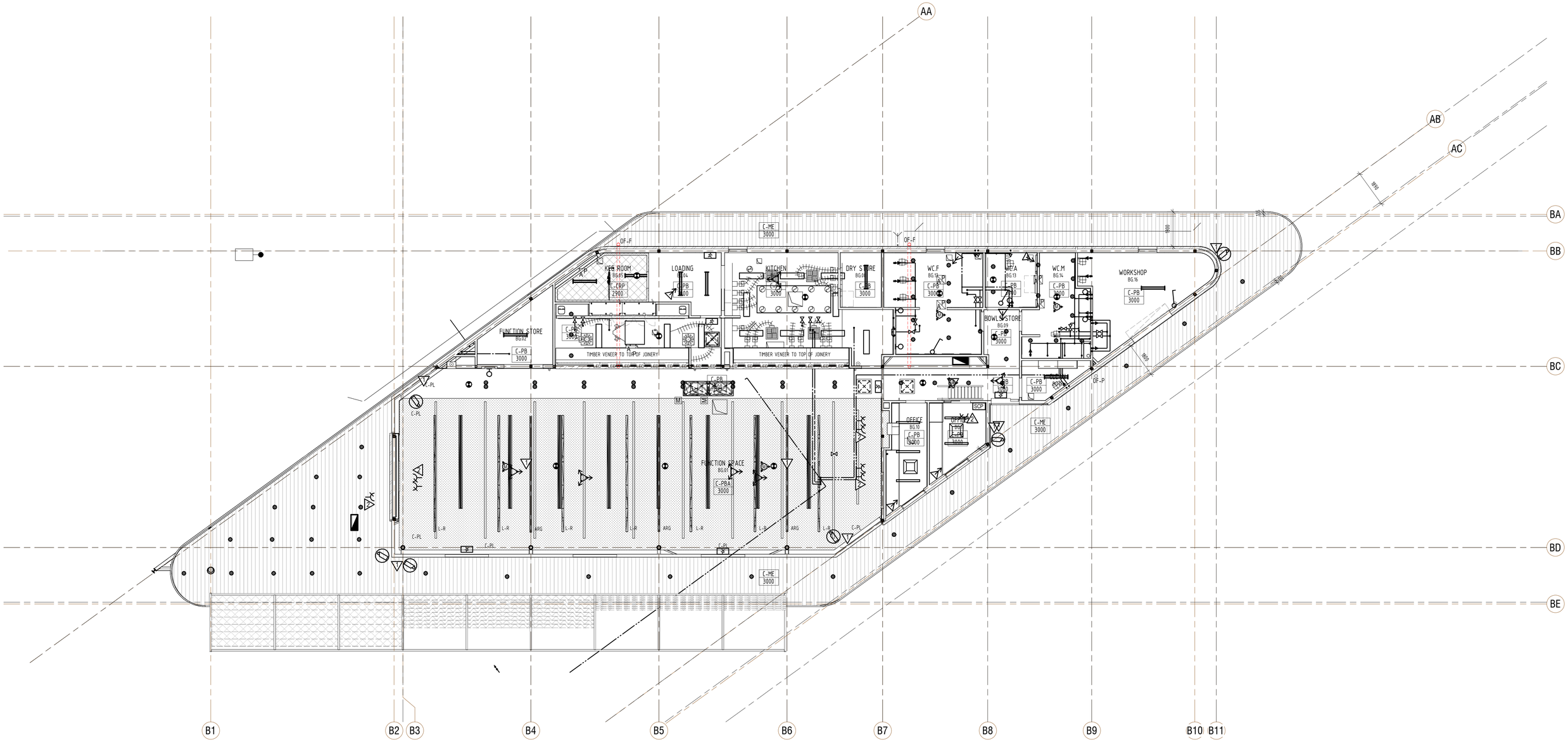
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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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WALTERBROOKE

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1 GROUND REFLECTED CEILING PLAN
1 : 100

GENERAL ANNOTATIONS SCHEDULE	
CODE	DESCRIPTION
ARG	Air Relief Grille - Refer Mechanical Drawings
L-R	Recessed Light Fitting

CEILING & SOFFIT TYPE SCHEDULE	
CODE	DESCRIPTION
C-CRP	100mm nom wide polyisocyanurate coolroom panel by specialist contractor
C-ME	Metal Cladding as spec.
C-PB	Flush Plasterboard Ceiling as spec.
C-PBA	Perforated Plasterboard Ceiling as spec.
C-PL	Blind pelmet as spec.

LEGEND - CEILING

Ceiling Type (refer to ceiling type schedule below)
Ceiling Height

A/P Access Panel as spec. - refer services drawings for locations

J Panel Joint to manufacturer's recommendations

NOTES:

Services:
Refer Services drawings for details of Service points.

Setout:
Confirm setout of all fittings and fixtures on site with Architect

Access Panels:
Extent and number of AP's, locations and sizes to be coordinated with services engineers drawings. Also refer specification for additional numbers to be allowed for.

Cornices:
Contractor to allow for 'square set' cornice to all rooms unless detailed otherwise

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

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ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

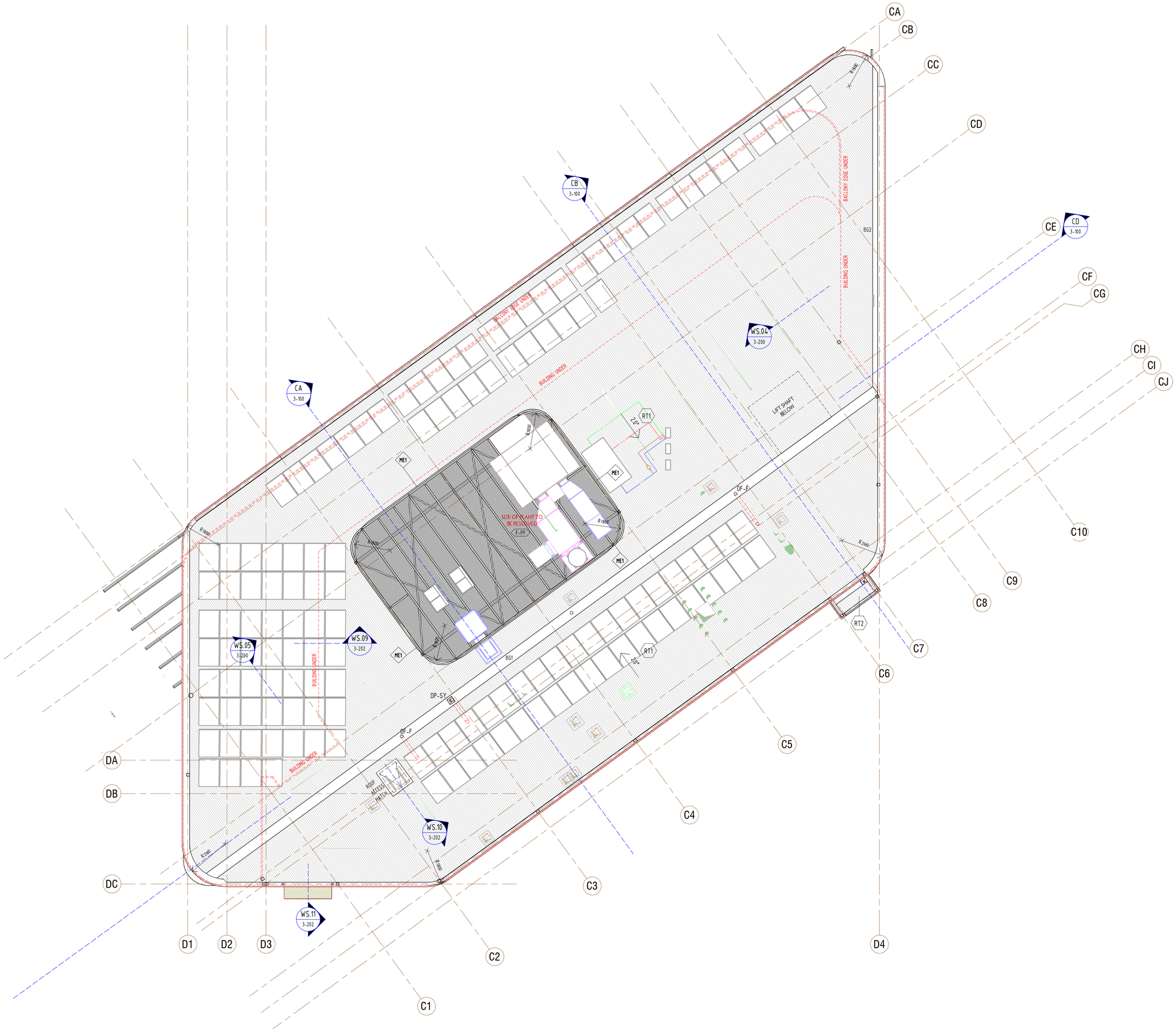
GROUND FLOOR REFLECTED CEILING PLAN - BOWLING CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-550 revision: A

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telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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LEGEND - ROOF

x°	Direction of roof fall @ nominated degrees
fall	Fall direction
RTx	Roof Type 1,..3 as spec. Refer to Roof Schedule below.
SCx	Screen Type x as specified
SHWP	Solar Hot Water panel collector to Hydraulic engineer's drawings.
	Solar Photo-Voltaic panel to Electrical engineer's drawings.
	roof walkway as spec. / refer roof safety drawings
MSSB	Mechanical Services Switchboard to Electrical engineer's drawings.
LD	Roof Access Ladder according to Roof Safety Specialist drawings.

NOTES:

Insulation:
Provide acoustic insulation, as spec. to all rainwater goods within the building envelope.

Penetrations:
Coordinate all Services roof penetrations nos and locations with services engineers documentation. Provide appropriate flashings. All locations to be coordinated on site

Flashings:
Refer to Spec for requirements of pole plate flashings, soaker, apron and pan flashings and cappings. Contractor to allow for all support/ structure /sub-structure and associated fixings, sealings, sealant and material for flashings and cappings.

Roof Safety:
Builder to allow for roof safety access as per specialist contractors design and details, refer to spec.

All roof ladders to be drop downs

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers
RT2	conceal fix roof sheeting

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

ROOF PLAN - COMMUNITY CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-1-600 revision: B

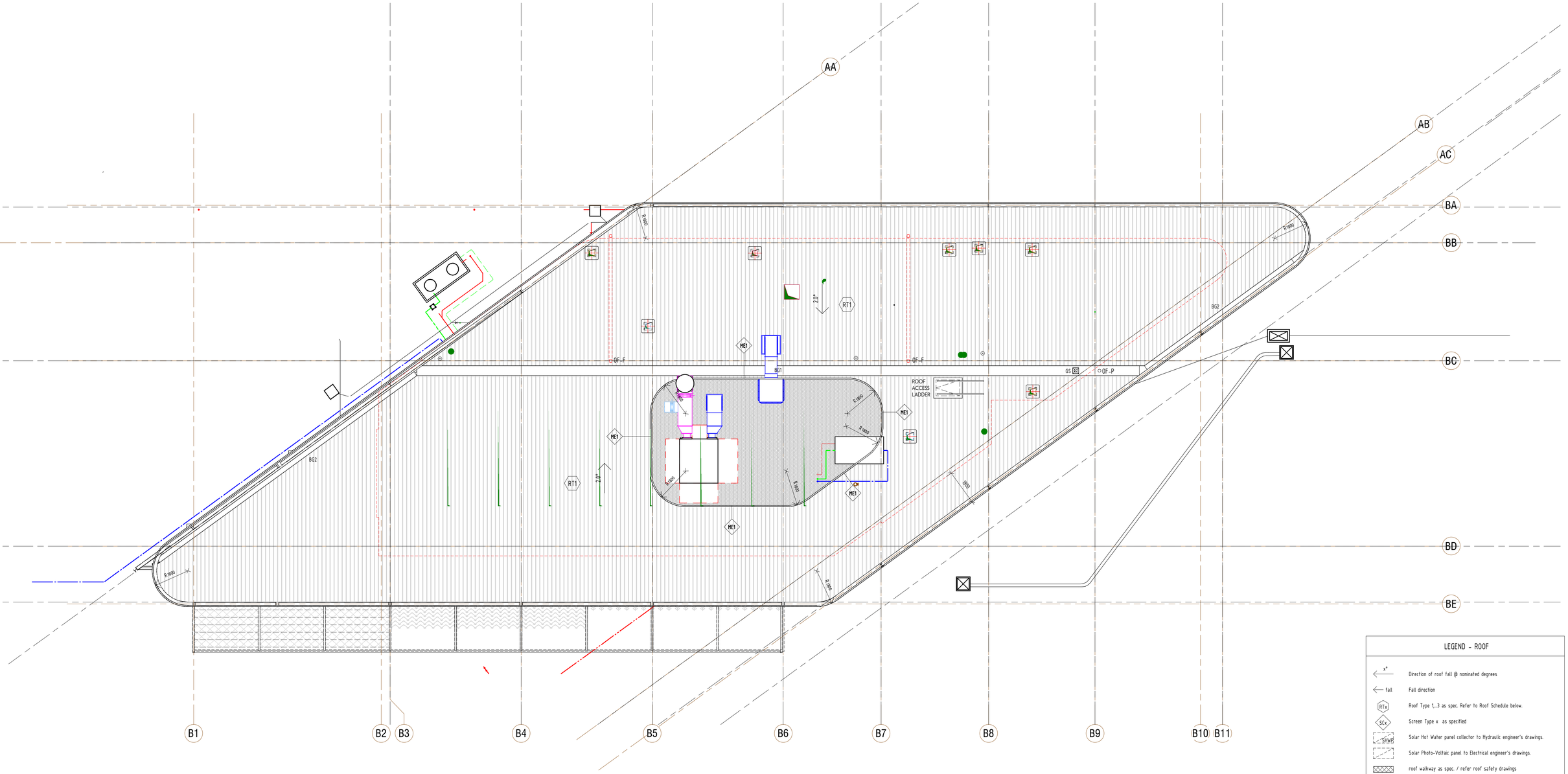
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telephone 8 8272 4166
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DOWNPIPE SCHEDULE

CODE	DESCRIPTION
DP-SY	150dia siphonic downpipe as spec.
OF-F	150dia flying overflow as spec.
OF-P	150dia overflow pop as spec.

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers

GUTTER SCHEDULE

CODE	DESCRIPTION
BG1	600h x 200w box gutter as spec.

VALLEY GUTTER SCHEDULE

CODE	DESCRIPTION
BG2	300w x 200d valley box gutter as spec.

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION
GS	Gutter Sump

LEGEND - ROOF

- x° — Direction of roof fall @ nominated degrees
- fall — Fall direction
- RTx — Roof Type 1..3 as spec. Refer to Roof Schedule below.
- SCx — Screen Type x as specified
- SHWP — Solar Hot Water panel collector to Hydraulic engineer's drawings.
- Solar Photo-Voltaic panel to Electrical engineer's drawings.
- roof walkway as spec. / refer roof safety drawings
- MSSB — Mechanical Services Switchboard to Electrical engineer's drawings.

NOTES:

Insulation:
Provide acoustic insulation, as spec. to all rainwater goods within the building envelope.

Penetrations:
Coordinate all Services roof penetrations no.s and locations with services engineers documentation. Provide appropriate flashings. All locations to be coordinated on site

Flashings:
Refer to Spec for requirements of pole plate flashings, soaker, apron and pan flashings and cappings. Contractor to allow for all support/ structure /sub-structure and associated fixings, sealings, sealant and material for flashings and cappings.

Roof Safety:
Builder to allow for roof safety access as per specialist contractors design and details, refer to spec.

All roof ladders to be drop downs

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

ROOF PLAN - BOWLING CLUB

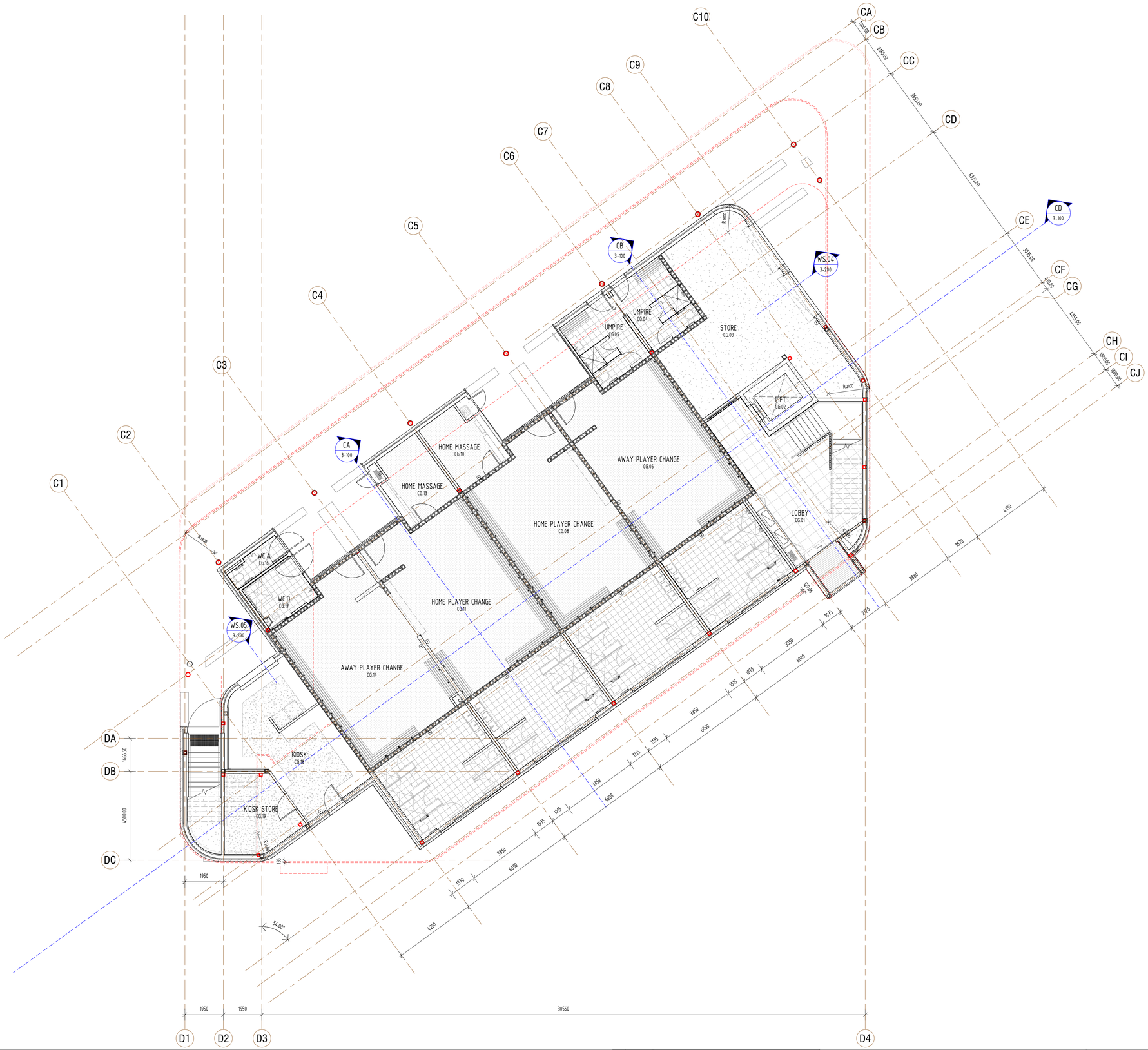
project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-1-650 revision: A

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telephone 8 8272 4166
email wba@walterbrooke.com.au
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LEGEND - FLOOR PLAN

- □col. — column to engineer's drawings
- ⊖CJ. — control joint to engineer's drawings
- 100.000FSL — FFL = Finished Floor Level, FSL=Finished Slab Level
- D.-.-- — door reference, refer to door schedule
- WIN-- — typical window number, where "M" noted, mirror the configuration
- W.-.-- — external window reference, refer to window schedule
- WI.-.-- — internal window reference, full height UNO. refer to internal elevations

NOTES:

1. Refer to services drawings to confirm all duct clearances prior to construction.
2. Refer to services drawings to confirm all roof/wall/slab penatrations. Provide all necessary flashings/sealants to ensure waterproof seal.
3. Wet Areas noted are to include bathrooms, WC, kitchen, laundries, cleaners and shower/changeroom areas or similar.
4. Refer to External elevations and Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
5. Refer to Mechanical & Hydraulic Engineer's drawings for location of all tundishs.
6. Refer to Internal Elevations Legend for Fixtures & Fittings/Equipment codes.

Services:
Coordinate all services, stacks, vents, tundishes, equipment and associated penetrations on site. Coordinate locations and numbers with services engineers drawings.

Typical Door Setout for Rooms



Note: Contractor to clarify dimension to doors dissimilar to above if not already provided

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR DIMENSION PLAN - COMMUNITY CLUB

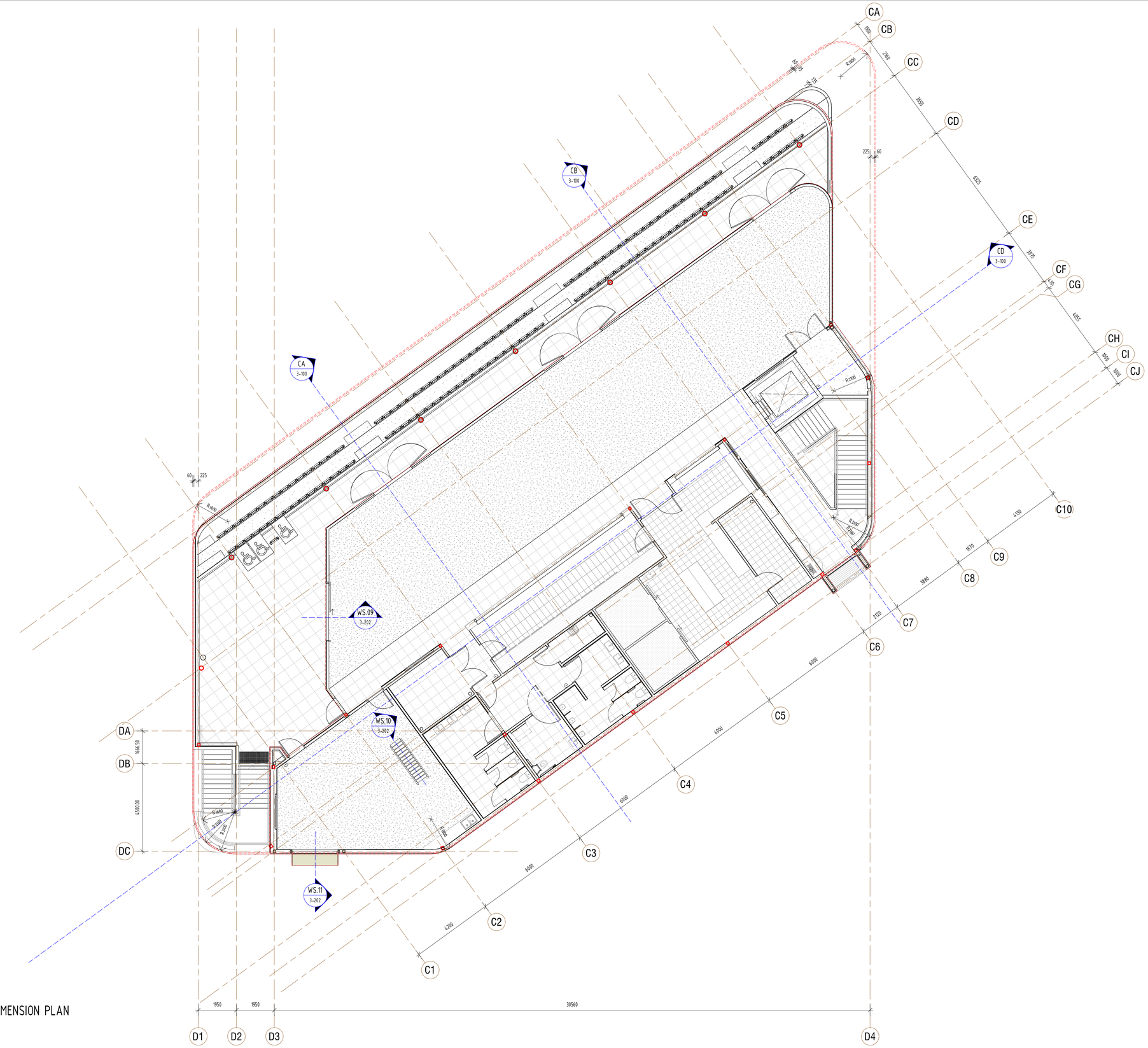
project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-700 revision:

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1 / 2-100 FIRST FLOOR DIMENSION PLAN

1 : 100

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR DIMENSION PLAN - COMMUNITY CLUB

project no: 20-0142
scale: 1 : 100 @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-701 revision:

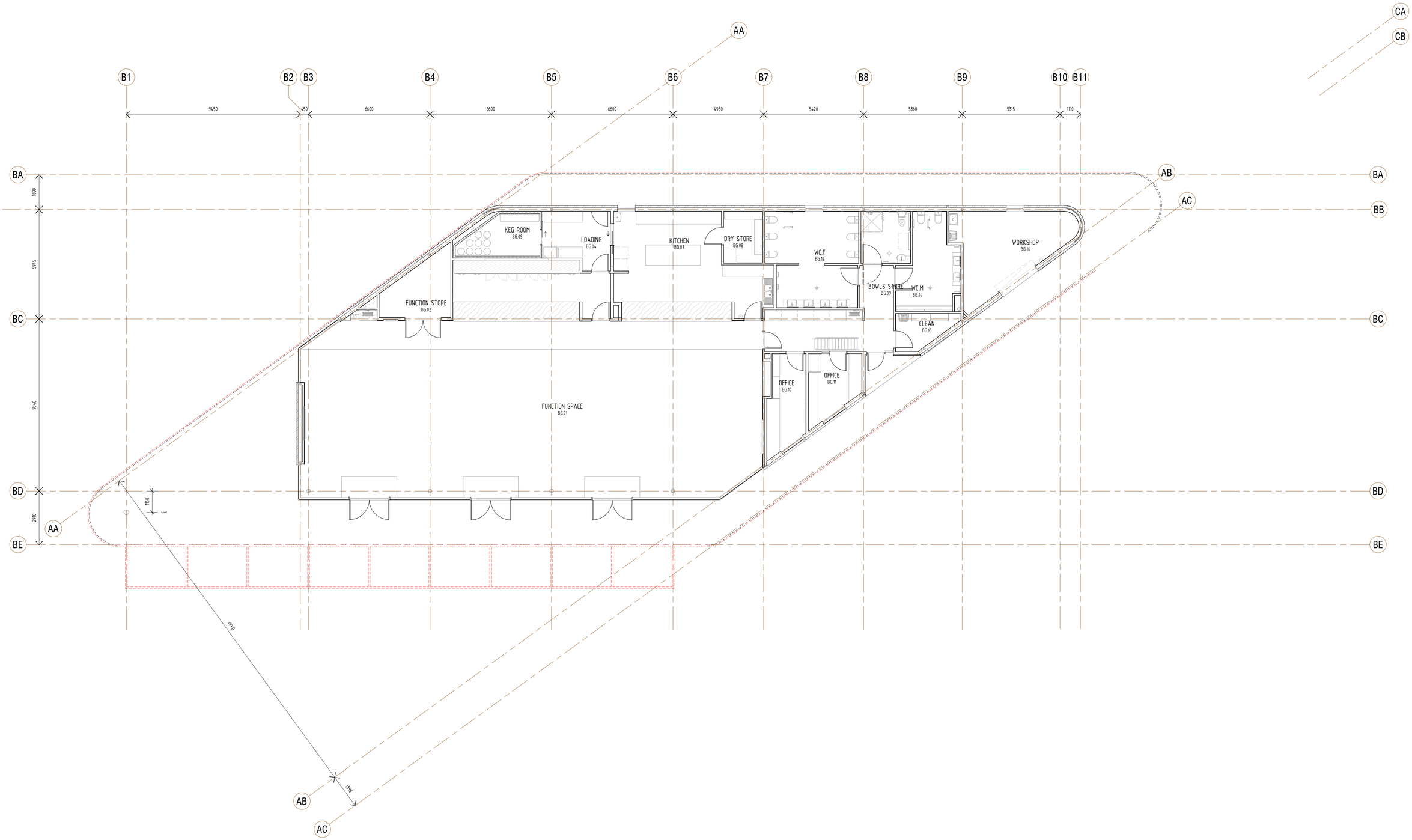
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telephone 8 8272 4166
email wba@walterbrooke.com.au
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REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GROUND DIMENSION PLAN - BOWLING CLUB

project no: 20-0142
scale: 1 : 100 @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-750 revision: A

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email wba@walterbrooke.com.au
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FLOOR FINISHES SCHEDULE

CODE	DESCRIPTION
CONC	concrete slab to engineers details, refer schedule
F-CPT1	Carpet type 1, refer schedule
F-EM1	Entry Mat type 1, refer schedule
F-EP0	Epoxy Paint type 1, 75mm thick screed, 75mm thick insulated panel by cool room contractor, refer schedule
F-PF	plant platform, refer schedule
F-RUB1	Rubber Floor type 1, refer schedule
F-TL1	Floor Tile type 1, refer schedule
F-TL2	Floor Tile type 2, refer schedule
F-TL3	Floor Tile type 3, refer schedule
F-TL4	Floor Tile type 4, refer schedule
F-TL5	Floor Tile type 5 on paving pedestals, refer schedule
F-VIN1	Vinyl Floor Finish type 1, refer schedule
RB 01	150
RB 02	200
RB 03	60
RB 04	60
UP 01	150

FURNITURE SCHEDULE

CODE	DESCRIPTION
CH2	
CH3	
CH4	
CH5	
LG2	
T2	
T3	
T4	
T6	

SPECIALTY EQUIPMENT TYPE SCHEDULE

CODE	DESCRIPTION
BCT	
GR1	
J-HK	

PLUMBING FIXTURE SCHEDULE

CODE	DESCRIPTION
FHR	
HB	<varies>
HB3	
HB4	
SHR	
SNK-C	
TP	
UR	
WC1	<varies>
WC2	

JOINERY TYPE SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	23.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

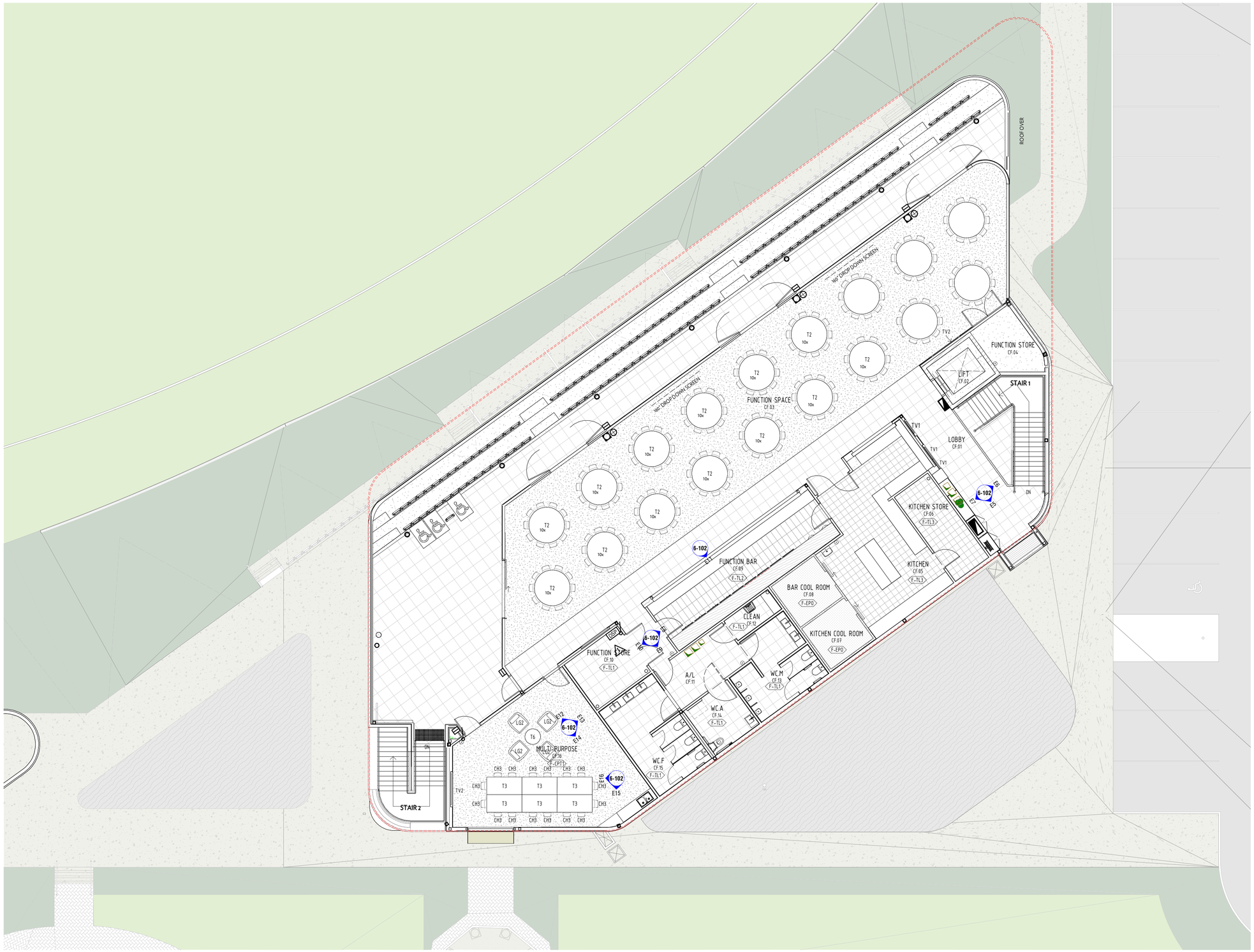
GROUND FLOOR FF&E & FINISHES PLAN - COMMUNITY CLUB

project no: 20-0142
scale: 1 : 100 @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-900 revision: B

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telephone 8 8272 4166
email wba@walterbrooke.com.au
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FLOOR FINISHES SCHEDULE

CODE	DESCRIPTION
CONC	concrete slab to engineers details, refer schedule
F-CPT1	Carpet type 1, refer schedule
F-EM1	Entry Mat type 1, refer schedule
F-EP0	Epoxy Paint type 1, 75mm thick screed, 75mm thick insulated panel by cool room contractor, refer schedule
F-PF	plant platform, refer schedule
F-RUB1	Rubber Floor type 1, refer schedule
F-TL1	Floor Tile type 1, refer schedule
F-TL2	Floor Tile type 2, refer schedule
F-TL3	Floor Tile type 3, refer schedule
F-TL4	Floor Tile type 4, refer schedule
F-TL5	Floor Tile type 5 on paving pedestals, refer schedule
F-VIN1	Vinyl Floor Finish type 1, refer schedule
RB.01	150
RB.02	200
RB.03	60
RB.04	60
UP.01	150

FURNITURE SCHEDULE

CODE	DESCRIPTION
CH2	
CH3	
CH4	
CH5	
LG2	
T2	
T3	
T4	
T6	

SPECIALTY EQUIPMENT TYPE SCHEDULE

CODE	DESCRIPTION
BCT	
GR1	
J-HK	

PLUMBING FIXTURE SCHEDULE

CODE	DESCRIPTION
FHR	
HB	<varies>
HB3	
HB4	
SHR	
SNK-C	
TP	
UR	
WC1	<varies>
WC2	

JOINERY TYPE SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
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Rev	Date	Reason for Issue
A	23.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR FF&E & FINISHES PLAN - COMMUNITY CLUB

project no: 20-0142
scale: 1 : 100 @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-901 revision: B

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LEGEND - WALL FINISHES

- FULL HEIGHT PINBOARD
- FULL HEIGHT TWO PACK ROUTERED MDF
- FULL HEIGHT RENDER
- FULL HEIGHT WHITEBOARD
- TIMBER VENEER WITH TIMBER MOULDING, MDF ABOVE (REFER ELEVATIONS)

FLOOR FINISHES SCHEDULE

CODE	DESCRIPTION
F-CO.S	Concrete Sealer
F-CPT1	Carpet type 1, refer schedule
F-EM1	Entry Mat type 1, refer schedule
F-EM2	Entry Mat type 2, refer schedule
F-EP0	Epoxy Paint type 1, 75mm thick screed, 75mm thick insulated panel by cool room contractor, refer schedule
F-TL1	Floor Tile type 1, refer schedule
F-TL2	Floor Tile type 2, refer schedule
F-TL3	Floor Tile type 3, refer schedule

FURNITURE SCHEDULE

CODE	DESCRIPTION
CH1	
CH4	
LG1	
S2	
T1	
T5	
T7	

SPECIALTY EQUIPMENT TYPE SCHEDULE

CODE	DESCRIPTION
HD	Hand Dryer - Surface Mount - Turbo Slim - White
PT1	Paper Dispenser -Simplicity - Recessed - Satin Stainless Steel

JOINERY TYPE SCHEDULE

CODE	DESCRIPTION
J.BG.01.B	

PLUMBING FIXTURE SCHEDULE

CODE	DESCRIPTION
FHR	
HB2	Ceramic Wall Basin
TPW1	Irwell Pin Lever Care Basin Mixer
WC1	

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	23.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR FF&E & FINISHES PLAN - BOWLING CLUB

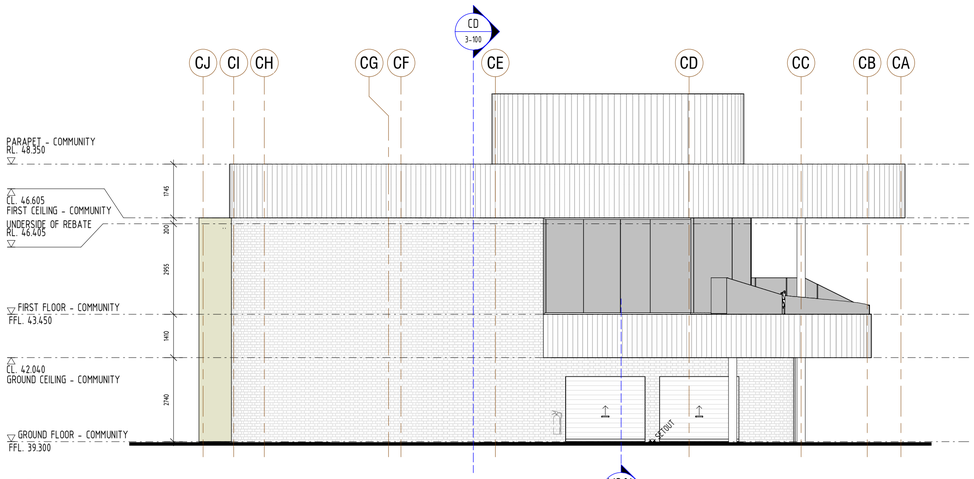
project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: TF
sheet no: WD-1-950 revision: A

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email wba@walterbrooke.com.au
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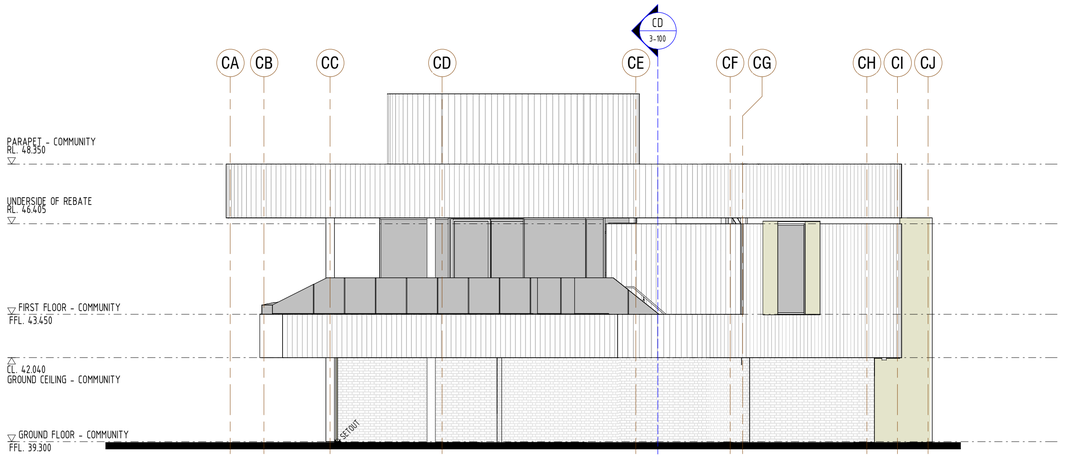
WALTERBROOKE

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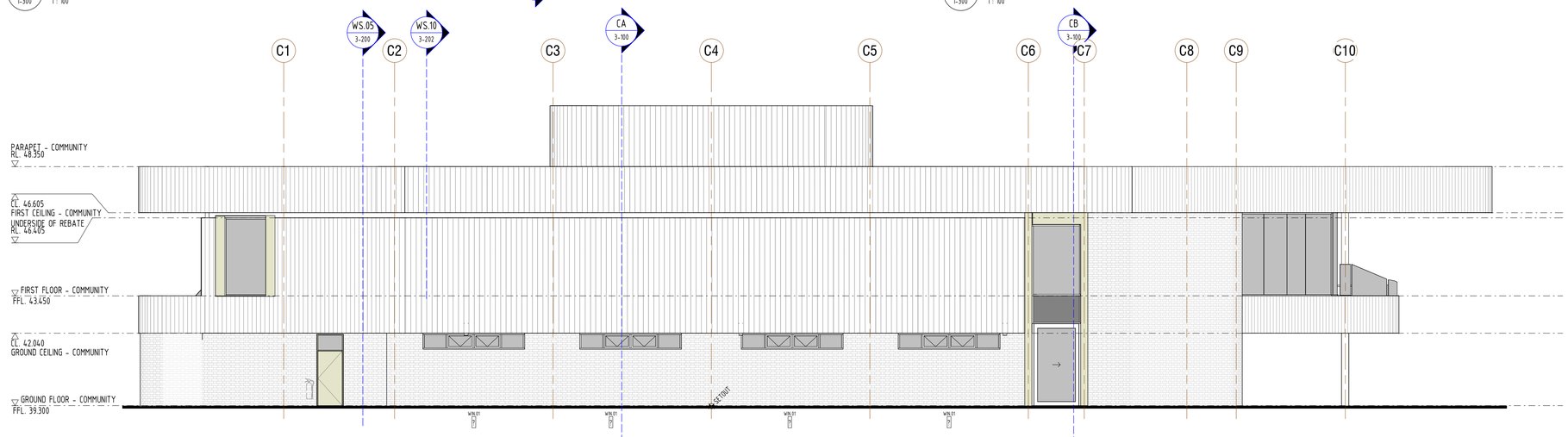
1 1-300 COMMUNITY CLUB ELEVATION - SOUTH

1 : 100



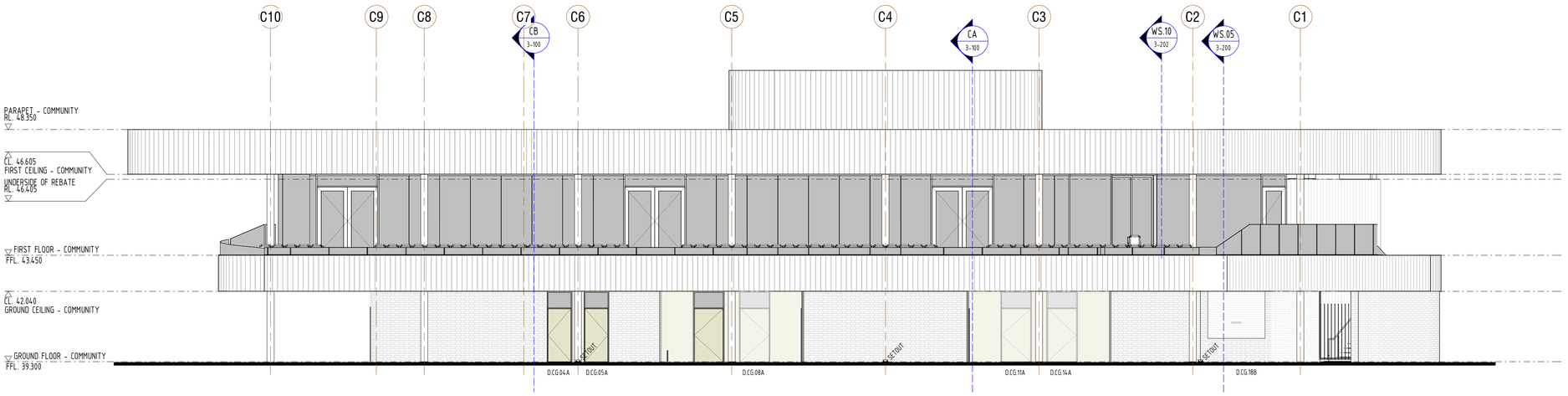
4 1-300 COMMUNITY CLUB ELEVATION - NORTH

1 : 100



2 1-300 COMMUNITY CLUB ELEVATION - WEST

1 : 100



3 1-300 COMMUNITY CLUB ELEVATION - EAST

1 : 100

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
J	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WT.x	wall type 1_3 - refer wall type schedule
D.---	door reference, refer to door schedule
W.---	external window reference, refer to window schedule
RTx	roof type 1_3, refer roof type schedule
xx	floor type 1_3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers
RT2	conceal fix roof sheeting

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	03.02.2023	ISSUED FOR PRICING
C	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

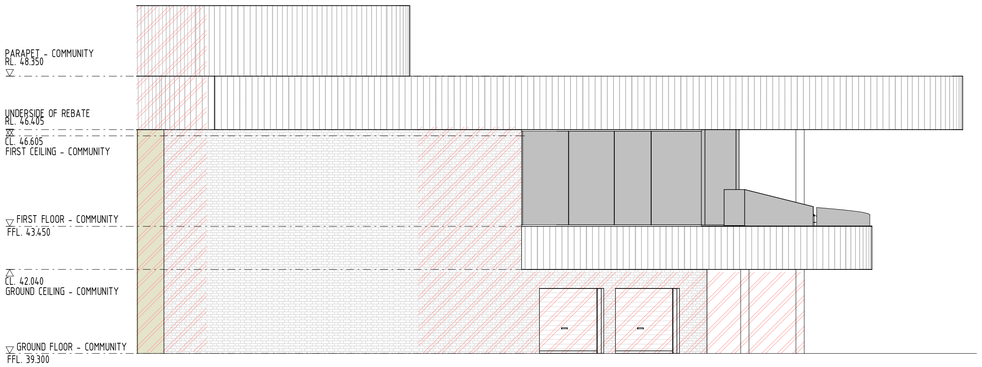
EXTERNAL ELEVATIONS - COMMUNITY CLUB - SHEET 1

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-2-100 revision: C

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telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 918 514

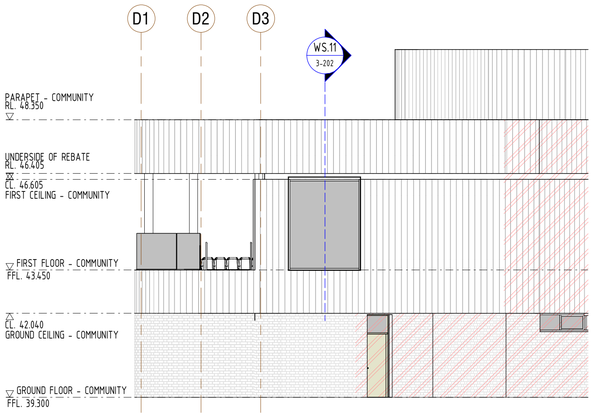
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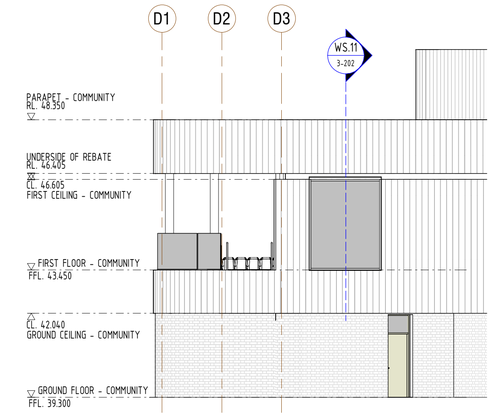
5 1-300 COMMUNITY CLUB ELEVATION - SOUTH
1 : 100



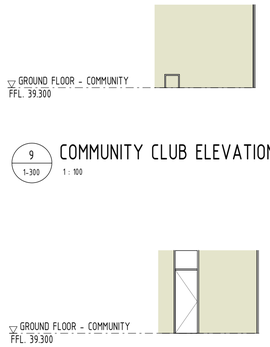
6 1-300 COMMUNITY CLUB ELEVATION - NORTH
1 : 100



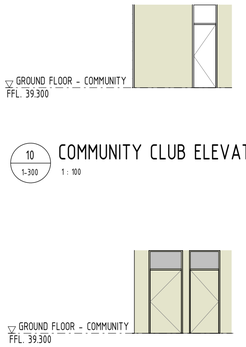
7 1-300 COMMUNITY CLUB ELEVATION - WEST
1 : 100



8 1-300 COMMUNITY CLUB ELEVATION - WEST
1 : 100



9 1-300 COMMUNITY CLUB ELEVATION - EAST
1 : 100



10 1-300 COMMUNITY CLUB ELEVATION - EAST
1 : 100

11 1-300 COMMUNITY CLUB ELEVATION - EAST
1 : 100

12 1-300 COMMUNITY CLUB ELEVATION - EAST
1 : 100

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
J	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WT.x	wall type 1_3 - refer wall type schedule
D.---	door reference, refer to door schedule
W.---	external window reference, refer to window schedule
RTx	roof type 1_3, refer roof type schedule
xx	floor type 1_3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers
RT2	conceal fix roof sheeting

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	03.02.2023	ISSUED FOR PRICING
C	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

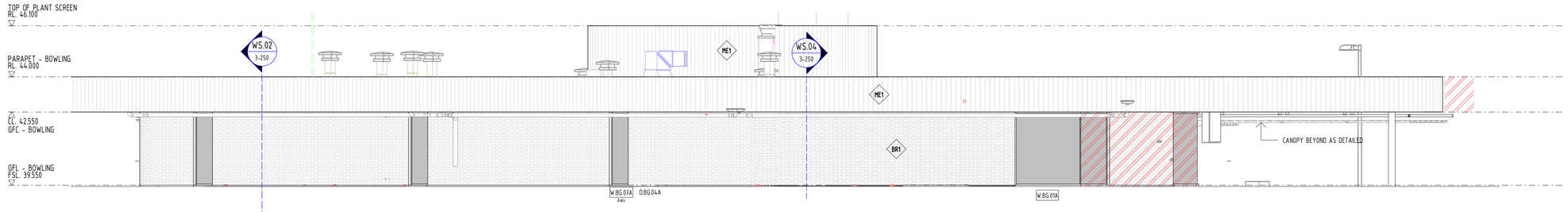
EXTERNAL ELEVATIONS - COMMUNITY CLUB - SHEET 2

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-2-101 revision: C

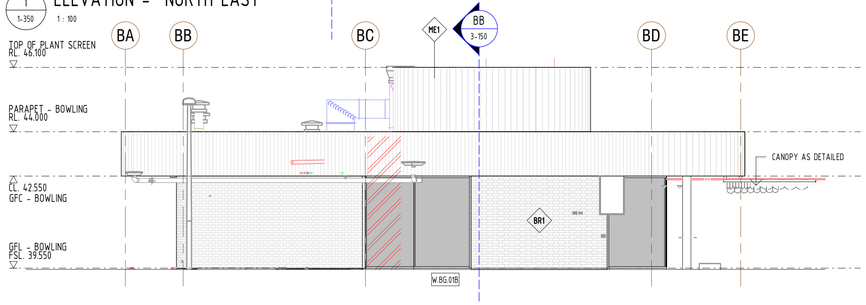
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telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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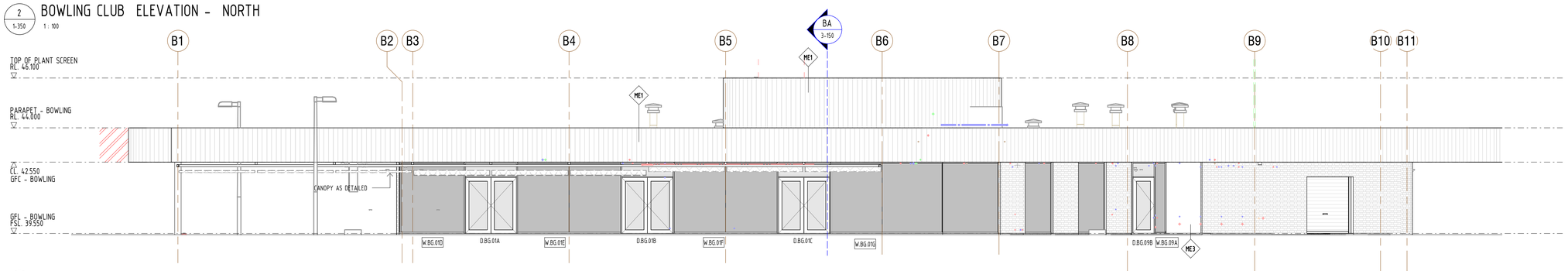
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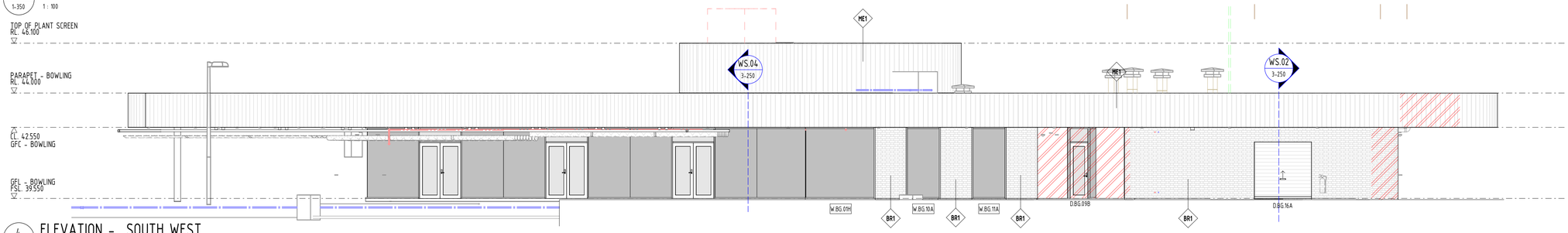
1 1-350 ELEVATION - NORTH EAST 1 : 100



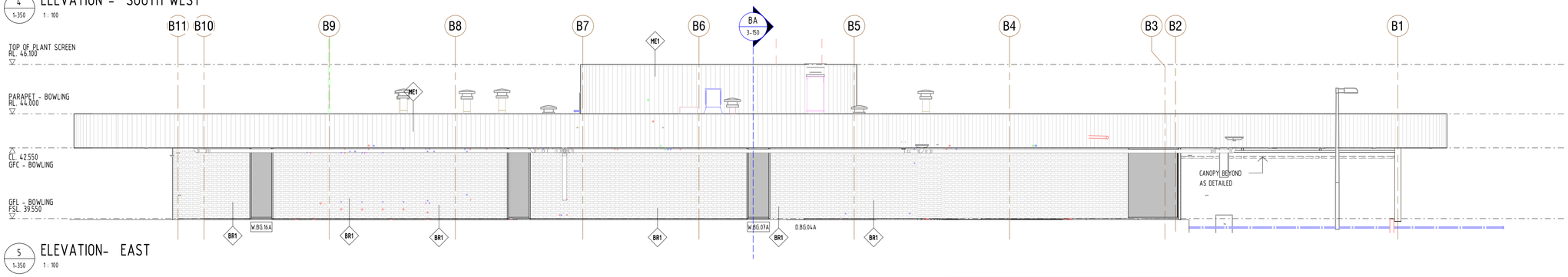
2 1-350 BOWLING CLUB ELEVATION - NORTH 1 : 100



3 1-350 ELEVATION - WEST 1 : 100



4 1-350 ELEVATION - SOUTH WEST 1 : 100



5 1-350 ELEVATION- EAST 1 : 100

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
J	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WTx	wall type 1..3 - refer wall type schedule
D-.--	door reference, refer to door schedule
W-.--	external window reference, refer to window schedule
RTx	roof type 1..3, refer roof type schedule
xx	floor type 1..3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

EXTERNAL ELEVATIONS - BOWLING CLUB

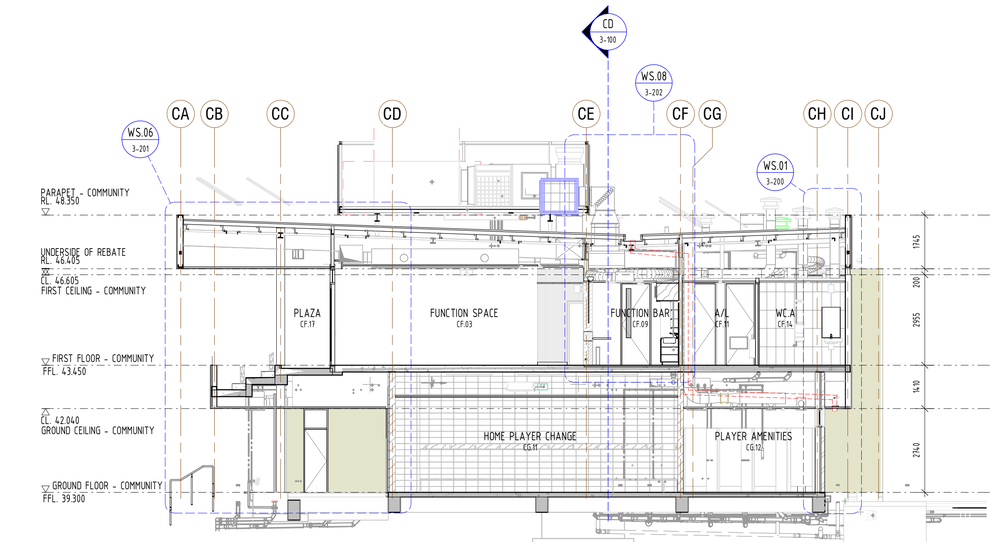
project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-2-150 revision: A

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telephone 8 8272 4166
email wba@walterbrooke.com.au
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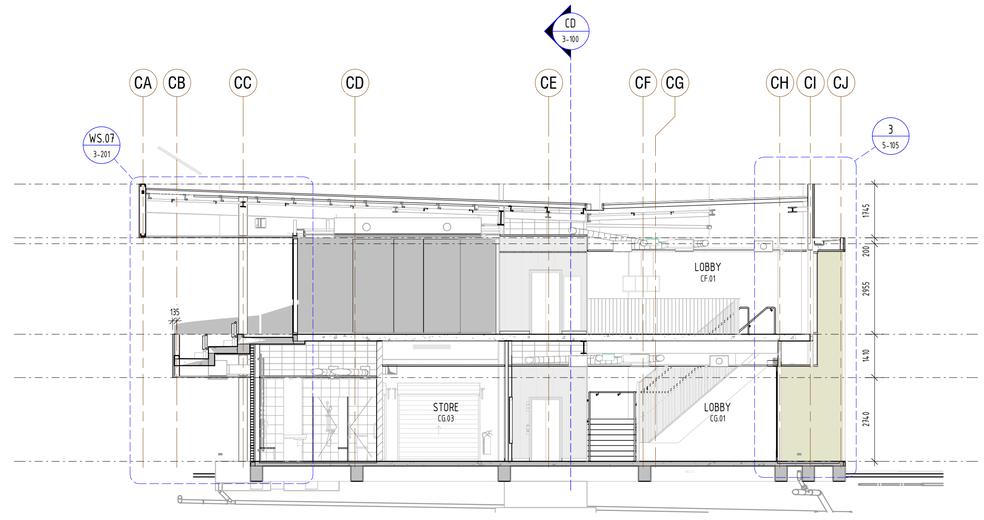
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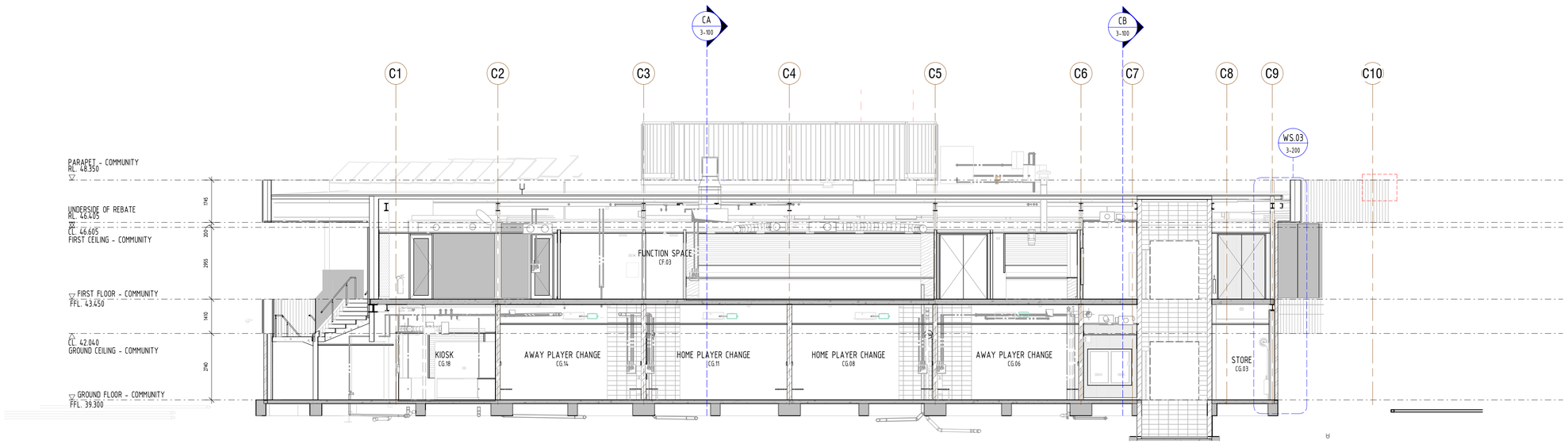
CA 1-300 COMMUNITY - SECTION

1 : 100



CB 1-300 COMMUNITY - SECTION

1 : 100



CD 1-300 COMMUNITY - SECTION

1 : 100

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
PJ	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WTx	wall type 1_3 - refer wall type schedule
D-##	door reference, refer to door schedule
W-###	external window reference, refer to window schedule
RTx	roof type 1_3, refer roof type schedule
xx	floor type 1_3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers
RT2	conceal fix roof sheeting

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / <varies> / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5c	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5d	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

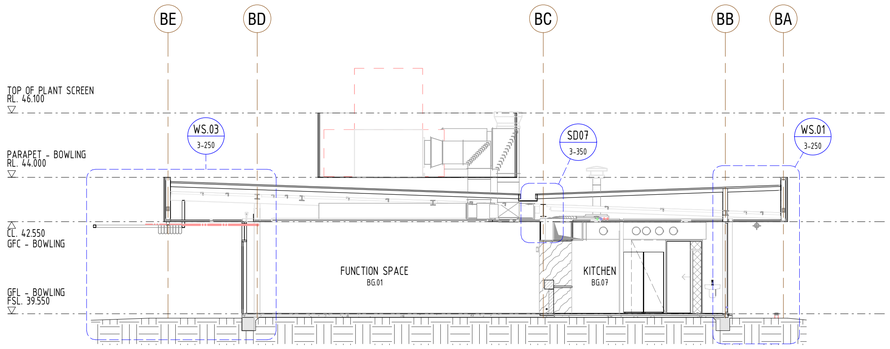
SECTIONS - COMMUNITY CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-3-100 revision: B

PRELIMINARY

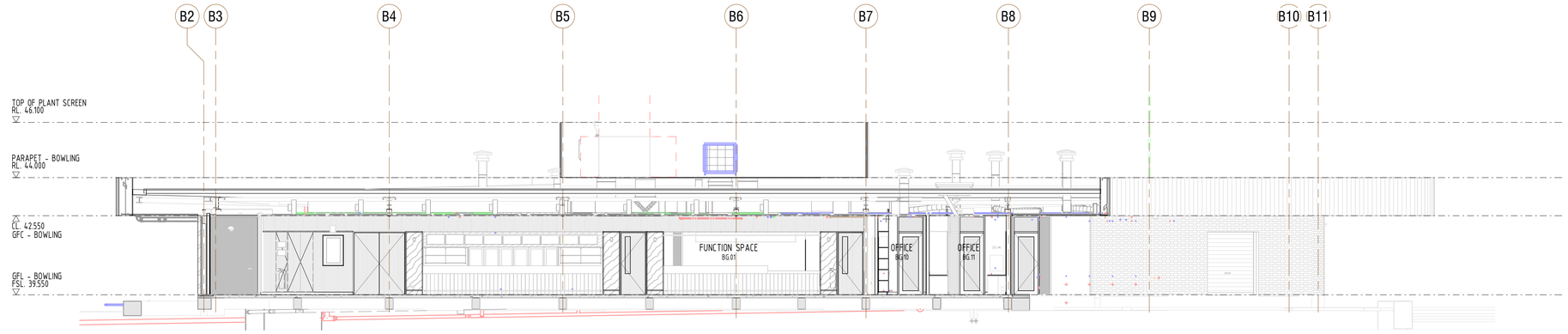
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BA 1-350 BOWLING CLUB - SECTION

1 : 100



BB 1-350 BOWLING CLUB - SECTION

1 : 100

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
J	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WT.x	wall type 1_3 - refer wall type schedule
D.---	door reference, refer to door schedule
W.---	external window reference, refer to window schedule
RTx	roof type 1_3, refer roof type schedule
xx	floor type 1_3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / 20mm Air Gap / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

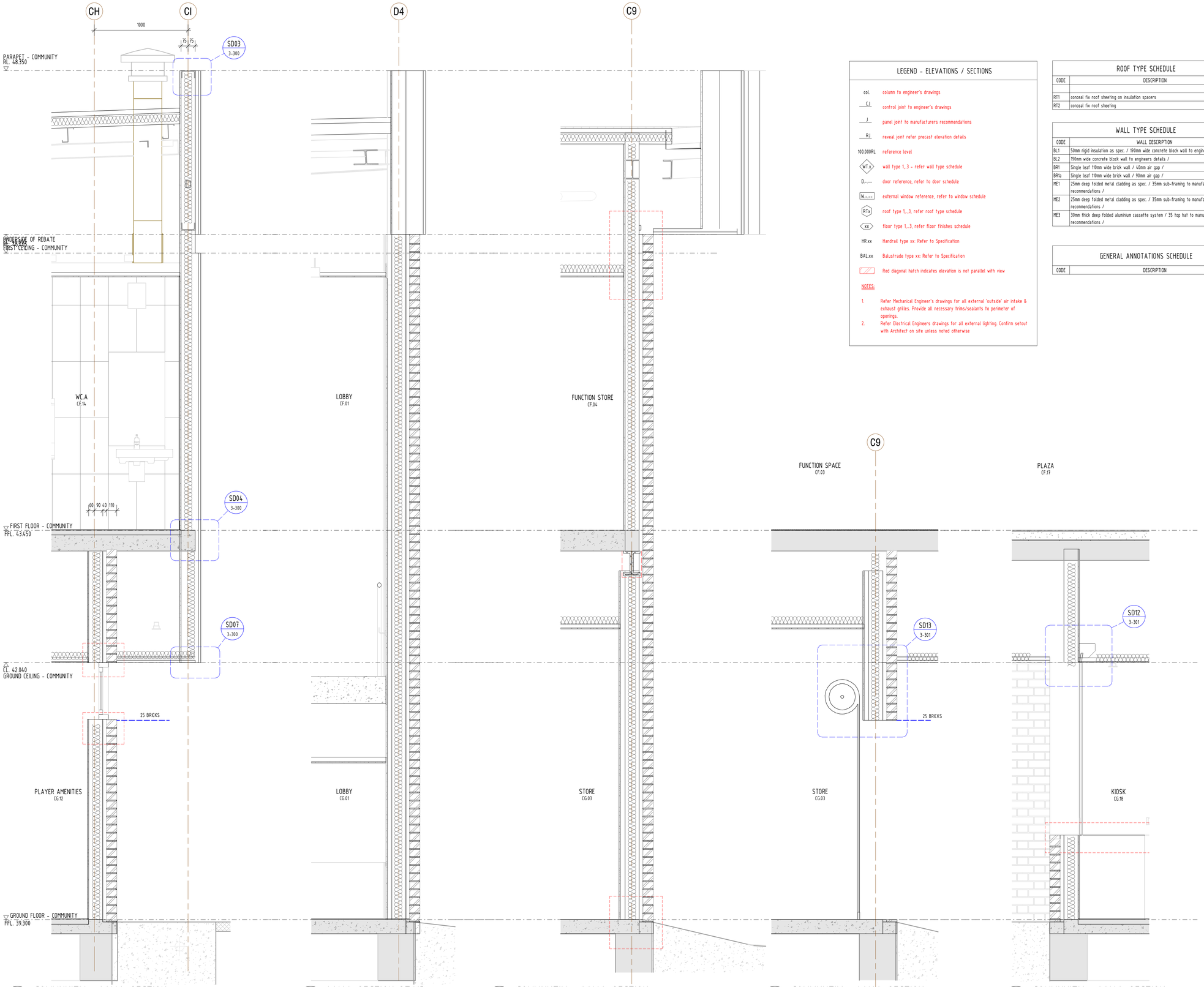
SECTIONS - BOWLING CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-3-150 revision: A

PRELIMINARY

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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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WS.01 3-100 COMMUNITY - WALL SECTION 1 : 20

WS.02 WALL SECTION STAIR 1 : 20

WS.03 3-100 COMMUNTIY - WALL SECTION 1 : 20

WS.04 1-100 COMMUNTIY - WALL SECTION 1 : 20

WS.05 1-100 COMMUNITY - WALL SECTION 1 : 20

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
J	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WT x	wall type 1_3 - refer wall type schedule
D-xx	door reference, refer to door schedule
W-xx	external window reference, refer to window schedule
RTx	roof type 1_3, refer roof type schedule
xx	floor type 1_3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers
RT2	conceal fix roof sheeting

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / <varies> / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5c	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5d	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

WALL SECTIONS - COMMUNITY CLUB - SHEET 1

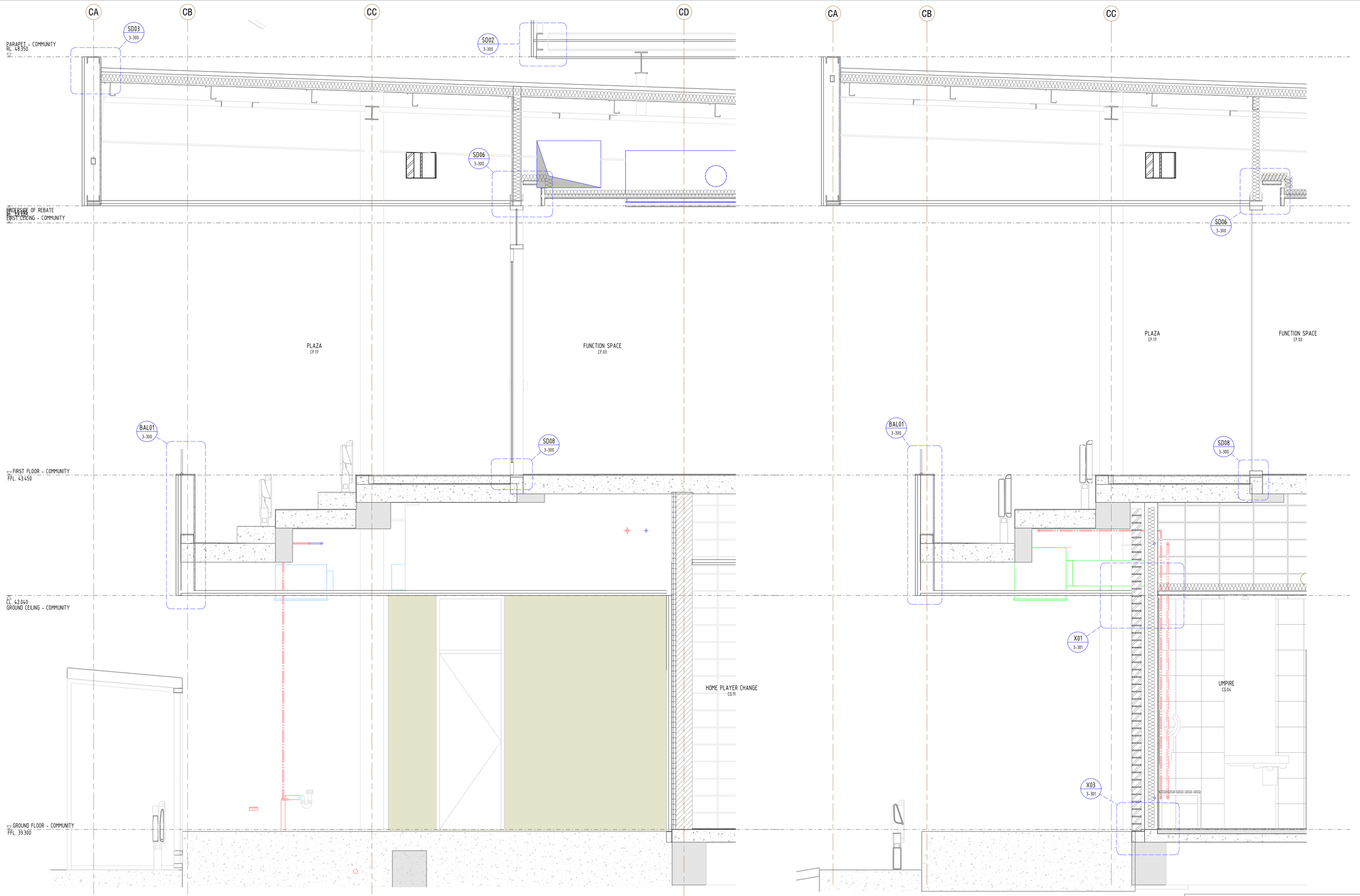
project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-3-200 revision:

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telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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WS.06 3-100 1 : 20 COMMUNITY - WALL SECTION

WS.07 3-100 1 : 20 COMMUNITY - WALL SECTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

WALL SECTIONS - COMMUNITY CLUB - SHEET 2

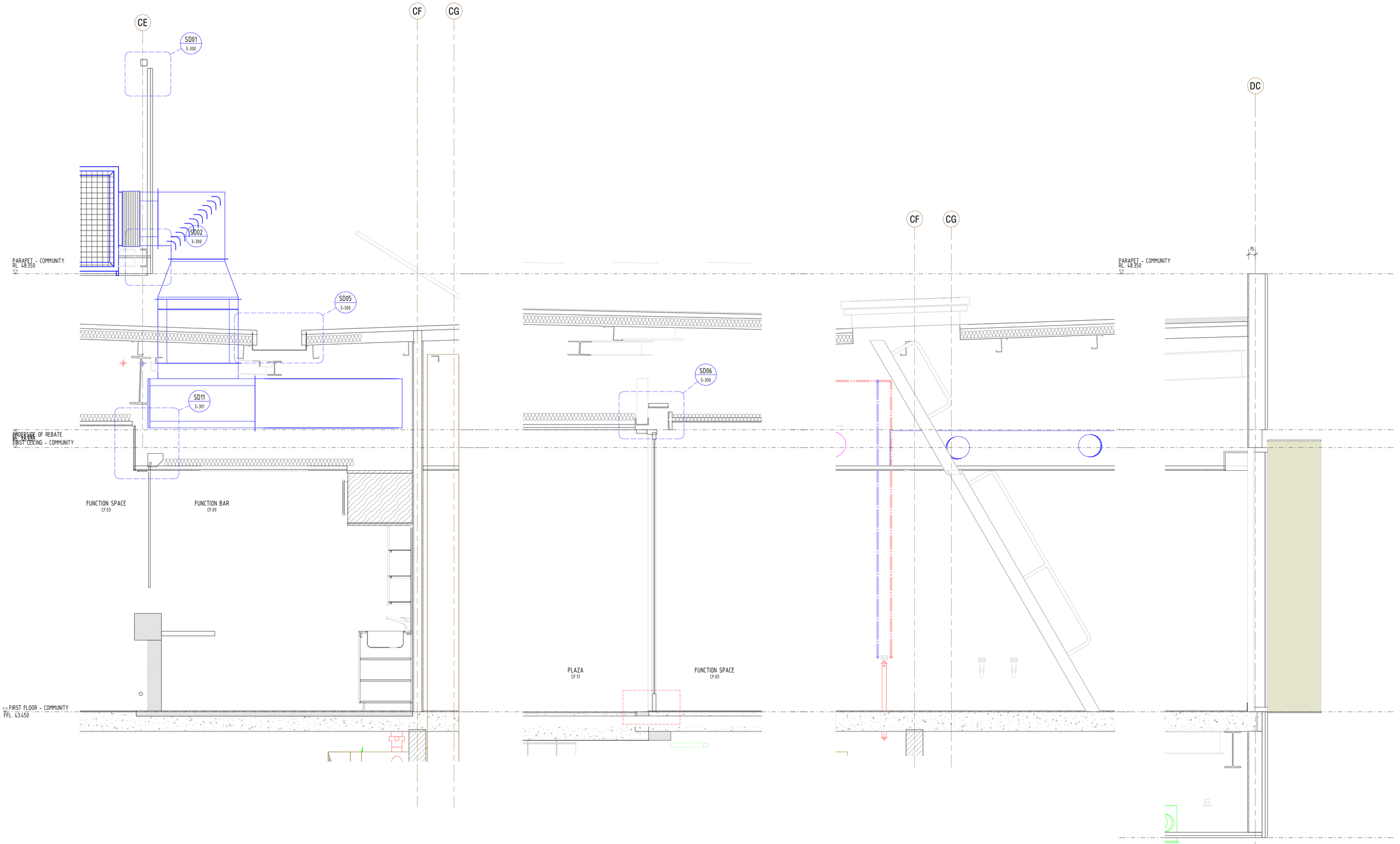
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date: 07.03.2022
drawn: JW
sheet no: WD-3-201 revision:

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WS.08 3-100 COMMUNITY - WALL SECTION
1 : 20

WS.09 1-301 COMMUNTIY - WALL SECTION
1 : 20

WS.10 1-301 COMMUNITY - WALL SECTION
1 : 20

WS.11 1-301 FEATURE WINDOW
1 : 20

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

WALL SECTIONS - COMMUNITY CLUB - SHEET 3

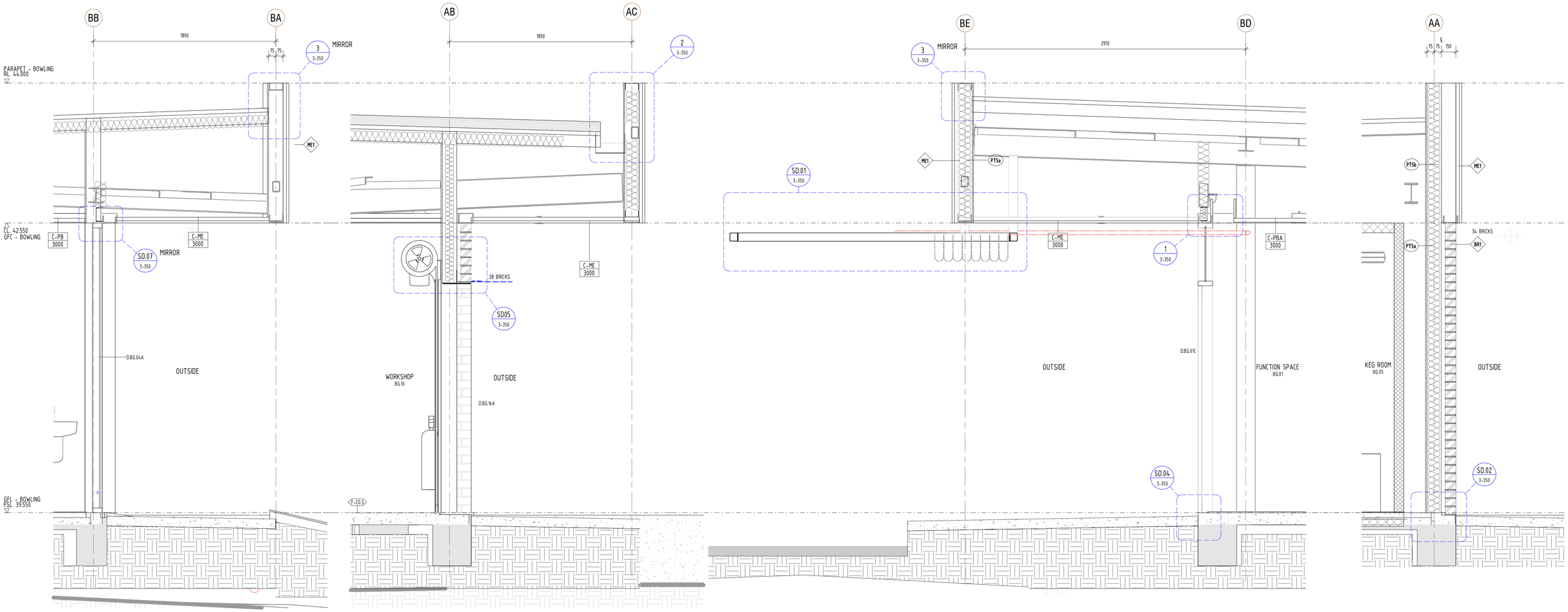
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date: 07.03.2022
drawn: JW
sheet no: WD-3-202 revision:

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WALTERBROOKE



WS.01 3-150 **WALL SECTION** 1 : 20

WS.02 1-350 **WALL SECTION** 1 : 20

WS.03 3-150 **WALL SECTION** 1 : 20

WS.04 1-350 **WALL SECTION** 1 : 20

GENERAL ANNOTATIONS SCHEDULE	
CODE	DESCRIPTION

ROOF TYPE SCHEDULE	
CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers

ALUMINIUM WINDOW / LOUVRE TYPE SCHEDULE	
CODE	DESCRIPTION
AW1	150 x 50 nom. aluminium thermally broken framed with front double glazing as specified, refer schedule for finish
AW3	100 x 50 nom. aluminium framed with front single glazing as specified, refer schedule for finish
AW4	100 x 50 nom. aluminium framed with front single reeded glazing as specified, refer schedule for finish

PARTITION TYPE SCHEDULE		
CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / 20mm Air Gap / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

WALL TYPE SCHEDULE	
CODE	WALL DESCRIPTION
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

WALL SECTIONS - BOWLING CLUB - SHEET 1

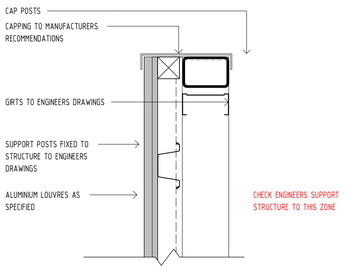
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drawn: JW
sheet no: WD-3-250 revision:

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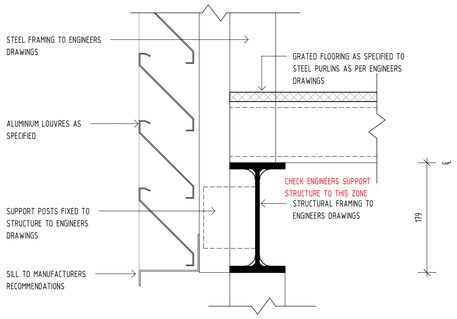
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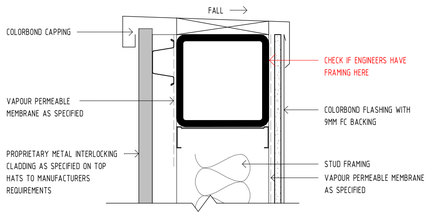
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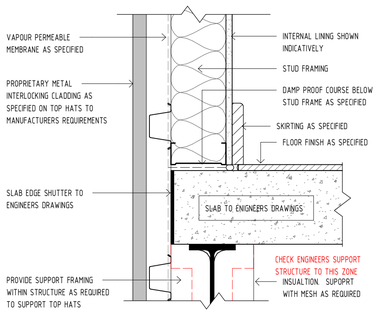
SD01 3-201 TYPICAL SECTION DETAIL
1 : 5



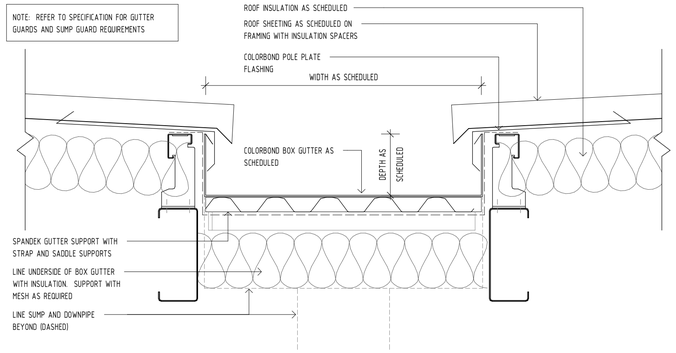
SD02 3-201 TYPICAL SECTION DETAIL
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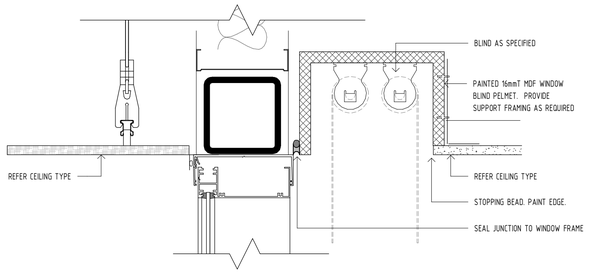
SD03 3-200 TYPICAL SECTION DETAIL
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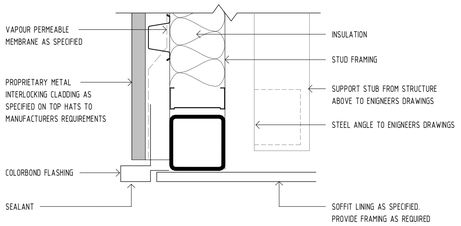
SD04 3-200 TYPICAL SECTION DETAIL
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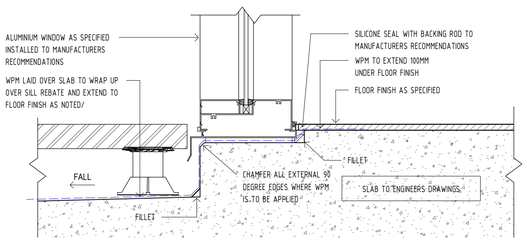
SD05 3-202 TYPICAL SECTION DETAIL
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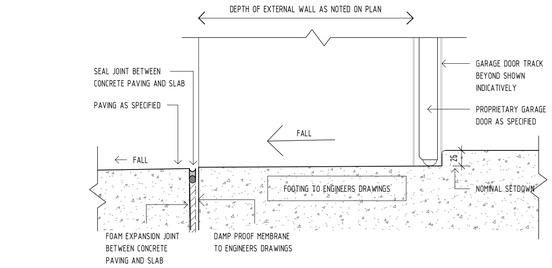
SD06 3-201 TYPICAL SECTION DETAIL
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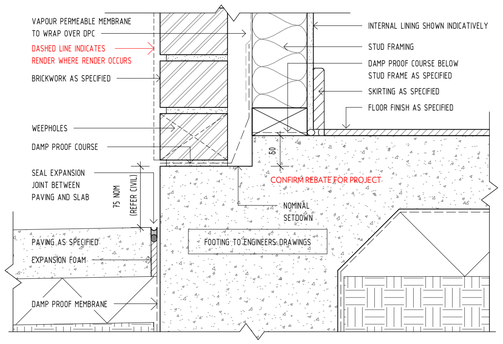
SD07 3-200 TYPICAL SECTION DETAIL
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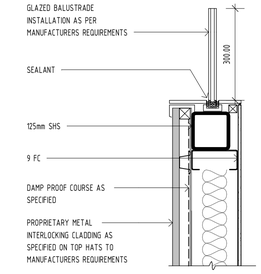
SD08 3-201 TYPICAL SECTION DETAIL
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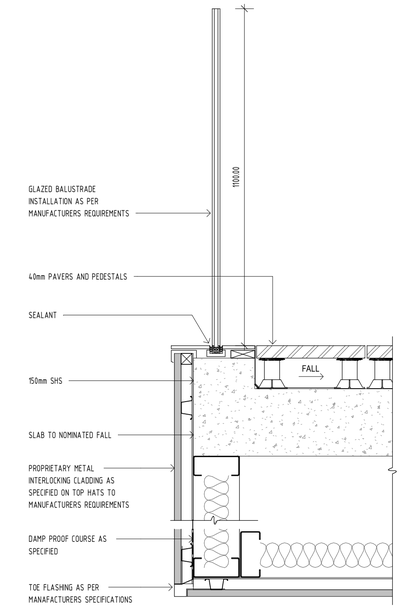
SD09 3-201 TYPICAL SECTION DETAIL
1 : 5



SD10 3-201 TYPICAL SECTION DETAIL
1 : 5



BAL01 3-201 TYPICAL SECTION DETAIL
1 : 10



BAL02 3-201 TYPICAL SECTION DETAIL
1 : 10

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

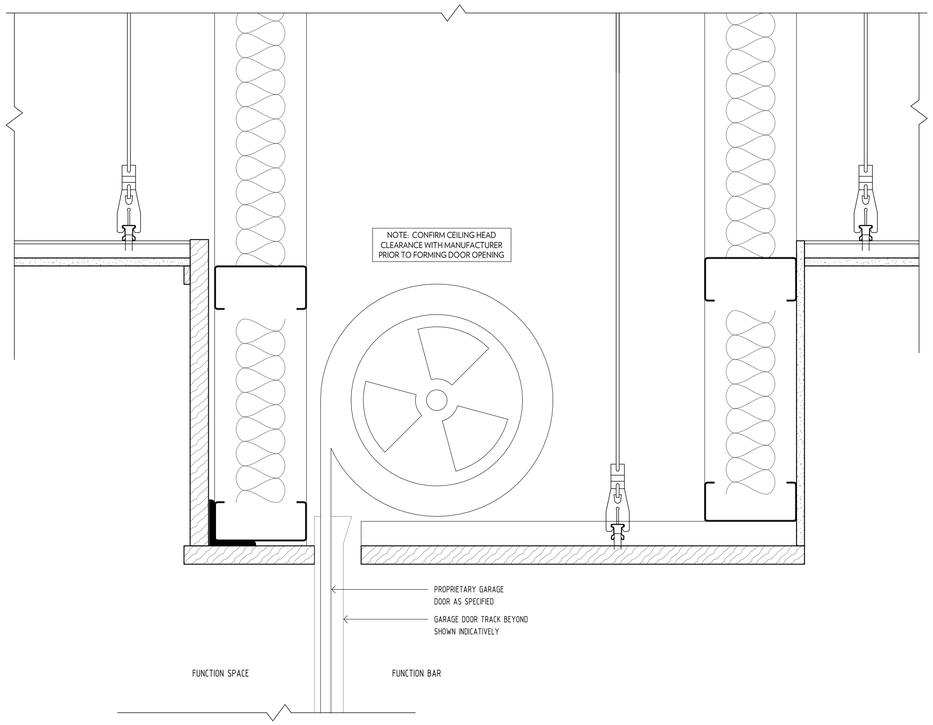
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scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-3-300 revision:

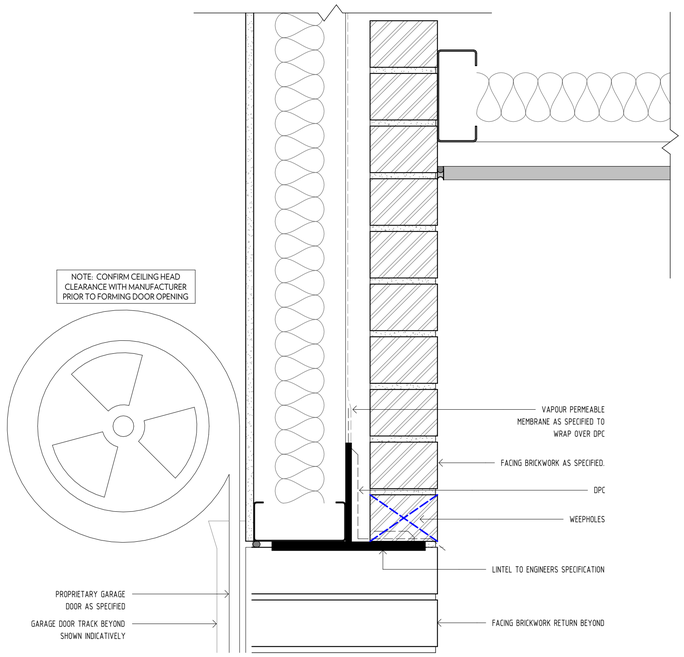
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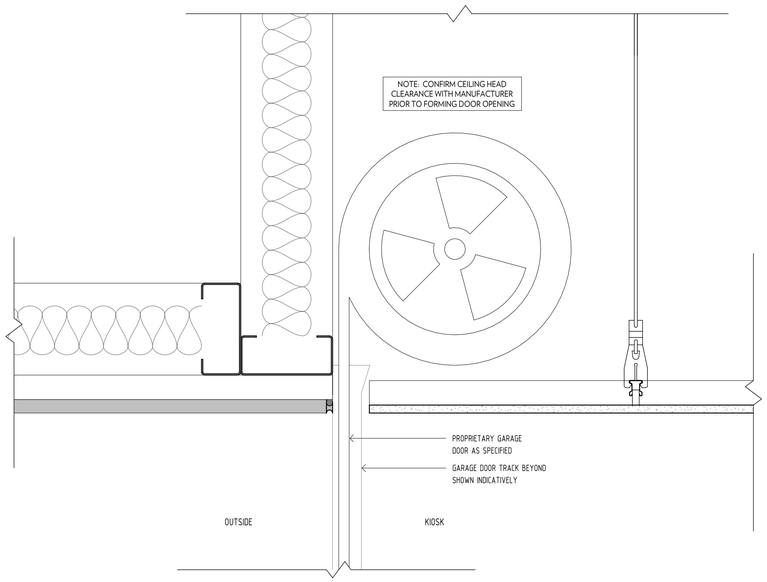
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SD11 / 3-202 — SECTION DETAIL
1 : 5



SD13 / 3-200 — SECTION DETAIL
1 : 5



SD12 / 3-200 — SECTION DETAIL
1 : 5

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
J	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WT.x	wall type 1..3 - refer wall type schedule
D.---	door reference, refer to door schedule
W.---	external window reference, refer to window schedule
RTx	roof type 1..3, refer roof type schedule
xx	floor type 1..3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers
RT2	conceal fix roof sheeting

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	38mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / <varies> / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	to underside of roof / slab above
PT5	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5c	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above
PT5d	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	to underside of roof / slab above

ALUMINIUM WINDOW / LOUVRE TYPE SCHEDULE

CODE	DESCRIPTION
AW1	150 x 50 nom. aluminium thermally broken framed with front double glazing as specified, refer schedule for finish
AW2	<varies>
AW3	100 x 50 nom. aluminium framed with front single glazing as specified, refer schedule for finish

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

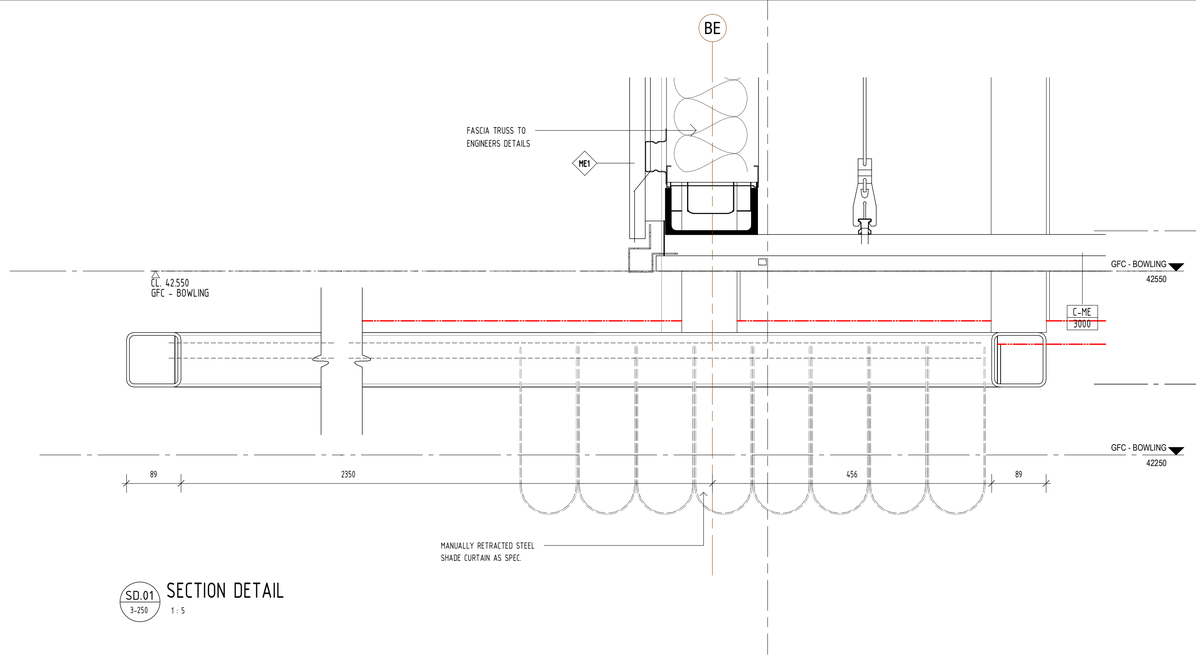
SECTION DETAILS - COMMUNITY CLUB - SHEET 2

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scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-3-301 revision:

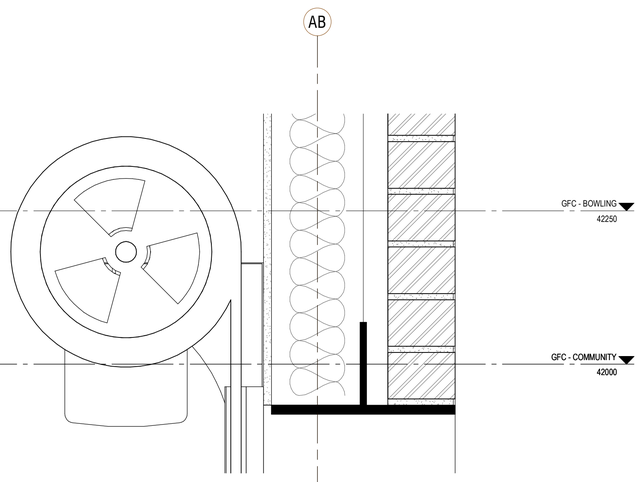
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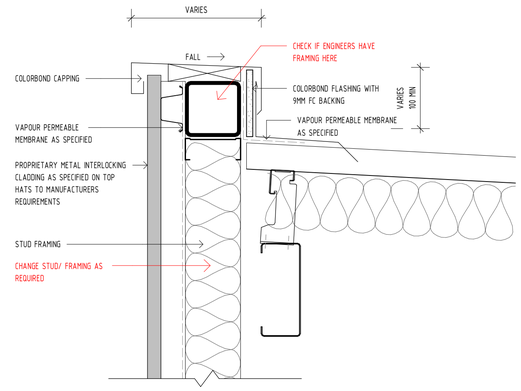
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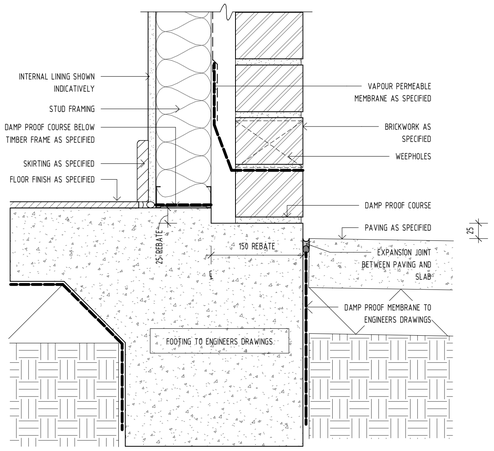
SD.01 3-250 SECTION DETAIL
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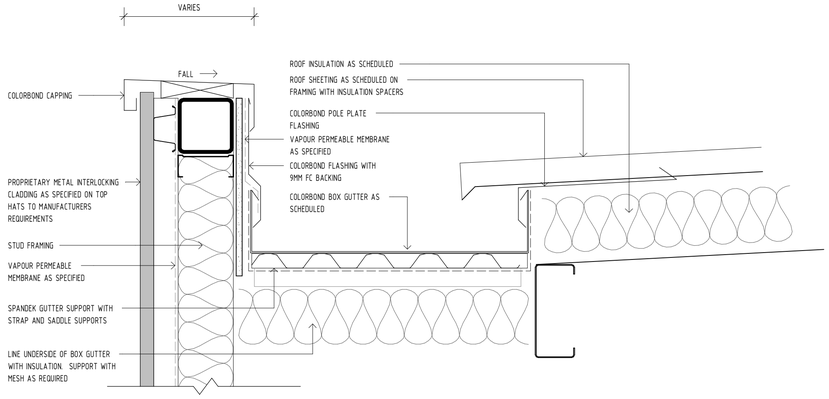
SD05 3-250 TYPICAL SECTION
1 : 5



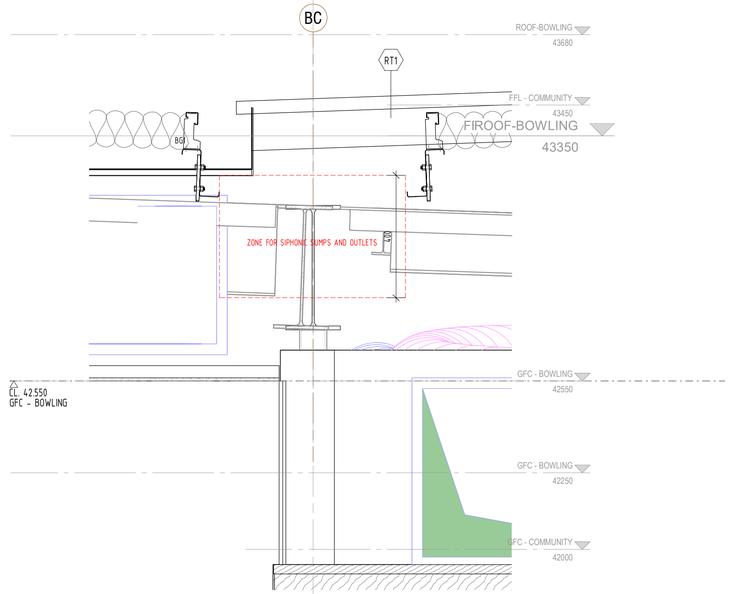
3 3-250 TYPICAL SECTION
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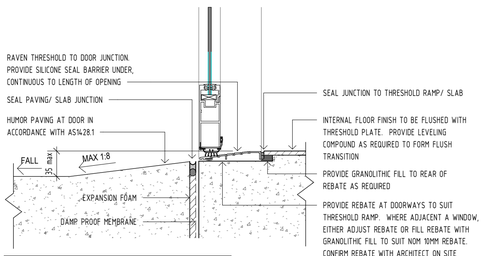
BRICK VENEER FOOTING
SD.02 3-250 TYPICAL DETAIL
1 : 5



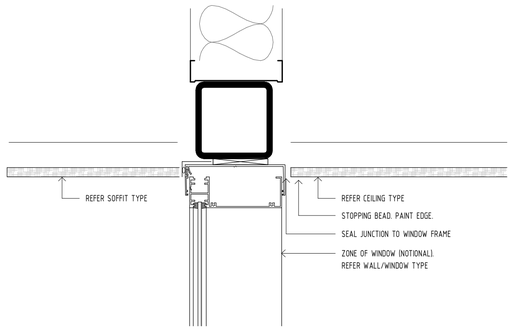
2 3-250 TYPICAL SECTION
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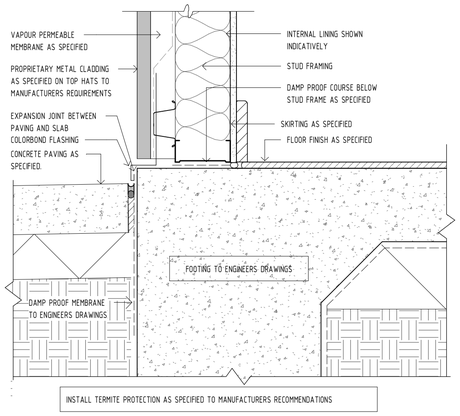
SD07 3-150 BOWLING CLUB - SECTION DETAIL
1 : 10



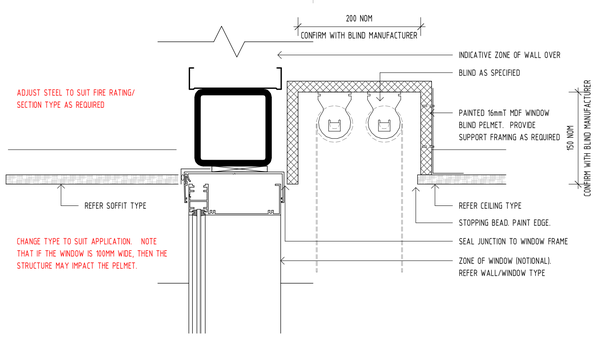
SWING DOOR THRESHOLD
SD.04 3-250 TYPICAL SECTION
1 : 5



WINDOW HEAD
SD.07 3-250 TYPICAL SECTION
1 : 5



METAL CLADDING FOOTING
SD.06 TYPICAL SECTION
1 : 5



1 3-250 TYPICAL SECTION
1 : 5

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

SECTION DETAILS - BOWLING CLUB - SHEET 1

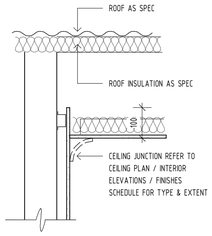
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scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-3-350 revision:

PRELIMINARY

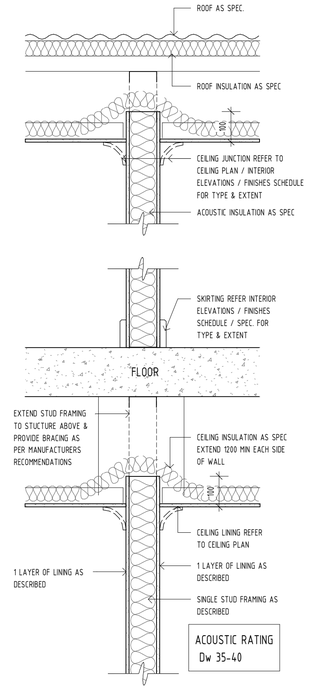
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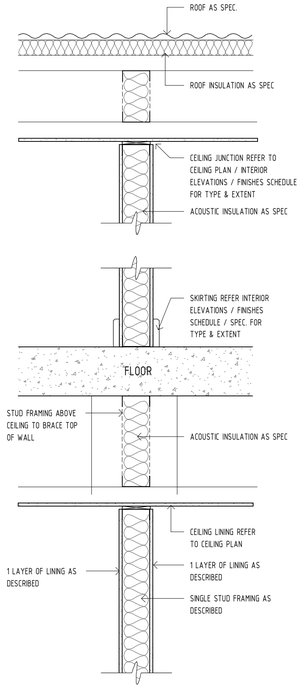
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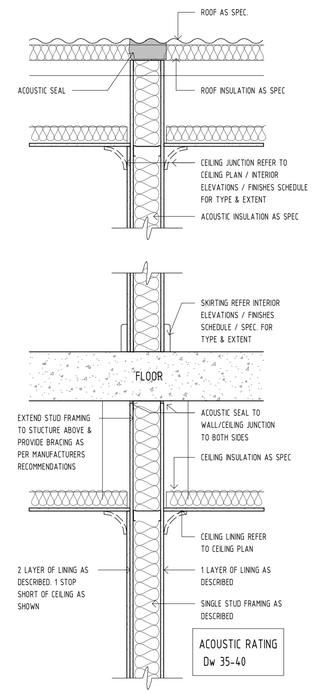
1 PARTITION DETAIL
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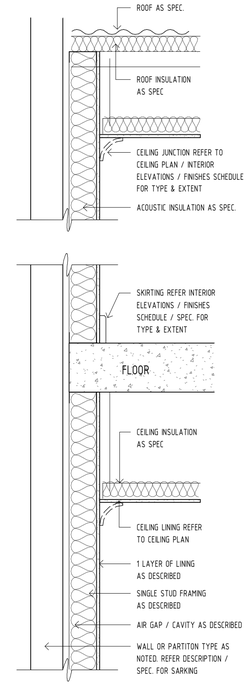
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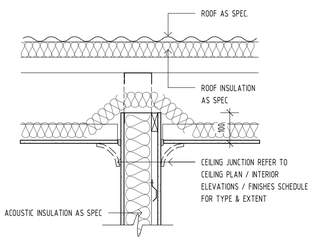
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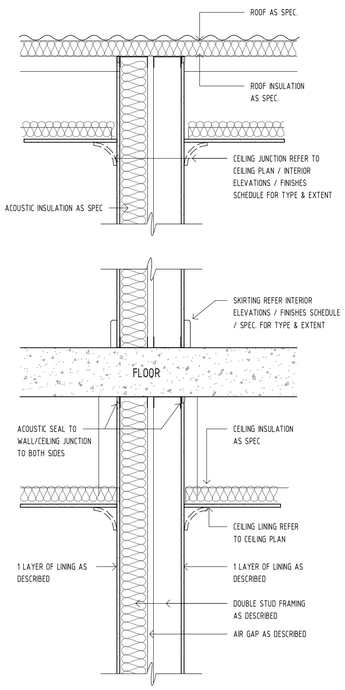
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1 : 10



5 PARTITION DETAIL
1 : 10



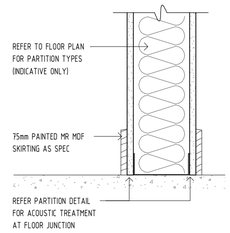
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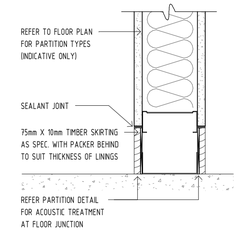
7 PARTITION DETAIL
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PARTITION TYPE SCHEDULE

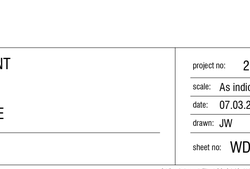
CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / 20mm Air Gap / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of Roof / slab above
PT5	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT6	100mm cool room panel by cool room contractor /	To underside of ceiling



8 SKIRTING DETAIL
1 : 5



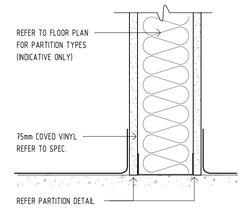
9 SKIRTING DETAIL
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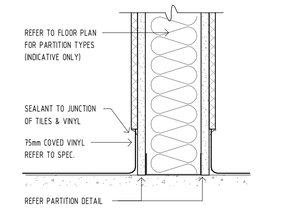
10 SKIRTING DETAIL
1 : 5



11 SKIRTING DETAIL
1 : 5



12 SKIRTING DETAIL
1 : 5



13 SKIRTING DETAIL
1 : 5

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

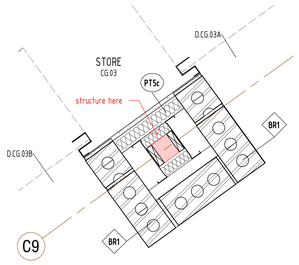
PARTITION DETAILS

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scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-3-400 revision:

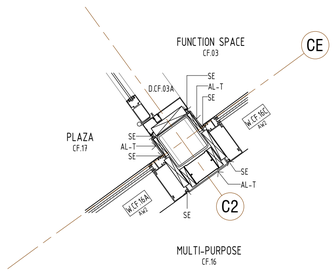
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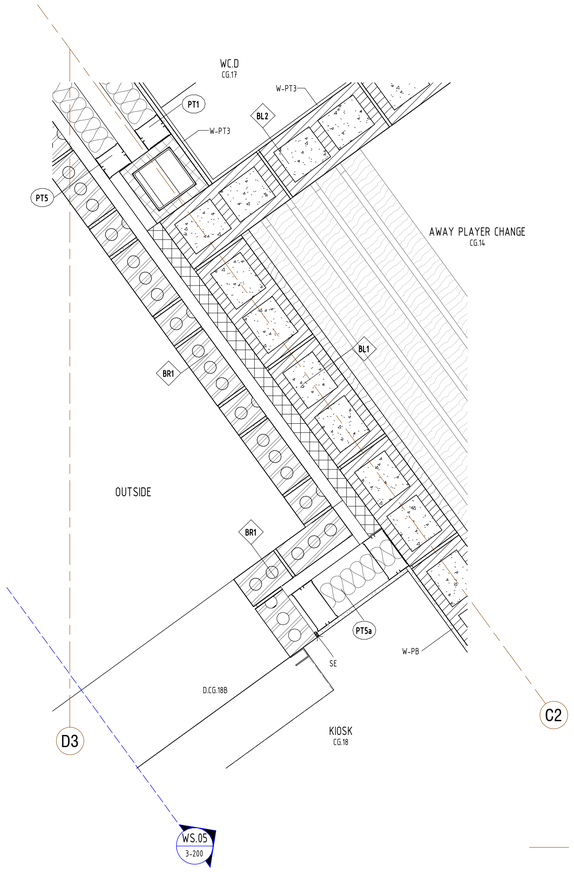
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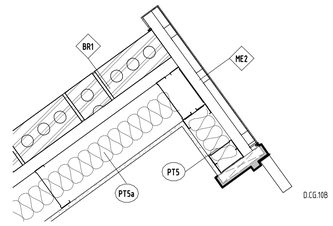
PD01 1-300 COMMUNITY - PLAN DETAIL
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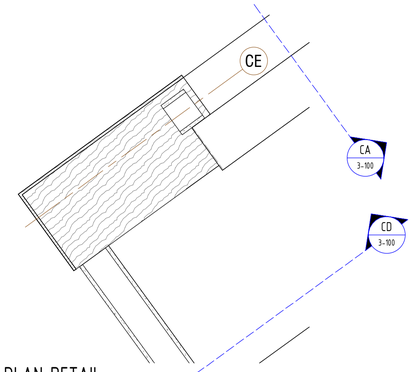
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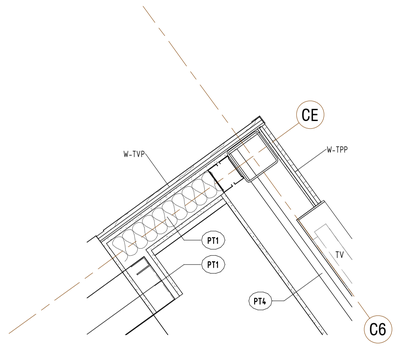
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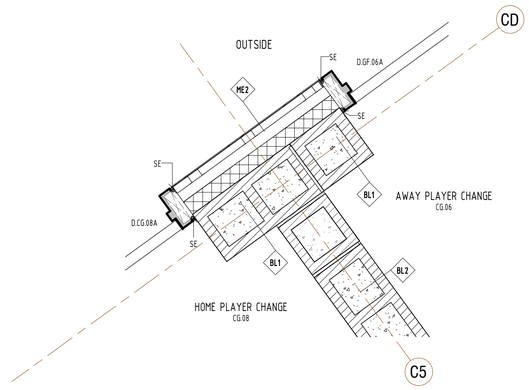
PD07 1-300 COMMUNITY - PLAN DETAIL
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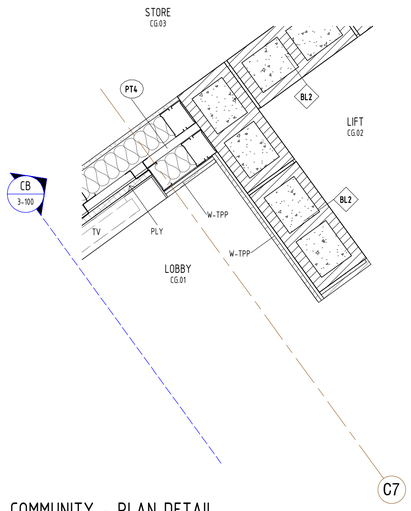
PD08 1-301 COMMUNITY - PLAN DETAIL
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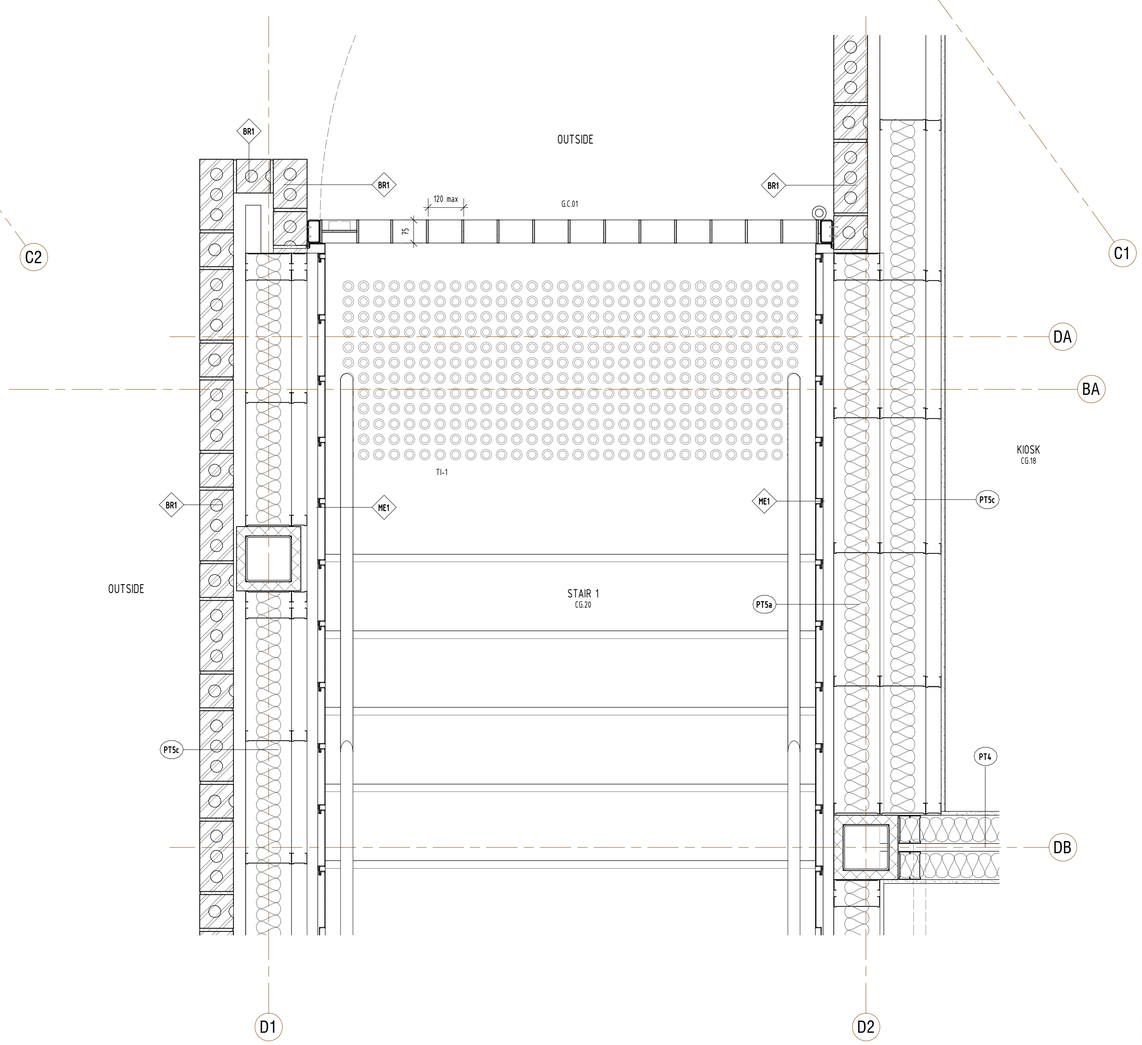
PD03 1-301 COMMUNITY - PLAN DETAIL
1 : 10



PD04 1-300 COMMUNITY - PLAN DETAIL
1 : 10



PD06 1-300 COMMUNITY - PLAN DETAIL
1 : 10



PD09 1-300 COMMUNITY - PLAN DETAIL
1 : 10

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

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Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

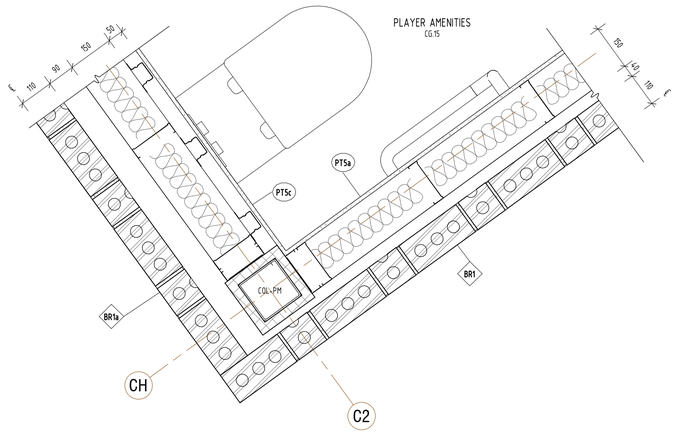
PLAN DETAILS - COMMUNITY CLUB - SHEET 1

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scale: 1 : 10 @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-4-100 revision:

PRELIMINARY

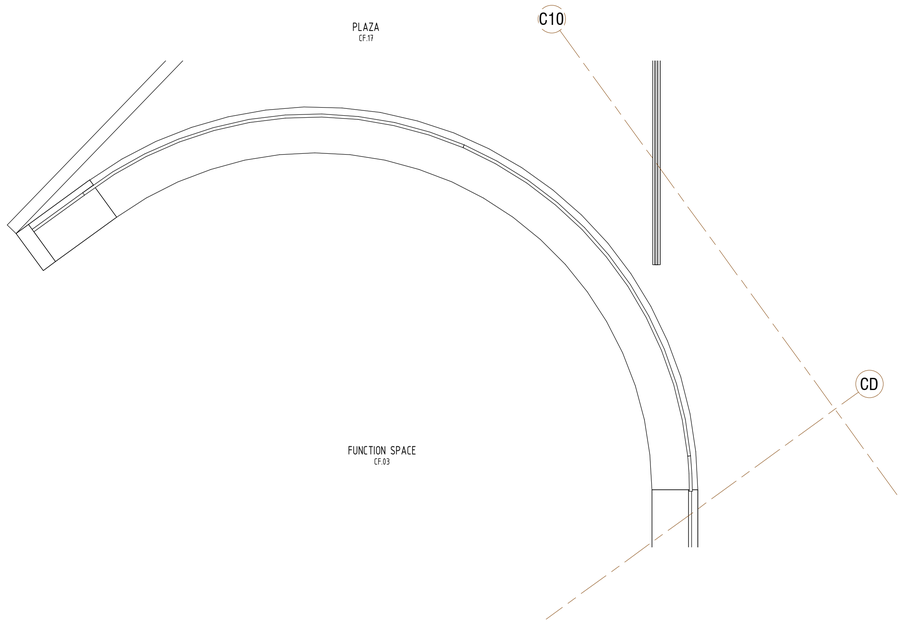
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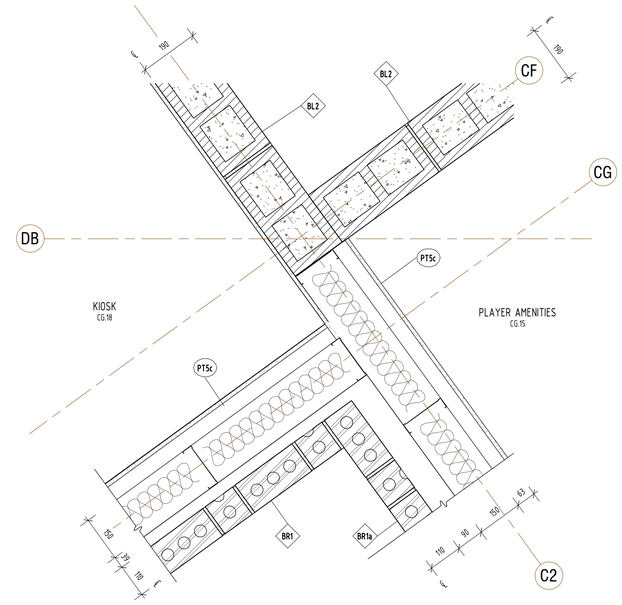
PD10 1-300 COMMUNITY - PLAN DETAIL

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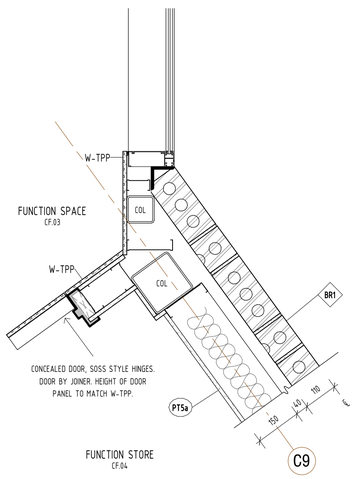
PD12 1-301 COMMUNITY - PLAN DETAIL

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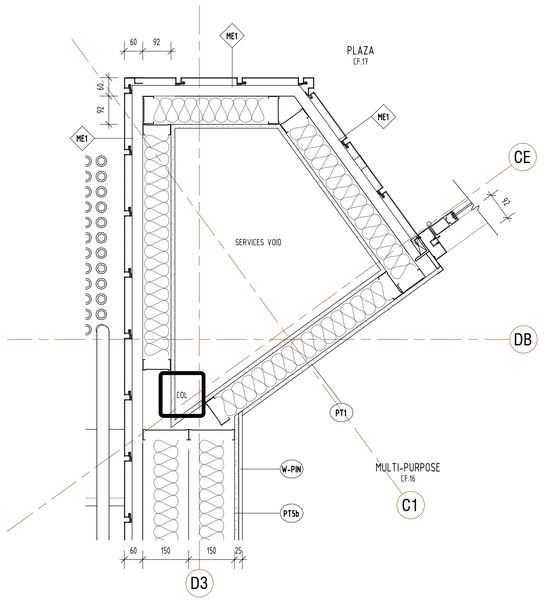
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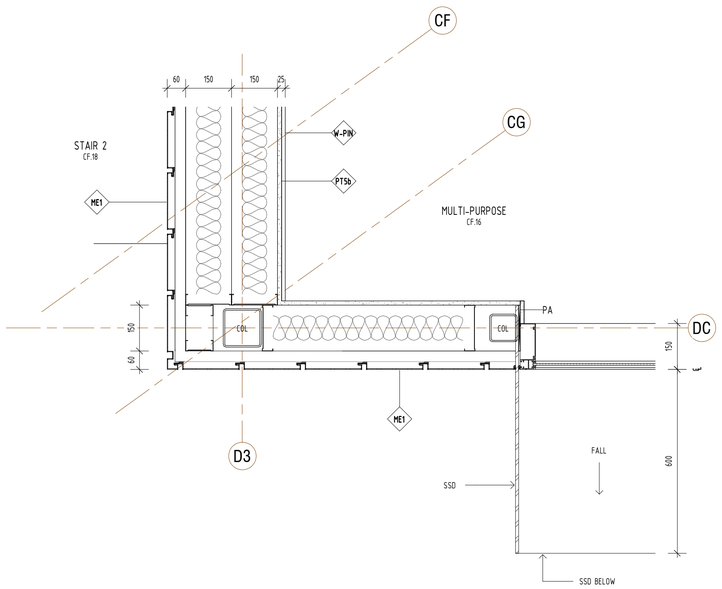
PD11 1-301 COMMUNITY - PLAN DETAIL

1 : 10



PD13 1-301 COMMUNITY - PLAN DETAIL

1 : 10



PD15 1-301 COMMUNITY - PLAN DETAIL

1 : 10

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

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Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

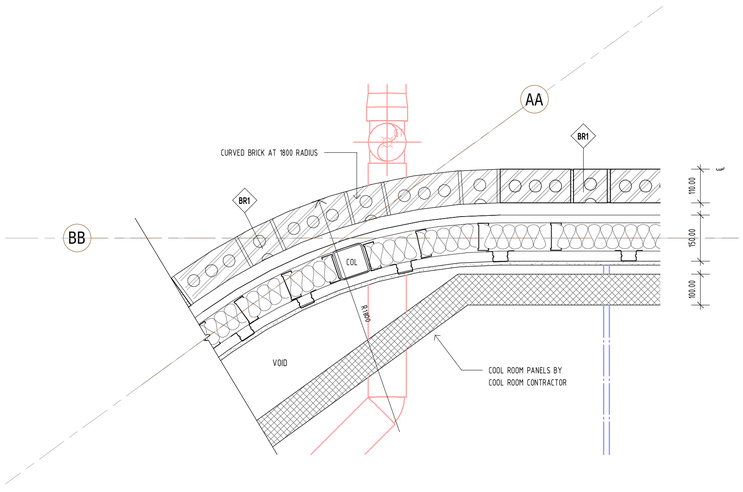
PLAN DETAILS - COMMUNITY CLUB - SHEET 2

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sheet no: WD-4-101 revision:

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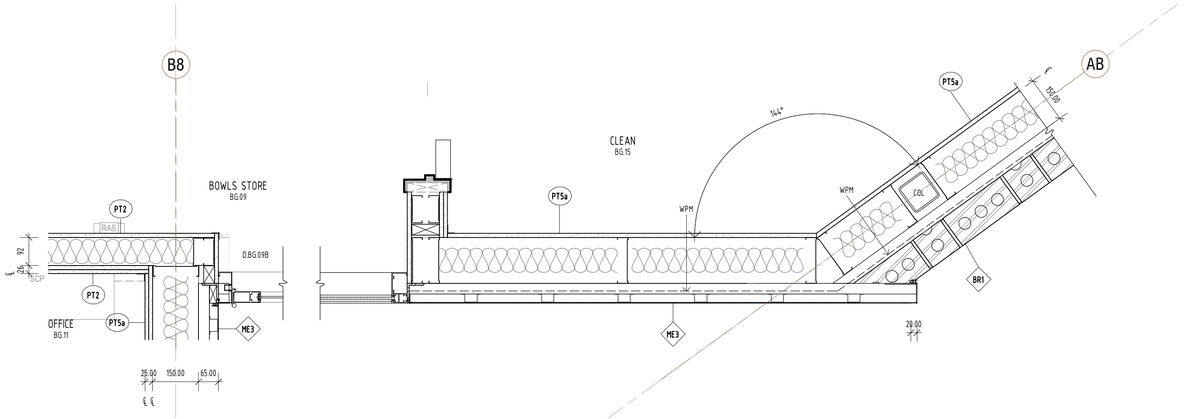
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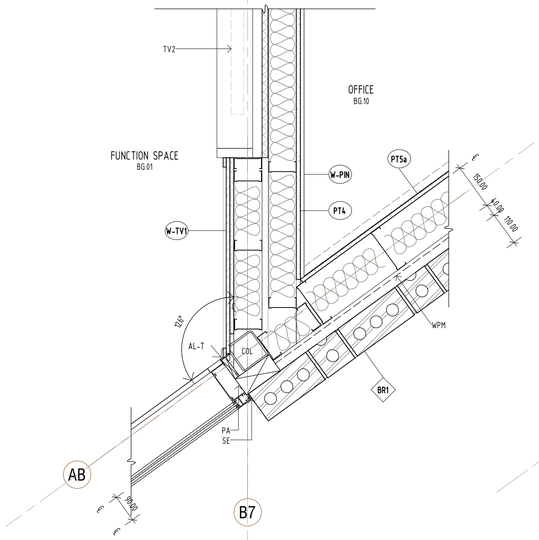
PD01 1-350 — BOWLING CLUB - PLAN DETAIL

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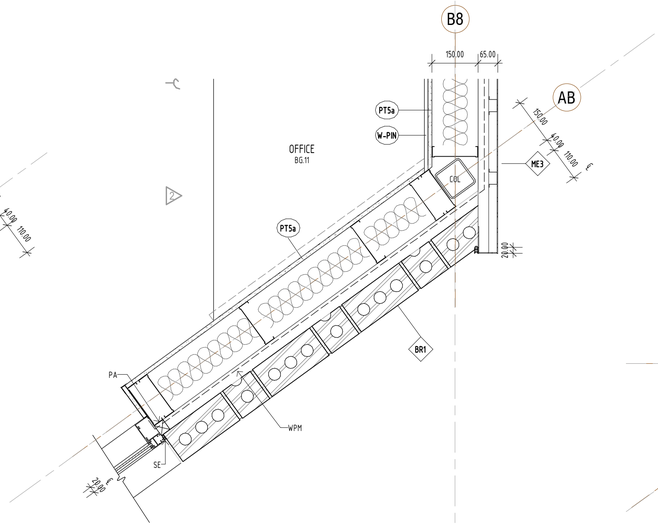
PD04 1-350 — BOWLING CLUB - PLAN DETAIL

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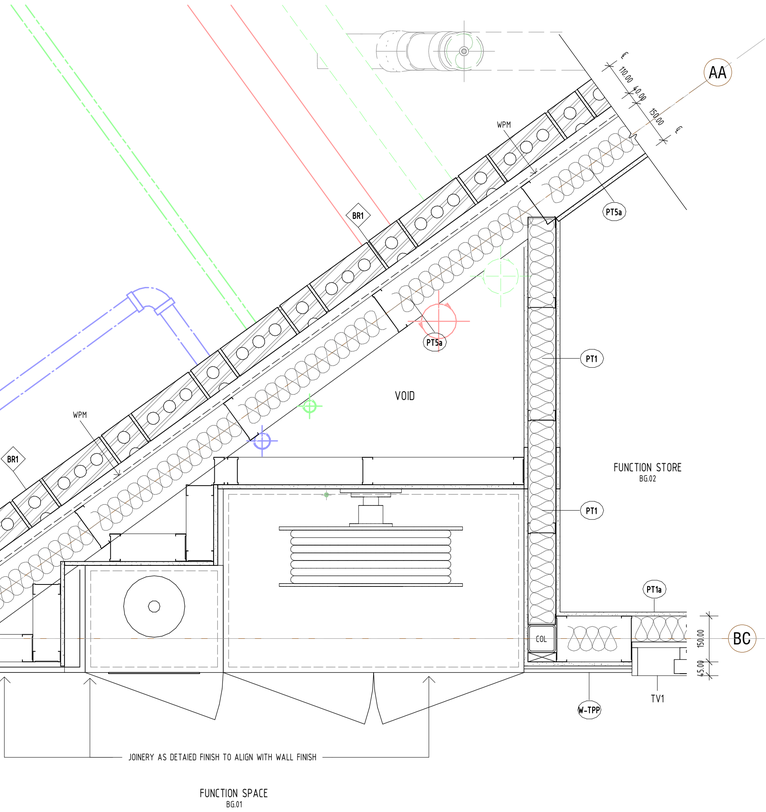
PD02 1-350 — BOWLING CLUB - PLAN DETAIL

1 : 10



PD03 1-350 — BOWLING CLUB - PLAN DETAIL

1 : 10



PD05 1-350 — BOWLING CLUB - PLAN DETAIL

1 : 10

LEGEND - PLAN DETAILS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
PJ	panel joint to manufacturers recommendations
100.000RL	reference level
WT.x	wall type 1..3 - refer wall type schedule
P-	partition type 1...3 - refer partition type schedule
D.--.--	door reference, refer to door schedule
W.----	external window reference, refer to window schedule

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / 20mm Air Gap / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

ALUMINIUM WINDOW / LOUVRE TYPE SCHEDULE

CODE	DESCRIPTION
AW1	150 x 50 nom. aluminium thermally broken framed with front double glazing as specified, refer schedule for finish
AW3	100 x 50 nom. aluminium framed with front single glazing as specified, refer schedule for finish
AW4	100 x 50 nom. aluminium framed with front single reeded glazing as specified, refer schedule for finish

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION
COL	Column, refer engineers drawings
PA	Packing / Blocking As Required
SE	Sealant
TV2	Television Type 2 Refer to Equipment Schedule
WPM	Waterproof Membrane

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
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MASTERPLANNING

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Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

PLAN DETAILS - BOWLING CLUB

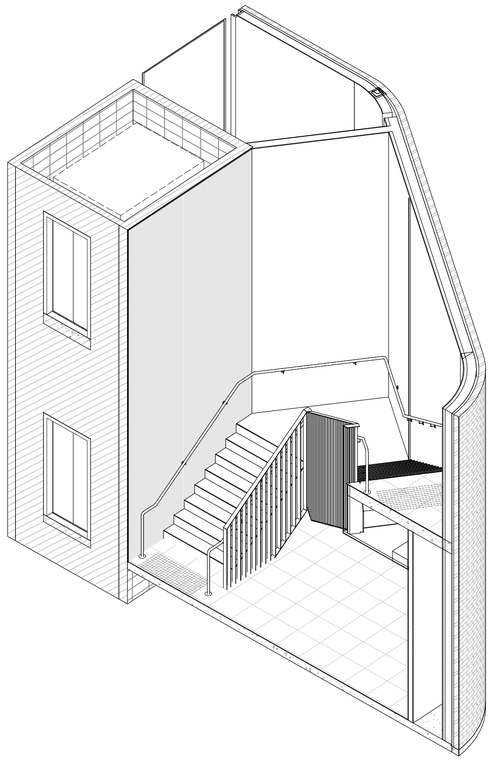
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drawn: JW
sheet no: WD-4-150 revision:

PRELIMINARY

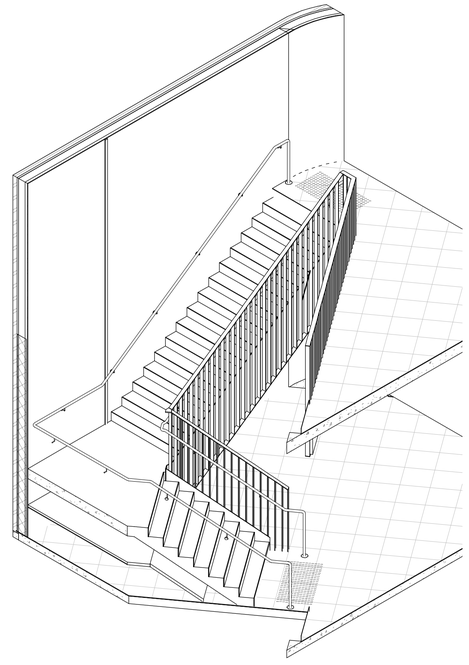
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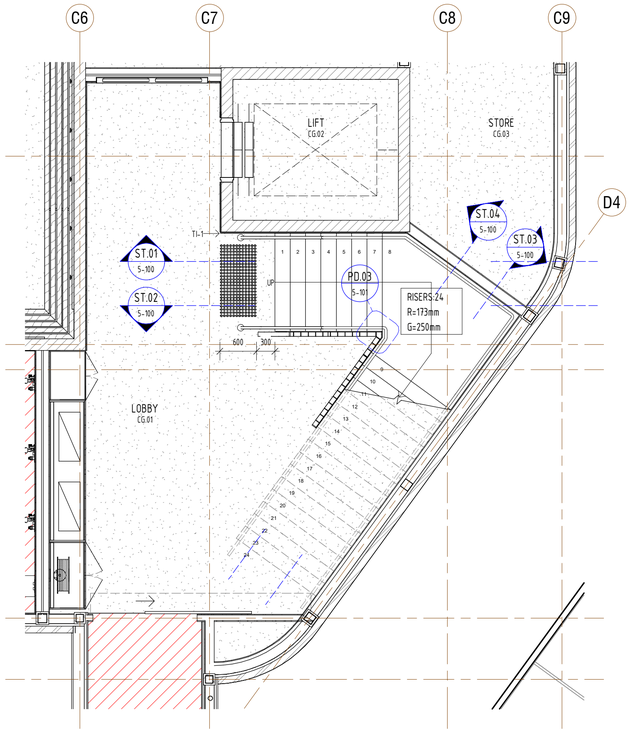
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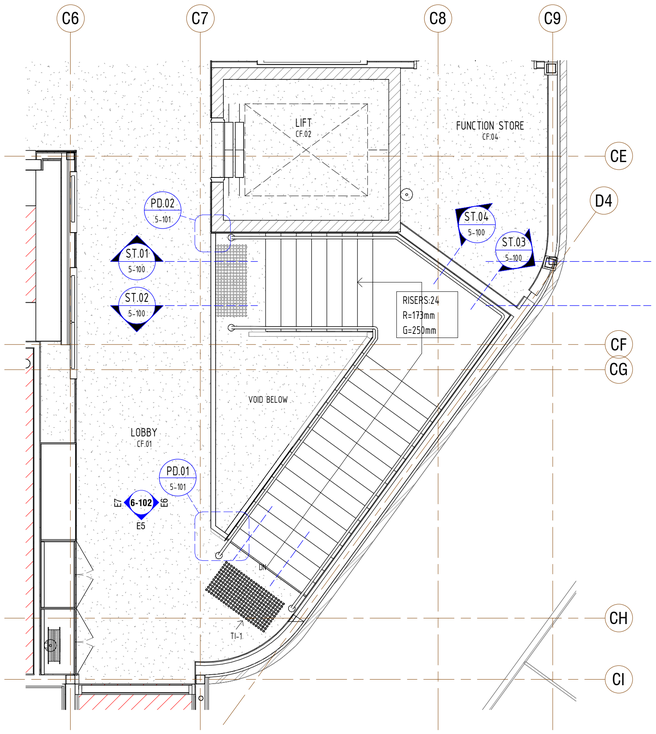
AX.01 STAIR - AXO



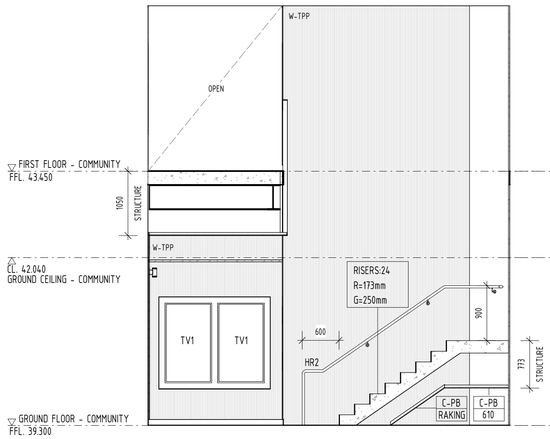
AX.02 STAIR - AXO



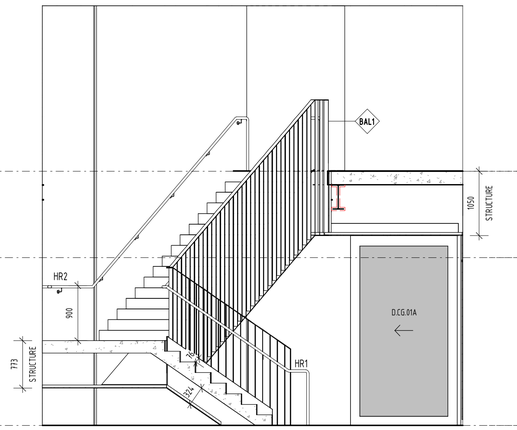
P.01 STAIR - GF PLAN
1 : 50



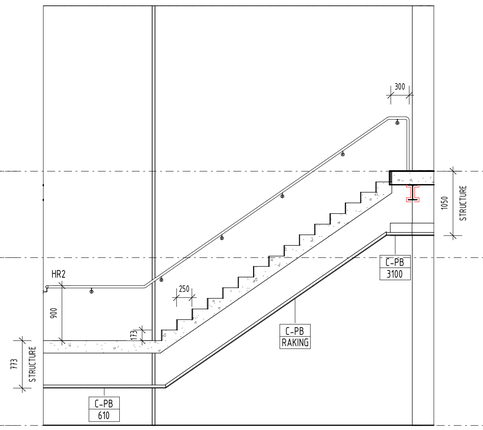
P.02 STAIR - FF PLAN
1 : 50



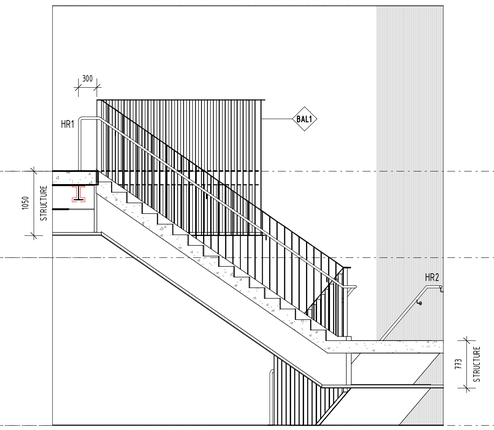
ST.01 5-100 STAIR - SECTION
1 : 50



ST.02 5-100 STAIR - SECTION
1 : 50



ST.03 5-100 STAIR - SECTION
1 : 50



ST.04 5-100 STAIR - SECTION
1 : 50

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION
TI-1	

BALUSTRADES (Panels) TYPE SCHEDULE

CODE	DESCRIPTION
BAL1	25 x 25 nom. aluminium channel, centre glazing as specified with refer schedule for finish
BAL2	100 x 50 nom. aluminium framed with perforated metal as specified, refer schedule for finish

RAILINGS TYPE SCHEDULE

CODE	DESCRIPTION
HR1	
HR2	
HR2	
HR2	
HR2	

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

STAIR DETAILS - STAIR 1 - COMMUNITY CLUB - SHEET 1

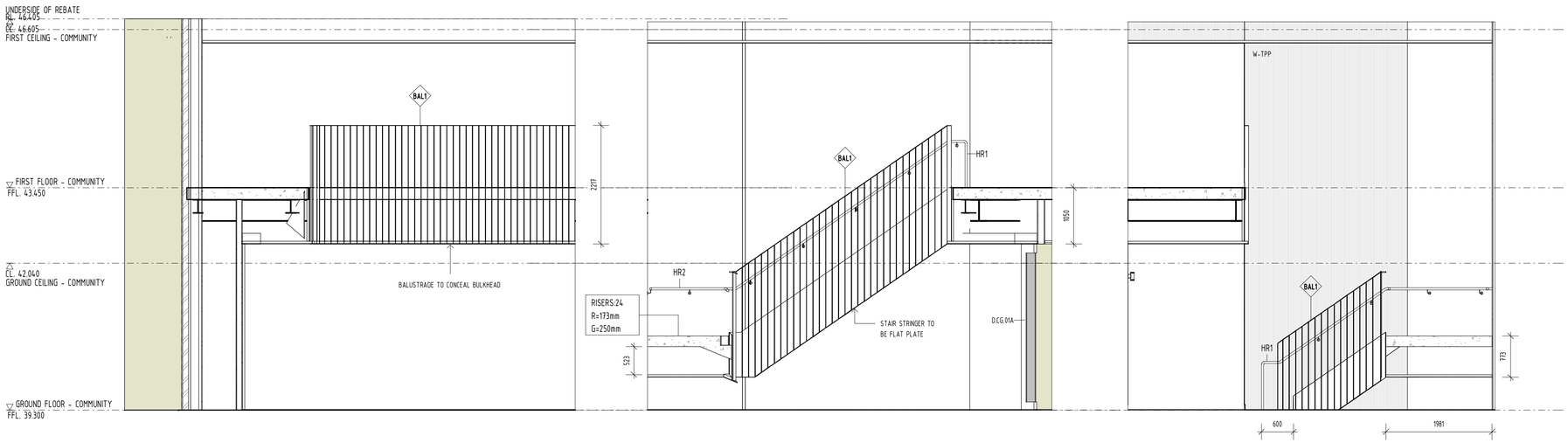
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scale: 1 : 50 @ A1
date: 07.03.2022
drawn: MF/JW
sheet no: WD-5-100 revision: A

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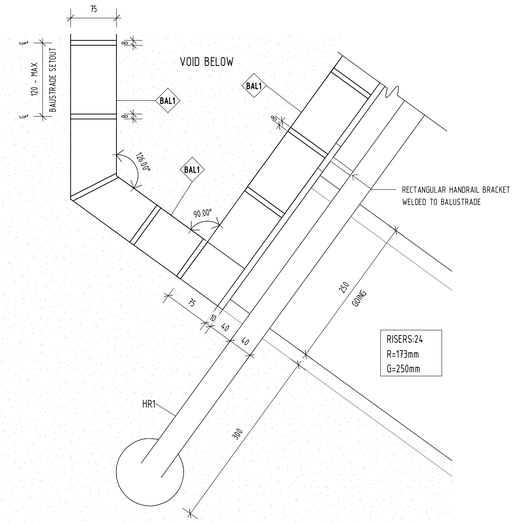
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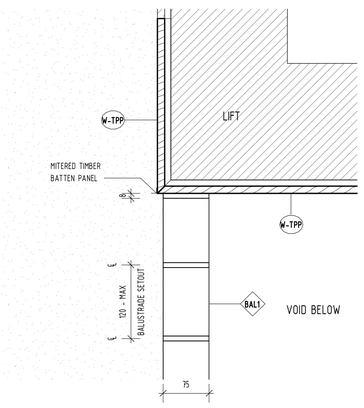
SE.01 STAIR - ELEVATION
1 : 50

SE.02 STAIR - ELEVATION
1 : 50

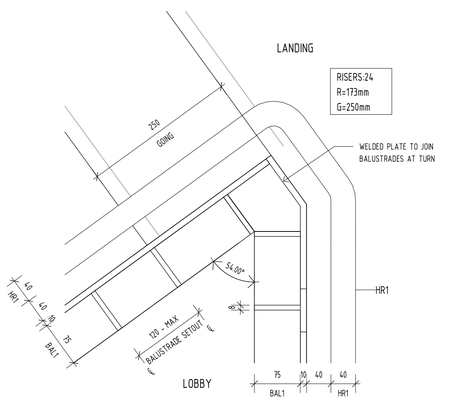
SE.03 STAIR - ELEVATION
6-101 1 : 50



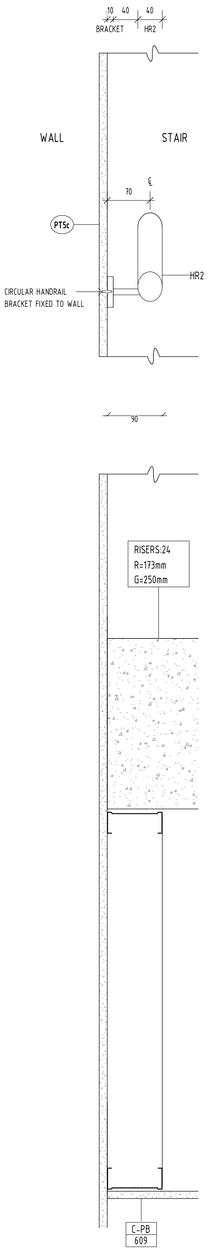
PD.01 STAIR - PLAN DETAIL
5-100 1 : 5



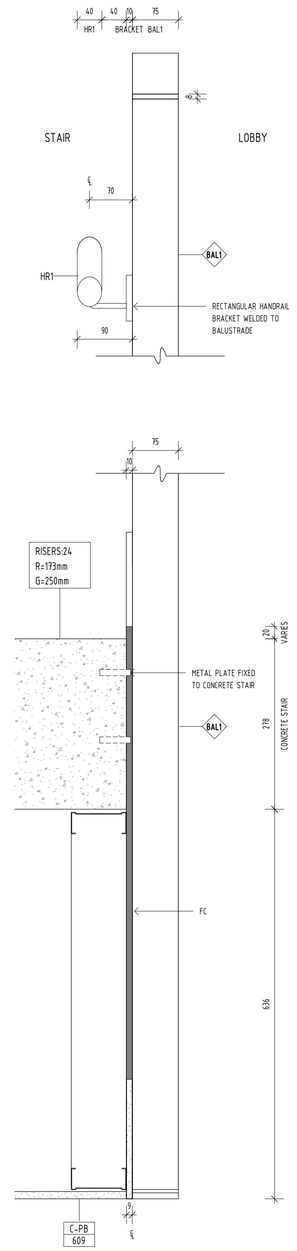
PD.02 STAIR - PLAN DETAIL
5-100 1 : 5



PD.03 STAIR - PLAN DETAIL
5-100 1 : 5



SD.01 STAIR - HR2 SECTION DETAIL
1 : 5



SD.02 STAIR - HR1 SECTION DETAIL
1 : 5

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

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Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

STAIR DETAILS - STAIR 1 - COMMUNITY CLUB - SHEET 2

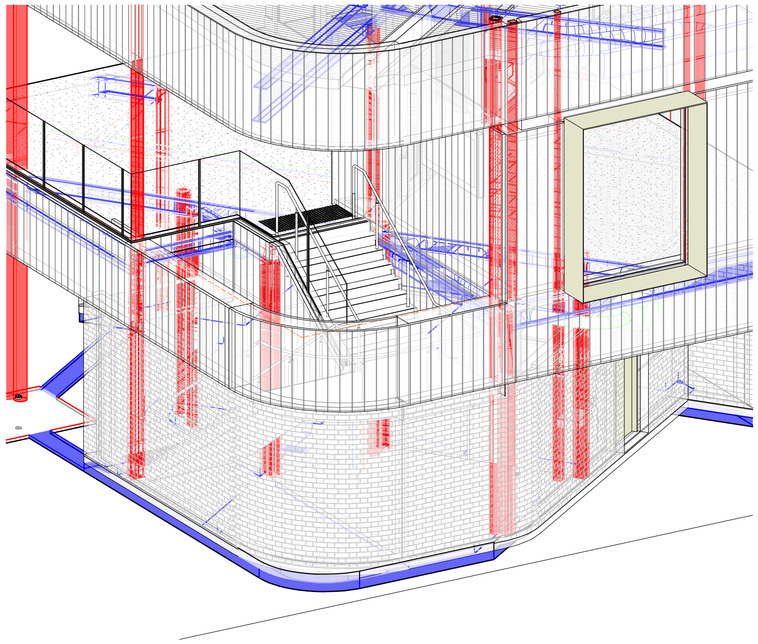
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sheet no: WD-5-101 revision: A

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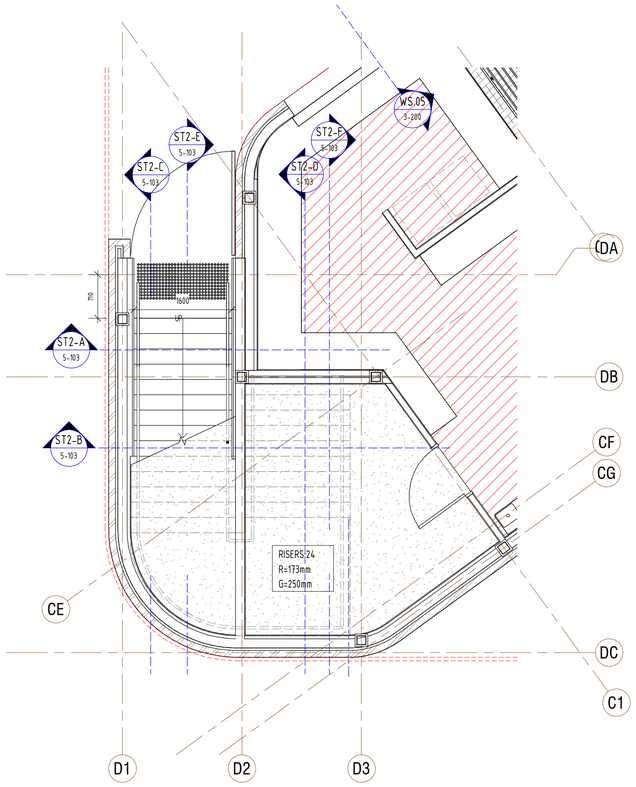
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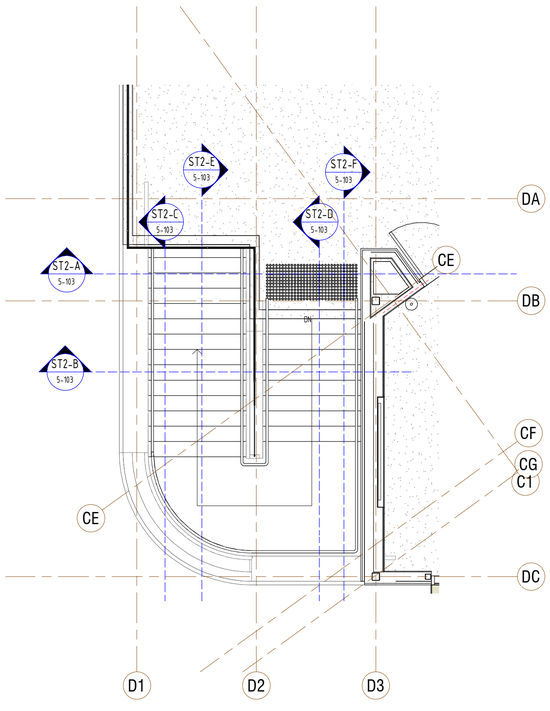
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- STAIR 2 AXONOMETRIC



ST2.G COMMUNITY - GF - STAIR 2 - PART PLAN
1 : 50



ST2.F COMMUNITY - FF - STAIR 2 - PART PLAN
1 : 50

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / «varies» / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5c	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5d	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

STAIR DETAILS - STAIR 2 - COMMUNITY CLUB - SHEET 1

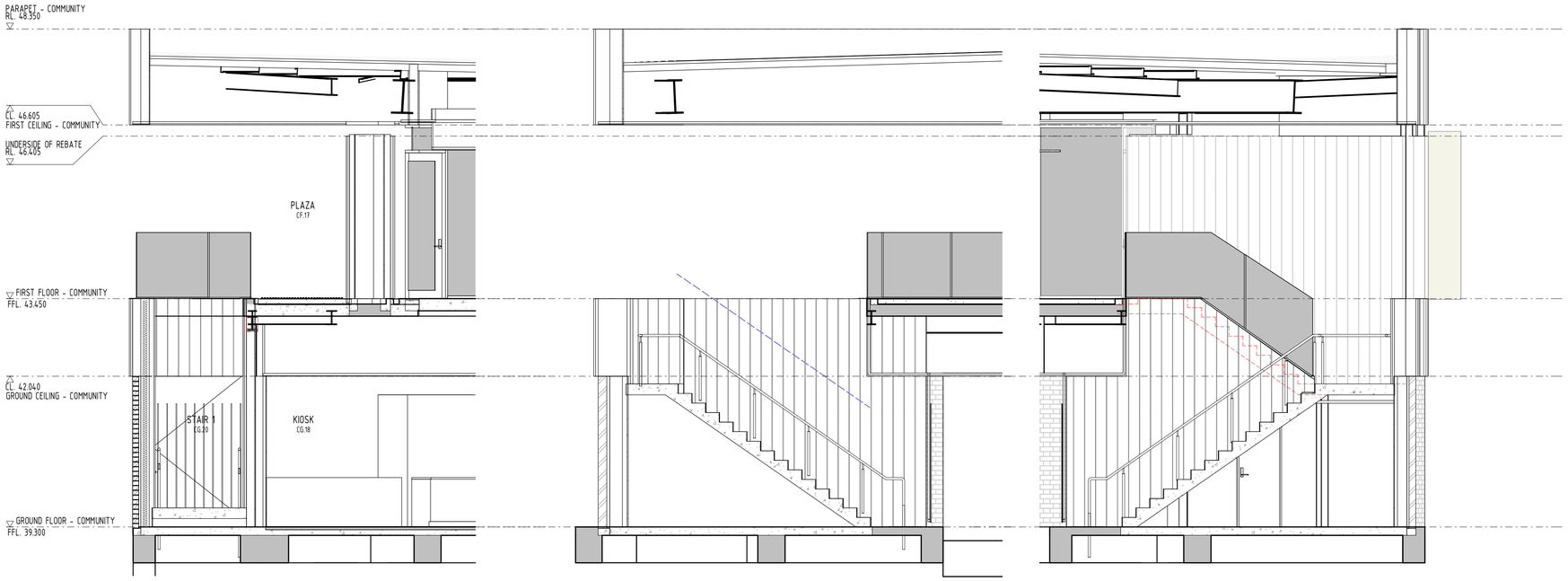
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scale: 1 : 50 @ A1
date: 07.03.2022
drawn: MF/JW
sheet no: WD-5-102 revision: A

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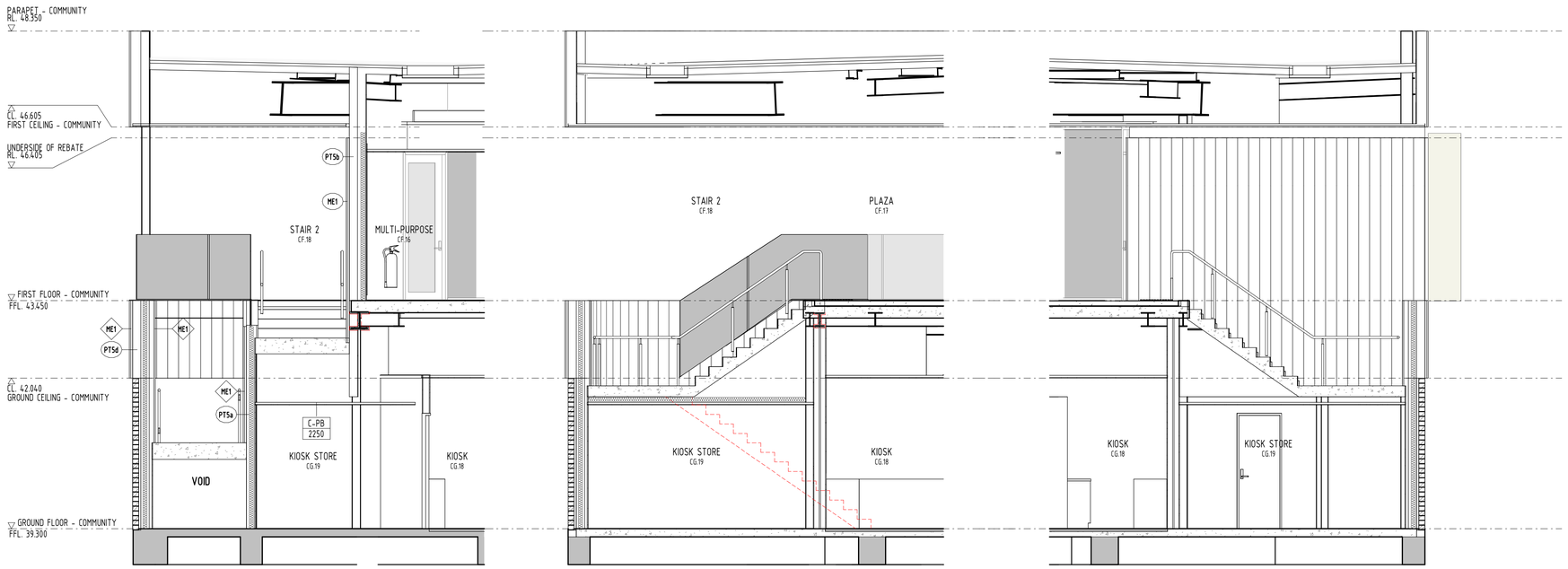
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ST2-A 5-102 STAIR 2 SECTION
1 : 50

ST2-C 5-102 STAIR 2 SECTION
1 : 50

ST2-E 5-102 STAIR 2 SECTION
1 : 50



ST2-B 5-102 STAIR 2 SECTION
1 : 50

ST2-D 5-102 STAIR 2 SECTION
1 : 50

ST2-F 5-102 STAIR 2 SECTION
1 : 50

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

STAIR DETAILS - STAIR 2 - COMMUNITY CLUB - SHEET 2

project no: 20-0142
scale: 1 : 50 @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-5-103 revision:

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WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / «varies» / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5c	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5d	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

BALUSTRADE DETAILS - COMMUNITY CLUB

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scale: @ A1
date: 07.03.2022
drawn: MF/JW
sheet no: WD-5-104 revision: A

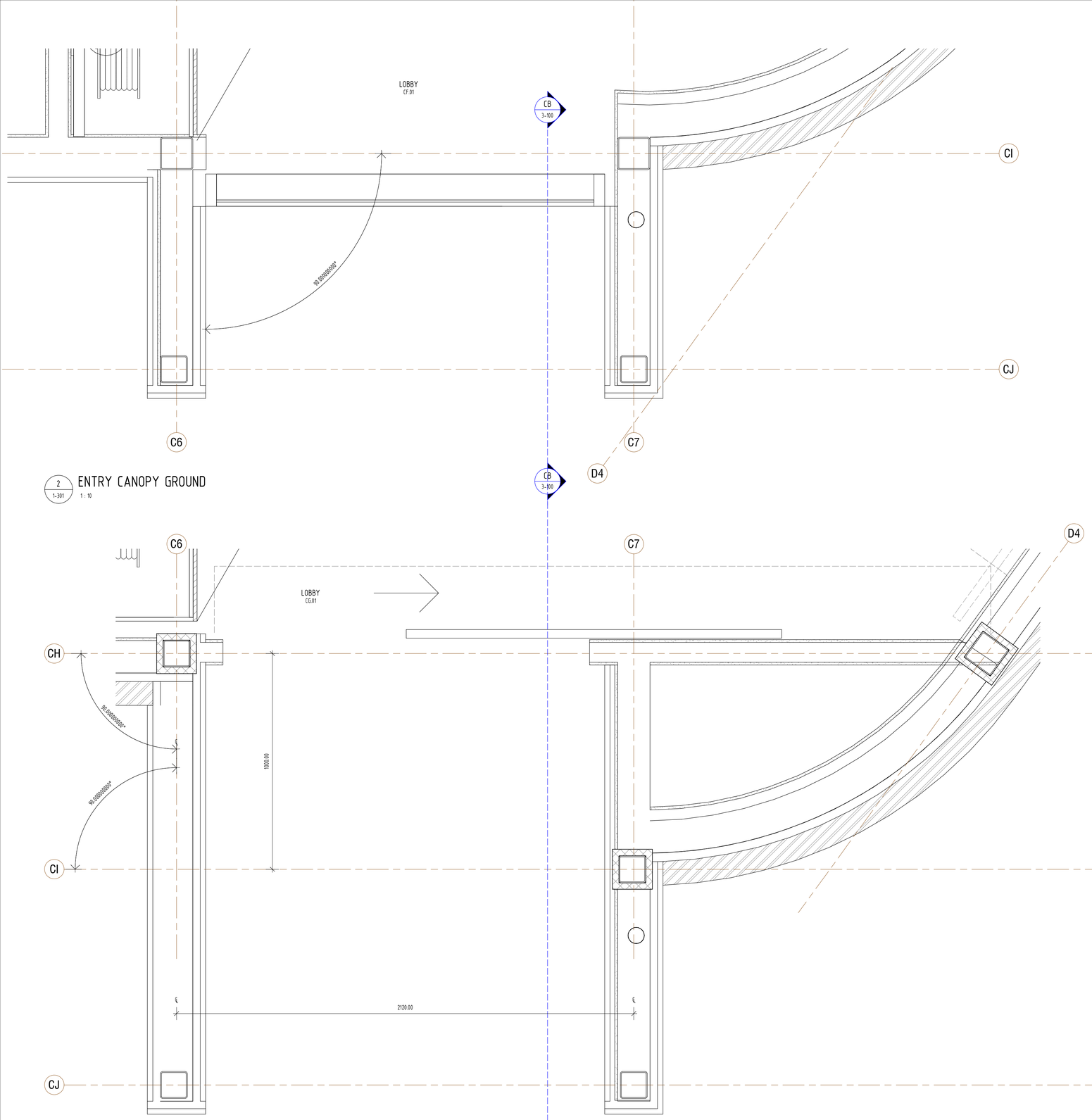
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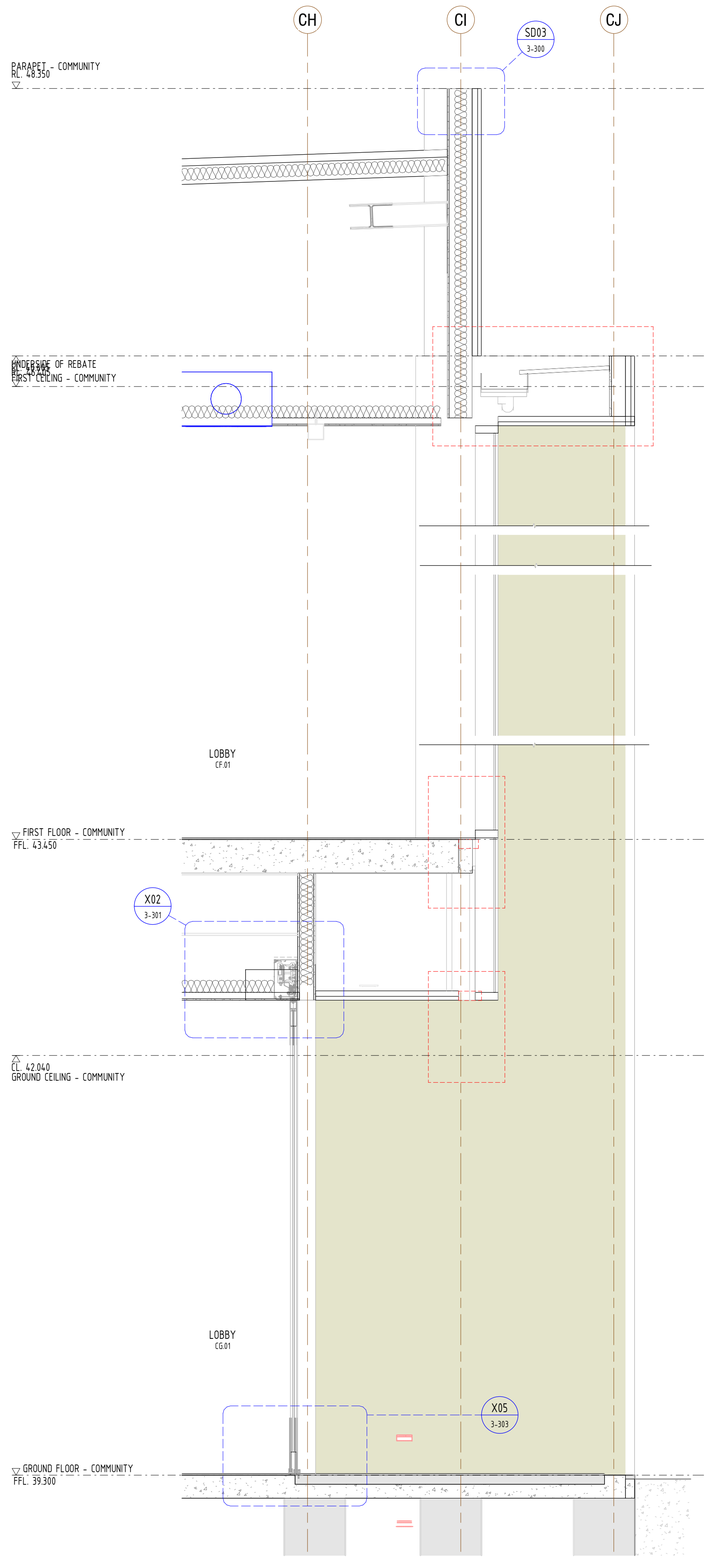
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2 1-301 ENTRY CANOPY GROUND
1 : 10

1 1-300 COMMUNITY - PLAN DETAIL
1 : 10



3 3-100 COMMUNITY - WALL SECTION
1 : 20

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

ENTRY CANOPY DETAILS - COMMUNITY CLUB


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scale: As indicated @ A1
date: 07.03.2022
drawn: MF/JW
sheet no: WD-5-105 revision: A

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ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

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before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

INTERNAL ELEVATIONS - COMMUNITY CLUB - WET AREAS & CHANGEROOM

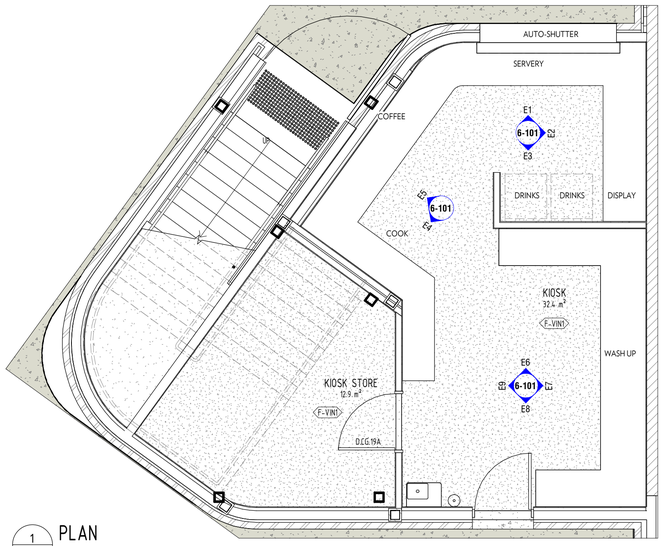
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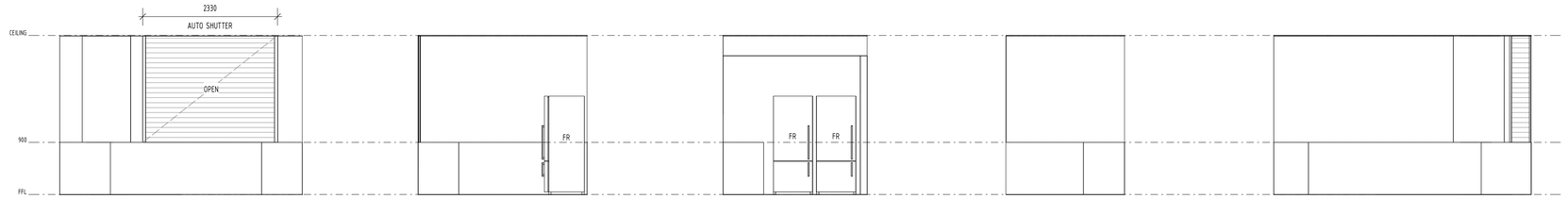
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1 PLAN
1 : 50 CG.18 KIOSK



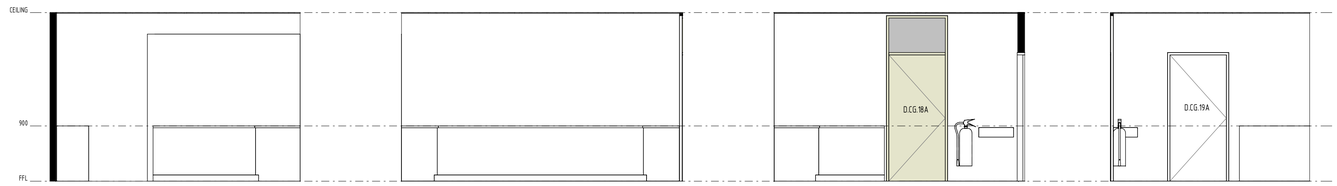
E1 ELEVATION
1 : 50 CG.18 KIOSK

E2 ELEVATION
1 : 50 CG.18 KIOSK

E3 ELEVATION
1 : 50 CG.18 KIOSK

E4 ELEVATION
1 : 50 CG.18 KIOSK

E5 ELEVATION
1 : 50 CG.18 KIOSK

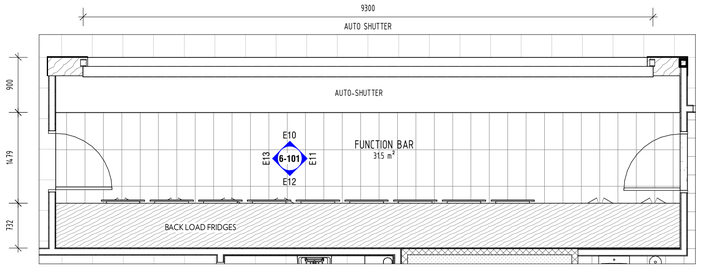


E6 ELEVATION
1 : 50 CG.18 KIOSK

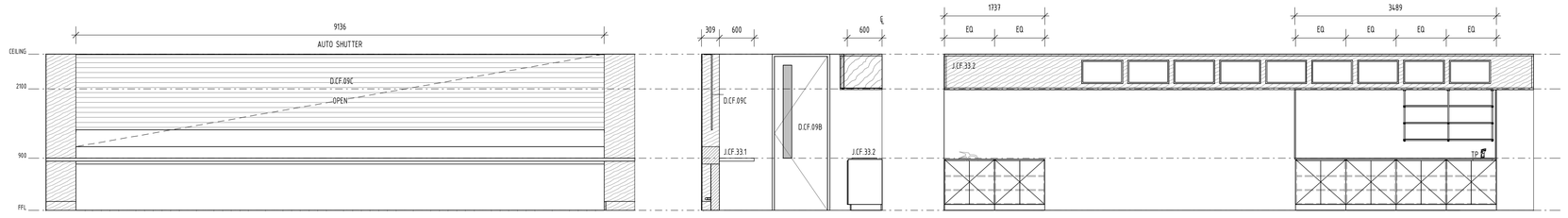
E7 ELEVATION
1 : 50 CG.18 KIOSK

E8 ELEVATION
1 : 50 CG.18 KIOSK

E9 ELEVATION
1 : 50 CG.18 KIOSK



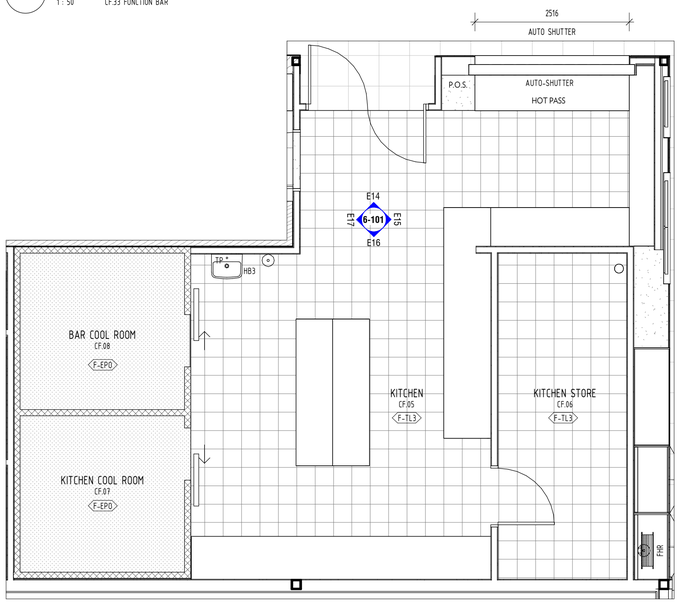
2 PLAN
1 : 50 CF.33 FUNCTION BAR



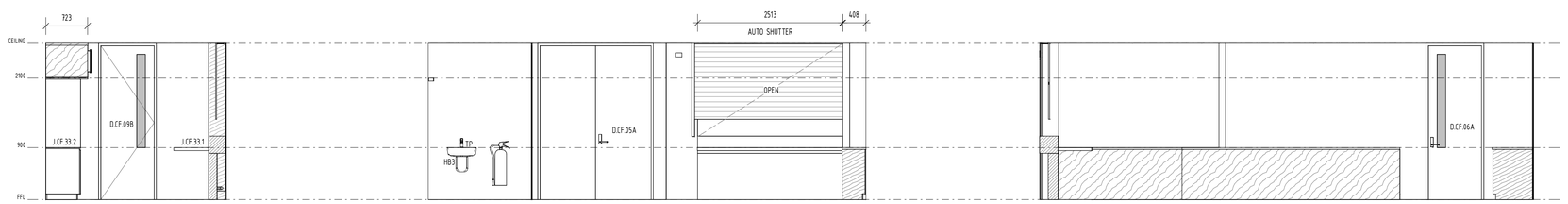
E10 ELEVATION
1 : 50 CF.33 FUNCTION BAR

E11 ELEVATION
1 : 50 CF.33 FUNCTION BAR

E12 ELEVATION
1 : 50 CF.33 FUNCTION BAR



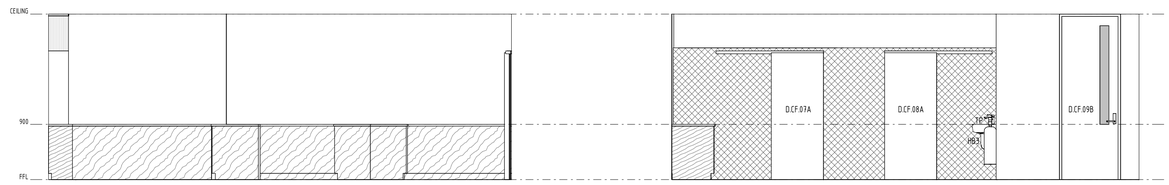
3 PLAN
1 : 50 CF.24 KITCHEN



E13 ELEVATION
1 : 50 CF.33 FUNCTION BAR

E14 ELEVATION
1 : 50 CF.24 KITCHEN

E15 ELEVATION
1 : 50 CF.24 KITCHEN



E16 ELEVATION
1 : 50 CF.24 KITCHEN

E17 ELEVATION
1 : 50 CF.24 KITCHEN

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

INTERNAL ELEVATIONS - COMMUNITY CLUB - KIOSK, KITCHEN & BAR

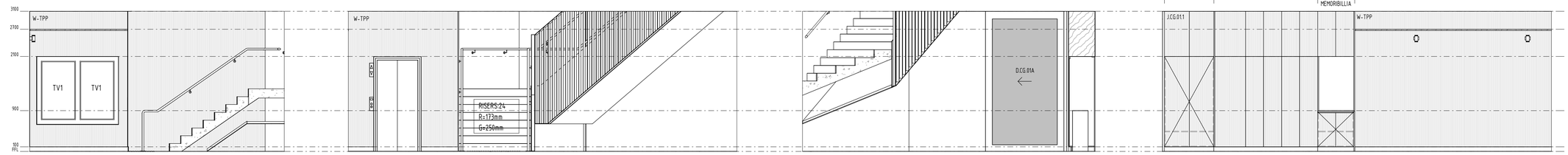
project no: 20-0142
scale: 1 : 50 @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-6-101 revision: A

PRELIMINARY

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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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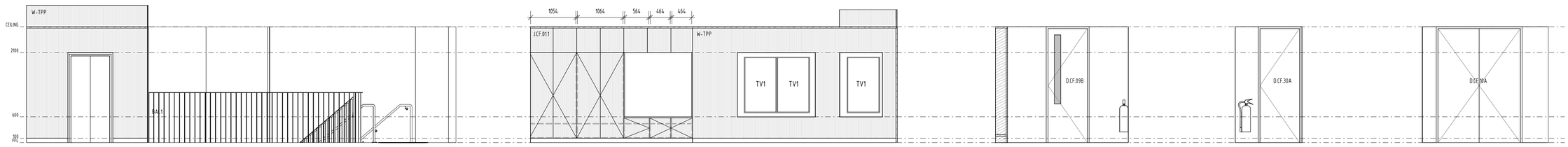
E1 ELEVATION
1 : 50 CG.01 LOBBY

E2 ELEVATION
1 : 50 CG.01 LOBBY

E3 ELEVATION
1 : 50 CG.01 LOBBY

E4 ELEVATION
1 : 50 CG.01 LOBBY

E5 ELEVATION
1 : 50 CF.01 LOBBY



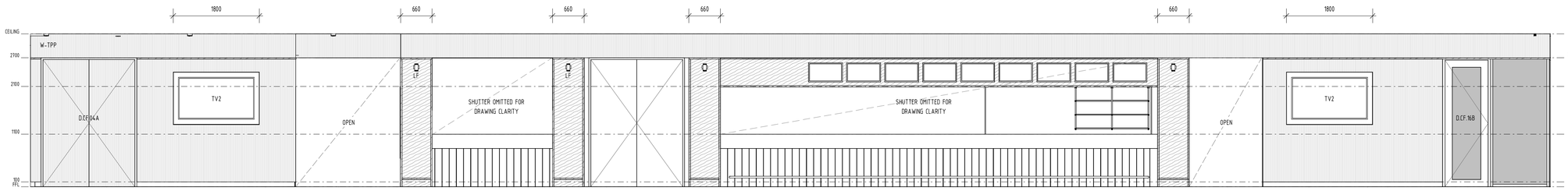
E6 ELEVATION
1 : 50 CF.01 LOBBY

E7 ELEVATION
1 : 50 CF.01 LOBBY

E8 ELEVATION
1 : 50 CF.23 FUNCTION SPACE

E9 ELEVATION
1 : 50 CF.23 FUNCTION SPACE

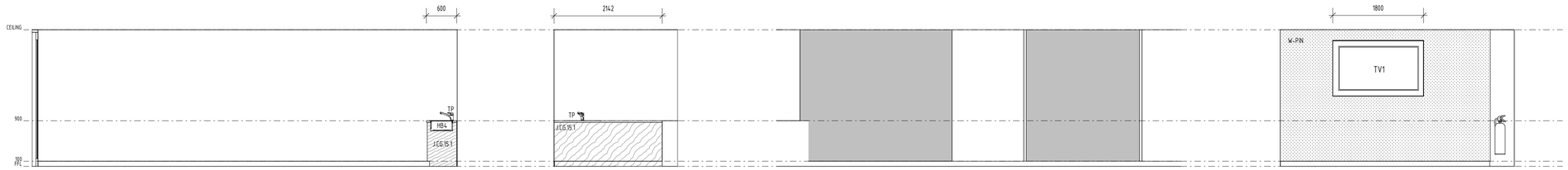
E10 ELEVATION
1 : 50 CF.23 FUNCTION SPACE



E11 ELEVATION
1 : 50 CF.23 FUNCTION SPACE



E12 ELEVATION
1 : 50 CF.15 MULTI-PURPOSE



E13 ELEVATION
1 : 50 CF.15 MULTI-PURPOSE

E14 ELEVATION
1 : 50 CF.15 MULTI-PURPOSE

E15 ELEVATION
1 : 50 CF.15 MULTI-PURPOSE

E16 ELEVATION
1 : 50 CF.15 MULTI-PURPOSE

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

INTERNAL ELEVATIONS - COMMUNITY CLUB - GF, FF LOBBY,
MULTI-PURPOSE & FUNCTION BAR

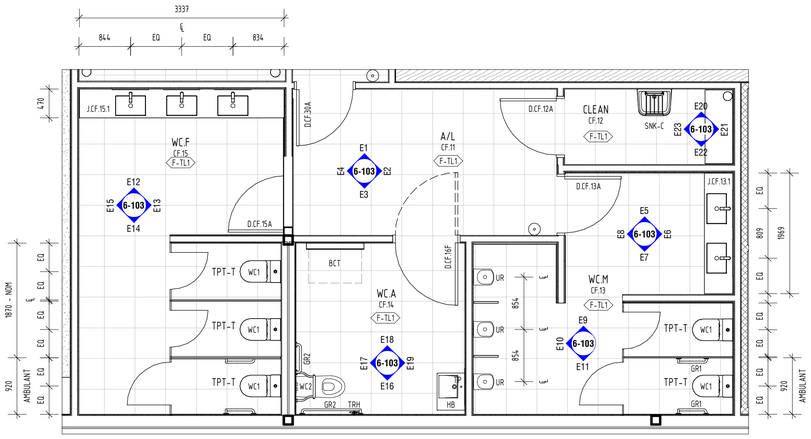
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date: 07.03.2022
drawn: MF
sheet no: WD-6-102 revision: A

PRELIMINARY

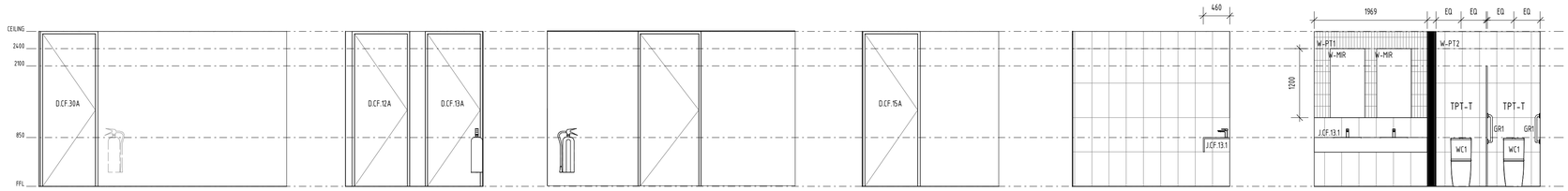
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telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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1 PLAN
1 : 50 CF.30 A/L, CF.26/CF.27/CF.29 WC, CF.28 CLEAN



E1 ELEVATION 1 : 50 CF.30 A/L

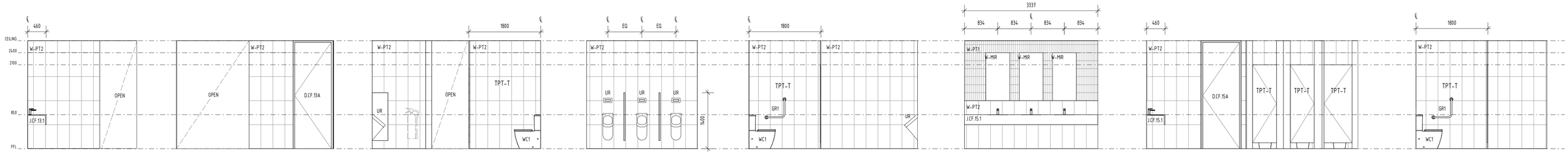
E2 ELEVATION 1 : 50 CF.30 A/L

E3 ELEVATION 1 : 50 CF.30 A/L

E4 ELEVATION 1 : 50 CF.30 A/L

E5 ELEVATION 1 : 50 CF.29 WC.M

E6 ELEVATION 1 : 50 CF.29 WC.M



E7 ELEVATION 1 : 50 CF.29 WC.M

E8 ELEVATION 1 : 50 CF.29 WC.M

E9 ELEVATION 1 : 50 CF.29 WC.M

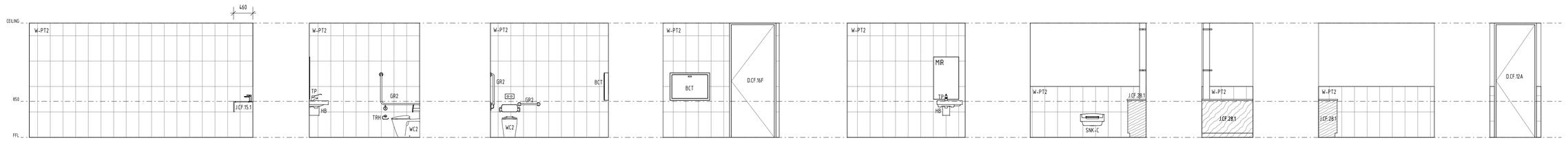
E10 ELEVATION 1 : 50 CF.29 WC.M

E11 ELEVATION 1 : 50 CF.29 WC.M

E12 ELEVATION 1 : 50 CF.26 WC.F

E13 ELEVATION 1 : 50 CF.26 WC.F

E14 ELEVATION 1 : 50 CF.26 WC.F



E15 ELEVATION 1 : 50 CF.26 WC.F

E16 ELEVATION 1 : 50 CF.27 WC.A

E17 ELEVATION 1 : 50 CF.27 WC.A

E18 ELEVATION 1 : 50 CF.27 WC.A

E19 ELEVATION 1 : 50 CF.27 WC.A

E20 ELEVATION 1 : 50 CF.28 CLEAN

E21 ELEVATION 1 : 50 CF.28 CLEAN

E22 ELEVATION 1 : 50 CF.28 CLEAN

E23 ELEVATION 1 : 50 CF.28 CLEAN

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

INTERNAL ELEVATIONS - COMMUNITY CLUB - WET AREAS

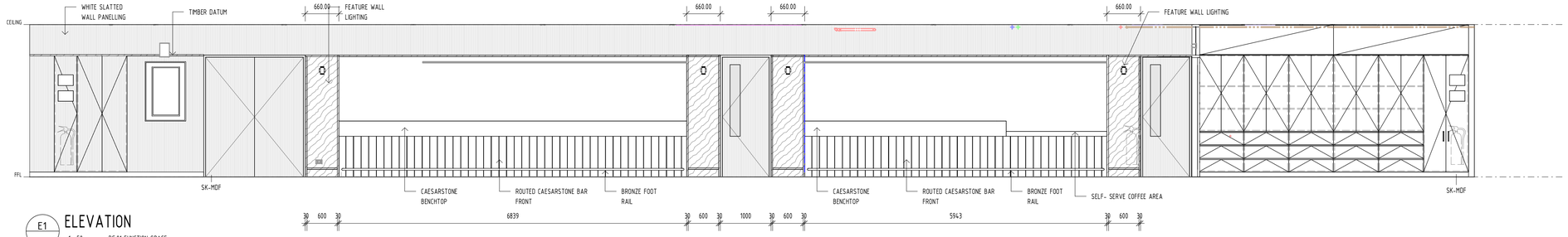
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date: 07.03.2022
drawn: MF
sheet no: WD-6-103 revision: A

PRELIMINARY

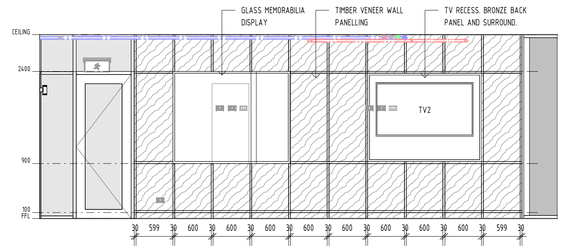
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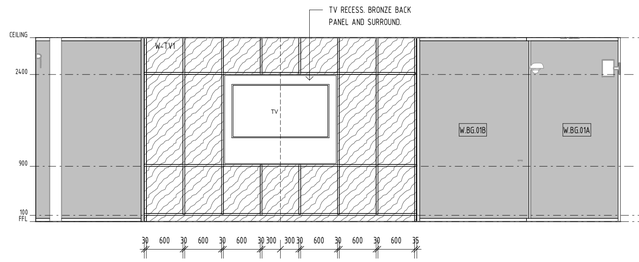
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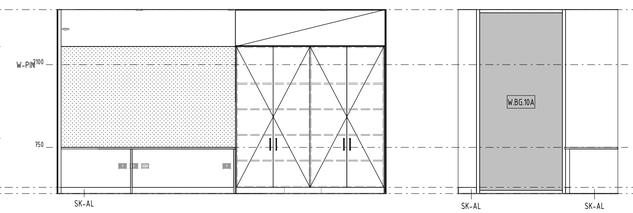
E1 ELEVATION
1 : 50 BG.01 FUNCTION SPACE



E2 ELEVATION
1 : 50 BG.01 FUNCTION SPACE

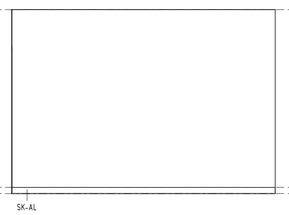


E3 ELEVATION
1 : 50 BG.01 FUNCTION SPACE

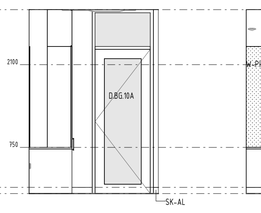


E4 ELEVATION
1 : 50 BG.10 OFFICE

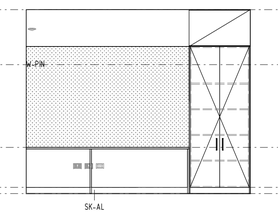
E5 ELEVATION
1 : 50 BG.10 OFFICE



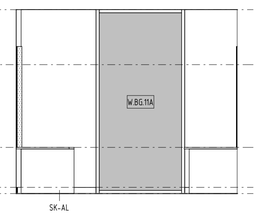
E6 ELEVATION
1 : 50 BG.10 OFFICE



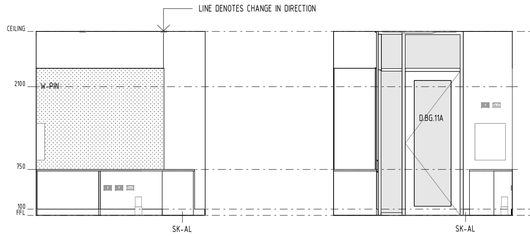
E7 ELEVATION
1 : 50 BG.10 OFFICE



E8 ELEVATION
1 : 50 BG.11 OFFICE

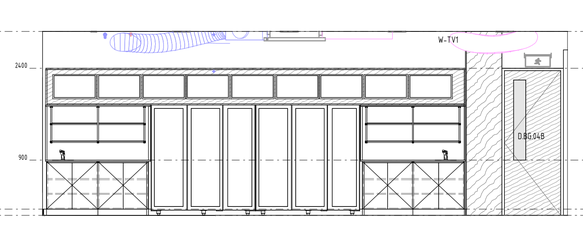


E9 ELEVATION
1 : 50 BG.11 OFFICE

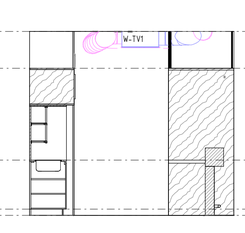


E10 ELEVATION
1 : 50 BG.11 OFFICE

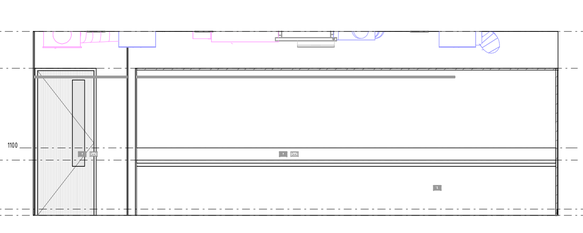
E11 ELEVATION
1 : 50 BG.11 OFFICE



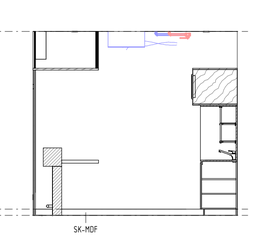
E12 ELEVATION
1 : 50 BG.03 FUNCTION BAR



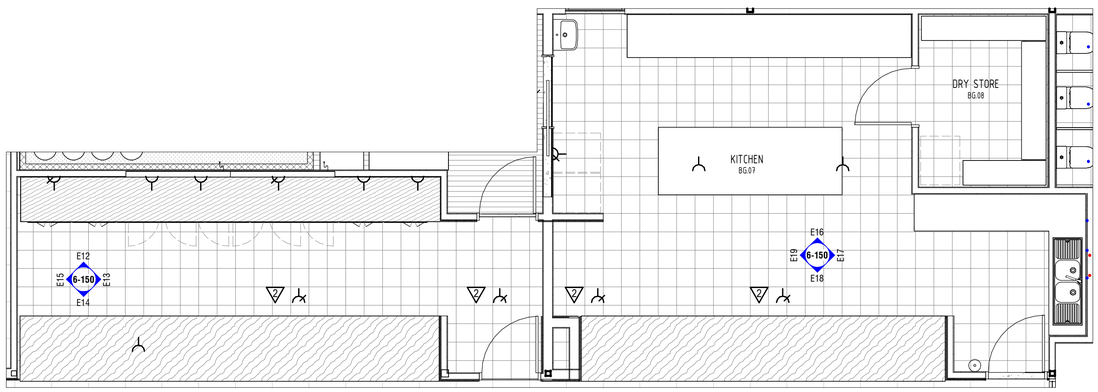
E13 ELEVATION
1 : 50 BG.03 FUNCTION BAR



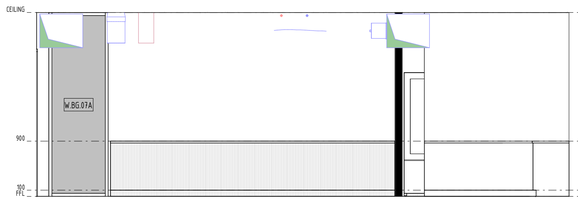
E14 ELEVATION
1 : 50 BG.03 FUNCTION BAR



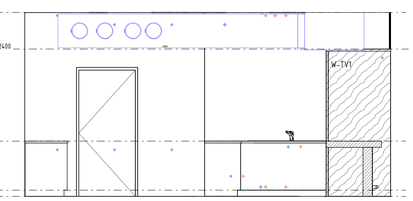
E15 ELEVATION
1 : 50 BG.03 FUNCTION BAR



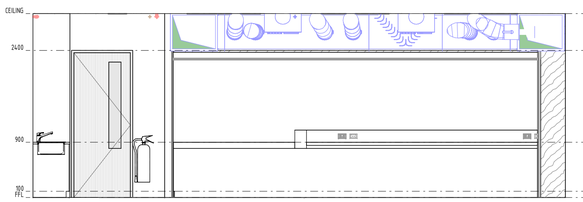
1 PLAN
1 : 50 BG.03 FUNCTION BAR



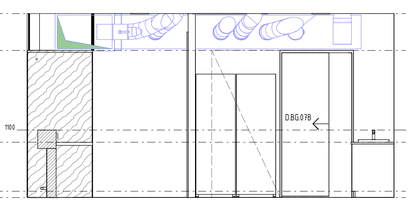
E16 ELEVATION
1 : 50 BG.07 KITCHEN



E17 ELEVATION
1 : 50 BG.07 KITCHEN



E18 ELEVATION
1 : 50 BG.07 KITCHEN



E19 ELEVATION
1 : 50 BG.07 KITCHEN

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	14.04.2022	ISSUED FOR DESIGN DEVELOPMENT COMPLETION

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

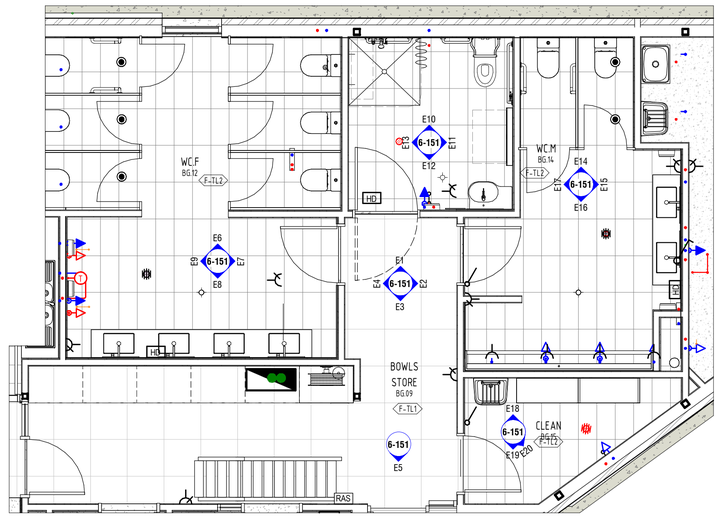
INTERNAL ELEVATIONS - BOWLING CLUB - FUNCTION SPACE & OFFICES

project no: 20-0142
scale: 1 : 50 @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-6-150 revision: A

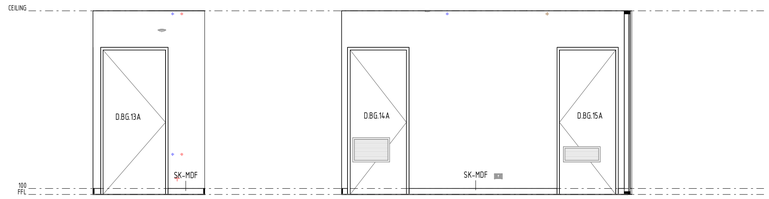
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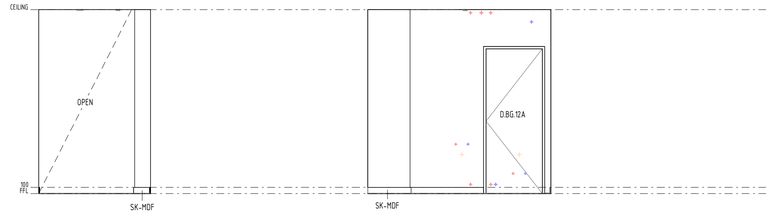


1 PLAN
1 : 50 BG.09, BG.12, BG.13, BG.14, BG.15 WET AREAS & STORE



E1 ELEVATION
1 : 50 BG.09 BOWLS STORE

E2 ELEVATION
1 : 50 BG.09 BOWLS STORE



E3 ELEVATION
1 : 50 BG.09 BOWLS STORE

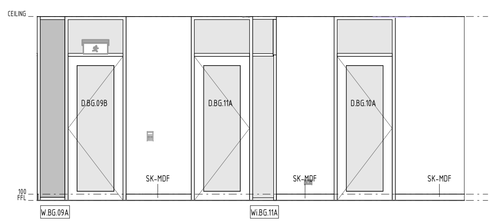
E4 ELEVATION
1 : 50 BG.09 BOWLS STORE

LEGEND - INTERNAL ELEVATIONS

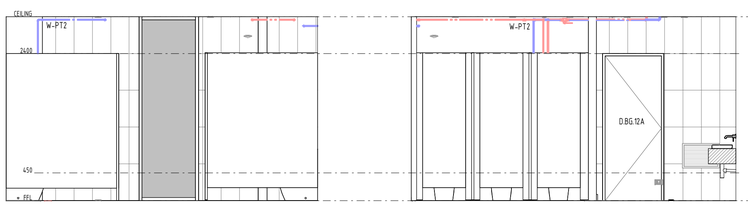
□col.	column to engineer's drawings
J	join in material as detailed, scheduled or specified
FW	external floor waste grate to civil engineer's drawings
D.-.--	door reference, refer to door schedule
FD	fire door as scheduled/spec.
SD	smoke door as scheduled/spec.
W.-.--	window reference, refer to window schedule
J.FE	fire extinguisher joinery, refer details and schedule

NOTES:

1. Internal elevations to be read in conjunction with all other relevant documents including; structural drawings, service drawings, finishes schedules, fittings / fixtures & equipment schedules and specifications.
2. Gpo / data shown indicatively, refer electrical services drawings for quantities. Final location to be confirmed with architect / designer unless dimensioned.
3. All switches and controls required to be accessible to be located at 1000mm AFFL and not less than 500mm from internal corners except when located on latch side of door

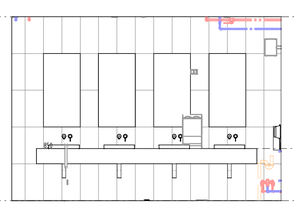


E5 ELEVATION
1 : 50 BG.09 BOWLS STORE

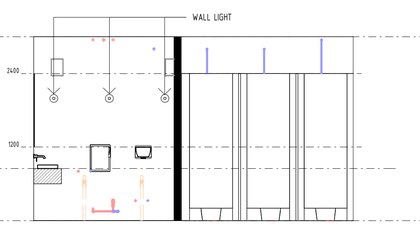


E6 ELEVATION
1 : 50 BG.12 WC.F

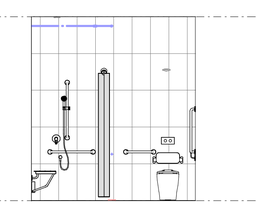
E7 ELEVATION
1 : 50 BG.12 WC.F



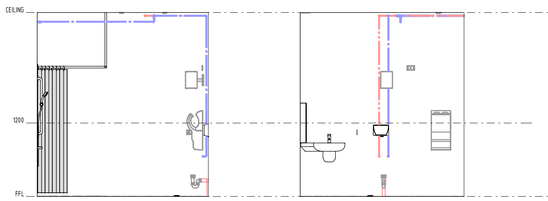
E8 ELEVATION
1 : 50 BG.12 WC.F



E9 ELEVATION
1 : 50 BG.12 WC.F

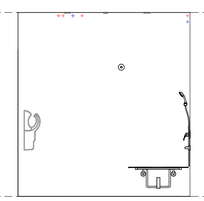


E10 ELEVATION
1 : 50 BG.13 WC.A

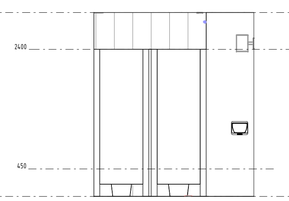


E11 ELEVATION
1 : 50 BG.13 WC.A

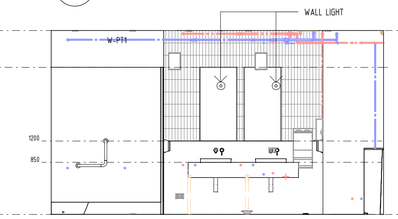
E12 ELEVATION
1 : 50 BG.13 WC.A



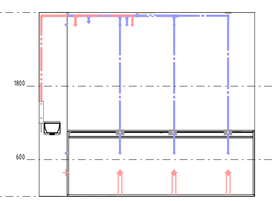
E13 ELEVATION
1 : 50 BG.13 WC.A



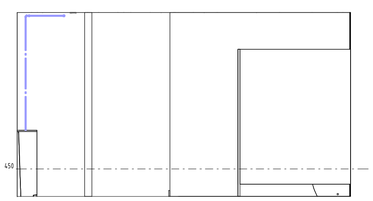
E14 ELEVATION
1 : 50 BG.14 WC.M



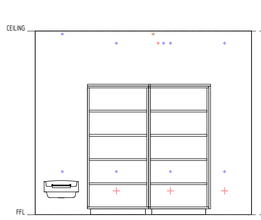
E15 ELEVATION
1 : 50 BG.14 WC.M



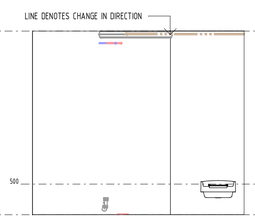
E16 ELEVATION
1 : 50 BG.14 WC.M



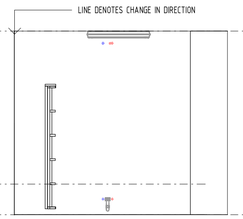
E17 ELEVATION
1 : 50 BG.14 WC.M



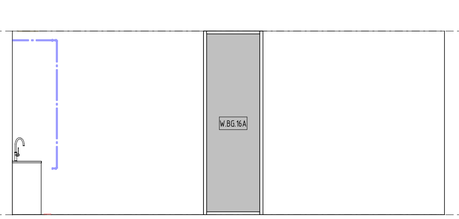
E18 ELEVATION
1 : 50 BG.15 CLEAN



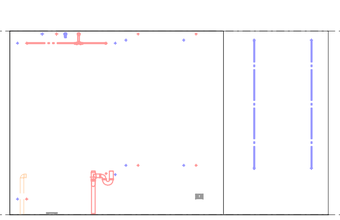
E19 ELEVATION
1 : 50 BG.15 CLEAN



E20 ELEVATION
1 : 50 BG.15 CLEAN



E21 ELEVATION
1 : 50 BG.16 STORE



E22 ELEVATION
1 : 50 BG.16 STORE

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	14.04.2022	ISSUED FOR DESIGN DEVELOPMENT COMPLETION

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

INTERNAL ELEVATIONS - BOWLING CLUB - BOWLS STORE, WC, CLEANER & STORE

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-6-151 revision: A

PRELIMINARY

© walterbrooke and associates pty ltd
level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 918 514

C:\Revit Local Files\20-0142_Walkerville Oval_Building (bowling)_R2023_Maddison.Fitzpatrick.rvt file: printed: 26/05/2023 3:17:16 PM

DOOR SCHEDULE - GROUND FLOOR

DOOR LOCATION			DOOR SIZE							DOOR CONSTRUCTION								DOOR HARDWARE								
ROOM NAME	ROOM NUMBER	DOOR NUMBER	NUMBER OF LEAFS	OPENING HEIGHT (NOM)	OPENING WIDTH (NOM)	DOOR PANEL HEIGHT	DOOR PANEL 1 WIDTH	DOOR PANEL 2 WIDTH	FANLIGHT	SIDELIGHT	SMOKE / FIRE DOOR	DOOR STYLE	DOOR PANEL TYPE	FRAME TYPE	FRAME FINISH	DOOR PANEL FACING	DOOR PANEL FINISH	AIR RELIEF	LOCKS/LATCHES	FURNITURE	HINGES	CLOSERS	BOLTS	KICKPLATES	DOOR SEAL	DOOR STOPS	REMARKS
LOBBY	CG.01	D.CG.01A	1	3100	1700	3100	1740		0			DT.G7	ALG	AL	PC	AL	PC		EL-CR	-	SDA	AOS	-	-	W	-	
STORE	CG.03	D.CG.03A	1	2125	2590				0			DT.M1	RD	ST	EP	CB	PC		KS	-	RD	AOS	-	-	W	-	
STORE	CG.03	D.CG.03B	1	2125	2590				0			DT.M1	RD	ST	EP	CB	PC		KS	-	RD	AOS	-	-	W	-	
UMPIRE	CG.04	D.CG.04A	1	2100	970	2040	890		640			DT.A1	SC	ST	EP	MF	EP		EL-CR	DP	BH	NHO	FB	-	W	-	
UMPIRE	CG.04	D.CG.04B	1	2400	1200	2340	1230					DT.D1	SC	ST	EP	HB	EP		PL	FP	CS-T	-	FB	-	-	-	## PL BOTH SIDES, REVIEW
UMPIRE	CG.05	D.CG.05A	1	2100	970	2040	890		640			DT.A1	SC	ST	EP	MF	EP		EL-CR	DP	BH	NHO	FB	-	W	-	
HOME PLAYER CHANGE	CG.08	D.CG.08A	1	2100	1200	2040	1120		640	0		DT.A1	SC	ST	EP	HB	EP	SDG	EL-CR	DP	BH	NHO	FB	-	W	WM	FREE EGRESS OUT
HOME PLAYER CHANGE	CG.08	D.CG.08B	1	2400	3200					0		DT.M1		ST	EP	CB	PC	-	KS	-	-	-	FB	-	-	-	
HOME MASSAGE	CG.10	D.CG.10A	1	2100	1000	2040	920		600			DT.A1	SC	ST	EP	HB	EP		LK	DP	BH	NHO	FB				
HOME MASSAGE	CG.10	D.CG.10B	1	2100	800	2040	720		640			DT.A1	MC	ST	EP	MF	EP		LK	-	BH	HO	FB				CLEANERS DOOR
HOME PLAYER CHANGE	CG.11	D.CG.11A	1	2100	1200	2040	1120		640	0		DT.A1	SC	ST	EP	HB	EP	SDG	EL-CR	DP	BH	NHO	-	HKPS1	W	WM	FREE EGRESS OUT
HOME PLAYER CHANGE	CG.11	D.CG.11B	1	2400	3020					0		DT.M1		ST	EP	CB	PC	-	KS	-	-	-	FB	-	-	-	
HOME MASSAGE	CG.13	D.CG.13A	1	2100	1000	2040	920		600			DT.A1	SC	ST	EP	HB	EP		LK	DP	BH	NHO	FB				
HOME MASSAGE	CG.13	D.CG.13B	1	2100	800	2040	720		640			DT.A1	MC	ST	EP	MF	EP		-	PL	BH	-	FB				FHR DOOR
AWAY PLAYER CHANGE	CG.14	D.CG.14A	1	2100	1200	2040	1120		640	0		DT.A1	SC	ST	EP	HB	EP	SDG	EL-CR	DP	BH	NHO	-	-	W	WM	FREE EGRESS OUT
WC.A	CG.16	D.CG.16A	1	2100	1000	2040	920		600			DT.A1	SC	ST	EP	MF	EP		EL-CR / PL		PH	NHO	FB				TIMER CONTROLLED
WC.D	CG.17	D.CG.17A	1	2100	1100	2040	1020		600			DT.A1	SC	ST	EP	MF	EP		EL-CR / PL		PH	NHO	FB				TIMER CONTROLLED
KIOSK	CG.18	D.CG.18A	1	2100	1000	2040	920		600			DT.A1	SC	ST	EP	MF	EP		EL-CR	DP	BH	NHO	FB	-			
		D.CG.18B	1	1840	2230							DT.M2	RS	ST	EP	CB	PC		KS	-	-	AOS	-	-	W	-	FULLY RECESSED INTO CEILING ABOVE AS DETAILED
KIOSK STORE	CG.19	D.CG.19A	1	2100	1000	2040	920		0			DT.A1	SC	ST	EP	HB	EP		LK	DP	BH	HO	FB				
AWAY PLAYER CHANGE	CG.06	D.GF.06A	1	2100	1200	2040	1120		640	0		DT.A1	SC	ST	EP	MF	EP		EL-CR	DP	BH	NHO	FB	Y	W	WM	FREE EGRESS OUT

Grand total: 21

DOOR SCHEDULE - FIRST FLOOR

DOOR LOCATION			DOOR SIZE							DOOR CONSTRUCTION								DOOR HARDWARE								
ROOM NAME	ROOM NUMBER	DOOR NUMBER	NUMBER OF LEAFS	OPENING HEIGHT (NOM)	OPENING WIDTH (NOM)	DOOR PANEL HEIGHT	DOOR PANEL 1 WIDTH	DOOR PANEL 2 WIDTH	FANLIGHT	SIDELIGHT	SMOKE / FIRE DOOR	DOOR STYLE	DOOR PANEL TYPE	FRAME TYPE	FRAME FINISH	DOOR PANEL FACING	DOOR PANEL FINISH	AIR RELIEF	LOCKS/LATCHES	FURNITURE	HINGES	CLOSERS	BOLTS	KICKPLATES	DOOR SEAL	DOOR STOPS	REMARKS
PLAZA	CF.17	D.CF.03A	1	2700	1000	2630	900		500			DT.A2	ALG	AL	PC	AL	PC		EL-CR	DP	BH	NHO	FB	-	W	FM	FREE EGRESS OUT
PLAZA	CF.17	D.CF.03C	2	2700	2450	2630	1175	1175	455	Y		DT.B2	ALG	AL	PC	ALG	PC/FG	-	EL-CR	DP	BH	HOC	FB	-	W	-	
FUNCTION SPACE	CF.03	D.CF.03D	2	2700	2450	2630	1175	1175	455			DT.B2	ALG	AL	PC	AL	PC		EL-CR	DP	BH	HO	FB	-	W	FM	RELEASE ON FIRE
FUNCTION SPACE	CF.03	D.CF.03E	2	2700	2450	2630	1175	1175	455			DT.B2	ALG	AL	PC	AL	PC		EL-CR	DP	BH	HO	FB	-	W	FM	RELEASE ON FIRE
LOBBY	CF.01	D.CF.03G		1600	2600							DT.M2	RS	AL	PC	AL	PC		KS	-	-	AOS	-	-	-	TM	FULLY RECESSED INTO CEILING ABOVE AS DETAILED
FUNCTION STORE	CF.04	D.CF.04A	2	2700	2000	2640	960	960	0			DT.B1	SC	ST	EP	CD	CF		LK	DP	BH	-	FB	-	-	-	REFER INTERIOR ELEVATIONS
LOBBY	CF.01	D.CF.05A	2	2700	2000	2640	960		0			DT.B1	CC	ST	EP	HB	EP		LK	P	BH	NHO	FB	Y	-	FM	
KITCHEN STORE	CF.06	D.CF.06A	1	2700	1000	2640	920		0			DT.A4	SCV	ST	EP	HB	EP		LK	DP	BH	HO	FB	Y	-	FM	
KITCHEN COOL ROOM	CF.07	D.CF.07A		2100	850	2070	850					-	-	-	-	-	-	-	LK	-	-	-	-	-	-	-	DOOR BY COOL ROOM CONTRACTOR
BAR COOL ROOM	CF.08	D.CF.08A		2100	850	2070	850					-	-	-	-	-	-	-	LK	-	-	-	-	-	-	-	DOOR BY COOL ROOM CONTRACTOR
FUNCTION BAR	CF.09	D.CF.09B	1	2700	1000	2640	920		0			DT.A4	SCV	ST	EP	HB	EP		LK	P/PL	BH	NHO	FB	Y	-	FM	
FUNCTION BAR	CF.09	D.CF.09B	1	2700	1000	2640	920		0			DT.A4	SCV	ST	EP	HB	EP		LK	P/PL	BH	NHO	FB	Y	-	FM	
FUNCTION BAR	CF.09	D.CF.09C		1600	9200					-		DT.M2	RS	AL	PC	AL	PC	-	KS	-	-	AOS	-	-	-	TM	FULLY RECESSED INTO CEILING ABOVE AS DETAILED
FUNCTION STORE	CF.10	D.CF.10A	2	2700	2000	2640	960	960	0			DT.B1	SC	ST	EP	HB	EP		LK	DP	BH	NHO	FB	-	-	-	
CLEAN	CF.12	D.CF.12A	1	2700	1000	2640	920		0			DT.A1	SC	ST	EP	HB	EP		LK	DP	BH	NHO	FB	Y	-	FM	
WC.M	CF.13	D.CF.13A	1	2700	1000	2640	920		0			DT.A1	SC	ST	EP	HB	EP		-	P/PL	BH	NHO	FB	Y	O	FM	
WC.F	CF.15	D.CF.15A	1	2700	1000	2640	920		0			DT.A1	SC	ST	EP	HB	EP		-	P/PL	BH	NHO	FB	Y	O	FM	
PLAZA	CF.17	D.CF.16B	2	3155	3000	3155	1530		0			DT.I2	ALG	AL	PC	AL	PC		EL-CR	FP	SD	-	FB	-	W	FM	
MULTI-PURPOSE	CF.16	D.CF.16B	1	2700	1000	2630	900		0			DT.A2	ALG	AL	PC	AL	PC		-	DP	BH	NHO	FB	-	A	FM	
MULTI-PURPOSE	CF.16	D.CF.16E	1	2700	1000	2630	900		455			DT.A2	ALG	AL	PC	AL	PC		EL-CR	L	BH	HOC	-	-	W	WM	
WC.A	CF.14	D.CF.16F	1	2700	1100	2640	1020		0			DT.A1	SC	ST	EP	HB	EP		PL	DP	PH	NHO	FB	Y	O	FM	
A/L	CF.11	D.CF.30A	1	2700	1000	2640	920		0			DT.A1	SC	ST	EP	HB	EP		-	P/PL	BH	NHO	FB	Y	-	FM	

Grand total: 22

GATE SCHEDULE - COMMUNITY CLUB

GATE SIZE		GATE CONSTRUCTION				
GATE NUMBER	OPENING HEIGHT (NOM)	OPENING WIDTH (NOM)	FRAME MATERIAL	FRAME FINISH	LOCK / LATCH	COMMENTS
G.C.01	2700	1700	ST			

Grand total: 1

DOOR CONSTRUCTION

DOOR RATING TAG

- FD Fire Door
- FD-G Fire Door with Glazed Reservoir
- FDCG Fire Door with Ceiling Grille Reservoir
- SD Smoke Door
- SD-G Smoke Door with Glazed Reservoir
- SD-CG Smoke Door with Ceiling Grille Reservoir

DOOR PANEL TYPE

FLUSH DOORS
- AC Acoustic Door Polyester Core
- CC Cellular Core
- MC Metal Clad Door
- SC Solid Core
- SCE Solid Core - Exterior Grade
- SFP Solid Fanlight Panel
- CD Custom Design
- JN Door integrated into joinery - refer internal elevations

VISION PANEL & GLAZED DOORS
- ALG Aluminium Framed & Glazed
- CCV Cellular Core Vision panel
- HHG Solid Core Half Height Glass
- SCV Solid Core Vision Panel
- TFG Timber Framed Glazed
- FG Frameless Glass

FIRE/ SMOKE DOORS (See also rating Tags)
- FD Fire Door
- FDV Fire Door Vision Panel

LOUVRE DOORS
- ML Metal Framed, Louvre Door

ROLLER DOORS
- RS Roller Shutter
- RD Roller Door

OPERABLE WALLS
- OPW Operable Wall
- OPWG Operable Wall - Framed & Glazed

PARTITIONS
- PTN Cubicle Partition Door

AIR RELIEF

- BG full width of door bar grill from adalouvresystems.com.au. Bottom of door panel to be adequately solid infill to allow sufficient dowel fixing from underneath. powdercoated to match door panel unless noted otherwise in remarks
- DG powdercoated louvre grille size to match mechanical engineers drawings unless noted otherwise
- UC Undercut 20mm clear of floor finish

DOOR PANEL FACING

- AL Aluminium
- HB Hardboard Facing
- MF Metal Facing both sides
- PB Pinboard
- R Routed Detail
- SST Stainless Steel
- T Solid Timber
- TV Timber Veneer
- WB Whiteboard
- G Glass - Frameless
- ST Steel Gates
- F Fabric
- CB Colorbond

DOOR PANEL FINISH

- 2P 2 Pack Polyurethane
- CB Colorbond
- CF Clear Stain Finish on Timber veneer
- EP Enamel Paint
- FP Factory-Finished polyurethane (bathroom partition system)
- G Galvanized
- PC Thermoset powder Coating
- AN Anodized

FRAME TYPE

- AL Aluminium
- FR Fire Rated
- PS Bathroom partition system
- ST Steel Square profile, Double Rebate
- ST-H Steel (Host)
- T Timber
- TF Timber - Frameless Joinery

SIDELIGHT/ FANLIGHT

- FG-S Fixed Glass - Sidelight
- FG-E Fixed Glass - Fanlight
- HG Hinged glazed sidelight panel

GLAZING TREATMENTS

- FF1 Frosted film to main door panel glazing
- FFS Frosted film to sidelight glazing
- FF Frosted Film (Refer Internal Elevations)
- DGVP Double Glazed Vision panel

KICK PLATES

- Y Stainless Steel linished finish, nom 250mm high to both sides

HARDWARE

HINGES/ HANGING

- A Auto
- BH Built Hinges
- BT Bifold Track Set - pull hinge handles
- CS Cavity Slide Track Set
- CS-B Cavity Slide Track Set - Biparting
- GH Gate Hinges
- MF Multifold operable wall system
- P Partition Hinge
- PH Pivot Hinges
- SD Sliding Door Track Set
- SD-A Auto Sliding

LOCKS/ LATCHES

- EL-B Electric Lock - Battery Card Reader System
- EL-CL Electric Lock - Code Lock Release
- EL-CR Electric Lock - Card Reader
- LK Lockset
- LS Latchset
- LS-D Latchset - dual strike
- KS Key Switch
- RC Roller Catch
- PB Push button release
- PL Privacy Latch

DOOR FURNITURE

- P Push Plate
- DP D Pull both sides
- FHDP D Pull full height both sides
- FP Flush Pulls
- L Lever Set
- PL Pull Handles (Bi-fold & Service Cupboards)
- P/PL Push-Pull handles

CLOSERS

- AOS Auto Operating System
- FC Close on Fire Signal
- HO Hold Open Closer
- NHO Non Hold Open Closer

DOOR SEALS

- A Acoustic Seals, head, jambs and floor
- F Fire Door Seals
- O Odour Seal
- P Privacy Seal
- S Smoke Door Seals
- W Weatherseal to threshold & bottom of door

DOOR STOPS

- DM Door mounted
- FM Floor Mounted
- WM Wall mounted
- SF Magnetic Hold-open as door stop
- SH Clothes Hook

BOLTS

- BB Barrel Bolt
- FB Flush Bolt

NOTES

Items and finishes scheduled are identified by letter symbols. Notes within "REMARKS" take precedence.

Door heights and widths are nominal and are indicated in millimetres. Exact dimensions shall conform to construction requirements.

Refer joinery detail drawings for details of all joinery doors (Built-in cupboard doors)

Multi fold doors pass through leaf 920mm min subsequent panels of equal size Nom min of 150mm less than pass through leaf to allow for flat stack.

Push plates, pull handles, door closers and floor springs scheduled on double doors apply to each leaf unless otherwise indicted in "REMARKS".

All double doors have rebated meeting stiles unless otherwise indicated.

When bolts are scheduled on double doors it implies bolt at top only to one leaf

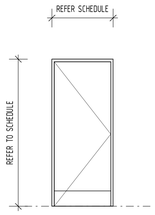
Doors are side hung unless otherwise noted

Smoke doors & fire doors do not have rebated meeting stiles

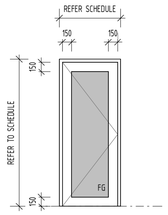
All doors on the continuous accessible path of travel to provide minimum 850mm clear door opening.

Electric locks function is to lock behind after badging unless noted otherwise

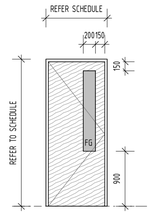
The required force to hold and open a door cannot exceeed 20N or pressure.



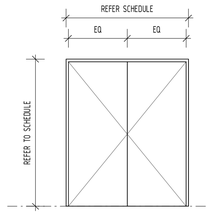
DT.A1 ELEVATION
1 : 50



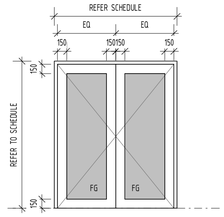
DT.A2 ELEVATION
1 : 50



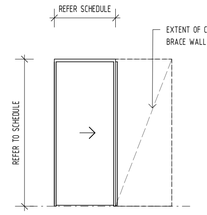
DT.A4 ELEVATION
1 : 50



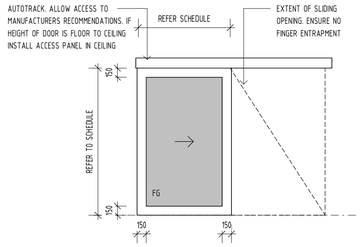
DT.B1 ELEVATION
1 : 50



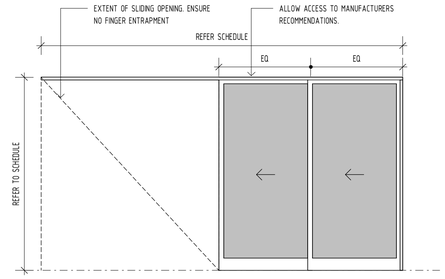
DT.B2 ELEVATION
1 : 50



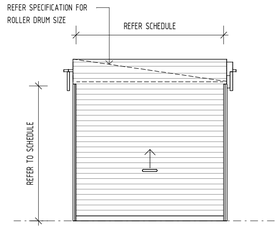
DT.D1 ELEVATION
1 : 50



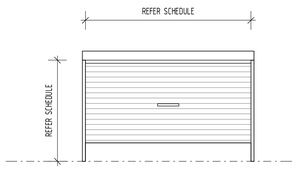
DT.G7 ELEVATION
1 : 50



DT.I2 ELEVATION
1 : 50



DT.M1 ELEVATION
1 : 50



DT.M2 ELEVATION
1 : 50

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

DOOR SCHEDULE - COMMUNITY CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-8-100 revision:

PRELIMINARY

© walterbrooke and associates pty ltd
level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 918 514

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WALTERBROOKE

DOOR SCHEDULE - BOWLING CLUB

DOOR LOCATION				DOOR SIZE								DOOR CONSTRUCTION								DOOR HARDWARE								
ROOM NAME	ROOM NUMBER	DOOR NUMBER	EXTERIOR DOOR	NUMBER OF LEAFS	OPENING HEIGHT (NOM)	OPENING WIDTH (NOM)	DOOR PANEL HEIGHT	DOOR PANEL 1 WIDTH	DOOR PANEL 2 WIDTH	FAN LIGHT	SIDELIGHT	SMOKE / FIRE DOOR	DOOR STYLE	DOOR PANEL TYPE	FRAME TYPE	FRAME FINISH	DOOR PANEL FACING	DOOR PANEL FINISH	AIR RELIEF	LOCKS/LATCHES	FURNITURE	HINGES	CLOSERS	BOLTS	KICKPLATES	DOOR SEAL	DOOR STOPS	REMARKS
FUNCTION SPACE	BG.01	D.BG.01A	Yes	2	2400	2250	2330	1075	1075	600			DT.B2	ALG	AL	PC	AL	PC		LK	DP	BH	NHO		-	W	-	
FUNCTION SPACE	BG.01	D.BG.01B	Yes	2	2400	2250	2330	1075	1075	600			DT.B2	ALG	AL	PC	AL	PC		LK	DP	BH	NHO		-	W	-	
FUNCTION SPACE	BG.01	D.BG.01C	Yes	2	2400	2250	2330	1075	1075	600			DT.B2	ALG	AL	PC	AL	PC		LK	DP	BH	NHO		-	W	-	
FUNCTION STORE	BG.02	D.BG.02A	No	2	2400	2000	2340	960	960	0			DT.B1	SC	ST	EP	TPP	TPP		LK	-	BH	-		-	-	-	
FUNCTION BAR	B.03	D.BG.03A	No	1	2400	1000	2340	920		0			DT.A4	SCV	ST	EP	TPP	TPP		LK	DP	BH	HO		-	-	WH	
LOADING	BG.04	D.BG.04A	Yes	1	2400	1000	2330	900		600			DT.A2	ALG	AL	PC	AL	PC		EL-CL	DP	BH	HO		Y	W	WH	
LOADING	BG.04	D.BG.04B	No	1	2400	1000	2340	920		0			DT.A4	SCV	ST	EP	T	2P		EL-CL	DP	BH	HO		Y	A	WH	
KEG ROOM	BG.05	D.BG.05A	No	1	2100	850	2080	850		0			DT.G1	SC	ST	EP	-	2P		LK	PL	SD-T	-		Y	-	-	DOOR BY COOL ROOM CONTRACTOR
KITCHEN	BG.07	D.BG.07A	No	1	2400	1000	2340	920		0	-		DT.A4	SCV	ST	EP	TPP	TPP	-	LK	L	BH	C	-	Y	-	DM	
KITCHEN	BG.07	D.BG.07B	No	1	2400	1200	2340	1230		0			DT.D1	SC	ST	EP	T	2P		EL-CL	FP	CS	-		Y	P	-	
DRY STORE	BG.08	D.BG.08A	No	1	2100	1000	2040	920		0			DT.A1	SC	ST	EP	T	2P		LK	DP	BH	-		Y	-	-	
BOWLS STORE	BG.09	D.BG.09A	No	1	2400	1000	2330	900		600			DT.A2	ALG	AL	PC	AL	PC				BH						
BOWLS STORE	BG.09	D.BG.09B	Yes	1	2400	1000	2330	900		600	Y		DT.A2	ALG	AL	PC	AL	PC		LK	DP	BH	NHO	-	-	W	WH	
OFFICE	BG.10	D.BG.10A	No	1	2400	1000	2330	900		600			DT.A2	ALG	AL	PC	AL	PC		LK	DP	BH	-		-	A	WH	
OFFICE	BG.11	D.BG.11A	No	1	2400	1000	2330	900		600			DT.A2	ALG	AL	PC	AL	PC		LK	DP	BH	-		-	A	WH	
WC.F	BG.12	D.BG.12A	No	1	2400	1000	2340	920		0			DT.A1	SC	ST	EP	T	2P		-	P	BH	NHO		Y	O	WH	
WC.A	BG.13	D.BG.13A	No	1	2400	1100	2340	1020		0			DT.A1	SC	ST	EP	T	2P		PL	P	PH	NHO		Y	O	WH	
WC.M	BG.14	D.BG.14A	No	1	2400	1000	2340	920		0			DT.A1	SC	ST	EP	T	2P		-	P	BH	NHO		Y	O	FM	
CLEAN	BG.15	D.BG.15A	No	1	2400	1000	2340	920		0			DT.A1	SC	ST	EP	T	2P		LK	DP	BH	NHO		Y	-	WH	
WORKSHOP	BG.16	D.BG.16A	Yes	1	2383	2410				0			DT.M1	RD	ST	EP		PC		EL-CL	-	RD	AOS		-	W	-	

Grand total: 20

DOOR CONSTRUCTION

DOOR RATING TAG

FD	Fire Door
FD-G	Fire Door with Glazed Reservoir
FDCG	Fire Door with Ceiling Grille Reservoir
SD	Smoke Door
SD-G	Smoke Door with Glazed Reservoir
SD-CG	Smoke Door with Ceiling Grille Reservoir

DOOR PANEL TYPE

FLUSH DOORS

AC	Acoustic Door Polyester Core
CC	Cellular Core
MC	Metal Clad Door
SC	Solid Core
SCE	Solid Core - Exterior Grade
SFP	Solid Fanlight Panel
CD	Custom Design
JN	Door integrated into joinery - refer internal elevations

VISION PANEL & GLAZED DOORS

ALG	Aluminium Framed & Glazed
CCV	Cellular Core Vision panel
HMG	Solid Core Half Height Glass
SCV	Solid Core Vision Panel
TFG	Timber Framed Glazed
FG	Frameless Glass

FIRE/ SMOKE DOORS (See also rating Tags)

FD	Fire Door
FDV	Fire Door Vision Panel

LOUVRE DOORS

ML	Metal Framed, Louvre Door

ROLLER DOORS

RS	Roller Shutter
RD	Roller Door

OPERABLE WALLS

OPW	Operable Wall
OPWG	Operable Wall - Framed & Glazed

PARTITIONS

PTN	Cubicle Partition Door

AIR RELIEF

BG	full width of door bar grill from adalouvresystems.com.au. Bottom of door panel to be adequately solid infill to allow sufficient dowel fixing from underneath. powdercoated to match door panel unless noted otherwise in remarks
DG	powdercoated louvre grille size to match mechanical engineers drawings unless noted otherwise
UC	Undercut 20mm clear of floor finish

DOOR PANEL FACING

AL	Aluminium
HB	Hardboard Facing
MF	Metal Facing both sides
PB	Pinboard
R	Routed Detail
SST	Stainless Steel
T	Solid Timber
TV	Timber Veneer
WB	Whiteboard
G	Glass - Frameless
ST	Steel Gates
F	Fabric
CB	Colorbond

DOOR PANEL FINISH

2P	2 Pack Polyurethane
CB	Colorbond
CF	Clear Stain Finish on Timber veneer
EP	Enamel Paint
FP	Factory-Finished polyurethane (bathroom partition system)
G	Galvanized
PC	Thermoset powder Coating
AN	Anodized

FRAME TYPE

AL	Aluminium
FR	Fire Rated
PS	Bathroom partition system
ST	Steel Square profile, Double Rebate
ST-H	Steel (Hoist)
T	Timber
TF	Timber - Frameless Joinery

SIDELIGHT/ FANLIGHT

FG-S	Fixed Glass - Sidelight
FG-E	Fixed Glass - Fanlight
HG	Hinged glazed sidelight panel

GLAZING TREATMENTS

FF1	Frosted film to main door panel glazing
FFS	Frosted film to sidelight glazing
FF	Frosted Film (Refer Internal Elevations)
DGVP	Double Glazed Vision panel

KICK PLATES

Y	Stainless Steel linished finish, nom 250mm high to both sides

HARDWARE

HINGES/ HANGING

A	Auto
BH	Butt Hinges
BT	Bifold Track Set - pull hinge handles
CS	Cavity Slide Track Set
CS-B	Cavity Slide Track Set - Biparting
GH	Gate Hinges
MF	Multifold operable wall system
P	Partition Hinge
PH	Pivot Hinges
SD	Sliding Door Track Set
SD-A	Auto Sliding

LOCKS/ LATCHES

EL-B	Electric Lock - Battery Card Reader System
EL-CL	Electric Lock - Code Lock Release
EL-CR	Electric Lock - Card Reader
LK	Lockset
LS	Latchset
LS-D	Latchset - dual strike
KS	Key Switch
RC	Roller Catch
PB	Push button release
PL	Privacy Latch

DOOR FURNITURE

P	Push Plate
DP	D Pull both sides
FHDP	D Pull full height both sides
FP	Flush Pulls
L	Lever Set
PL	Pull Handles (Bi-fold & Service Cupboards)
P/PL	Push-Pull handles

CLOSERS

ADS	Auto Operating System
FC	Close on Fire Signal
HO	Hold Open Closer
NHO	Non Hold Open Closer

DOOR SEALS

A	Acoustic Seals, head, jambs and floor
F	Fire Door Seals
O	Odour Seal
P	Privacy Seal
S	Smoke Door Seals
W	Weatherseal to threshold & bottom of door

DOOR STOPS

DM	Door mounted
FM	Floor Mounted
WM	Wall mounted
SF	Magnetic Hold-open as door stop
SH	Clothes Hook

BOLTS

BB	Barrel Bolt
FB	Flush Bolt

NOTES

Items and finishes scheduled are identified by letter symbols. Notes within "REMARKS" take precedence.

Door heights and widths are nominal and are indicated in millimetres. Exact dimensions shall conform to construction requirements.

Refer joinery detail drawings for details of all joinery doors (Built-in cupboard doors)

Multi fold doors pass through leaf 920mm min subsequent panels of equal size Nom min of 150mm less than pass through leaf to allow for flat stack.

Push plates, pull handles, door closers and floor springs scheduled on double doors apply to each leaf unless otherwise indicted in "REMARKS".

All double doors have rebated meeting stiles unless otherwise indicated.

When bolts are scheduled on double doors it implies bolt at top only to one leaf

Doors are side hung unless otherwise noted

Smoke doors & fire doors do not have rebated meeting stiles

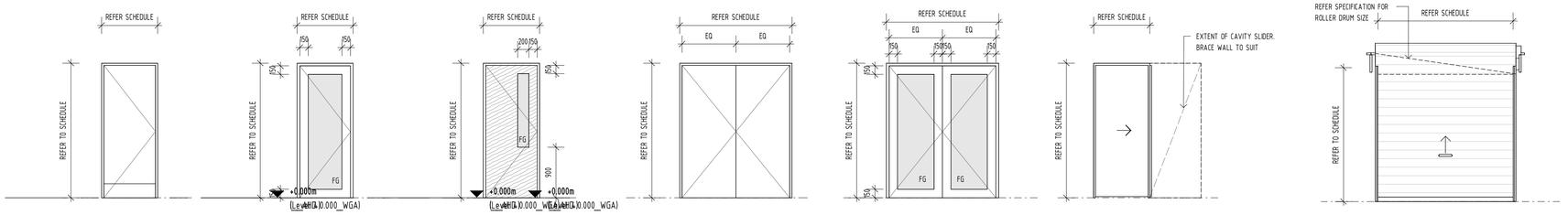
All doors on the continuous accessible path of travel to provide minimun 850mm clear door opening.

Electric locks function is to lock behind after badging unless noted otherwise

The required force to hold and open a door cannot exceed 20N or pressure.

GATE SCHEDULE - BOWLING CLUB

GATE NUMBER	GATE SIZE		GATE CONSTRUCTION			
	OPENING HEIGHT (NOM)	OPENING WIDTH (NOM)	FRAME MATERIAL	FRAME FINISH	LOCKS/LATCHES	COMMENTS



DT.A1 ELEVATION 1 : 50

DT.A2 ELEVATION 1 : 50

DT.A4 ELEVATION 1 : 50

DT.B1 ELEVATION 1 : 50

DT.B2 ELEVATION 1 : 50

DT.D1 ELEVATION 1 : 50

DT.M1 ELEVATION 1 : 50

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

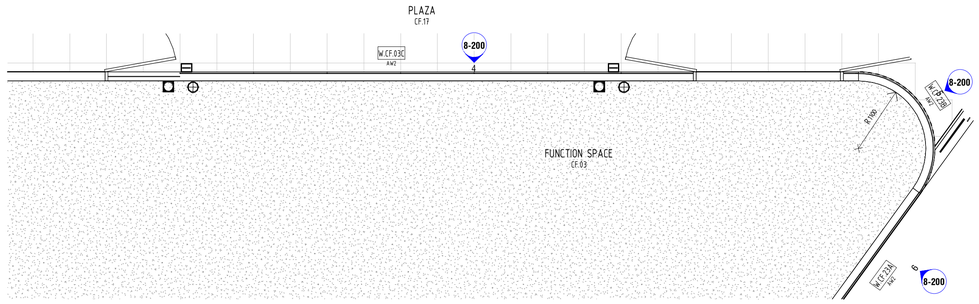
DOOR SCHEDULE - BOWLING CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-8-150 revision:

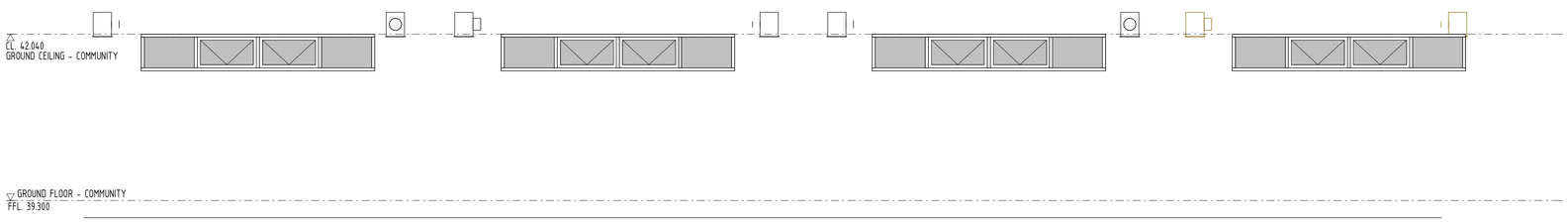
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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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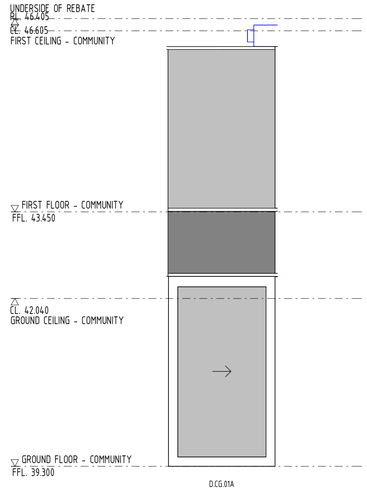
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1 FIRST FLOOR PART PLAN
1 : 50



2 GF - WINDOW ELEVATION
1 : 50



3 GF - WINDOW ELEVATION
1 : 50

LEGEND - WINDOW SCHEDULE

WIN.-- typical window number, where 'M'noted, mirror the configuration
W.0.--- window number
AW.- window frame type

Frame Type
Refer Schedule

Frame Finish
Refer Schedule

Blinds
SV Slim line venetian as scheduled.
RB Roller Blind as scheduled

Hardware
(note all windows to be keyed alike)
SL Sliming Window Lock
AWL Awning Window Lock
DHL Double Hung Window Lock

Glazing Types (FG as specified unless noted otherwise)
* where window number has an asterisk, replace FG with thicker or double glazed glazing as specified
DG Double glazed, as specified.
CBG colour backed glazing, as specified.
FRG frosted glazing, as specified.

Notes

Window heights and widths are nominal and are indicated in millimetres. Exact dimensions shall conform to construction requirements.

Refer to the following sections for full description of the various items: DOORS and HATCHES' 'DOOR and WINDOW HARDWARE', GLAZING

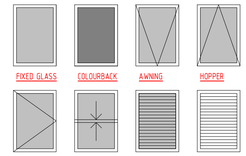
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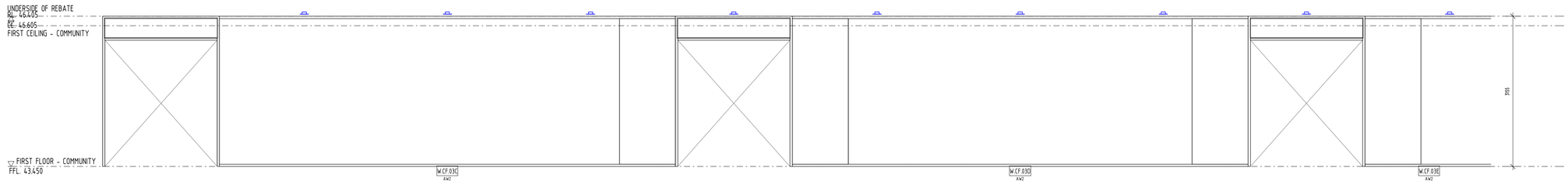
Where no midrail shown, or graphic film nominated and where windows extend down to floor level provide a 75mm wide full length glazing decal to meet AS1288-2006 at 1000 AFFL, colour: white

TYPICAL OPENING OPERATIONS UNLESS NOTED OTHERWISE

refer specification for insect screen behind, stainless steel mesh to be used where there is fire compartment adjacencies .

refer specification for locking types.





4 8-200 FF - WINDOW ELEVATION
1 : 50

ALUMINIUM WINDOW / LOUVRE TYPE SCHEDULE

CODE	DESCRIPTION
AW1	150 x 50 nom. aluminium thermally broken framed with front double glazing as specified, refer schedule for finish
AW2	«varies»
AW3	100 x 50 nom. aluminium framed with front single glazing as specified, refer schedule for finish

TIMBER WINDOW TYPE SCHEDULE

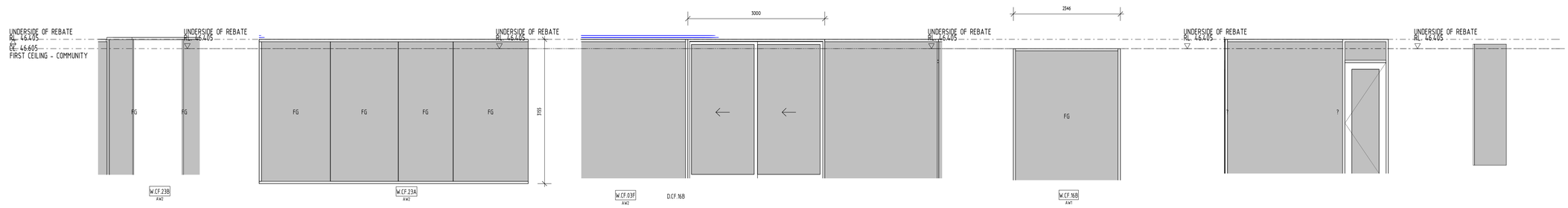
CODE	DESCRIPTION

STEEL WINDOW / LOUVRE TYPE SCHEDULE

CODE	DESCRIPTION

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION
FG	Fixed Glass



5 8-200 FF - WINDOW ELEVATION
1 : 50

6 8-200 FF - WINDOW ELEVATION
1 : 50

7 FF - WINDOW ELEVATION
1 : 50

8 FF - WINDOW ELEVATION
1 : 50

9 FF - WINDOW ELEVATION
1 : 50

10 FF - WINDOW ELEVATION - INTERNAL
1 : 50

INCLUDE KEY PLANS ALREADY SET UP SHOULD THE PROJECT BE LARGE ENOUGH TO WARRANT IT

REFER WALL SCHEDULES FOR TYPICAL WINDOW NUMBER SCHEDULES ALREADY SET UP

REFER WALL SCHEDULES FOR INTERNAL WINDOW NUMBER SCHEDULES ALREADY SET UP IF RELYING ON INTERNAL ELEVATIONS TO ELEVATE THOSE WINDOWS

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

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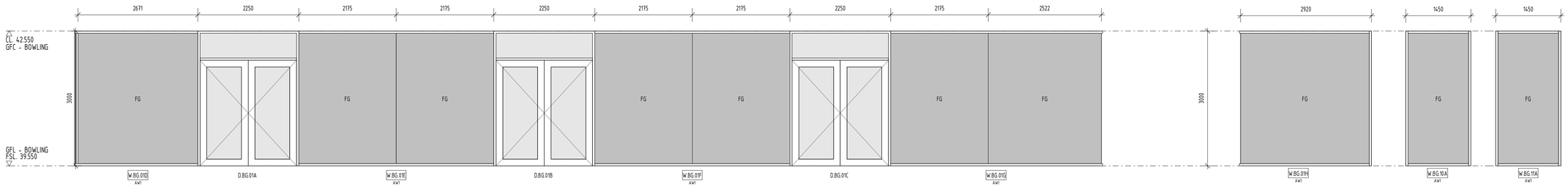
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RECREATION GARDEN, WALKERVILLE

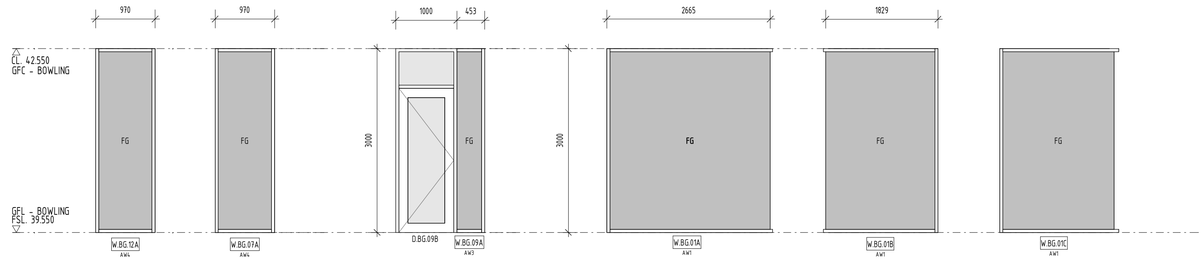
WINDOW SCHEDULE - COMMUNITY CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-8-200 revision:

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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
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LEGEND - WINDOW SCHEDULE

WIN.-- typical window number, where "M"noted, mirror the configuration
W.G.--.- window number
AW.- window frame type

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Refer Schedule

Frame Finish
Refer Schedule

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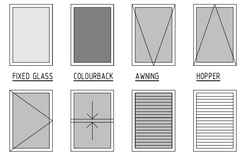
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AW4	100 x 50 nom. aluminium framed with front single reeded glazing as specified, refer schedule for finish

TIMBER WINDOW TYPE SCHEDULE

CODE	DESCRIPTION

STEEL WINDOW / LOUVRE TYPE SCHEDULE

CODE	DESCRIPTION

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION
FG	Fixed Glass

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

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WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

WINDOW SCHEDULE - BOWLING CLUB

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scale: As indicated @ A1
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sheet no: WD-8-250 revision:

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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 918 514

WALTERBROOKE

C:\Revit Local Files\20-0142_Walkerville Oval_Building (bowling)_R2023_Maddison.Fitzpatrick.rvt file: printed: 26/05/2023 3:17:45 PM

SPORTSLIGHTINGSA

Unit 1, 39-41 Fullarton Road
Kent Town SA 5067
0418 686 663
stanner@sportslightingsa.com.au

28/03/23

Attn: Ross Oates
Town of Walkerville

Please see attached copy of the lighting design proposals at
WALKERVILLE OVAL

Australian Standards - Football

Australian Standard **AS 2560.2.6-2021 'Football All Codes'** recommends a minimum service level of:

50 lux @ 0.3 uniformity (U1) minimum/ average for **ball & physical training.**
100 lux @ 0.5 uniformity (U1) minimum/ average for **club competition/ night matches.**
200 lux @ 0.6 uniformity (U1) minimum/ average for **semi-professional competition.**

For night matches, the **'AFL Preferred Facility Guidelines'** and **SANFL** recommend a minimum service level of:

150 lux @ 0.5 uniformity (U1) minimum/ average to account for **optimal spectator experience and safety of players.**

Australian Standards - Cricket

Australian Standard **AS 2560.2-2021** for cricket lighting recommends a minimum service level as per below. This project is classified under 'Class V Cricket'.

		AVERAGE HORIZONTAL MAINTAINED ILLUMINANCE				
AS 2560.2 CLASS	LEVEL OF COMPETITION	SQUARE	INFIELD	OUTFIELD	PRACTICE* (ON-FIELD)	PHYSICAL EXERCISE**
I	• International (M) • Domestic (M)	1500	1500	1000	750	50
II	• Match Simulation – National/State (M)	1000	850	700	500	
III	• International (F) • Domestic (F) • Premier Senior – 1st & 2nd XI (M) • National Youth Championships (U/19 M)	750	600	500	400	
IV	• Premier Senior – 1st XI (F) • Premier Senior – All other (M) • National Youth Championships (U/19 F)	500	400	300	300	
V	• Premier Senior – All other (F) • Community Senior (M) • National Youth Championships (U/17 M) • Premier Junior (M&F) • Junior Cricket Stage 3 (M)	300	250	200	150	
VI	• Community Senior (F) • National Youth Championships (U/16 F) • Junior Cricket Stages 2 & 3 (F) • Junior Cricket Stages 1 & 2 (M)	200	200	200	100	
VII	• Junior Cricket Stage 1 (F) • Master Blasters (M&F) • Junior Blasters (M&F) • Schools Programs (M&F)	100	100	100	75	

This lighting proposal is based around requirements **for both football and cricket usage.**
Lighting controls system to allow for options to operate light levels to lower usage requirements when necessary.

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Proposal

Option 1 (Football & Cricket Staged) –	Staged implementation of football & cricket to be installed in multiple phases. Supply of 4 x NEW 26m poles to suit 24 (total) x NEW Philips Optivision Gen 3.5 LED light fittings for football use. Next stage to install 16 additional LED light fittings to upgrade to cricket standards.
Option 2 (Football Only 4 Pole) –	Supply of 4 x NEW 25m poles to suit 24 (total) x NEW Philips Optivision Gen 3.5 LED light fittings for football use only. The headframes are *not* future proofed for upgrade.
Option 3 (Football Only 6 Pole) –	Supply of 6 x NEW 22m poles to suit 24 (total) x NEW Philips Optivision Gen 3.5 LED light fittings for football use only. The headframes are *not* future proofed for upgrade.

Please note:

- All electrical and installation work, switching, connections, power up and trenching, conduit and cable to be done by a qualified electrician and quoted as a separate item.
- *This is strictly a concept design only.* Pole locations and field/ area dimensions have been taken from a Google Maps image and are subject to change. This is to be confirmed via GPS surveyed data or site-specific CAD drawings as project progresses.
- *Engineered Survey* refers to the service of surveying the field, orientating CAD file to location of light-poles and marking of aiming points.
- Foundation cages are based on pole manufacturers recommendations based on average soil; unless otherwise specified. The base is *assumed* to be on a flat plane and to be confirmed as project progresses.
- *No allowances* have been made for any power upgrade that may need to be done to the main switch board to allow the extra power load required to run the lighting installation.
- The pricing provided is valid for one month from the date of the proposal. Please contact us to update and confirm pricing if necessary.

We trust the foregoing meets your immediate requirements and look forward to further discussion with you on this matter.

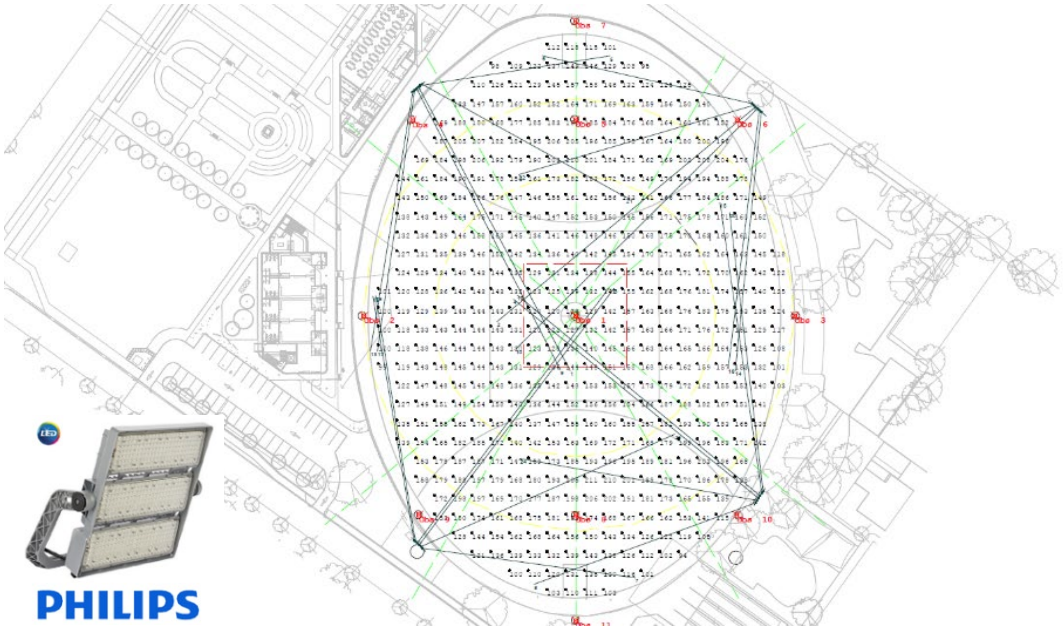
SPORTSLIGHTINGSA
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Option 1 – Football & Cricket Staged

Stage 1

We have proposed to supply 4 x NEW 26m poles to suit 6 x NEW Philips Optivision Gen 3.5 LED light fittings per pole (24 x fittings total). This design achieves lighting levels suitable for up to **Club Football Night Matches (>100 lux average)**. The headframes are future proofed to suit up to 10 x fittings per pole for potential upgrade in future stages.

This option includes a Gold SLSA Controls package to allow multiple switching options for different users and sports (cricket match mode, football training mode, football match mode, community use, etc.). The controls package also includes multiple pin codes/ logins to allow for multiple user groups with differing limitations.



Calculation Summary						
Project: 1-FOOTBALL OVAL HORRIZONTAL						
Label	Units	Avg	Max	Min	Min/Avg	Min/Max
FOOTBALL OVAL	Lux	155.17	211	94	0.61	0.45

OPTION 1 STAGE 1 – FOOTBALL ONLY WITH FUTURE-PROOFED POLES

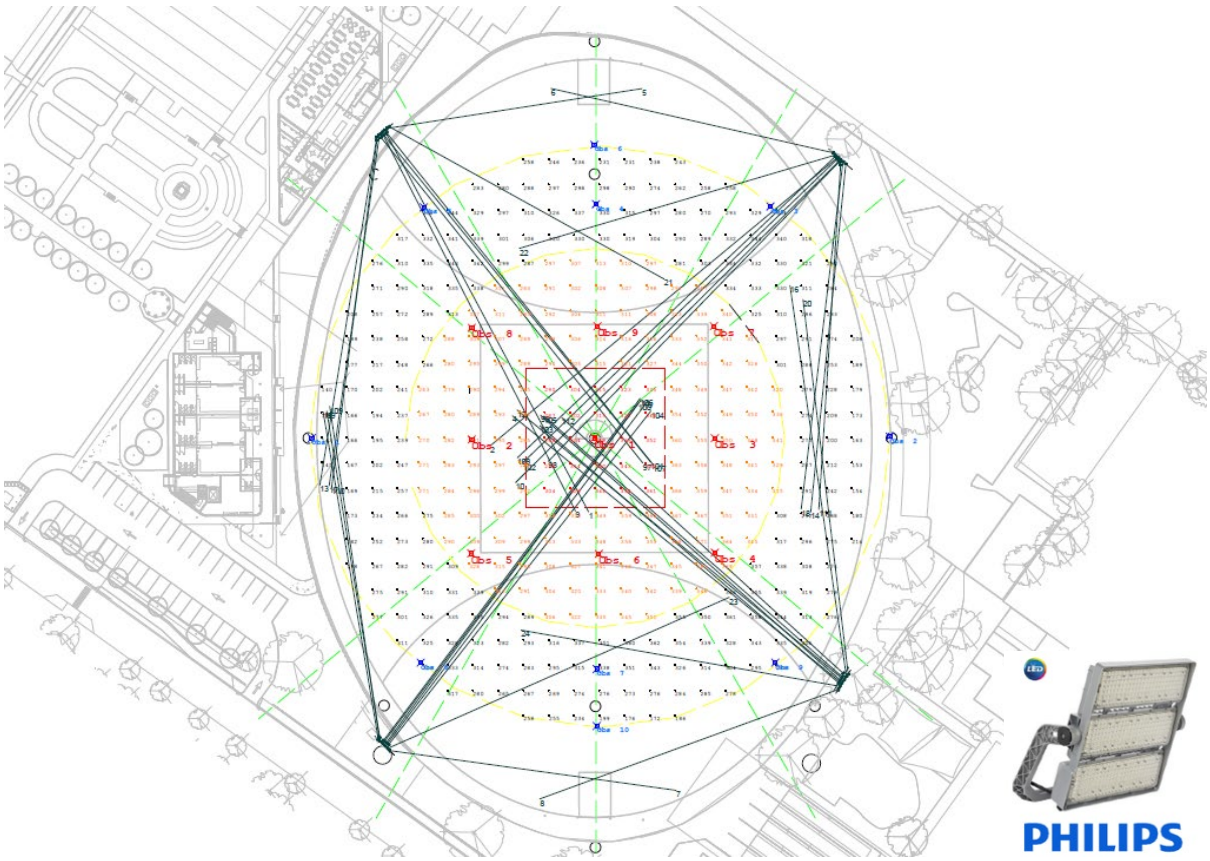
Product Description	*Quantity*
Philips Optivision Gen 3.5 LED light fittings	24
26m poles (incl. cages)	4
Freight to site (incl. offloading)	1
SLSA Gold Controls Package	1
Engineered Survey	1
Lighting Supply Total	*= $167,900 + GST*
+ Installation (by others)	*= $? + GST*
TOTAL PROJECT BUDGET	**= $? + GST**

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Kent Town SA 5067
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stanner@sportslightingsa.com.au

Stage 2

For stage 2, we have proposed to supply additional LED light fittings to upgrade the lighting suitable for up to **Class V Cricket Night Matches (Senior Female Premier & Senior Male Community level).**

This includes the supply of 4 x NEW Philips Optivision Gen 3.5 LED light fittings for each pole (16 x fittings total) to be installed onto existing infrastructure from Stage 1.



PHILIPS

Calculation Summary						
Project: 2-CRICKET HORRIZONTALS						
Label	**Units**	**Avg**	**Max**	**Min**	**Min/Avg**	**Min/Max**
1-WICKET SQUARE	Lux	322.60	361	287	0.89	0.80
2-INFIELD	Lux	319.43	371	263	0.82	0.71
3-OUTFIELD	Lux	281.08	366	140	0.50	0.38

OPTION 1 STAGE 2 – ADDITIONAL LIGHT FITTINGS FOR CRICKET

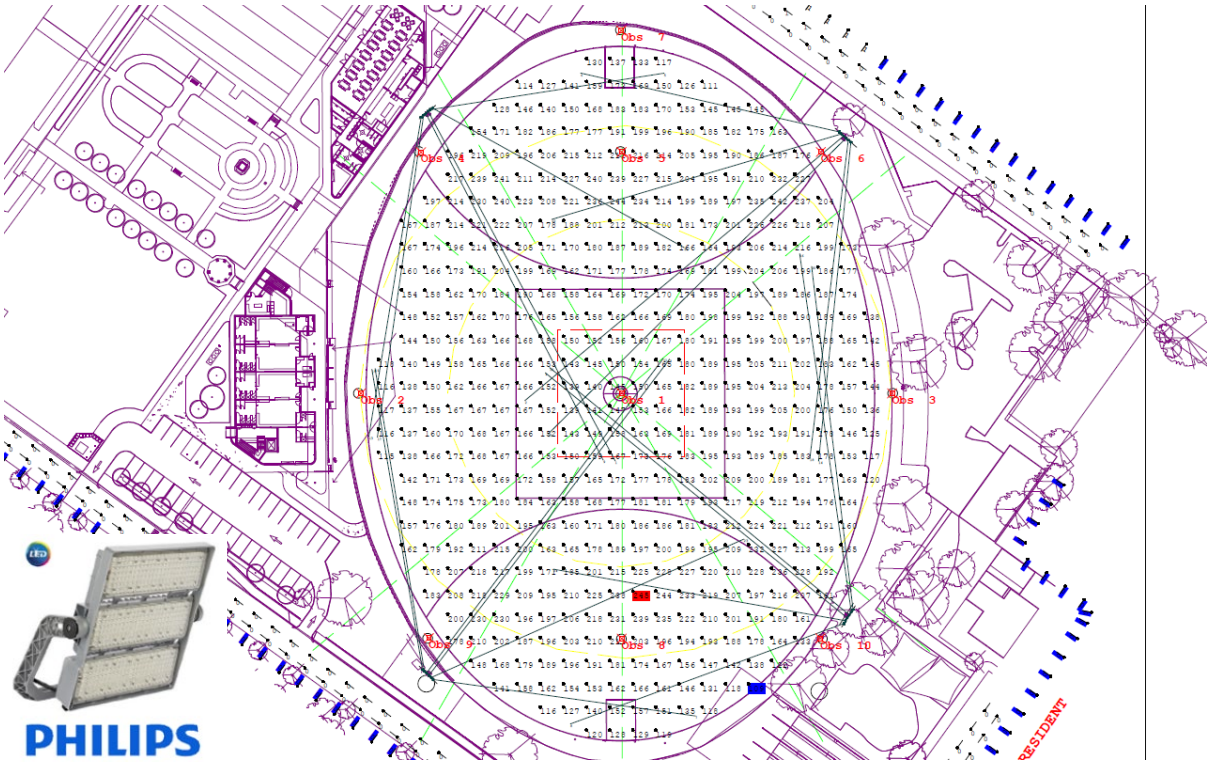
Product Description	***Quantity***
Philips Optivision Gen 3.5 LED light fittings	16
Lighting Supply Total	*= $75,200 + GST*
+ Installation (by others)	*= $? + GST*
TOTAL PROJECT BUDGET	**= $? + GST**

Unit 1, 39-41 Fullarton Road
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0418 686 663
stanner@sportslightingsa.com.au

Option 2 – Football Only 4 Pole

We have proposed to supply 4 x NEW 25m poles to suit 6 x NEW Philips Optivision Gen 3.5 LED light fittings per pole (24 x fittings total). This design achieves lighting levels suitable for up to **Club Football Night Matches (>100 lux average)**. The headframes are *not* future proofed for upgrade.

This option includes a Silver SLSA Controls package to allow multiple switching options (training mode, match mode, community use, etc.) to maximise power efficiency.



Calculation Summary						
Project: 1-FOOTBALL OVAL HORRIZONTAL						
Label	**Units**	**Avg**	**Max**	**Min**	**Min/Avg**	**Min/Max**
FOOTBALL OVAL	Lux	155.17	211	94	0.61	0.45

OPTION 2 - SUPPLY ONLY

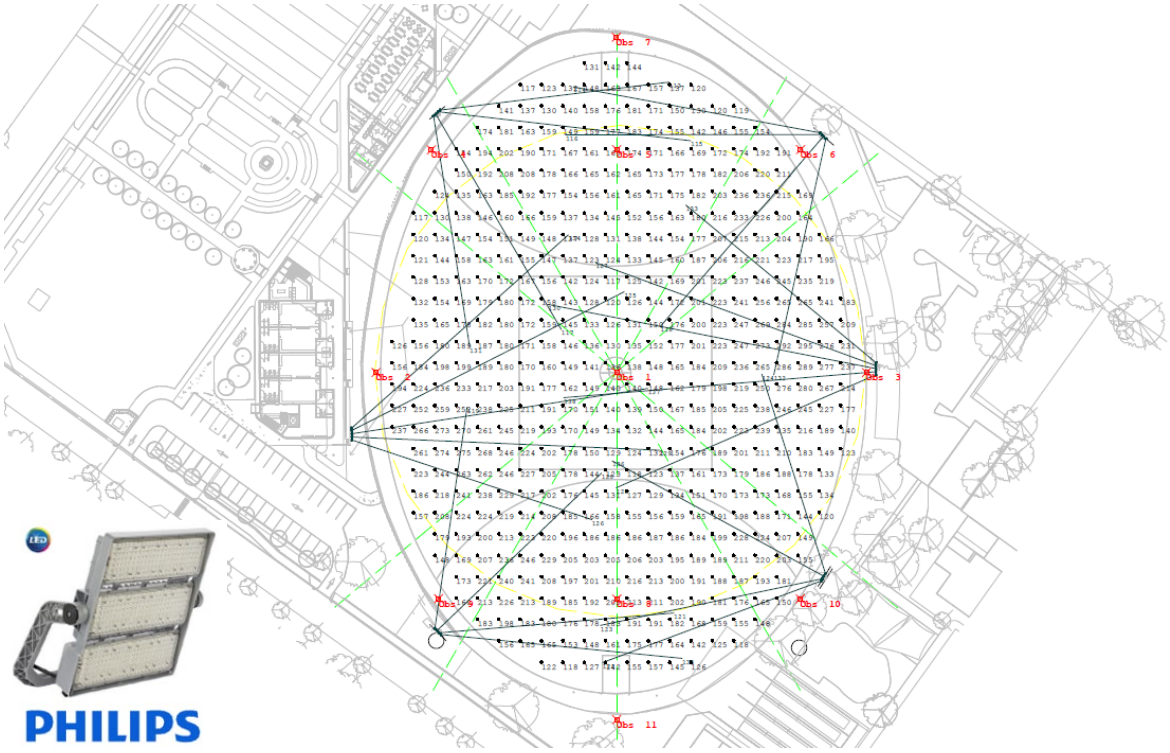
Product Description	***Quantity***
Philips Optivision Gen 3.5 LED light fittings	24
25m poles (incl. cages)	4
Freight to site (incl. offloading)	1
SLSA Silver Controls Package	1
Engineered Survey	1
Lighting Supply Total	*= $154,700 + GST*
+ Installation (by others)	*= $? + GST*
TOTAL PROJECT BUDGET	**= $? + GST**

SPORTSLIGHTINGSA
Unit 1, 39-41 Fullarton Road
Kent Town SA 5067
0418 686 663
stanner@sportslightingsa.com.au

Option 3 – Football Only 6 Pole

We have proposed to supply 6 x NEW 22m poles to suit 4-5 x NEW Philips Optivision Gen 3.5 LED light fittings per pole (26 x fittings total). This design achieves lighting levels suitable for up to **Club Football Night Matches (>100 lux average)**. The headframes are *not* future proofed for upgrade.

This option includes a Silver SLSA Controls package to allow multiple switching options (training mode, match mode, community use, etc.) to maximise power efficiency.

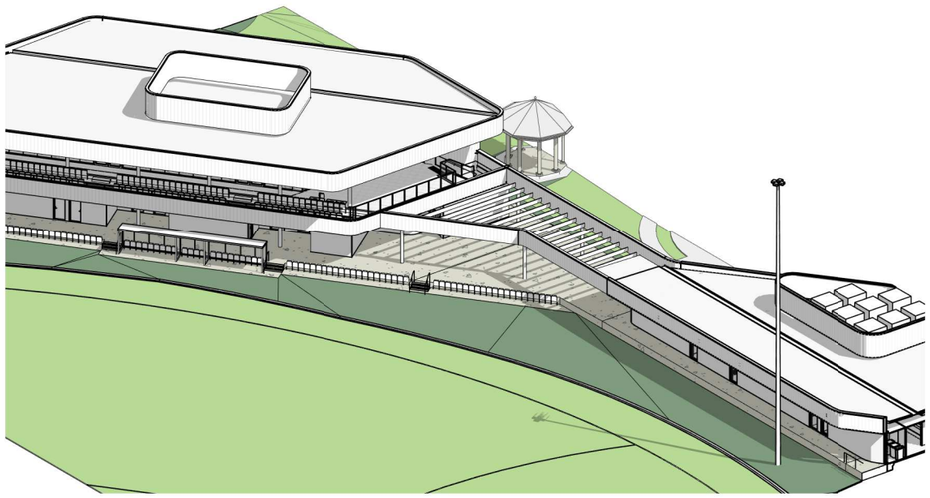


Calculation Summary						
Project: 1-FOOTBALL OVAL HORRIZONTAL						
Label	**Units**	**Avg**	**Max**	**Min**	**Min/Avg**	**Min/Max**
FOOTBALL OVAL	Lux	182.29	295	117	0.64	0.40

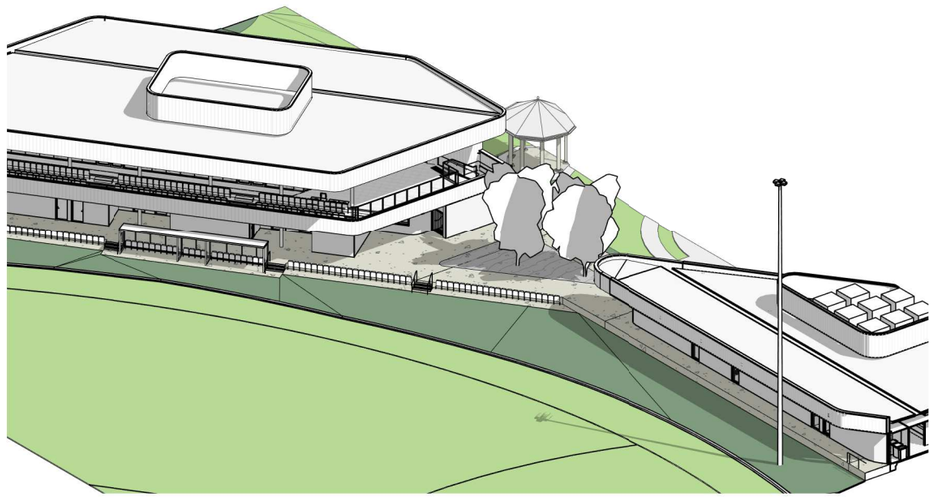
OPTION 3 - SUPPLY ONLY

Product Description	***Quantity***
Philips Optivision Gen 3.5 LED light fittings	26
22m poles (incl. cages)	6
Freight to site (incl. offloading)	1
SLSA Silver Controls Package	1
Engineered Survey	1
Lighting Supply Total	*= $168,380 + GST*
+ Installation (by others)	*= $? + GST*
TOTAL PROJECT BUDGET	**= $? + GST**

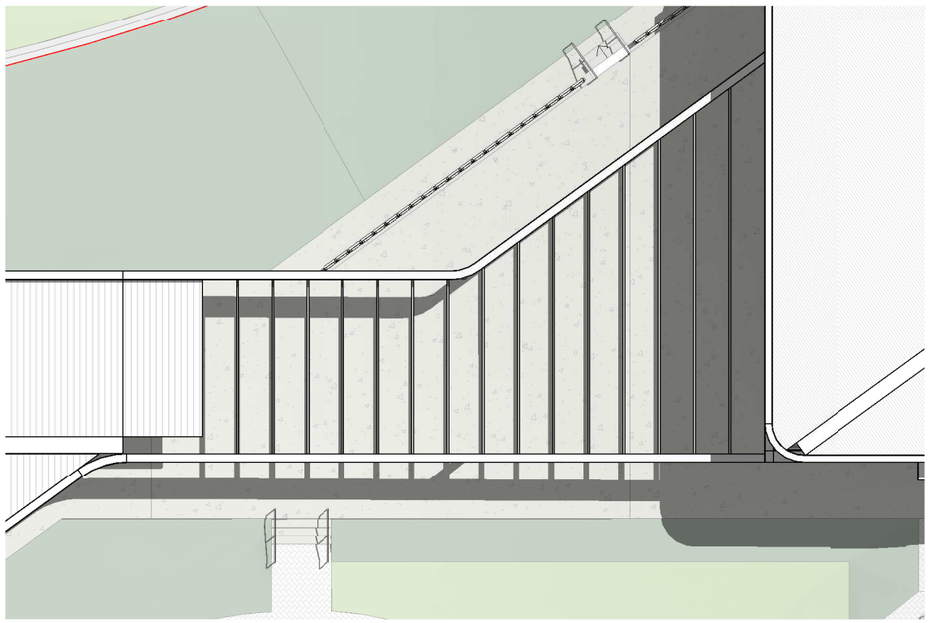
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Improved Existing 3D



Detatched Proposed 3D



Improved Existing Plan

1 : 200



Detatched Proposed Plan

1 : 200

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

LINK DESIGN STUDY - SHEET 1	DRAWING — SK-900
	REVISION —
1 : 200 @A3	PROJECT — 20-0142

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IMPROVED EXISTING RENDER

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

LINK DESIGN STUDY - SHEET 2	DRAWING — SK-901
	REVISION —
@A3	PROJECT — 20-0142

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DETATCHED PROPOSED RENDER

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

LINK DESIGN STUDY - SHEET 3	DRAWING — SK-902
	REVISION —
@A3	PROJECT — 20-0142

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IMPROVED EXISTING RENDER

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DETATCHED PROPOSED RENDER

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

LINK DESIGN STUDY - SHEET 5	DRAWING — SK-904
	REVISION —
@A3	PROJECT — 20-0142

SAFA
South Australian Government Financing Authority

Government of South Australia

State Administration Centre
200 Victoria Square
Adelaide SA 5000

GPO Box 1045 Adelaide
SA 5001 DX 5620

Tel 08 8226 9444
Fax 08 8115 1363
mail.safa@sa.gov.au
www.safa.sa.gov.au

ABN 75 277 967 856

A2873013

17 May 2023

Mr. S Reardon
Acting Chief Executive Officer
Town of Walkerville
66 Walkerville Terrace
GILBERTON SA 5081
Via email: SReardon@Walkerville.sa.gov.au

Dear Mr Reardon,

Local Government Infrastructure Partnership Program – Walkerville Oval Sports & Community Hub Project

I refer to the above Project pursuant to the Grant Deed (Deed) between the Treasurer and the Town of Walkerville (council) dated 25 December 2021 for a grant of up to $4,000,000 (GST exclusive) from the Local Government Infrastructure Partnership Program.

As the Treasurer's Representative for the Deed, I am writing to request an update on the status of the Project as no claims for payment have been received by SAFA.

To be eligible to receive funding under the Deed, council must meet all its obligations under the Deed, including having commenced the Project by 23 March 2022, satisfying all performance milestones by the required achievement dates, and complete the Project by 1 January 2024, unless otherwise agreed in writing by the Treasurer.

Clause 8 of the Deed requires that you keep the Treasurer informed about the Project. As such, please provide a brief report on the status of the Project including reasons for any delays and a timeline to complete the Project. The report should also advise of any changes made to the scope, budget or funding sources for the Project.

Please provide a response in writing no later than Friday, 16 June 2023 to SAFAIndustryAssistance@sa.gov.au.

If you have any questions on the above, please contact Ms. Rosetta Moore, Contract Manager, SAFA on Rosetta.moore@sa.gov.au or on 8429 0329 to discuss.

Yours sincerely,

Tim Burfield
DIRECTOR, RISK AND COMMERCIAL ADVISORY

Walkerville Oval Development

Town of Walkerville

Community Club

Bowling Club

Smith Street

Walkerville

Artisan Technical Services
37 Watts Gully Road Kersbrook SA
colin@artisantechnicalservices.com

Thursday, 18 May 2023

Artisan Technical Services

Artisan Technical Services were engaged in partnership with Expert Data Cable (now Expert Group) to provide rectification services to the Cbus lighting systems throughout the Walkerville Council newly built / refurbished Offices and Town Hall and, in time, the audio visual systems throughout due to poor design, installation, and / or programming.

We have been involved in the Commercial Audio Visual market for many years and believe that we develop a good understanding of clients' needs, wants and desires in the Audio Visual and Technical fields and give careful consideration to suggestions on improvements or changes in directions. We have always worked for & on behalf of our clients and maintain their best interests in what we do as our commitment to the ongoing partnership. We commit to work within the project team to ensure a seamless integration of technologies to form a whole solution that is fully integrated and suited for purpose now and into the future.

With the advent of Ultra High Definition video, coupled with the increasing demand of high audio clarity required today, it is important that the engineering solutions behind the final design are seamless. The level of user expectation is ever increasing and indeed this has to be reflected in the system designs, whilst ensuring that the user interfaces are intuitive enough to enable the majority of users to fully utilise the facility.

In so many cases, we are seeing a lot of sub-standard works being hidden "behind the walls" resulting in failures and poor reliability, more importantly we are noting a lot of programming systems where the code is either locked, not passed on or uses locked modules or prohibitively complex code writing that requires rewriting at a later stage all reducing the cost of life effectiveness. Artisan Technical Services have numerous qualified Electricians and endorsed by Clipsal Schneider for both Room & Lighting Control (C-Bus) and Datacomms and own our own calibrated test equipment to ensure that we minimise the risks of poor installation practices. We also hold a number of qualifications in the Audio Visual specialty field and undertake regular technology training updates to ensure we know the solutions we propose, the strengths, weaknesses and future advancements so that our designs are not out of date before they are installed.

We are also committed to reducing the environmental impact on the facilities by ensuring enhanced power control, reducing reliance on heating & cooling by controlling blinds & curtains on exterior windows & doors and selecting components based on energy efficiency.

I trust that you find our proposal acceptable and look forward to working with you and the rest of the team.

Preamble

A meeting was held on the 15/05/2023 in which Artisan Technical Services were asked to provide detail on the Audio Visual and Integrated Environments such as Cbus Lighting and Blind Controls. At this stage we are providing information based on being a Nominated Contractor on a Design and Construct basis.

It is vital that this new project is fully integrated with both Cbus Room & Lighting Control & Audio Visual Systems to ensure clients have an intuitive experience and able to utilise the systems fully with some functionality pre-programmed for ease of use and to ensure that systems are not left running with no occupancy, this saves costs on electricity and maintenance due to operating in a smart environment.

It is strongly recommended that motorised Blinds and Curtains should be of the type able to be driven natively by 240V for Open / Close or Up / Down and utilise Cbus Blind Shutter Relays to ensure complete compatibility with the environment.

All displays are of the Commercial / Light Commercial Specification designed for 16 x 7 operation and Videowall Displays where side by side for tight fit due to narrow bezel.

Community Club Technical Requirements

The Community Club typically houses users of the Oval Facility and will have 2 x Levels, Ground Floor and First Floor. Ceilings are perforated solid ceiling which will have plywood backing to those areas with speakers for strength. All in ceiling services shall be installed prior to ceiling finishes in those areas such as Screen Housings & Projector lifts. We anticipate a high level of operational requirement due to the multiple users of the facility, we have therefore designed the system to be as flexible as is possible whilst attempting to ensure the hardware not only meets the requirements but careful consideration given to the cost effectiveness of components selected.

Ground Floor

Lobby

2 x 55" LCD Videowall type displays side by side used for Digital Signage and video input from Function Room controlled from behind the Main Bar. We have also allowed for 2 x ceiling speakers for BGM and Paging

First Floor

Lobby

3 x 55" LCD Videowall type displays side by side used for Digital Signage and video input from Function Room controlled from behind the Main Bar. We have also allowed for 2 x ceiling speakers for BGM and Paging

Function Room

The Function Room will have a Dance Floor at the Southern End of the facility and it is proposed that there will be RGBW DALI / Cbus controlled lighting throughout in order to set Colour Scenes as appropriate for functions being colour enabled or white for ordinary facility usage. Additionally, where there are blinds and curtains these will require interfacing into the Cbus system via Blind Shutter Relays so that they can be opened or closed depending on the operational status of the systems. It is imperative that the system has either RS232 or Network Interface for integration with the audio visual system.

There will be 2 x 75" LCD Displays used for everyday events and 2 x 160" Projection Screens for special events – these will be 4K Enhanced in order to display current signals without degredation and have a Laser Engine Light source negating costs of changing / maintaining Lamps. The screens will be housed in an enclosure that hides the screen when not in use maintaining a clean ceiling line, likewise the projector will also be housed in a retractable enclosure sized appropriately for the projector + 1 size up. In order for these to be installed there needs to be adequate clearance above these locations with sufficient structure above to secure them properly. There will be 2 x HDMI inputs available within the room for external devices to playback content for Engagements, Weddings, 21st' Birthdays etc enabling a variety of functions.

Each of the displays, both LCD & Projection, will have the capability of displaying content from any source controllable from the Touch Panel behind the Bar.

There are 8 x 8" 2 way coaxial ceiling speakers throughout the facility reproducing an excellent sound quality without being overly loud, we have zoned the speakers around the dance floor as a separate zone coupled with 2 x 8" ceiling sub-woofers (separately powered) for higher levels over the area. *Please note, this in no way replaces the requirements for bands or DJs to bring in additional systems for their use to ensure the system is not overdriven by an external mixer.*

Function Room Balcony

There are 8 x ceiling speakers located equidistantly to permit low level background music and paging enabling facility users to sit outside whilst not missing any announcements.

Function Room Bar

3 x 49" LCD Videowall type displays side by side used for Digital Signage On/Off controlled from behind the Main Bar.

Multi Purpose Room

A 75" Display allows for display of local content and, coupled with a Video Conferencing Soundbar, the room to be utilised for Video Conferencing such as Teams / Zoom Webex. As the room will be fitted with a HD Base T HDMI Transmitter the content from this room can also be exported to the other displays throughout the facility or the display can be used for other content from the function room.

4 x ceiling speakers allow for crisp even sound without high levels

Control is via a small Touch Panel for the room functions only

System Control

A system rack will be housed in the Function Store and house the AMX Controllers, Video Matrix Switcher, Audio Digital Signal Processor, amplifiers and other auxiliary devices.

The video reticulation will be via industry based HD Base T using Shielded Foil Twisted Pair cabling from the control room to each display device.

A Paging Station has also been added to provide the capability of broadcasting messages from the Bar or Kitchen for orders etc. to Lobbies, Function Room, Multi Purpose Room, Outside Balcony and to Horn Speakers on the Oval.

At a set time each night the system will automatically power down devices to ensure power savings and minimising maintenance requirements and extend the life of the system further reducing total cost of ownership over the years.

Bowling Club Technical Requirements

The Bowling Club is 1 level only. Ceilings are perforated solid ceiling which will have plywood backing to those areas with speakers for strength. All in ceiling services shall be installed prior to ceiling finishes in those areas such as Screen Housings & Projector lifts. The operational requirements are anticipated to be lower than the Community Club and is reflected in the hardware selection in order to conserve costs.

Ground Floor

Lobby

1 x 55" LCD Display used for Digital Signage / Honour Board and video input from Function Room controlled from behind the Main Bar.

Function Room

We anticipate that there will be Blinds / Shutters to minimise light spill into the room and as such we would ask that these be controlled via Cbus Shutter Blind Relays in order to control them when the Projection screen is required to reduce back glare on to the screen. It is imperative that the system has either RS232 or Network Interface for integration with the audio visual system.

There will be 2 x 75" LCD Displays used for everyday events and 1 x 160" Projection Screen for special events – this will be 4K Enhanced in order to display current signals without degredation and have a Laser Engine Light source negating costs of changing / maintaining Lamps. The screen will be housed in an enclosure that hides the screen when not in use maintaining a clean ceiling line, likewise the projector will also be housed in a retractable enclosure sized appropriately for the projector + 1 size up. In order for these to be installed there needs to be adequate clearance above these locations with sufficient structure above to secure them properly. There will be 2 x HDMI inputs available within the room for external devices to playback content for Engagements, Weddings, 21st' Birthdays etc enabling a variety of functions.

Each of the displays, both LCD & Projection, will have the capability of displaying content from any source controllable from the Touch Panel behind the Bar.

There are 8 x 8" 2 way coaxial ceiling speakers throughout the facility reproducing an excellent sound quality without being overly loud.

Function Room Bar

3 x 49" LCD Videowall type displays side by side used for Digital Signage On/Off controlled from behind the Main Bar.

System Control

A system rack will be housed in the Function Store and house the AMX Controller, Video Matrix Switcher, Audio Digital Signal Processor, amplifiers and other auxiliary devices.

The video reticulation will be via Armoured Fibre Optic HDMI Cabling from the control room to each display device.

At a set time each night the system will automatically power down devices to ensure power savings and minimising maintenance requirements and extend the life of the system further reducing total cost of ownership over the years.

Quotation 00004343 Dated: 16/05/2023

Issued To:
Town of Walkerville
66 Walkerville Terrace
Walkerville SA 5081

ARTISAN TECHNICAL SERVICES

ABN 17 016 776 998
P.O. Box 156
Para Hills SA 5096
Phone 0434 002759
admin@artisantechnicalservices.com

Provided to:
Walkerville Oval Redevelopment
Smith Street
WalkervilleCommunity Club

Australian Government Approved Supplier:
Digital Marketplace SON 3413842 - ICT Systems Integration - Strategy & Policy - Support & Operations
Hardware Marketplace SON3541738

Electrical Contractors Licence: PGE129235
BICSI Cablers Registration: B22379SA
Whitecard: 7027-00115590-01
Working with Children Clearance: SRN 0070-4984
Defence Clearance: NV1

Qty.	Description	Unit Ex GST	Disc %	Line Total ex GST
	This is an estimation provided as part of a nominated Design & Construct for the Town of Walkerville and is not for release to any other party not directly involved in the design phase.			
	Ground Floor - Drawing WD-1-900 Revision B			
	Lobby			
2	55" HD Videowall Panel - Displays side by side with minimal bezel width - overall width 2427mm (GPO + 2 Network + 2 SFTP)	$5,250.00		$10,500.00
2	HD Base T Receiver 4K60	$1,875.00		$3,750.00
2	Digital Signage Player	$350.00		$700.00
1	Interface Bar Black	$420.00		$420.00
2	Monitor Interface strip	$180.00		$360.00
2	6.5" Coaxial Ceiling Speaker	$215.00		$430.00
	First Floor - Drawing WD-1-901 Revision B			
	Lobby			
3	55" HD Videowall Panel - Displays side by side with minimal bezel width - overall width 3640mm (3 GPO + 3 Network + 3 SFTP)	$4,340.00		$13,020.00
3	HD Base T Receiver 4K60	$1,875.00		$5,625.00
3	Digital Signage Player	$350.00		$1,050.00
1	Interface Bar Black	$420.00		$420.00
3	Monitor Interface strip	$180.00		$540.00
2	6.5" Coaxial Ceiling Speaker (BGM & Paging)	$215.00		$430.00
	Function Room			
2	160" Motorised Screen 3450mm x 2155mm - Motorised Blinds to close upon activation to shield sunlight from rear - via AMX / CBus Control (GPO + Network)	$3,150.00		$6,300.00
2	Enclosure suit 160" Motorised - provides clean ceiling lines - must have no services above with sufficient clearance and mechanical fixing points (GPO + Network)	$1,800.00		$3,600.00
2	Projector Lifter 610x610x210 - must ensure no services above unit within ceiling space with sufficient mechanical fixing point above (2 GPO + 2 Network + SFTP)	$5,990.00		$11,980.00
2	7000Lumen 4K Enhanced Laser PJ - Located between 5000mm and 7000mm centre and perpendicular of screen	$4,900.00		$9,800.00
2	HD Base T Receiver 4K60	$1,875.00		$3,750.00
2	75" Commercial LCD TV - (GPO + 2 Network + SFTP + Antenna)	$3,500.00		$7,000.00
2	Digital Signage Player	$350.00		$700.00
2	HD Base T Receiver 4K60	$1,875.00		$3,750.00
2	Wall Bracket suit 60 - 100" TV	$100.00		$200.00
2	AMX 4K DXLink Transmitter	$730.00		$1,460.00

Quotation & Payment Terms 30 Days from date of issue - subject to change due to Australian Dollar.
All goods and services are provided under the companies Standard Terms & Conditions at all times.

Please Direct Payments to:
Peoples Choice Credit Union | Artisan Technical Services | B.S.B 805023 | A/C 04289636
Title of Goods Not Transferrable until full Tax Invoice Paid

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SUBTOTAL
plus GST
TOTAL

Quotation 00004343 Dated: 16/05/2023

Issued To:
Town of Walkerville
66 Walkerville Terrace
Walkerville SA 5081

Provided to:
Walkerville Oval Redevelopment
Smith Street
WalkervilleCommunity Club

ARTISAN TECHNICAL SERVICES
ABN 17 016 776 998
P.O. Box 156
Para Hills SA 5096
Phone 0434 002759
admin@artisantechnicalservices.com

Australian Government Approved Supplier:
Digital Marketplace SON 3413842 - ICT Systems Integration - Strategy & Policy - Support & Operations
Hardware Marketplace SON3541738

Electrical Contractors Licence: PGE129235
BICSI Cablers Registration: B22379SA
Whitecard: 7027-00115590-01
Working with Children Clearance: SRN 0070-4984
Defence Clearance: NV1

Qty.	Description	Unit Ex GST	Disc %	Line Total ex GST
8	8" 60W Coaxial Ceiling Speaker	$260.00		$2,080.00
2	8" Ceiling Mounted Subwoofer	$190.00		$380.00
	Multi-Purpose Room			
1	75" Commercial LCD TV (GPO + Network + SFTP)	$3,500.00		$3,500.00
1	Wall Bracket suit 60 - 100" TV	$70.00		$70.00
1	AMX 4K DXLink Transmitter	$730.00		$730.00
1	Video Conferencing Soundbar	$2,650.00		$2,650.00
1	HD Base T Receiver 4K60	$1,875.00		$1,875.00
1	AMX 7" Wall Mount Touch Panel	$1,470.00		$1,470.00
4	6.5" Coaxial Ceiling Speaker	$215.00		$860.00
	Bar Signage			
3	49" Videowall Display	$2,030.00		$6,090.00
3	Digital Signage Player	$350.00		$1,050.00
1	Interface Bar Black	$420.00		$420.00
3	Monitor Interface strip	$180.00		$540.00
	Outside			
8	6.5" Coaxial Ceiling Speaker	$215.00		$1,720.00
	Oval			
3	TOA IP66 60W Horn Speaker	$390.00		$1,170.00
	Main Head End			
1	18 RU Wall Cabinet Dr & Hng	$650.00		$650.00
1	10" Wall Touchpanel - Bar User Interface	$2,745.00		$2,745.00
1	Central Controller	$5,302.00		$5,302.00
1	16 x 16 Digital Matrix Frame	$14,200.00		$14,200.00
1	4K HDMI HDBaseT Input	$830.00		$830.00
1	HD Base T 4K60 Input Board	$3,161.00		$3,161.00
1	HDMI 4K60 Input Board	$2,272.00		$2,272.00
3	HD Base T 4K60 Output Card (HD Base T outputs to displays)	$3,167.00		$9,501.00
1	HDMI 4K60 Output Board	$2,270.00		$2,270.00
1	HDMI Audio Extractor	$900.00		$900.00
2	HD Set Top Box (Antenna)	$50.00		$100.00
1	CD/USB/DAB/BT Music Player	$660.00		$660.00
1	BiAmp Tesira Forte Dan AI DSP	$4,275.00		$4,275.00
1	Biamp Tesira 4 Paging Station	$1,880.00		$1,880.00

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SUBTOTAL
plus GST
TOTAL

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Quotation 00004343 Dated: 16/05/2023

ARTISAN TECHNICAL SERVICES

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Walkerville SA 5081

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Whitecard: 7027-00115590-01
Working with Children Clearance: SRN 0070-4984
Defence Clearance: NV1

Qty.	Description	Unit Ex GST	Disc %	Line Total ex GST
1	2 x 120W 100V Amplifier (Ground & First Floor Lobby)	$750.00		$750.00
3	2 x 240W Amplifier (Function Room Main Speakers, Subwoofers & Outside Area)	$730.00		$2,190.00
1	1 x 120W Amplifier (Multi Purpose Room)	$606.00		$606.00
1	Lab Gruppen 100V 240W Amp (Oval)	$660.00		$660.00
1	Radio Mic Kit inc Dual Receiver, SM58 Handheld Mic TX, Beltpack Mic TX	$2,655.00		$2,655.00
1	28 Port Smart Switch	$750.00		$750.00
	Incidentals			
1	Installation Hardware Fixings etc	$3,000.00		$3,000.00
1	Consumable Materials cable, connectors and sundry items	$4,000.00		$4,000.00
	Professional Services, Installation, Commissioning & Programming			
24	Systems Design	$110.00	.2.5%	$2,310.00
24	Project Management & Coordination with other Trades during construction	$110.00	.2.5%	$2,310.00
120	First Fix Cabling and mounts	$110.00	.2.5%	$11,550.00
120	Second Fix Components	$110.00	.2.5%	$11,550.00
40	System Programming	$110.00	.2.5%	$3,850.00

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SUBTOTAL	$205,317.00
plus GST	$20,531.70
TOTAL	$225,848.70

Quotation 00004344 Dated: 16/05/2023

Issued To:
Town of Walkerville
66 Walkerville Terrace
Walkerville SA 5081

Provided to:
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Bowling Club
Smith Street
Walkerville

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Whitecard: 7027-00115590-01
Working with Children Clearance: SRN 0070-4984
Defence Clearance: NV1

Qty.	Description	Unit Ex GST	Disc %	Line Total ex GST
	This is an estimation provided as part of a nominated Design & Construct for the Town of Walkerville and is not for release to any other party not directly involved in the design phase.			
	Ground Floor - Drawing WD-1-950 Revision A			
	Honour Board TV			
1	LG 55" LCD Display (GPO + Network)	$1,150.00		$1,150.00
1	Digital Signage Player	$350.00		$350.00
1	Wall Bracket suit 60 - 100" TV	$70.00		$70.00
1	15M 4K60 Armoured Fibre HDMI	$160.00		$160.00
	Function Room			
1	160" Motorised Screen 3450mm x 2155mm - Motorised Blinds to close upon activation to shield sunlight from rear - via AMX / CBus Control (GPO + Network)	$3,150.00		$3,150.00
1	Enclosure suit 160" Motorised - provides clean ceiling lines - must have no services above with sufficient clearance and mechanical fixing points (GPO + Network)	$1,800.00		$1,800.00
1	Projector Lifter 610x610x210 - must ensure no services above unit within ceiling space with sufficient mechanical fixing point above (2 GPO + 2 Network)	$5,990.00		$5,990.00
1	7000Lumen 4K Enhanced Laser PJ - Located between 5000mm and 7000mm centre and perpendicular of screen	$4,900.00		$4,900.00
1	20M 4K60 Armoured Fibre HDMI	$250.00		$250.00
2	75" Commercial LCD TV - (GPO + 2 Network + Antenna)	$3,500.00		$7,000.00
1	30M 4K60 Armoured Fibre HDMI	$275.00		$275.00
2	50M 4K60 Armoured Fibre HDMI (Display + HDMI Local Input)	$300.00		$600.00
2	Wall Bracket suit 60 - 100" TV	$100.00		$200.00
8	8" 60W Coaxial Ceiling Speaker	$260.00		$2,080.00
	Bar Signage			
3	49" Videowall Display	$2,030.00		$6,090.00
3	Digital Signage Player	$350.00		$1,050.00
1	Interface Bar Black	$420.00		$420.00
3	Monitor Interface strip	$180.00		$540.00
	Outside Area			
5	6.5" Coaxial Ceiling Speaker	$215.00		$1,075.00
	Main Head End			
1	12RU Wall Rack w/ Door & Hinge	$550.00		$550.00
1	10" Wall Touchpanel - Bar User Interface	$2,745.00		$2,745.00

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SUBTOTAL
plus GST
TOTAL

Quotation 00004344 Dated: 16/05/2023

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66 Walkerville Terrace
Walkerville SA 5081

ABN 17 016 776 998
P.O. Box 156
Para Hills SA 5096
Phone 0434 002759
admin@artisantechnicalservices.com

Provided to:
Walkerville Oval Redevelopment
Bowling Club
Smith Street
Walkerville

Australian Government Approved Supplier:
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Hardware Marketplace SON3541738

Electrical Contractors Licence: PGE129235
BICSI Cablers Registration: B22379SA
Whitecard: 7027-00115590-01
Working with Children Clearance: SRN 0070-4984
Defence Clearance: NV1

Qty.	Description	Unit Ex GST	Disc %	Line Total ex GST
1	Central Controller	$5,302.00		$5,302.00
1	AMX 8 x 8 4K60 Matrix	$6,300.00		$6,300.00
2	HD Set Top Box (Antenna)	$50.00		$100.00
1	BiAmp Tesira Forte Dan AI DSP	$4,275.00		$4,275.00
1	2 x 240W Amplifier (Function Room Main Speakers)	$730.00		$730.00
1	Lab Gruppen 1 x 120W Amplifier (Outside Area)	$606.00		$606.00
1	Radio Mic Kit inc Dual Receiver, SM58 Handheld Mic TX, Beltpack Mic TX	$2,655.00		$2,655.00
1	CD/USB/DAB/BT Music Player	$660.00		$660.00
1	10 Port Smart Network Switch	$335.00		$335.00
	Incidentals			
1	Installation Hardware Fixings etc	$1,500.00		$1,500.00
1	Consumable Materials - Speaker Cable, LL Signal cable, connectors and sundry items	$1,500.00		$1,500.00
	Professional Services, Installation, Commissioning & Programming			
8	Systems Design	$110.00	2.5%	$770.00
16	Project Management & Coordination with other Trades during construction	$110.00	2.5%	$1,540.00
80	First Fix Cabling and mounts	$110.00	2.5%	$7,700.00
80	Second Fix Components	$110.00	2.5%	$7,700.00
24	System Programming	$110.00	2.5%	$2,310.00

SUBTOTAL	$84,428.00
plus GST	$8,442.80
TOTAL	$92,870.80

Quotation & Payment Terms 30 Days from date of issue - subject to change due to Australian Dollar.
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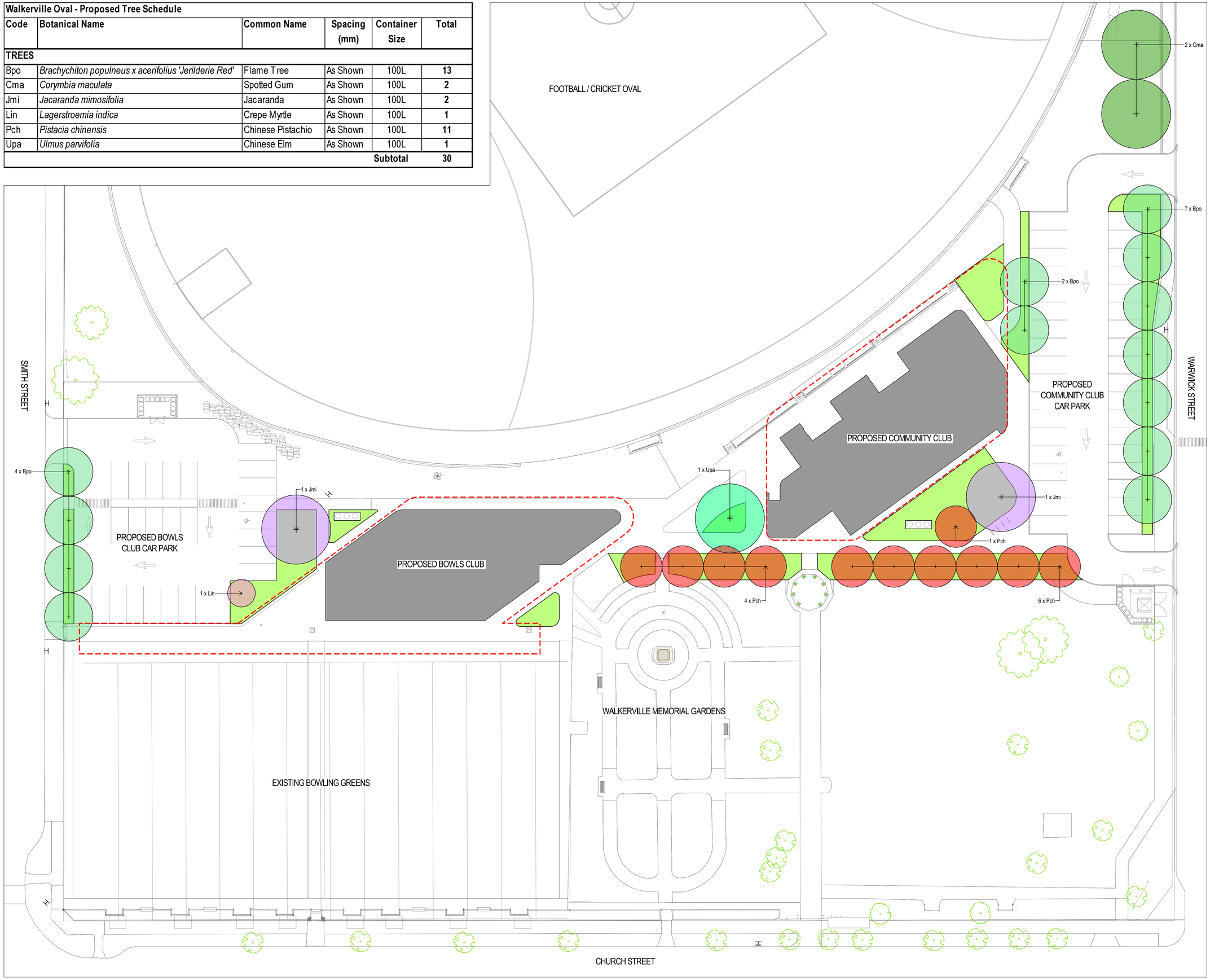
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Walkerville Oval - Proposed Tree Schedule

Code	Botanical Name	Common Name	Spacing (mm)	Container Size	Total
TREES					
Bpo	*Brachychiton populneus x acerifolius 'Jerilderie Red'*	Flame Tree	As Shown	100L	**13**
Cma	*Corymbia maculata*	Spotted Gum	As Shown	100L	**2**
Jmi	*Jacaranda mimosifolia*	Jacaranda	As Shown	100L	**2**
Lin	*Lagerstroemia indica*	Crepe Myrtle	As Shown	100L	**1**
Pch	*Pistacia chinensis*	Chinese Pistachio	As Shown	100L	**11**
Upa	*Ulmus parvifolia*	Chinese Elm	As Shown	100L	**1**
				Subtotal	**30**



LEGEND - PLANTING

- EXISTING NATIVE TREE TO BE RETAINED
- EXISTING EXOTIC TREE TO BE RETAINED
- PROPOSED CORYMBIA MACULATA (SPOTTED GUM)
- PROPOSED BRACHYCHITON POPULNEUS X ACERIFOLIUS 'JERILDERIE RED' (FLAME TREE)
- PROPOSED JACARANDA MIMOSIFOLIA (JACARANDA)
- PROPOSED PISTACIA CHINENSIS (CHINESE PISTACHIO)
- PROPOSED ULMUS PARVIFOLIA (CHINESE ELM)
- PROPOSED LAGERSTROEMIA INDICA (CREPE MYRTLE)
- PROPOSED GARDEN BED
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING ROOF LINE

TOWN OF WALKERVILLE

Town of Walkerville
Walkerville Civic & Community Centre
66 Walkerville Terrace
Gilberton SA 5081
P 08 8342 7100
E walkerville@walkerville.sa.gov.au

This drawing must be read in conjunction with all other contract documents including the project specifications, schedules and any instructions issued during the course of the contract. The Contractor must verify all dimensions on site and check the location of services before commencement of work. The Contractor is to notify the Superintendent of any discrepancies between the drawings or specifications. Drawings are not to be used for construction unless identified in the title block as 'for construction'. All drawings to be read at A1 unless otherwise stated. Drawings are intended for digital setout and DWG files will be issued upon request.

1:250 (A1), 1:500 (A3)

0 2 4 6 8 10

PROJECT
Walkerville Oval Redevelopment

DRAWING TITLE
Landscape Plan 01

STATUS
Preliminary

PROJECT NO.	DRAWING NO.	REVISION
001	L100	D

REV	DATE	ISSUE	DWN	CHK	APP
A	05/06/2023	PRELIMINARY	RO	SR	SR
B	06/06/2023	PRELIMINARY	RO	SR	SR
C	07/06/2023	PRELIMINARY	RO	SR	SR
D	14/06/2023	PRELIMINARY	RO	SR	SR

JUNE 2023

WALKERVILLE OVAL REDEVELOPMENT

PROJECT BRIEFING UPDATE



PREPARED BY
Scott Reardon
Acting Chief Executive Officer
Town of Walkerville

PREPARED FOR
South Australian
Treasurer

TOWN OF WALKERVILLE

Executive Summary

In January 2021, the Town of Walkerville (the **Council**) submitted a grant application as part of the State Government's *Local Government Infrastructure Partnership Program* (**LGIPP**), seeking a contribution of $4.0m toward the proposed $8.0m Walkerville Oval Redevelopment Project (the **Project**).

On 21 March 2021, Administration received correspondence from the Hon. Rob Lucas MLC notifying Council that they had been successful in obtaining grant funding to the amount of $4.0m under the LGIPP. Over the course of the following 12-month period, in the lead up to the commencement of the Project, a significant amount of planning and design work ensued. Noting that while Council experienced an initial delay of four (4) months mid-2021, due to a failed merger between bowling clubs, on 28 March 2022 Council endorsed and froze the final plans for the Project and increased the total Project budget to $9.5m due to recent inflated costings. Following this decision, the Project advanced to Detailed Design for Tender Documentation and concurrent pre-Development Application documentation, along with contractor engagement for preliminary infrastructure site works to commence in May 2022.

At their Ordinary Meeting of 19 April 2022, however, a Motion without Notice was raised, accepted and endorsed by majority to redesign one of the approved buildings to include a grandstand / tiered balcony. This Motion resulted in the second delay for the Project as all Detailed Design, Development Application and preliminary works were halted.

Over the course of the ensuing six months, workshops with Elected Members were held to revise the design, which included a series of modifications to the former proposal. At their Meeting on 17 October 2022 – following a public consultation process in August 2022 and a subsequent Information & Briefing Session – Council resolved to endorse the final concept designs. Thus, again advancing the Project to Detailed Design, Development Application, Tender and Prudential Review so that Council could engage a preferred contractor to lodge a submission to the Treasurer to review the milestones, dates and scope of the Project Deed.

While a notable degree of value management occurred throughout the Detailed Design process, in February 2023 Council received updated cost estimates for the Project, which totalled approximately $15.0m – almost double the original Project costs of $8.0m – as a result of the highly volatile and inflated global building industry and market.

While Council notes that these costs are quantity surveyor estimates only – as Council is yet to proceed to open Tender to secure actual market costings – both Council and the Town of Walkerville's Audit Committee have genuine concerns that the Tender process will likely deliver market costings that far exceed the aforementioned estimations, ultimately making an already cost prohibitive Project unachievable in one single project.

On this basis, Council acknowledges that in order to deliver the Project in its entirety, and as presently envisaged, the Project must be delivered in a Staged Approach over a number of

financial years, OR the project must be significantly de-scoped and downgraded to a refurbishment only of the existing facilities.

The Town of Walkerville provides this report to assist with the Treasurer's understanding of the Project's progress to date.

Council welcomes the opportunity to further engage with the Treasurer to review the Deed milestones and scope of works moving forward upon completion of the Tender.. This will allow Council to ascertain the feasibility of retaining the $4.0m grant funding so that the Project can be delivered in a Staged Approach over a number of financial years (whereby the Bowling Club will be delivered first, then the Sports Club a number of years later), or whether Council may still access the $4.0m grant funds to deliver an $8.0m refurbishment to existing buildings and facilities over the next two years.

Project Progress Update Chronology

1. At their Special Council meeting of 30 November 2020,[1] Council resolved (CNC218/20-21 - Moved: Cr Robert Ashby / Seconded: Cr Norm Coleman) to proceed with the $8.0m design which focused on delivering two separate buildings with an adjoining arbour.

2. Following this decision, Council undertook further public consultation to inform the community of design change, and subsequently submitted a grant application to the State Government as part of the *Local Government Infrastructure Partnership Program* for $4.0m to assist with the project.

3. On 21 March 2021 Administration received correspondence from the Hon. Rob Lucas MLC notifying Council that they had been successful in obtaining grant funding to the amount of $4.0m under the LGIPP.

4. Over the course of the following six months a concept design development occurred. Negotiations between two separate Bowling Club regarding a possible amalgamation also ensued which influence design changes. Due to the failed merger however, Council refocused on the previous designs.

5. Following the workshop on 9 September 2021 and based on the Walkerville Oval Redevelopment Committee's (the **Committee**) feedback received, at their meeting 21 October 2021,[2] the Committee endorsed the Site Master Plan and reviewed the first preliminary proposed iteration concept design for the proposed new buildings.

6. This proposed design was a reinterpretation of the previously approved design as endorsed by Council on 30 November 2020, but proposed to include:

    6.1 a solid concrete roof between the two buildings instead of an external arbour; and
    6.2 the removal of a grandstand from the Warwick Street buildings and instead including a balcony along the southern façade of the Warwick Street building.

7. This proposed design iteration was costed by Rider Levett Bucknall (**RLB**) to total $10,360,000. Due to this iteration being well over the $8.0m project budget, the Committee resolved (WOR22/21-22 - Moved Cr MaryLou Bishop / Second: Cr James Williams) to direct the project architects to undertake further design development in order to ensure the project remained on budget without impacting the overall proposed design.

[1] Agenda | Minutes (30 November 2020)
[2] Agenda | Minutes (21 October 2021)

8. At the Project Design Team meeting held 30 November 2021, RLB advised that due to COVID-19, building materials, especially structural steel, had increased in price by up to 30% globally. RLB advised that it would be prudent for the project budget to have a generous contingency as Council should expected previously estimate costs to increase.

9. At their meeting of 2 December 2021,[3] the Committee were advised of RLBs recent advice, and received the second iteration of the building concept design, which included a number of changes implemented as a result of the preliminary design cost management process and further feedback from the Committee. At this meeting, the Committee endorsed (WOR29/21-22 - Moved: Cr Robert Ashby AM / Seconded: Cr James Williams) and adopted the new concept designs which included the variations and alterations.

10. At their meeting of 16 December 2021,[4] the Committee received a further workshop and presentation from the Project Architects, the Walkerville Oval Redevelopment Committee resolved to approve Walter Brooke proceeding to further design development and documentation for the new building designs as adopted by the Committee on 2 December 2021.

    10.1 RLB estimated the total cost of this project to be $9,489,511.

11. Due to the increased cost estimation of the project, at the 10 February 2022 meeting, the Committee also received the *Walkerville Oval Redevelopment Project Budget* report which included the following recommendation:

    11.1 *That the Walkerville Oval Redevelopment Committee recommend that Council rescind recommendation 1 of Resolution CNC218/20-21 from 30 November 2020 and in lieu thereof proceed with a new total building cost of $9.5M.*

12. Following the Information & Briefing Session held 18 February 2022, at their meeting of 24 February 2022,[5] the Committee was presented with and endorsed (WOR44/21-22 - Moved: Cr MaryLou Bishop / Seconded: Cr Robert Ashby) a further design iteration that included minor changes that resulted from said workshop.

    12.1 At this meeting Administration expressed its concern that ongoing minor amendments to the concept designs were resulting in delays that would impact the ability to proceed to Detailed Design, then Development Approval, the Tender and Prudential Review, and that value management and minor design tweaks should occur post Tender.

[3] Agenda | Minutes (2 December 2021)
[4] Agenda | Minutes (16 December 2021)
[5] Agenda | Minutes (24 February 2022)

13. At a meeting of the Committee on 24 March 2022,[6] Walter Brooke provided a subsequent workshop and presentation, at which the Committee was provided with a further revised design iteration which included the requested variations.

    13.1 At this meeting the Committee resolved to recommend to Council that these revised designs be the final concept plans and floor plans, and that the design be frozen to prevent any further material changes being made, so as to prevent any further project delays, and so that the project can proceed to Detailed Design, then Development Approval, Tender and Prudential Review in order to meet the necessary grant finding milestone deadlines and the project completion date.

14. At their Special Council Meeting of 28 March 2022,[7] a Motion without Notice was put forth (CNC262/21-22 - Moved: Cr James Williams / Seconded: Cr James Nenke) seeking to halt the design development process, apply to State Government for an extension, and further consult with Tenant Clubs regarding the design of the Warwick Street building with the view of reverting to a design that included a grandstand / tiered balcony.

    14.1 On the basis that the design had progressed to a point ready to commece Detailed Design, the build costs had already increased significantly due to global markets, the balcony was removed from the conept five months earlier resulting in a notable cost saving exercise (referenced in points 33.2 and 42.1 above), Council determined to not support this Motion and it was *Lost.*

    14.2 At this meeting Cr James Nenke sought clarification from Administration as to the specific order in which the approval process needed to occur. Administration advised that it was 'standard practice' that Design Development be frist completed to allow for the designs to be frozen so that Detailed Design could be completed, which would then allow Development Approval to be undertaken, which would then allow for the Tender Process to be condcted which would allow for the necessary Prudential Review to occur and a prefered Building Contractor be appointed.

    14.3 At this meeting Council resolved (CNC263/21-22 - Moved: Cr MaryLou Bishop / Seconded: Cr Stephen Furlan) to adopt and freeze the plans as presented by Walter Brooke on 24 March 2022, **appearing as Attachment A to this report**, as the final plans for the redevelopment.

    14.4 RLB had costed building estimates to total $10.1m which had been value managed to $9.66m.

    14.5 The Project Architects thereafter commenced Detailed Design of the endorsed concepts so as to proceed to Tender.

[6] Agenda | Minutes (24 March 2022)
[7] Agenda | Minutes | Livestream (28 March 2022)

15. Noting the apporoaching Performance Milestone 1 (1 May 2022), fencing contractors were engaged and drafting of Tender documentation to engage a contractor for the necessary preliminary Site Infrastructure upgrades immediately commenced. These works were schedulled to commence in early May 2022 following the vacate of the respective tenant groups.

16. On the basis that the Council had approved the design a postcard was sent out to all Rate Payers on 13 April 2022 advising them of Council decision and the final plans adopted.

17. On 6 April 2022 Administration received emails from the Presidents of Sports Club and Junior Football Club, raising concerns that no grandstand was to be provided as part of the design.

18. On 7 April 2022 an article appeared in the Advertiser entitled *"Walkerville Council presses ahead with plans for $9.5m sports hub on oval, but clubs aren't happy*".[8]

19. Over the course of the following week, Council received 20 unsolicited letters from members of the community (both residents and non-residents) criticising the design and its lack of tiered seating for spectator viewing.

20. At their Ordinary Meeting of 19 April 2022,[9], a Motion with Notice was put by Cr James Nenke seeking to rescind Council's previous decision (CNC263/21-22) of 28 March 2022, and to alter it to incorporate a balcony into the Warwick Street building design along the southern façade of the building.

    20.1 At this meeting Administration again raised its concerns about ongoing design changes and project delays, and the current building industry in Australia.

21. This decision resulted in the halting of the Detailed Design work that had already commenced, and required the Project Architects to re-design and retest the newly revised building design.

22. As a result of recent the motion to redesign, in May 2022 Administration lodged a submission with the South Australian Government Finance Authority (**SAFA**) seeking to extend the Project Milestone date out by six (6) months.

23. On 18 May 2022 a representative of SAFA contacted Administration requesting a meeting to further discuss the requested extension due to some concerns

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[8] https://www.adelaidenow.com.au/news/south-australia/walkerville-council-presses-ahead-with-plans-for-95m-sports-hub-on-oval-but-clubs-arent-happy/news-story/a0c9ef4d4ed9a2e8e0c5603a888f25f6

[9] Agenda | Minutes | Livestream (19 April 2022)

23.1 that the Town of Walkerville had not progressed beyond concept design development; was only one of a few Councils that had received funding that were greatly delayed due to having no fixed concept design;
23.2 about the Expiry Date of the Deed (1 January 2025), and that this would need to be considered as part of any submission review.

24. On 25 May 2022 SAFA followed up via email outlining the agreed process to make a submission to the Treasurer to seek an extension, that process being:

24.1 Determine a final design option;
24.2 Conduct community consultation for 21 days;
24.3 Proceed to Tender and finalise a preferred contractor – engaging with the Industry Advocate as part of the process;
24.4 After which the CEO was to formally apply to the Treasurer for a variation to the Deed.

25. An Information & Briefing Session of Council held on 23 May 2022, at which Council was presented with revised plans for the new 'two tiered balcony' design, which also included minor variations to aspects of the ground floor due to further value management requirements.

26. On 27 June 2022 a subsequent Information & Briefing Session was held with Elected Members to provide an update on the redevelopment as well as recent commentary and concerns raised the Office of Recreation, Sport & Racing, SAFA, Local Government Finance Authority (**LGFA**) and BRM Advisory regarding the halting of the project and the current chaotic building industry.

26.1 It was revealed at this session that the project was facing potential cost blow outs of 20%-30% due to the unavoidable industrial factors. This could also significantly affect Council's Long-Term Financial Plan (**LTFP**), the current debt ceiling of $9.5m and Council's future ability to fund the project.

26.2 Administration further completed LTFP modelling and presented four (4) options to Elected Members for discussion during the session that would allow Council to remain financially sustainable:

26.2.1 Continue with the project as planned;
26.2.2 Descale the project;
26.2.3 Stage the project over a number of years;
26.2.4 Abandon the project.

26.3 The general consensus resulting from discussions at this Information & Briefing Session was that Elected Members felt staging the project would be the best possible

option (noting that final costs would not be obtained until a design had been frozen, consulted on and tendered).

27. On 30 June 2022 Administration met with a representative from SAFA to discuss the recent outcomes regarding the redirection in building design, the increasing market costs, and the possibility that the project may be delivered in a staged approach due to cost pressures and the now need to deliver the 39 Smith Street project as well.

28. At their meeting 7 July 2022,[10] Administration presented to the Audit Committee the same presentation presented to Council at the Information & Briefing Session on 27 June 2022, outlining Administrations concerns for the future of the project and the financial sustainability of Council.

    28.1 At this meeting the Audit Committee discussed the matter at length and determined to recommend to Council (AC07/22-23 – Moved: Cr Stephen Furlan / Seconded: Mr Colin Scarlet) that either staging the project or abandoning the project (though the latter maybe unpalatable) are the only prudent options for the Walkerville Oval redevelopment at this present time.

    28.2 Council received and noted (CNC19/22-23 – Moved: Cr James Williams / Seconded: Cr Conrad Wilkins) this recommendation at their Ordinary Meeting of 18 July 2022.

29. On 18 July 2022,[11] Council endorsed (CNC11/22-23 – Moved: Cr Conrad Wilkins / Seconded: Cr Norm Coleman) the final revised concept plans and released them for public consultation.

30. The community consultation was undertaken by Action Market Research (**AMR**) and it took place between 9:00am 27 July 2022 and 5:00pm 24 August 2022 (inclusive), with respondents being able to participate in the consultation via an online survey access via a QR code or a hardcopy survey.

31. On 5 September 2022 an Information & Briefing Session was held with the Elected Members to run through the community engagement report undertaken by AMR. At the close of the consultation, a total of 289 respondents had engaged in the process and in summary:

    31.1 51% of the respondents identified as ratepayers, whereas 49% identified as being non-ratepayers;
    31.2 58% of the respondents identified themselves as being a member of a sports club, whereas 42% identified themselves as being a non-member;
    31.3 86% of all respondents were in favour the Walkerville Oval redevelopment proceeding;
    31.4 68% of all respondents were in support of the Smith Street (Bowling Club) building design;

[10] Agenda | Minutes (7 July 2022)
[11] Agenda | Minutes | Livestream (18 July 2022)

31.5 66% of all respondents were in support of the Warwick Street (Sports Club) building design;
31.6 79% of all respondents (65% ratepayers / 94% non-ratepayers) were in support of allocating additional funds to the project in excess of the already approved $9.5m;
31.7 76% of all respondents (63% ratepayers / 91% non-ratepayers) were in support of Council raising its current debt ceiling.

32. At their Ordinary Meeting on 17 October 2022,[12] Council formally received and noted the community consultation findings and resolved (CNC95/22-23 – Moved: Jennifer Joshi / Seconded: Cr Stephen Furlan) to endorse the final concept designs, **appearing as Attachment C to this report**, for the Walkerville Oval redevelopment, further directing Administration to:

32.1 proceed to the requisite Tender process in order to obtain actual market costings for the Walkerville Oval redevelopment, and further seek to obtain itemised costings for the following build options:

32.1.1 Full construction costs for both buildings and associated site works being delivered as one (1) project;
32.1.2 Full construction costs for both buildings and associated site works being delivered as two (2) separate stand-alone staged projects, with the first stage project to be delivered being the Smith Street (Bowling Club) building;

32.2 That following the completion of the Tender process, the findings be presented to and workshopped with the new incoming 2022 Council so that a final direction and determination on the Walkerville Oval redevelopment can be made.

33. At this meeting Council requested that Detailed Designs be presented back to Council prior to proceeding to Tender. Administration raised its concerns that this may further delay the process but agreed to return the Detailed Designs to an Information & Briefing Session once the working documentation had been completed.

34. The Project Architects were advised of Council's decision on 18 October 2022 and they immediately commenced the Detailed Design phase which would allow for minor variations in order to produce the require working drawings for the Tender process.

35. On 24 November 2022 an Information & Briefing Session was held with the new 2022-2026 Elected Council to provide them with an overview of the history of the Walkerville Oval redevelopment.

35.1 The information relayed to the new Elected Members was the information previously supplied to the outgoing Council. The session outlined the history of the project,

[12] Agenda | Minutes | Livestream (17 October 2022)

experienced delays, the previous discussions with SAFA and the LGFA with regard to industry markets, restricted loan borrowings, change in design options and impacts to the LTFP, and the proposed staging of the projects.

36. Over the course of the next few months a number of minor variations occurred to the design based on both value management / cost savings and request changes from Elected Members.

37. On 3 February 2023 Council received an email from SANFL supporting the proposed design.

38. On 13 February 2023 RLB provided Administration with revised cost estimates for the revised design. Due to yet again significantly inflated global building markets, inflation and increased costs, irrespective of the further value management that occurred throughout the Detailed Design process, the figures provided in the costings totaled $15,255,031 (**Attachment C**).

39. On Friday 17 February 2023 Administration met with a representative of SAFA to provide them with a update on both the progress and delays to date, and that the recent Project estimates could make the delivery of the Project unfeasible as a single project

    39.1 SAFA advised that they are required to justify to the Treasurer each year why money has not been spent and why it is to be carried over. As such, Council would be required to make a decision about both projects (viz Walkerville Oval and 39 Smith Street) re: priority and determining a course of action, then submit an application to SAFA for an outcome.

40. On 27 February 2023 an Information & Briefing Session was held with Elected Members detailing the current concept designs and significantly inflated cost estimates for the Walkerville Oval redevelopment.

    40.1 This briefing outlined Council's current financial position regarding both the Walkerville Oval and 39 Smith Street projects, their respective external funding arrangements and proposed a number of different options with how both projects could proceed.

    40.2 At this session Administration reminded Council that the current resolution on record for the Walkerville Oval redevelopment, which was consistent with the directed process by SAFA, which required the project to proceed to Tender so as to obtain actual market costings before a determination could be made.

    40.3 Similar to the previous Council's determination the consensus of discussion from this sessions the Tender process for the Walkerville Oval redevelopment must proceed to Tender to obtain market costings.

41. Following some further design refinements, based on a previous request from Council and some further architectural and structural testing, on 29 March 2023 Walter Brooke provided

an email to Administration recommending the removal of the central connecting canopy in the event that the Bowling Club and Community Club facilities cannot be constructed at the same time – based on a staged project. **WIP documentation appears at Attachment D**.

41.1 This design reduced costs by $91,000, allows for a stage project, and reinstated green space.

42. Over the course of the following two months final discussions occurred with the tenant clubs regarding further Room Data Sheets, and further refinements for cost management.

43. On 17 May 2023 Administration received a correspondence from SAFA, seeking *"update on the status of the Project as no claims for payment have been received by SAFA*

44. As at the date of the report, Administration is advised that the Project Design Team is approximately two (2) weeks away from the pre-tender documentation being finalised for the market release.

Long-Term Financial Projections and Expected Project Timeline

Financial Implications

On the basis that Council is now in the process of delivering the 39 Smith Street project in addition to Walkerville Oval project, Administration cannot prudently suggest that the Walkerville Oval redevelopment now proceed as one total project. Due to the volatility of the current market it has become an exceedingly difficult and inflated environment to endeavour build such a project.

<u>One Build</u>

Based on indicative LTFP forecasting, to proceed with the Oval Project as one build concurrently with 39 Smith Street (that is all projects taking place in 2023-24 and 2024-25), based on current quantity surveyor estimates Council will significantly breach it's debt ceiling in 2024-25, and continues to breach for three consecutive years

$'000		Jun-23 Fcst	Jun-24 Bud	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst
Non-Current Liabilities										
Borrowings	calcs	3,121	7,832	12,474	12,673	10,846	9,309	7,745	5,999	4,123
Provisions	calcs	24	25	25	26	27	28	28	29	30
Liability - Equity Accounted Council Businesses	calcs	207	207	207	207	207	207	207	207	207
Total Non-Current Liabilities		**3,352**	**8,064**	**12,707**	**12,907**	**11,080**	**9,544**	**7,981**	**6,236**	**4,359**
Total Liabilities		**4,591**	**10,417**	**14,585**	**14,268**	**13,163**	**11,628**	**10,123**	**8,402**	**6,570**

<u>Staged Build</u>

Based on indicative LTFP forecasting, to undertake the refurbishment works at 39 Smith Street in 2024-25, a new build for the Bowling Club building 2024-25, and a new build for the Sports Club building over two consecutive years 2025-26 and 2026-27, based on current quantity surveyor estimates Council will likely be able to deliver all projects within the $9.5m debt ceiling.

It must be noted that this is subject to negotiating with the Treasurer to retain the $4.0m grant contributions.

$'000		Jun-23 Fcst	Jun-24 Bud	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst
Non-Current Liabilities										
Borrowings	calcs	3,121	2,947	2,905	6,941	9,333	8,744	7,235	5,497	3,611
Provisions	calcs	24	25	25	26	27	28	28	29	30
Liability - Equity Accounted Council Businesses	calcs	207	207	207	207	207	207	207	207	207
Total Non-Current Liabilities		**3,352**	**3,179**	**3,137**	**7,174**	**9,567**	**8,979**	**7,471**	**5,734**	**3,848**
Total Liabilities		**4,591**	**4,917**	**4,830**	**8,946**	**12,541**	**11,063**	**9,613**	**7,900**	**6,059**

Refurbishment

Based on indicative LTFP forecasting, to undertake the refurbishment works at 39 Smith Street in 2024-25, and then a **refurbishment** of both the existing Bowling Club and Sports Club buildings, Council could theoretically deliver all three projects in 2024-25 & 2025-26 without a significant impact to the budget. It should be noted though that any such refurbishment would still be relient on the $4.0m contribution from the State Government.

$'000		Jun-23 Fcst	Jun-24 Bud	Jun-25 Fcst	Jun-26 Fcst	Jun-27 Fcst	Jun-28 Fcst	Jun-29 Fcst	Jun-30 Fcst	Jun-31 Fcst
Non-Current Liabilities										
Borrowings	calcs	2,897	6,046	6,044	5,453	3,337	1,700	1,000	1,000	1,000
Provisions	calcs	24	25	25	26	27	28	28	29	30
Liability - Equity Accounted Council Businesses	calcs	207	207	207	207	207	207	207	207	207
Total Non-Current Liabilities		**3,128**	**6,278**	**6,277**	**5,686**	**3,571**	**1,935**	**1,235**	**1,236**	**1,237**
Total Liabilities		**4,346**	**8,672**	**7,559**	**7,048**	**5,655**	**4,019**	**3,377**	**3,402**	**3,448**

ATTACHMENT A



ATTACHMENT A

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BOWLING CLUB FLOOR PLAN

1 : 100

BUILDING AREAS CONCEPT DESIGN		BUILDING AREAS DESIGN DEVELOPMENT		CARPARKING	
COMMUNITY CLUB GROUND	598m²	COMMUNITY CLUB GROUND	645m²	EXISTING	70
COMMUNITY CLUB CLUB FIRST	590m²	COMMUNITY CLUB CLUB FIRST	565m²	REMOVED	22
COMMUNITY CLUB CLUB TOTAL	1,188m²	COMMUNITY CLUB CLUB TOTAL	1,210m²	ADDED	59
BOWLS CLUB TOTAL	498m²	BOWLS CLUB TOTAL	494m²	TOTAL	107
BUILDING AREA TOTAL	1,686m²	BUILDING AREA TOTAL	1,704m²	TRAFFIC ENGINEER RECOMMENDATION	85
COVERED VIEWING GROUND	580m²	COVERED VIEWING GROUND	504m²		
COVERED BALCONY FIRST	215m²	COVERED BALCONY FIRST	165m²		

Note from Austral Traffic Data:
The proposed development is classified as commununity facility under the new planning and design code. As such 10 per 100sqm parking rates apply. A discount factor of 50% is considered appropriate given the existing level / similarity of use of the community facilities.

REASON FOR ISSUE	REV	DATE
ISSUED FOR PRELIMINARY REVIEW	B	09.03.2022
KITCHEN FEEDBACK INCORPORATED	C	21.03.2022

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - BOWLS CLUB	DRAWING	SK-300
21.03.2022	REVISION	C
1 : 100 @A1	PROJECT	20-0142

ATTACHMENT A

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REASON FOR ISSUE	REV	DATE
ISSUED FOR PRELIMINARY REVIEW	B	09.03.2022
KITCHEN FEEDBACK INCORPORATED	C	21.03.2022

WALTER BROOKE

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - COMMUNITY CLUB	DRAWING	SK-301
21.03.2022	REVISION	C
1 : 100 @A1	PROJECT	20-0142

ATTACHMENT A

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REASON FOR ISSUE	REV	DATE
FUNCTION STORE MIRRORED	D	21.02.2022
KITCHEN FEEDBACK INCORPORATED	E	21.03.2022

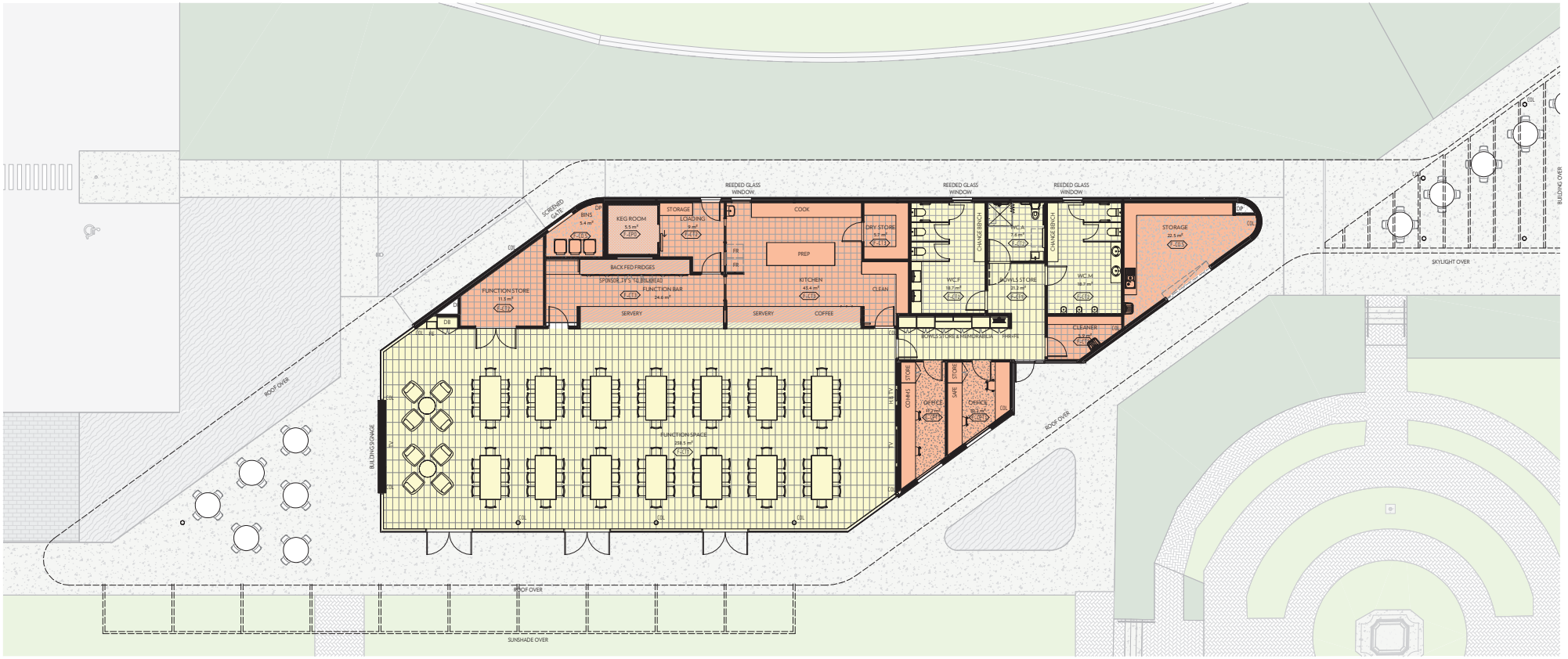
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR - COMMUNITY CLUB	DRAWING —	SK-302
21.03.2022	REVISION —	E
1 : 100 @A1	PROJECT —	20-0142

ATTACHMENT B



BOWLING CLUB FLOOR PLAN

1 : 100

BUILDING AREAS CONCEPT DESIGN		BUILDING AREAS DESIGN DEVELOPMENT		CARPARKING	
COMMUNITY CLUB GROUND	598m²	COMMUNITY CLUB GROUND	645m²	EXISTING	70
COMMUNITY CLUB CLUB FIRST	590m²	COMMUNITY CLUB CLUB FIRST	565m²	REMOVED	22
COMMUNITY CLUB CLUB TOTAL	1,188m²	COMMUNITY CLUB CLUB TOTAL	1,210m²	ADDED	59
BOWLS CLUB TOTAL	498m²	BOWLS CLUB TOTAL	494m²	**TOTAL**	**107**
BUILDING AREA TOTAL	**1,686m²**	**BUILDING AREA TOTAL**	**1,704m²**	TRAFFIC ENGINEER RECOMMENDATION	85
COVERED VIEWING GROUND	580m²	COVERED VIEWING GROUND	504m²		
COVERED BALCONY FIRST	215m²	COVERED BALCONY FIRST	165m²		

Note from Austral Traffic Data:
The proposed development is classified as commununity facility under the new planning and design code. As such 10 per 100sqm parking rates apply. A discount factor of 50% is considered appropriate given the existing level / similarity of use of the community facilities.

REASON FOR ISSUE	REV	DATE
ISSUED FOR PRELIMINARY REVIEW	B	09.05.2022
KITCHEN FEEDBACK INCORPORATED	C	21.05.2022

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - BOWLS CLUB	DRAWING —	SK-300
21.05.2022	REVISION —	C
1 : 100 @A1	PROJECT —	20-0142

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ATTACHMENT B

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BUILDING AREAS	
GROUND BUILDING & EXTERNAL STAIR	584m²
FIRST FLOOR BUILDING	550m²
SUB-TOTAL	**1134m²**
GROUND UNDERCOVER	170m²
FIRST FLOOR BALCONY & EXTERNAL STAIR	204m²
SUB-TOTAL	**362m2**
ROOF	870m²

REASON FOR ISSUE	REV	DATE
COACHES BOXES SHOWN	D	15.06.2022
PLANS UPDATED FOR OVAL SIDE TOILETS	E	03.11.2022

PRELIMINARY

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR - COMMUNITY CLUB	DRAWING	SK-301A
03.11.2022	REVISION	E
1 : 100 @A1	PROJECT	20-0142

ATTACHMENT B

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BUILDING AREAS	
GROUND BUILDING & EXTERNAL STAIR	584m²
FIRST FLOOR BUILDING	550m²
SUB-TOTAL	**1134m²**
GROUND UNDERCOVER	170m²
FIRST FLOOR BALCONY & EXTERNAL STAIR	204m²
SUB-TOTAL	**362m2**
ROOF	870m²

REASON FOR ISSUE	REV	DATE
COACHES BOXES SHOWN	D	15.06.2022
PLANS UPDATED FOR OVAL SIDE TOILETS	E	03.11.2022

PRELIMINARY

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 5

WALKERVILLE OVAL REDEVELOPMENT
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR - COMMUNITY CLUB — DRAWING — SK-302A
03.11.2022 — REVISION — E
1 : 100 @A1 — PROJECT — 20-0142

ATTACHMENT C

GRANDSTAND OPTION - UPDATED

February 2023

WALKERVILLE OVAL

Rider Levett Bucknall

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

RLB Rider Levett Bucknall

PROJECT DETAILS

Basis of Estimate

This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as at ***February 2023***. We have assumed that the project will be procured via a competitively tendered lump sum contract.

This cost estimate is based on the documentation listed under the "Documents" section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design development and documentation phases of this project.

Items Specifically Included

This estimate specifically includes the following:

Specialist Estimates

In preparing this report, we have incorporated the following specialise estimates provided by independent consultants:

- Services estimates provided by BESTEC on 13 May 2022
- Kitchen equipment budget provided by Food Service Design Australia on 30 March 2022

Provisional Sum allowances

This estimate incorporates the following Provisional Sum allowances;

- PC Sum allowance for SAPN augmentation, connection work for new 315kVA transformer and removal stobie pole $150,000
- PC Sum allowance for NBN network connection and fee $5,000
- PC Sum allowance for shade structure/pergola $15,000

Please note these provisional sum allowances are not based on any defined scope and are subject to adjustment to reflect a scope defined at a later date

Contingencies & Escalation

The estimate includes the following contingency allowances:

- Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation
- Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.
- Escalation which allows for rise and fall in costs from the stated base date of the estimate to the stated future delivery program as stated in the report.

Items Specifically Excluded

The estimate **specifically excludes** the following which should be considered in an overall project feasibility study:

Project Scope Exclusions

- Tenant Fitout

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

PROJECT DETAILS

- Behind goal netting
- Carparking equipment including boom gates, etc.
- All works to Memorial Gardens
- New playground works
- High Load floor areas
- Building maintenance unit
- Stand-by power generator
- Murals and works of art
- Stormwater storage tanks
- Work outside site boundaries

Risk Exclusions

- Relocation and upgrade of existing services
- Repair to any damage caused to unidentified services during the performing of the works
- Contaminated ground Removal and Reinstatement
- Removal and Reinstatement of any soft, wet and weak spots in subgrade
- Asbestos and Hazardous Materials Removal
- Piled foundation systems
- Rock excavation
- De-watering
- Staging / Phasing costs

Other Project Cost Exclusions

- Legal fees
- Goods and Services Taxation
- Holding costs and finance charges
- Escalation in costs beyond October 2023 commencement - 12 months project duration (TBC)

Documents

The following documents have been used in preparing this estimate:

Architectural documents received from Walter Brooke:

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

PROJECT DETAILS

- Drawing transmittal No 24 dated 23 March 2022 - Architectural plans
- Architectural selection schedule - Joinery 23 March 2022
- Architectural selection schedule - Finishes 23 March 2022
- Drawing transmittal No 25 dated 23 March 2022 - Finishes and FFE plan
- Latest design development report
- Grandstand Option Drawings

Structural documents received from WGA:

- Footing layout Community Club
- Footing layout Bowling Club
- Level 1 floor framing plan Community Club
- Roof framing plan Community Club
- Roof framing plan Bowling Club
- Acoustic Report
- Grandstand Option Drawings

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At February 2023

Ref	Location		GFA m²	GFA $/m²	Total Cost $
CW	**Contract Works**				
CC	Community Club		1,575	4,934	7,771,815
BC	Bowls Club		750	4,459	3,344,301
EW	External Works				272,650
		CW - Contract Works	**2,325**	**4,898**	**11,388,766**
SB	**Separate Budget**				
SB1	Northern Carpark				489,075
SB2	South Carpark				339,200
SB3	Signage				99,500
SB4	Landscape and Paving Works (by Council)				413,690
SB5	Site Infrastructure Upgrade				1,070,300
SB6	Photovoltaic Panels				104,500
SB7	Professional Fees				1,100,000
SB8	Audio Visual Equipment				250,000
		SB - Separate Budget			**3,866,265**
ESTIMATED TOTAL COST			**2,325**	**6,561**	**15,255,031**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

RLB Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			685,000
	PR - Preliminaries			**435/m²**	**685,000**
SB	**Substructure**				
240	Supply and place 100mm thick quarry rubble base to building plateau including trimming and compaction	m²	599	22.00	13,178
241	Detailed excavation for footing beams and pad footings	m³	134	180.00	24,120
242	N25 Concrete to footing beams and pad footings	m³	134	330.00	44,220
243	N25 Concrete to raft slab	m³	75	330.00	24,750
244	Mesh reinforcement to raft slab - SL92 TF	m²	599	28.00	16,772
245	Bar reinforcement to footing beam	t	9.59	3,200.00	30,688
246	Formwork to edge of ground slab 125mm high	m	122	55.00	6,710
247	Formwork to slab setdown	m	90	45.00	4,050
253	Allowance for form rebate to slab edge	m	122	45.00	5,490
248	Allowance for surface finish and curing to main slab - machine float and steel trowel	m²	599	15.00	8,985
249	0.2mm High impact resistant polyethylene film damp proof membrane to side and bottom of footing beam, strip footing and pad footings	m²	507	5.00	2,535
250	0.2mm High impact resistant virgin polyethylene film damp proof membrane horizontally to receive slab on grade	m²	460	5.00	2,300
251	Allowance for termite treatment	m²	599	8.00	4,792
252	Allowance for joints in slab	m²	599	10.00	5,990
86	Allowance for lift pit	Item			15,000
254	Allowance for sundry thickenings, crack bars, reinforcement etc.	Item			5,000
188	No allowance for piled foundations	Item			Excl.
	SB - Substructure			**136/m²**	**214,580**
CL	**Columns**				
352	125 SHS column (C1)	t	2.57	7,250.20	18,633
344	200 SHS column (C5)	t	2.48	7,250.00	17,980
345	150 SHS column (C6)	t	4.27	7,250.12	30,958
353	152 CHS column (C7)	t	1.11	7,250.46	8,048
354	219CHS column (C8)	t	0.21	7,252.39	1,523
346	219CHS column (C9)	t	0.05	7,260.00	363
347	Allowance for base plates to columns	No	63	250.00	15,750

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
348	Allowance for loose and attached connections	t	1.07	9,500.00	10,165
349	Allowance for shop drawings	t	10.67	450.00	4,801
350	Allowance for corrosion protection	t	10.67	550.00	5,868
351	Allowance for 2 hour fire protection - assumed intumescent paint (to ground level columns only)	m²	98	180.00	17,640
324	Allowance for sundry boxing out of columns	Item			2,500
325	Allowance for sundry mullions etc.	Item			2,500
410	Allowance for additional columns to support tiered seating	Item			6,400
	CL - Columns			**91/m²**	**143,129**
UF	**Upper Floors**				
327	Allowance for storm water disposal in balcony level	Item			21,600
328	310UB floor beam / plat support (1B1)	t	1.69	6,950.30	11,746
329	610UB floor beam (1B2)	t	1.16	6,950.00	8,062
330	310UB floor beam (1B3)	t	0.37	6,951.36	2,572
331	310UB floor beam (1B4)	t	0.40	6,950.00	2,780
332	310UB floor beam (1B5)	t	1.17	6,950.43	8,132
415	360UB floor beam (1B6)	t	0.38	6,950.00	2,641
416	410UB floor beam (1B7)	t	0.99	6,950.51	6,881
417	200UC strut (S2)	t	1.36	6,950.00	9,452
333	100EA seating angle (SA1)	t	0.10	6,950.00	695
334	Allowance for loose and attached connections	t	0.76	9,500.00	7,220
335	Allowance for shop drawings	t	8.32	450.00	3,744
336	Allowance for corrosion protection	t	8.32	550.00	4,576
340	Shear studs to composite beams - assumed at 200mm cts	No	271	9.00	2,439
337	Allowance for 30 minute fire rating - assumed vermiculite	m²	198	95.00	18,810
338	Allowance for sundry steel not yet documented	Item			15,000
342	Allowance for sundry setdowns etc.	Item			5,000
339	200mm thick suspended slab including metal deck formwork, concrete, reinforcement (N12 EW T&B), surface finish and curing complete - structural design TBC	m²	698	285.00	198,930
343	Edge formwork to suspended slab	m	117	95.00	11,115
403	Prestressed precast concrete seating plats	m²	84	550.00	46,200
	UF - Upper Floors			**246/m²**	**387,595**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
SC	**Staircases**				
87	Allowance for external concrete staircase to viewing deck including stainless steel balustrade	M/R	3	3,850.00	11,550
88	Allowance for internal lobby staircase including timber handrail	M/R	3	5,000.00	15,000
412	Allowance for stairs to tiered seating	No	3	1,500.00	4,500
	SC - Staircases			**20/m²**	**31,050**
RF	**Roof**				
124	Roof covering complete including roof sheeting, spacers, insulation, flashings, gutters, downpipes etc.	m²	889	130.00	115,570
127	1450mm high Metal cladding to roof parapet including framing	m	101	450.00	45,450
221	1950mm high Metal cladding to roof parapet including framing	m	128	600.00	76,800
130	Plant screen including metal cladding and frame, 2100mm high	m²	104	370.00	38,480
131	Allowance for plant platforms	m²	128	350.00	44,800
132	Allowance for roof safety and access	Item			20,000
159	Allowance for open roof structure - details TBA	Item			15,000
355	310UB roof beam (RB1)	t	1.32	6,950.00	9,174
356	310UB roof beam (RB2)	t	1.75	6,950.29	12,163
357	460UB roof beam (RB3)	t	4.05	6,950.13	28,148
358	200PFC roof beam (RB4)	t	0.89	6,950.57	6,186
359	310UB roof beam (RB5)	t	0.32	6,950.00	2,224
418	200UB roof beam (RB6)	t	0.21	6,952.39	1,460
360	610UB roof beam (RB7)	t	2.58	6,950.00	17,931
419	200UB roof beam (RB8)	t	0.16	6,950.00	1,112
361	1000mm deep fascia truss (FT1) - details TBA	t	3.27	8,000.00	26,160
420	100mm deep fascia truss (FT2) - details TBA	t	1.84	8,000.00	14,720
362	150 PFC wall header (WH1)	t	1.59	7,150.32	11,369
363	150 x 100 RHS wall header (WH2)	t	0.22	7,250.00	1,595
421	150UC Strut (S1)	t	1.54	6,950.00	10,703
422	100EA raking angle (RA1)	t	0.08	7,250.00	580
364	Allowance for loose and attached connections	t	1.98	9,500.00	18,810
365	Allowance for shop drawings	t	21.73	450.00	9,778
366	Allowance for corrosion protection	t	21.73	550.00	11,951
368	Allowance for sundry roof steel not yet documented (bracing etc.)	Item			15,000
367	Z150 purlins at 1200 cts	m	741	38.00	28,158

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
405	Allowance for additional roof structure - pending structural design	m²	50	250.00	12,500
413	Allowance for sundry fascias, cappings, flashings etc. for new grandstand seating	Item			17,500
	RF - Roof			**389/m²**	**613,322**
EW	**External Walls**				
107	BR1 - Simmental Silver masonry brick wall to external wall, single leaf 110mm wide (internal lining measured separately)	m²	427	240.00	102,480
322	AW2 Aluminium 150mm wide framed with single glazed external wall - glass performance data U value 4.3	m²	180	780.00	140,400
206	AW2 Extra over curved aluminium framed single glazed wall	m²	9	850.00	7,650
282	MC1 External wall comprising folded metal cladding, 35mm sub frame, moisture barrier, thermal insulation	m²	125	260.00	32,500
284	MC2/BL2 External cavity wall comprising VM zinc cladding, 90mm concrete block and 40mm cavity board insulation and 190mm concrete block	m²	34	640.00	21,760
283	MC3/PT2 External wall comprising VM zinc cladding, 35mm sub frame, 92mm stud frame, insulation and 13mm flush plasterboard	m²	65	440.00	28,600
133	VM zinc sunshade including framing and cladding, 600mm wide - details TBA	m	33	1,200.00	39,600
411	Allowance for facade alterations to South to accommodate tiered seating	Item			20,000
	EW - External Walls			**250/m²**	**392,990**
WW	**Windows**				
89	AW2/AW3/AW4 Aluminium framed single glazed windows	m²	19	750.00	14,250
	WW - Windows			**9/m²**	**14,250**
ED	**External Doors**				
90	Single solid core swing door including frame, hardware and painting	No	9	1,850.00	16,650
91	Single aluminium frame glazed door and hardware	No	1	2,650.00	2,650
92	Pair of aluminium frame glazed door and hardware	No	3	4,750.00	14,250
93	Automatic roller shutter door 2530mm x 2100mm including tracks and hardware	No	2	2,850.00	5,700
94	Automatic single aluminium framed glazed sliding door	No	1	10,500.00	10,500
267	Pair of aluminium framed glazed stacker door	No	1	4,200.00	4,200
305	Painting to single doors	No	9	180.00	1,620
383	Automatic roller shutter door including tracks and hardware to kiosk	m²	11	600.00	6,600
	ED - External Doors			**39/m²**	**62,170**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
NW	**Internal Walls**				
285	PT1/PT2/PT6 - 13mm Plasterboard lining, insulation and 92mm stud frame	m²	280	140.00	39,200
286	PT3 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 13mm plasterboard	m²	506	180.00	91,080
287	PT4 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 2x13mm plasterboard	m²	294	220.00	64,680
288	PT5 - 13mm Plasterboard, 2x92mm stud frame, acoustic insulation and 13mm plasterboard	m²	77	220.00	16,940
289	PT7 - Cold room panel	m²	58		Incl.
292	BL2 - Concrete block wall 190mm wide to lift core - assumed core filled	m²	749	310.00	232,190
	NW - Internal Walls			**282/m²**	**444,090**
NS	**Internal Screens and Borrowed Lights**				
99	Toilet cubicles including laminate partitions and doors complete	No	19	1,650.00	31,350
100	Shower cubicles with seat including laminate partitions and doors complete	No	14	2,150.00	30,100
144	Urinal partition	No	3	450.00	1,350
	NS - Internal Screens and Borrowed Lights			**40/m²**	**62,800**
ND	**Internal Doors**				
101	Single solid core swing door including frame and hardware	No	10	1,350.00	13,500
102	Pair of solid core swing door including frame, hardware and painting	No	4	2,100.00	8,400
104	Single solid core cavity sliding door including frame, hardware and painting	No	5	1,850.00	9,250
105	Roller shutter door to player change 3000x2100	No	2	3,500.00	7,000
303	Painting to single doors	No	15	180.00	2,700
304	Painting to double doors	No	4	250.00	1,000
	ND - Internal Doors			**27/m²**	**41,850**
WF	**Wall Finishes**				
109	Preparing and painting to walls	m²	1,368	18.00	24,624
293	W-PIN Full height pinboard	m²	17	210.00	3,570
294	W-TPP Two pack routered MDF including finishes	m²	149	350.00	52,150
295	W-REN Full height render	m²	83	120.00	9,960
296	W-WB Full height whiteboard	m²	22	210.00	4,620
297	W-TVP Timber veneer with timber moulding including finishes	m²	19	410.00	7,790
298	W-CT1 Wall tile - PC$26.50per m2	m²	74	150.00	11,100

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
299	W-PT1 Wall tile - PC$60 per m2	m²	152	185.00	28,120
300	W-PT2 Wall tile - PC$91.80 per m2	m²	25	220.00	5,500
301	W-PT3 Wall tile - PC$38 per m2	m²	301	160.00	48,160
302	Stainless steel splashback to wall 300mm high	m²	15	250.00	3,750
	WF - Wall Finishes			**127/m²**	**199,344**
FF	**Floor Finishes**				
255	F-PT1 Floor tile to function space 600x600x8mm thick porcelain - PC$105 per m2	m²	158	255.00	40,290
256	F-PT2 Floor tile to WC 600x300x8mm thick porcelain - PC$91.80 per m2	m²	49	240.00	11,760
257	F-PT3 Floor tile to kitchen 300x300x10mm thick porcelain - PC$40 per m2	m²	96	185.00	17,760
262	F-PT4 Floor tile to WC 300x300x10mm thick porcelain - PC$38 per m2	m²	135	180.00	24,300
265	F-PT5 Floor tile to balcony 600x600x8mm thick porcelain - PC$125.80per m2	m²	141	280.00	39,480
258	F-CPT1 Carpet flooring	m²	259	90.00	23,310
259	F-EM1 Entry mat indoor ,12mm thick recessed	m²	4	850.00	3,400
261	F-EPO Epoxy flooring	m²	17	65.00	1,105
116	F-CO.S Concrete sealer	m²	67	25.00	1,675
263	F-RUB1 Rubber flooring to change rooms	m²	236	160.00	37,760
264	F-VIN1 Vinyl flooring including engineered screed and waterproofing	m²	56	165.00	9,240
280	Allowance for skirting	Item			7,500
378	Allowance for tactile indicators	Item			5,000
407	Tiling to tiered seating	m²	70	330.00	23,100
	FF - Floor Finishes			**156/m²**	**245,680**
CF	**Ceiling Finishes**				
272	C-PB Flush plasterboard ceiling	m²	481	120.00	57,720
273	C-FC Fibre cement soffit ceiling	m²	503	160.00	80,480
274	C-TPP Acoustic MDF routered panel ceiling	m²	122	320.00	39,040
275	C-PPB Perforated plasterboard ceiling	m²	181	160.00	28,960
277	C-CRP 100mm Polyisocyanurate cool room ceiling	m²	17		Incl.
276	BH-PB Plasterboard bulkhead 200mm high	m	56	130.00	7,280
278	Painting to ceiling	m²	1,175	22.00	25,850

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
279	Allowance for access panels	Item			6,000
	CF - Ceiling Finishes			**156/m²**	**245,330**
FT	**Fitments**				
266	Shower curtain to DDA amenities	No	1	250.00	250
135	Toilet roll holders	No	22	90.00	1,980
136	Robe hook	No	37	50.00	1,850
137	Grab rail to WC	No	18	450.00	8,100
138	Access grab rail with back rest	No	2	800.00	1,600
307	Access grab rail to shower	No	1	800.00	800
139	Mirrors to toilet	No	19	250.00	4,750
140	Paper towel dispenser	No	20	180.00	3,600
141	Soap dispenser	No	29	75.00	2,175
142	Corian vanity bench with inset basins	m	15	2,150.00	32,250
143	Hand dryer - not dyson	No	5	750.00	3,750
145	Bench seating to player change	m	61	450.00	27,450
146	Continuous hooks or similar above timber seating	m	61	95.00	5,795
147	Laminate open shelving to cleaners room	m	2	850.00	1,700
148	Stainless steel bench top to kiosk/kitchen	m	53		Incl.
308	Stainless steel island bench to kitchen	m	5		Incl.
150	Metal shelving to kitchen store	m	7	450.00	3,150
152	Overhead cupboards to kitchen	m	11		Incl.
153	Bar counter with caesarstone hob and stone, stone tile frontal and aged bronze footrest (bench by kitchen equipment)	m	9	2,850.00	25,650
161	Laminated bench top with underbench cupboards	m	3	950.00	2,850
154	Storage cupboards full height	m	6	950.00	5,700
155	Display wall cabinet with glass shelves	m	9	2,350.00	21,150
156	Timber balustrade to internal staircase	m	25	450.00	11,250
157	Metal balustrade to external staircase	m	20	450.00	9,000
309	Metal gate to external staircase	No	1	1,200.00	1,200
379	Aluminium slatted screen to staircase	m²	20	550.00	11,000
158	Frameless glazed balustrade to viewing deck (channel embedded to floor) - assumed crowd loaded	m	56	2,100.00	117,600
160	Service window pass through ledge to kitchen/kiosk	m	9	600.00	5,400
207	Allowance for motorised blinds to all windows	m²	180	240.00	43,200

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
311	Shower curtain and track	m	11	275.00	3,025
164	Allowance for graphics	Item			5,000
310	Allowance for sundry joinery and fitments	Item			10,000
382	Allowance for planter and bench seat	m	6	1,200.00	7,200
384	Allowance for back bar detailing including bronze shelving	m	9	2,100.00	18,900
409	Fixed seats to tiered seating	No	123	650.00	79,950
	FT - Fitments			**303/m²**	**477,275**
SE	**Special Equipment**				
323	Allowance for full kitchen fitout including stainless steel benches, hydraulic fittings, cool rooms and kitchen equipment as per FSDA quote dated 30 March 2022	Item			489,480
	SE - Special Equipment			**311/m²**	**489,480**
PD	**Sanitary Plumbing**				
192	Allowance for hydraulic services as per BESTEC service estimate dated 13 May 2022	Item			380,000
	PD - Sanitary Plumbing			**241/m²**	**380,000**
GS	**Gas Service**				
184	Allowance for gas services - included in Sanitary Plumbing	Item			Incl.
	GS - Gas Service				**Incl.**
AC	**Air Conditioning**				
190	Allowance for mechanical services as per BESTEC service estimate dated 13 May 2022	Item			315,000
	AC - Air Conditioning			**200/m²**	**315,000**
FP	**Fire Protection**				
169	Allowance for fire services as per BESTEC service estimate dated 13 May 2022	Item			70,000
	FP - Fire Protection			**44/m²**	**70,000**
LP	**Electric Light and Power**				
191	Allowance for electrical services as per BESTEC service estimate dated 13 May 2022	Item			290,000
	LP - Electric Light and Power			**184/m²**	**290,000**
TS	**Transportation Systems**				
172	Allowance for passenger lift as per BESTEC service estimate dated 13 May 2022	Item			150,000
	TS - Transportation Systems			**95/m²**	**150,000**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
SS	**Special Services**				
185	No allowance for Audio Visual including Public Address System	Item			Excl.
	SS - Special Services				**Excl.**
BW	**Builders Work In Connection with Specialist Services**				
198	Allowance for builders works connection with engineering services	Item			24,000
	BW - Builders Work In Connection with Specialist Services			**15/m²**	**24,000**
XP	**Site Preparation**				
82	Allowance for sundry earthworks to design levels - civil design TBC	m²	1,073	10.00	10,730
	XP - Site Preparation			**7/m²**	**10,730**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			276,000
	MA - Builders Margin			**175/m²**	**276,000**
FU	**Furniture, Fittings and Equipment**				
386	Function Chair (CH2)	No	200	490.00	98,000
387	Task Chair (CH3)	No	2	450.00	900
388	Observation Chair (CH4)	No	3	400.00	1,200
389	Stool (CH5)	No	1	250.00	250
390	Outdoor Chair (CH6)	No	40	400.00	16,000
392	Lounge Type 2 (LG2)	No	8	2,500.00	20,000
393	Outdoor Lounge (LG3)	No	4	2,500.00	10,000
395	Function Table (T2)	No	20	1,300.00	26,000
396	Multipurpose Table (T3)	No	4	1,400.00	5,600
397	Coffee Table (T4)	No	2	2,300.00	4,600
398	Outdoor Table (T5)	No	10	1,100.00	11,000
399	Outdoor Coffee Table (T6)	No	2	1,100.00	2,200
401	Function Chair Trolley (ST2)	No	8	700.00	5,600
402	Function Table Trolley (ST3)	No	2	2,550.00	5,100
	FU - Furniture, Fittings and Equipment			**131/m²**	**206,450**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			38,700
	PF - Professional Fees			**25/m²**	**38,700**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			180,000

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

CW Contract Works

CC Community Club (continued)

GFA: 1,575 m² Cost/m²: 4,934
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
77	Construction contingency (5%)	Item			368,000
	CO - Contingency			**348/m²**	**548,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			713,000
	ET - Escalation to completion			**453/m²**	**713,000**
COMMUNITY CLUB				**4,934/m²**	**7,771,815**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

BC Bowls Club

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			295,000
	PR - Preliminaries			**393/m²**	**295,000**
SB	**Substructure**				
240	Supply and place 100mm thick quarry rubble base to building plateau including trimming and compaction	m²	544	22.00	11,968
241	Detailed excavation for footing beams and pad footings	m³	53	180.00	9,540
242	N25 Concrete to footing beams and pad footings	m³	53	330.00	17,490
243	N25 Concrete to raft slab	m³	68	330.00	22,440
244	Mesh reinforcement to raft slab - SL92 TF	m²	544	28.00	15,232
245	Bar reinforcement to footing beam	t	3.67	3,200.00	11,744
246	Formwork to edge of ground slab 125mm high	m	116	55.00	6,380
247	Formwork to slab setdown	m	40	45.00	1,800
253	Allowance for form rebate to slab edge	m	116	45.00	5,220
248	Allowance for surface finish and curing to main slab - machine float and steel trowel	m²	544	15.00	8,160
249	0.2mm High impact resistant polyethylene film damp proof membrane to side and bottom of footing beam, strip footing and pad footings	m²	442	5.00	2,210
250	0.2mm High impact resistant virgin polyethylene film damp proof membrane horizontally to receive slab on grade	m²	421	5.00	2,105
251	Allowance for termite treatment	m²	544	8.00	4,352
252	Allowance for joints in slab	m²	544	10.00	5,440
254	Allowance for sundry thickenings, crack bars, reinforcement etc.	Item			5,000
188	No allowance for piled foundations	Item			Excl.
	SB - Substructure			**172/m²**	**129,081**
CL	**Columns**				
376	125SHS column (C2)	t	2.32	7,250.00	16,820
377	100SHS column (C3)	t	0.33	7,251.52	2,393
347	Allowance for base plates to columns	No	26	250.00	6,500
348	Allowance for loose and attached connections	t	0.27	9,500.00	2,565
349	Allowance for shop drawings	t	2.65	450.00	1,193
350	Allowance for corrosion protection	t	2.65	550.00	1,458
324	Allowance for sundry boxing out of columns	Item			2,500

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

CW Contract Works

BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
325	Allowance for sundry mullions etc.	Item			2,500
	CL - Columns			**48/m²**	**35,929**
RF	**Roof**				
124	Roof covering complete including roof sheeting, spacers, insulation, flashings, gutters, downpipes etc.	m²	770	130.00	100,100
127	1450mm high Metal cladding to roof parapet including framing	m	133	450.00	59,850
130	Plant screen including metal cladding and frame, 2100mm high	m²	78	370.00	28,860
131	Allowance for plant platforms	m²	83	350.00	29,050
222	Allowance for 2500mm wide retractable shade sail and support (scope increase)	m	34	1,400.00	47,600
132	Allowance for roof safety and access	Item			20,000
369	460UB roof beam (RB5)	t	6.97	6,950.08	48,442
370	250UB roof beam (RB6)	t	2.03	6,950.25	14,109
371	530UB roof beam (RB7)	t	1.54	6,950.00	10,703
372	310UB roof beam (RB8)	t	0.33	6,951.52	2,294
373	250PFC roof beam (FB2)	t	3.46	7,150.00	24,739
374	150PFC wall header (WH3)	t	1.02	7,150.00	7,293
375	150x100RHS wall header (WH4)	t	0.38	7,250.00	2,755
364	Allowance for loose and attached connections	t	1.57	9,500.00	14,915
365	Allowance for shop drawings	t	17.27	450.00	7,772
366	Allowance for corrosion protection	t	17.27	550.00	9,499
367	Z150 purlins at 1200 cts	m	642	38.00	24,396
	RF - Roof			**603/m²**	**452,377**
EW	**External Walls**				
107	BR1 - Simmental Silver masonry brick wall to external wall, single leaf 110mm wide (internal lining measured separately)	m²	155	240.00	37,200
281	AW1 Aluminium thermally broken framed with double glazed external wall - glass performance U value 2.2	m²	80	1,350.00	108,000
283	MC3/PT2 External wall comprising VM zinc cladding, 35mm sub frame, 92mm stud frame, insulation and 13mm flush plasterboard	m²	16	440.00	7,040
	EW - External Walls			**203/m²**	**152,240**
WW	**Windows**				
89	AW2/AW3/AW4 Aluminium framed single glazed windows	m²	8	750.00	6,000
	WW - Windows			**8/m²**	**6,000**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
ED	**External Doors**				
90	Single solid core swing door including frame, hardware and painting	No	1	1,850.00	1,850
91	Single aluminium frame glazed door and hardware	No	1	2,650.00	2,650
92	Pair of aluminium frame glazed door and hardware	No	3	4,750.00	14,250
93	Automatic roller shutter door 2530mm x 2100mm including tracks and hardware	No	1	2,850.00	2,850
269	Single aluminium framed louver screened gate 2700mm high	No	1	2,200.00	2,200
305	Painting to single doors	No	1	180.00	180
	ED - External Doors			**32/m²**	**23,980**
NW	**Internal Walls**				
285	PT1/PT2/PT6 - 13mm Plasterboard lining, insulation and 92mm stud frame	m²	180	140.00	25,200
286	PT3 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 13mm plasterboard	m²	201	180.00	36,180
287	PT4 - 13mm Plasterboard, 92mm stud frame, acoustic insulation and 2x13mm plasterboard	m²	61	220.00	13,420
289	PT7 - Cold room panel	m²	28		Incl.
290	PT8 - 13mm Plasterboard lining, insulation and 2x92mm stud frame	m²	13	175.00	2,275
	NW - Internal Walls			**103/m²**	**77,075**
NS	**Internal Screens and Borrowed Lights**				
99	Toilet cubicles including laminate partitions and doors complete	No	5	1,650.00	8,250
144	Urinal partition	No	4	450.00	1,800
271	Internal aluminium framed glazed partition	m²	6	520.00	3,120
	NS - Internal Screens and Borrowed Lights			**18/m²**	**13,170**
ND	**Internal Doors**				
101	Single solid core swing door including frame and hardware	No	9	1,350.00	12,150
102	Pair of solid core swing door including frame, hardware and painting	No	1	2,100.00	2,100
103	Single aluminium frame glazed door with hardware	No	2	2,800.00	5,600
104	Single solid core cavity sliding door including frame, hardware and painting	No	2	1,850.00	3,700
303	Painting to single doors	No	11	180.00	1,980
304	Painting to double doors	No	1	250.00	250
	ND - Internal Doors			**34/m²**	**25,780**
WF	**Wall Finishes**				
109	Preparing and painting to walls	m²	451	18.00	8,118

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

CW Contract Works

BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
294	W-TPP Two pack routered MDF including finishes	m²	45	350.00	15,750
297	W-TVP Timber veneer with timber moulding including finishes	m²	61	410.00	25,010
298	W-CT1 Wall tile - PC$26.50per m2	m²	19	150.00	2,850
299	W-PT1 Wall tile - PC$60 per m2	m²	125	185.00	23,125
300	W-PT2 Wall tile - PC$91.80 per m2	m²	28	220.00	6,160
302	Stainless steel splashback to wall 300mm high	m²	4	250.00	1,000
	WF - Wall Finishes			**109/m²**	**82,013**
FF	**Floor Finishes**				
255	F-PT1 Floor tile to function space 600x600x8mm thick porcelain - PC$105 per m2	m²	249	255.00	63,495
256	F-PT2 Floor tile to WC 600x300x8mm thick porcelain - PC$91.80 per m2	m²	52	240.00	12,480
257	F-PT3 Floor tile to kitchen 300x300x10mm thick porcelain - PC$40 per m2	m²	80	185.00	14,800
258	F-CPT1 Carpet flooring	m²	23	90.00	2,070
259	F-EM1 Entry mat indoor ,12mm thick recessed	m²	20	850.00	17,000
260	F-EM2 Entry mat outdoor, 12mm thick recessed	m²	4	850.00	3,400
261	F-EPO Epoxy flooring	m²	7	65.00	455
116	F-CO.S Concrete sealer	m²	29	25.00	725
280	Allowance for skirting	Item			2,500
378	Allowance for tactile indicators	Item			5,000
	FF - Floor Finishes			**163/m²**	**121,925**
CF	**Ceiling Finishes**				
272	C-PB Flush plasterboard ceiling	m²	202	120.00	24,240
273	C-FC Fibre cement soffit ceiling	m²	295	160.00	47,200
274	C-TPP Acoustic MDF routered panel ceiling	m²	72	320.00	23,040
275	C-PPB Perforated plasterboard ceiling	m²	167	160.00	26,720
277	C-CRP 100mm Polyisocyanurate cool room ceiling	m²	7		Incl.
276	BH-PB Plasterboard bulkhead 200mm high	m	31	130.00	4,030
278	Painting to ceiling	m²	668	22.00	14,696
279	Allowance for access panels	Item			3,000
	CF - Ceiling Finishes			**191/m²**	**142,926**
FT	**Fitments**				
135	Toilet roll holders	No	5	90.00	450
136	Robe hook	No	6	50.00	300

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
137	Grab rail to WC	No	4	450.00	1,800
138	Access grab rail with back rest	No	1	800.00	800
307	Access grab rail to shower	No	1	800.00	800
139	Mirrors to toilet	No	4	250.00	1,000
140	Paper towel dispenser	No	4	180.00	720
141	Soap dispenser	No	6	75.00	450
142	Corian vanity bench with inset basins	m	5	2,150.00	10,750
143	Hand dryer - not dyson	No	3	750.00	2,250
145	Bench seating to player change	m	6	450.00	2,700
146	Continuous hooks or similar above timber seating	m	6	95.00	570
147	Laminate open shelving to cleaners room	m	4	850.00	3,400
148	Stainless steel bench top to kiosk/kitchen	m	19		Incl.
308	Stainless steel island bench to kitchen	m	4		Incl.
150	Metal shelving to kitchen store	m	8	450.00	3,600
152	Overhead cupboards to kitchen	m	6		Incl.
153	Bar counter with caesarstone hob and stone, stone tile frontal and aged bronze footrest (bench by kitchen equipment)	m	14	2,850.00	39,900
161	Laminated bench top with underbench cupboards	m	11	950.00	10,450
154	Storage cupboards full height	m	7	950.00	6,650
155	Display wall cabinet with glass shelves	m	2	2,350.00	4,700
207	Allowance for motorised blinds to all windows	m²	80	240.00	19,200
311	Shower curtain and track	m	3	275.00	825
164	Allowance for graphics	Item			5,000
310	Allowance for sundry joinery and fitments	Item			10,000
384	Allowance for back bar detailing including bronze shelving	m	14	2,100.00	29,400
	FT - Fitments			**208/m²**	**155,715**
SE	**Special Equipment**				
323	Allowance for full kitchen fitout including stainless steel benches, hydraulic fittings, cool rooms and kitchen equipment as per FSDA quote dated 30 March 2022	Item			307,560
	SE - Special Equipment			**410/m²**	**307,560**
PD	**Sanitary Plumbing**				
192	Allowance for hydraulic services as per BESTEC service estimate dated 13 May 2022	Item			150,000
	PD - Sanitary Plumbing			**200/m²**	**150,000**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
GS	**Gas Service**				
184	Allowance for gas services - included in Sanitary Plumbing	Item			Incl.
	GS - Gas Service				**Incl.**
AC	**Air Conditioning**				
190	Allowance for mechanical services as per BESTEC service estimate dated 13 May 2022	Item			165,000
	AC - Air Conditioning			**220/m²**	**165,000**
FP	**Fire Protection**				
169	Allowance for fire services as per BESTEC service estimate dated 13 May 2022	Item			30,000
	FP - Fire Protection			**40/m²**	**30,000**
LP	**Electric Light and Power**				
191	Allowance for electrical services as per BESTEC service estimate dated 13 May 2022	Item			150,000
	LP - Electric Light and Power			**200/m²**	**150,000**
SS	**Special Services**				
185	No allowance for Audio Visual including Public Address System	Item			Excl.
	SS - Special Services				**Excl.**
BW	**Builders Work In Connection with Specialist Services**				
198	Allowance for builders works connection with engineering services	Item			10,000
	BW - Builders Work In Connection with Specialist Services			**13/m²**	**10,000**
XP	**Site Preparation**				
82	Allowance for sundry earthworks to design levels - civil design TBC	m²	473	10.00	4,730
	XP - Site Preparation			**6/m²**	**4,730**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			119,000
	MA - Builders Margin			**159/m²**	**119,000**
FU	**Furniture, Fittings and Equipment**				
385	Function Chair (CH1)	No	120	490.00	58,800
387	Task Chair (CH3)	No	4	450.00	1,800
389	Stool (CH5)	No	2	250.00	500
390	Outdoor Chair (CH6)	No	40	400.00	16,000
391	Lounge Type 1 (LG1)	No	8	2,500.00	20,000
394	Function Tables (T1)	No	14	1,300.00	18,200
397	Coffee Table (T4)	No	2	2,300.00	4,600

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

CW Contract Works

BC Bowls Club (continued)

GFA: 750 m² Cost/m²: 4,459
Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
398	Outdoor Table (T5)	No	10	1,100.00	11,000
400	Mobile Pedestal (ST1)	No	3	600.00	1,800
401	Function Chair Trolley (ST2)	No	5	700.00	3,500
	FU - Furniture, Fittings and Equipment			**182/m²**	**136,200**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			16,600
	PF - Professional Fees			**22/m²**	**16,600**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			77,000
77	Construction contingency (5%)	Item			158,000
	CO - Contingency			**313/m²**	**235,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			307,000
	ET - Escalation to completion			**409/m²**	**307,000**
BOWLS CLUB				**4,459/m²**	**3,344,301**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

RLB Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

EW External Works

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			24,000
	PR - Preliminaries				**24,000**
FT	**Fitments**				
64	No allowance for behind goal football netting ($40,000 addition if required)	Item			Excl.
	FT - Fitments				**Excl.**
AR	**Alterations and Renovations**				
47	D01 - Demolish existing double story football club and dispose of debris off site	m²	424	120.00	50,880
49	D01 - Demolish existing building adjacent Warwick street and dispose of debris off site	m²	101	75.00	7,575
68	D01 - Demolish existing bowling club	m²	568	75.00	42,600
224	D03 - Remove grass and dispose offsite	m²	1,662		Incl.
45	D04 - Take down existing significant tree including grubbing of roots (average rate)	No	24	950.00	22,800
225	D05 - Remove fence and dispose offsite	m	123	25.00	3,075
226	D06 - Remove and dispose concrete paths, bitumen, kerb and road way	m²	269	35.00	9,415
227	D07 - Remove concrete plinth and dispose offsite	m²	22	35.00	770
228	D08 - Remove retaining wall and footing and dispose offsite	m	85	65.00	5,525
229	D09 - Remove Light pole and footing	No	3	1,100.00	3,300
230	D10 - Remove and dispose earth mounding including grass	m²	1,101		Incl.
231	D11 - Remove and dispose drinking water fountain	No	1	250.00	250
70	Allowance for sundry demolition	Item			5,000
	AR - Alterations and Renovations				**151,190**
XP	**Site Preparation**				
46	Allowance to clear site including sundry earthworks and disposal	m²	5,760	6.00	34,560
	XP - Site Preparation				**34,560**
XL	**Landscaping and Improvements**				
41	No allowance for works to memorial gardens	Item			Excl.
42	No allowance for new playground	Item			Excl.
205	Allowance for sundry metal work and concrete	Item			7,500
	XL - Landscaping and Improvements				**7,500**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

RLB Rider Levett Bucknall

LOCATION ELEMENT ITEM

CW Contract Works

EW External Works (continued)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			10,000
	MA - Builders Margin				**10,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			1,400
	PF - Professional Fees				**1,400**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			6,000
77	Construction contingency (5%)	Item			13,000
	CO - Contingency				**19,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			25,000
	ET - Escalation to completion				**25,000**
EXTERNAL WORKS					**272,650**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

SB Separate Budget

SB1 Northern Carpark

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			43,000
	PR - Preliminaries				**43,000**
SE	**Special Equipment**				
43	No allowance for carparking equipment	Item			Excl.
	SE - Special Equipment				**Excl.**
XR	**Roads, Footpaths and Paved Areas**				
39	On-grade carpark including boxing out, subbase, basecourse, asphalt, linemarking, stormwater, kerbs etc.	m²	514	175.00	89,950
223	Permeable pavement including detail excavation, 100mm thick 50mm blast layer, 100mm thick 20mm aggregate layer, 25mm thick 5mm clean aggregate, geo fabric, paving, linemarking, stormwater, kerbs etc.	m²	275	255.00	70,125
239	Allowance for new concrete crossover	m²	41	250.00	10,250
	XR - Roads, Footpaths and Paved Areas				**170,325**
XL	**Landscaping and Improvements**				
204	Allowance for in-situ concrete retaining wall with rendered finish	m	40	1,400.00	56,000
233	Allowance for glazed balustrade 1100mm high - assumed not crowd loaded	m	40	1,450.00	58,000
	XL - Landscaping and Improvements				**114,000**
XE	**External Electric Light and Power**				
209	Allowance for Carpark lighting as per BESTEC service estimate dated 23 November 2021 ($100K carpark lighting included in 250K electrical infrastructure budget)	Item			46,000
	XE - External Electric Light and Power				**46,000**
XX	**Alterations and Renovations to Existing External Works**				
48	Break up and remove existing asphalt carparking including kerbs and dispose off site	m²	694	25.00	17,350
	XX - Alterations and Renovations to Existing External Works				**17,350**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			17,000
	MA - Builders Margin				**17,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			2,400
	PF - Professional Fees				**2,400**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

RLB Rider Levett Bucknall

LOCATION ELEMENT ITEM

SB Separate Budget

SB1 Northern Carpark (continued)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			11,000
77	Construction contingency (5%)	Item			23,000
	CO - Contingency				**34,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			45,000
	ET - Escalation to completion				**45,000**
NORTHERN CARPARK					**489,075**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

SB Separate Budget

SB2 South Carpark

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			30,000
	PR - Preliminaries				**30,000**
SE	**Special Equipment**				
43	No allowance for carparking equipment	Item			Excl.
	SE - Special Equipment				**Excl.**
XR	**Roads, Footpaths and Paved Areas**				
39	On-grade carpark including boxing out, subbase, basecourse, asphalt, linemarking, stormwater, kerbs etc.	m²	643	175.00	112,525
223	Permeable pavement including detail excavation, 100mm thick 50mm blast layer, 100mm thick 20mm aggregate layer, 25mm thick 5mm clean aggregate, geo fabric, paving, linemarking, stormwater, kerbs etc.	m²	200	255.00	51,000
	XR - Roads, Footpaths and Paved Areas				**163,525**
XE	**External Electric Light and Power**				
209	Allowance for Carpark lighting as per BESTEC service estimate dated 23 November 2021 ($100K carpark lighting included in 250K electrical infrastructure budget)	Item			54,000
	XE - External Electric Light and Power				**54,000**
XX	**Alterations and Renovations to Existing External Works**				
48	Break up and remove existing asphalt carparking including kerbs and dispose off site	m²	919	25.00	22,975
	XX - Alterations and Renovations to Existing External Works				**22,975**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			12,000
	MA - Builders Margin				**12,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			1,700
	PF - Professional Fees				**1,700**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			8,000
77	Construction contingency (5%)	Item			16,000
	CO - Contingency				**24,000**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

SB Separate Budget

SB2 South Carpark (continued)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			31,000
	ET - Escalation to completion				**31,000**
SOUTH CARPARK					**339,200**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

RLB Rider Levett Bucknall

LOCATION ELEMENT ITEM

SB Separate Budget

SB3 Signage

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			9,000
	PR - Preliminaries				**9,000**
FT	**Fitments**				
67	Allowance for wayfinding & external signage	Item			70,000
	FT - Fitments				**70,000**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			4,000
	MA - Builders Margin				**4,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			500
	PF - Professional Fees				**500**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			2,000
77	Construction contingency (5%)	Item			5,000
	CO - Contingency				**7,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			9,000
	ET - Escalation to completion				**9,000**
SIGNAGE					**99,500**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

RLB Rider Levett Bucknall

LOCATION ELEMENT ITEM

SB Separate Budget

SB4 Landscape and Paving Works (by Council)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			36,000
	PR - Preliminaries				**36,000**
XN	**Boundary Walls, Fencing and Gates**				
238	1000mm high Vertical slat fencing	m	51	220.00	11,220
	XN - Boundary Walls, Fencing and Gates				**11,220**
XL	**Landscaping and Improvements**				
201	Allowance for exposed aggregate concrete pavement including base preparation, boxout and concrete by Council (total scope)	m²	1,136	145.00	164,720
202	Allowance for irrigated lawn and soft plant (total allowable is $75,000 and approximate area 665m2) - only 60% allocated this section and assumed 40% allocated to separate budget section	Item			45,000
234	Allowance for concrete step	m²	11	250.00	2,750
235	Allowance for balustrade to concrete steps	m	12	180.00	2,160
236	Allowance for bike racks	No	4	650.00	2,600
237	PC Sum allowance for shade structure - pergola	Item			15,000
203	Allowance for sundry landscaping	Item			7,500
232	Allowance for concrete pavement including base preparation, boxout and concrete by Council (total scope)	m²	97	120.00	11,640
216	Allowance for irrigated lawn and soft plant work to be carried out by Council - 40% from total allowable of $75,000	Item			30,000
	XL - Landscaping and Improvements				**281,370**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			15,000
	MA - Builders Margin				**15,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			2,100
	PF - Professional Fees				**2,100**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			10,000
77	Construction contingency (5%)	Item			20,000
	CO - Contingency				**30,000**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

SB Separate Budget

SB4 Landscape and Paving Works (by Council) (continued)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			38,000
	ET - Escalation to completion				**38,000**
LANDSCAPE AND PAVING WORKS (BY COUNCIL)					**413,690**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

SB Separate Budget

SB5 Site Infrastructure Upgrade

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			94,000
	PR - Preliminaries				**94,000**
BW	**Builders Work In Connection with Specialist Services**				
198	Allowance for builders works connection with engineering services	Item			15,000
	BW - Builders Work In Connection with Specialist Services				**15,000**
XK	**External Stormwater Drainage**				
75	Allowance for stormwater infrastructure - details TBA	Item			25,000
	XK - External Stormwater Drainage				**25,000**
XW	**External Water Supply**				
56	Allowance for SA Water and sewerage infrastructure works as per BESTEC service estimate dated 13 May 2022	Item			240,000
414	Allowance for SA Water fees as per BESTEC estimate dated 13 May 2022	Item			35,000
	XW - External Water Supply				**275,000**
XG	**External Gas**				
193	Allowance for APA gas corporation fee for relocation of existing gas meter as per BESTEC service estimate dated 13 May 2022	Item			15,000
	XG - External Gas				**15,000**
XF	**External Fire Protection**				
58	Allowance for fire infrastructure as per BESTEC service estimate dated 23 May 2022	Item			90,000
194	Demolition of 100mm dia fire services as per BESTEC service estimate dated 13 May 2022	Item			10,000
195	New fire service fee as per BESTEC service estimate dated 13 May 2022	Item			25,000
	XF - External Fire Protection				**125,000**
XE	**External Electric Light and Power**				
40	Allowance for electrical infrastructure as per BESTEC service estimate dated 13 May 2022	Item			150,000
196	Provisional Sum cost associated with SAPN augmentation, extension and connection work for new 315kVA pad mounted transformer and removal of existing stobie pole adjacent to Bowls club as per BESTEC service estimate dated 13 May 2022	Item			150,000
	XE - External Electric Light and Power				**300,000**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

SB Separate Budget

SB5 Site Infrastructure Upgrade (continued)

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
XC	**External Communications**				
57	Provisional sum associated with NBN network connection as per BESTEC service estimate dated 23 March 2022	Item			5,000
	XC - External Communications				**5,000**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			38,000
	MA - Builders Margin				**38,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			5,300
	PF - Professional Fees				**5,300**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			25,000
77	Construction contingency (5%)	Item			51,000
	CO - Contingency				**76,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			97,000
	ET - Escalation to completion				**97,000**
SITE INFRASTRUCTURE UPGRADE					**1,070,300**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

RLB Rider Levett Bucknall

LOCATION ELEMENT ITEM

SB Separate Budget

SB6 Photovoltaic Panels

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
50	Preliminaries and supervision (11%)	Item			9,000
	PR - Preliminaries				**9,000**
XE	**External Electric Light and Power**				
218	Allowance for solar panel - 56kW PV system	Item			62,000
219	Allowance for roof walkway and frames	Item			12,000
	XE - External Electric Light and Power				**74,000**
MA	**Builders Margin**				
51	Margin and overheads (4%)	Item			4,000
	MA - Builders Margin				**4,000**
PF	**Professional Fees**				
208	Allowance for Statutory Fees and Charges including CITB Levy (0.5%)	Item			500
	PF - Professional Fees				**500**
CO	**Contingency**				
52	Design development contingency (2.5%)	Item			2,000
77	Construction contingency (5%)	Item			5,000
	CO - Contingency				**7,000**
ET	**Escalation to completion**				
79	Escalation to Oct 2023 Commencement and 12 Months Project Duration (Escalation Calculated from May 2022)	Item			10,000
	ET - Escalation to completion				**10,000**
PHOTOVOLTAIC PANELS					**104,500**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

LOCATION ELEMENT ITEM

SB Separate Budget

SB7 Professional Fees

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
PF	**Professional Fees**				
326	Allowance for Professional Fee - allowed 9% total cost	Item			1,100,000
	PF - Professional Fees				**1,100,000**
PROFESSIONAL FEES					**1,100,000**

WALKERVILLE OVAL

GRANDSTAND OPTION - UPDATED

Rider Levett Bucknall

LOCATION ELEMENT ITEM

SB Separate Budget

SB8 Audio Visual Equipment

Rates Current At February 2023

Ref	Description	Unit	Qty	Rate $	Total Cost $
SE	**Special Equipment**				
380	Allowance for AV equipment to Bowls Club including hearing augmentation - Scope TBC	Item			100,000
381	Allowance for AV equipment to Community Club including hearing augmentation - Scope TBC	Item			150,000
	SE - Special Equipment				**250,000**
AUDIO VISUAL EQUIPMENT					**250,000**

ATTACHMENT C

RLB.com

AFRICA | AMERICAS | ASIA | EUROPE | MIDDLE EAST | OCEANIA

RLB Rider Levett Bucknall

ATTACHMENT D

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE



WARWICK ST VIEW



OVAL VIEW



ROTUNDA VIEW



SMITH ST VIEW

DRAWING LIST WORKING DRAWING	
SHEET NUMBER	SHEET NAME
0-001	TITLE SHEET
0-002	PROJECT LEGEND SHEET
1-100	LOCATION PLAN
1-101	SITE PLAN - NORTH
1-102	SITE PLAN - SOUTH
1-103	GRID SETOUT PLAN
1-200	SITE DEMOLITION PLAN
1-201	SITE DETAILS
1-300	GROUND FLOOR PLAN - COMMUNITY CLUB
1-301	FIRST FLOOR PLAN - COMMUNITY CLUB
1-350	GROUND FLOOR PLAN - BOWLING CLUB
1-400	GROUND FLOOR CONCRETE PROFILE PLAN - COMMUNITY CLUB
1-401	FIRST FLOOR CONCRETE PROFILE PLAN - COMMUNITY CLUB
1-450	GROUND FLOOR CONCRETE PROFILE PLAN - BOWLING CLUB
1-500	GROUND FLOOR REFLECTED CEILING PLAN - COMMUNITY CLUB
1-501	FIRST FLOOR REFLECTED CEILING PLAN - COMMUNITY CLUB
1-550	GROUND FLOOR REFLECTED CEILING PLAN - BOWLING CLUB
1-600	ROOF PLAN - COMMUNITY CLUB
1-650	ROOF PLAN - BOWLING CLUB
1-700	GROUND FLOOR DIMENSION PLAN - COMMUNITY CLUB
1-701	FIRST FLOOR DIMENSION PLAN - COMMUNITY CLUB
1-750	GROUND DIMENSION PLAN - BOWLING CLUB
1-900	GROUND FLOOR FF&E & FINISHES PLAN - COMMUNITY CLUB
1-901	FIRST FLOOR FF&E & FINISHES PLAN - COMMUNITY CLUB
1-950	GROUND FLOOR FF&E & FINISHES PLAN - BOWLING CLUB
2-100	EXTERNAL ELEVATIONS - COMMUNITY CLUB - SHEET 1
2-101	EXTERNAL ELEVATIONS - COMMUNITY CLUB - SHEET 2
2-150	EXTERNAL ELEVATIONS - BOWLING CLUB
3-100	SECTIONS - COMMUNITY CLUB
3-150	SECTIONS - BOWLING CLUB
3-200	WALL SECTIONS - COMMUNITY CLUB - SHEET 1
3-201	WALL SECTIONS - COMMUNITY CLUB - SHEET 2
3-202	WALL SECTIONS - COMMUNITY CLUB - SHEET 3
3-250	WALL SECTIONS - BOWLING CLUB - SHEET 1
3-300	SECTION DETAILS - COMMUNITY CLUB - SHEET 1
3-301	SECTION DETAILS - COMMUNITY CLUB - SHEET 2
3-303	SECTION DETAILS - COMMUNITY CLUB - SHEET 3
3-350	SECTION DETAILS - BOWLING CLUB - SHEET 1
4-100	PLAN DETAILS - COMMUNITY CLUB - SHEET 1
4-101	PLAN DETAILS - COMMUNITY CLUB - SHEET 2
4-150	PLAN DETAILS - BOWLING CLUB
5-100	STAIR DETAILS - STAIR 1 - COMMUNITY CLUB - SHEET 1
5-101	STAIR DETAILS - STAIR 1 - COMMUNITY CLUB - SHEET 2
5-102	STAIR DETAILS - STAIR 2 - COMMUNITY CLUB - SHEET 1
5-103	STAIR DETAILS - STAIR 2 - COMMUNITY CLUB - SHEET 2
5-104	BALUSTRADE DETAILS - COMMUNITY CLUB
5-105	ENTRY CANOPY DETAILS - COMMUNITY CLUB
6-100	INTERNAL ELEVATIONS - COMMUNITY CLUB - WET AREAS & CHANGEROOM
6-101	INTERNAL ELEVATIONS - COMMUNITY CLUB - KIOSK, KITCHEN & BAR
6-102	INTERNAL ELEVATIONS - COMMUNITY CLUB - GF, FF LOBBY, MULTI-PURPOSE & FUNCTION BAR
6-103	INTERNAL ELEVATIONS - COMMUNITY CLUB - WET AREAS
6-150	INTERNAL ELEVATIONS - BOWLING CLUB - FUNCTION SPACE & OFFICES
6-151	INTERNAL ELEVATIONS - BOWLING CLUB - BOWLS STORE, WC, CLEANER & STORE
7-200	JOINERY DETAILS - COMMUNITY CLUB - LOBBY CG
7-201	JOINERY DETAILS - COMMUNITY CLUB - LOBBY CF
7-202	JOINERY DETAILS - COMMUNITY CLUB - FUNCTION BAR
7-250	JOINERY DETAILS - BOWLING CLUB - BOWLS STORE & OFFICE
7-251	JOINERY DETAILS - BOWLING CLUB - OFFICE & SERVICES
7-252	JOINERY DETAILS - BOWLING CLUB
7-253	JOINERY DETAILS - BOWLING CLUB - KITCHEN
8-100	DOOR SCHEDULE - COMMUNITY CLUB
8-150	DOOR SCHEDULE - BOWLING CLUB
8-200	WINDOW SCHEDULE - COMMUNITY CLUB
8-250	WINDOW SCHEDULE - BOWLING CLUB

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

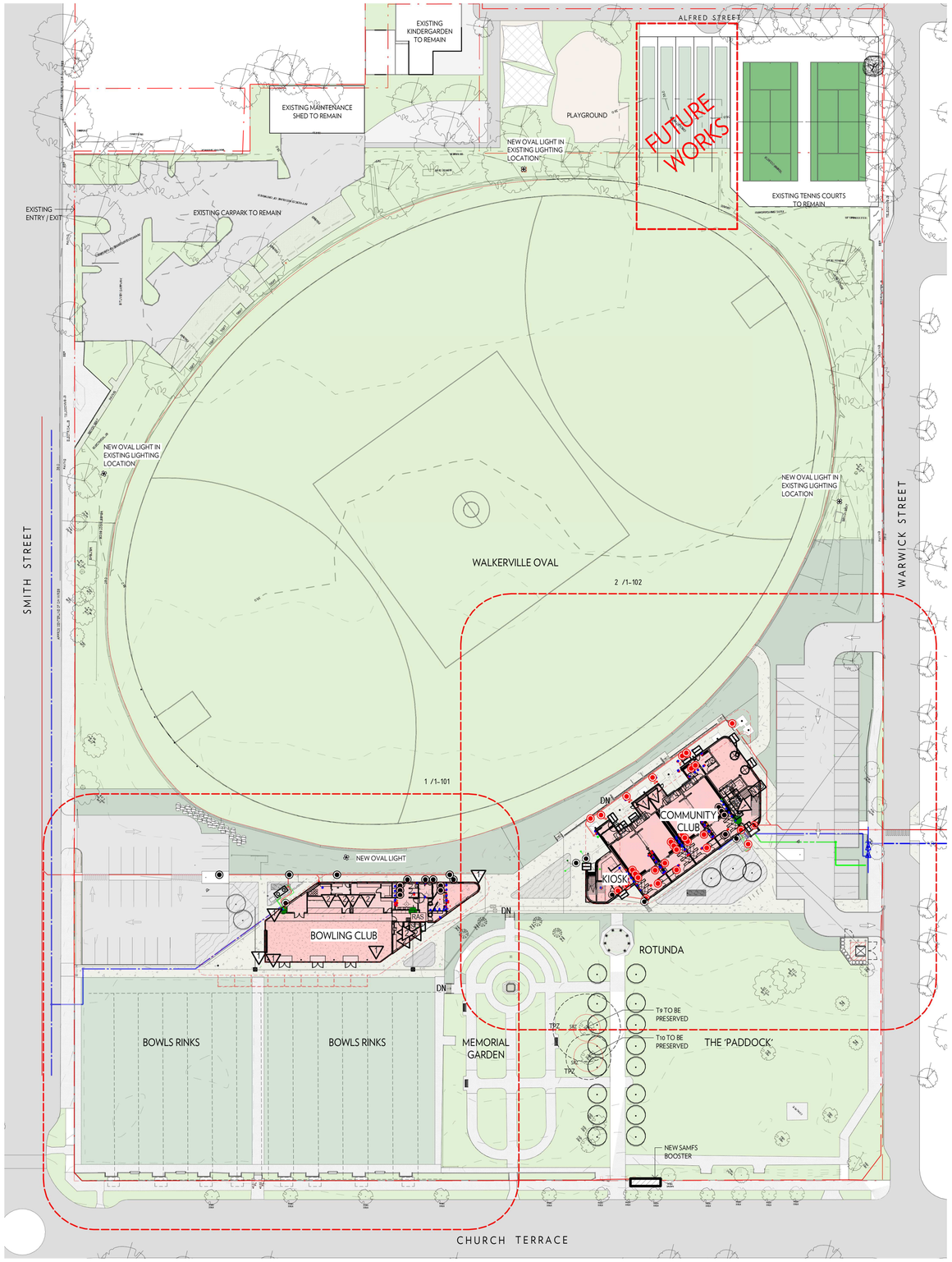
TITLE SHEET

project no: 20-0142
scale: @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-0-001 revision: B

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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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1 / 2-100 LOCATION PLAN WD

1 : 500

ATTACHMENT D

LEGEND - SITE

PROPERTY BOUNDARY

FT.xx - Fence type xx: refer general annotations for description

CODE	DESCRIPTION
BOL	Bollard as spec.
B.S.	Bench Seat as spec.
BBQ	BBQ as spec.
FK	Flush Kerb
K	Kerb
WF.x	Water Feature type x as specified / detailed
RWT	Rain Water Tank as specified
S.LP	Site, Lamp Post, refer elec. services details.
IC	Irrigation Conduit, indicative location, refer eng. details

PERGOLA
Refer Typical Details and Engineering Details. Height 3m.

FLOOR TYPES

- CONCRETE PAVING
- BITUMEN
- PERMEABLE PAVING
- EXISTING TURF
- NEW TURF
- NEW TREE
- EX. TREE

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

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A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

LOCATION PLAN

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-1-100 revision: B

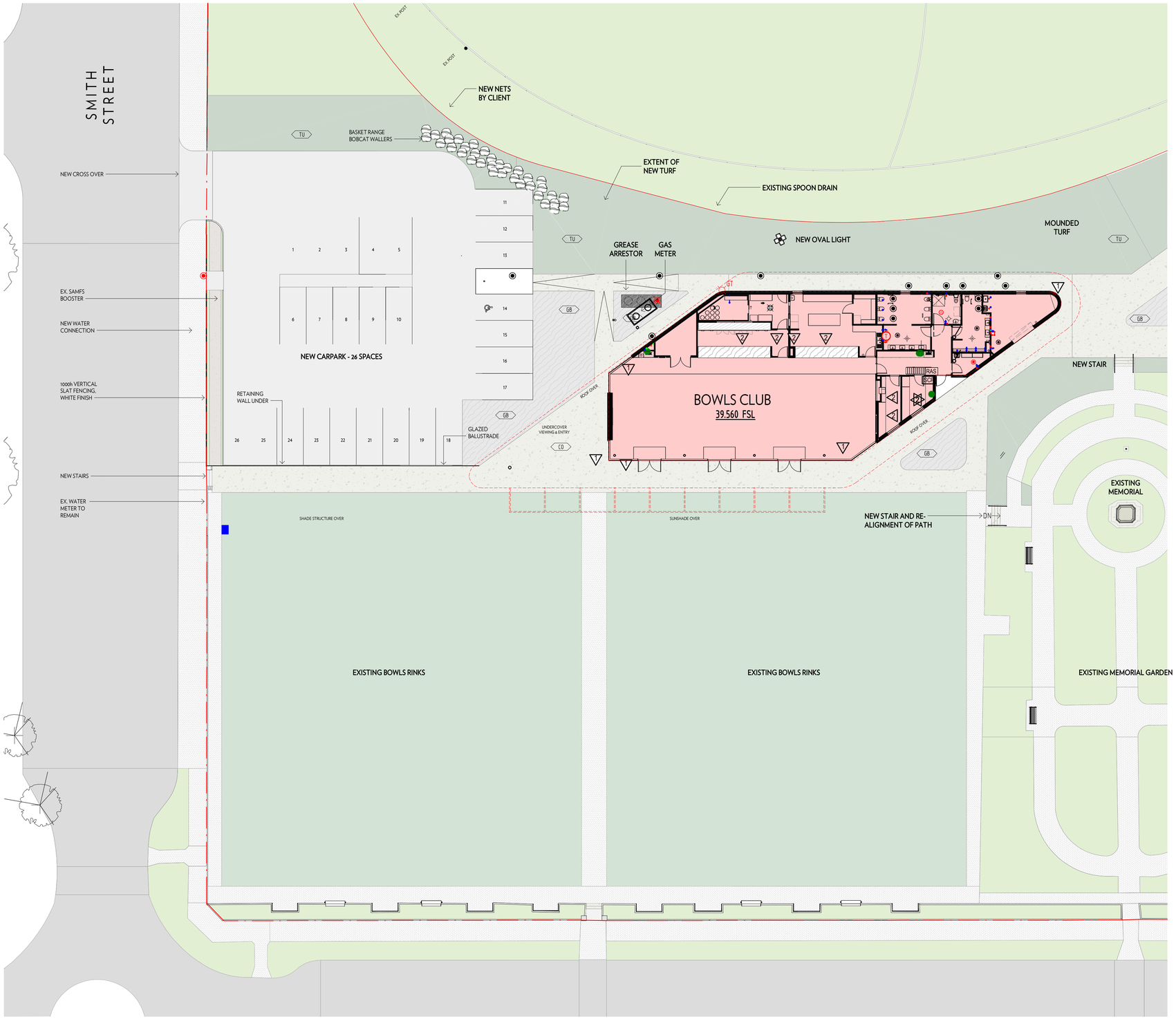
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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
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ATTACHMENT D



LEGEND - SITE

PROPERTY BOUNDARY

FT.xx - Fence type xx: refer general annotations for description

CODE	DESCRIPTION
BOL	Bollard as spec.
B.S.	Bench Seat as spec.
BBQ	BBQ as spec.
FK	Flush Kerb
K	Kerb
WF.x	Water Feature type x as specified / detailed
RWT	Rain Water Tank as specified
S.LP	Site, Lamp Post, refer elec. services details.
IC	Irrigation Conduit, indicative location, refer eng. details

PERGOLA
Refer Typical Details and Engineering Details. Height 3m.

FLOOR TYPES

- CONCRETE PAVING
- BITUMEN
- PERMEABLE PAVING
- EXISTING TURF
- NEW TURF
- NEW TREE
- EX. TREE

FENCE TYPE SCHEDULE

CODE	DESCRIPTION
FT.01	Vertical slat fencing, 1000h, dark finish

RETAINING WALL TYPE SCHEDULE

CODE	DESCRIPTION
RW1	Retaining wall type 1 as engineers spec
RW.01	Retaining wall type 1 as engineers spec

SITE WALL TYPE SCHEDULE

CODE	DESCRIPTION

SITE PAVING & LANDSCAPE SCHEDULE

CODE	DESCRIPTION
	<varies>
GB	garden bed
LAND.EX1	Existing turfed area, to be retained
LAND.EX2	Oval turfing, to be retained
LAND.EX3	Existing bowls turf, ensure protection during construction, contractor to make good
TU	New turfed area, refer to landscape schedule for species

SITE ITEM TYPE SCHEDULE

CODE	DESCRIPTION

1 / 2-100 SITE PLAN - NORTH
1 : 200

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

SITE PLAN - NORTH

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-101 revision: B

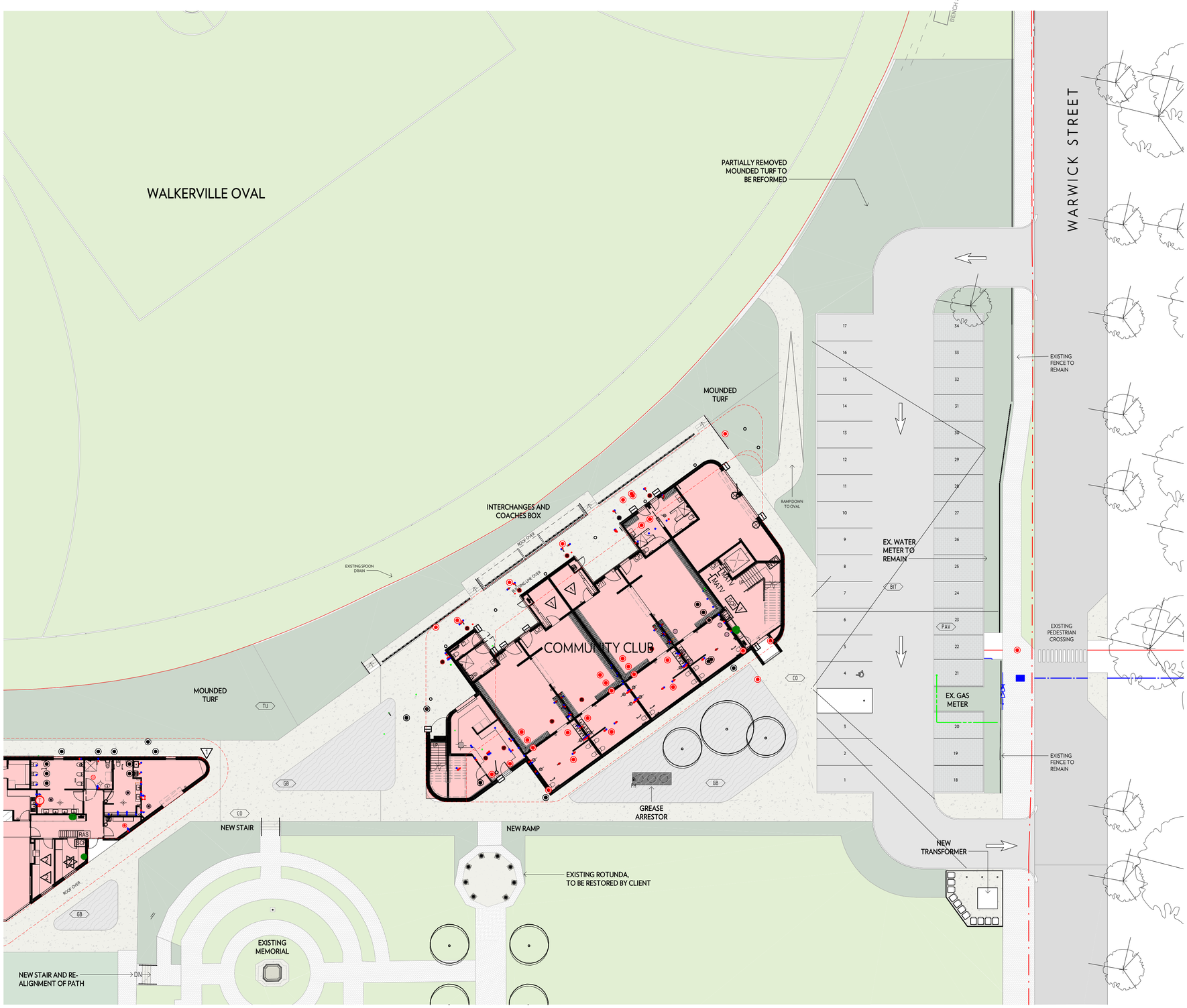
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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
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www.walterbrooke.com.au
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ATTACHMENT D



2 / 2-100 SITE PLAN - SOUTH

1 : 200

LEGEND - SITE

PROPERTY BOUNDARY

FT.xx - Fence type xx: refer general annotations for description

CODE	DESCRIPTION
BOL	Bollard as spec.
B.S.	Bench Seat as spec.
BBQ	BBQ as spec.
FK	Flush Kerb
K	Kerb
WF.x	Water Feature type x as specified / detailed
RWT	Rain Water Tank as specified
S.LP	Site, Lamp Post, refer elec. services details.
IC	Irrigation Conduit, indicative location, refer eng. details

PERGOLA
Refer Typical Details and Engineering Details. Height 3m.

FLOOR TYPES

- CONCRETE PAVING
- BITUMEN
- PERMEABLE PAVING
- EXISTING TURF
- NEW TURF
- NEW TREE
- EX. TREE

FENCE TYPE SCHEDULE

CODE	DESCRIPTION
FT.01	Vertical slat fencing, 1000h, dark finish

RETAINING WALL TYPE SCHEDULE

CODE	DESCRIPTION
RW1	Retaining wall type 1 as engineers spec
RW.01	Retaining wall type 1 as engineers spec

SITE WALL TYPE SCHEDULE

CODE	DESCRIPTION

SITE PAVING & LANDSCAPE SCHEDULE

CODE	DESCRIPTION
	«varies»
GB	garden bed
LANDEX1	Existing turfed area, to be retained
LANDEX2	Oval turfing, to be retained
LANDEX3	Existing bowls turf, ensure protection during construction, contractor to make good
TU	New turfed area, refer to landscape schedule for species

SITE ITEM TYPE SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

SITE PLAN - SOUTH

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-102 revision: B

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telephone 8 8272 4166
email wba@walterbrooke.com.au
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ATTACHMENT D



FLOOR FINISHES SCHEDULE

CODE	DESCRIPTION
CONC	concrete slab to engineers details, refer schedule
F-CPT1	Carpet type 1, refer schedule
F-EM1	Entry Mat type 1, refer schedule
F-EP0	Epoxy Paint type 1, 75mm thick screed, 75mm thick insulated panel by cool room contractor, refer schedule
F-PF	plant platform, refer schedule
F-RUB1	Rubber Floor type 1, refer schedule
F-TL1	Floor Tile type 1, refer schedule
F-TL2	Floor Tile type 2, refer schedule
F-TL3	Floor Tile type 3, refer schedule
F-TL4	Floor Tile type 4, refer schedule
F-TL5	Floor Tile type 5 on paving pedestals, refer schedule
F-VIN1	Vinyl Floor Finish type 1, refer schedule
RB 01	150
RB 02	200
RB 03	60
RB 04	60
UP 01	150

FURNITURE SCHEDULE

CODE	DESCRIPTION
CH2	
CH3	
CH4	
CH5	
LG2	
T2	
T3	
T4	
T6	

SPECIALTY EQUIPMENT TYPE SCHEDULE

CODE	DESCRIPTION
BCT	
GR1	
J-HK	

PLUMBING FIXTURE SCHEDULE

CODE	DESCRIPTION
FHR	
HB	<varies>
HB3	
HB4	
SHR	
SNK-C	
TP	
UR	
WC1	<varies>
WC2	

JOINERY TYPE SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	23.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR FF&E & FINISHES PLAN - COMMUNITY CLUB

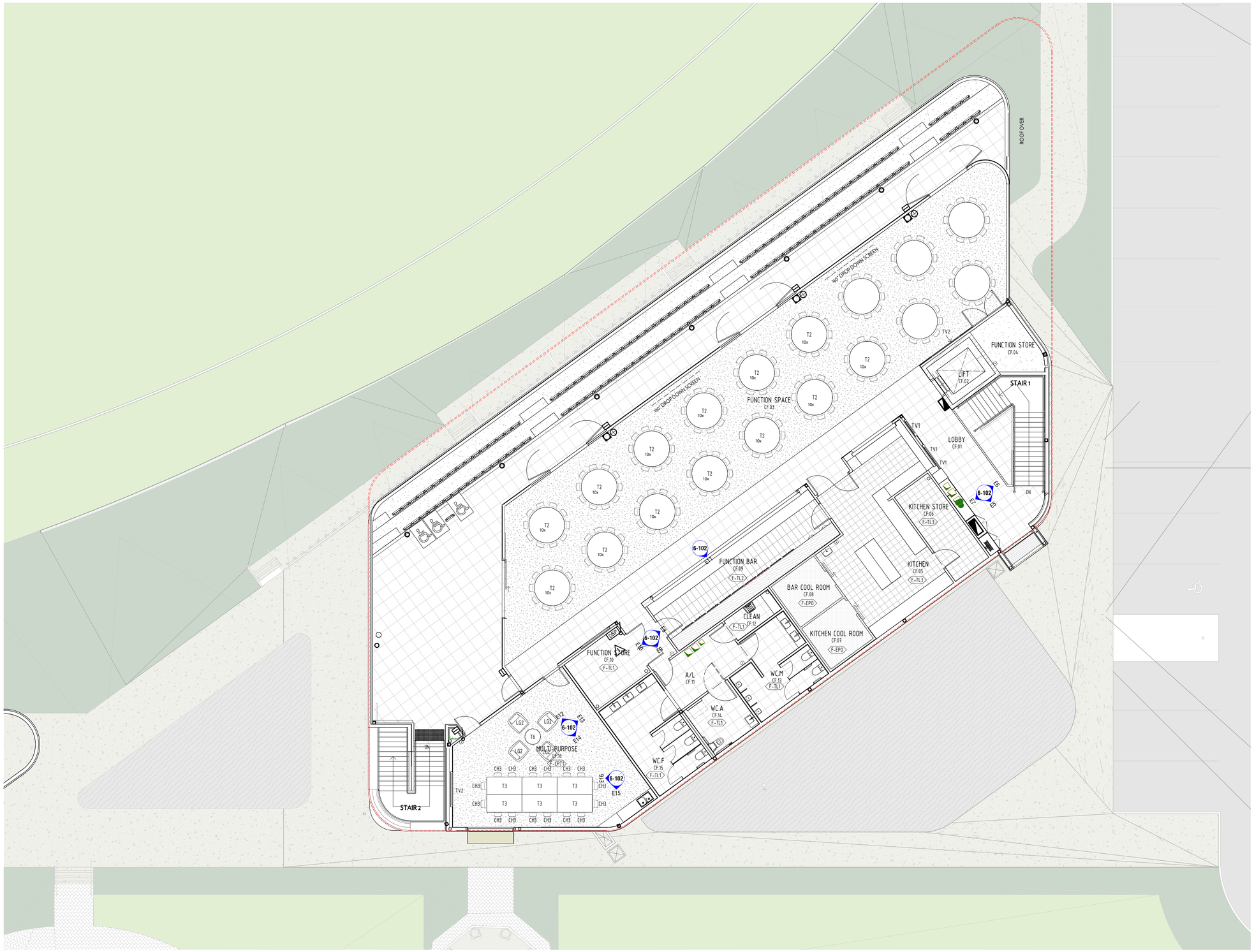
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date: 07.03.2022
drawn: MF
sheet no: WD-1-900 revision: B

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telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 918 514

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ATTACHMENT D



FLOOR FINISHES SCHEDULE

CODE	DESCRIPTION
CONC	concrete slab to engineers details, refer schedule
F-CPT1	Carpet type 1, refer schedule
F-EM1	Entry Mat type 1, refer schedule
F-EP0	Epoxy Paint type 1, 75mm thick screed, 75mm thick insulated panel by cool room contractor, refer schedule
F-PF	plant platform, refer schedule
F-RUB1	Rubber Floor type 1, refer schedule
F-TL1	Floor Tile type 1, refer schedule
F-TL2	Floor Tile type 2, refer schedule
F-TL3	Floor Tile type 3, refer schedule
F-TL4	Floor Tile type 4, refer schedule
F-TL5	Floor Tile type 5 on paving pedestals, refer schedule
F-VIN1	Vinyl Floor Finish type 1, refer schedule
RB.01	150
RB.02	200
RB.03	60
RB.04	60
UP.01	150

FURNITURE SCHEDULE

CODE	DESCRIPTION
CH2	
CH3	
CH4	
CH5	
LG2	
T2	
T3	
T4	
T6	

SPECIALTY EQUIPMENT TYPE SCHEDULE

CODE	DESCRIPTION
BCT	
GR1	
J-HK	

PLUMBING FIXTURE SCHEDULE

CODE	DESCRIPTION
FHR	
HB	<varies>
HB3	
HB4	
SHR	
SNK-C	
TP	
UR	
WC1	<varies>
WC2	

JOINERY TYPE SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	23.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

FIRST FLOOR FF&E & FINISHES PLAN - COMMUNITY CLUB

project no: 20-0142
scale: 1 : 100 @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-1-901 revision: B

PRELIMINARY

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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 918 514

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ATTACHMENT D



LEGEND - WALL FINISHES

- FULL HEIGHT PINBOARD
- FULL HEIGHT TWO PACK ROUTERED MDF
- FULL HEIGHT RENDER
- FULL HEIGHT WHITEBOARD
- TIMBER VENEER WITH TIMBER MOULDING, MDF ABOVE (REFER ELEVATIONS)

FLOOR FINISHES SCHEDULE

CODE	DESCRIPTION
F-CO.S	Concrete Sealer
F-CPT1	Carpet type 1, refer schedule
F-EM1	Entry Mat type 1, refer schedule
F-EM2	Entry Mat type 2, refer schedule
F-EP0	Epoxy Paint type 1, 75mm thick screed, 75mm thick insulated panel by cool room contractor, refer schedule
F-TL1	Floor Tile type 1, refer schedule
F-TL2	Floor Tile type 2, refer schedule
F-TL3	Floor Tile type 3, refer schedule

FURNITURE SCHEDULE

CODE	DESCRIPTION
CH1	
CH4	
LG1	
S2	
T1	
T5	
T7	

SPECIALTY EQUIPMENT TYPE SCHEDULE

CODE	DESCRIPTION
HD	Hand Dryer - Surface Mount - Turbo Slim - White
PT1	Paper Dispenser -Simplicity - Recessed - Satin Stainless Steel

JOINERY TYPE SCHEDULE

CODE	DESCRIPTION
J.BG.01.B	

PLUMBING FIXTURE SCHEDULE

CODE	DESCRIPTION
FHR	
HB2	Ceramic Wall Basin
TPW1	Irwell Pin Lever Care Basin Mixer
WC1	

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	23.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

GROUND FLOOR FF&E & FINISHES PLAN - BOWLING CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: TF
sheet no: WD-1-950 revision: A

PRELIMINARY

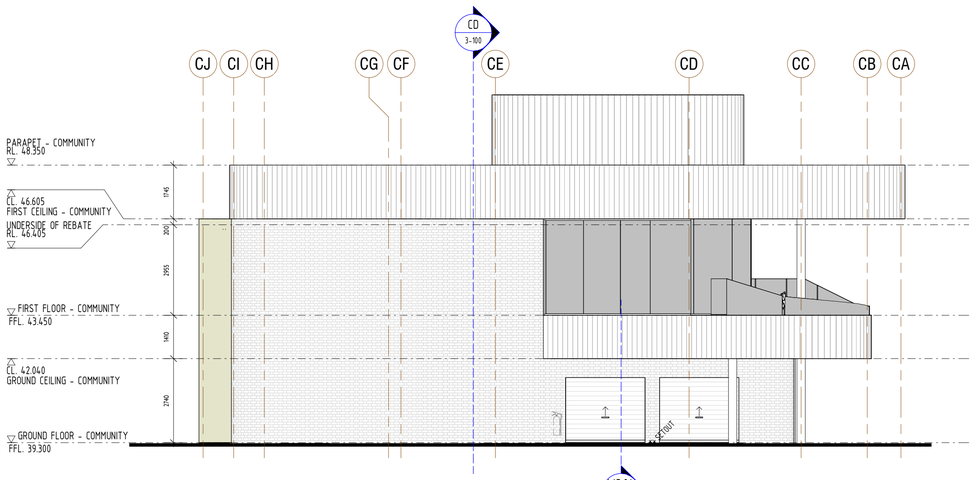
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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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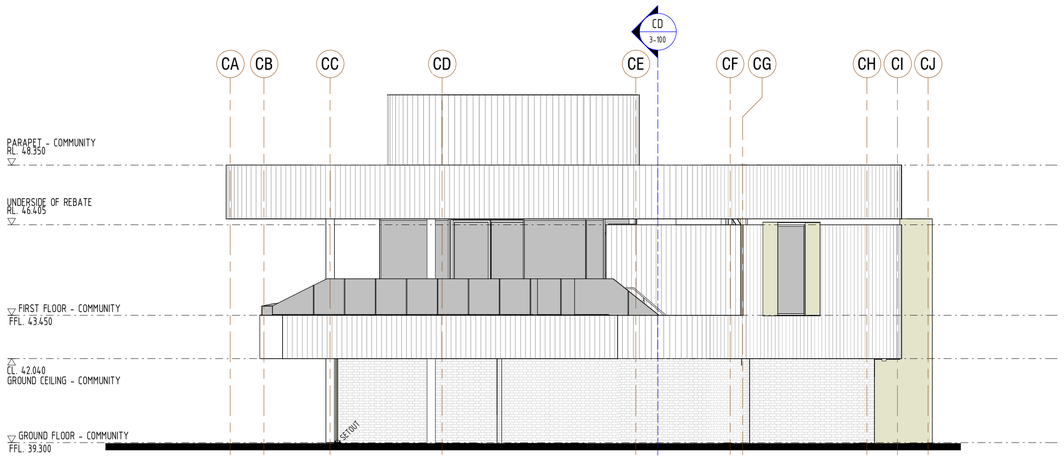
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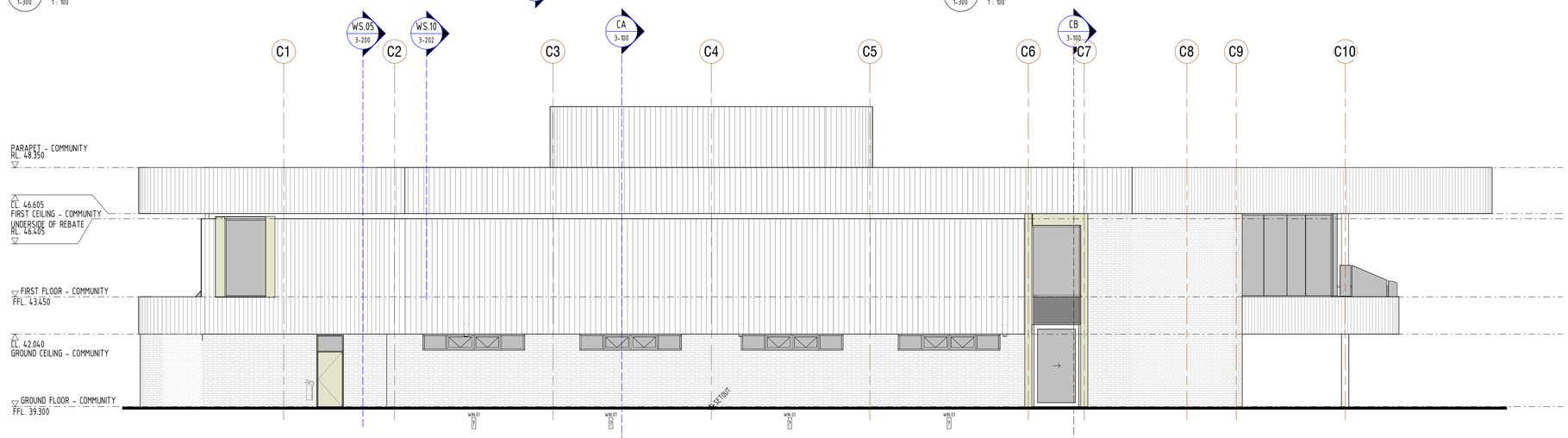
1 1-300 COMMUNITY CLUB ELEVATION - SOUTH

1 : 100



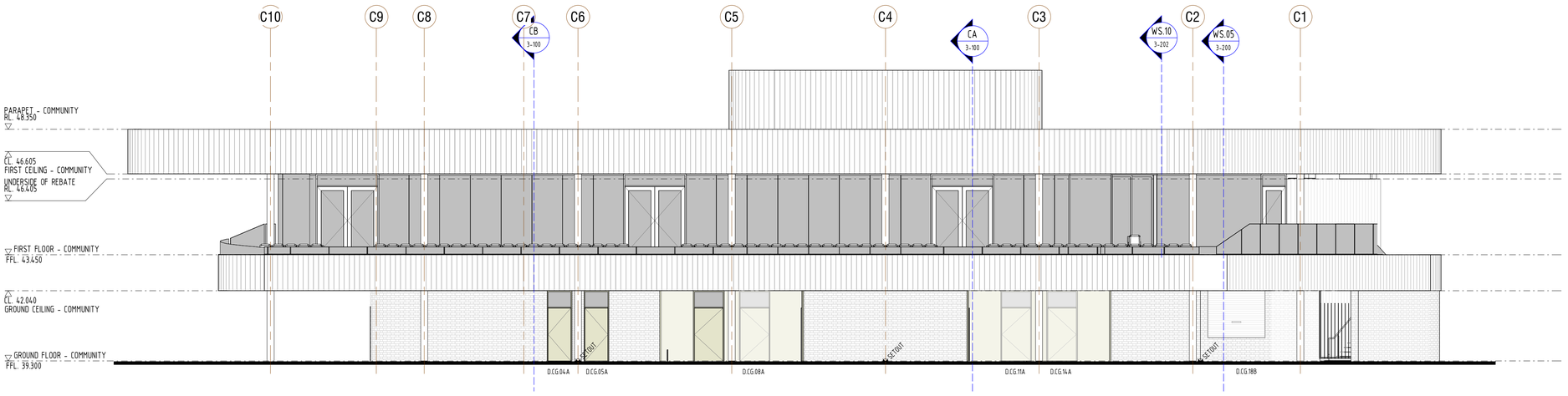
4 1-300 COMMUNITY CLUB ELEVATION - NORTH

1 : 100



2 1-300 COMMUNITY CLUB ELEVATION - WEST

1 : 100



3 1-300 COMMUNITY CLUB ELEVATION - EAST

1 : 100

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
J	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WT.x	wall type 1_3 - refer wall type schedule
D-.--	door reference, refer to door schedule
W-.--	external window reference, refer to window schedule
RTx	roof type 1_3, refer roof type schedule
xx	floor type 1_3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers
RT2	conceal fix roof sheeting

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	03.02.2023	ISSUED FOR PRICING
C	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

EXTERNAL ELEVATIONS - COMMUNITY CLUB - SHEET 1

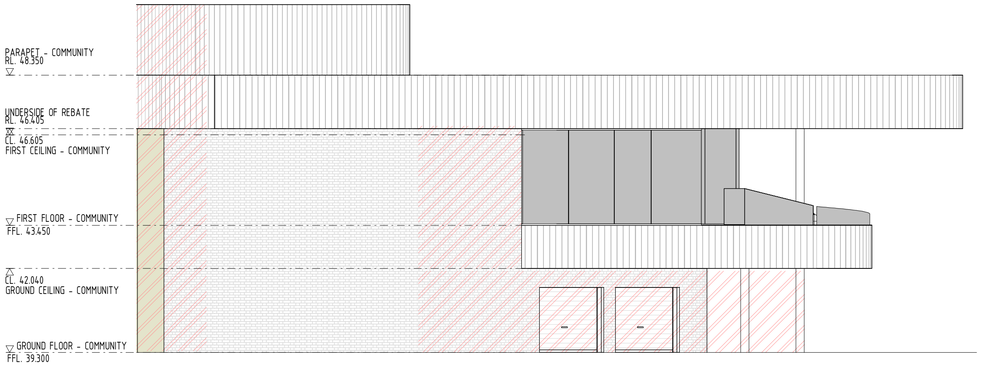
project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-2-100 revision: C

PRELIMINARY

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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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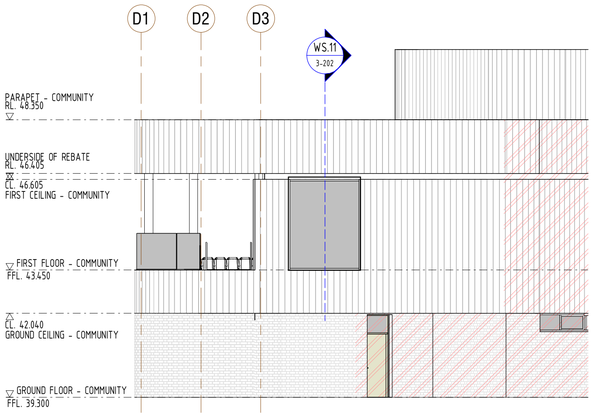
ATTACHMENT D



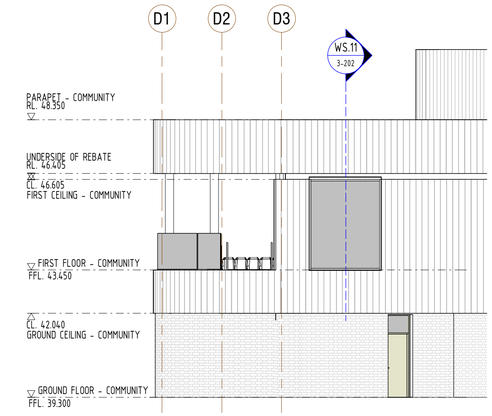
5 1-300 COMMUNITY CLUB ELEVATION - SOUTH
1 : 100



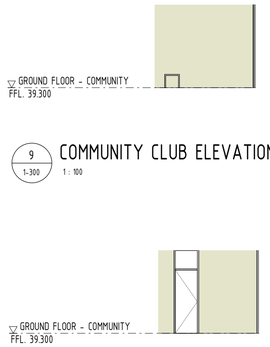
6 1-300 COMMUNITY CLUB ELEVATION - NORTH
1 : 100



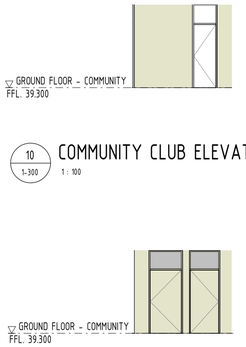
7 1-300 COMMUNITY CLUB ELEVATION - WEST
1 : 100



8 1-300 COMMUNITY CLUB ELEVATION - WEST
1 : 100



9 1-300 COMMUNITY CLUB ELEVATION - EAST
1 : 100



10 1-300 COMMUNITY CLUB ELEVATION - EAST
1 : 100

11 1-300 COMMUNITY CLUB ELEVATION - EAST
1 : 100

12 1-300 COMMUNITY CLUB ELEVATION - EAST
1 : 100

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
PJ	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WT.x	wall type 1_3 - refer wall type schedule
D.---	door reference, refer to door schedule
W.---	external window reference, refer to window schedule
RT.x	roof type 1_3, refer roof type schedule
xx	floor type 1_3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers
RT2	conceal fix roof sheeting

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job
before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	03.02.2023	ISSUED FOR PRICING
C	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

EXTERNAL ELEVATIONS - COMMUNITY CLUB - SHEET 2

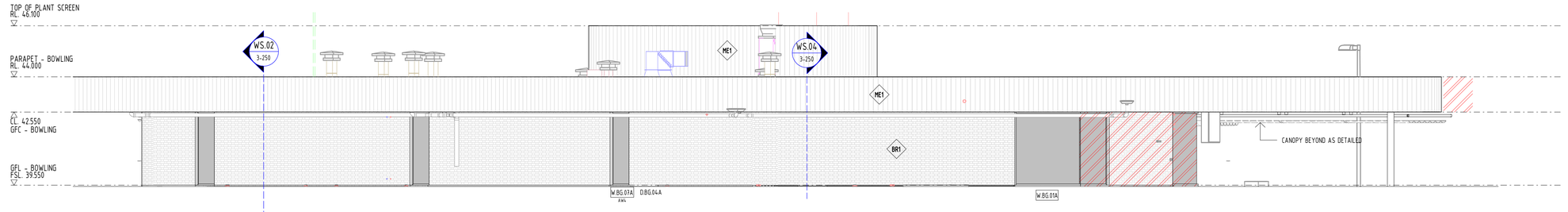
project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-2-101 revision: C

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telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
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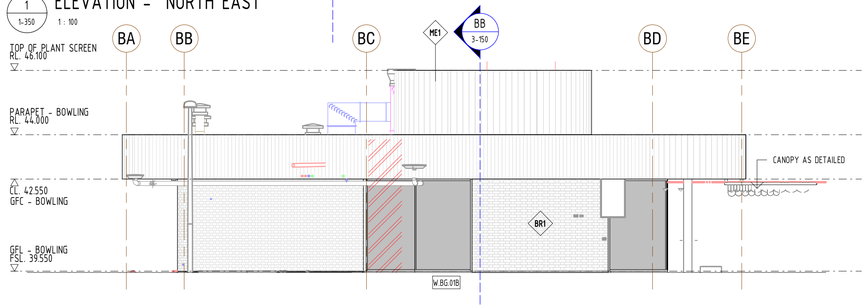
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ATTACHMENT D



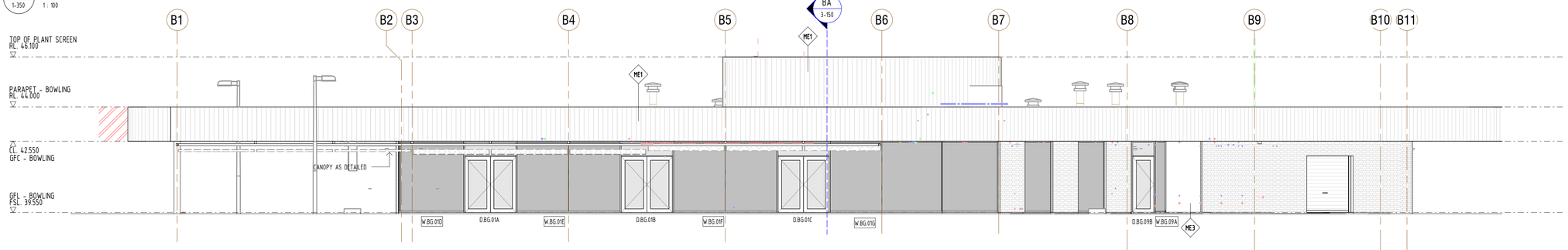
1 1-350 ELEVATION - NORTH EAST

1 : 100



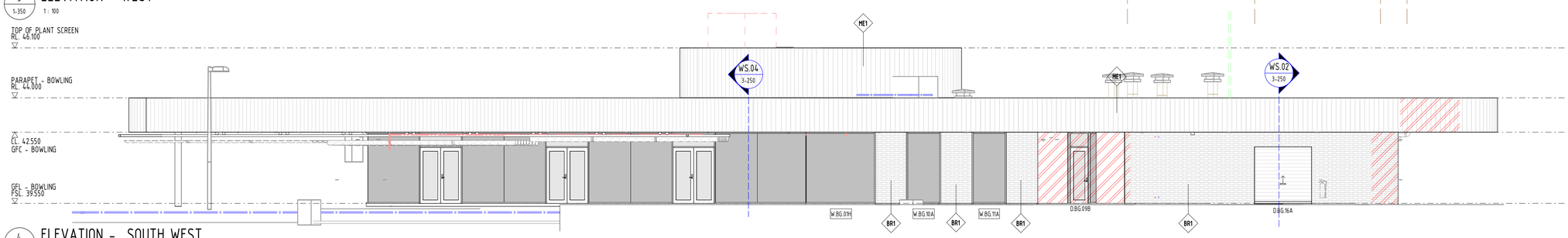
2 1-350 BOWLING CLUB ELEVATION - NORTH

1 : 100



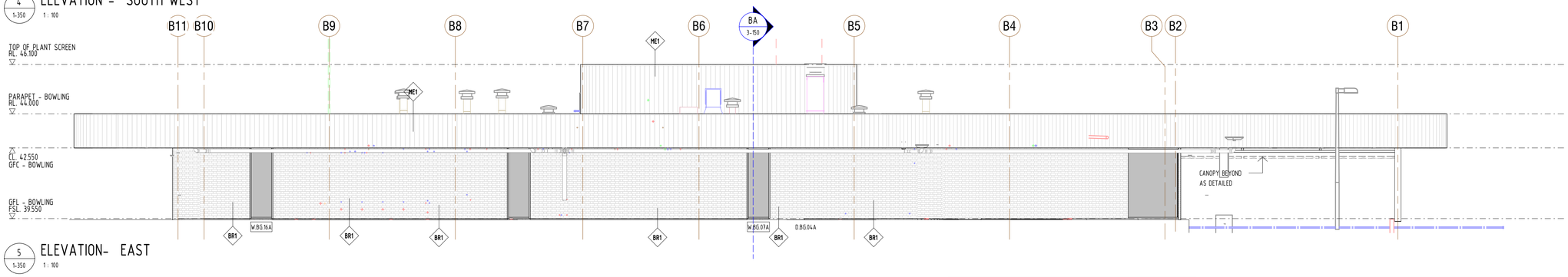
3 1-350 ELEVATION - WEST

1 : 100



4 1-350 ELEVATION - SOUTH WEST

1 : 100



5 1-350 ELEVATION- EAST

1 : 100

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
J	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WTx	wall type 1..3 - refer wall type schedule
D-.--	door reference, refer to door schedule
W-.--	external window reference, refer to window schedule
RTx	roof type 1..3, refer roof type schedule
xx	floor type 1..3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

EXTERNAL ELEVATIONS - BOWLING CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: MF
sheet no: WD-2-150 revision: A

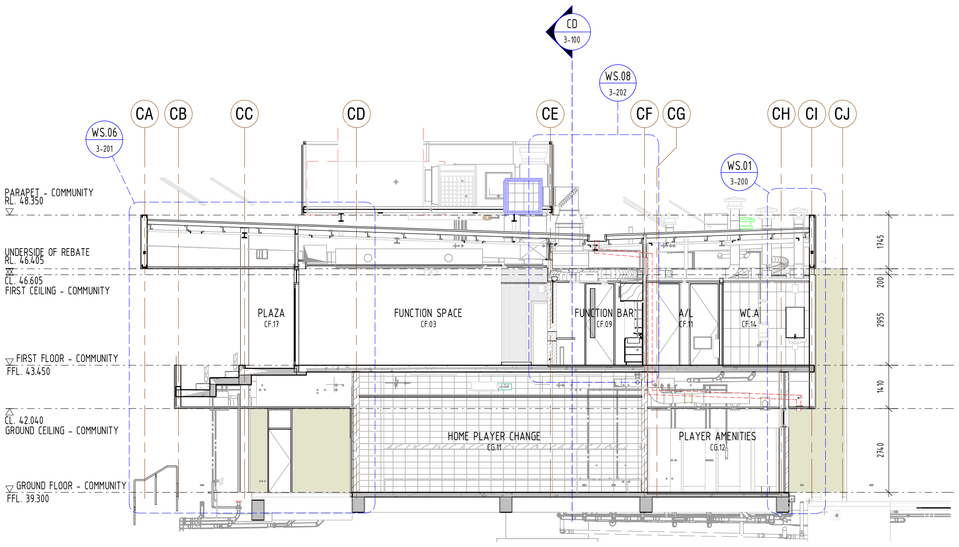
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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
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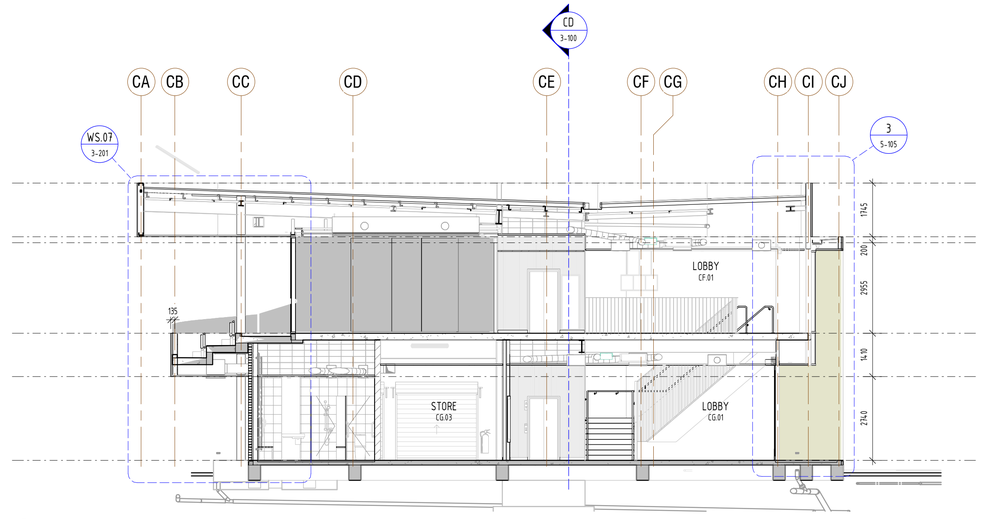
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ATTACHMENT D



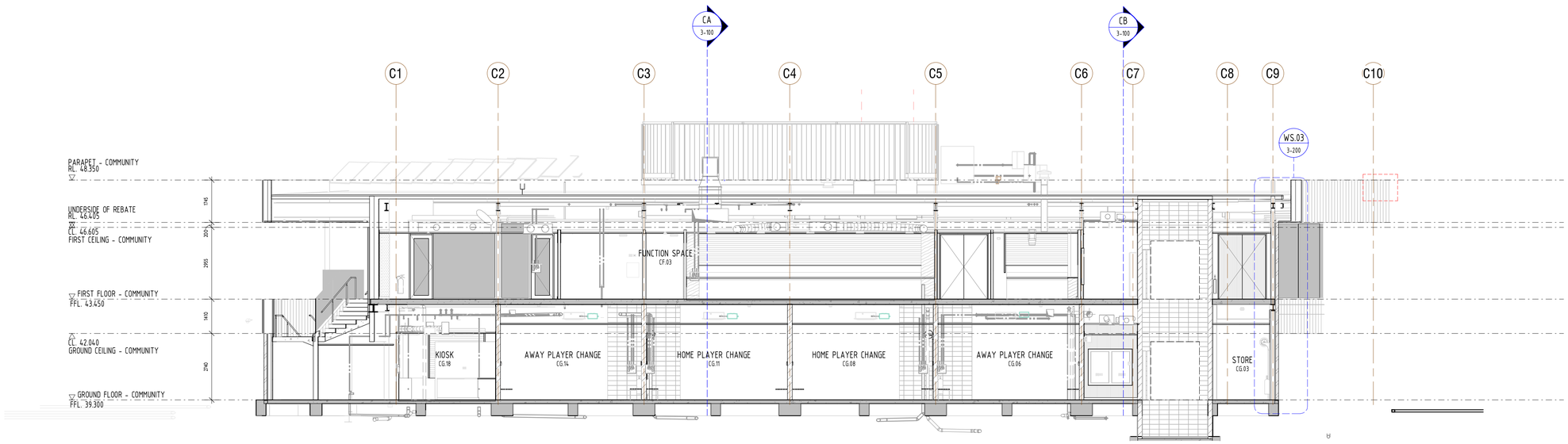
CA 1-300 COMMUNITY - SECTION

1 : 100



CB 1-300 COMMUNITY - SECTION

1 : 100



CD 1-300 COMMUNITY - SECTION

1 : 100

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
J	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WTx	wall type 1_3 - refer wall type schedule
D-##	door reference, refer to door schedule
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RTx	roof type 1_3, refer roof type schedule
xx	floor type 1_3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers
RT2	conceal fix roof sheeting

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BL1	50mm rigid insulation as spec. / 190mm wide concrete block wall to engineers details /
BL2	190mm wide concrete block wall to engineers details /
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
BR1a	Single leaf 110mm wide brick wall / 90mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME2	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / <varies> / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5c	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5d	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. & 50mm top hat / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING
B	17.05.2023	COORDINATION ISSUE

WALKERVILLE OVAL REDEVELOPMENT

TOWN OF WALKERVILLE
RECREATION GARDEN, WALKERVILLE

SECTIONS - COMMUNITY CLUB

project no: 20-0142
scale: As indicated @ A1
date: 07.03.2022
drawn: JW
sheet no: WD-3-100 revision: B

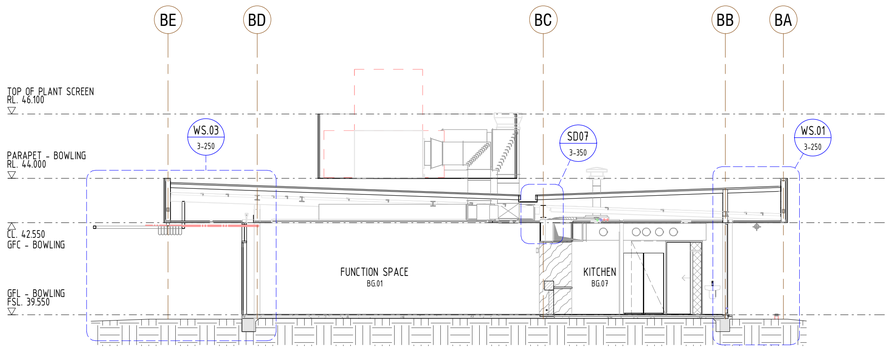
PRELIMINARY

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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
www.walterbrooke.com.au
ABN 42 007 918 514

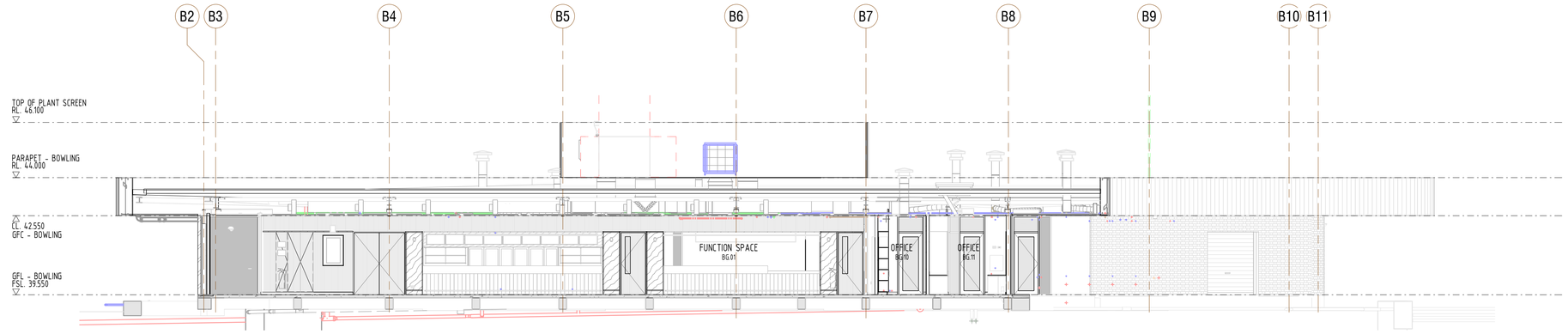
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ATTACHMENT D



BA 1-350 BOWLING CLUB - SECTION

1 : 100



BB 1-350 BOWLING CLUB - SECTION

1 : 100

LEGEND - ELEVATIONS / SECTIONS

col.	column to engineer's drawings
CJ	control joint to engineer's drawings
J	panel joint to manufacturers recommendations
RJ	reveal joint refer precast elevation details
100.000RL	reference level
WT.x	wall type 1_3 - refer wall type schedule
D.---	door reference, refer to door schedule
W.---	external window reference, refer to window schedule
RTx	roof type 1_3, refer roof type schedule
xx	floor type 1_3, refer floor finishes schedule
HR.xx	Handrail type xx: Refer to Specification
BAL.xx	Balustrade type xx: Refer to Specification
	Red diagonal hatch indicates elevation is not parallel with view

NOTES:

1. Refer Mechanical Engineer's drawings for all external 'outside' air intake & exhaust grilles. Provide all necessary trims/sealants to perimeter of openings.
2. Refer Electrical Engineers drawings for all external lighting. Confirm setout with Architect on site unless noted otherwise

ROOF TYPE SCHEDULE

CODE	DESCRIPTION
RT1	conceal fix roof sheeting on insulation spacers

WALL TYPE SCHEDULE

CODE	WALL DESCRIPTION
BR1	Single leaf 110mm wide brick wall / 40mm air gap /
ME1	25mm deep folded metal cladding as spec. / 35mm sub-framing to manufacturer's recommendations /
ME3	30mm thick deep folded aluminium cassette system / 35 top hat to manufacturer's recommendations /

PARTITION TYPE SCHEDULE

CODE	PARTITION DESCRIPTION	NOTES
PT1	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT1a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To finish 100mm above ceiling level
PT2	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT3	2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 2 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT4	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 92mm wide steel stud framing as spec. / 20mm Air Gap / 92mm wide steel stud framing as spec. / acoustic insulation as spec. / 1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. /	To underside of roof / slab above
PT5a	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above
PT5b	1 x 13mm flush plasterboard (MR plasterboard or FC to wet areas) as spec. / 2x 150mm wide steel stud framing as spec. / thermal insulation as spec. / sarking as spec. /	To underside of roof / slab above

GENERAL ANNOTATIONS SCHEDULE

CODE	DESCRIPTION

REFER WD-0-002 - PROJECT LEGEND SHEET FOR ALL LEGENDS

WALTERBROOKE

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

contractors must verify all dimensions on the job before commencing work or making shop drawings

Rev	Date	Reason for Issue
A	22.03.2022	ISSUED FOR DESIGN DEVELOPMENT PRICING

WALKERVILLE OVAL REDEVELOPMENT

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SECTIONS - BOWLING CLUB

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level 9 25 franklin st adelaide sa 5000
telephone 8 8272 4166
email wba@walterbrooke.com.au
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