

Bernie Cohen & Associates Pty Ltd Trading as  
**ESSENTIAL CERTIFIERS**

ACN 100386650  
ABN 84047117254



essentialCERTIFIERS

PO Box 208 Casula Mall NSW 2170 ☐ Level 1, 405 Hume Hwy, Liverpool 2170  
Telephone (02) 9612 5000 ☐ Facsimile (02) 9612 5050

C C No

## CONSTRUCTION CERTIFICATE

**CC2011-00175**

*This certificate is issued by a Private Certifying Authority and verifies that if the applicant carries out the proposed work in accordance with the plans and specifications that are approved the work will comply with the Environmental Planning and Assessment Regulation 2000*

**COUNCIL**

**PITTWATER**

### APPLICANT

Name Pittwater RSL Club C/- Paynter Dixon Constructions  
Address 320 Liverpool Road, ASHFIELD 2131  
Contact no (telephone/fax) 97975555

### OWNER

Name Pittwater RSL Club  
Address 80-82 Mona Vale Road, MONA VALE 2103  
Contact no (telephone/fax) 99973833

### SUBJECT LAND

Address 80-82 Mona Vale Road, MONA VALE 2103

### DESCRIPTION OF DEVELOPMENT

Type of Work



Building work



Demolition work

Description

Construct a new bowlers amenities building with an extended outdoor terrace area

*Essential Certifiers Liverpool Certificate No CC2011-00175*

P2VC \$30 20/8/10  
REC. 285463

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**COUNCIL'S D/A CONSENT**

Development Consent No	N0503/09
D A Approval Date	20/01/2010

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**BUILDING CODE OF AUSTRALIA  
BUILDING CLASSIFICATION** 9b

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**BUILDER or OWNER/BUILDER**

Name	Paynter Dixon Constructions P/L
Contractor Licence No	N/A

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**\$ VALUE OF WORK**

Building	\$1,250,000 00
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**DATE C C APPLICATION RECEIVED**

Date Received	17/08/2010
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**DETERMINATION**

Decision	Approved
Date of Decision	23/08/2010

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## ATTACHMENTS

- Pittwater Council fees receipt No 284071 - dated 5/8/10
- Design Statement for architectural plans by Bergstrom Architects dated 5/8/10
- Structural Design Certificate by Taylor Thompson Whitting dated 9/8/10
- Hydraulic & Fire Services Design Statements by Wood & Grieve Engineers dated 30/7/10
- Electrical Services statement of design by Haron Robson dated 9/8/10
- On-site detention volume compliance by Taylor Thompson Whitting dated 16/8/10
- Noise Emission Assessment by Acoustic Logic Consultancy dated 2/8/10
- Schedule of Finishes by Bergstrom Architects dated 2/8/10
- Food Premises Design Certificate compliance dated 30/7/10
- Section J compliance certificate by Club's Sustainable Futures Pty Ltd dated 4/8/10
- Equipment Layout Plan by Quantum Design International - Job PRL 1/18
  - Drawing No BC-100 - Issue G - dated 9/6/10
- Stormwater Concept Plan by Taylor Thompson Whitting - Job 091087
  - Drawing No SKC01 - Revision P2 - dated 6/11/09
- Mechanical Services Plan by Engineered Environments Pty Ltd - Job J1853
  - Drawing No M-01 & M-02 - Issue A - dated 9/7/10
- Electrical Services Plan by Haron Robson Electrical - Job PRL 1/25 13335
  - Drawing No 06/ES01 to 06/ES06 - Issue A - dated 9/8/10
- Hydraulic Services Plan by Wood & Grieve Pty Ltd - Job 22179-SYD
  - Drawing No H-001, H-200, H-400 - Revision 0 - dated 30/7/10
  - Drawing No H-300 - Revision 1 - dated 16/7/10
- Structural Plans by Taylor Thompson Whitting - Job 091087 B
  - Drawing No S0001 & S0002 - Revision A - dated 29/7/10
- \$30 00 cheque to Pittwater Council for CC lodgement fee

**IMPORTANT NOTE** It is the applicant's responsibility to ensure the mandatory PCA site sign supplied herewith, is displayed at this building site throughout construction

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*Essential Certifiers Liverpool Certificate No CC2011-00175*

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**PLANS AND SPECIFICATIONS  
APPROVED**

List plan no(s) and specifications  
reference

Architectural Plans by Bergstrom Architects - Job PRL 1/25  
- Drawing No WD 100 - Revision P1 - dated 3/8/10  
- Drawing No WD 101, 200, 201 - Revision P3 - dated 3/8/10

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**RIGHT OF APPEAL**

*under S109K where the Certifying Authority is a Council an applicant  
may appeal to the Land and Environmental Court against the refusal to  
issue a Construction Certificate or imposition of conditions on the  
consent within 12 months from the date of the decision*

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**ACCREDITATION BODY**

BUILDING PROFESSIONALS BOARD  
10 Valentine Street, Parramatta NSW 2150

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**CERTIFICATE**

Certificate Final

I certify that the work if completed in accordance with these plans and  
specifications (with such modifications verified by the Certifying  
Authority as may be shown on that documentation) will comply with the  
requirements of the Environmental Planning and Assessment Regulation  
2000 as referred to in Section 81A(5) of the Environmental Planning  
and Assessment Act 1979

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**CERTIFYING AUTHORITY**

Name of Certifying Authority	Essential Certifiers Liverpool
Name of Accredited Certifier	Bernie Cohen
Accreditation No	BPB0067
Contact No	(02) 9612-5000
Address	Level 1, 405 Hume Highway, Liverpool NSW 2170

**SIGNED**



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*Essential Certifiers Liverpool Certificate No CC2011-00175*





**essentialCERTIFIERS**

**essentialCERTIFIERS**

Bernie Cohen and Associates Pty Ltd T/As Essential Certifiers  
ABN 84 047 117 254

Level 1 • 405 Hume Highway Liverpool NSW 2170  
PO BOX 208 Casula Mail NSW 2170  
T 02 9612 5000 F 02 9612 5050  
essentialcertifiers.com.au

- ACCREDITED CERTIFIERS
- CONSTRUCTION CERTIFICATES
- INSPECTIONS
- FIRE SAFETY SERVICES
- BUILDING CODE CONSULTANCY

**ESSENTIAL FIRE SAFETY MEASURES**

The following is a list of essential fire safety measures that are applicable to this building under Clause 166 of the EP&A regulations 2000

**Schedule of Proposed Essential Fire Safety Measures**

Essential Service	Australian Standard	Building Code of Australia
Emergency Lighting	AS 2293 1 2005	E4 4
Exit Signs	AS 2293 1 2005	E4 8
Portable fire extinguishers	AS 2444 - 2001	E1 6

Note All existing and proposed fire safety measures are to be assessed annually and a copy referred to the relevant local council and to the NSW Fire Brigades The Annual Fire Safety Statement is to be prominently displayed in each building

APPROX. DATE BUILDING WORK IS TO COMMENCE. LATE AUGUST 2010

#### HOME BUILDING ACT 1989 REQUIREMENTS

Principal Certifying Authority has been advised of the requirements of CI 78C of the Regulation

☒ Yes ☐ No ☐ N/A - reason

*Home Building Act 1989* requirements in case of building work that involves residential building work (within the meaning of the *Home Building Act 1989*) attached as follows

- (a) In the case of work by a licensee under the act:
- (i) a statement detailing the licensee's name and contractor licence number, and
  - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act<sup>(\*)</sup>, or
- (b) In the case of work done by any other person:
- (i) a statement detailing the person's name and owner-builder permit number, or
  - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Act.

(\*) A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part is sufficient evidence that the person has complied with the requirements of that Part.

#### DECLARATION

I, the undersigned, declare that I have the legal authority (express or implied) to engage a Principal Certifying Authority for the building works described in this document and verify that all information pertaining to such work is correctly stated on this form

I understand that this Notice must be given to the relevant Local Council two (2) days prior to the intention to commence building work in accordance with S81A(2)(c) of the EP&A Act and verify that no building work will commence prior to the date given in the "Date the Building Work is to Commence" section of this document

As a condition of appointing the Principal Certifying Authority stipulated on this form, I agree to undertake the following responsibilities, ensure the Builder contacts the PCA at the specified stages of development (as indicated below) to carry out building work in accordance with a current Development Approval; to notify the PCA of any intent to depart from the issued Development Approval as soon as the intention arises, and to verify all documents provided to the Private Certifying Authority are bona fide and correct in detail

I hereby authorize the Builder as detailed on the approved Construction Certificate to contact the PCA at the specified stages of development, but not limited to these stages in order to obtain an inspection as follows

\*Pre Commencement\* Stormwater Framework\* Wet Areas\* Completion\* Any other stage as specified by the PCA.

I fully understand that failure to do so may result in the PCA issuing a Notice of Intention to Serve an Order

Owner's or Tenant's Signature

Dated.

Print Name

Address

PCA Form 07 v01 doc

RECEIVED  
17 AUG 2010



essentialCERTIFIERS  
LIVERPOOL

BY .....

Bernie Cohen and Associates Pty Ltd T/As Essential Certifiers Liverpool  
ABN 84047117254

PO Box 208 Casula Mall NSW 2170  
Level 1 405 Hume Highway  
Liverpool NSW 2170

P 02 9612 5000  
F 02 9612 5050  
E [info@essentialcertifiers.com.au](mailto:info@essentialcertifiers.com.au)  
[www.essentialcertifiers.com.au](http://www.essentialcertifiers.com.au)

## CONSTRUCTION CERTIFICATE APPLICATION FORM

Construction Certificate In accordance with Clause 139 Part 8 Division 2 of the Environmental Planning and Assessment Regulations 2000

### PART A – Identification of the Land

Lot No 27 Street No 22 DP No 5055

Street JUBILEE AVE Suburb WARRIEWOOD Postcode

### PART B – Owners Details

☐ Mr ☐ Mrs ☐ Miss ☐ Other

Surname/s

First names/s

Company/Organisation PITTWATER RSL CLUB

Full Address of Owner 80-82 MONA VALE Rd. MONA VALE

Phone 99973833 Mobile

Fax 99993535 Email

### PART C – Applicant Details (Person having Benefit of Development Consent) within the meaning and under the EP&A ACT 1979

☒ Mr ☐ Mrs ☐ Miss ☐ Other

Surname/s FUCILE

First Name/s ANTHONY

Company/Organisation PAYNTER DIXON CONSTRUCTIONS

Full Address of Applicant 320 LIVERPOOL Rd ASHFIELD

Phone 97975555

Fax 97996149

Mobile 0408 292 322

Email tony.fucile@paynterdixon.com.au

### Owners Declaration

I/we understand that this engagement shall be subject to the Terms and Conditions in the fee proposal (if any)

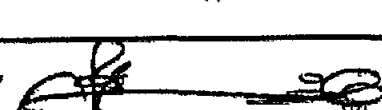
I/we as owner/applicants of the land to which the application relates, I/we consent to the making of the application. I/we also give consent for officers/certifiers of Essential Certifiers Liverpool to enter the land to carry out inspections relating to this application.

I/we declare that I/we will notify Essential Certifiers Liverpool to carry out any critical stage inspection or make arrangements with the Builder to carry out this function on my/our behalf as a condition of my/our Building contract.

**BRUCE SMITH**  
Name of all owners/tenants

**ANTHONY FUCILE**  
Name of all applicants

X   
Signatures of all owners/tenants

  
Signatures of all applicants/tenants

Date **30/7/10**

Date **30-7-10**

### PART D - Billing Details

Billing Name **PAYNTER DIXON CONST**

ABN **84 097 120 315**

Billing Address

### PART E - Appointment of Agent


As the owner(s) of the above property I/ we consent to information being provided to the following parties (who act on my/our behalf as an agent) during the course of my/our application

Name of person(s) /company/organisation of Agent: **PAYNTER DIXON CONSTRUCTIONS**

Agent Address **320 LIVERPOOL Rd. ASHFIELD**

Phone/Fax Agent **ph 97975555/Fax 97996149**  
Email

Owner(s)/ Tenants Name **BRUCE SMITH**

Signatures of all owners/tenants  
Date **30/7/10** X 

**PART F – ☐ Builders Details ☐ Owner Builders Details**

Name **PAYNTER DIXON CONST** License No/ Owner Builder Permit No

Address **320 LIVERPOOL Rd ASHFIELD**

Phone **9797 5555** Mobile **0408 292 322**

Fax **9799 6149** Email

**PART G – Description of Development**

Describe the work to be carried out **NEW BOWLERS' AMENITIES BUILDING**

Cost of Development **\$ 1.25M** Your Ref

Number of Stories **1** Number of Structures

Building Classification

Has development consent been granted for the development?

No ☐

Yes ☒

Consent Number **NO 503/09**

Date of Determination **20 Jan 2010**

Council Area **PITTWATER COUNCIL**

Has a Section 96 Modification been granted for the development?

No ☒

Yes ☐

Modification Number

Date of Modification



**essentialCERTIFIERS**  
**LIVERPOOL**

**SCHEDULE OF DETAILS FOR THE  
AUSTRALIAN BUREAU OF STATISTICS**

**CONSTRUCTION CERTIFICATE NUMBER**

**PARTICULARS OF THE PROPOSAL**

**All New Buildings**

Area of subject site (m<sup>2</sup>) **39,240m<sup>2</sup>**

Does the site contain dual occupancy? No ~~Yes~~

Current use of existing building/s on the subject site (if vacant, state 'vacant') **EXISTING RSL CLUB & ASSOCIATED USES.**

Floor area of existing building/s in m<sup>2</sup> except if being demolished **7095m<sup>2</sup>**

Gross floor area in m<sup>2</sup> of proposed addition/s or new building/s If multiple buildings please itemise **STAGE 1 110m<sup>2</sup>**

Proposed use of all parts of the addition/s or new building/s **STAGE 1, (CANTEEN, KITCHEN, COOL RM, FREEZER, SERVERY, OFFICE)**

**Residential Dwellings Only**

Number of pre existing dwellings <b>ONE</b>	Number of dwellings to be demolished <b>NIL</b>
Number of proposed new dwellings <b>—</b>	Number of storeys of proposed dwelling <b>1</b>

**Materials Used in Building**

Tick the box alongside which best describes the material/s to be used in the construction of the proposed new work/s

WALLS		ROOF		FRAME		FLOOR	
Brick Veneer		Aluminium	<input checked="" type="checkbox"/>	Timber		Concrete	<input checked="" type="checkbox"/>
Full Brick		Concrete		Steel	<input checked="" type="checkbox"/>	Timber	
Single Brick		Concrete Tiles		Other (describe below)		Other (describe below)	
Concrete Block	<input checked="" type="checkbox"/>	Fibrous Cement					
Concrete/Masonry		Fibreglass					
Concrete		Masonry Shingle					
Steel		Terracotta Shingle					
Fibrous Cement		Tiles – other					
Hardiplank		Slate					
Timber/Weatherboard		Steel					
Cladding/Aluminium		Terracotta Tiles					
Curtain Glass		Other (describe below)					
Other (describe below)							

31/12/2011

OFFICIAL RECEIPT

5/12/2011 Page 1 of 1

TO: JAMES J. JONES

TO: JAMES J. JONES  
RE: JAMES J. JONES

Reference: JAMES J. JONES  
JAMES J. JONES

Total: 24,000.00

Amount: 24,000.00

SSN	123456789
DOB	12/12/1980
TO: JAMES J. JONES	24,000.00
FROM: JAMES J. JONES	24,000.00
DATE: 31/12/2011	24,000.00
TIME: 12:00	24,000.00
LOCATION: 123456789	24,000.00
REMARKS: JAMES J. JONES	24,000.00
TOTAL	24,000.00

RECEIVED BY: JAMES J. JONES

DATE: 31/12/2011

5 August, 2010

Paynter Dixon Constructions  
320 Liverpool Road  
Ashfield, NSW 2131

Attn Mr Tony Fucile

Dear Tony,

**Re Design Statement for Pittwater RSL – Construction Certificate for the Bowler's Lounge**

This design statement is to accompany the Construction Certificate application submitted to the Principal Certifying Authority for the new Bowler's Lounge facilities to be built adjacent to the existing Bowler's Amenities block and is limited to architectural design work as detailed in the below listed drawings and does not include any design work by other consultants or architectural works generally documented within specifications

The following documentation was issued by Bergstrom Architects for the Construction Certificate application on 03 08 2010,

- WD100 Revision P2 – Location Plan & Drawing List,
- WD101 Revision P3 – Ground Floor Plan,
- WD200 Revision P3 – Elevations,
- WD201 Revision P3 – Sections,
- Schedule of External Finishes, Revision A

The submitted documents generally comply with the following provisions of the BCA,

- Section C – Fire Resistance,
- Section D – Access & Egress,
- Section J – Energy Efficiency Compliance with this section is based on the space within the new Bowler's Lounge being non-conditioned

The submitted documents generally comply with the following DA Conditions of Consent issued by Pittwater Council on 20/01/2010 under DA No N0503/09,

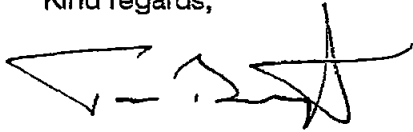
- A1, B5, B43, B48, B52, B53, C2, C4, C7, C8, C10, C11



The submitted architectural drawings generally comply with DA Condition C9, we note that a management procedure will be in place for serving people with disabilities from the servery counter as an alternative solution to lowering a section of the servery counter

For compliance with other DA Conditions, please refer to documentation provided by engineers and other consultants

Kind regards,



Tom Bergstrom  
Bergstrom Architects Pty Ltd (ACN 095 092 989)



WOOD & GRIEVE ENGINEERS

ENQUIRIES  
PROJECT NO

DAVID STEBLINA  
22179-SYD H

30<sup>th</sup> July 2010

Paynter Dixon Constructions  
320 Liverpool Road  
Ashfield  
NSW 2131

Attention Tony Fucile

Dear Tony

**RE PITTWATER RSL CLUB BOWLERS LOUNGE - HYDRAULIC & FIRE SERVICES – DESIGN  
STATEMENT- DA NO N0503/09**

We confirm that the Hydraulic & Fire Services design, as prepared by Wood & Grieve Engineers for the above mentioned project has been designed in accordance with the Building Code of Australia (BCA 2009) in particular Section J Part J7 and Sections E1 3 and E1 4 the Australian Standards AS 3500 AS5601 AS2419 1

The Hydraulic & Fire services drawings applicable to this statement are as follows

Dwg No	Revision	Drawing name
H 001	0	SPECIFICATION NOTES AND LEGEND
H 200	0	SEWER DRAINAGE LAYOUT 1 OF 2
H 300	1	SEWER DRAINAGE LAYOUT 2 OF 2
H-400	0	COLD & HOT WATER GAS SANITARY PLAN

We trust that the above information is sufficient for your present purposes Should you require any further information please do not hesitate to contact the undersigned

Yours faithfully

**David Steblina**  
**for Wood & Grieve ENGINEERS**

DOCUMENT M1TECH122100179H\_QA\_DESIGN\_002 DOC (DMS)

**'vital experience'**

Page 1 of 1

Wood & Grieve Engineers ABN 75 900 165 652 **Perth Melbourne Sydney Brisbane Albany Busselton**  
L3 454-456 Pacific Highway St Leonards New South Wales 2065  
Phone +61 2 8484 7000 Fax +61 2 8484 7100 Email [sydney@wge.com.au](mailto:sydney@wge.com.au) Web [www.wge.com.au](http://www.wge.com.au)

Wood & Grieve Pty Ltd ACN 008 808 786 as trustee for the Wood & Grieve Unit Trust trading as Wood & Grieve Engineers



RECEIVED  
11 AUG 2010

9 August 2010

**HARON ROBSON**  
Electrical Consultants and Lighting Designers

Paynter Dixon Constructions Pty Ltd  
Locked Bag 9  
ASHFIELD NSW 2131

Attention Tony Fucile

**RE PITTWATER RSL CLUB - BOWLERS LOUNGE AMENITIES PRL-1/25  
ELECTRICAL SERVICES STATEMENT OF DESIGN**

The Electrical Services in the new and refurbished areas covered under DA Number NO123/09 and as described on our drawings 13335 06/ES01 A to 13335 06/ES06 A inclusive have been documented in accordance with the following

- The Emergency and Exit Sign Lighting System has been designed in accordance with Clause E4 2 to E4 8 of the Building Code of Australia 2010, and AS 2293 1 2005 utilising 'pictogram' legend and exit signs
- The Lighting and Power Installation has been designed in accordance with Section J, Part 6 of the Building Code of Australia 2010
- The Internal Lighting has been designed in accordance with Australian Standard AS 1680 0-2005 Interior lighting Circulation Spaces and Other General Areas and Part F4 4 of the Building Code of Australia

When the Electrical Services Contractor has completed the installation, testing and commissioning of the systems he shall have to provide a Statement of Compliance that the systems have been installed, tested and found to operate in accordance with the requirements of the Building Code of Australia and the relevant Australian Standards

Should you have any questions on this matter please do not hesitate to contact the undersigned at this office

Yours faithfully  
HARON ROBSON PTY LTD



Tom Russell  
Director

trussell@haronrobson.com.au



TaylorThomsonWhitting

## Memo Transmittal

Project		Job No
Stormwater, Pittwater RSL Club, Bowlers Club Extension		091087 B
From	Date	Record No
Kelvin HOLEY	16/08/2010	1
Transportation Method		Page No
Email and Facsimile		1 of 1

Distribution	Attention	Email Fax
Paynter Dixon Constructions Pty Ltd	Mr Tony Fucile	(02) 9716 6870

Subject

**Bowlers club onsite detention volume**

Tony,

I confirm that the futsal design as shown on Northrop drawing C4 01 revision 5 provides an On-Site Detention volume of 70000L which is able to accommodate the future extension to the bowlers club

- Bowlers club extension detention volume required **24000L**
- Futsal court detention volume required **24000L\***
- Futsal court design detention provided **70000L** - 2x35000L tanks

\* based on Northrop drawing DA01 revision 1

Regards

Kelvin Holey

BEng (Civil and Enviro)

Dip Eng Prac, Dip Civ Eng

**ACOUSTIC LOGIC CONSULTANCY**  
noise and vibration consultants  
abn 11 068 954 343

Reference 2009852/0208A/R0/VF

2 August, 2010

Paynter Dixon Constructions Pty Ltd  
320 Liverpool Road  
ASHFIELD NSW 21310

No Pages 1

**ATTN MR TONY FUCILE**

**PITTWATER RSL CLUB – OUTDOOR TERRACE AND PROPOSED BOWLERS  
AMENITIES BUILDING – NOISE EMISSION ASSESSMENT OF EXHAUST FAN**

It is proposed to install a kitchen exhaust fan on the roof above the proposed amenities building kitchen

The proposed fan has a noise level of 55 dB(A) at 3m in a free field. The resultant noise level at the nearest residential property would be less than 28 dB(A), which would be inaudible at all times of fan operation and comply with the noise emission criteria stipulated in report 2009852/1102A/R1/TT

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



ACOUSTIC LOGIC CONSULTANCY PTY LTD  
Victor Fattoretto

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Directors Matthew Palavidis | Victor Fattoretto | Matthew Carter | Matthew Shields

Sydney | Ph 02 8338 9888 | fax 02 8338 8399 | 9 Sarah Street Mascot NSW 2020

Melbourne | Ph 03 9614 3199 | fax 03 9614 3755 | Level 7 31 Queen Street Melbourne VIC 3000

Canberra | Ph 02 6162 9797 | fax 02 6162 9711 | Unit 14/71 Leichhardt Street Kingston ACT 2604

SCHEDULE OF Finishes – Issue A

Pittwater RSL Club\_ Bowler s Lounge

SCHEDULE OF FINISHES  
EXTERNAL FINISHES

Pittwater RSL Club  
Bowler’s Lounge

80-82 Mona Vale Road  
Mona Vale  
NSW 2103

Date 02 08 10  
Revision Issue A  
Prepared By Bergstrom Architects Pty Ltd  
ABN 75 095 092 989  
Suite 9, Level 2, 9 Myrtle Street,  
NORTH SYDNEY, NSW 2065

2/08/10






1 of 2

Bergstrom Architects Pty Ltd  
Suite 9 Level 2 9 Myrtle Street Crows Nest NSW 2065 ph 8920 1499 fx 8920 1599  
ABN 75 095 092 989

SCHEDULE OF Finishes – Issue A

Pittwater RSL Club\_ Bowler s Lounge

Note

FINISHES SCHEDULE			
Code	Item/Location	Name/description	Contact Details
1 Walls			
	General walls Render and paint finish	Dulux <i>Rattle snake</i> P14B6  (To match existing Amenities block)	Dulux
2 Doors			
	Solid core doors	Dulux <i>Nick's nook</i> P18D6  (To match existing Amenities block)	Dulux
3 Steel paint colours			
	General steel	Dulux <i>Spanish eyes</i> PG1F9 (Gloss)  (To match existing Amenities block)	Colorbond
4 Roof			
	Ritek – Ecotek roof panels	Top Layer-Prefinished Colorbond Trimdek Steel sheeting- <i>Woodland Grey</i>  Underside- Colorbond Custom Orb sheeting- <i>Shale Grey</i> 	Ritek (02) 9531 5664

## Attachment F1

### Food Premises Design Certificate of Compliance

**PREMISES** Pittwater RSL Club  
**ADDRESS** Foley Rd, Pittwater NSW  
**DEVELOPMENT APPLICATION No** DA – N0503/09 (*Consent Number*)  
**CONSTRUCTION CERTIFICATE No**

Pursuant to the provisions of Section 93 of the Local Government Act 1993 I hereby certify that the design of the new/alterations to the existing food premises as shown in the plans and specifications listed below meet the requirements and intent of the following<sup>i</sup>

- (a) The above mentioned Construction Certificate and Development Consent,
- (b) Australian Standard AS 4674, Design, construction and fit-out of food premises,
- (c) The Food Act 2003,
- (d) Food Regulation 2004
- (e) Food Safety Standards 3 1 1, 3 2 2 & 3 2 3

I also certify that the design has included due consideration of the following<sup>i</sup>

- (a) The provisions of the Building Code of Australia (BCA) and Councils Ventilation Code relating to Mechanical Ventilation and the position of all proposed air intakes and discharge points relative to the amenity of the neighborhood
- (b) The provisions of the BCA relating to toilet and other sanitary facilities for patrons and staff
- (c) The minimization of likely contamination of food and the provision of temperature control as required by the Food Safety Standards
- (d) Compliance with Councils Code for Waste Handling in Buildings

I am an appropriately qualified practicing food & beverage design person competent in the area of Food Premises Design and as such can certify under Section 93 of the Local Government Act 1993, that the design complies with the above requirements  
I am covered by indemnity insurance to the satisfaction of the building owner

**Date of Development Consent (Compulsory)** 20<sup>th</sup> January 2010  
**Date/s of Construction Certificate (Compulsory)**  
**Full Name of Certifier** Bruce W Smith  
**Registration Number** # 703546  
**Qualifications & Experience<sup>ii</sup>** Refer Attached  
**Address of Certifier** 17 Lochiel Rd, Engadine NSW 2233  
**Phone Numbers** Bus 02 94520 8300 Mobile 0407 421 983 Fax 02 9520 4300  
**Signature** Date 30<sup>th</sup> July 2010  
**Name of Employer** Quantum Design International Pty Ltd  
(Self or Company)

**Certified Drawing numbers and revision list (attach a separate list if necessary)<sup>iii</sup>**

Quantum Design International Pty Ltd – Drawing PRL-BC-100-G dated 9 06-2010

Following the completion of construction and installation of equipment, Certification (Attachment F2) must be submitted to the satisfaction of the Principal Certifying Authority before occupancy will be granted<sup>iv</sup>

#### Notes

Certification of Mechanical Ventilation Systems Waste Management Plans and for major food complex (hotel food courts, clubs etc) Food Management Plan must be submitted separately in the format by those responsible

<sup>ii</sup> Please submit a Curriculum Vitae with your Certification

List and attach drawings nos and revisions and specifications including plans elevations and sectional details of design and construction of the premises and the layout of equipment

<sup>iv</sup> Any proposal to depart from the prescribed design requirements must be justified with this submission to the satisfaction of the Principle Certifying Authority  
Updated 04/06/2007



# CURRICULUM VITAE

**Bruce William Smith** FCSI

*Since the inception of Quantum Design International Pty Ltd in 1995 Bruce has brought together highly experienced staff, resources and external expertise to cater for the high degree of experience required within the Hospitality Industry*

*Prior to joining Quantum Design International Bruce was contracted to TAFE NSW for a period of two years as the Senior F & B Facilities Manager responsible for the development and conversion of their teaching kitchens to the new National Core Curriculum. During his time with TAFE NSW Bruce provided lectures on all aspects of facilities design. In the period from 1983 to 1993 Bruce was the Managing Director of Catering Design Australia, a leading Australian company providing foodservice consultancy services to both Australian and International companies. For a period of ten years prior to this position Bruce held a number of executive positions with Noyes Bros Pty Ltd culminating as Australian General Manager F&B Division, a Hawker Siddley subsidiary company - England. Mr Smith has been continuously active within the Hospitality Industry since 1963.*

- *Registered Foodservice Consultant No 703546*
- *Mr Smith is the International Chairperson, (FCSI) Council for Professional Standards*
- *Asian / Pacific representative of Foodservice Consultants Society International (FCSI,)*
- *Committee member of Australian Standards BD-095 (AS 4674 Construction and fit-out of food premises)*
- *Past President of the Commercial Kitchen Equipment Contractors Association (CKECA)*
- *Executive Food Marketing Member of the Catering Institute of Australia (CIA)*
- *Member of Refrigeration Contractors Association Australia (RACCA)*
- *Justice of the Peace* - *Appointment 7th September 1977  
No 7700084*
- *Current licences held* - *Foodservice Consultant #703546  
- Refrigeration Engineers Trade Certificate  
- Refrigeration & Air Conditioning Gold Card  
- CFC Gas User (O P Act 1989)  
- Electrical / Refrigeration*

*Dated 14<sup>th</sup> July 2008*





## HYDRAULIC SERVICES NOTES

- THE HYDRAULIC SERVICES DRAWINGS ARE TO BE READ IN CONJUNCTION WITH FOLLOWING DOCUMENTS WHICH FORM AN INTEGRAL PART OF THE HYDRAULIC SERVICES CONTRACT.
  - HEAD CONTRACT PRELIMINARIES FOR RELATED CONDITIONS & REQUIREMENTS,
  - HYDRAULIC SERVICES SPECIFICATION,
  - ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS,
  - STRUCTURAL DRAWINGS,
  - MECHANICAL SERVICES DESIGN & SHOP DRAWINGS,
  - ELECTRICAL DRAWINGS INCLUDING POWER DISTRIBUTION & LIGHTING.
  - ACOUSTIC REPORT
- THE HYDRAULIC SERVICES CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COPIES OF THE ABOVE DOCUMENTS DIRECT FROM THE HEAD CONTRACTOR - PAYNTER DIXON.
- THE COMPLETE HYDRAULIC SERVICES INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING WHETHER DEPICTED ON THE DRAWINGS OR NOT:
  - AS 3500 "THE NATIONAL PLUMBING & DRAINAGE CODE"
  - AS 2419 "FIRE HYDRANT INSTALLATIONS"
  - AS 2441 "FIRE HOSE REEL INSTALLATIONS"
  - AS/NZS 5601 "GAS INSTALLATION CODE"
  - REQUIREMENTS OF ALL STATUTORY AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR LIAISING WITH ALL OTHER TRADES TO ENSURE THAT CO-ORDINATION OF SERVICES IS UNDERTAKEN & THAT FINAL INTEGRATION OF SERVICES IS ACHIEVED.
- ALL EXISTING SERVICES SHOWN ARE IN APPROXIMATE LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING SITE SERVICES PRIOR TO COMMENCEMENT OF SITE WORKS.
- THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION RELATING TO THE LOCATION OF ALL MAIN INFRASTRUCTURE SERVICES INCLUDING SEWER, WATER, GAS, COMMUNICATIONS & POWER PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.
- THE CONTRACTOR SHALL FAMILIARISE THEMSELVES WITH SITE/GROUND CONDITIONS, GROUND LEVELS, PROPOSED FLOOR LEVELS & SERVICES INVERT LEVELS PRIOR TO THE COMMENCEMENT OF SITE WORKS.
- THE CONTRACTOR SHALL IDENTIFY AT AN EARLY STAGE OF THE CONTRACT ANY DISCREPANCIES WITH THE DRAWINGS & SPECIFICATION THAT ARE AFFECTED BY EXISTING SERVICES LOCATIONS & GROUND CONDITIONS.
- THE CONTRACTOR IS REQUIRED TO PROVIDE DETAILED & ACCURATE AS-CONSTRUCTED DRAWINGS AT PRACTICAL COMPLETION.
- THE CONTRACTOR IS REQUIRED TO PROVIDE COMPREHENSIVE PREVENTIVE MAINTENANCE & WARRANTY OF ALL NEW SERVICES & EQUIPMENT TOGETHER WITH ATTENDANCE TO DEFECTS DURING THE REQUIRED DEFECTS LIABILITY PERIOD.
- THE PROGRAM OF THE WORKS SHALL BE IN ACCORDANCE WITH THE HEAD CONTRACTORS CONSTRUCTION PROGRAM. THE CONTRACTOR IS TO FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION PROGRAM & ANY PLANNED STAGING TO ENSURE THAT ALL MATERIALS & LABOUR IS PROVIDED AS REQUIRED.
- MINIMUM GRADE FOR GRAVITY STORMWATER DRAINAGE SHALL CONFORM TO AS 3500 PART 3 AS FOLLOWS, UNO
  - 1% FOR 100mm & 150mm DIAMETER
  - 0.5% FOR 225mm DIAMETER
  - 0.4% FOR 300mm DIAMETER
  - 0.35% FOR 375mm DIAMETER
- MINIMUM DEPTH OF COVER FOR STORMWATER PIPES
  - 300mm FOR NON-TRAFFICABLE AREAS
  - 450mm FOR TRAFFICABLE AREAS
  - 600mm FOR HEAVY VEHICLE TRAFFIC AREAS
- MINIMUM GRADES FOR GRAVITY SANITARY DRAINAGE SHALL BE AS FOLLOWS, UNO
  - 650 2.5%
  - 800 1.65%
  - 1000 1.65%
  - 1250 1.25%
  - 1500 1.00%
  - 2250 0.65%
  - 3000 0.4%
- THE CONTRACTOR SHALL ALLOW FOR & PAY ALL FEES & CHARGES FOR CONNECTION TO EXISTING AUTHORITIES INFRASTRUCTURE
- ALL DOMESTIC COLD WATER & HOT WATER SERVICES OFF TAKES ARE TO BE FITTED WITH SEPARATE CONTROL VALVES WHETHER SHOWN ON THE DRAWING OR NOT
- COLD WATER & HOT WATER PIPES CHASED IN WALL, DROPPING &/OR RISING TO VARIOUS FIXTURES - NO HORIZONTAL CHASING
- STRUCTURAL ENGINEER APPROVAL IS REQUIRED FOR ALL CORE HOLE DRILLING
- ALL ELECTRICAL WORKS UNDER HYDRAULIC SERVICES TRADE SHALL BE CARRIED OUT BY LICENCED ELECTRICIAN
- CURRENT AUSTRALIAN STANDARDS, BCA & RELEVANT REGULATIONS SHALL BE USED AT THE TIME OF INSTALLATION
- PROVIDE ADEQUATE PIPE SUPPORT TO ALL NEW SERVICES & ADDITIONAL SUPPORT TO EXISTING SERVICES AS REQUIRED
- PROVIDE ALL NECESSARY LABELING OF PIPEWORK
- PROVIDE ALL NECESSARY COMMISSIONING & TESTING AT PRACTICAL COMPLETION
- PROVIDE ALL MATERIAL APPROVALS CERTIFICATES IN THE OPERATING MAINTENANCE MANUAL
- INSTALL FIRE STOPPING COLLARS & PRODUCTS TO ALL PVC & INSULATED PIPES PASSING THROUGH FLOOR SLABS, FIRE WALLS & FIRE CEILINGS

## LINETYPES

—	SEWER DRAINAGE
—	STORMWATER
—TW—	TRADE WASTE DRAINAGE
—GWS—	GREASE WASTE SUCTION
---	VENT PIPE
---	COLD WATER
---	HOT WATER
---	HOT WATER RETURN
---WW---	WARM WATER
---	GAS

## LEGEND

⋈	STOP VALVE	BT	BOUNDARY TRAP
⋈	GAS BALL VALVE	SWP	STORMWATER PIT WITH SOLID COVER
⋈	STRAINER	SWP	STORMWATER PIT WITH GRATED COVER
⋈	SOLENOID VALVE	SMH	SEWER MANHOLE
⋈	GAS REGULATING VALVE	SSST	SERVICE TYPE / STACK No.
⋈	STOP VALVE & CAST IRON PATH BOX	SSST	RISER / DROPPER SIZE LABEL
⋈	UNDERGROUND GAS BALL VALVE & CAST IRON PATH BOX	SSST	PIPE SIZE
⋈	PRESSURE LIMITING VALVE	SSST	SERVICE CONTINUATION REFER DRAWING No. H01
⋈	REFLUX VALVE	SSST	FIRE HYDRANT
⋈	NON RETURN VALVE / SPRING CHECK VALVE	SSST	DOUBLE HEAD FIRE HYDRANT
⋈	DOUBLE CHECK VALVE / BACK FLOW PREVENTION DEVICE	SSST	FIRE HOSE REEL
⋈	THERMOSTATIC MIXING VALVE	SSST	PIPE DROPPER (BEND)
⋈	FLOOR WASTE	SSST	PIPE DROPPER (TEE)
⋈	BUCKET TRAP FLOOR WASTE	SSST	PIPE RISER / DROPPER
⋈	RAIN WATER OUTLET	SSST	PIPE CAPPED OFF
⋈	HOSE TAP	SSST	TUNDISH
⋈	PUMP	SSST	AIR ADMITTANCE VALVE
⋈	CLEAROUT	SSST	AUSTRALIAN HEIGHT DATUM
⋈	FLEXIBLE JOINT / CONNECTION	SSST	BASIN
⋈	OVERFLOW GULLY	SSST	BOUNDARY TRAP
⋈	GAS METER	SSST	BUCKET TRAP / FLOOR WASTE
⋈	WATER METER	SSST	BALANCING VALVE
⋈	FILTER	SSST	CONDENSATE DRAIN
⋈		SSST	CAST IRON
⋈		SSST	CEILING LEVEL
⋈		SSST	CLEAR OUT
⋈		SSST	CLEANERS SINK
⋈		SSST	COLD WATER
⋈		SSST	DOUBLE CHECK VALVE
⋈		SSST	DIESEL EXHAUST

## ABBREVIATIONS

DH/HYD	DOUBLE HEAD FIRE HYDRANT	LL	LOW LEVEL
DP	DOWN PIPE	NG	NATURAL GAS
Ex	EXISTING	OF	OVER FLOW
FD	FLOOR DRAIN	OFG	OVER FLOW GULLY
FFL	FINISHED FLOOR LEVEL	PVC	POLYVINYL CHLORIDE PIPE
FH	FIRE HYDRANT	RL	REDUCED LEVEL
FHVA	FIRE HYDRANT BOOSTER VALVE ASSEMBLY	RPZD	REDUCED PRESSURE ZONE DEVICE
FHR	FIRE HOSE REEL	RV	RELIEF VENT
FS	FIRE SPRINKLER	RWO	RAIN WATER OUTLET
FU	FIXTURE UNITS	SHR	SHOWER
FW	FLOOR WASTE	SK	SINK
GBV	GAS BALL VALVE	ST	SOIL STACK
GD	GRATED DRAIN	SW	STORMWATER
GF	GAS FLUE	SWC	SYDNEY WATER CORPORATION
GL	GROUND LEVEL	SWP	STORMWATER PIT
GM	GAS METER	TD	TUNDISH
GV	GATE VALVE	TMV	THERMOSTATIC MIXING VALVE
GW	GREASE WASTE TEMPERATURE PRESSURE RELIEF VALVE		
GWV	GREASE WASTE VENT PIPE	TTD	TRAPPED TUNDISH
HL	HIGH LEVEL	UR	URINAL
HP	HIGH POINT	VP	VENT PIPE
HT	HOSE TAP	WC	WATER CLOSET
HW	HOT WATER	WM	WATER METER
HWR	HOT WATER RETURN	WW	WARM WATER
HWU	HOT WATER UNIT		
IL	INVERT LEVEL		
IO	INSPECTION OPENING		
IPMF	INDUCT PIPE MICA FLAP		
IV	ISOLATION VALVE		

0	CONSTRUCTION ISSUE	HL	DMS	30.07.10
REV.	DESCRIPTION	DRAWN	APP'D	DATE

CLIENT:



ARCHITECT:

bergstrom ARCHITECTS pty. ltd.

BERGSTROM ARCHITECTS PTY. LTD. (ABN 75 006 002 988)  
SUITE 9, LEVEL 2, 9 MYRTLE STREET,  
NORTH SYDNEY NSW 2060  
Ph. 02 8920 1499 Fax. 02 8920 1509

<b>WOOD &amp; GRIEVE ENGINEERS</b>	Wood & Grieve Pty Ltd A.C.N. 508 808 786 Level 3, 550-556 Pacific Highway, St Leonards NSW 2065 Phone: 02 8484 7000 Fax: 02 8484 7000 Email: sydney@wge.com.au Web: www.wge.com.au	PERTH MELBOURNE SYDNEY BRIISBANE ALBANY DUNEDIN
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PROJECT:

PITTWATER RSL CLUB  
BOWLER'S LOUNGE

TITLE:

HYDRAULIC SERVICES  
NOTES AND LEGEND

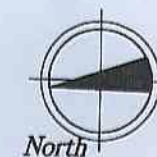
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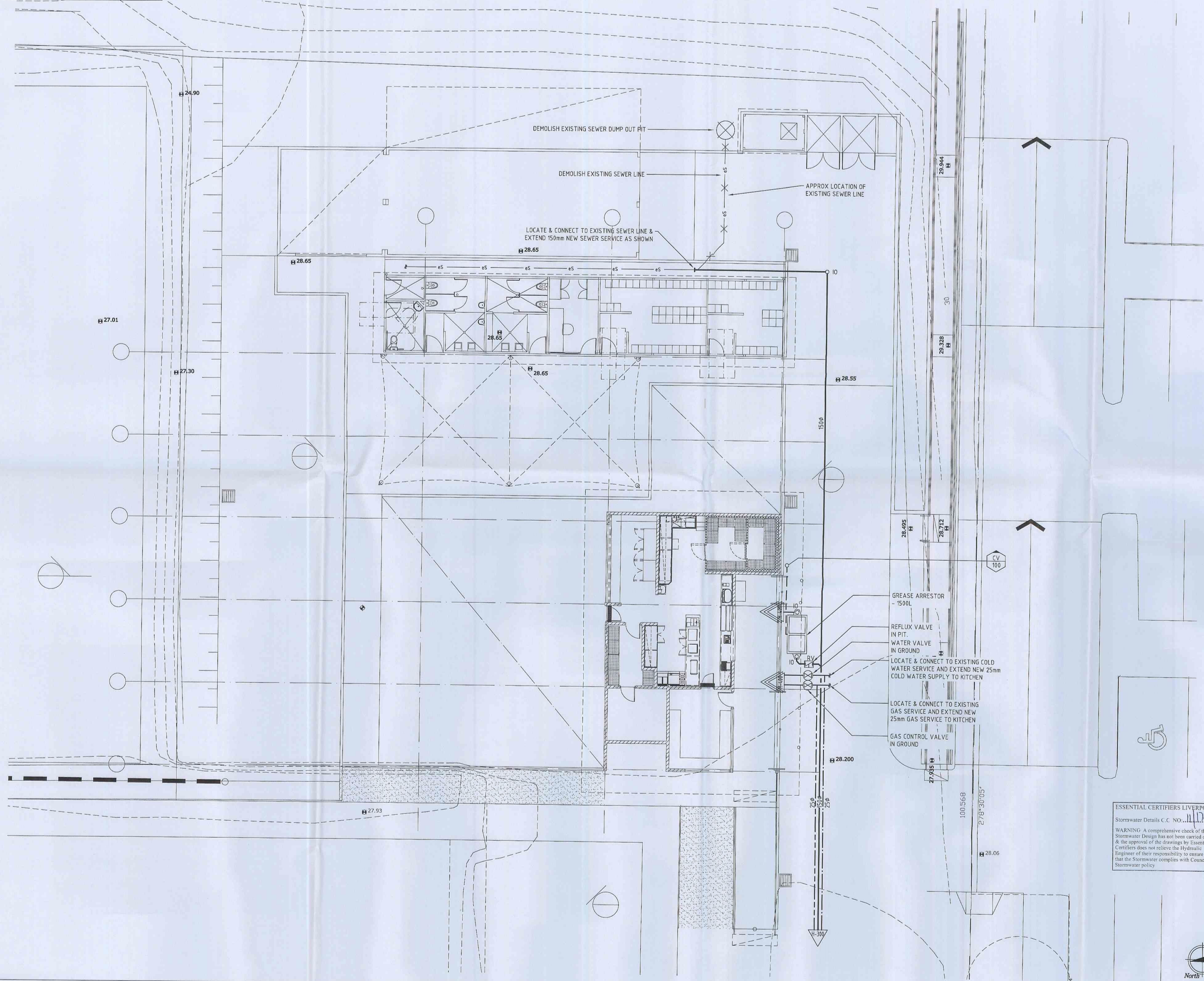
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22179-SYD	H-001	0



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STRUCTURAL			
ELECTRICAL			



REV.	DESCRIPTION	DRAWN	APP'D	DATE
0	CONSTRUCTION ISSUE	HL	DMS	14.07.10
A	PRELIMINARY	HL	DMS	08.07.10

CLIENT:



ARCHITECT:

bergstrom ARCHITECTS pty. ltd.

BERGSTROM ARCHITECTS PTY. LTD. (ABN 75 095 082 986)  
SUITE 9, LEVEL 2, 9 MYRTLE STREET,  
NORTH SYDNEY NSW 2060  
Ph. 02.8820.1459 Fax. 02.8820.1599



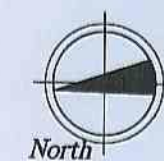
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PITTPATER RSL CLUB  
BOWLER'S LOUNGE

TITLE:  
HYDRAULIC SERVICES  
SEWER DRAINAGE LAYOUT 1 OF 2

**CONSTRUCTION ISSUE**

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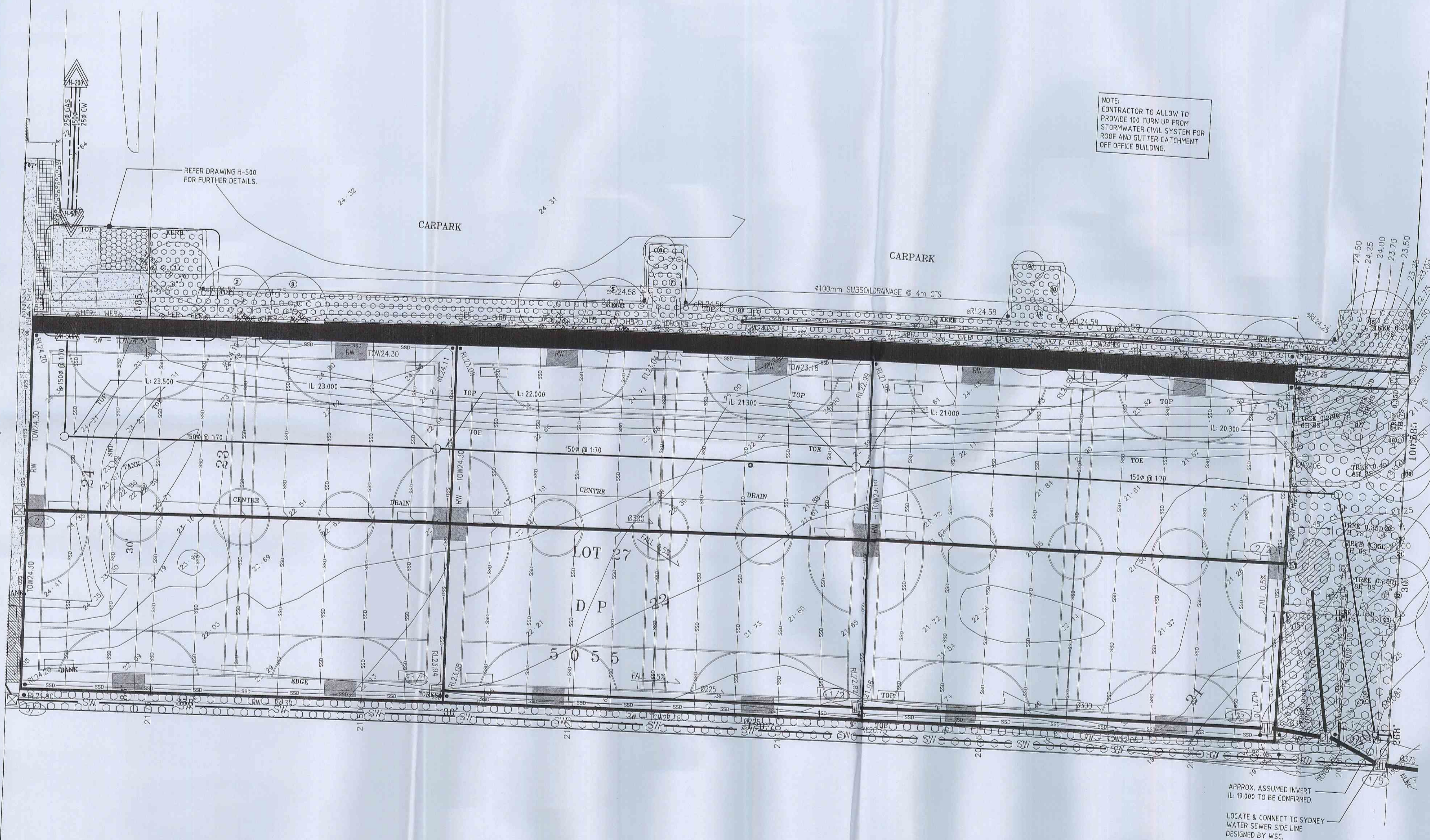
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22179-SYD	H-200	0



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ARCHITECTURAL	X_08622_C4.01		
STRUCTURAL			
ELECTRICAL			



NOTE:  
CONTRACTOR TO ALLOW TO  
PROVIDE 100 TURN UP FROM  
STORMWATER CIVIL SYSTEM FOR  
ROOF AND GUTTER CATCHMENT  
OFF OFFICE BUILDING.

1	CONSTRUCTION ISSUE	HL	DMS	16.07.10
0	CONSTRUCTION ISSUE	HL	DMS	14.07.10
A	PRELIMINARY	HL	DMS	08.07.10
REV.	DESCRIPTION	DRAWN	APP'D	DATE

CLIENT:



Paynter Dixon Construction Pty Limited  
320 Liverpool Road, Ashfield NSW 2133  
Tel (02) 9797 5555 Fax (02) 9799 6148  
ABN 84 097 120 315

ARCHITECT :

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Web: [www.wge.com.au](http://www.wge.com.au)

PERTH  
MELBOURNE  
SYDNEY  
BRISBANE  
ALBANY  
BUSSETT

PROJECT:  
PITTWATER RSL CLUB  
BOWLER'S LOUNGE

TITLE:  
HYDRAULIC SERVICES  
SEWER DRAINAGE LAYOUT 2 OF 2

## CONSTRUCTION ISSUE

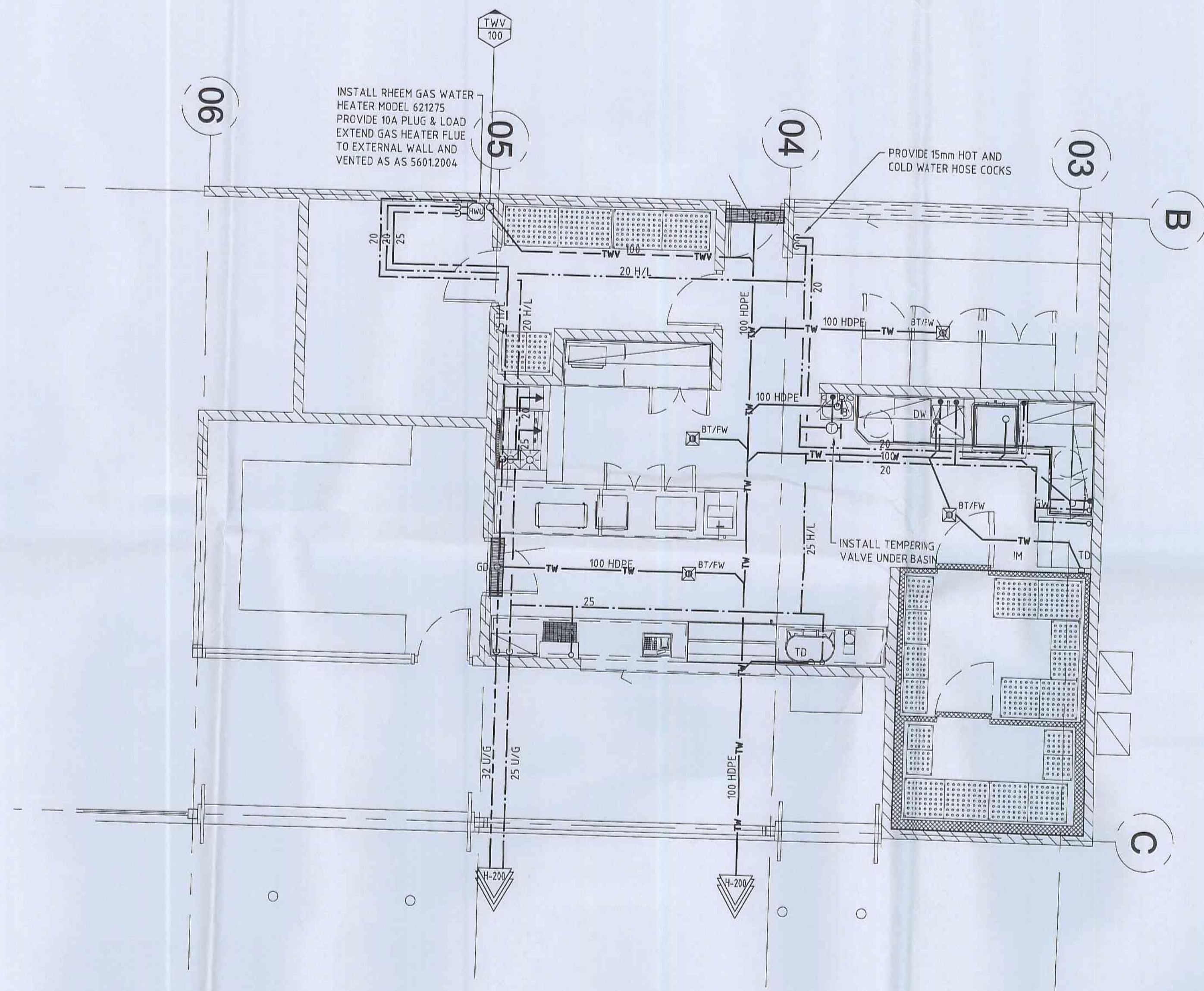
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22179-SYD	H-300	1



A1 DRAWING - BUILDING SERVICES GROUP



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STRUCTURAL			
ELECTRICAL			



REV.	DESCRIPTION	DRAWN	APP'D	DATE
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A	PRELIMINARY	HL	DMS	08.07.10

CLIENT:



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320 Liverpool Road, Ashfield NSW 2131  
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ABN 84 097 120 315

ARCHITECT:

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PROJECT:

PITTWATER RSL CLUB  
BOWLER'S LOUNGE

TITLE:

HYDRAULIC SERVICES  
COLD & HOT WATER,GAS  
SANITARY DRAINAGE PLAN

**CONSTRUCTION ISSUE**

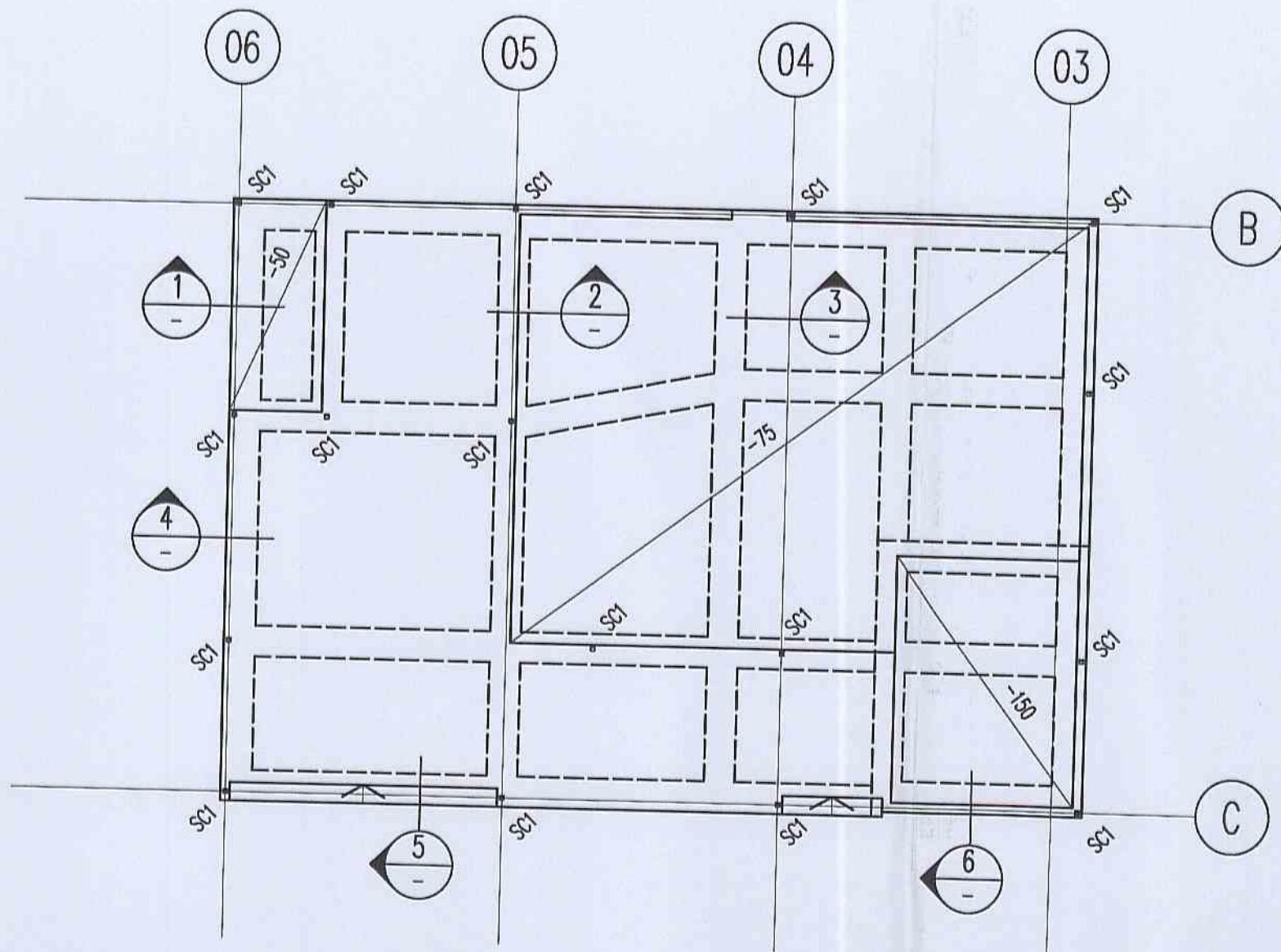
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A1 DRAWING - BUILDING SERVICES GROUP



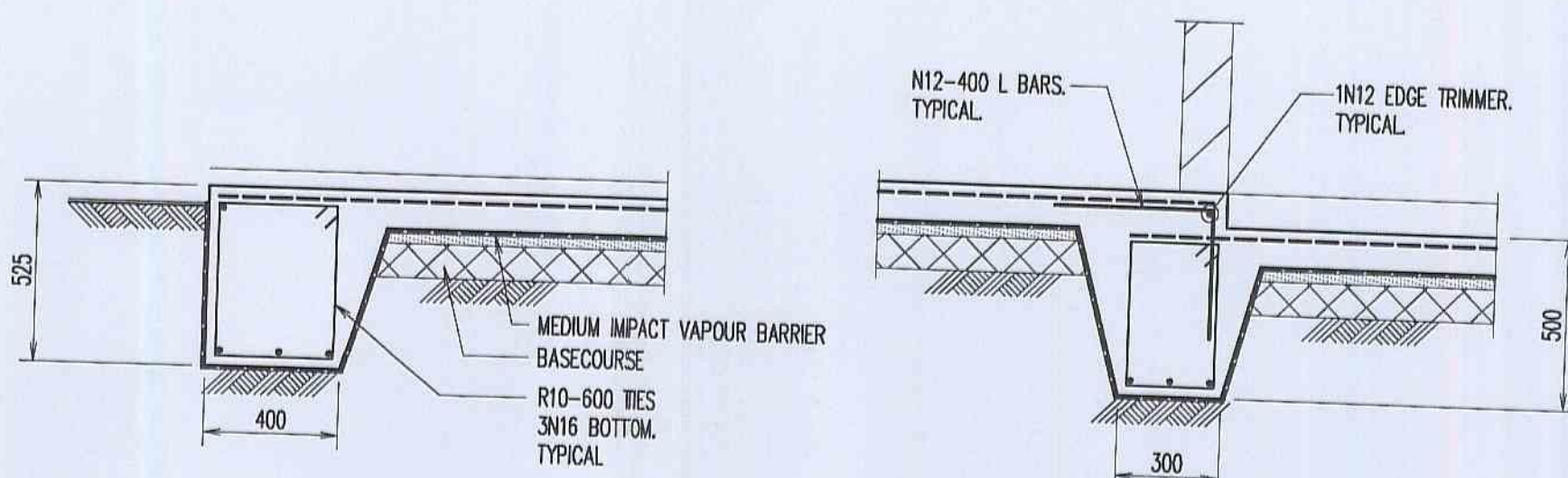




### SLAB PLAN - 100 SLAB ON GROUND

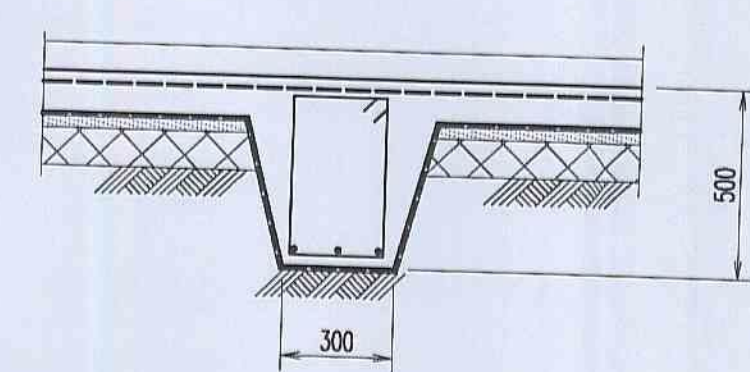
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1. SLAB TO BE CAST ON 100mm LAYER OF BASECOURSE WITH 30mm SAND BLINDING AND A 0.2mm THICK MEDIUM IMPACT VAPOUR BARRIER TO AS4347.
2. REINFORCE SLAB WITH S12 FABRIC TOP THROUGHOUT PLUS ADDITIONAL REINFORCEMENT AS SHOWN ON PLAN AND SECTIONS
3. REFER TO ARCHITECTS DRAWINGS FOR ALL LEVELS AND FALLS.

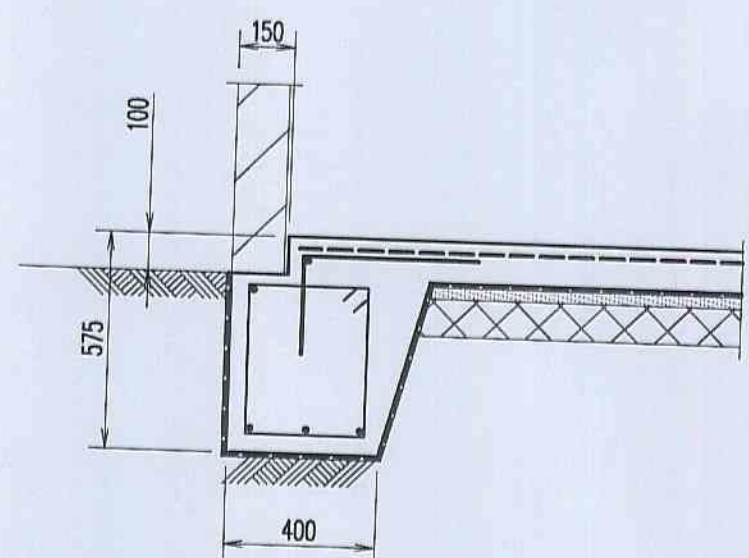


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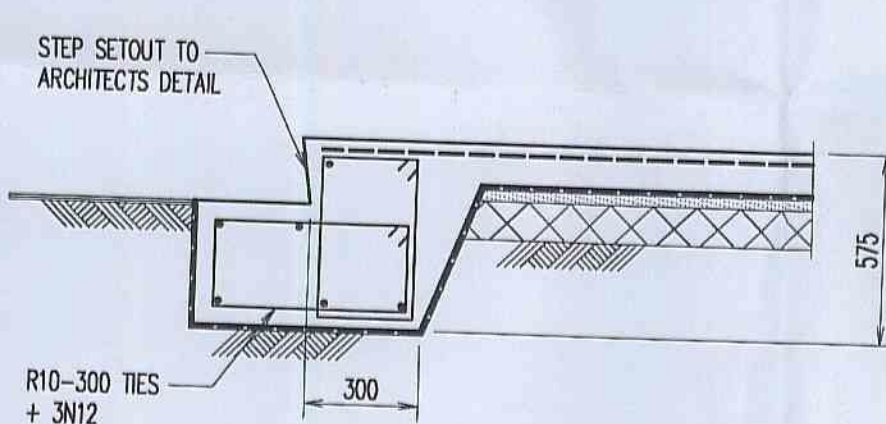
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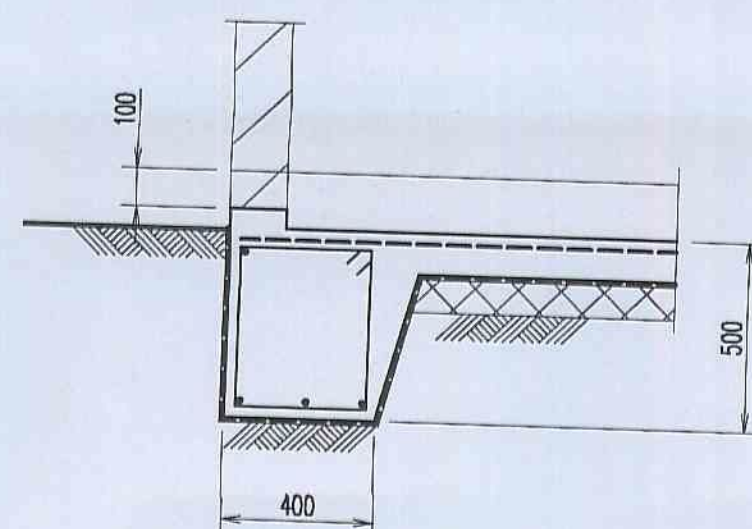
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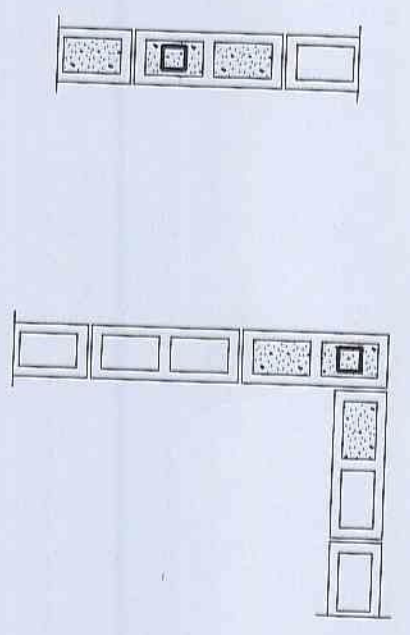
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SECTION 5  
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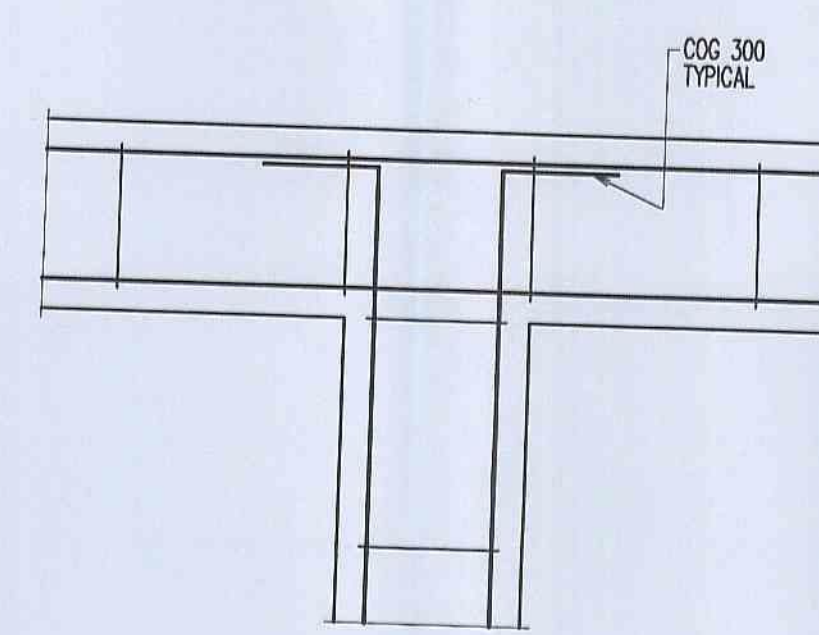


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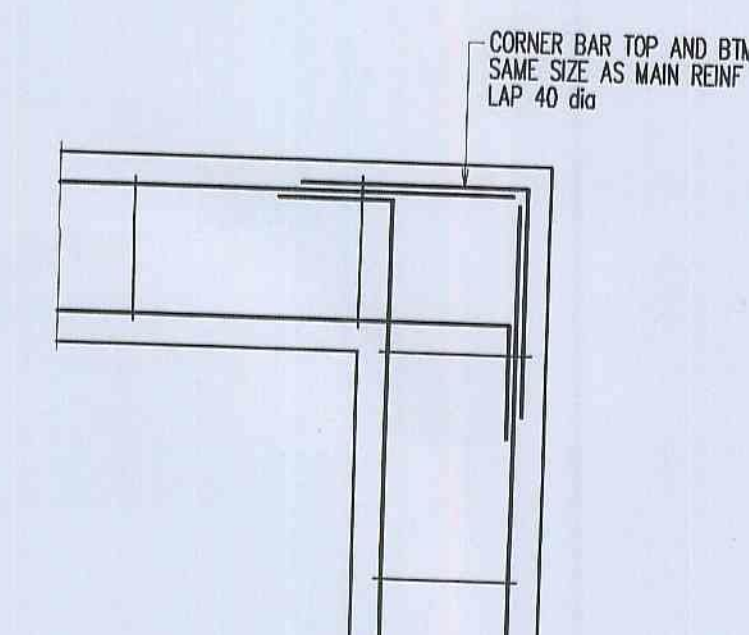


### BLOCKWORK DETAILS

1. COREFILL CORES AT 'SC' LOCATIONS & CORES EACH SIDE OF 'SC' LOCATIONS
2. CUT SIDES OF BLOCKS TO ENABLE WALL TO BE CONSTRUCTED



JUNCTION



CORNER

### STRIP FOOTING DETAILS

### REINFORCEMENT NOTES

1. Fix reinforcement as shown on drawings. The type and grade is indicated by a symbol as shown below. On the drawings this is followed by a numeral which indicates the size in millimetres of the reinforcement.
2. Provide bar supports or spacers to give the following concrete cover to all reinforcement unless otherwise noted on drawings.
3. Cover to reinforcement ends to be 50 mm u.n.s.
4. Provide W2-450 support bars to top reinforcement as required, Lap 450, U.N.O.
5. Maintain cover to all pipes, conduits, relets, drip grooves etc.
6. Laps in reinforcement shall be made only where shown on the drawings unless otherwise approved. Lap lengths shall be 40 bar dia. unless noted otherwise.
7. All cages to be standard cages unless noted otherwise.
8. Fabric end and side laps are to be placed strictly in accordance with the manufacturers requirements to achieve a full tensile lap. Fabric shall be laid so that there is a maximum of 3 layers at any location.

### FABRIC LAPS

25

### REINFORCEMENT LEGEND

1. Denotes the extent of area covered by bars.
2. Denotes a change in bar shape and/or length.
3. Indicates to repeat bars lapped thus etc.
4. LAY BARS IN DIRECTION INDICATED BY ARROW.
5. Bars shown staggered on plan are to be placed alternately to be laid alternately.
6. Indicates 10 bars at 250 centres plus 3 bars placed one per space centrally over column.

### ABBREVIATIONS USED ON DRAWINGS:

U.N.O. - Unless Noted Otherwise  
N.S.O.P. - Not Shown On Plan  
N.S.O.E. - Not Shown On Elevation  
L.V. - Bar Lengths Vary  
N.T.S. - Not To Scale

### DOMESTIC/RESIDENTIAL CONSTRUCTION NOTES

1. For specifications other than those supplied, the contractor shall obtain and use the latest edition of the NATSPEC DOMESTIC specification.
2. Tensile protection is to be in accordance with the latest edition of 'Protection of buildings from subterranean termites AS 3660.1'.
3. All earthworks shall be in accordance with the latest edition of 'Guidelines on Earthworks for Commercial and Residential Developments - AS 3785'.
4. All footings and slabs are to comply with the latest edition of the Residential Slab and Footing Code AS 2870.1 and any special requirements from council. Classification for clay sites shall be obtained from council or geotechnical investigations.
5. Subsoil drains (agricultural drains) shall not be placed adjacent to footings. Excavations for services parallel to the edge of the slab or footing shall not extend below a line down at 45 degrees to the horizontal for clay and 30 degrees for sand from the bottom of the edge beam or from the base of bored or bulk piles. All subsoil drains must be installed with consistent falls and to the manufacturers recommendations. All water collected by sub-surface drains must discharge by gravity to stormwater lines or to an approved alternative. Also these drains must have access for flushing silt out for future maintenance and shall comply with local government requirements.
6. All timber framing including bracing shall be constructed in accordance with 'AS 1684.4 Residential timber-framed construction, Part 4, Simplified - Non-cyclonic areas' unless noted otherwise in the drawings, specifications or timber notes.
7. The building owner is responsible for the building and site maintenance as detailed in the CSIRO pamphlet 10-19 Guide to Home Owners on Foundation Maintenance and Footing Performance. The builder shall give the owner a copy of this document.

### SLAB ON GROUND NOTES

1. Strip of lapsoll from the construction area. All stripped lapsoll is to be removed from the site unless directed otherwise.
2. Before placing fill, proof roll exposed subgrade with 6 passes of a 10 tonne minimum roller to test subgrade and then remove soft spots (areas with more than 3mm movement under roller). Soft spots to be replaced with select fill as per table.

SIEVE APERTURE (mm) TO AS1152 PERCENTAGE PASSED (BY MASS)

Plasticity Index to be > or = 2% and < or = 15%  
Non dispersive (a rating of nil as defined by the 'dispersion' test AS 2885.3.2.1)

3. Compact fill areas and subgrade under buildings and pavements to minimum 98% standard maximum dry density in accordance with AS 1289 5.1.1. Compaction under buildings to extend 2m minimum beyond building footprint.
4. All basecourse material to comply with RTA specification No 3051 and compacted to minimum 98% modified standard dry density in accordance with AS 1289 5.2.1.
5. Place sand blinding prior to placement of Concrete underlay.

### COUNCIL COPY

### TENDER NOTES

1. These drawings are preliminary drawings issued for tender as an indication of the extent of works only. They are not a complete construction set of drawings.
2. To determine the full extent of work, these drawings shall be read in conjunction with the architectural drawings and other contract documents. Allow for all items shown on architectural and other drawings as not all items are shown on the structural drawings.
3. Should any ambiguity, error, omissions, discrepancy, inconsistency or other fault exist or seem to exist in the documents, immediately notify in writing to the Superintendent.
4. Rates shown on the drawings are for the final structure in place and do not allow for any wastage, rolling margins, over supply, fabrication or construction requirements etc.

This drawing is copyright and is the property of TAYLOR THOMSON WHITTING (NSW) Pty Ltd and must not be used without authorisation.

### GENERAL NOTES

1. These drawings are for structural purposes only and are to be read in conjunction with the specification, architectural drawings, other contract documentation and the requirements of the relevant authorities.
2. Verify all setting out dimensions with the Architect.
3. Do not obtain dimensions by scaling the structural elements.
4. Should any ambiguity, error, omission, discrepancy, inconsistency or other fault exist or seem to exist in the contract documents, immediately notify in writing to the Superintendent.
5. Maintain the structure in a stable condition during construction. Temporary bracing/shoring shall be provided by the contractor to keep the structure and excavations stable at all times, ensuring that no part of the documented structure becomes overstressed. For all temporary batters obtain geotechnical engineers recommendations.
6. All workmanship and materials shall be in accordance with the requirements of current SAA codes and the bylaws, ordinances or other requirements of the relevant building authorities.
7. All work is to be carried out in accordance with all Workcover requirements and occupational health and safety regulations.
8. Construction using these drawings shall not commence until a Construction Certificate is issued by the Principal Certifying Authority.

### DESIGN LOADS

Floor Loads : Live Load = 3.0 KPa  
Dead Load = 1.0 KPa  
Roof Live Load = 0.25 KPa

Wind Loads :  $V_e = 41 \text{ m/s}$  Where  $R = 500 \text{ years}$   
Region = A2  
Terrain Category = 3

### CONCRETE NOTES

EXPOSURE CLASSIFICATION : External : B1  
Internal : A1

### CONCRETE

Place concrete of the following characteristic compressive strength  $f_c$  as defined in AS 1379.

Location	AS 1379 $f_c$ MPa at 28 days	Specified Slump	Nominal Agg. Size
SLAB	S32	80	20

1. Use Type 'GP' cement, unless otherwise specified.
2. All concrete shall be subject to project assessment and testing to AS 1379.
3. Consolidate by mechanical vibration. Cure all concrete surfaces as directed in the Specification.
4. For all falls in slab, drip grooves, relets, chamfers etc. refer to Architects drawings and specifications.
5. Unless shown on the drawings, the location of all construction joints shall be submitted to Engineer for review.
6. No holes or chases shall be made in the slab without the approval of the Engineer.
7. Conduits and pipes are to be fixed to the underside of the top reinforcement layer.
8. Slurry used to horizontal concrete pump lines is not to be used in any structural members.
9. All slabs cast on ground require sand blinding with a Concrete Underlay.
10. (170) Indicates Slab or Bond thickness variation.

### FORMWORK

1. The design, certification, construction and performance of the formwork, falsework and backpropping shall be the responsibility of the contractor. Proposed method of installation and removal of formwork is to be submitted to the superintendent for comment prior to work being carried out.

### ESSENTIAL CERTIFIERS LIVERPOOL

Structural Details C.C. No. 1115

WARNING: A comprehensive check of the Structural Design has not been carried out. It is the approval of the drawings by Essential Certifiers does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

Rev	Description	Eng	Draft	Date
A	ISSUED FOR TENDER	G.H.	G.P.	28.07.10

### PITTWATER RSL BOWLERS AMENITIES EXTENSION

### SLAB PLAN AND DETAILS

Architect  
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BERGSTROM ARCHITECTS PTY LTD.  
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Scale : A1  
1:100, 1:20  
Job No : 091087 B  
Drawing No : S0001  
Revision : A  
Plot File Created: Jul 29, 2010 - 9:02am

ISSUE FOR TENDER ONLY  
NOT TO BE USED FOR CONSTRUCTION



# STRUCTURAL STEELWORK NOTES

- Unless noted otherwise
  - Use 10mm thick gusset, fin & end plates welded all round.
  - All welds 6mm continuous fillet made with E48XX electrode or W50X.
  - All bolts 20mm dia.
  - All bolts grade 8.8/s (including purlin / girt bolts)
  - All holding down bolts are grade 4.6 U.N.C.
  - All bolts, including holding down bolts are to be hot dip galvanized.
  - All fillet welds to be category SP.
  - Bolt weld all flanges of end plates and of all mitre cuts. Gussets to end plates to be bolt welded.
  - All built welds shall be full penetration, grade SP.
  - Studs fabricated to AS1554.2
  - All shear studs (composite slab to steel) grade 410 MPa.
  - All threaded studs (steel to steel) grade 350 MPa.
  - Turnbuckles to be quality grade 'S' to AS2319.
- Bolting categories are identified on the drawings in the following manner
 

4.6/S	Commercial bolts of grade 4.6 snug tightened.
8.8/S	high strength bolts of grade 8.8 snug tightened.
8.8/TB	high strength bolts of grade 8.8 fully tensioned to AS4100 as a bearing type joint.
8.8/TF	high strength bolts of grade 8.8 fully tensioned to AS4100 as a friction type joint with lapping surfaces left uncoated.

 Note: Grade 8.8 bolts are NOT to be welded.
- Chip all welds free of slag.
- Contractor is to confirm with Architect as to where exposed welds are to be ground flush / smooth.
- Provide temporary bracing to maintain stability of steelwork during construction.
- Do not grout under base plates until first level steelwork is plumb and fixed by welding or bolting.
- Submit all shop drawings to the Superintendent before commencing fabrication.
- Unless noted otherwise, the fixing of purlin, girts, bridging, sheeting and any other component shall be in accordance with the Manufacturer's specification and recommendations.

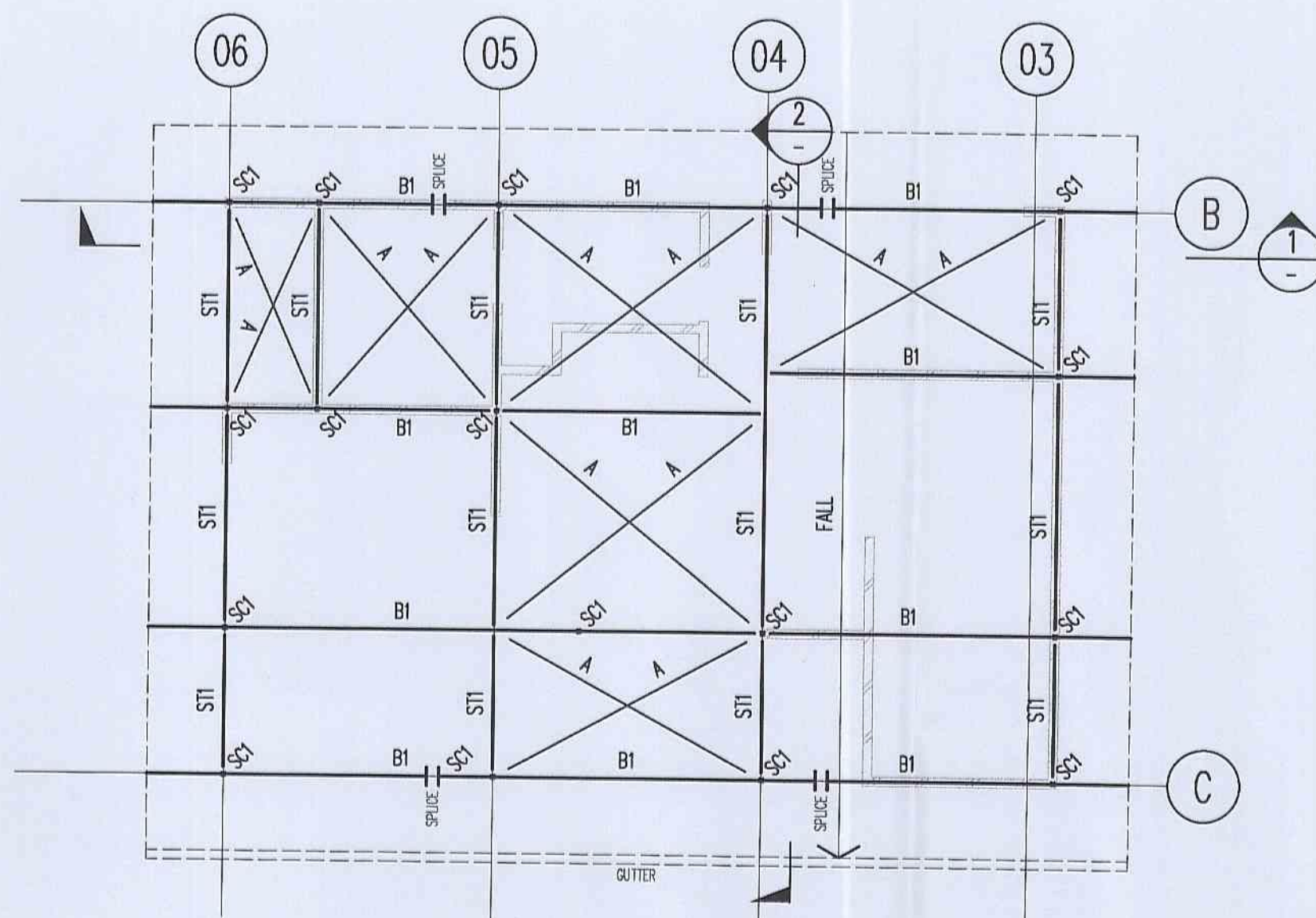
## STEELWORK FINISHES - COMPLYING WITH AS/NZS 2312.1

Concrete Encased steelwork  
Do not prime.

Internal Non decorative - Category C  
75 microns of Zinc rich epoxy

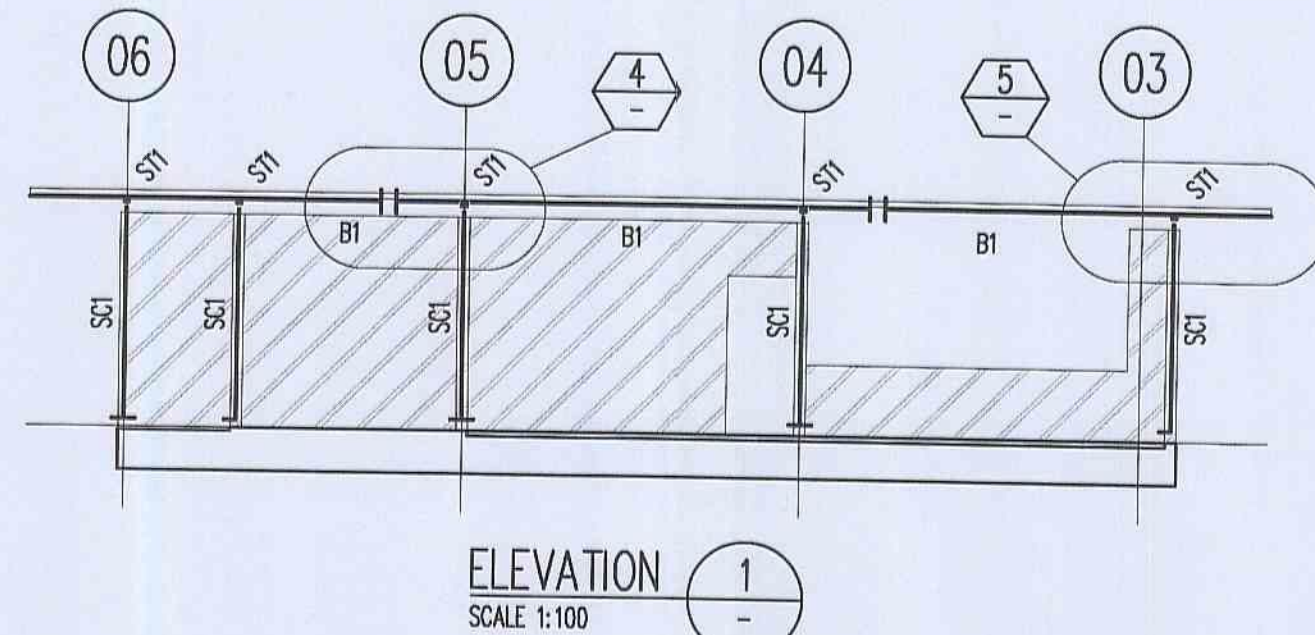
External Decorative - Category C  
75 microns of Zinc rich epoxy  
200 microns of High-Build Epoxy MIO  
75 microns of High Solids Polyurethane

EXTERNAL - Category D and steel in contact with masonry and concrete (H06000) Hot dip galvanize - 600g/m<sup>2</sup>

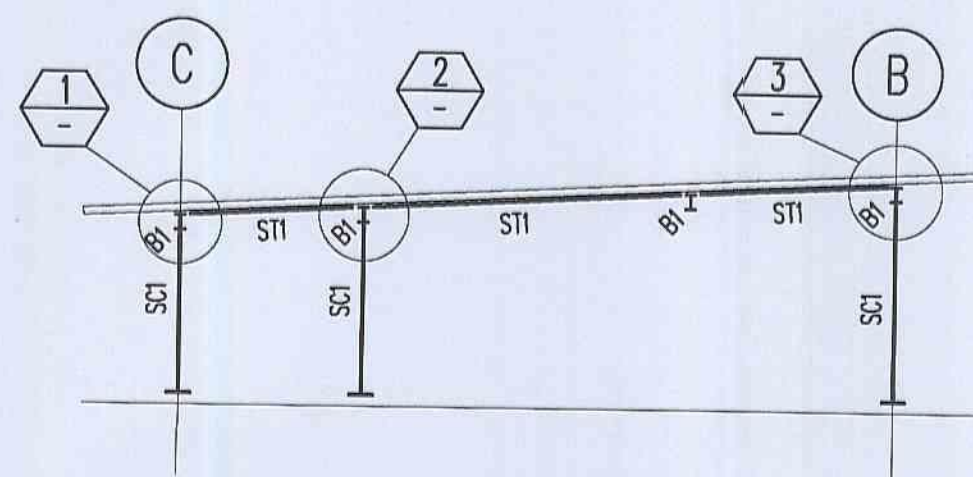


ROOF STEELWORK PLAN  
SCALE 1:100

- ROOF FRAMING ASSUMES USE OF "RITEK" TYPE INSULATED ROOF PANELS SPANNING BETWEEN BEAMS.
- FIXING OF ROOF PANEL TO STEEL BEAMS INCLUDING ANY PACKING REQUIREMENTS TO MANUFACTURERS DETAILS.
- NO ALLOWANCE FOR GUTTER SUPPORT HAS BEEN MADE.
- 140 BLOCK WALLS USED AS BRACING FOR STEEL ROOF STRUCTURE. REFER TO DETAIL DRG S0001.



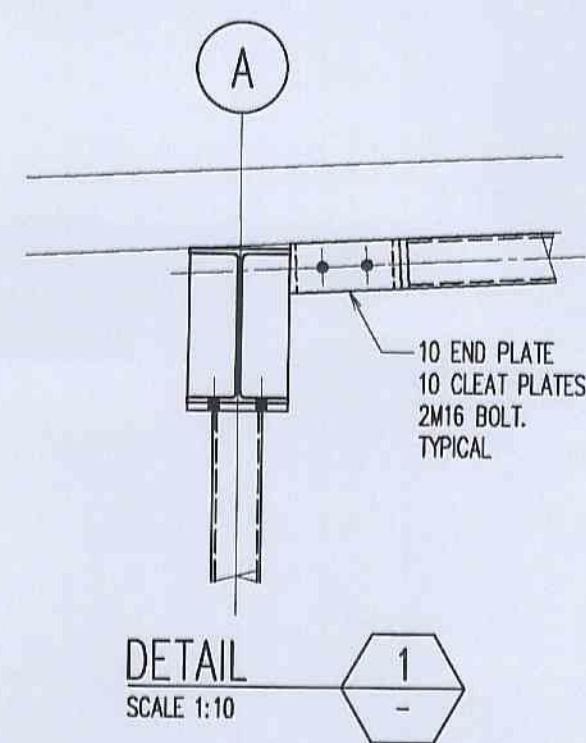
ELEVATION 1  
SCALE 1:100



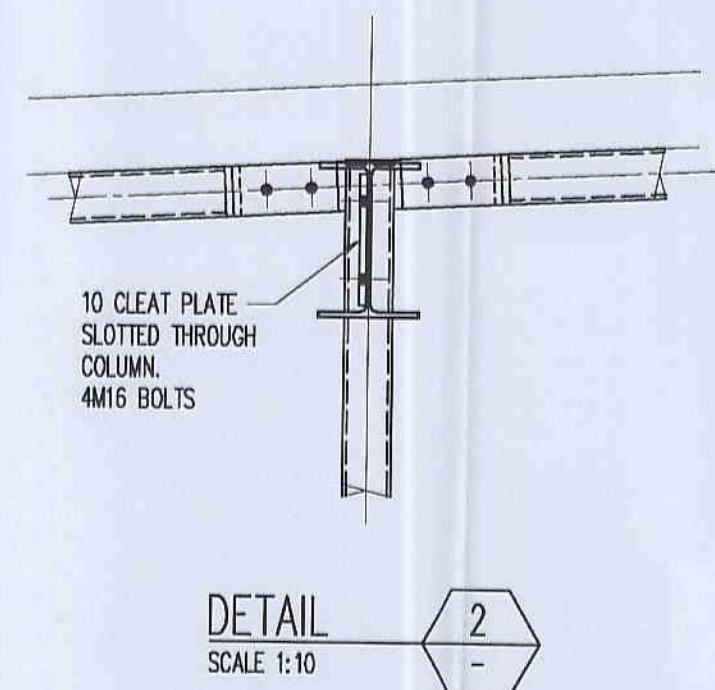
SECTION 2  
SCALE 1:100

STEEL MEMBER SCHEDULE		
MARK	TYPE	SIZE
SC1	COLUMN	65 x 4.0 x SHS
B1	BEAM	200 UB 22
ST1	STRUT	65 x 4.0 SHS
A	BRACING	50 x 6 FLAT CLIP TO ROOF OVER

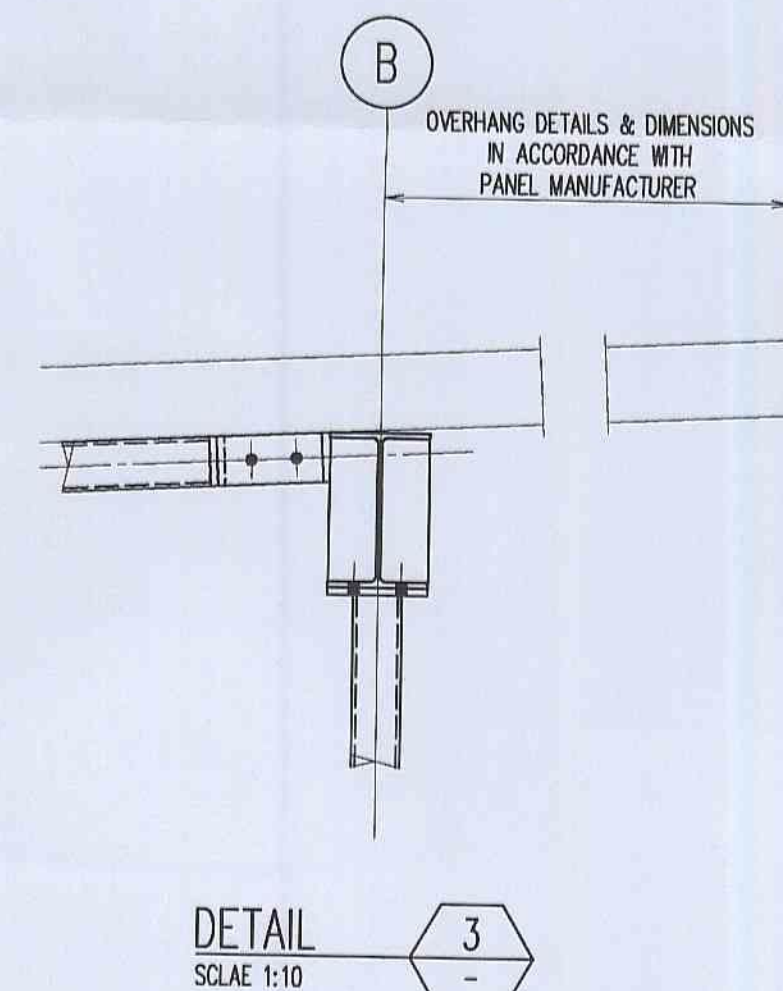
ALL PURLINS TO BE GRADE ASI397/6450-2350 U.N.O.



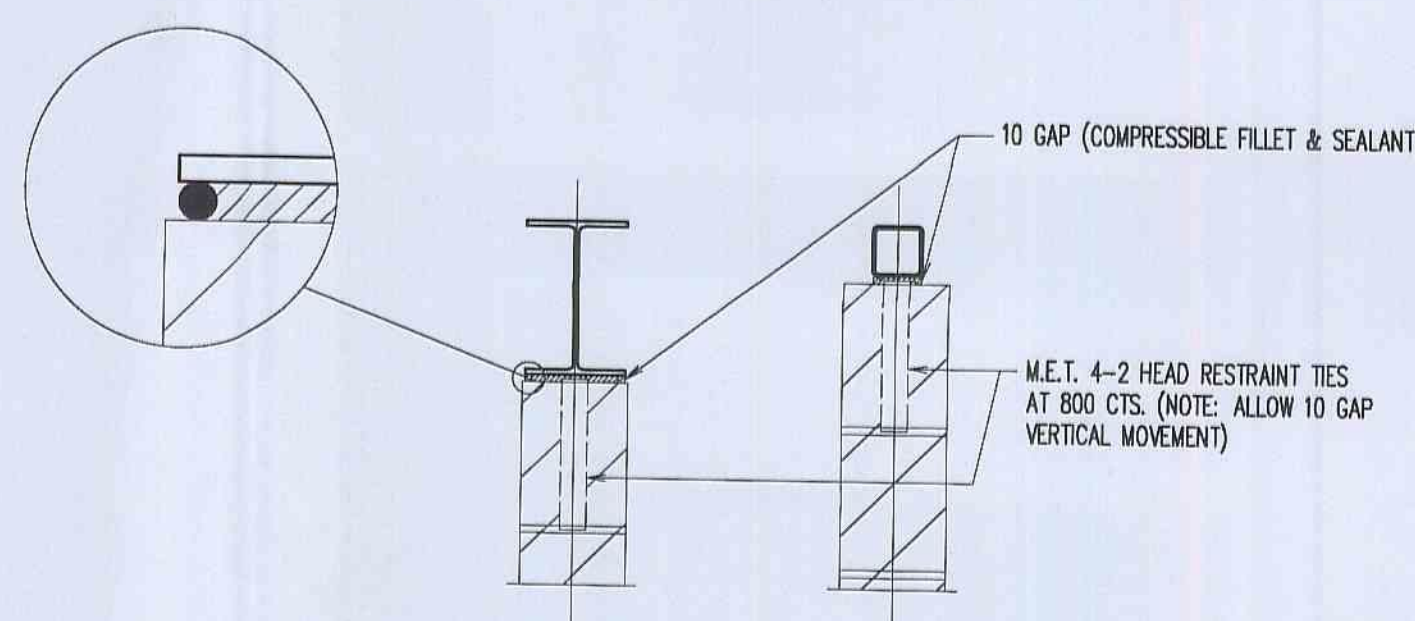
DETAIL 1  
SCALE 1:10



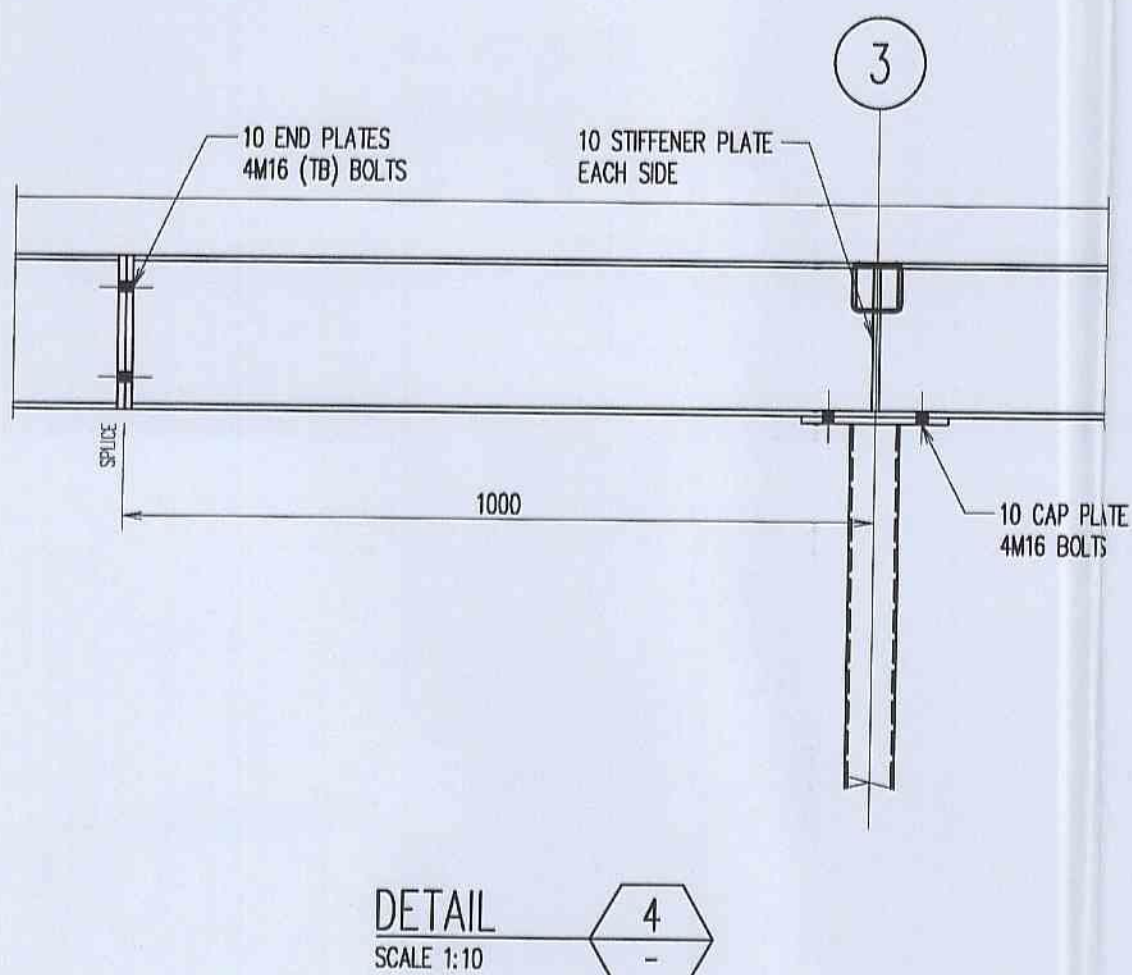
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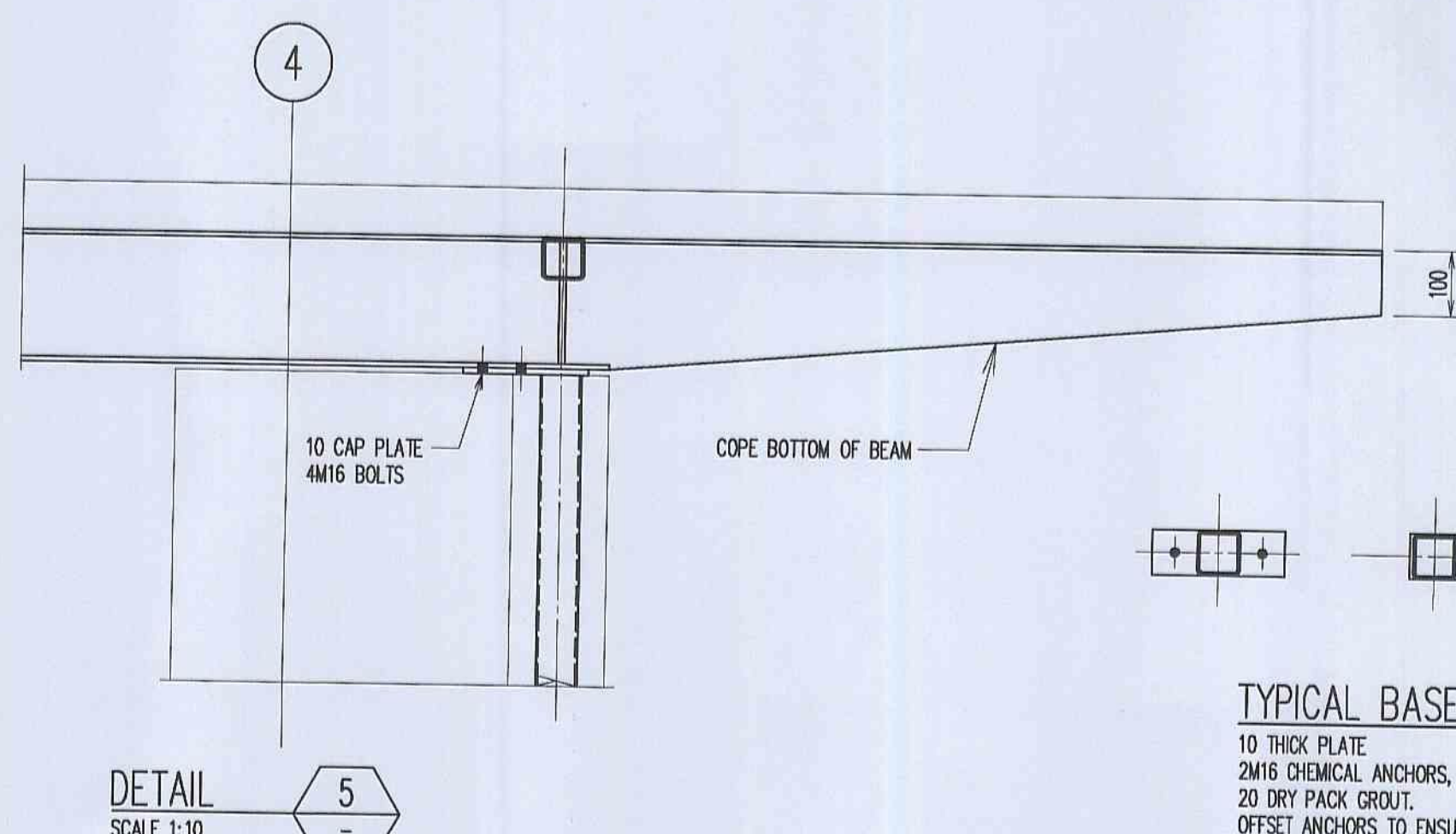
DETAIL 3  
SCALE 1:10



TOP OF WALL  
MASONRY TIE DETAILS



DETAIL 5  
SCALE 1:10



DETAIL 6  
SCALE 1:10

TYPICAL BASE PLATE DETAILS  
10 THICK PLATE  
2M16 CHEMICAL ANCHORS, 125 EMBEDMENT.  
20 DRY PACK GROUT.  
OFFSET ANCHORS TO ENSURE 85mm MIN  
EDGE DISTANCE TO CONCRETE EDGE / STEP.

## TENDER NOTES

- These drawings are preliminary drawings issued for tender as an indication of the extent of works only. They are not a complete construction set of drawings.
- To determine the full extent of work, these drawings shall be read in conjunction with the architectural drawings and other contract documents. Allow for all items shown on architectural and other drawings as not all items are shown on the structural drawings.
- Should any ambiguity, error, omissions, discrepancy, inconsistency or other fault exist or seem to exist in the documents, immediately notify in writing to the Superintendent.
- Notes shown on the drawings are for the final structure in place and do not allow for any wastage, rolling margins, over supply, fabrication or construction requirements etc.

**ISSUE FOR TENDER ONLY**  
NOT TO BE USED FOR CONSTRUCTION

ESSENTIAL CERTIFIERS LIVERPOOL  
Structural Details C.C. No. 11175  
WARNING: A comprehensive check of the Structural Design has not been carried out & the approval of the drawings by Essential Certifiers does not relieve the Structural Engineer of their responsibility to ensure the structural adequacy of the project.

A ISSUED FOR TENDER G.H. G.J.P. 29.07.10  
Rev Description Eng Draft Date  
Project  
PITTSWATER RSL BOWLERS AMENITIES EXTENSION

Sheet Subject  
ROOF STEELWORK PLAN & DETAILS

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Scale: A1  
1:100, 1:10  
Job No: 091087 B  
Drawing No: S0002  
Revision: A  
Plot File Created: Jul 29, 2010 - 8:47am



# ALTERATIONS & ADDITIONS

# PITTWATER RSL CLUB

## MECHANICAL SERVICES

### GENERAL LEGEND

- UN-INSULATED SHEETMETAL DUCTWORK
- DUCTWORK EXTERNALLY INSULATED WITH 50mm THICK FLEXIBLE FIBREGLASS INSULATION (32kg/m) WITH SISILATION 450 FACING
- DUCTWORK INTERNALLY INSULATED WITH 50mm THICK SEMI RIGID FIBREGLASS INSULATION (32kg/m) WITH UNPERFORATED "MELENEX" LINING AND PERFORATED SISILATION 450 FACING. (REFER TO SPECIFICATION)
- DUCTWORK INTERNALLY INSULATED WITH 75mm THICK SEMI RIGID FIBREGLASS INSULATION (32kg/m) WITH UNPERFORATED "MELENEX" LINING AND PERFORATED SISILATION 450 FACING. (REFER TO SPECIFICATION)
- 50mm THICK COOLROOM PANEL MADE DUCT PLENUM
- DUCT MOUNTED ELECTRICAL HEATER. DUCTWORK TO BE LINED WITH VAC BOARD 300mm EITHER SIDE OF HEATER
- FLEXIBLE CONNECTION
- BUTTERFLY TYPE BALANCING DAMPER FOR DUCT SIZE LESS THAN OR EQUAL TO 400 x 400
- OPPOSED BLADE VOLUME CONTROL. DUCT SIZES LARGER THAN 400 x 400 / MOTORISED VOLUME DAMPER ( ANY DUCT SIZE )
- NON RETURN DAMPER / BACKDRAFT DAMPER
- FIRE DAMPER WITH SERVICE ACCESS PANEL ADJACENT
- 200mm DIA. FLEXIBLE DUCT TAKE OFF AT 90 TO MAIN RECTANGULAR DUCT WITHOUT BUTTERFLY DAMPER
- 250mm DIA. FLEXIBLE DUCT TAKE OFF AT 90 TO MAIN RECTANGULAR DUCT WITH BUTTERFLY DAMPER
- 250mm DIA. FLEXIBLE DUCT TAKE OFF AT 90 TO MAIN RECTANGULAR DUCT WITH AUTOMATIC CONSTANT AIRFLOW REGULATOR
- DUCT SHOE TAKE OFF WITH ADJUSTABLE SPLITTER DAMPER AND LOCKING DEVICE
- DUCT SHOE TAKE OFF WITHOUT ADJUSTABLE SPLITTER DAMPER AND LOCKING DEVICE
- PARALLEL FLOW BRANCHES FOR RECTANGULAR DUCT WITH SPLITTER DAMPER AND LOCKING DEVICE
- DUCT TRANSITION WITH FLAT ON TOP OR FLAT ON BOTTOM
- DUCT WITH TOP LEVEL SET DOWN (OR SET UP) 50mm (ARROW IN DIRECTION OF AIRFLOW)
- DUCTWORK INCLINED DROP (OR RISE) TO OFFSET 150mm (ARROW IN DIRECTION OF AIRFLOW)
- TRANSITION FROM RECTANGULAR TO ROUND DUCT
- SUPPLY AIR DUCT IN SECTION
- RETURN AIR / EXHAUST AIR DUCT IN SECTION
- 3/4 W (MIN) RADIUS (INNER RADIUS) ELBOW.
- SQUARE THROAT ELBOW WITH DOUBLE THICKNESS TURNING VANES
- SQUARE THROAT ELBOW WITH SINGLE TURNING VANES
- SMALL THROAT RADIUS ELBOW WITH TURNING VANES
- SQUARE FACED 4-WAY CEILING SUPPLY AIR DIFFUSER. SHADING INDICATES ONESIDE TO BE BLANKED OFF TO FORM 3-WAY BLOW
- 3-WAY BLOW DIFFUSER
- 2-WAY BLOW DIFFUSER
- 2-WAY CORNER - BLOW DIFFUSER
- 1-WAY BLOW DIFFUSER
- CIRCULAR DIFFUSER
- FLEX. DUCT CONNECTED TOILET EXHAUST GRILLE, SMOKE EXHAUST, GRILLE OR RETURN AIR GRILLE
- SQUARE CEILING RELIEF AIR GRILLE
- ACCESS PANEL IN FALSE CEILING, BY BUILDER

- A/C CONTROL / SWITCH PANEL (WALL / FLOOR MOUNTED) ( MCC )
- POSITION OF TEMPERATURE SENSOR ( 1500 ABOVE FLOOR LEVEL )
- POSITION OF AUTO / OFF / MANUAL SWITCH ( 1500 ABOVE FLOOR LEVEL )
- DOOR WITH DOOR GRILLE AT LOW LEVEL
- 25mm UNDERCUT DOOR BY BUILDER
- INSULATED / ACOUSTIC FLEX
- UN-INSULATED FLEX

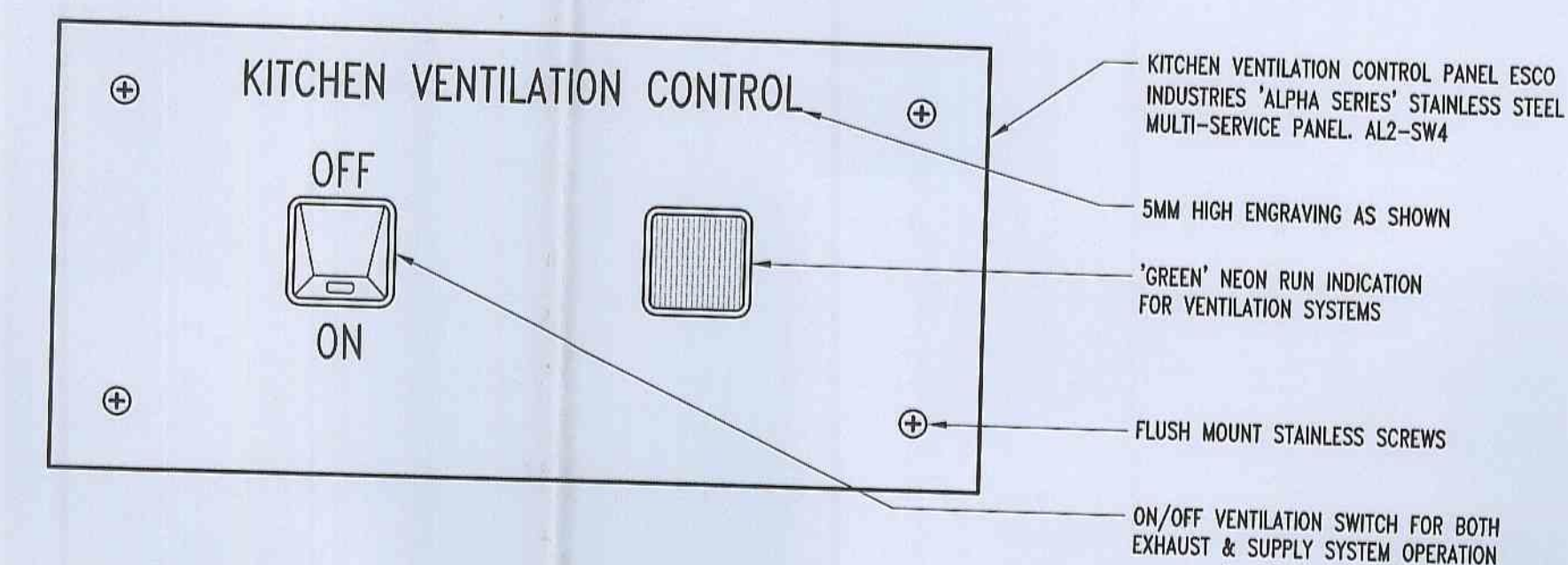
### GENERAL NOTES

- 1 ALL DUCT DIMENSIONS ARE CLEAR AIRWAY SIZES.
- 2 NOMINAL DUCT LENGTHS SHOWN ON DRAWINGS. ADJUSTMENT OF DUCT LENGTHS TO SUIT ALTERNATIVE CONSTRUCTION TO BE MADE BY DUCTWORK MANUFACTURER.
- 3 ALL DIMENSIONS AND DETAILS TO BE SITE MEASURED AND VERIFIED BEFORE MANUFACTURE.
- 4 PAINT MATT BLACK ALL SHEETMETAL, FLEXIBLE DUCTWORK AND INSULATION VISIBLY THROUGH OUTLETS.
- 5 ALL EQUIPMENT TO BE MOUNTED ON SUITABLE SUPPORTS OR PLINTHS ETC.
- 6 ALL CONDENSATE DRAINS & DRAINS FROM SAFETY DRIP TRAY TO BE PIPED TO TRAPPED DRAIN POINTS.
- 7 SEAL AROUND OUTLETS INSTALLED DIRECTLY ONTO SHEETMETAL DUCTWORK USING "NO MORE GAPS" OR SIMILAR SEALANT.
- 8 DOUBLE THICKNESS TURNING VANES TO BE INSTALLED IN ALL SQUARE BENDS UNLESS OTHERWISE NOTED. VANES IN DUCTWORK INTERNALLY INSULATED TO BE FABRICATED FROM PERFORATED METAL WITH INSULATION FILL.
- 9 ALL SHEETMETAL DUCTWORK & FLEX. DUCT TO COMPLY WITH AS:4254 - 2002.
- 10 ENSURE ALL DUCTWORK, PIPEWORK AND CONDUIT ARE CLEAR OF ACCESS PANELS ETC.
- 11 ALL SETOUT DIMENSIONS AND THROAT RADII ETC. ARE WORKED OFF SHEETMETAL SIZES AND NOT AIRWAY SIZES.
- 12 ALL INTERNALLY INSULATED DUCTWORK TO BE ONE GAUGE HEAVIER THAN THE STANDARD FOR APPLICABLE SIZE. KITCHEN EXHAUST DUCTWORK TO BE FABRICATED FROM MINIMUM 1.2mm THICK SHEETMETAL.
- 13 SEAL OFF ALL GAPS AROUND FILTERS BY BLANKING PANEL INSIDE FILTER MIXING PLENUM BOX.
- 14 ALL DUCTWORK TO BE CO-ORDINATED WITH EXISTING STRUCTURAL, HYDRAULIC, AND ELECTRICAL SERVICES IN CEILING SPACES.
- 15 THE MECHANICAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS AND FABRICATION OF FITTINGS.
- 16 ANY ERRORS, OMISSIONS OR DISCREPANCIES BETWEEN DRAWINGS & SPECIFICATIONS ARE TO BE REPORTED TO THE CONSULTANT.
- 17 DIMENSIONS AND SET OUT OF ALL EQUIPMENT AND PLATFORM SHOWN ARE PRELIMINARY AND FOR REFERENCE ONLY. FINAL DETAIL TO BE CONFIRMED BY MECHANICAL CONTRACTOR PRIOR TO INSTALLATION/CONSTRUCTION.
- 18 ACCESS PANELS IN PLASTERBOARD CEILING WHERE NECESSARY TO BE PROVIDED BY BUILDER FOR SERVICES ACCESS TO DUCTWORK & AIR BALANCE OF SYSTEM. QUANTITY & EXACT LOCATION TO BE CONFIRMED ON SITE WITH PROJECT MANAGER
- 19 FAN EXTERNAL STATIC PRESSURES, FAN MOTOR SIZES, PUMP HEAD & PUMP MOTOR SIZES. LISTED IN ANY EQUIPMENT SCHEDULES ARE INDICATIVE ONLY FOR TENDER PURPOSES. FINAL FIGURES TO BE CHECKED AND VERIFIED BY THE MECHANICAL CONTRACTOR TO SUIT PURCHASED EQUIPMENT AND APPROVE BY MECHANICAL CONSULTANT.
- 20 ALL MOTORS AND CONTROL DEVICES FOR OUTDOOR APPLICATION TO BE WATER-PROOF AND WEATHER-PROOF TYPE CONSTRUCTION OR WATER / WEATHERPROOF COVERED.
- 21 THE MECHANICAL CONTRACTOR IS TO ALLOW FOR ALL ADDITIONAL BALANCING DAMPERS FOR DUCTWORK SYSTEMS AS REQUIRED TO EFFECTIVELY BALANCE THE SYSTEM.
- 22 SUPPLY AIR QUANTITY OF EACH OUTLET FROM EXISTING SUPPLY AIR DISTRIBUTION SYSTEM WHERE APPLICABLE TO BE CHECKED AND CONFIRMED BY MECHANICAL CONTRACTOR PRIOR TO COMMENCEMENT OF MODIFICATION WORK AND TO BE PROPORTIONALLY RE-BALANCED ON COMPLETION.
- 23 ALL DUCT JOINTS OF DUCTWORK FOR OUTDOOR APPLICATION TO BE SEALED WATER PROOF. DUCTWORK TO BE EXTERNALLY OR INTERNALLY RE-INFORCED, BEADING OR CROSS BREAKING TO PREVENT WATER POOLING ON THE SURFACE OF DUCTWORK. ALL HARDWARE FOR OUTDOOR DUCT SYSTEM, EG. BOLTS/NUTS, SASH CATCHES, HINGES ETC. TO BE BRASS OR ANTI-CORROSION TYPE.

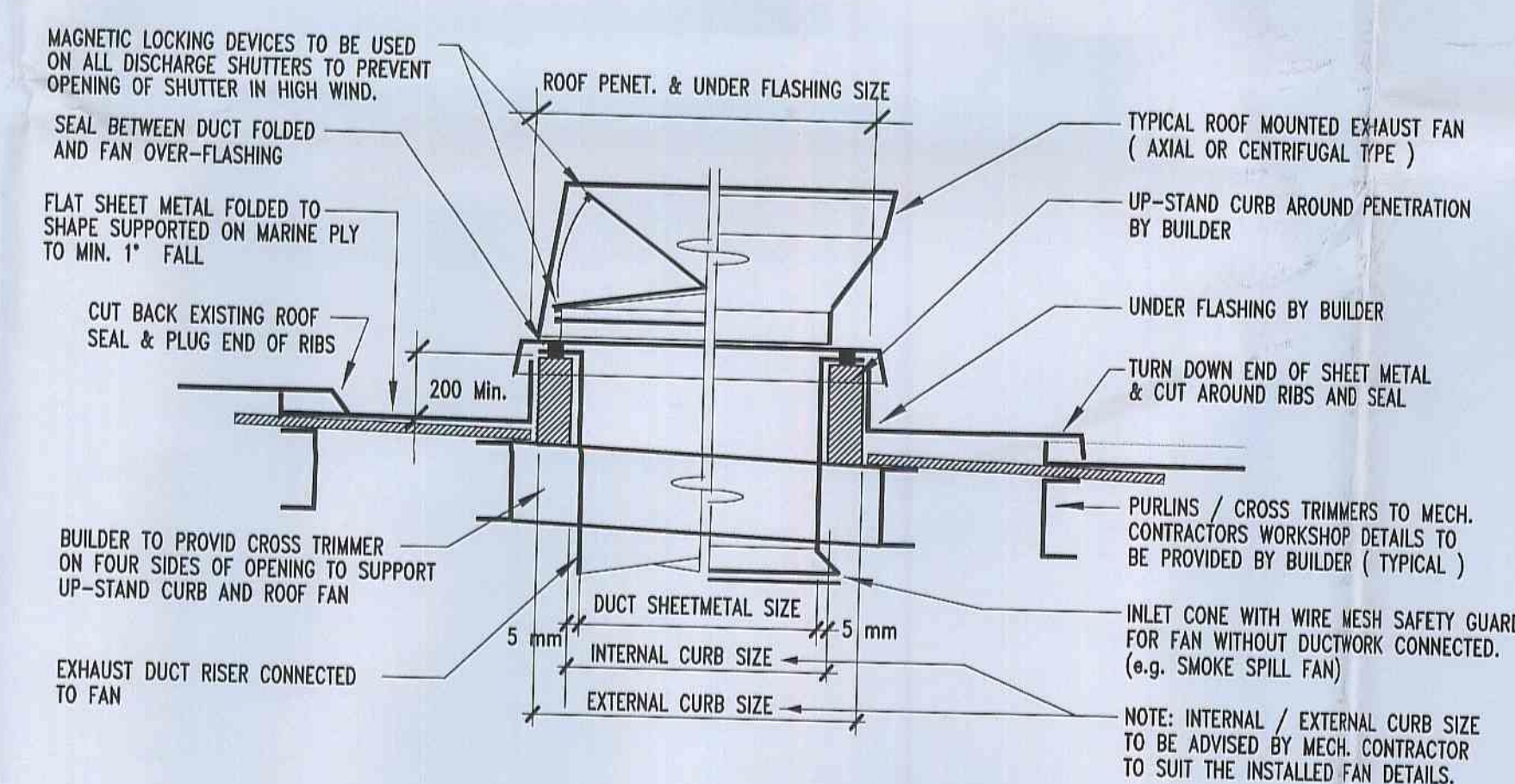
### FAN SCHEDULE

FAN DESIGNATION	KEF-1
Fan Location	ROOF
Area / System Served	G/F KITCHEN / CANTEEN
Air Quantity ( L/s )	1120
External Static Pressure * ( Pa )	300
Fan Type	HERITAGE CENTRIFUGAL VERTICAL EXHAUST ROOF UNIT
Make	FANTECH OR EQUAL
Model	CHD556 OR EQUAL
Drive Type	DIRECT
Fan Motor: - Size ( kW )	0.55
- Voltage / Phase / Amps	415 / 3 / 1.8
Fan R.P.M.	960
Impeller Type	STANDARD
Sound Pressure @ 3m ( dBA )	55
Fan Operating Weight ( kg )	56
Notes / Accessories	-

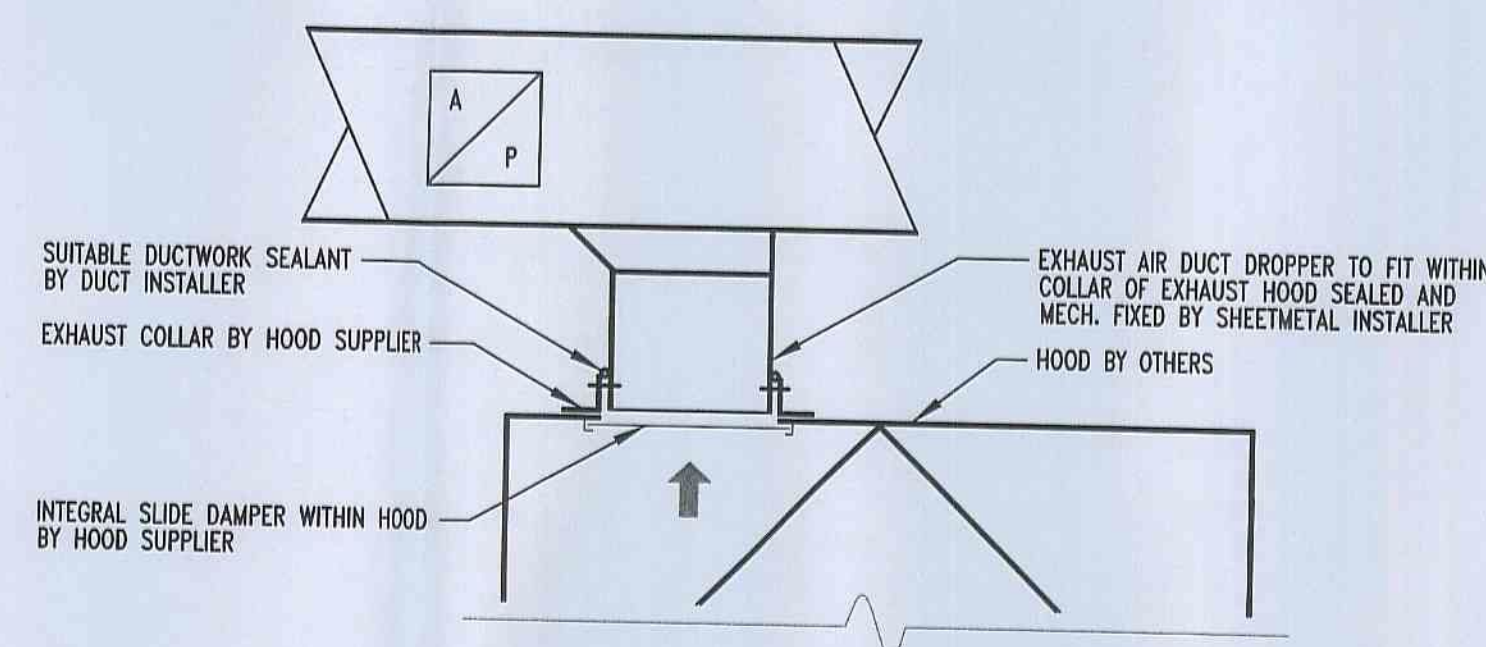
\* Static pressures indicated are for TENDER purposes only. Final figures to be checked & verified by Mech. contractor & approved by Mech. consultant.



KITCHEN VENTILATION CONTROL PANEL DETAIL  
SCALE 1:1



TYPICAL DETAIL OF ROOF PENETRATION AND UP-STAND CURB FOR ROOF MOUNTED FANS  
N.T.S.



TYPICAL DETAIL OF EXHAUST DUCT CONNECTION TO KITCHEN EXHAUST HOOD  
N.T.S.

### DESCRIPTION OF WORKS

- SUPPLY AND INSTALL KITCHEN EXHAUST FAN AS DETAILED
- SUPPLY AND INSTALL SHEETMETAL DUCTWORK SYSTEM AS DETAILED
- SUPPLY AND INSTALL MANUAL CONTROLS AS INDICATED

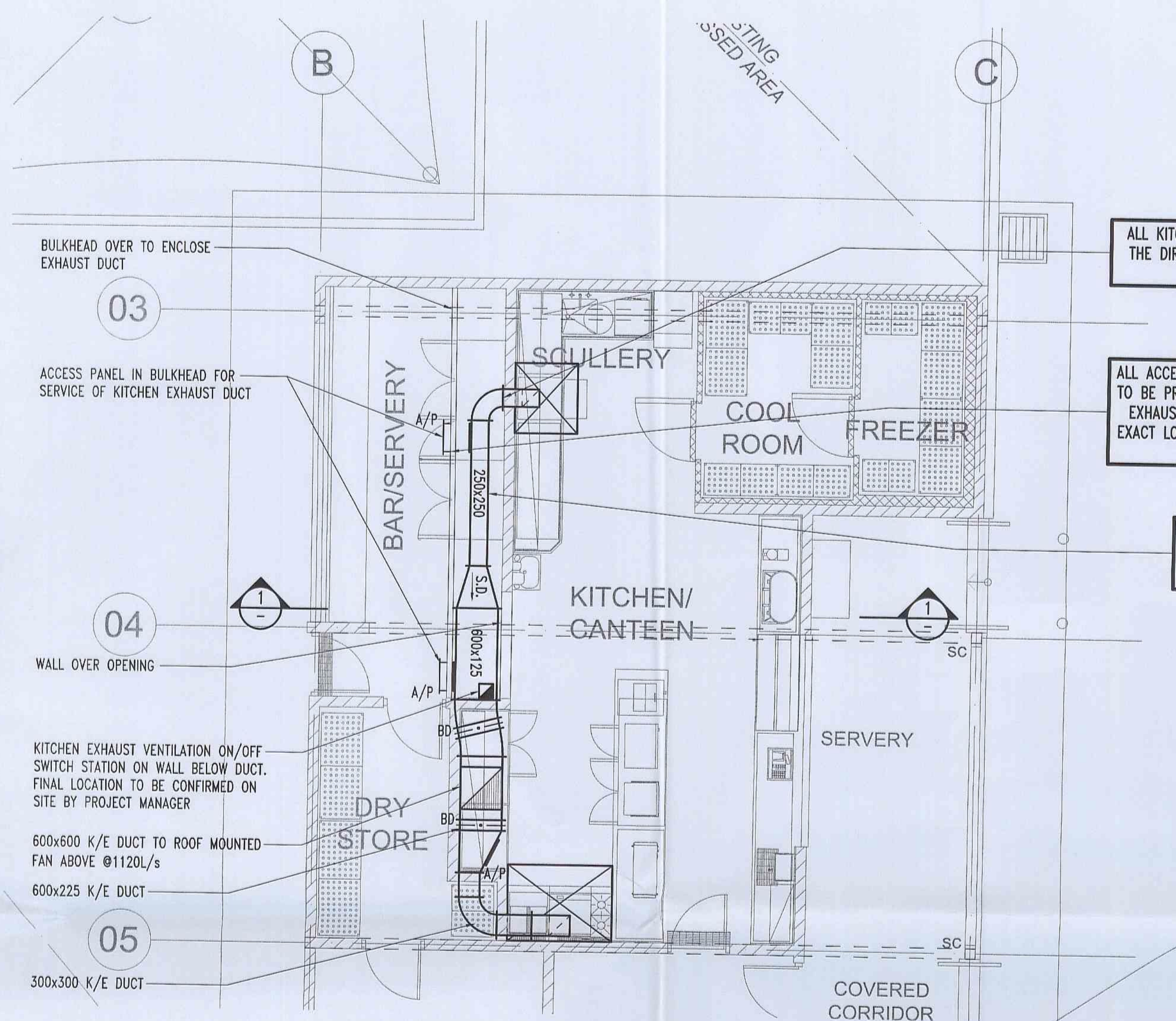
### WORK BY OTHERS

- DESIGN, SUPPLY AND INSTALL 2 OFF KITCHEN EXHAUST HOODS
- WIRING OF KITCHEN EXHAUST FAN FROM SWITCHBOARD BY OTHERS
- ROOF PENETRATION & SUPPORT OF ROOF FAN

TENDER ISSUE  
NOT FOR CONSTRUCTION

2	TENDER ISSUE	A	09.07.10
1	PRELIMINARY ISSUE	P	02.07.10
REV No.	REVISION	ISSUE	DATE
CLIENT:	<b>PAYNTER DIXON</b> Paynter Dixon Constructions Pty Limited 380 Liverpool Road, Ashfield NSW 2133 Tel (02) 9797 5555 Fax (02) 9799 6449 ABN 84 097 120 315		
PROJECT:	<b>PITTWATER RSL CLUB</b> <b>BOWLER'S AREA KITCHEN</b> SITE ADDRESS: <b>80-82 MONA VALE RD</b> <b>MONA VALE, NSW 2103</b> DESCRIPTION: <b>ALTERATIONS AND ADDITIONS</b> <b>TO EXISTING PREMISES</b>		
DRAWING TITLE:	<b>COVERPAGE, GEN NOTES &amp; LEGEND</b> <b>MECHANICAL SERVICES</b>		
<b>ENGINEERED ENVIRONMENTS</b> Pty Ltd SUITE 2, 6 FARADAY RD, PADSTOW NSW 2211 TEL (02) 9792 8833 FACSIMILE (02) 9792 6744 ACH 092 062 523 WWW.ENVIROMENTS.COM.AU		PROJECT No.: <b>J1853</b> <b>PRL 1/18</b> DRAWING No.: <b>M-01</b> ISSUE: <b>A</b>	
SCALE:	<b>N.T.S.</b>	DATE: <b>JUN '10</b>	
DRAWN:	<b>R.B</b>	DRAWING SHEET: <b>A1</b>	
CHECK:	<b>P.L</b>		
APPROVED			



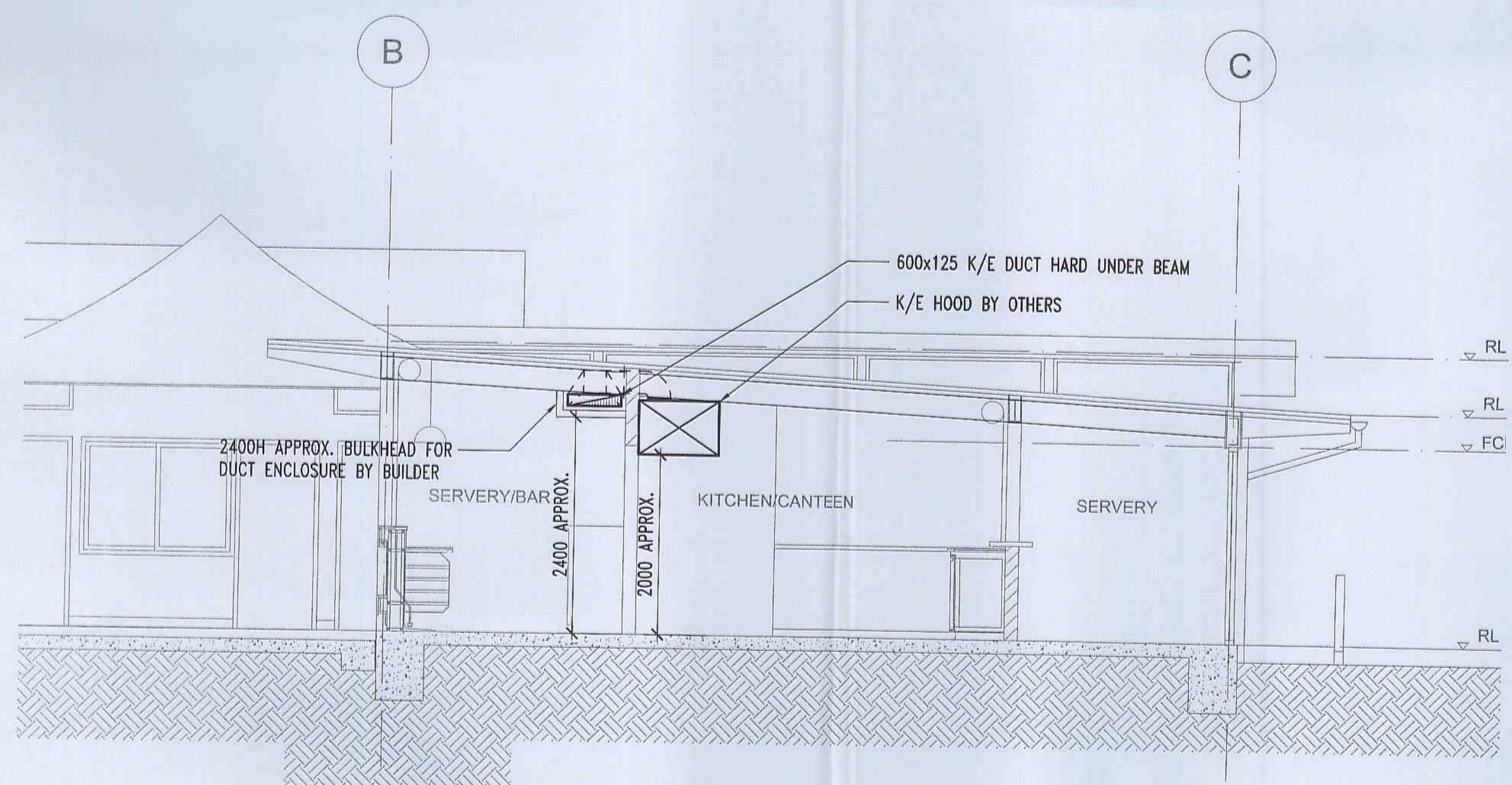
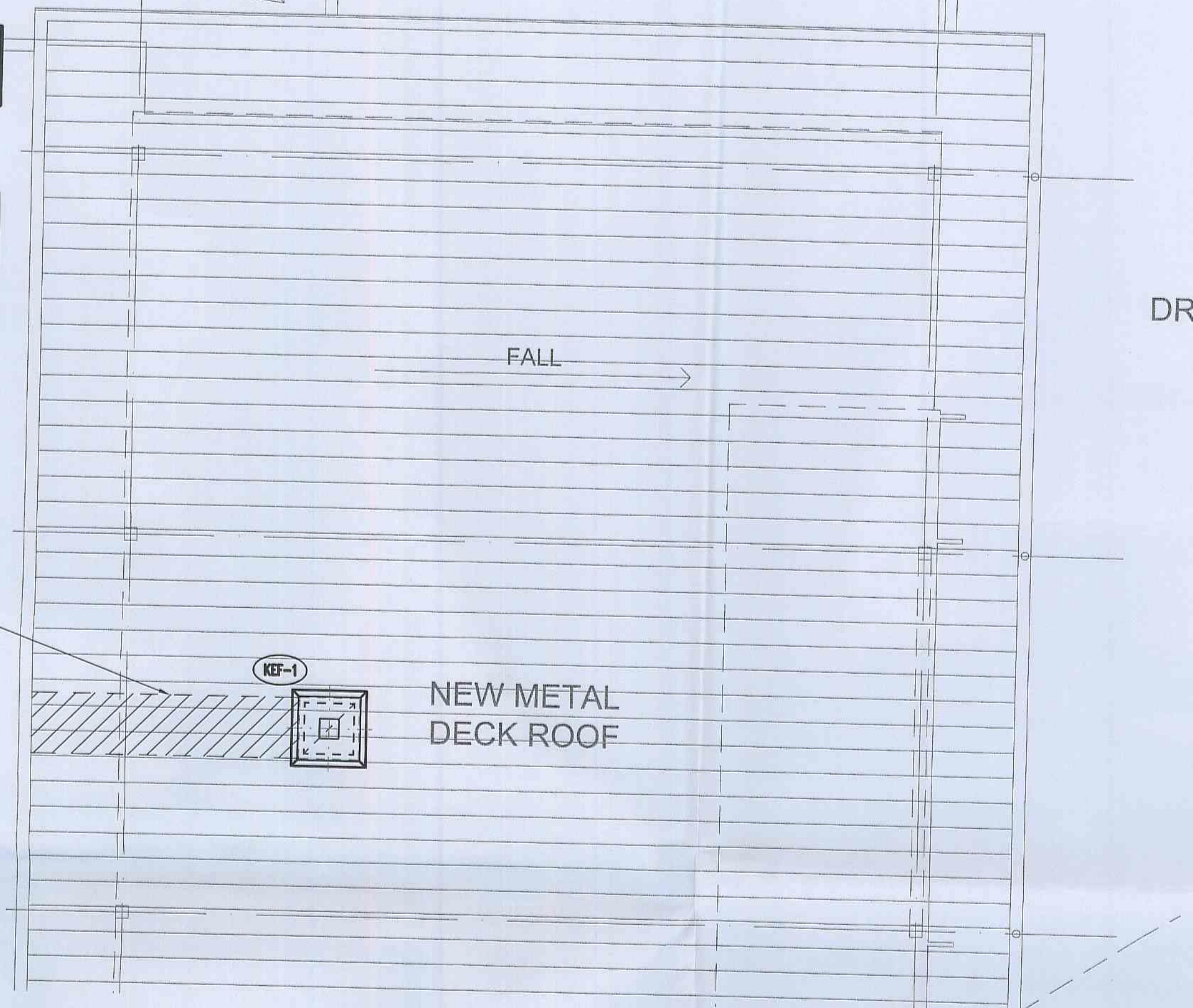


ALL KITCHEN EXHAUST DUCT TO BE INSTALLED WITH A RISE IN THE DIRECTION OF AIRFLOW OF NOT LESS THAN 0.5% AND TO BE SEALED IN ACCORDANCE WITH AS 4254.

ALL ACCESS PANELS IN PLASTERBOARD CEILING IN KITCHEN AREA TO BE PROVIDED BY BUILDER FOR SERVICES ACCESS TO KITCHEN EXHAUST DUCT AND AIR BALANCE OF SYSTEM. QUANTITY AND EXACT LOCATION OF ACCESS PANELS TO BE CONFIRMED ON SITE BY MECHANICAL CONTRACTOR.

ANY COMBUSTIBLE MATERIAL TO CLEAR KITCHEN EXHAUST DUCTWORK 300mm MINIMUM IN KITCHEN BY BUILDER/ OTHERS.

FLASHING OF ROOF BY BUILDER



TENDER ISSUE  
NOT FOR CONSTRUCTION

2	TENDER ISSUE	A	09.07.10	
1	PRELIMINARY ISSUE	P	02.07.10	
REV No.	REVISION	ISSUE	DATE	AP

CLIENT: **PAYNTER DIXON**

Paynter Dixon Constructions Pty Limited  
330 Liverpool Road, Ashfield NSW 2131  
Tel (02) 9797 5555 Fax (02) 9799 8148  
ABN 64 097 120 315

PROJECT: **PITTWATER RSL CLUB  
BOWLER'S AREA KITCHEN**

SITE ADDRESS: **80-82 MONA VALE RD  
MONA VALE, NSW 2103**

DESCRIPTION: **ALTERATIONS AND ADDITIONS  
TO EXISTING PREMISES**

DRAWING TITLE: **FLOOR & ROOF PLANS & SECTION  
MECHANICAL SERVICES**

**ENGINEERED ENVIRONMENTS** Pty Ltd

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SCALE:	1:50	PROJECT No:	J1853
DRAWN:	R.B		PRL 1/18
CHECK:	P.L	DRAWING No:	
APPROVED		ISSUE:	
DATE:	JUN '10		
			M-02 A
		DRAWING SHEET:	A1



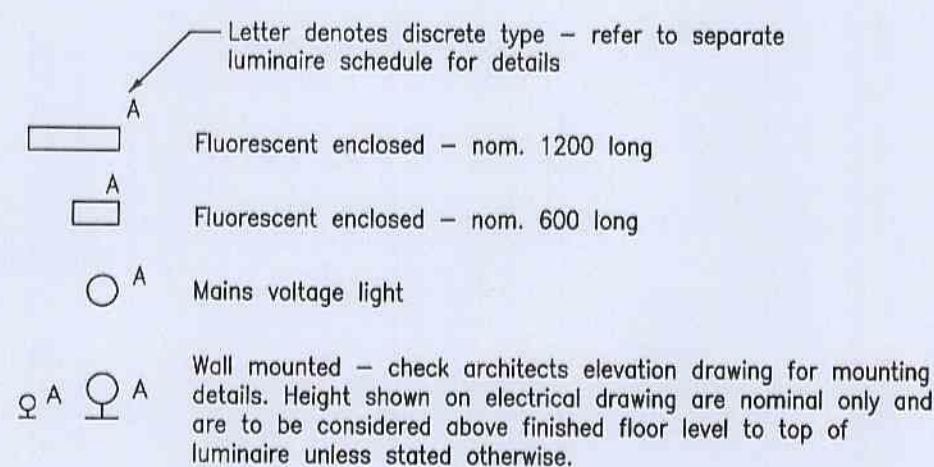
# REFERENCE DOCUMENT REGISTER

DISCIPLINE	DRAWING No.	REVISION OR DATE
ARCH		
HYDRAULIC		
MECH		
INTERIOR DESIGN		
KITCHEN/BAR		
OTHER		

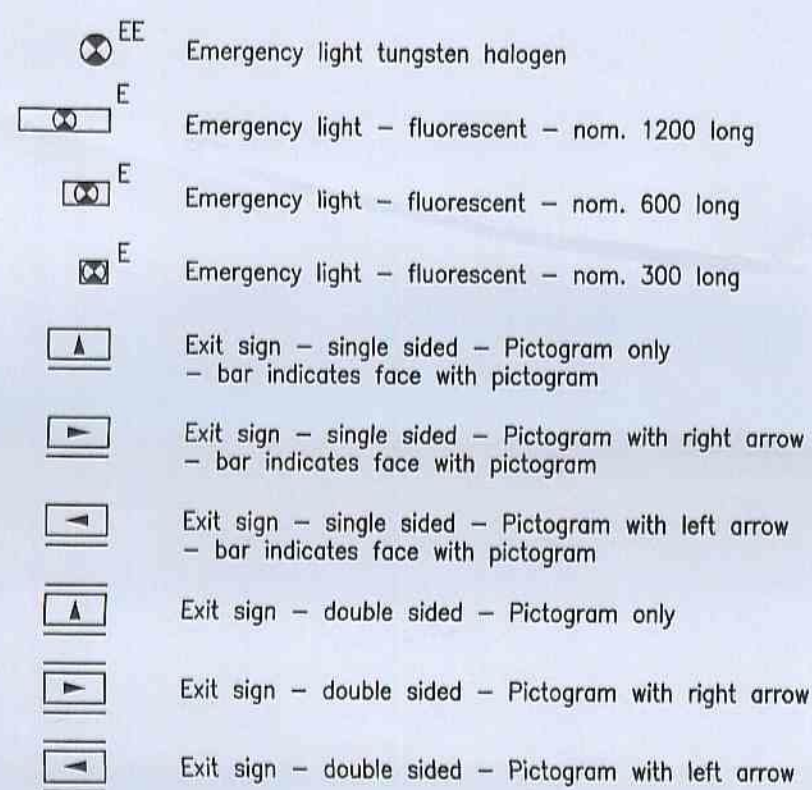
# Pittwater RSL Club Bowler's Lounge Amenities

## Legend

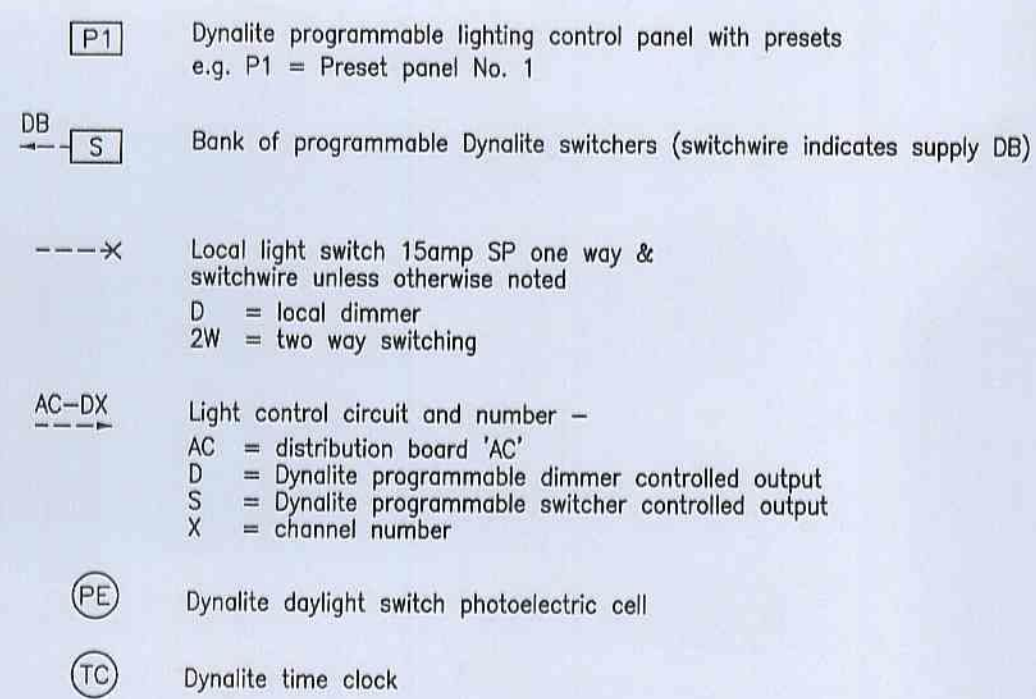
### General lighting



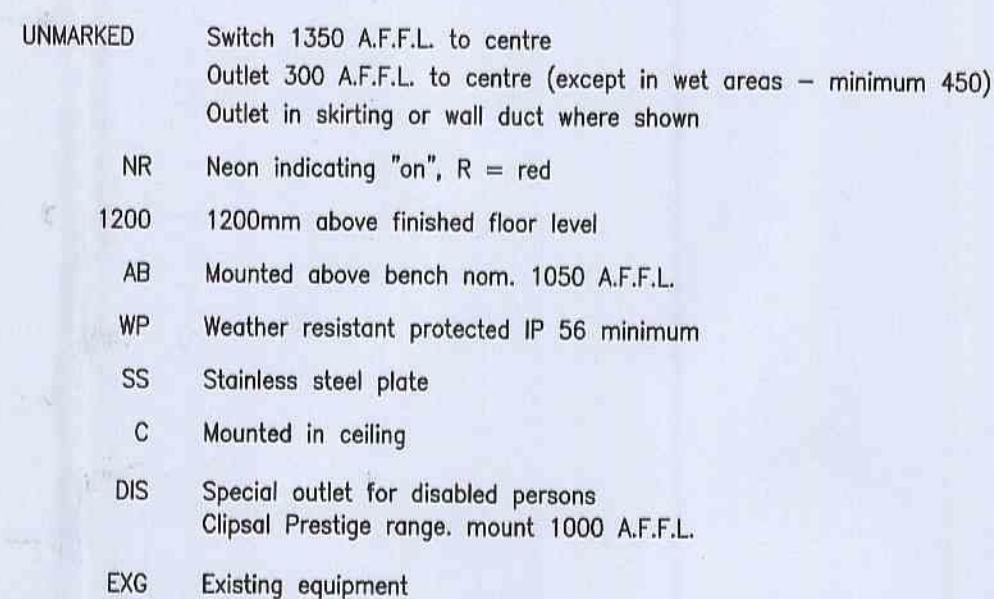
### Emergency lighting



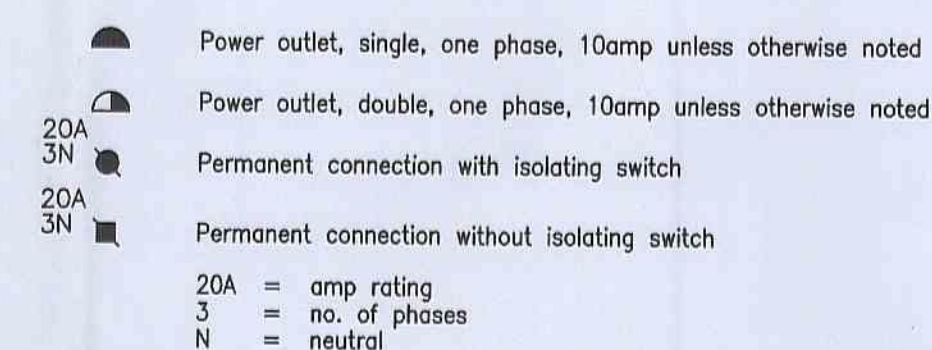
### Switching



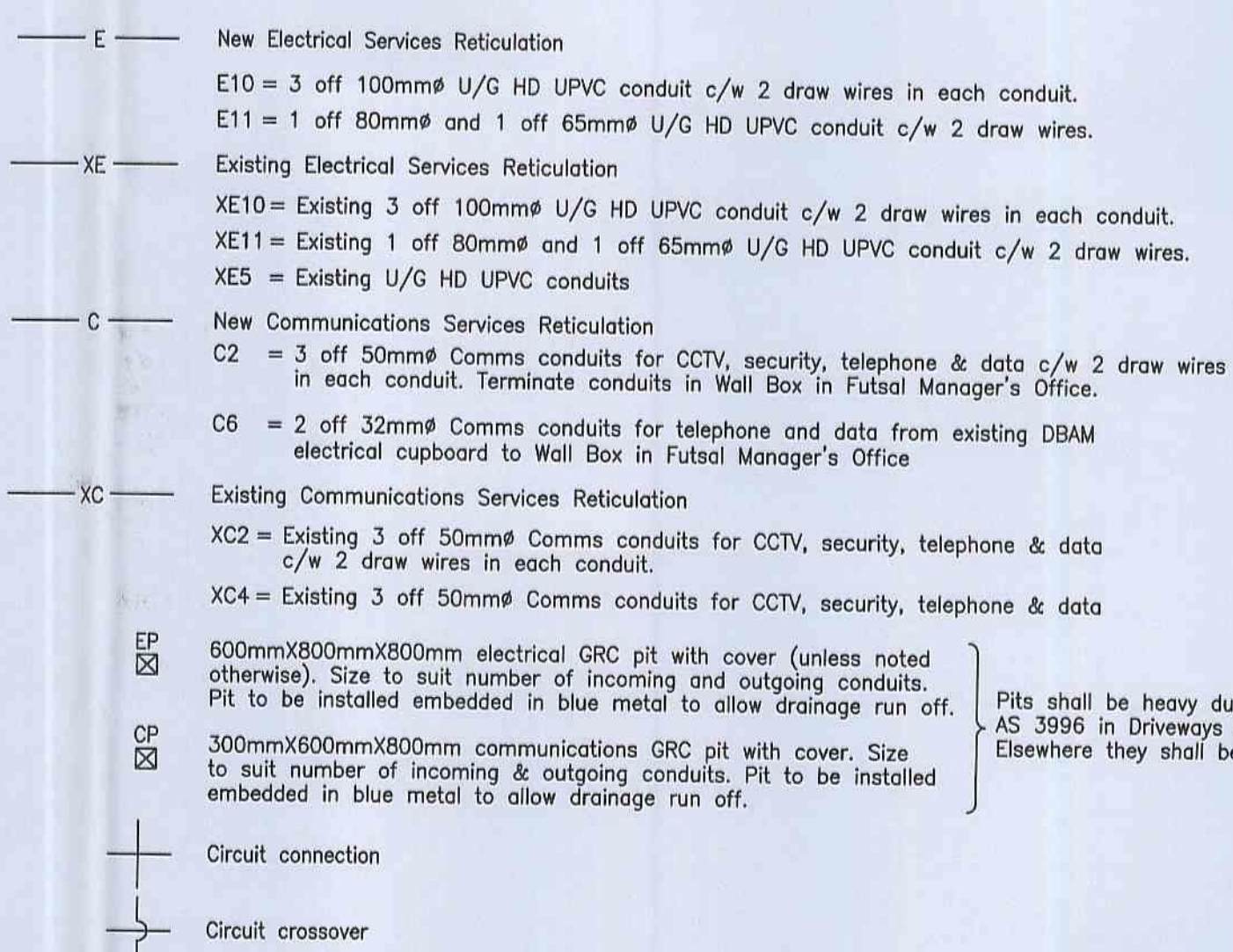
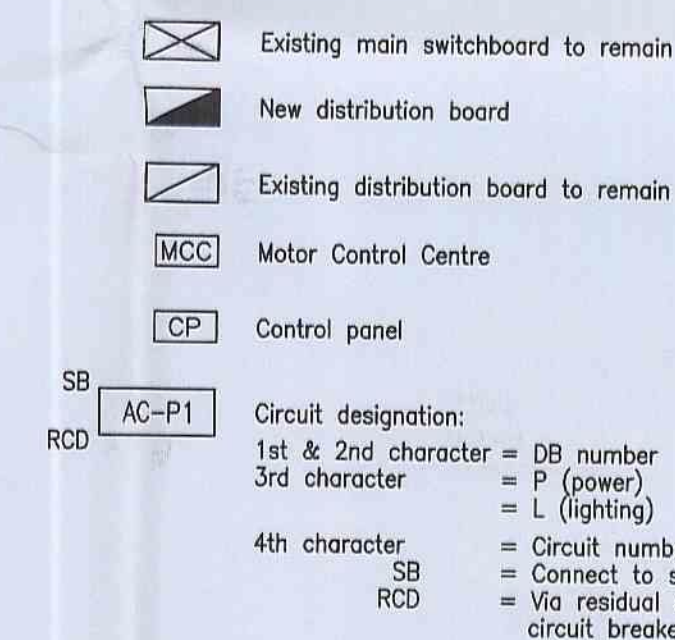
### General key to symbols



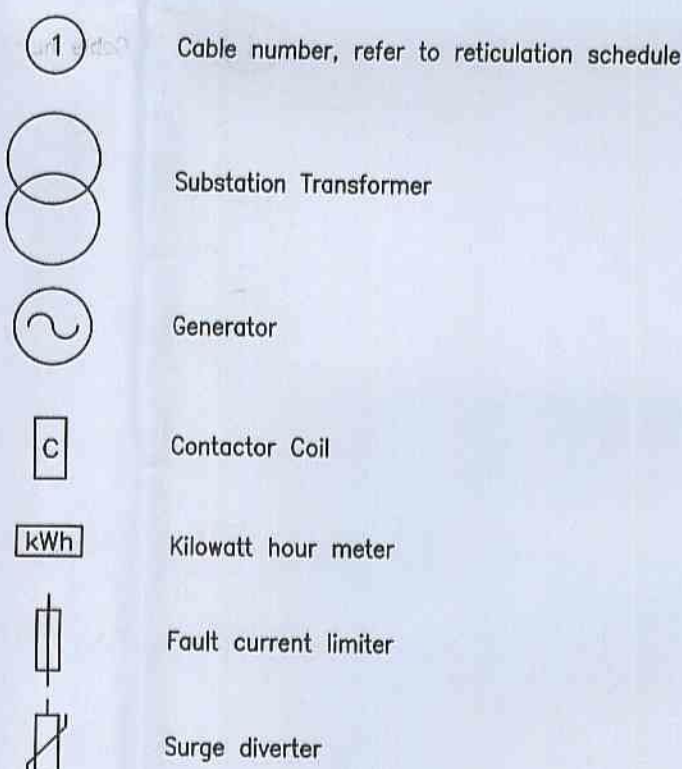
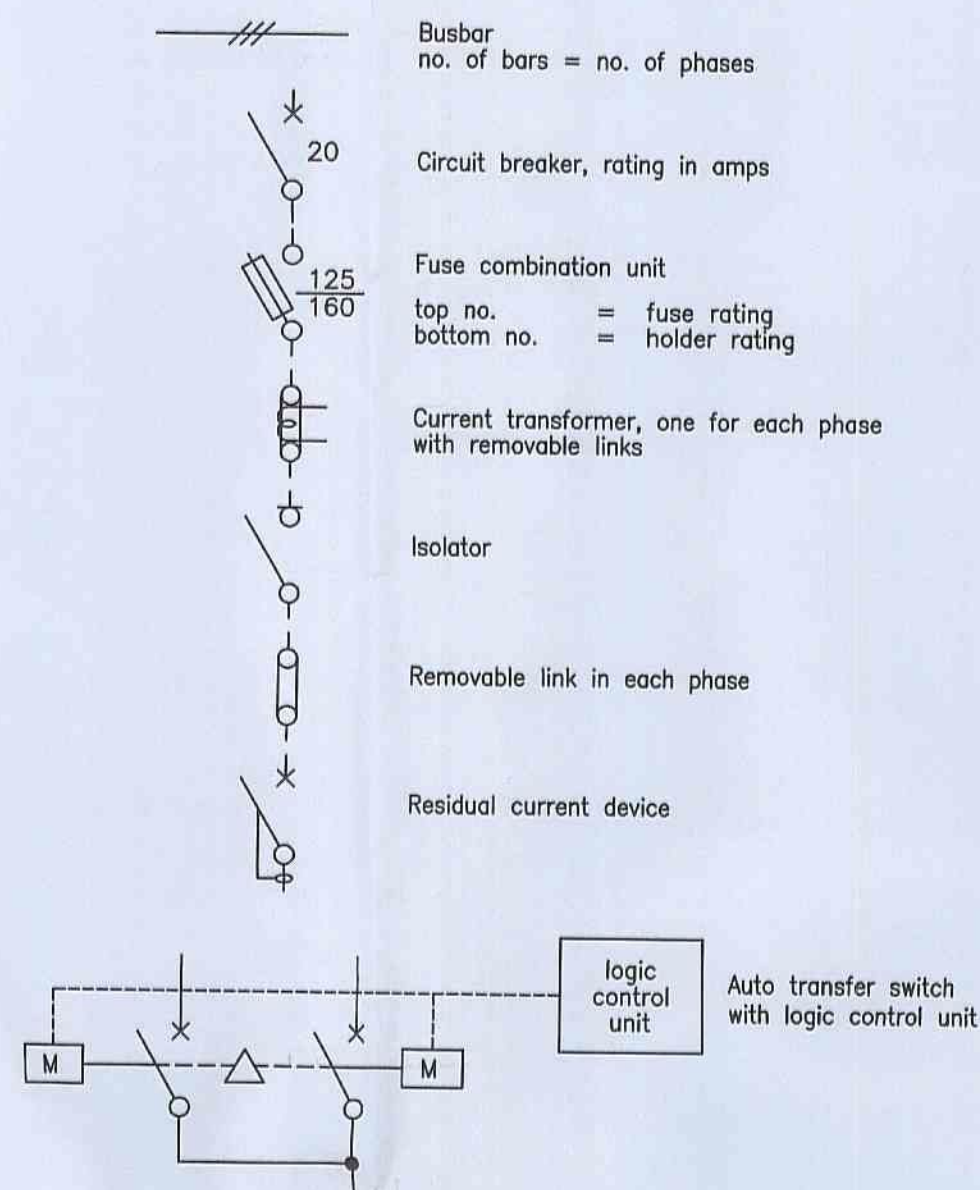
### Power



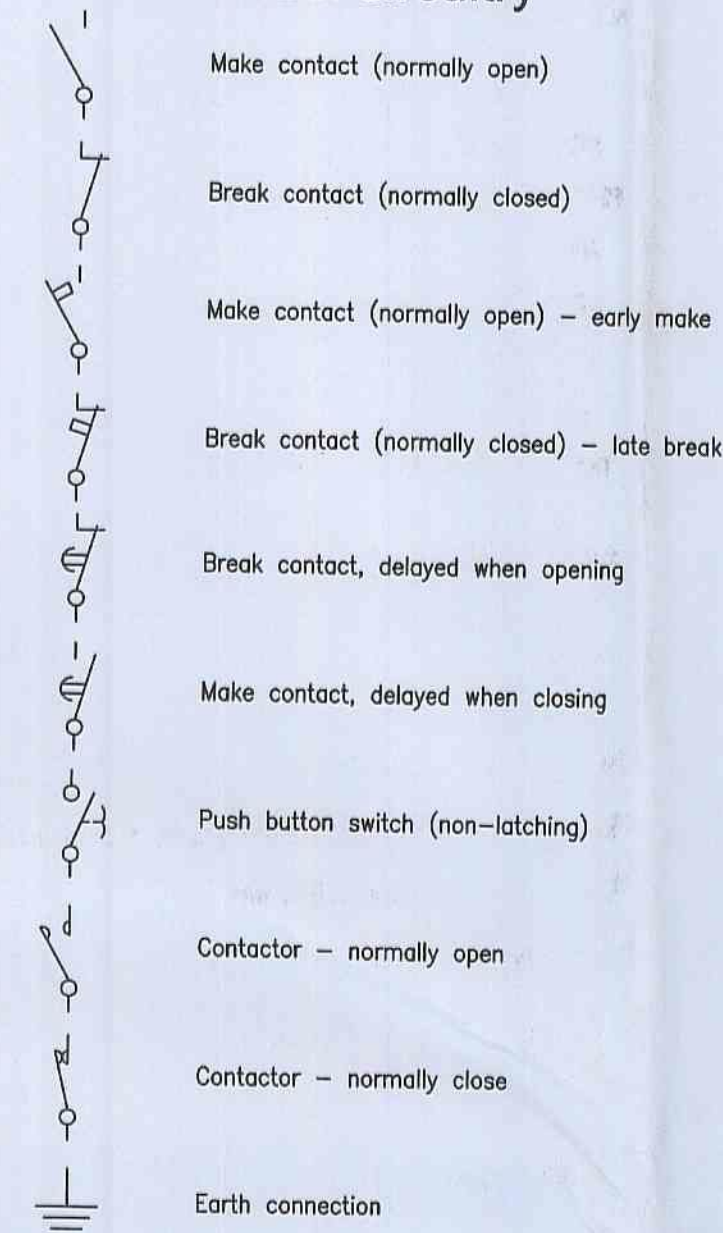
### Reticulation



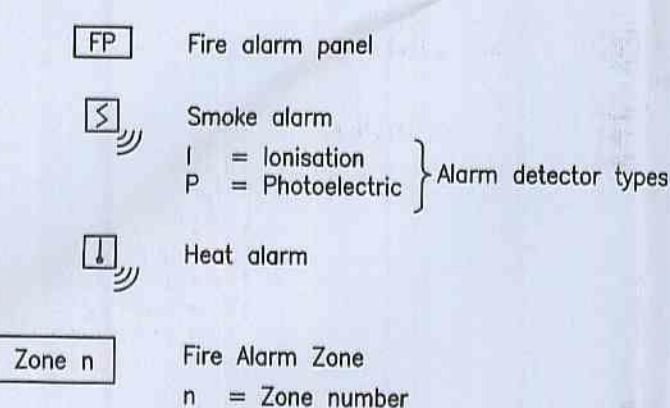
### Switchboard



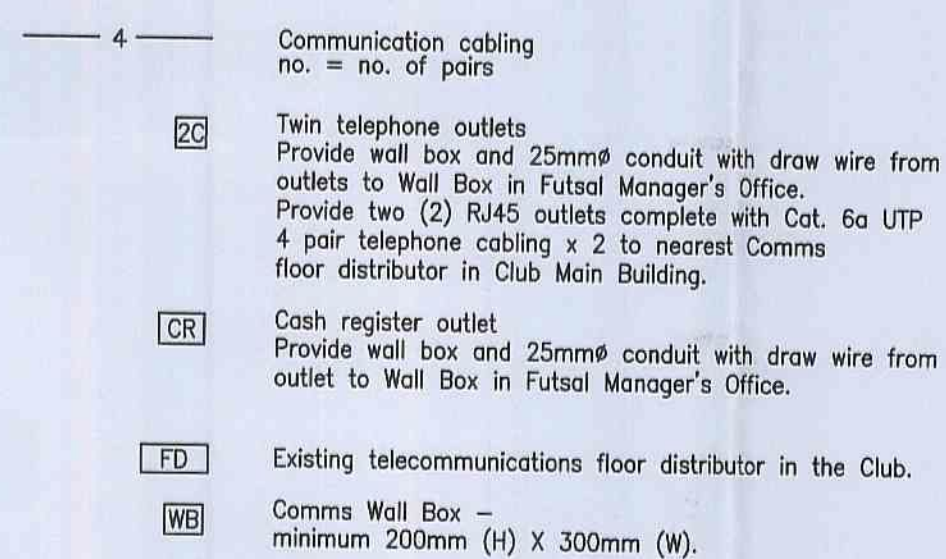
### Control circuitry



### Smoke Alarm System



### Communications



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- This drawing is an annexure to the specification & shall be read in conjunction with the specification & schedules.

A	TENDER ISSUE TO PDC	09-08-10
Amendments		

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Client



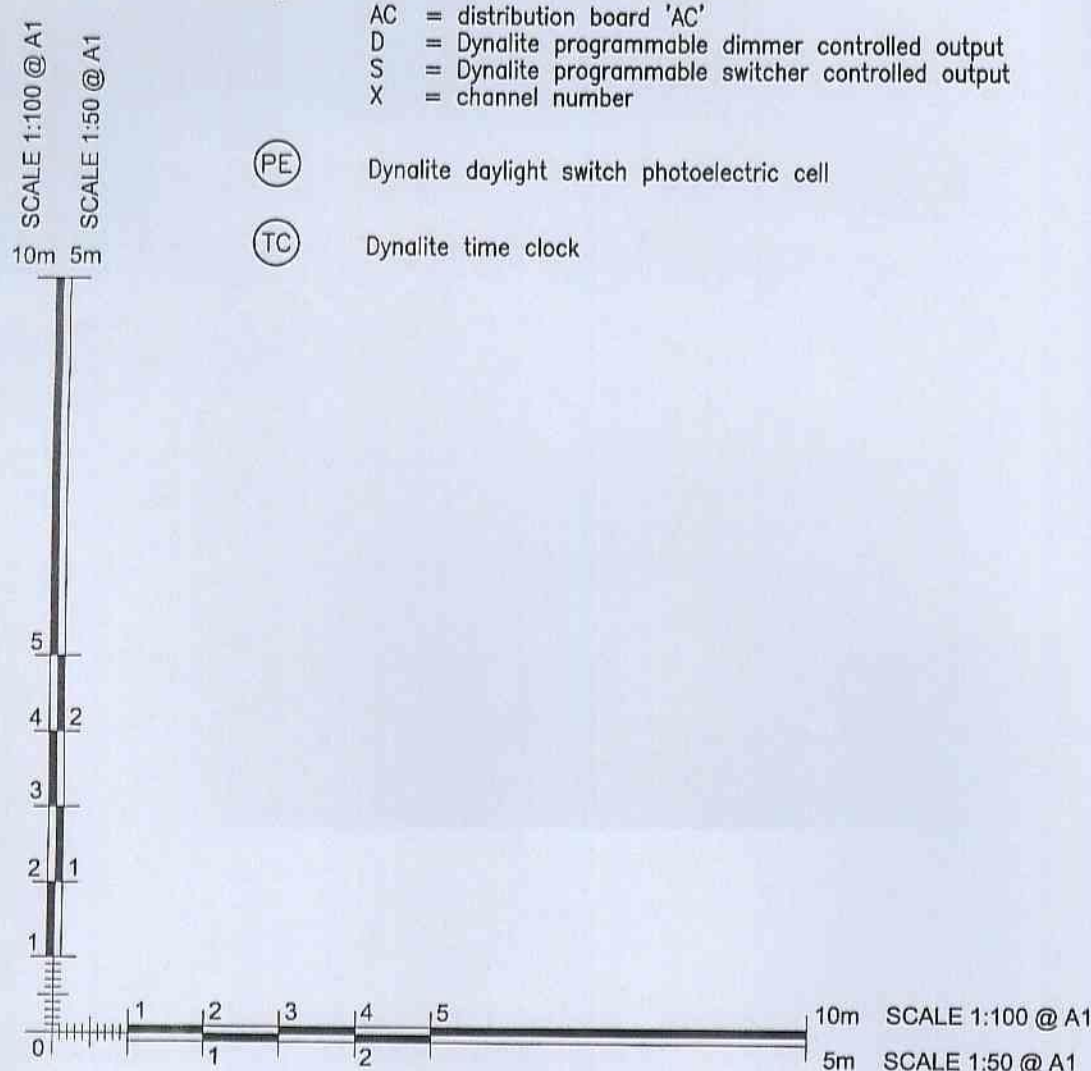
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Project  
PITTWATER RSL CLUB  
BOWLER'S LOUNGE AMENITIES

Title  
ELECTRICAL SERVICES  
LEGEND

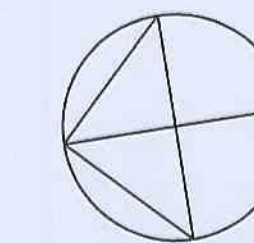
Drawn G.V.	Checked	Approved	Scale N.T.S.
Project No. PRL 1/25 13335	Date JULY '10 15:34 09-08-10	No. in Set/Drawing No. 06/ES01	Issue A

NOTE: All symbols may not necessarily be used in the documents





DISCIPLINE	DRAWING No.	REVISION OR DATE
ARCH	WD001	P1 03.08.10
	LPOA 09-58	22.02.10
HYDRAULIC		
MECH		
INTERIOR DESIGN		
KITCHEN/BAR		
OTHER		



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2. Do not scale drawing. Verify all dimensions on site.
3. Outline locations are diagrammatic only, refer to architect's drawings for exact location.
4. No variations to the extent of the work shall be undertaken without prior written consent.
5. This drawing is an annexure to the specification & shall be read in conjunction with the specification & schedules.
6. The exact location of all equipment shall be determined on site and as directed by the Project Manager.
7. Remove all redundant equipment & cabling and make good.

Drawn G.V.	Checked	Approved	Scale  AS SHOWN
Project No.  PRL 1/25  13335			Date JULY '10 15:32 09-08-10
No. in Set/Drawing No.			Issue  06/ES02  A

8-10

19 0665

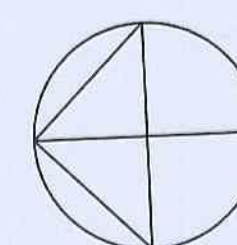
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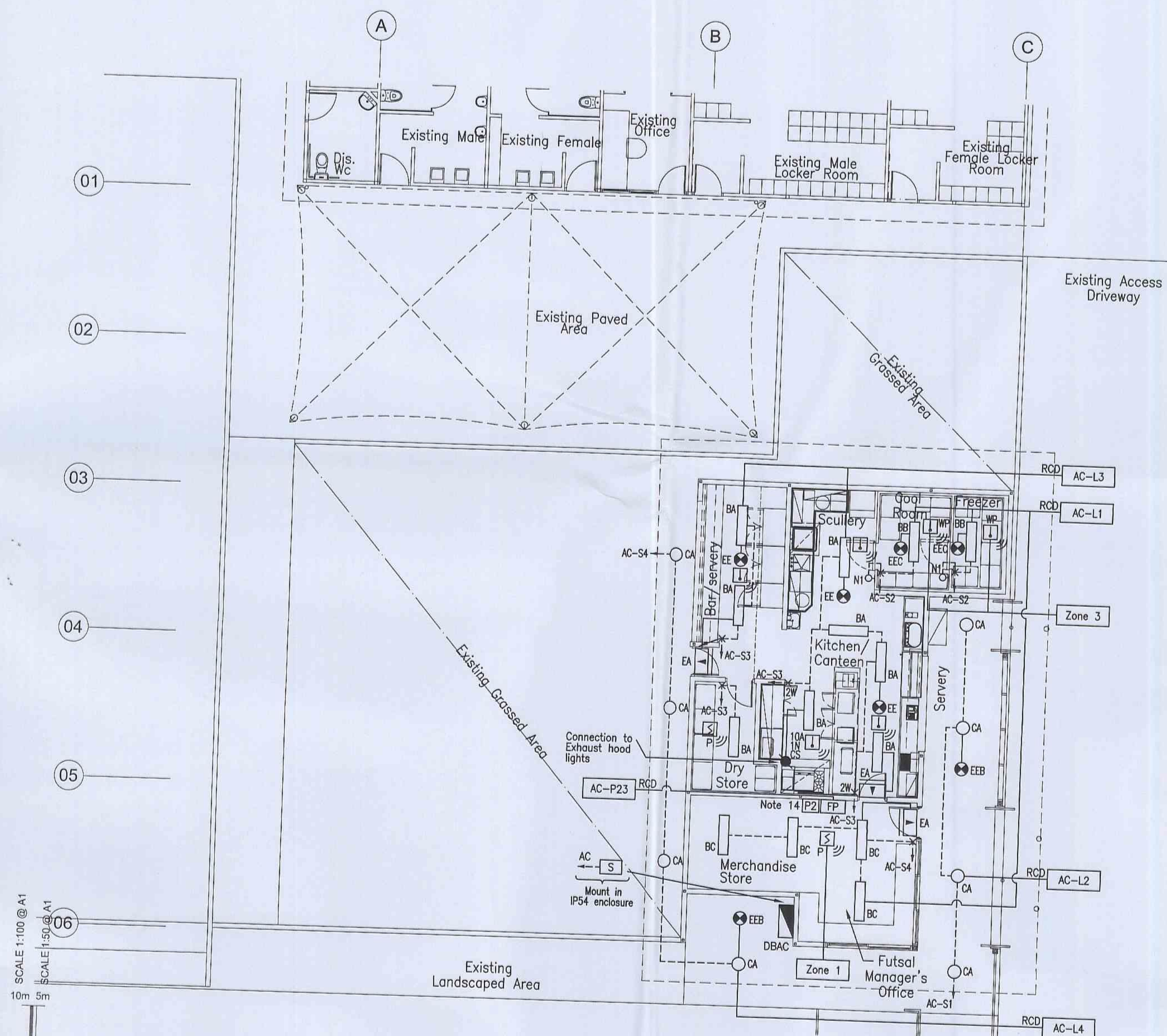
# REFERENCE DOCUMENT REGISTER

DISCIPLINE	DRAWING No.	REVISION OR DATE
ARCH	WD101	P003.06.10
HYDRAULIC		
MECH		
INTERIOR DESIGN		
KITCHENBAR		
OTHER		



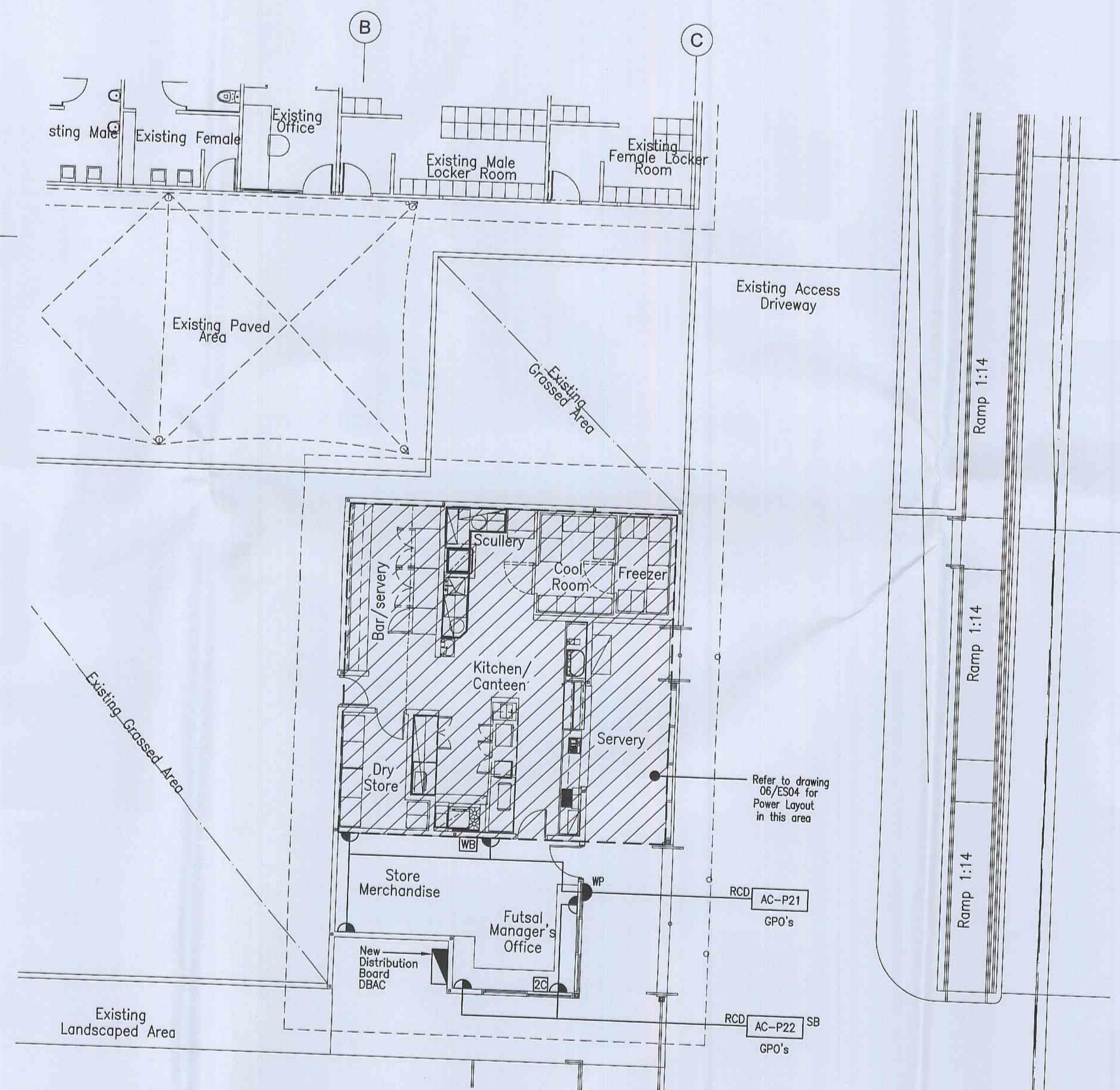
## NOTES:

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- This drawing is an annexure to the specification & shall be read in conjunction with the specification & schedules.
- The exact location of all equipment shall be determined on site and as directed by the Project Manager.
- Remove all redundant equipment & cabling and make good.
- Emergency lighting to be wired in accordance with AS 2293 and "Typical Wiring Diagrams for Exit Signs & Emergency Luminaires" shown on the drawings. All emergency & exit sign luminaires are to be wired via separate active from local lighting final sub-circuit breaker, via a test switch on the distribution board. When in test position, emergency and exit lights should operate and normal lighting remain on.
- Exit signs shall be mounted at between 2000 and 2700 AFFL or immediately above the door if higher than 2700. Exit signs shall, where possible, be wall mounted.
- Where exit signs are shown ceiling mounted or nominated as 'suspended' and ceilings are greater than 2700 AFFL, then exit signs shall be suspended on rods (painted to match ceiling colour) unless approved otherwise by the local government authority. In plantrooms & service areas chain suspension is acceptable.
- Circuits which are identified with the letter 'SB' are to be connected to the standby chassis section of the nominated distribution board.
- Connect all lighting circuits to generator backed up section of distribution board DBAC.
- All light switches shall be controlled via Dynalite switching channels as shown on the lighting layout.
- Final location of Light Preset Panel 'P2' shall be determined on site to the approval of the Project Manager.



Lighting & Fire Alarm Layout  
Scale 1:100

Notes: a) Connect alarms in Dry Stores, Bar/Servery, Scullery and Kitchen/Canteen to Fire Alarm Zone No.2.



Power Layout  
Scale 1:100

A TENDER ISSUE TO PDC  
Amendments 09-08-10

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Project  
**PITTWATER RSL CLUB  
BOWLER'S LOUNGE AMENITIES**

Title  
**ELECTRICAL SERVICES  
LIGHTING, POWER & FIRE ALARM  
LAYOUT**

Drawn: G.V. Checked: Approved: Scale: 1:100 @ A1

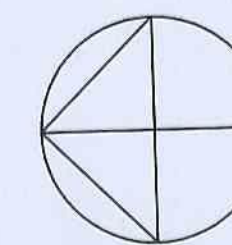
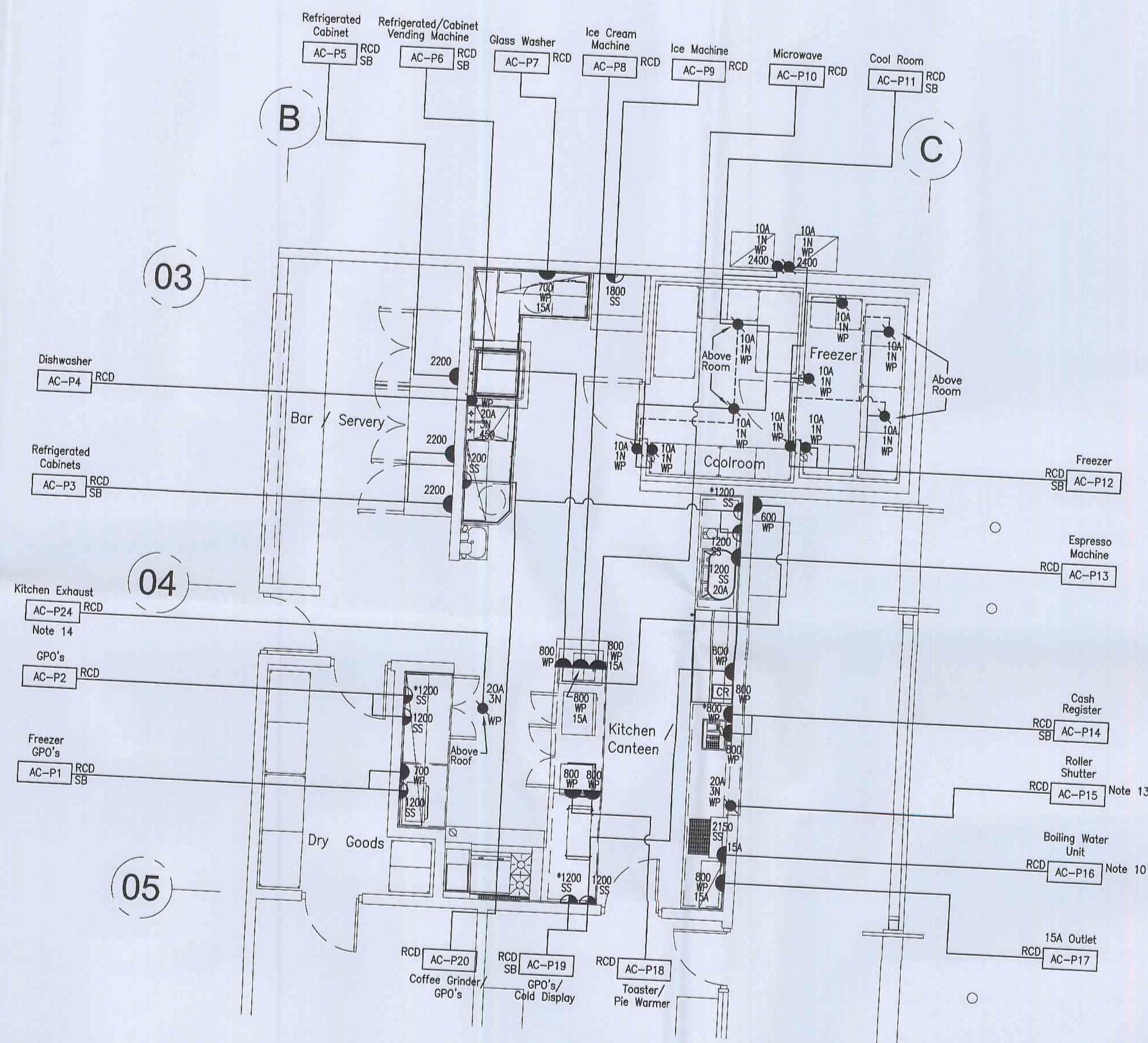
Project No: PRL 1/25  
13335  
Date: JULY '10  
15-01-09-08-10  
No. in Set/Drawing No.: 06/ES03  
Issue: A

H11 - PROJECT 13335 - PITTWATER RSL CLUB - BOWLER'S LOUNGE AMENITIES PRL 1/25 CAD FILE/HR DRAWINGS/HR CURRENT DRAWING ISSUE/13335-ES03-LTPW-284-LWG 15-01-09-08-10



# REFERENCE DOCUMENT REGISTER

DISCIPLINE	DRAWING No.	REVISION OR DATE
ARCH		
HYDRAULIC		
MECH		
INTERIOR DESIGN		
KITCHEN/BAR	PRL-BC-100	06.06.10
OTHER		

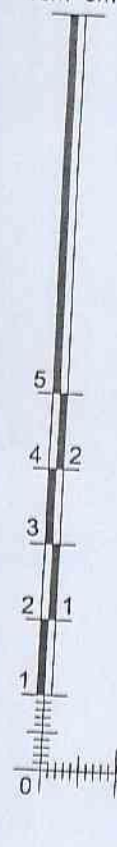


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- Outlet locations are diagrammatic only, refer to architect's drawings for exact location.
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- This drawing is an annexure to the specification & shall be read in conjunction with the specification & schedules.
- The exact location of all equipment shall be determined on site and as directed by the Project Manager.
- Remove all redundant equipment & cabling and make good.
- Provide matching IP56 screw ring plugs for all weatherproof outlets and extend flexible leads from equipment to reach outlets as required.
- Circuits which are identified with the letter 'SB' are to be connected to the standby chassis section of the nominated distribution board.
- See Detail No.1 on drawing ES06 for Typical Control Wiring Diagram for Boiling Water Unit.
- All power outlets shown with an asterisk adjacent to it shall be provided above bench for general purpose power as shown on the electrical services drawings.
- The exact location of all equipment shall be determined on site by the Project Manager prior to installation of conduits and wiring, all services shall be co-ordinated with Kitchen/Bar Sub-Contractors approved workshop drawings.
- Confirm roller shutter electrical requirements with Roller Shutter Supplier prior to carrying out any work on site.
- Terminate final sub-circuit in Isolator. Extend wiring from Isolator to exhaust fan and terminate wiring at both ends.

SCALE 1:100 @ A1  
SCALE 1:50 @ A1

10m 5m



SCALE 1:100 @ A1  
SCALE 1:50 @ A1

A TENDER ISSUE TO PDC  
Amendments 09-08-10

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Project  
**PITTWATER RSL CLUB  
BOWLS LOUNGE AMENITIES**

Title  
**ELECTRICAL SERVICES  
BOWLS CANTEN, KITCHEN &  
SERVERY LAYOUT**

Drawn	Checked	Approved	Scale
G.V.			1:50 @ A1
Project No.	Date	No. in Set/Drawing No.	Issue
PRL 1/25 13335	JULY '10 15/29 09-08-10	06/ES04	A

H11 - PROJECTS/13335/13335 PITTWATER RSL CLUB BOWLS LOUNGE AMENITIES PRL 1/25X CAD FILES/HARON ROBSON CURRENT DRAWING ISSUE/13335/ES04/RT.FW.A.DWG 15.29.09.08.10