

# DRAWING SCHEDULE

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103	ROOF PLAN
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201	SOUTH ELEVATION
202	NORTH ELEVATION
203	WEST ELEVATION
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302	SECTION 3
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401	WINDOW SCHEDULE 01 - FIRST FLOOR
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404	DOOR SCHEDULE 02 - GROUND FLOOR
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501	WALL TYPES - FIRST FLOOR
502	INTERNAL STAIR - PLAN
503	INTERNAL STAIR - SECTION 1
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506	EXTERNAL STAIR - SECTION 1
507	EXTERNAL STAIR - SECTION 2
600	CONSTRUCTION DETAILS
600a	CONSTRUCTION DETAILS - WALL SECTIONS
601	CONSTRUCTION DETAILS - ENTRY CANOPY PLAN
601a	CONSTRUCTION DETAILS - ENTRY CANOPY ELEVATION AND SECTION
700	CONCEPT SIGNAGE PLAN - GROUND FLOOR
701	CONCEPT SIGNAGE PLAN - FIRST FLOOR



T4.	UPDATED SPORTS BAR	JAN 2024
T3.	TENDER - 70%	NOV 2023
T2.	PRELIMINARY TENDER	06.09.2023
T1.	PRELIMINARY TENDER	18.08.2023
Issue	Amendment	Date



**GROUP**  
ARCHITECTS

SCALE: NTS  
ISSUE: T4      DATE: JAN 2024  
DWG No.: GA2020-023-000

# WARRINGAH GOLF AND COMMUNITY CLUB

## PROPOSED NEW CLUB HOUSE



# TENDER

NOT FOR CONSTRUCTION



LEGEND:

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ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS  
TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT  
BEFORE PROCEEDING IF IN DOUBT, ASK!



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WARRINGAH GOLF AND  
COMMUNITY CLUB

address

292 CONDOMINE RD  
NORTH MANLY

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drawing

## 3D IMAGES

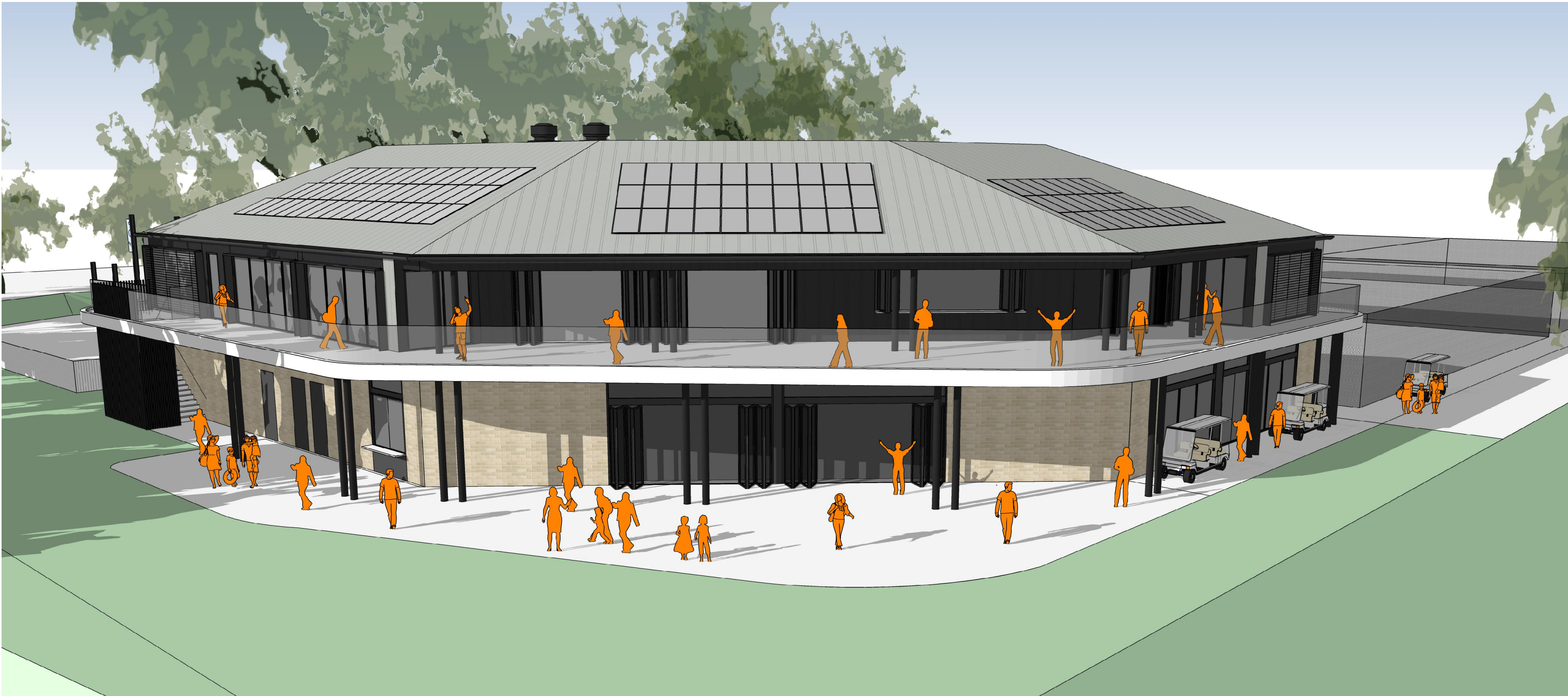
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ISSUE: T4      DATE: JAN 2024

DWG No.: GA2020-023-001





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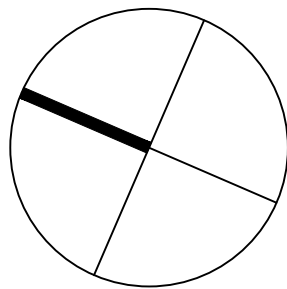
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3D IMAGES

SCALE: NTS  
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DWG No.: GA2020-023-002

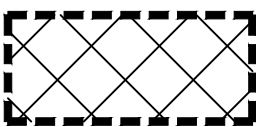


TENDER

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LEGEND:



DEMOLITION



TREES TO BE REMOVED



BOUNDARY

ALL DEMOLITION TO BE IN ACCORDANCE WITH AS2601 - THE DEMOLITION OF STRUCTURES AND ANY OTHER RELEVANT STANDARDS AND CODES OF PRACTICE

TREE REMOVAL AS PER THE ARBORIST REPORT MUST BE UNDERTAKEN BY SUITABLY EXPERIENCED & QUALIFIED TREE WORKERS AS PER THE PROVISIONS WITHIN THE 'CODE OF PRACTICE: AMENITY TREE INDUSTRY, 1998 - SAFEWORK NSW.

ALL DEMOLITION WORK AND TREE REMOVAL TO BE UNDERTAKEN BY NORTHERN BEACHES COUNCIL

DEMOLISH ALL SPORTING COURTS, SQUASH COURTS AND EXISTING OFFICE/CLUBHOUSE

REMOVE EXISTING TREES IN ACCORDANCE WITH THE ARBORICULTURAL CONSTRUCTION IMPACT STATEMENT BY ABNOBA ARBOR ARBORCULTURAL SERVICES AND - REFER TO *EXISTING TREE MANAGEMENT PLAN* BY SERENESCAPES

REMOVE EXISTING TREES IN ACCORDANCE WITH THE ARBORICULTURAL CONSTRUCTION IMPACT STATEMENT BY ABNOBA ARBOR ARBORCULTURAL SERVICES AND - REFER TO *EXISTING TREE MANAGEMENT PLAN* BY SERENESCAPES

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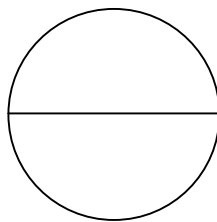
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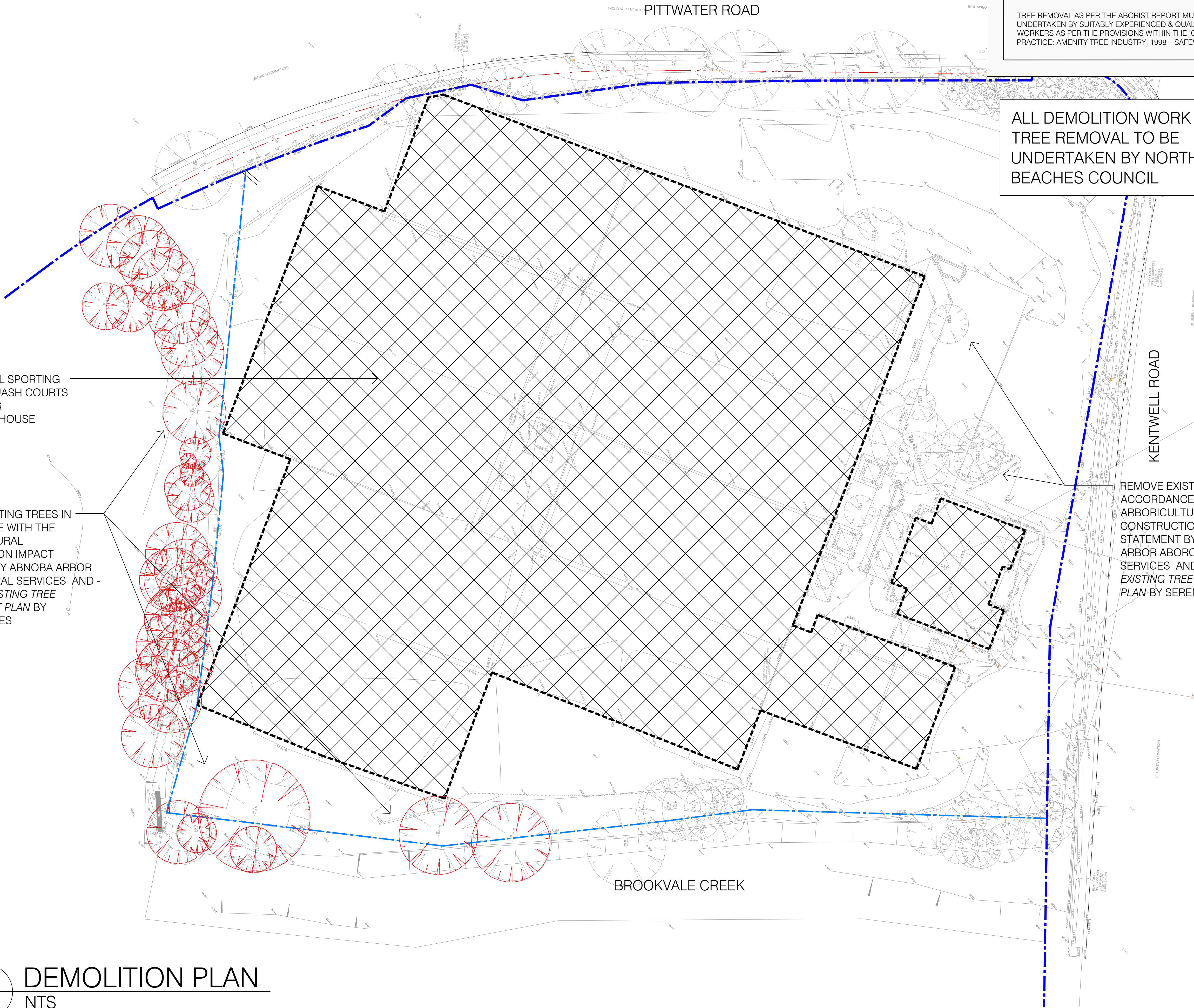
address  
292 CONDOMINE RD  
NORTH MANLY

drawing  
DEMOLITION PLAN

SCALE: 1:500 @ A1  
ISSUE: T4 DATE: JAN 2024  
DWG No.: GA2020-023-D01



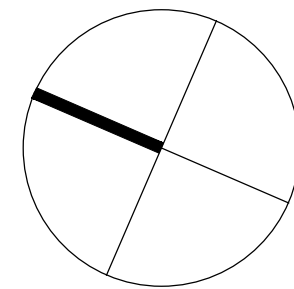
DEMOLITION PLAN  
NTS





TENDER

NOT FOR CONSTRUCTION



NOTES

- ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
- ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING. IF IN DOUBT, ASK!
- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCANCC, AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.

LEGEND:

- BOUNDARY
- NBC COUNCIL DESIGNATED WGC SITE

PROVIDE GRASS POLLUTANT TRAP  
ENVIROPOD 2000 (SFEP USE 2011B)

PROPOSED TREES AS PER  
LANDSCAPE DRAWINGS BY  
SERENESCAPES

PROPOSED UNDERGROUND  
RAINWATER REUSE TANK 20KL  
CONNECTED TO:

- INTERNAL TOILETS FOR FLUSHING
- OUTDOOR IRRIGATION SYSTEM

WASTE BINS AS PER WASTE  
MANAGEMENT PLAN

- 1100L RECYCLING WASTE MGB
- 1100L PAPER AND CARDBOARD MGB
- 1100L GENERAL WASTE MGB
- 660L GENERAL WASTE MGB (BOH)

SECURE DOORS - VERTICAL  
SCREENING WITH NO HORIZONTAL  
ELEMENTS EXTERNALLY - NO ROOF

CHIPPING GREEN  
EXISTING

PROPOSED TREES AS PER  
LANDSCAPE DRAWINGS BY  
SERENESCAPES

PROPOSED 10M2 ABSORPTION  
TRENCH WITH LEVEL SPREADER  
EXFILTRATION RATE ASSUMED  
150 MM/HR

DISCHARGE TO BROOKVALE  
CREEK, REFER TO NOTE 4

12m HIGH GOLF BARRIER: DYNEEMA  
NETTING OR EQUIVALENT - APPROX  
LOCATION ONLY - BY COUNCIL

PITTWATER ROAD

EXISTING TREES TO REMAIN

KENTWELL ROAD

CARPARKS TO BE ESTABLISHED BY NORTHERN BEACHES COUNCIL

COUNCIL FACILITIES

COUNCIL FACILITIES ARE INDICATIVE  
ONLY WITH THE FINAL LAYOUT OF  
SPORTING COURTS AND CAR PARKS  
TO BE DETERMINED BY NORTHERN  
BEACHES COUNCIL WITHIN THE  
FOOTPRINT SHOWN

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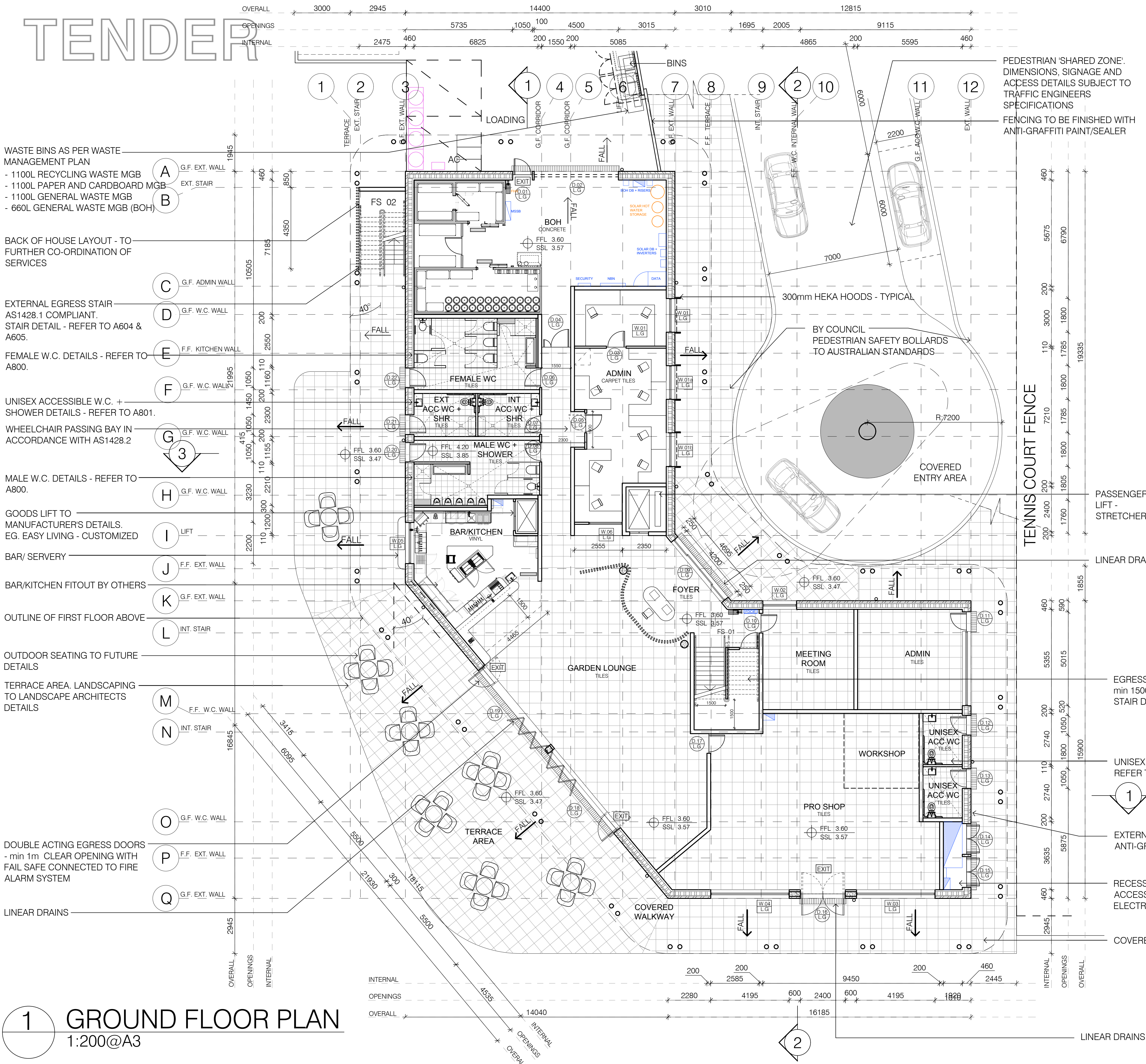
drawing  
SITE PLAN

SCALE: 1:500 @ A1  
ISSUE: T4 DATE: JAN 2024  
DWG No.: GA2020-023-100

SITE PLAN  
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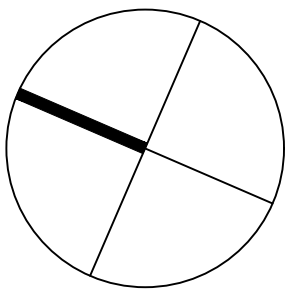


TENDER



- CONSTRUCTION NOTES:
1. ALL GLAZING TO BE IN ACCORDANCE WITH PROJECT ENERGY REPORT, AS1288, AS2047
  2. ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN ACCORDANCE WITH AS1288-2006, AS1170
  3. ALL PLUMBING TO BE CONCEALED IN FLOORS, CEILINGS AND WALLS EXCEPT WHERE NOTED OTHERWISE
  4. ALL PUBLIC DOOR THRESHOLDS TO BE IN FLUSH, NO STEPS PERMITTED. CONTRACTOR TO CO-ORDINATE FLOOR FINISHES AND ALLOW APPROPRIATE SETDOWNS AS REQUIRED. WATERPROOFING AND LINEAR DRAINS IN ACCORDANCE WITH AS4654.2
  5. ALL PUBLIC FLOORWASTE FALLS TO BE A MAX GRADE OF 1 IN 80 TO COMPLY WITH AS1428.1
  6. CONTRACTOR TO CO-ORDINATE ALL WALL AND CEILING SYSTEMS, ENSURING FULL COMPLIANCE WITH ACOUSTIC AND FIRE RATING REQUIREMENTS. REFER TO NCC SPEC 5 AND REFER TO PROJECT NCC REPORT OF BUILDING ELEMENTS
  7. ALL FLOOR MATERIALS, COVERINGS, WALL AND CEILING LINING MATERIALS TO COMPLY WITH NCC SPECIFICATION 7
  8. ENSURE ALL ACOUSTIC RATINGS TO SERVICE RISERS AND BULKHEADS ACHIEVE BCA MINIMUMS SET OUT IN BCA CLAUSE F7
  9. ALL STAIRCASES TO BE PROVIDED WITH 865mm HIGH BALUSTRADES TO STAIRS AND MIN 1m HIGH BALUSTRADES TO LANDINGS WITH OPENINGS BETWEEN BALUSTRADE ELEMENTS TO BE MAX 125mm - COMPLIANT WITH REQUIREMENTS OF NCC D3D14-D22
  10. MIN HEAD HEIGHTS TO BE PROVIDED COMPLIANT WITH NCC F5
  11. 2.4M TO ALL HABITABLE ROOMS
  12. 2.1M TO ALL NON-HABITABLE ROOMS
  13. 2.0M TO STAIRWELLS
  14. MECHANICAL VENTILATION SYSTEMS TO COMPLY WITH NCC F8D4
  15. WET AREA BUILDING ELEMENTS TO COMPLY WITH NCC F2D2, SPEC 26 AND AS3740
  16. SMOKE DETECTION AND ALARM SYSTEM TO BE PROVIDED AS PER NCC E1 - REFER TO FIRE CONSULTANT DOCUMENTATION - BY OTHERS
  17. LINEAR DRAINS TO BE PROVIDED AT ALL EXTERNAL DOORS TO PROVIDE AS1428.1 COMPLIANT LEVEL ACCESS AND COMPLY WITH NCC F1 AND AS4654.1
  18. VAPOUR PERMEABLE BARRIERS TO BE PROVIDED COMPLIANCE WITH NCC F8D3
  19. ALL SET OUTS AND DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION AND/OR CONSTRUCTION
  20. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT FOR DECISION/INSTRUCTION BEFORE PROCEEDING WITH THE WORK
  21. COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE NCC IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE SATISFACTION/ DISCRETION OF THE BUILDING SURVEYOR
  22. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO, ALL CONSULTANT DOCUMENTATION AND CONSTRUCTION NOTES.

NOT FOR CONSTRUCTION



LEGEND:

SECTION J NOTES

- REFER TO SECTION J REPORT FOR FULL DETAILS - REPORT1211-A-01 BY DELTA Q
- J1(2019)/J4(2022)
- INSULATION TO COMPLY WITH AS/NZS 4859.1 AND INSTALLED IN ACCORDANCE WITH SECTION J1.2/J4D4
  - ROOF TO BE INSULATED TO ACHIEVE TOTAL R-VALUE OF 3.7 (INCLUDING EFFECTS OF THERMAL BRIDGING AND HAVE A ROOF COLOUR OF NOT MORE THAN 0.45 SOLAR ABSORBANCE COMPLIANT WITH SECTION J1.3/J4D4
  - TOTAL WALL GLAZING SYSTEM TO ACHIEVE NOT GREATER THAN U2.0 AS PER J1.5/J4D6 - REFER TO FINAL SECTION J REPORT FOR EXACT WINDOW U VALUES BUT RANGE AS FOLLOWS:
    - GROUND: U5.8(SHGC 0.36) TO U4.4(SHGC 0.52)
    - FIRST: U5.8(SHGC 0.52) TO U3.25(SHGC 0.23)
  - FINAL GLAZING SYSTEM VALUES TO BE CONFIRMED WITH SECTION J CONSULTANTS FOR COMPLIANCE PRIOR TO MANUFACTURE
  - PRO SHOP GLAZING TOTAL SYSTEM: U5.8 (SHGC 0.367)
  - FLOORS TO ACHIEVE R2.0 SYSTEM VALUE COMPLIANT WITH J1.6/J4D7
- J3 (2019)/J5(2022)
- WINDOWS AND DOORS TO BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION J3.4/J5D6 OR COMPLIANT WITH AS2047
  - EXHAUST FANS TO BE INSTALLED COMPLIANT WITH SECTION J3.5/J5D6 - REFER TO MECHANICAL DOCUMENTATION
  - CEILINGS, WALLS AND FLOORS TO BE CONSTRUCTED TO MINIMISE LEAKAGES COMPLIANCE WITH SECTION J3.6/J5D7
- J5(2019)/J6(2022)
- REFER TO MECHANICAL/HYDRAULIC DOCUMENTATION FOR COMPLETION DETAILS - TO BE COMPLIANT WITH SECTION J5J6
- J6(2019)/J7(2022)
- ARTIFICIAL LIGHTING TO COMPLY WITH THE MAXIMUM ILLUMINATION DENSITIES OUTLINED IN SECTION J6.2/J7D3
  - BOILED OR CHILLED WATER UNITS TO BE ON TIMERS AS PER SECTION J6.6/J7D7
  - SELECTED LIFT LIGHTING AND ENERGY EFFICIENCY TO COMPLY WITH SECTION J6.7/J7D8
  - REFER TO ELECTRICAL DOCUMENTATION FOR DETAILS - TO BE COMPLIANT WITH J6J7
- J7(2019)/J8(2022)
- HEATED WATER SUPPLY TO COMPLY WITH J7.2/J8D4
  - REFER TO HYDRAULIC DOCUMENTATION FOR DETAILS
- J8(2019)/J9(2022)
- THE BUILDING TO BE PROVIDED WITH ENERGY MONITORING SYSTEMS AS PER J8.3/J9D3 - REFER TO ELECTRICAL DOCUMENTATION

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**WARRINGAH GOLF AND COMMUNITY CLUB**

address  
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drawing  
**GROUND FLOOR PLAN**

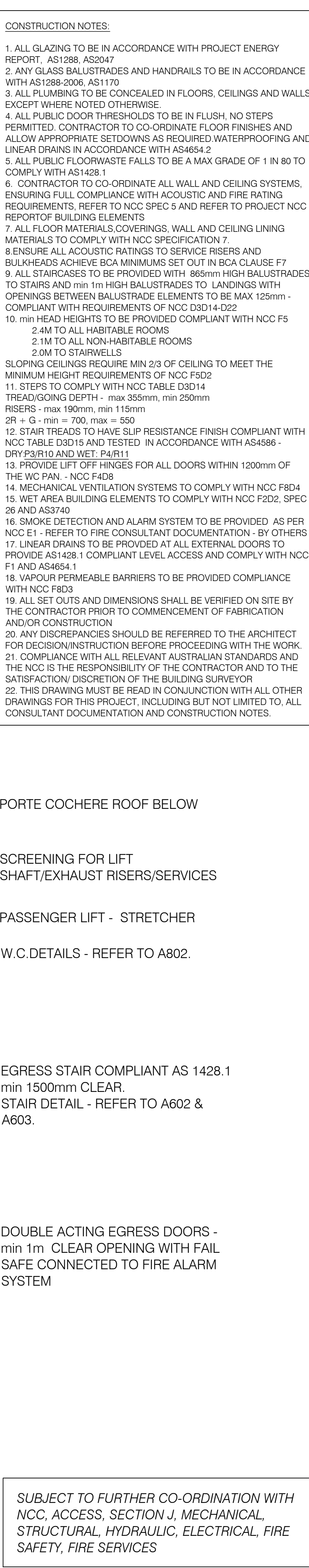
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ISSUE: T4 DATE: JAN 2024

DWG No.: GA2020-023-101

SUBJECT TO FURTHER CO-ORDINATION WITH NCC, ACCESS, SECTION J, MECHANICAL, STRUCTURAL, HYDRAULIC, ELECTRICAL, FIRE SAFETY, FIRE SERVICES



2 FIRST FLOOR PLAN  
1:200@A3



*SUBJECT TO FURTHER CO-ORDINATION WITH  
NCC, ACCESS, SECTION J, MECHANICAL,  
STRUCTURAL, HYDRAULIC, ELECTRICAL, FIRE  
SAFETY, FIRE SERVICES*

### SECTION J NOTES

REFER TO SECTION J REPORT FOR FULL DETAILS -  
REP01211-A-01 BY DELTA Q

J1 (9/19/24/02/22)

- INSULATION TO COMPLY WITH AS/NZS 4559.1 AND INSTALLED IN ACCORDANCE WITH SECTION J1.2/4/4
- ROOF TO BE INSULATED TO ACHIEVE TOTAL U-VALUE OF 0.15 W/M<sup>2</sup>K (INCLUDING EFFECTS OF THERMAL BRIDGING AND HAVE A ROOF COLOUR OF NOT MORE THAN 0.45 SOLAR ABSORPTANCE COMPLIANT WITH SECTION J1.3/4/4)
- TOTAL WALL/GLAZING SYSTEM TO ACHIEVE NOT GREATER THAN U2.0 AS PER J1.5/4/4E - REFER TO FINAL SECTION J REPORT FOR EXACT WINDOW U-VALUE
- GROUND U5.8(SHGC 0.36) TO U4.54(SHGC 0.52)
- FIRST - U5.8(SHGC 0.32) TO U3.23(SHGC 0.23)
- FINAL GLAZING SYSTEM VALUES TO BE CONFIRMED WITH SECTION J CONSULTANTS FOR COMPLIANCE PRIOR TO MANUFACTURE
- r60 SHOP GLAZING TOTAL SYSTEM U5.8 (SHGC 0.367)
- FLOORS TO ACHIEVE R2.0 SYSTEM VALUE COMPLIANT WITH J1.6/4/2

J3 (2019)/J5(2022)  
- WINDOWS AND DOORS TO BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION J3.4/J5D5 OR COMPLIANT WITH AS2047  
- EXHAUST FANS TO BE INSTALLED COMPLIANT WITH SECTION J3.5/J5D6 - REFER TO MECHANICAL DOCUMENTATION  
- CEILINGS, WALLS AND FLOORS TO BE CONSTRUCTED TO MINIMISE LEAKAGES  
COMPLIANCE WITH SECTION J3.6/J5D7

J5(2019)/J6(2022)  
- REFER TO MECHANICAL/HYDRAULIC  
DOCUMENTATION FOR COMPLIANCE DETAILS - TO  
COMPLIANT WITH SECTION J5/J6

J6(2019)/J7(2022)  
- ARTIFICIAL LIGHTING TO COMPLY WITH THE  
MAXIMUM ILLUMINATION DENSITIES OUTLINED IN  
SECTION J6.2/J7D3  
- BOILED OR CHILLED WATER UNITS TO BE ON  
TIMERS AS PER SECTION J6.6/J7D7  
- SELECTED LIFT LIGHTING AND ENERGY EFFICIENT  
TO COMPLY WITH SECTION J6.7/J7D8  
REFER TO ELECTRICAL DOCUMENTATION FOR  
DETAILS - TO BE COMPLAINT WITH J6/J7

J7(2019)/J8(2022)  
- HEATED WATER SUPPLY TO COMPLY WITH J7.2/J8  
- REFER TO HYDRAULIC DOCUMENTATION FOR  
DETAILS

J8(2019)/J9(2022)  
- THE BUILDING TO BE PROVIDED WITH ENERGY  
MONITORING SYSTEMS AS PER J8.3/J9D3 - REFER  
ELECTRICAL DOCUMENTATION

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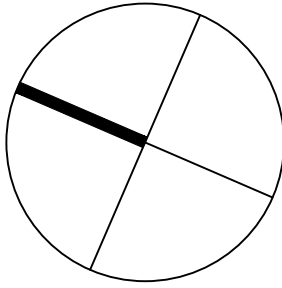
drawing

FIRST FLOOR PLAN

SCALE: 1:100@A1/1:200@A3

DWG No.: GA2020-023-102





LEGEND:

SECTION J NOTES

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REP01211-A-01 BY DELTA Q

- J1(2019)/J4(2022)  
- INSULATION TO COMPLY WITH AS/NZS 4859.1 AND  
INSTALLED IN ACCORDANCE WITH SECTION J1.2/J4D4  
- ROOF TO BE INSULATED TO ACHIEVE TOTAL  
R-VALUE OF 3.7 (INCLUDING EFFECTS OF THERMAL  
BRIDGING AND HAVE A ROOF COLOUR OF NOT MORE  
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- GROUND: U5.8(SHGC 0.36) TO U4.44(SHGC 0.52)  
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- PRO SHOP GLAZING TOTAL SYSTEM: U5.8 (SHGC  
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- J3 (2019)/J5(2022)  
- WINDOWS AND DOORS TO BE SEALED IN  
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SECTION J3.4/J5D5 OR COMPLIANT WITH AS2047  
- EXHAUST FANS TO BE INSTALLED COMPLIANT WITH  
SECTION J3.5/J5D6 - REFER TO MECHANICAL  
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- CEILINGS, WALLS AND FLOORS TO BE  
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COMPLIANCE WITH SECTION J3.6/J5D7

- J5(2019)/J6(2022)  
- REFER TO MECHANICAL/HYDRAULIC  
DOCUMENTATION FOR COMPLIANCE DETAILS - TO BE  
COMPLIANT WITH SECTION J5J6

- J6(2019)/J7(2022)  
- ARTIFICIAL LIGHTING TO COMPLY WITH THE  
MAXIMUM ILLUMINATION DENSITIES OUTLINED IN  
SECTION J6.2/J7D3  
- BOILED OR CHILLED WATER UNITS TO BE ON  
TIMERS AS PER SECTION J6.6/J7D7  
- SELECTED LIGHT LIGHTING AND ENERGY EFFICIENCY  
TO COMPLY WITH SECTION J6.7/J7D8  
REFER TO ELECTRICAL DOCUMENTATION FOR  
DETAILS - TO BE COMPLIANT WITH J6/J7

- J7(2019)/J8(2022)  
- HEATED WATER SUPPLY TO COMPLY WITH J7.2/J8D4  
- REFER TO HYDRAULIC DOCUMENTATION FOR  
DETAILS

- J8(2019)/J9(2022)  
- THE BUILDING TO BE PROVIDED WITH ENERGY  
MONITORING SYSTEMS AS PER J8.3/J9D3 - REFER TO  
ELECTRICAL DOCUMENTATION


T4.	UPDATED SPORTS BAR	JAN 2024
T3.	TENDER - 70%	NOV 2023
T2.	PRELIMINARY TENDER	06.09.2023
T1.	PRELIMINARY TENDER	18.08.2023
Issue	Amendment	Date

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS  
TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT  
BEFORE PROCEEDING IF IN DOUBT, ASK!



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WARRINGAH GOLF AND  
COMMUNITY CLUB

address

292 CONDOMINE RD  
NORTH MANLY

drawing

ROOF PLAN

SCALE: 1:100@A1/1:200@A3

ISSUE: T4 DATE: JAN 2024

DWG No.: GA2020-023-103

CONSTRUCTION NOTES:

1. ALL GLAZING TO BE IN ACCORDANCE WITH PROJECT ENERGY  
REPORT, AS1288, AS2047
2. ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN ACCORDANCE  
WITH AS1288-2006, AS1170
3. ALL PLUMBING TO BE CONCEALED IN FLOORS, CEILINGS AND WALLS  
EXCEPT WHERE NOTED OTHERWISE
4. ALL PUBLIC DOOR THRESHOLDS TO BE IN FLUSH, NO STEPS  
PERMITTED. CONTRACTOR TO CO-ORDINATE FLOOR FINISHES AND  
ALLOW APPROPRIATE SETDOWNS AS REQUIRED WATERPROOFING AND  
LINEAR DRAINS IN ACCORDANCE WITH AS4654.2
5. ALL PUBLIC FLOORWASTE FALLS TO BE A MAX GRADE OF 1 IN 80 TO  
COMPLY WITH AS1428.1
6. CONTRACTOR TO CO-ORDINATE ALL WALL AND CEILING SYSTEMS,  
ENSURING FULL COMPLIANCE WITH ACOUSTIC AND FIRE RATING  
REQUIREMENTS. REFER TO NCC SPEC 5 AND REFER TO PROJECT NCC  
REPORT OF BUILDING ELEMENTS
7. ALL FLOOR MATERIALS, COVERINGS, WALL AND CEILING LINING  
MATERIALS TO COMPLY WITH NCC SPECIFICATION 7.
8. ENSURE ALL ACOUSTIC RATINGS TO SERVICE RISERS AND  
BULKHEADS ACHIEVE BCA MINIMUMS SET OUT IN BCA CLAUSE F7
9. ALL STAIRCASES TO BE PROVIDED WITH 865mm HIGH BALUSTRADES  
TO STAIRS AND min 1m HIGH BALUSTRADES TO LANDINGS WITH  
OPENINGS BETWEEN BALUSTRADE ELEMENTS TO BE MAX 125mm -  
COMPLIANT WITH REQUIREMENTS OF NCC D3D14-D22
10. min HEAD HEIGHTS TO BE PROVIDED COMPLIANT WITH NCC F5  
2.4M TO ALL HABITABLE ROOMS  
2.1M TO ALL NON-HABITABLE ROOMS  
2.0M TO STAIRWELLS

- SLOPING CEILINGS REQUIRE MIN 2/3 OF CEILING TO MEET THE  
MINIMUM HEIGHT REQUIREMENTS OF NCC F5D2
11. STEPS TO COMPLY WITH NCC TABLE D3D14
  - TREAD/GOING DEPTH - max 355mm, min 250mm
  - RISERS - max 190mm, min 115mm
  - 2R + G - min = 700, max = 550
  12. STAIR TREADS TO HAVE SLIP RESISTANCE FINISH COMPLIANT WITH  
NCC TABLE D3D15 AND TESTED IN ACCORDANCE WITH AS4586 -  
DRY P3/R10 AND WET: P4/R11
  13. PROVIDE LIFT OFF HINGES FOR ALL DOORS WITHIN 1200mm OF  
THE WC PAN - NCC F4D8
  14. MECHANICAL VENTILATION SYSTEMS TO COMPLY WITH NCC F8D4
  15. WET AREA BUILDING ELEMENTS TO COMPLY WITH NCC F2D2, SPEC  
26 AND AS3740
  16. SMOKE DETECTION AND ALARM SYSTEM TO BE PROVIDED AS PER  
NCC E1 - REFER TO FIRE CONSULTANT DOCUMENTATION - BY OTHERS
  17. LINEAR DRAINS TO BE PROVIDED AT ALL EXTERNAL DOORS TO  
PROVIDE AS1428.1 COMPLIANT LEVEL ACCESS AND COMPLY WITH NCC  
F1 AND AS4654.1
  18. VAPOUR PERMEABLE BARRIERS TO BE PROVIDED COMPLIANCE  
WITH NCC F8D3
  19. ALL SET OUTS AND DIMENSIONS SHALL BE VERIFIED ON SITE BY  
THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION  
AND/OR CONSTRUCTION
  20. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT  
FOR DECISION/INSTRUCTION BEFORE PROCEEDING WITH THE WORK.
  21. COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND  
THE NCC IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE  
SATISFACTION/ DISCRETION OF THE BUILDING SURVEYOR
  22. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER  
DRAWINGS FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO, ALL  
CONSULTANT DOCUMENTATION AND CONSTRUCTION NOTES.

FRAMED METAL SHEET  
ROOF

PORTE  
COCHERE  
ROOF BELOW

TENNIS COURT FENCE

NON TRAFFICABLE ROOF

300mm HALF ROUND GUTTER

500

SOLAR PANELS

FIRST FLOOR BALCONY  
BELOW



# TENDER

NOT FOR CONSTRUCTION

### CONSTRUCTION NOTES

1. ALL GLAZING TO BE IN ACCORDANCE WITH PROJECT ENERGY REPORT, AS1588, AS2047
2. ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN ACCORDANCE WITH AS1588, AS2047, AS1598, AS1599
3. ALL PLUMBING TO BE CONCEALED IN FLOORS, CEILINGS AND WALLS EXCEPT WHERE NOTED OTHERWISE.
4. ALL PUBLIC DOOR THRESHOLDS TO BE IN FLUSH, NO STEPS
5. PERIMETER DRAINAGE TO BE INSTALLED UNDER FLOOR FINISHES AND ALLOW APPROPRIATE SETDOWNS AS REQUIRED WATERPROOFING AND LINEN DRAINS IN ACCORDANCE WITH AS4564.2
6. ALL PUBLIC FLOORWASTE FALLS TO BE A MAX GRADE OF 1 IN 10 TO COMPLY WITH AS1588
7. CONTRACTOR TO CO-ORDINATE ALL WALL AND CEILING SYSTEMS, ENSURING FULL COMPLIANCE WITH ACOUSTIC AND FIRE RATING REQUIREMENTS. REFER TO NCC SPEC 5 AND REFER TO PROJECT NCC REQUIREMENTS FOR SOUNDING ELEMENTS
8. ALL FLOOR MATERIALS TO COMPLY WITH NCC SPECIFICATIONS AND ALL WALL AND CEILING LINING MATERIALS TO COMPLY WITH NCC SPECIFICATION 7
9. ENSURE ALL ACOUSTIC RATINGS TO SERVICE RISERS AND BULKHEADS ACHIEVE B1 MINIMUMS SET OUT IN BCA CLAUSE 7.9.2 OF PERMANENT COMPLIANCE WITH 86dB FOR BALUSTRADES TO STAIRS AND min 1m HIGH BALUSTRADES TO LANDINGS WITH OPENINGS BETWEEN BALUSTRADE ELEMENTS TO BE MAX 125mm. COMPLY WITH REQUIREMENTS OF NCC D3014-022
10. min 100mm x 100mm x 100mm DRAIN TO COMPLY WITH NCC F5
11. 2.4M TO ALL HABITABLE ROOMS
12. 2.0M TO ALL NON-HABITABLE ROOMS
13. 2.0M TO STAIRWELLS
14. SLOPING CEILINGS REQUIRED MIN 21/2 OF CEILING TO MEET THE MINIMUM HEIGHT REQUIREMENTS OF NCC D3014
15. STEPS TO COMPLY WITH NCC TABLE D3014
16. TREADS/GOING DEPTH - max 355mm, min 250mm
17. RISE - max 190mm, min 115mm
18. 21 - G - min 750, max 1150mm
19. 22. STAIR TREADS TO HAVE SLP RESISTANCE FINISH COMPLANT WITH NCC TABLE D3014 AND TESTED IN ACCORDANCE WITH AS4586 - DWYF PANAL AND WET RAILY
20. 23. PROVIDE OFF SET HIBS FOR ALL DOORS WITH 1200mm OF THE GRIP PANAL - NCC F4D8
21. 24. MECHANICAL VENTILATION SYSTEMS TO COMPLY WITH NCC F8C
22. 25. WET AREA BUILDING ELEMENTS TO COMPLY WITH NCC F3D2, SPD4
23. 26. SMOKE DETECTION AND ALARM SYSTEM TO BE PROVIDED AS PER NCC E1. REFER TO FIRE CONSULTANT DOCUMENTATION - BY OTHERS
24. 27. LINEAR DRAINS TO BE PROVIDED AT ALL EXTERNAL DOORS TO COMPLY WITH COMPLIANT LEVEL ACCESS AND COMPLIANT WITH NCC F1 AND AS4654.1
25. 28. VAPOUR PERMEABLE BARRIERS TO BE PROVIDED COMPLIANCE WITH NCC F83
26. 29. DIMENSIONS AND DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION AND/OR CONSTRUCTION
27. 30. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THE WORK
28. 31. COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE NCC IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE SATISFACTION DISCRETION OF THE BUILDING SURVEYOR
29. 32. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS INCLUDING BUT NOT LIMITED TO ALL CONSULTANT DOCUMENTATION AND CONSTRUCTION NOTES.

<b>CO</b>	CONCRETE
<b>BP</b>	BRICK PAVEMENT
<b>BW</b>	BRICK WALL
<b>M</b>	MASONRY
<b>MR</b>	METAL ROOFING
<b>MC</b>	METAL CLADDING
<b>CG</b>	CLEAR GLASS
<b>GB</b>	GLASS BALUSTRADE
<b>MS</b>	METAL SCREEN

### SECTION J NOTES

REFER TO SECTION J REPORT FOR FULL DETAILS -  
REP01211-A-01 BY DELTA Q

JY19/19(04/2022)

- INSULATION TO COMPLY WITH AS/NZS 4859.1 AND  
INSTALLED IN ACCORDANCE WITH SECTION JY.2J.64  
SHGC R-VALUE RELATED TO ACHIEVE TOTAL  
R-VALUE OF (INCLUDING EFFECTS OF THERMAL  
BRIDGING) AND HAVE A ROOF COLOUR OF NOT MORE  
THAN 0.45 SOLAR ABSORPTANCE COMPLIANT WITH  
SECTION JY.3J.4D4

- TOTAL WALL GLAZING SYSTEM TO ACHIEVE NOT  
GREATER THAN U2.0 AS PER JY.5J.4D6 - REFER TO  
FINAL GLAZING SYSTEM REPORT FOR EXACT WINDOW U  
VALUES BUT RANGE AS FOLLOWS:

- GROUND - U5.8(SHGC 0.36) TO U4.4(SHGC 0.52)  
- FIRST - U5.8(SHGC 0.52) TO U2.35(SHGC 0.23)  
FINAL GLAZING SYSTEM VALUES TO BE CONFIRMED  
WITH SECTION I CONSULTANTS FOR COMPLIANCE  
PREFER TO MANUFACTURE

- SHOP GLAZING TOTAL SYSTEM: U5.8 (SHGC  
0.367)

- FLOORS TO RESIST R=0.0 SYSTEM VALUE  
COMPLIANT WITH JY.6J.4D7

J3 (2019)/J5(2022)

- WINDOWS AND DOORS TO BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION J3.4/J5D5 OR COMPLIANT WITH AS2047
- EXHAUST FANS TO BE INSTALLED COMPLIANT WITH SECTION J3.5/J5D6 - REFER TO MECHANICAL DOCUMENTATION
- CEILINGS, WALLS AND FLOORS TO BE CONSTRUCTED TO MINIMISE LEAKAGES COMPLIANCE WITH SECTION J3.6/J5D7

J5(2019)/J6(2022)  
- REFER TO MECHANICAL/HYDRAULIC  
DOCUMENTATION FOR COMPLIANCE DETAILS - TO  
COMPLIANT WITH SECTION J5/J6

J6(2019)/J7(2022)  
- ARTIFICIAL LIGHTING TO COMPLY WITH THE  
MAXIMUM ILLUMINATION DENSITIES OUTLINED IN  
SECTION J6.2/J7D3  
- BOILED OR CHILLED WATER UNITS TO BE ON  
TIMERS AS PER SECTION J6.6/J7D7  
- SELECTED LIFT LIGHTING AND ENERGY EFFICIENCY  
TO COMPLY WITH SECTION J6.7/J7D8  
REFER TO ELECTRICAL DOCUMENTATION FOR  
DETAILS - TO BE COMPLAINT WITH J6/J7

J7(2019)/J8(2022)  
- HEATED WATER SUPPLY TO COMPLY WITH J7.2/J8  
- REFER TO HYDRAULIC DOCUMENTATION FOR  
DETAILS

J8(2019)/J9(2022)  
- THE BUILDING TO BE PROVIDED WITH ENERGY  
MONITORING SYSTEMS AS PER J8.3/J9D3 - REFER  
ELECTRICAL DOCUMENTATION

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING. IF IN DOUBT, ASK



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WARRINGAH GOLF AND  
COMMUNITY CLUB

---

address

292 CONDAMINE RD  
NORTH MANLY

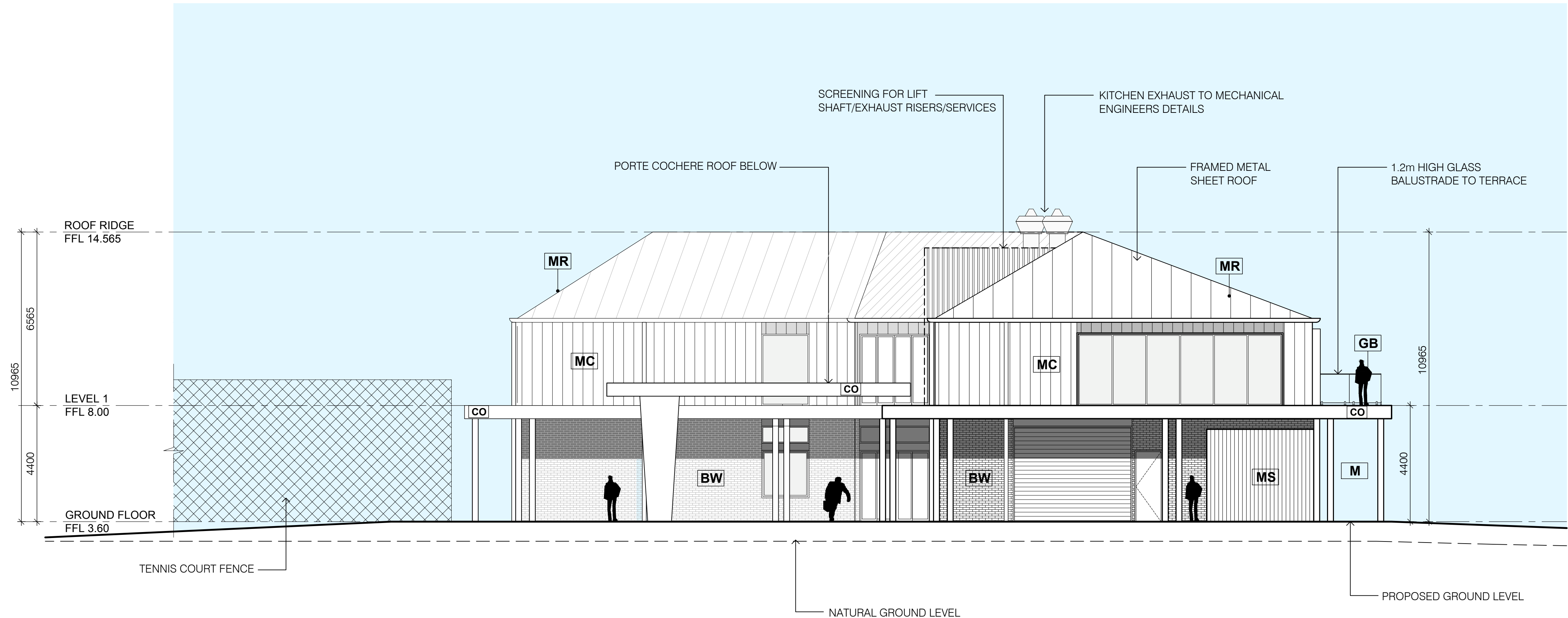
drawing

EAST ELEVATION

SCALE: 1:100@A1/1:200@A3

ISSUE: T4      DATE: JAN 2024

DWG No.: GA2020-023-200



# EAST ELEVATION

1:200@A3



# TENDER

NOT FOR CONSTRUCTION

### CONSTRUCTION NOTES

[illegible]

<b>CO</b>	CONCRETE
<b>BP</b>	BRICK PAVEMENT
<b>BW</b>	BRICK WALL
<b>M</b>	MASONRY
<b>MR</b>	METAL ROOFING
<b>MC</b>	METAL CLADDING
<b>CG</b>	CLEAR GLASS
<b>GB</b>	GLASS BALUSTRADE
<b>MS</b>	METAL SCREEN

### SECTION J NOTES

REFER TO SECTION J REPORT FOR FULL DETAILS -  
REP01211-A-01 BY DELTA Q

J01P91.04(J0222)

- INSULATION TO COMPLY WITH AS/NZS 4859.1 AND INSTALLED IN ACCORDANCE WITH SECTION J.1.2(4D) AND J.1.2(4E) TO ACHIEVE TOTAL R-VALUE OF 3.7 (INCLUDING EFFECTS OF THERMAL BRIDGING) AND HAVE A ROOF COLOUR OF NOT MORE THAN 0.54 SOLAR REFLECTANCE COMPLIANT WITH AS/NZS 4859.1(4D)
- TOTAL WALL-GLAZING SYSTEM TO ACHIEVE NOT GREATER THAN U2.0 AS PER J.1.1(4D) - REFER TO TOTAL SECTION 1.1.1(4D) FOR WINDOW U-VALUES AND AS/FOLLOW:
- U-VALUES: U6.5(SHGC 0.30) TO U4.44(SHGC 0.52)
- FIRST: U6.5(SHGC 0.52) TO U2.25(SHGC 0.23)
- TOTAL GLAZING SYSTEM TO BE CONFIRMED WITH MANUFACTURER'S DATA FOR COMPLIANCE PRIOR TO MANUFACTURE
- PRO SHOP GLAZING TOTAL SYSTEM: U6.5 (SHGC 0.30)
- FLOORS TO ACHIEVE R2 SYSTEM VALUE COMPLIANT WITH J.1.1(4D/4E)

J3 (2019)/J5(2022)

- WINDOWS AND DOORS TO BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION J3.4/J5D5 OR COMPLIANT WITH AS2047
- EXHAUST FANS TO BE INSTALLED COMPLIANT WITH SECTION J3.5/J5D6 - REFER TO MECHANICAL DOCUMENTATION
- CEILINGS, WALLS AND FLOORS TO BE CONSTRUCTED TO MINIMISE LEAKAGES COMPLIANCE WITH SECTION J3.6/J5D7

J5(2019)/J6(2022)  
- REFER TO MECHANICAL/HYDRAULIC  
DOCUMENTATION FOR COMPLIANCE DETAILS - TO BE  
COMPLIANT WITH SECTION J5/J6

J6(2019)/J7(2022)

- ARTIFICIAL LIGHTING TO COMPLY WITH THE MAXIMUM ILLUMINATION DENSITIES OUTLINED IN SECTION J6.2/J7D3
- BOILED OR CHILLED WATER UNITS TO BE ON TIMERS AS PER SECTION J6.6/J7D7
- SELECTED LIFT LIGHTING AND ENERGY EFFICIENCY TO COMPLY WITH SECTION J6.7/J7D8

REFER TO ELECTRICAL DOCUMENTATION FOR DETAILS - TO BE COMPLAINT WITH J6/J7

J7(2019)/J8(2022)  
- HEATED WATER SUPPLY TO COMPLY WITH J7.2/J8D4  
- REFER TO HYDRAULIC DOCUMENTATION FOR  
DETAILS

J8(2019)/J9(2022)  
- THE BUILDING TO BE PROVIDED WITH ENERGY  
MONITORING SYSTEMS AS PER J8.3/J9D3 - REFER TO  
ELECTRICAL DOCUMENTATION

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS  
TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS  
ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT  
BEFORE PROCEEDING IF IN DOUBT, ASK!

F IN DOUBT, ASK



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address

292 CONDOMINE RD  
NORTH MANLY

drawin

SOUTH ELEVATION

SCALE: 1:100@A1/1:200@A3

ISSUE: T4      DATE: JAN 2024

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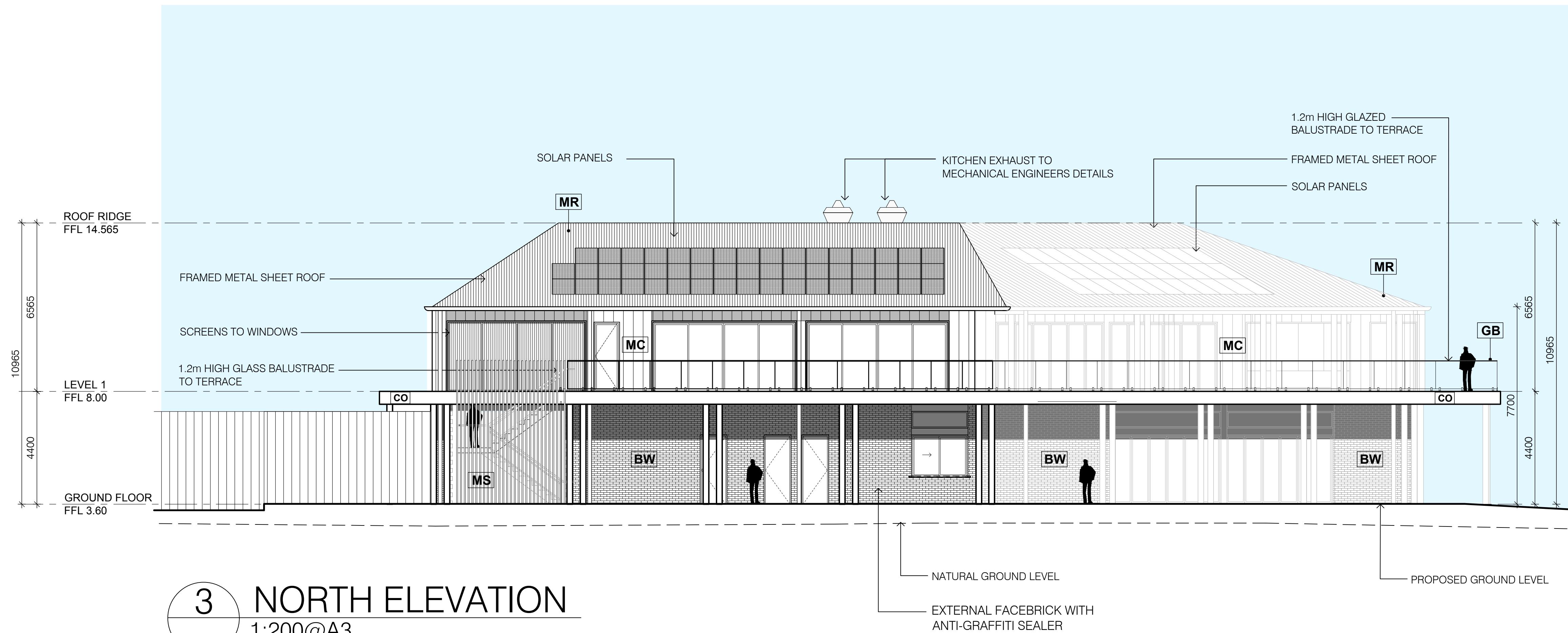
DWG No.: GA2020-023-20

2 SOUTH ELEVATION  
1:200@A3

1:200@A3



# TENDER



# NORTH ELEVATION

1:200@A3

CONSTRUCTION NOTES:

1. ALL GLAZING TO BE IN ACCORDANCE WITH PROJECT ENERGY REPORT, AS1286, AS2047
2. ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN ACCORDANCE WITH AS1286-2009, AS1700
3. ALL PLUMBING TO BE CONCEALED IN FLOORS, CEILINGS AND WALLS EXCEPT WHERE NOTED OTHERWISE.
4. ALL PUBLIC DOOR THRESHOLDS TO BE IN FLUSH, NO STEPS
5. PERMITTED CONTRACTOR TO PROVIDE GRADIENT FOR FINISHES AND ALLOW APPROPRIATE SLOPES DOWNS TO EXISTING DRAINAGE AND LINEAR DRAINS IN ACCORDANCE WITH AS4654-2
6. ALL PUBLIC FLOORWASTE FALLS TO BE A MAX GRADIENT OF 1 IN 80 TO COMPLY WITH AS1428-1
7. CO-ORDINATE ALL WALL AND CEILING SYSTEMS, ENSURING FULL COMPLIANCE WITH ACOUSTIC AND FIRE RATING REQUIREMENTS. REFER TO NCC SPEC 5 AND REFER TO PROJECT NCC REPORTOR BUILDING ELEMENTS
8. FLOOR MATERIALS TO BE COVERINGS, WALL AND CEILING LINING MATERIALS TO COMPLY WITH NCC SPECIFICATION 7
9. ENSURE ALL ACoustic PATHWAYS TO SERVICE RISERS AND BULKHEADS ACHIEVE BCA MINIMUMS SET OUT IN BCA CLAUSE #7
10. ALL BALUSTRADES TO BE 1000mm HIGH BALUSTRADES TO STAIRS AND min 1m HIGH BALUSTRADES TO LANDINGS WITH OPENINGS BETWEEN BALUSTRADE ELEMENTS TO BE MAX 125mm - COMPLIANT WITH REQUIREMENTS OF NCC D3014-D22
11. ALL GLAZED PARTITIONS TO COMPLY WITH NCC PART F5
12. 2.4M TO ALL NON-HABITABLE ROOMS
13. 2.0M TO ALL NON-HABITABLE ROOMS
14. 2.0M TO STAIRWELLS
15. SLOPING CEILING MIN 2% MIN 20°C CEILING TO MEET THE MINIMUM HEIGHT REQUIREMENTS OF NCC F502
16. STEPS TO COMPLY WITH NCC TABLE D3D14
17. TRIP/GOING DEPTH - max 355mm, min 250mm
18. RISERS - max 190mm, min 115mm
19. C/C - min 700, max 800
20. STAIR TREADS TO HAVE SLP RESISTANCE FINISH COMPLANT WITH NCC TABLE D3D15 AND TESTED IN ACCORDANCE WITH AS4586 - DRP D3014 - NCC PART F411
21. PROVIDE LIFT HANDRAILS FOR ALL DOORS WITH 1200mm OF THE WC PAN - NCC D408
22. ALL MECHANICAL VENTILATION SYSTEMS TO COMPLY WITH NCC F804
23. ALL AREA BUILDING ELEMENTS TO COMPLY WITH NCC F202. SPEC
24. NO SMOKE DETECTION AND ALARM SYSTEM TO BE PROVIDED AS PER NCC E1 - REFER TO FIRE CONSULTANT DOCUMENTATION - BY OTHERS
25. LINEAR DRAINS TO BE PROVIDED AT ALL EXTERNAL DOORS TO PROVIDE A MINIMUM COMPLAINT LEVEL ACCESS AND COMPLY WITH NCC F1 AND AS4654-1
26. VAPOUR PERMEABLE BARRIERS TO BE PROVIDED COMPLIANCE WITH NCC F803
27. ALL DIMENSIONS AND DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION AND/OR CONSTRUCTION
28. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK
29. ALL COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE NCC IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE SATISFACTION/DISCRETION OF THE BUILDING SURVEYOR
30. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS BUT NOT LIMITED TO ALL CONSULTANT DOCUMENTATION AND CONSTRUCTION NOTES.

### SECTION J NOTES

REFER TO SECTION J REPORT FOR FULL DETAILS -  
REP01211-A-01 BY DELTA Q

J1 (9/19/24/04/2022)

- INSULATION TO COMPLY WITH AS/NZS 4859.1 AND INSTALLED IN ACCORDANCE WITH SECTION J1.2/4.4
- ROOF TO BE INSULATED TO ACHIEVE TOTAL R-VALUE OF 3.7 (INCLUDING EFFECTS OF THERMAL MASS) TO ACHIEVE A ROOF TO U-VALUE HIGHER THAN 0.45 SOLAR ABSORPTANCE COMPLIANT WITH SECTION J1.3/4/4.4
- TOTAL WALL/GLAZING SYSTEM TO ACHIEVE NOT GREATER THAN U2.0 AS PER J1.5/4/4.6 - REFER TO FINAL SECTION J REPORT FOR EXACT WINDOW U VALUES BUT RANGE AS FOLLOWS:
  - FIRST: U5.8 (SHGC 0.52) TO U5.44 (SHGC 0.52)
  - SECOND: U5.8 (SHGC 0.52) TO U5.23 (SHGC 0.52)
- FINAL GLAZING SYSTEM VALUES TO BE CONFIRMED WITH SECTION J CONSULTANTS FOR COMPLIANCE PRIOR TO MANUFACTURE
- PRO SHOP GLAZING TOTAL SYSTEM: U5.8 (SHGC 0.52)
- FLOORS TO ACHIEVE R2.0 SYSTEM VALUE COMPLIANT WITH J1.6/4/4.7

J3 (2019)/J5(2022)

- WINDOWS AND DOORS TO BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 3.4/J5D5 OR COMPLIANT WITH AS2047
- EXHAUST FANS TO BE INSTALLED COMPLIANT WITH SECTION 3.5/J5D6 - REFER TO MECHANICAL DOCUMENTATION
- CEILINGS, WALLS AND FLOORS TO BE CONSTRUCTED TO MINIMISE LEAKAGES COMPLIANCE WITH SECTION 3.6/J5D7

J5(2019)/J6(2022)  
- REFER TO MECHANICAL/HYDRAULIC  
DOCUMENTATION FOR COMPLIANCE DETAILS - TO  
COMPLIANT WITH SECTION J5/J6

J6(2019)/J7(2022)  
- ARTIFICIAL LIGHTING TO COMPLY WITH THE  
MAXIMUM ILLUMINATION DENSITIES OUTLINED IN  
SECTION J6.2/J7D3  
- BOILED OR CHILLED WATER UNITS TO BE ON  
TIMERS AS PER SECTION J6.6/J7D7

- SELECTED EFT LIGHTING AND ENERGY EFFICIENCY  
TO COMPLY WITH SECTION J6.7/J7D8  
REFER TO ELECTRICAL DOCUMENTATION FOR  
DETAILS - TO BE COMPLAINT WITH J6/J7

J7(2019)/J8(2022)  
- HEATED WATER SUPPLY TO COMPLY WITH J7.2/J8  
- REFER TO HYDRAULIC DOCUMENTATION FOR  
DETAILS

J8(2019)/J9(2022)  
- THE BUILDING TO BE PROVIDED WITH ENERGY  
MONITORING SYSTEMS AS PER J8.3/J9D3 - REFER  
ELECTRICAL DOCUMENTATION

NOT FOR CONSTRUCTION

### LEGEND

CO CONCRETE

**BP** BRICK PAVEMENT

**BW** BRICK WALL

M MASONRY

**MR** METAL ROOFING

**MC** METAL CLADDING

**CG** CLEAR GLASS

**GB** GLASS BALUSTRADE

**MS** METAL SCREEN

T4.	UPDATED SPORTS BAR	JAN 2024
T3.	TENDER - 70%	NOV 2023
T2.	PRELIMINARY TENDER	06.09.2023
T1.	PRELIMINARY TENDER	18.08.2023
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ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT  
BEFORE PROCEEDING IF IN DOUBT, ASK!



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NORTH ELEVATION

SCALE: 1:100@A1/1:200@A3

ISSUE: T4      DATE: JAN 2024

DWG No.: GA2020-023-202



# TENDER

NOT FOR CONSTRUCTION

CONSTRUCTION NOTES:

1. ALL GLAZING TO BE IN ACCORDANCE WITH PROJECT ENERGY REPORT, AS1288, AS3047
2. ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN ACCORDANCE WITH AS1288, AS1289, AS1290
3. ALL PLUMBING TO BE CONCEALED IN FLOORS, CEILINGS AND WALLS EXCEPT WHERE NOTED OTHERWISE
4. ALL PUBLIC DOOR THRESHOLDS TO BE IN FLUSH, NO STEPS
5. ALL PUBLIC ENTRANCE DOORS TO CO-ORDINATE FLOOR FINISHES AND ALLOW APPROPRIATE SETDOWNS AS REQUIRED WATERPROOFING AND LINEN DRAINS IN ACCORDANCE WITH AS4564.2
6. ALL PUBLIC FLOORWASHE FALLS TO BE A MAX GRADE OF 1 IN 80 TO 100
7. CONTRACTOR TO CO-ORDINATE ALL WALL AND CEILING SYSTEMS ENSURING FULL COMPLIANCE WITH ACUSTIC AND FIRE RATING REQUIREMENTS. REFER TO NCC SPEC 5 AND REFER TO PROJECT NCC SPECIFICATION
8. ALL FLOOR MATERIALS COVERINGS, WALL AND CEILING LINING MATERIALS TO COMPLY WITH NCC SPECIFICATION 7
9. ENSURE ALL ACUSTIC RATINGS TO SERVICE RESIDENTS AND BULKHEADS ACHIEVE BCA MINIMUMS SET OUT IN BCA CLAUSE 7.9
10. ALL BALUSTRADES TO BE PROVIDED WITH 68mm HIGH BALUSTRADES TO STAIRS AND min 1m HIGH BALUSTRADES TO LANDINGS WITH OPENINGS BETWEEN BALUSTRADE ELEMENTS TO BE MAX 125mm - COMPLY WITH REQUIREMENTS OF NCC D3D14-D22
11. ALL HANDRAILS TO BE PROVIDED WITH COMPLIANCE WITH NCC F5.2
12. 2M TO ALL HABITABLE ROOMS
13. 2M TO ALL NON-HABITABLE ROOMS
14. 2M TO STAIRWELLS
15. SLOPED CEILING HEIGHT MIN 2.2 OF CEILING TO MEET THE MINIMUM HEIGHT REQUIREMENTS OF NCC D5D14
16. 11 STEPS TO COMPLY WITH NCC TABLE D3D1
17. TREAD/GOING = 700mm, max = 355mm, min 250mm
18. RISERS = max 190mm, min 100mm
19. 2M + G - min 200mm depth, max = 550mm
20. STAIR TREADS TO HAVE SLP ASSISTANCE FINISH COMPLIANT WITH NCC TABLE D3D15 AND TESTED IN ACCORDANCE WITH AS4586 - DROPTAIL
21. 13mm PORE SIZE FIBRE GLASS FOR ALL DOORS WITH 1200mm OF THE WC PAN, LIFT OFF HANDLES
22. 14 MECHANICAL VENTILATION SYSTEMS TO COMPLY WITH NCC SPEC4 AND 14 AREA BUILDING ELEMENTS TO COMPLY WITH NCC F2D2, SPEC4 AND AS3574.2
23. 6 SMOKE DETECTION AND ALARM SYSTEM TO BE PROVIDED AS PER NCC E1 - REFER TO REFER CONSULTANT DOCUMENTATION - BY OTHERS
24. 17 LINEAR DRAINS TO BE PROVIDED AT ALL EXTERNAL DOORS TO COMPLY WITH COMPLIANT LEVEL ACCESS AND COMPLY WITH NCC F1 AND AS4564.1
25. VAPOUR PERMEABLE BARRIERS TO BE PROVIDED COMPLIANCE WITH NCC F6D3
26. ALL WALLS AND DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION AND/OR CONSTRUCTION
27. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK
28. 21 COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE NCC IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE SATISFACTION DISCRETION OF THE BUILDING SURVEYOR
29. 25.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER DRAWINGS FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO, ALL CONSULTANT DOCUMENTATION AND CONSTRUCTION NOTES.

<b>CO</b>	CONCRETE
<b>BP</b>	BRICK PAVEMENT
<b>BW</b>	BRICK WALL
<b>M</b>	MASONRY
<b>MR</b>	METAL ROOFING
<b>MC</b>	METAL CLADDING
<b>CG</b>	CLEAR GLASS
<b>GB</b>	GLASS BALUSTRADE
<b>MS</b>	METAL SCREEN

### SECTION J NOTES

REFER TO SECTION J REPORT FOR FULL DETAILS -  
REP01211-A-01 BY DELTA Q

- J3 (J1/J2/J3/J4/J22)
- INSULATION TO COMPLY WITH AS/NZS2545:1996 1 AND 2
  - INSULATION TO BE INSTALLED WITHIN SECTION J3.1/J4/J22
  - ROOF TO BE INSTALLED TO ACHIEVE THERMAL R-VALUE OF 3.7 (INCLUDING EFFECTS OF THERMAL BRIDGING) AND HAVE A ROOF COLOUR OF NOT MORE THAN 0.45 SOLAR ABSORPTANCE COMPLIANT WITH SECTION J3.1/J4/J22
  - TOTAL WALL-GLAZING SYSTEM TO ACHIEVE NOT GREATER THAN U2.0 AS PER J3.1/J4/J22 - REFER TO FINAL SECTION J3.1 REFER TO FINAL WINDOW U-VALUES BUT NOT TO EXCEED 1.8
  - GROUND - U5.8(SHG 0.36) U4.44(SHG 0.52)
  - FIRST - U5.8(SHG 0.52) TO U3.25(SHG 0.23)
  - FINAL GLAZING SYSTEM VALUES TO BE CONFIRMED BY THE MANUFACTURER OF THE GLAZING SYSTEMS FOR COMPLIANCE PRIOR TO MANUFACTURE
  - PRO SHOP GLAZING TOTAL SYSTEM: U5.8 (SHG 0.367)
  - FLOORS TO ACHIEVE R2 SYSTEM VALUE COMPLIANT WITH J3.1/J4/J22
- J3 (J1/J2/J3/J4/J22)
- WINDOWS AND DOORS TO BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION J3.4/J5/J6 OR COMPLIANT WITH ASS207
  - EXHAUST FANS TO BE INSTALLED COMPLIANT WITH SECTION J3.5/J6/6 - REFER TO MECHANICAL DOCUMENTATION
  - CEILINGS, WALLS AND FLOORS TO BE CONSTRUCTED TO MINIMIZE LEAKAGES
  - COMPLIANCE WITH SECTION J3.6/J5/J7

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS  
TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT  
BEFORE PROCEEDING IF IN DOUBT, ASK!

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ARCHITECTS

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WARRINGAH GOLF AND  
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address

292 CONDOMINE RD  
NORTH MANLY

drawing

WEST ELEVATION

SCALE: 1:100@A1/1:200@A3

ISSUE: T4      DATE: JAN 2024

DWG No.: GA2020-023-203

Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- Dimensions:**
  - Overall height: 10965
  - Roof ridge to Level 1: 6565
  - Level 1 to Ground Floor: 4400
  - Roof ridge to Ground Floor: 10965
  - Right side height: 3000
- Levels and Elevation:**
  - ROOF RIDGE FFL 14.565
  - LEVEL 1 FFL 8.00
  - GROUND FLOOR FFL 3.60
- Annotations:**
  - SOLAR PANELS (pointing to roof panels)
  - KITCHEN EXHAUST TO MECHANICAL ENGINEERS DETAILS (pointing to roof exhausts)
  - SOLAR PANELS (pointing to roof panels)
  - 300mm HALF ROUND GUTTER (pointing to roof edge)
  - 1.2m HIGH GLASS BALUSTRADE TO TERRACE (pointing to balcony railing)
- Material and Feature Labels:**
  - MR (Mechanical Room)
  - GB (Glass Balustrade)
  - MC (Mechanical Room)
  - CO (Concrete)
  - MS (Metal Sheet)
  - BW (Brick Wall)

4

## WEST ELEVATION

1:200@A3

- NATURAL GROUND LEVEL

- PROPOSED GROUND LEVEL

- EXTERNAL FACEBRICK WITH ANTI-GRAFFITI SEALER



# TENDER

NOT FOR CONSTRUCTION

CONSTRUCTION NOTES:

- 1 ALL GLAZING TO BE IN ACCORDANCE WITH PROJECT ENERGY REPORT, AS1288, AS2047
- 2 ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN ACCORDANCE WITH AS1290-2006 A1
- 3 ALL PLUMBING TO BE CONCEALED IN FLOORS, CEILINGINGS AND WALLS EXCEPT WHERE NOTED OTHERWISE.
- 4 ALL PUBLIC DOOR THRESHOLDS TO BE IN FLUSH, NO STEPS PERMITTED. CONTACTORS TO CO-ORDINATE FLOOR FINISHES AND ALLOW APPROPRIATE SETDOWNS AS REQUIRED WATERPROOFING AND LINEN DRAINS IN ACCORDANCE WITH AS4654 2
- 5 ALL PUBLIC FLOORWASTE FALLS TO BE A MAX GRADE OF 1 N 80 TO COMPLY WITH AS1428 1
- 6 ALL INTERIORS TO BE ORIGINATE ALL WALLS AND CEILING SYSTEMS, ENSURING FULL COMPLIANCE WITH ACoustic AND FIRE RATING REQUIREMENTS, REFER TO NCC SPEC 5 AND REFER TO PROJECT NCC REPORT FOR BUILDING ELEMENTS
- 7 ALL FLOOR MATERIALS TO BE IN ACCORDANCE WITH BUILDING MATERIALS TO COMPLY WITH NCC SPECIFICATION 7
- 8 ENSURE ALL ACoustIC BATHROOMS TO SERVICE RESIDENTS AND BULKHEADS ACHIEVE BCA MINIMUMS SET OUT IN BCA CLAUSE 9.9, 9.10 AND 9.11 WITH THE EXCEPTION THAT ALL BALUSTRADES TO STAIRS AND min 1m HIGH BALUSTRADES TO LANDINGS WITH OPENINGS BETWEEN BALUSTRADE ELEMENTS TO BE MAX 125mm COMPATIBLE WITH REQUIREMENTS OF NCC D3014+022
- 9 min 1m x 1m VENTILATION TO COMPLY WITH NCC F5 2.4M TO ALL HABITABLE ROOMS
- 10 min 1m TO NON-HABITABLE ROOMS
- 11 min 20M TO STARVALLS
- 12 SLOPE ALL CEILING RECESSES min 2% OF CEILING TO MEET THE MINIMUM HEIGHT REQUIREMENTS OF NCC F502
- 13 STEPS TO COMPLY WITH NCC TABL D3314 TREAS-DGS depth - max 355mm, min 250mm
- 14 RISERS - max 190mm, min 115mm
- 15 TREADS - max 700, min 400
- 16 STAIR TREADS TO HAVE SLIP RESISTANCE FINISH COMPLANT WITH NCC TABL D3315 AND TESTED IN ACCORDANCE WITH AS4686 - DWYPERAD AND MCE PAR11
- 17 PROVIDE LIFT OFF SPRINGS FOR ALL DOORS WITH 1200mm OF THE WC PAN - NCC D44F
- 18 MECHANICAL VENTILATION SYSTEMS TO COMPLY WITH NCC F804
- 19 WEI AREA BUILDING ELEMENTS TO COMPLY WITH NCC FD22, SPD
- 20 SMOKE DETECTION AND ALARM SYSTEM TO BE PROVIDED AS PER NCC E1 - REFER TO FIRE CONSULTANT DOCUMENTATION - BY OTHERS
- 21 LINEAR DRAINS TO BE PROVIDED AT ALL EXTERNAL DOORS TO MAINTAIN COMPLAIANT LEVEL ACCESS AND COMPLY WITH NCC F1 AND AS4654 1
- 22 VAPOUR PERMEABLE BARriers TO BE PROVIDED COMPLIANCE WITH NCC F803
- 23 ALL DIMENSIONS AND DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION AND/OR CONSTRUCTION
- 24 ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK
- 25 1) COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE NCC IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE SATISFACTION DISCRETION OF THE BUILDING SURVEYOR
- 26 THIS DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS INCLUDING BUT NOT LIMITED TO ALL CONSULTANT DOCUMENTATION AND CONSTRUCTION NOTES.

### LEGEND

<b>CO</b>	CONCRETE
<b>BP</b>	BRICK PAVEMENT
<b>BW</b>	BRICK WALL
<b>M</b>	MASONRY
<b>MR</b>	METAL ROOFING
<b>MC</b>	METAL CLADDING
<b>CG</b>	CLEAR GLASS
<b>GB</b>	GLASS BALUSTRADE
<b>MS</b>	METAL SCREEN

SECTION J NOTES

REFER TO SECTION J REPORT FOR FULL DETAILS -  
REP01211-A-01 BY DELTA Q

J1 (2019/19/04/2022)

- INSULATION TO COMPLY WITH AS/NZS 4859.1-1 AND  
- INSTALLED IN ACCORDANCE WITH SECTION J1.23/404  
- ROOF TO BE ADAPTED TO ACHIEVE TOTAL  
- R-VALUE OF 3.7 (INCLUDING EFFECTS OF THERMAL  
- BRIDGING AND HAVE A ROOF COLOUR OF NOT MORE  
- THAN 0.45 SOLAR ABSORPTANCE COMPLIANT WITH  
- SECTION J1.23/404)

- TOTAL WALL/GLAZING SYSTEM TO ACHIEVE NOT  
- GREATER THAN U2.0 AS PER J1.5/40D6 - REFER TO  
- FINAL SECTION J1 REPORT FOR EXACT WINDOW U  
- VALUE BUT BE LESS THAN 2.0

- GROUND: U5.8(SHG 0.36) TO U4.1(SHG 0.52)  
- FIRST: U5.8(SHG 0.52) TO U3.2(SHG 0.23)  
- FINAL GLAZING SYSTEM VALUES TO BE CONFIRMED  
- WITH THE MANUFACTURER AND MEET THE REQUIREMENTS  
- PRIOR TO MANUFACTURE

- PRO SHG GLAZING TOTAL SYSTEM: U5.8 (SHG  
0.36)

- FLOORS TO ACHIEVE R2.0 SYSTEM VALUE  
COMPLIANT WITH J1.6/40D7

J3 (2019/19/05/2022)

- WINDOWS AND DOORS TO BE SEALED IN  
- ACCORDANCE WITH THE REQUIREMENTS OF  
- SECTION J3.5/50S OR COMPLIANT WITH ASSOCIATED  
- STANDARDS TO BE INSTALLED COMPLIANT WITH  
- SECTION J3.5/50D6 - REFER TO MECHANICAL  
- DOCUMENTATION

- CEILINGS, WALLS AND FLOORS TO BE  
- CONSTRUCTED TO MINIMISE LEAKAGES  
- COMPLIANCE WITH SECTION J3.6/50D7

5/19/2019/J6/2022  
- REFER TO MECHANICAL/HYDRAULIC DOCUMENTATION FOR COMPLIANCE DETAILS - TO BE COMPLIANT WITH SECTION J5/J6

6/6/2019/J7/2022  
- ARTIFICIAL LIGHTING TO COMPLY WITH THE MAXIMUM ILLUMINATION DENSITIES OUTLINED IN SECTION J6.2/7/20  
- COILED CABLE AND WATER UNITS TO BE ON TIMERS AS PER 6.6/7/20  
- SELECTED LIGHT FIXTURES AND ENERGY EFFICIENCY TO COMPLY WITH SECTION J6.7/7/20  
- REFER TO ELECTRICAL DOCUMENTATION FOR DETAILS - TO COMPLY WITH J6/J7

7/7/2019/J8/2022  
- HEATED WATER SUPPLY TO COMPLY WITH J7.2/J8/24  
- REFER TO HYDRAULIC DOCUMENTATION FOR DETAILS

8/8/2019/J9/2022  
- THE BUILDING TO BE PROVIDED WITH ENERGY MONITORING SYSTEMS AS PER J8.3/J9/23 - REFER TO ELECTRICAL DOCUMENTATION

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS  
TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS  
ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT  
BEFORE PROCEEDING IF IN DOUBT, ASK!



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WARRINGAH GOLF AND  
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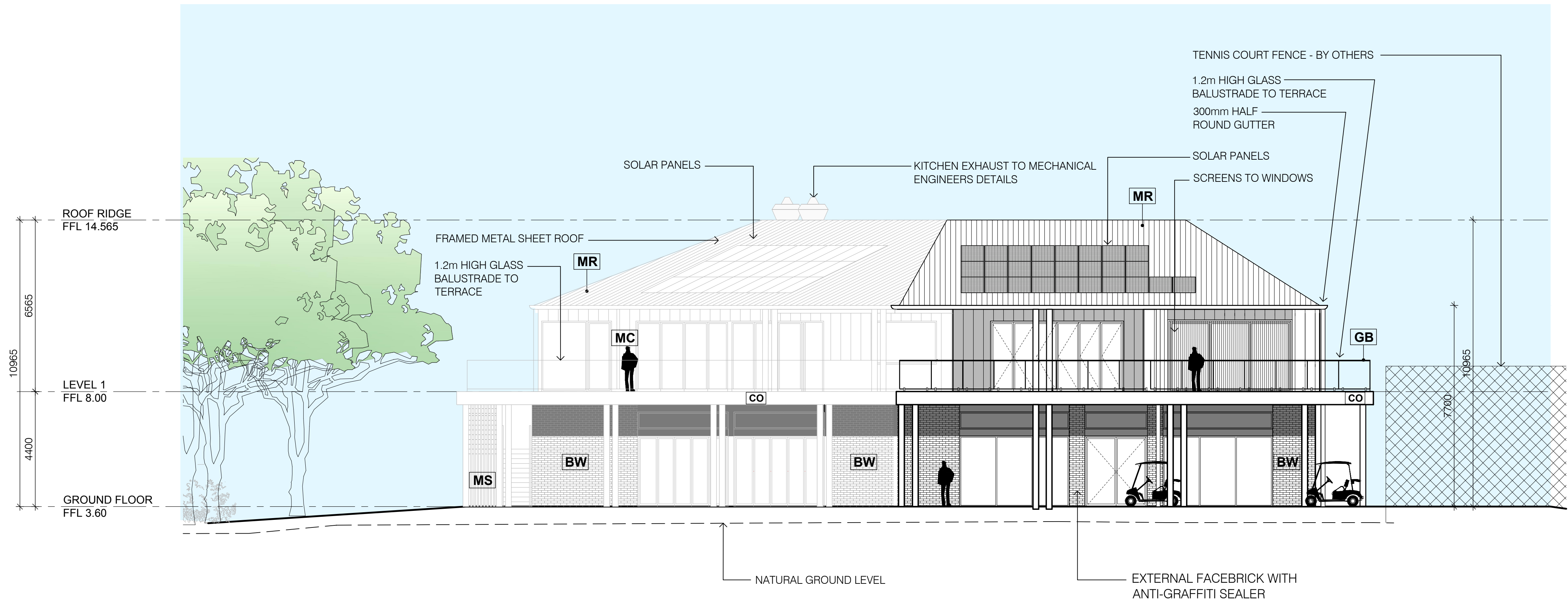
drawing

SOUTH-WEST ELEVATION

SCALE: 1:100@A1/1:200@A3

ISSUE: T4      DATE: JAN 2024

DWG No.: GA2020-023-204



5

# SOUTH WEST ELEVATION

1:200@A3



LEGEND:



T4.	UPDATED SPORTS BAR	JAN 2024
T3.	TENDER - 70%	NOV 2023
T2.	PRELIMINARY TENDER	06.09.2023
T1.	PRELIMINARY TENDER	18.08.2023
Issue	Amendment	Date

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS  
TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT  
BEFORE PROCEEDING. IF IN DOUBT, ASK!



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drawing  
SECTION 1

SCALE: 1:100@A1/1:200@A3  
ISSUE: T4                      DATE: JAN 2024

DWG No.: GA2020-023-300



2 SECTION 02  
1:200@A3

T4.	UPDATED SPORTS BAR	JAN 2024
T3.	TENDER - 70%	NOV 2023
T2.	PRELIMINARY TENDER	06.09.2023
T1.	PRELIMINARY TENDER	18.08.2023
Issue	Amendment	Date

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING IF IN DOUBT, ASK!



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WARRINGAH GOLF AND  
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address  
292 CONDAMINE RD  
NORTH MANLY

drawing  
SECTION 2

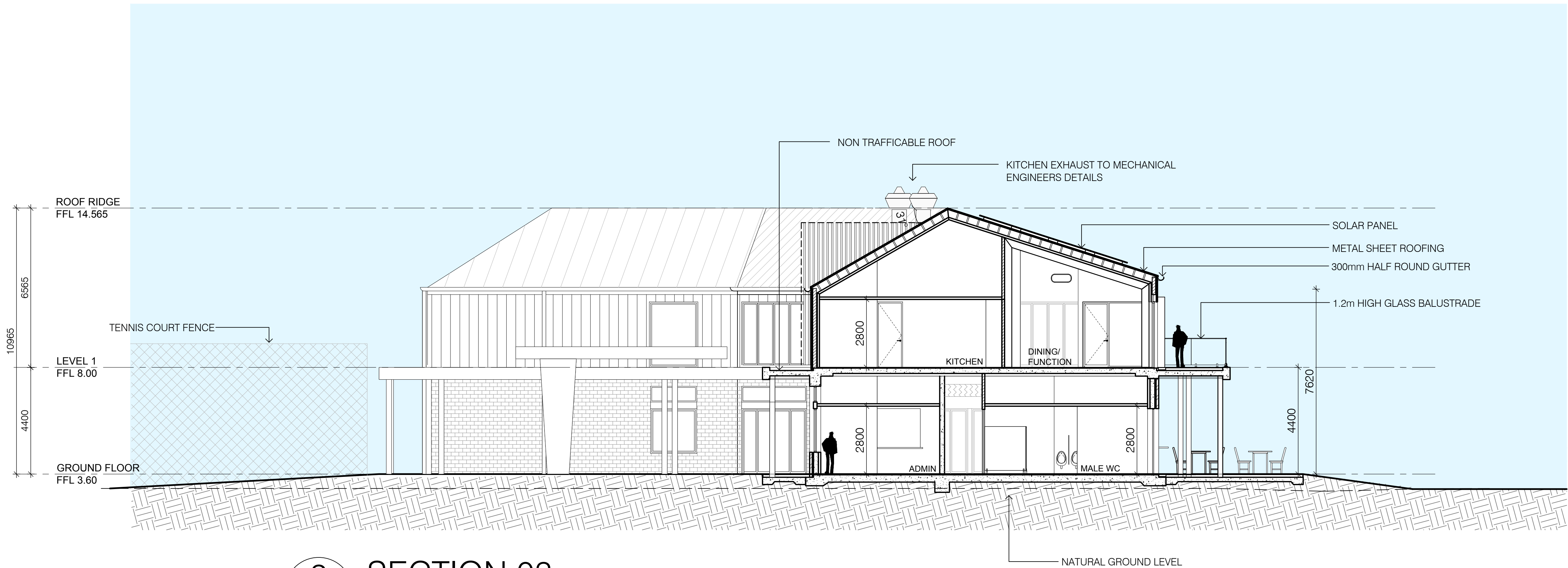
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ISSUE: T4      DATE: JAN 2024

DWG No.: GA2020-023-301



LEGEND:



Issue	Amendment	Date
T4.	UPDATED SPORTS BAR	JAN 2024
T3.	TENDER - 70%	NOV 2023
T2.	PRELIMINARY TENDER	06.09.2023
T1.	PRELIMINARY TENDER	18.08.2023

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING IF IN DOUBT, ASK!



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drawing  
SECTION 3

SCALE: 1:100@A1/1:200@A3  
ISSUE: T4 DATE: JAN 2024

DWG No.: GA2020-023-302