

Kogarah City Council

27 January 2016

ASSETS AND SERVICES WORKING PARTY MEETING

Council will hold its next Assets and Services Working Party Meeting in the Council Chambers, 2 Belgrave Street, Kogarah on Monday, 1 February 2016, commencing at 7:30pm.

I enclose your Agenda for the Meeting.



Paul Woods
General Manager

AGENDA:

A. Apologies

B. Disclosures of Interest

C. Reports from Officers

C1. Asset Management Progress of Matters Report	1
C2. Dover Park West Foreshore Remediation Project	6
C3. Tender T7/2015 - Oatley Bay Boat Ramp Design and Construction, Hurstville Grove	10
C4. Poulton Park Revegetation, Connells Point.....	12
C5. St George Men's Shed Construction	15
C6. New Toilet Facility - Oatley Bay Boat Ramp	17

Members of the Working Party

Cr Jacinta Petroni (Chairperson)
Cr Nick Aroney
Cr Nick Katris
Cr George Katsabaris
Cr Kathryn Landsberry
Cr Lachlan McLean
Cr Annie Tang (Deputy Mayor)

Paul Woods (General Manager)
Andrew Sharp (Director Assets and Services)

Kogarah City Council

To attend as required

Glen Moody (Manager Parks and Waterways)
Frank Tambosis (Executive Manager Kogarah City Works)
Obi Thomas (Manager Asset Planning and Services)

Item C1: Asset Management Progress of Matters Report**Author:** Andrew Sharp - Director Assets and Services**Reason for report:** Monthly update report on the progress of Asset Management Projects and Programs for the 2015 - 2016 financial year.**Recommendation:**

That the February 2016 Asset Management Progress of Matters Report be received and noted.

Background

1. The 2015/16 Asset Management Progress of Matters spreadsheet for this month is attached to the report.
2. The spreadsheet sets out the Asset Management Projects and Programs being undertaken during this financial year, and the relevant budget information.

Operational Plan Budget

3. No budget impact for this report.

Attachments/Annexures

1	Asset Management Progress of Matters	4 Pages	Attachment
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End of Report

2015/2016 ASSET MANAGEMENT PROGRESS OF MATTERS as at 25 January, 2016

Project	Current Budget 2015/16	Total Actual	Balance	Status
Catchment & Waterways				
Flood Management - Minor Works	34,070	14,705	19,365	ONGOING
Foreshore Structures / Seawalls - Minor Works	34,070	-	34,070	ONGOING
Stormwater Pits / Pipes / SQIDS - Replacement Program	100,585	44,127	56,458	ONGOING
Kyle Pde Stormwater System Upgrade	75,000	-	75,000	ONGOING
Foreshore renewal works	27,915	-	27,915	COMPLETE
Bowns Road Stormwater reconstruction Stage II	1,655	1,655	-	Commissioning, induction and training for KCW and SW compliance/testing underway.
Carlton Stormwater Harvesting Plant Stages II	68,506	40,000	28,506	Under construction
Beverley Park stormwater channel duplication/naturalisation	1,338,880	1,193,846	145,034	COMPLETE
Cars Park Flats seawall reconstruction and pathways (subject to Council approval)	710,552	708,796	1,756	COMPLETE
Provision for stormwater infrastructure	35,000	-	35,000	Railway Pde stormwater reconstruction
Queens Road - stormwater relining (65m)	32,000	25,402	6,598	COMPLETE
Parkside Drive - stormwater relining (112m)	45,000	38,183	6,817	COMPLETE
Harris Street - flood mitigation drainage works	70,000	454	69,546	Tenders to be invited
Carlton stormwater harvesting plant	44,551	44,551	-	COMPLETE
Oatley Pleasure Grounds – new shark net	18,470	18,470	-	COMPLETE
Donnelly Park - pontoon replacement	47,204	47,204	-	COMPLETE
Oatley Bay - boat ramp upgrade	435,000	979	434,021	Tenders closed 8 Dec, 2015. Report to A & S 2nd Feb 2016
	3,118,458	2,178,372	940,086	
Recreation & Urban Landscapes				
Parks & Reserves - Minor Works	49,620	29,205	20,415	ONGOING
Street Tree Planting (Master Plan)	30,900	27,977	2,923	Sybil x 14, Merton x 16, Terry/Kyle Pde x 56, Greenacre x 10, Borgah x 25, McRaes x
Street Tree Removals (Master Plan)	30,969	30,969	-	COMPLETE
Park lighting renewals	-	-	-	COMPLETE
Carrs Bush Park Playground	278,800	64,239	214,561	Negotiations to take place with two tenderers
Baldface Reserve - Baldface Point Regeneration	-	80,000	(80,000)	Creatures of Habitat engaged for erosion control by 31 Dec and bush regen by 30 June.

2015/2016 ASSET MANAGEMENT PROGRESS OF MATTERS as at 25 January, 2016				
Project	Current Budget 2015/16	Total Actual	Balance	Status
Poulton Park - playground upgrade (soffail, slide)	50,000	58,258	(8,258)	Contractor engaged to commence early February, 2016
The Green - playground	80,000	-	80,000	Quotes in. Assessment underway
Carss Bush Park - playground stage 2	145,000	-	145,000	Negotiations to take place with two tenderers
Claydon Reserve - fencing (Ramsgate Rd)	34,583	34,583	-	COMPLETE
Dover Park - fence replacement (eastern side Princes Hwy)	28,670	28,670	-	COMPLETE
Sans Souci Park - playground shade cover	70,000	61,899	8,101	COMPLETE
Carss Bush Park BBQ area - new amenities building	250,000	3,300	246,700	Redesign prepared - smaller building and minor relocation.
Carss Park - foreshore lighting (removals & replacements)	102,218	95,220	6,998	COMPLETE
Hogben Park - pathways	5,630	5,630	-	COMPLETE
Moore Reserve - large shelter and seating plus 3 seats	60,316	60,316	-	COMPLETE
Carss Bush Park BBQ area - 1x Large Shelter, slab and furniture	55,000	32,936	22,064	COMPLETE
South St Reserve Upgrade (Shunde) - landscape works	230,500	-	230,500	Tenders to be invited
Poulton Park - Sportsfield Upgrades	34,135	34,135	-	COMPLETE
Merriman Reserve - Amenities and Greenkeepers Building	-	-	-	COMPLETE
Church St Reserve - All Weather Shelter and Seating	22,000	16,629	5,371	COMPLETE
	1,502,206	663,967	838,239	
Asset Planning & Services				
Roads - Minor works	47,985	26,262	21,723	ONGOING
Traffic Facilities (Signs and Line Marking)	154,000	82,114	71,886	ONGOING
Bus Stop upgrade program	20,000	17,840	2,160	Under construction
Kogarah CBD - Streetscape works	314,880	76,444	238,436	West side Montgomery St. under construction. East side 2016
Hillcrest Ave and Woniora Road - additional left turn lane	153,762	220,034	66,272.24	COMPLETE
40km/hr High Pedestrian Activity Area Kogarah CBD Stage 2	-	-	-	COMPLETE
Wyong St, Oatley - New Footpath	52,964	52,964	-	COMPLETE
Kylie Parade, Connells Point (Connells Pt Rd to Terry St) - Footpath	40,048	40,048	-	COMPLETE
Ramsgate Rd, Ramsgate - New Footpath	43,145	43,145	-	COMPLETE
Kogarah CBD - high pedestrian activity area project	1,299	1,299	-	COMPLETE

2015/2016 ASSET MANAGEMENT PROGRESS OF MATTERS as at 25 January, 2016				
Project	Current Budget 2015/16	Total Actual	Balance	Status
Kyle Parade, Connells Point - Flat Top Humps	44,014	44,014	-	COMPLETE
Terry St, Blakehurst - Flat Top Humps	56,183	56,183	-	COMPLETE
KTS - War Memorial	77,645	20,093	57,553	Marquette of sculptural element prepared. Full size soldier being modelled.
100 years of ANZAC Oatley Memorial Upgrade	30,000	15,822	14,178	Under construction
Hillcrest Ave - Extend the existing w-beam	29,135	29,135	-	COMPLETE
Jellicoe Street - Footpaths	45,377	46,827	(1,450)	COMPLETE
Swanns Lane - Footpaths	58,349	55,805	2,545	COMPLETE
Traffic Signal Upgrades Montgomery/Railway/Regent Intersection	100,000	26,141	73,859	Traffic Control Plan (Signal Design) completed by TUPA and submitted to RMS for approval.
	1,268,786	854,170	414,617	
Kogarah City Works				
Road Pavement Resheeting				Water St - Vaughan to Hwy COMPLETE Jubilee Ave - Battye to Lobb COMPLETE Lobb Cres - Jubilee to end COMPLETE Hurstville Rd - Laycock to Lands COMPLETE Bellevue Pde - Railway to First COMPLETE Bellevue Ln COMPLETE Augusta St - Norman to end COMPLETE Regent Street - Hwy to Gladstone COMPLETE Oatley Pde - Mimosa to no 52 COMPLETE Bowden Cres COMPLETE Myra Pl - Oatley to end COMPLETE Taunton St - KGR to Woniara COMPLETE Denison St - Dudley to Laycock Laycock Rd - Hillcrest to Princes Railway Pde, Regent to Grey Frederick St - Oatley Pde to Letitia St
	1,485,229	801,441	683,788	

2015/2016 ASSET MANAGEMENT PROGRESS OF MATTERS as at 25 January, 2016				
Project	Current Budget 2015/16	Total Actual	Balance	Status
Footpath Replacement Program				Woniara Pde - Ribank to Meakem COMPLETE Princes Hwy - KGR to Terry COMPLETE KGR - Cronin to Penshurst COMPLETE Pr Hwy - Westb'ne to Omeara COMPLETE Laycock Rd - Hurstville to Hillcrest COMPLETE Park St - Bowns to English COMPLETE McRaes Ave - Grove to Princes COMPLETE Pacific Ave - Alexander to end COMPLETE Ramsgate Rd - Dalkieth to Promenade St Georges Pde - Railway to First
Kerb & Gutter Replacement Program	446,366	406,316	40,050	Under construction
Buildings - Minor Works	72,060	67,699	4,361	ONGOING
Small Plant Replacement	54,410	7,228	47,182	ONGOING
Provision for Cycleways & Youth Recreation Facility - SRV	127,900	25,961	101,939	COMPLETE
27 Joffre Street - Demolition	262,320	-	262,320	COMPLETE
Nielsen Avenue - Offstreet Parking	22,537	22,537	-	COMPLETE
Gray Street - Protective bollards	150,748	150,748	-	COMPLETE
Derby St Car Park - car parking guidance system	20,976	20,976	-	COMPLETE
	42,515	21,764	20,751	Stage 1 complete. Stage 2 requires further design and costing
	2,685,061	1,524,670	1,160,390	

Item C2: Dover Park West Foreshore Remediation Project**Author:** Andrew Sharp - Director Assets and Services**Reason for report:** To advise of grant funding offered by NSW Office of Environment and Heritage (OEH) under the Estuary Management Program to remediate the Dover Park West foreshore.**Recommendation:**

- a) That the offered grant funding of \$120,000 for the remediation of the Dover Park West foreshore be accepted and the General Manager be authorised to enter into the funding agreement with NSW Office of Environment and Heritage (OEH).
- b) That \$120,000 be voted from the Section 94A Development Contributions Plan 2014 to supplement the grant funding referred to in (a) above.

Background

1. Kogarah City Council has recently been offered grant funding from the NSW Office of Environment and Heritage (OEH) under their Estuary Management Program to remediate Dover Park West foreshore. The existing Dover Park West foreshore has systematic structural failures associated with wind and wave action on a steep sediment slope. These environmental actions result in significant erosion of the slope and subsidence following king-tides or storm surges, providing minimal intertidal habitat and reducing the biodiversity of the area. Dover Park, on the western side of the Princes Highway, is a popular recreational facility for picnickers and consequently, the steep grades and ongoing erosion potentially creates a safety hazard for park users.

Project Objectives

2. The objective of this project is to design and construct an environmentally friendly revetment structure to increase the intertidal habitat of the foreshore, while remediating current erosional processes. This will involve reducing the gradient of the existing foreshore slope, installing a sandstone rip-rap treatment on sections to increase foreshore strength, while also increasing the variability of habitat on the existing, habitat poor foreshore.
3. The new structure will also include a large block “stair” area to allow park users to sit and access the water’s edge. This will also allow our existing foreshore rubbish collection teams to access the foreshore area. This portion of Shipwrights Bay is renowned for the manner in which it accumulates rubbish as a result of tidal action, however currently, it can only be accessed by boat.
4. The existing foreshore also has minimal vegetation diversity with a number of weed species reducing the capacity of native species to establish along the foreshore. As part of this project, the removal of these weed species and associated seed bank will allow the establishment of a native vegetation community along the foreshore to complement the engineered solutions in the reduction of erosion of the site. Planting will include riparian, coastal dune and saltmarsh species, resulting in a long-term remediation solution.

Item C2 (cont.)

5. A foreshore concept plan (attached) has been developed and the preparation of more detailed design drawings will be based on this. The grant project plan provided to OEH has the project completed by December 2016.

Conclusion

6. Enhancing the existing foreshore through the remediation of the steep embankments, revegetation, and improved access, will improve habitat diversity, reduce aquatic sedimentation and reduce rubbish accumulation along this important estuarine zone of the Georges River. This foreshore enhancement project will therefore not only yield benefits for the intertidal environment, but also enhance the aesthetic, social, educational and cultural values of the Shipwrights Bay foreshore.

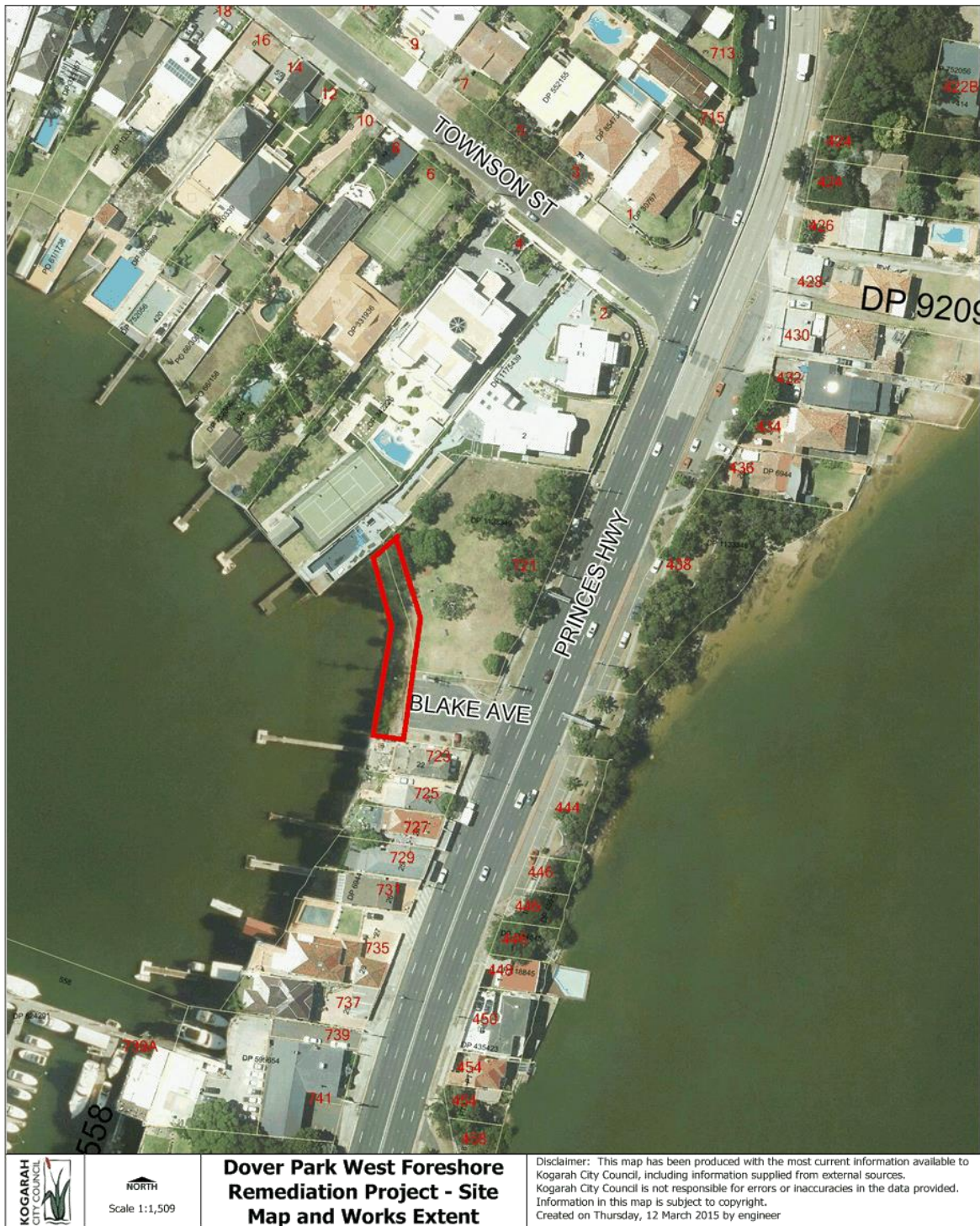
Operational Plan Budget

7. Additional non-budgeted funds of \$120,000 from Section 94A Development Contributions Plan 2014.

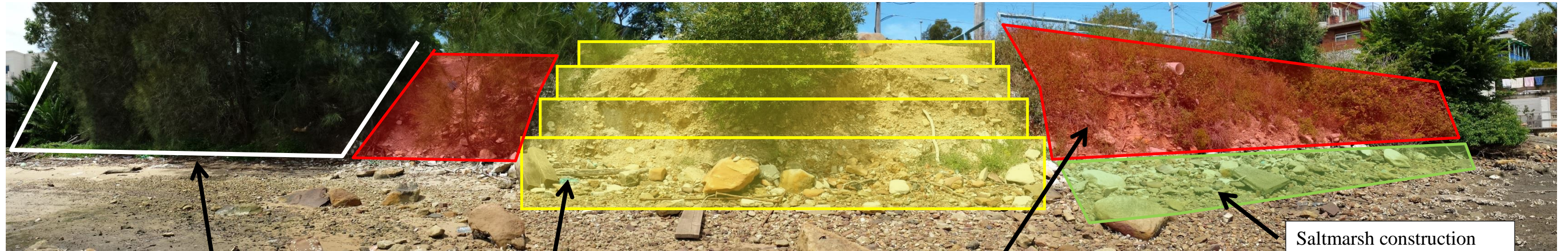
Attachments/Annexures

1	Dover Park West foreshore map	1 Page	Attachment
2	Foreshore Concept Plan	1 Page	Attachment

End of Report



Dover Park West Foreshore Remediation – Concept Plan



Saltmarsh construction

Bush regeneration

Large sandstone block stairs/seating

Vegetated rip-rap revetment



Constructed saltmarsh zone



Sandstone block stairs/seating



Sandstone rip-rap finish

Item C3: Tender T7/2015 - Oatley Bay Boat Ramp Design and Construction, Hurstville Grove**Author:** Andrew Sharp - Director Assets and Services (TH)**Reason for report:** To consider Tender T7/2015 submissions for the design and construction of the Oatley Bay boat ramp, Hurstville Grove.**Recommendation:**

- a) That the tender submitted by Land and Marine Ocean Engineering Pty Ltd for the construction of a three-lane boat ramp at Oatley Bay, in the amount of \$289,370 (excl. GST) be accepted.
- b) That the unsuccessful tenderers be notified of Council's decision.

Background

1. At the meeting of 26 October 2015, Council considered a report regarding the Oatley Bay Boat Ramp Design and Construction and subsequently resolved (Min No. 135/2015):

“That in accordance with the Local Government Act 1993 and (General) Regulation 2005, tenders be invited for the design and construction of the new Oatley Bay Boat Ramp using the Open Tendering Method.”

2. The tendering process has now been completed in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2005. This report outlines the tender process undertaken and seeks Council's acceptance of the preferred tenderer.

Tender Process

3. Tenders, closing 8 December 2015, were recently invited for the design and construction of a three-lane boat ramp at Oatley Bay, including the associated removal and alteration of existing boat ramp infrastructure, earthworks, civil construction and environmental management, in accordance with Section 55 of the Local Government Act, 1993 using the 'Open Tendering Method'. Advertisements were placed in the Sydney Morning Herald and on the "Tenders on line" website.
4. Tenders (lump sum fee proposals) were subsequently lodged by the following three organisations:
 - Land and Marine Ocean Engineering Pty Ltd;
 - Hunter Wharf and Barge Pty Ltd; and
 - Clements Marine Services.

Item C3 (cont.)

5. Submissions were assessed on a “value for money” basis against the following price and non-price selection criteria, with the respective weightings for each criteria shown below:

Assessment Criteria	Weighting
Conformity	Pass/Fail
Tender price	40%
Demonstrated relevant experience and previous performance.	20%
Service Standards, program and methodology	15%
Tenderer Profile and Staff	15%
Work practices and sustainability	10%
Total	100%

Assessment Outcomes

6. A panel, consisting of three Council officers, was convened to assess the tenders. Tenders have been ranked against the selection criteria, the details of which are contained in the confidential tender evaluation form attached to the report. The evaluation indicates that Land and Marine Ocean Engineering Pty Ltd is the preferred tenderer.
7. The tender received from Land and Marine Ocean Engineering Pty Ltd ranked first after applying the assessment criteria and was also the lowest priced tender received.
8. Land and Marine Ocean Engineering Pty Ltd have demonstrated experience in numerous projects of a similar nature. A check of references has been carried out indicating that as a marine civil contractor Land and Marine Ocean Engineering Pty Ltd has the capacity and ability to successfully complete the works to the standards required by Council.

Operational Plan Budget

9. No budget impact for this report.

Attachments/Annexures

1	T7/2015 Tender Selection Matrix - Oatley Bay Boat Ramp Design and Construct - <i>Confidential</i>	1 Page	Attachment
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End of Report

Item C4: Poulton Park Revegetation, Connells Point**Author:** Andrew Sharp - Director Assets and Services (TH)**Reason for report:** To advise of grant funding offered under the Greater Sydney Local Land Services (GSLLS) Biodiversity and Coastal Waterways Projects program to revegetate a portion of Poulton Park.**Recommendation:**

That the offered grant funding of \$15,000 for the revegetation of a portion of Poulton Park be accepted and the General Manager be authorised to enter into the funding agreement with GSLLS.

Background

1. Council officers recently applied for grant funding under the Greater Sydney Local Land Services (GSLLS) Biodiversity and Coastal Waterways Project program to revegetate the lower portion of Poulton Park, Connells Point. The project site has recently been remediated, having been previously utilised as a stockpiling area for civil works construction materials. The Council adopted Combined Parks Plan of Management 2008, which covers this area, identified this lower section of Poulton Park as a site requiring remediation to result in significant ecological benefits, through the re-establishment of native vegetation and the subsequent creation of fauna habitat.

Remediation Work

2. The objective of this project is to restore, through bush regeneration and revegetation activities, connectivity and habitat complexity to a previously degraded bushland area. The recently completed remediation work on site included improving the site topography and soil quality to resemble a more natural landscape through the re-contouring of the site and the importation of top soil and mulch. An aerial photograph showing the extent of the proposed work zone is attached.

Revegetation Proposal

3. The proposed revegetation work involves the removal of environmental and noxious weeds from the site perimeter to reduce their spread into the remediated zone, while improving migration channels of native flora and fauna species. The site will then be mass-planted with appropriate groundcover, mid-storey and canopy plant species, similar to those present in the surrounding remnant bushland. Saltmarsh and swamp oak forest will also be reintroduced where possible along the watercourse to re-establish these "Endangered Ecological Communities".
4. Revegetation works under the offered grant would be carried out by the local bushcare group, the Green Army program run within the area by the Georges River Combined Councils Committee and a bush regeneration contractor. Initial weed removal and maintenance of the site following planting will be carried out by a bush regeneration contractor to ensure the success of the project.

Item C4 (cont.)

Conclusion

5. Enhancing the existing environment through the remediation and revegetation of the site will result in improved habitat diversity, reduced weed growth, improved access to the mangroves and reduced rubbish accumulation within the larger Poulton Park reserve.

Operational Plan Budget

6. No budget impact for this report.

Attachments/Annexures

1	Aerial Photograph - Poulton Park Revegetation Zone	1 Page	Attachment
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End of Report

Poulton Park Habitat Development and Management



Item C5: St George Men's Shed Construction**Author:** Andrew Sharp - Director Assets and Services**Reason for report:** To advise of grant funding offered under the NSW Government's Community Building Partnership (CBP) program for the construction of the Men's Shed building at Carss Park.**Recommendation:**

That the offered grant funding of \$34,676 for construction of St. George Men's Shed be accepted and the General Manager be authorised to enter into the funding agreement with the NSW State Government.

Background

1. Council, at its meeting of 26 October 2015, considered a report regarding the future use of the Observation Deck at Carss Park for a Men's Shed and subsequently resolved (Min No. 135/2015):

"That the improvements to the observation deck building at Carss Park for a Men's Shed be approved."

2. Following the structural assessment of the building, a detailed design was prepared by architectural consultants "Designs for Living". A Development Application for the required work and the change of use of the building to "community facility" was subsequently lodged on 13 August 2015 (DA No. 162/2015) and consent was granted on 20 August 2015.

Grant Funding Sought

3. An application was recently lodged for grant funding under the NSW Government's Community Building Partnership (CBP) program to assist in meeting the costs associated with the construction of the Men's Shed building at Carss Park. The project focuses on the renewal and refurbishment of the existing amenities building (Observation Deck) to provide a facility suitable for the variety of activities undertaken by the St. George Men's Shed group. The project will deliver a multi-purpose, accessible building in line with the needs of this community-based, non-profit, non-commercial organisation.

Construction Work Required

4. The following works are required in order to bring the structure up to the required standard:
 - a) The concrete floor slab and the non-load bearing walls to be demolished and a new slab constructed.
 - b) The external walls, where retained, to be repaired and new roller shutter doors fitted to the eastern and northern facing façades of the building between the existing structurally sound brick and concrete columns.

Item C5 (cont.)

- c) A new unisex disabled toilet to be constructed at the northern end of the building.
 - d) The roof structure to be adequately waterproofed and a new balustrade to be installed around its perimeter.
5. In November, 2015, Cannarg Constructions Pty Ltd were engaged to undertake the majority of the works, at a cost of \$138,800.00. It is now recommended that the grant funding offered under the NSW CBP program be accepted and utilised for the completion of the construction project, supplementing Council's allocation referred to above.

Operational Plan Budget

6. No budget impact for this report.

Attachments/Annexures

Nil.

End of Report

Item C6: New Toilet Facility - Oatley Bay Boat Ramp**Author:** Andrew Sharp - Director Assets and Services (DD)**Reason for report:** To advise of grant funding offered by NSW Government under its Community Building Partnership (CBP) Program for the new toilet facility at Oatley Bay boat ramp and to seek approval to invite tenders for its construction.**Recommendation:**

- a) That the offered grant funding of \$40,000 for the construction of a new toilet facility at Oatley Bay boat ramp be accepted and the General Manager be authorised to enter into the funding agreement with the NSW Government under its Community Building Partnership (CBP) program.
- b) That in accordance with the Local Government Act 1993 and (General) Regulation 2005, tenders be invited for the construction of a new toilet facility at Oatley Bay boat ramp using the Open Tendering method.

Background

1. The Oatley Bay boat ramp and pontoon is the largest public boat launching facility in the St George area. The ramp and pontoon are used extensively by boat owners across the region due to their location in a sheltered bay with deep water access.
2. The existing toilet facility at Oatley Bay boat ramp has reached the end of its life cycle. The building is dated, structurally unsound and has poor entry points with no facilities for those with a disability.

Proposed Structure

3. A design for a new toilet facility at Oatley Bay boat ramp was completed in December 2015 and includes a new disabled access pathway and a unisex disabled toilet cubicle. The new design is sympathetic to the surrounding bushland and foreshore setting and provides contemporary high quality facilities.
4. This type of construction project is permissible under the Infrastructure SEPP 2007 and as such, a development application is not required. Neighbourhood notification was undertaken on 4 December 2015 and no submissions have been received.

Grant Funding

5. An application was recently lodged for grant funding under the NSW Government's Community Building Partnership (CBP) program. Council has now been advised that this application was successful and a grant of \$40,000 has been offered to partially fund the project. It is anticipated that the value of the project will require a tender process to be followed for its construction.

Item C6 (cont.)

Tender Process

6. It is recommended that tenders be called for the demolition and construction of the new toilet facility at Oatley Bay boat ramp. Clause 166 of the local Government (General) Regulation 2005 requires that Council resolve to invite tenders and determine which tendering method is to be used. On this occasion, the Open Tendering method is recommended. It is proposed that an advertisement calling for tenders be placed in the Tuesday edition of the Sydney Morning Herald - Local Government Tenders section and the St George and Sutherland Shire Leader.
7. Following the receipt of Tenders, a further report will be prepared for Council's consideration detailing the Tender assessment process and making a recommendation regarding the preferred tender. That report will also make a recommendation regarding the allocation of funds to enable the project to be completed.

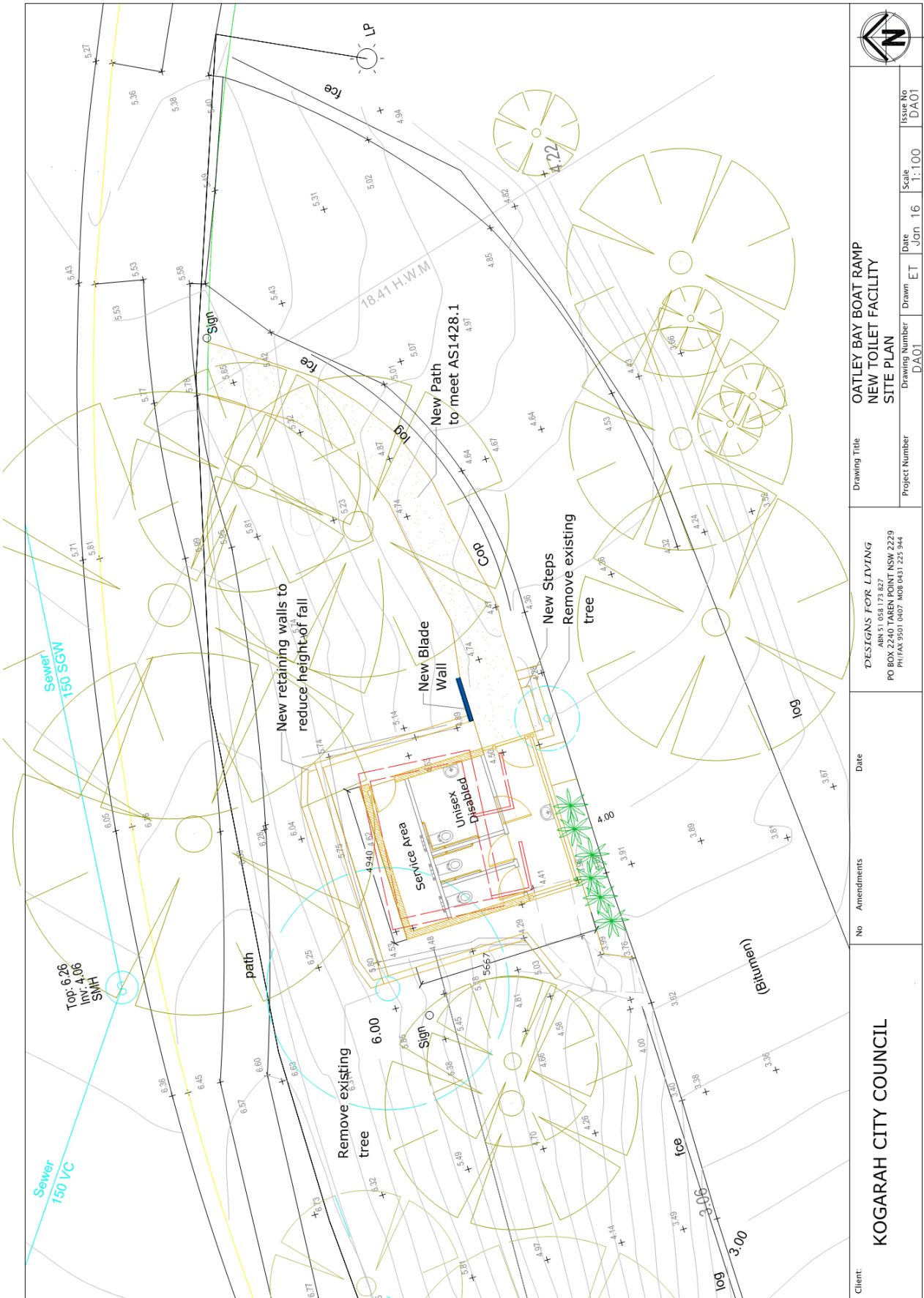
Operational Plan Budget

8. No budget impact for this report.

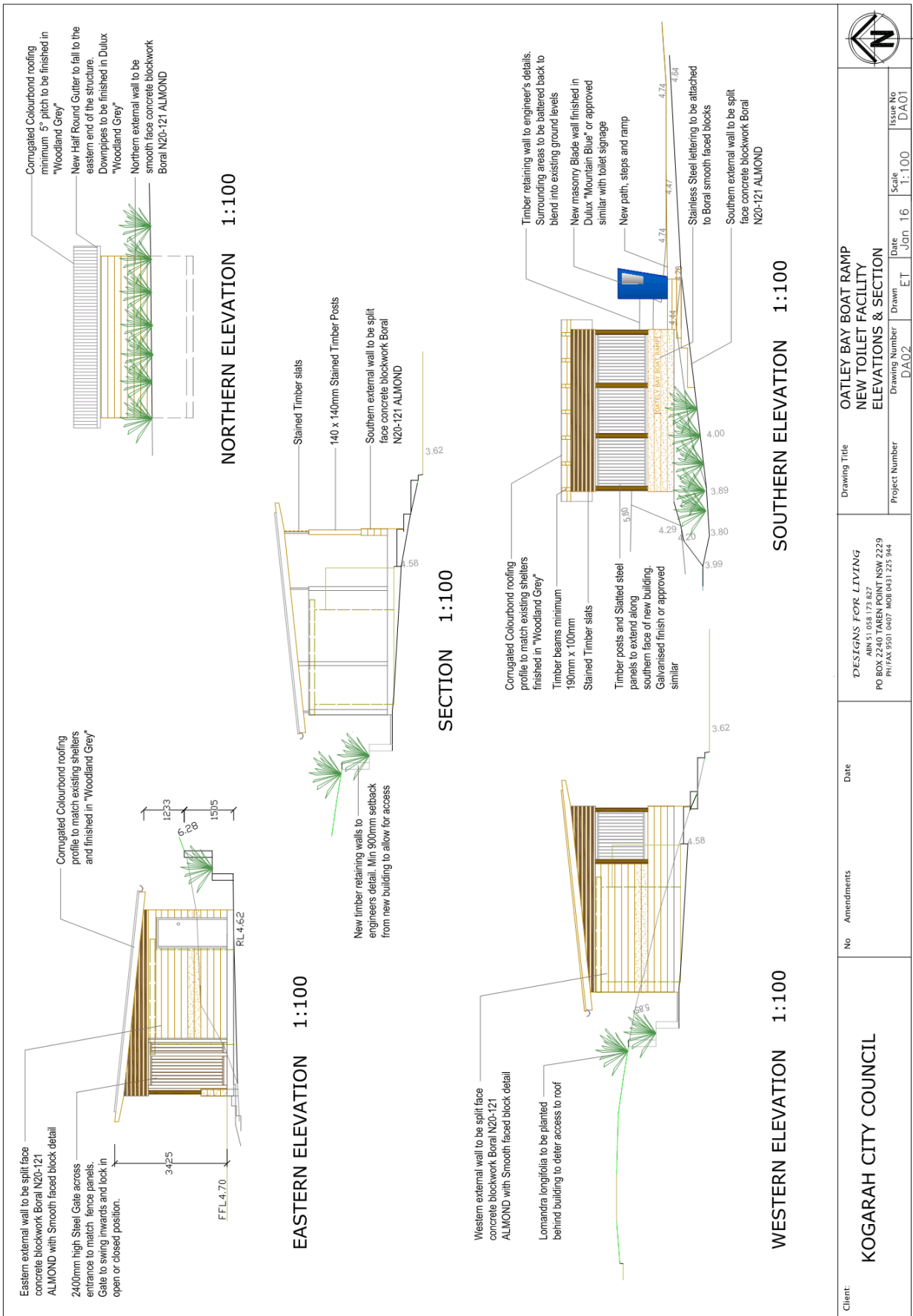
Attachments/Annexures

1	Oatley Bay Boat Ramp- New Toilet Facility/ Site Plan	1 Page	Attachment
2	Oatley Bay Boat Ramp- New Toilet Facility/ Elevations and Section	1 Page	Attachment
3	Oatley Bay Boat Ramp- New Toilet Facility/ Floor, Roof & Services Plan	1 Page	Attachment

End of Report



Client: KOGARAH CITY COUNCIL	No Amendments	Date	DESIGNS FOR LIVING ABN 91 068 173 827 PO BOX 2240 TAREN POINT NSW 2229 PH FAX 9501 0407 MOB 0431 225 944	Drawing Title	Project Number	Scale	Issue No
				OATLEY BAY BOAT RAMP NEW TOILET FACILITY SITE PLAN	DA01	1:100	DA01
	Amendments	Date		Drawn	Date	Scale	Issue No
				ET	Jan 16	1:100	DA01



Client:	KOGARAH CITY COUNCIL	No Amendments	Date	Drawing Title	OATLEY BAY BOAT RAMP NEW TOILET FACILITY ELEVATIONS & SECTION				
	DESIGNS FOR LIVING ABN 51 058 173 827 PO BOX 2240 TAREN POINT NSW 2229 PH FAX 9501 0407 MOB 0431 225 944				Project Number	DA02	Drawing Number	DA01	Issue No
				Drawn	ET	Date	Jun. 16	Scale	1:100

ELECTRICAL LEGEND

- Exterior ceiling mounted spot light fitting
- Bulkhead Fluorescent IP46 2 x 18w fluorescent battens (660 long)
- Switch
- Double General Purpose Outlet
- Meter Box

ELECTRICAL NOTES

All power points to be mounted 300mm above FFL Unless otherwise noted

Allow for surge protector in power Box

GENERAL NOTES

These drawings shall be read in conjunction with engineers drawings & specifications & with such other written instructions as may be issued during the course of the contract. Any discrepancy shall be referred to the engineer before proceeding with the work.

All materials & workmanship shall be in accordance with the relevant & current Australian Standards & with the by-laws & ordinances of the relevant building authorities except where varied by the project specification.

All dimensions shown shall be verified by the builder on site. Detailed drawings shall not be scaled for dimensions.

During construction the structure shall be maintained in a stable condition & no part shall be overstressed. Temporary bracing shall be provided by the contractor to keep the works & excavations stable at all times.

Unless noted otherwise all levels are in metres & all dimensions are in millimetres.

All services on site shall be determined and marked by builder before construction commences.

FLOOR PLAN 1:100

Services Plan 1:100

BLADE WALL SECTION 1:25

FLOOR PLAN 1:100

ROOF PLAN 1:100

ELECTRICAL LEGEND

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FLOOR PLAN 1:100

ROOF PLAN 1:100

BLADE WALL SECTION 1:25

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Client: KOGARAH CITY COUNCIL	No Amendments	Date	DESIGNS FOR LIVING ABN 51 058 173 827 PO BOX 2240 TAREN POINT NSW 2229 PH FAX 9501 0407 MOB 0431 225 944	Drawing Number DA03	Date Jcn. 16	Scale 1:100	Issue No DA01
	Drawing Title OATLEY BAY BOAT RAMP NEW TOILET FACILITY FLOOR, ROOF & SERVICES PLAN			Drawing Number DA03		Date Jcn. 16	