

QUANTITY SURVEY REPORT

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Project: Alterations and Additions to an Existing Building

for a Childcare Centre At No. 427 Burwood Road,

Belmore NSW 2192

Applicant: Montessori Academy

Builder: Developer Managed

Job Code: Q22C026

Report Date: 8 December 2022

NOT FOR BANK USE

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Appendix B Elemental Cost Estim

Appendix B Elemental Cost Estimate Summary
Appendix C Reduced Architectural Drawings

1. Instruction

We have undertaken a study of the probable cost of construction for the above project, based on the supplied architectural drawings and other information provided.

We have also taken into consideration the proposed method of procurement (Developer Managed).

2. Brief Development Description

The proposed development comprises the partial demolition of existing structure(s) and the construction of a two storey Childcare Centre, at 427 Burwood Rd, Belmore NSW.

The proposed Childcare Centre consists of:

- Twenty three (23) x car parking spaces within Ground Floor;
 - o Ten (10) x Staff Parking
 - o Twelve (12) x Visitor parking
 - o One (1) x Accessible parking
- Indoor play areas, outdoors play areas, waiting area, meeting room, reception, store room, bathroom, kitchen, laundry, lobby, sleep rooms, and waste room storage within Ground Floor;
- Office, staff admin area, storage, indoor play areas, outdoor play area, staff room, toilet, and kitchen within First Floor.

3. Construction Cost Estimate

Description	Amount (\$)
Total Construction Cost	4,811,530
Add Consultants Fees	173,910
Total Development Cost (excl. GST)	4,985,441
Add GST	498,544
Total Development Cost (incl. GST)	5,483,985

The required Council Schedule, titled "Registered Quantity Surveyor's Report" is attached in *Appendix A*. Also, please refer to *Appendix B* for an Elemental Cost Estimate Summary prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (Section 208) - Section 7.12A Levy - Determination of proposed cost of Development. A detailed report may be obtained upon request.

Our Construction Cost Estimate may be considered as reasonable, based on the proposed level of finishes and in the absence of the Structural and Services drawings, the Contract Documents and DA Conditions.

4. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented as follows:

		F.E.C.A*	U.C.A**	G.F.A***
Building Level	Description	(m2)	(m2)	Total (m2)
Ground Floor	Parking		38	38
Ground Floor	Childcare	748	307	1054
Level 1	Childcare	666	224	890
Total		1,414	569	1,982

*F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.

**U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

***G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPGN 4 Methods of Measurement used by Valuation and Property Industry Professionals.

5. Quality of Finishes

The proposed Fixtures and Finishes of the development may be described as of purpose-built standard commercial quality. The quality of finishes proposed, are appropriate to the type, scale, and location of this project.

The specialised fit-out works, incl. playground equipment and loose furniture are excluded and shall be supplied and installed by future operators.

6. Exclusions

Our Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Building insurance costs;
- Project management fees;
- Major services diversions, external connections and/or improvements;
- Amplification / amendment to existing services;
- Underpinning of existing structure;
- Amendments to plans, incomplete documentation;
- Taxes, levies and charges;
- Electrical substation allowance;
- Rock excavation;
- Dewatering / Drainage pump & pump-out;
- FF&Fs
- Roadworks / Public domain works;
- Flyscreen's / Blinds;
- Loose furniture;
- Indoor and outdoor play equipment;
- Authorities Fees (7.12 Contribution and the like);
- Contingency allowance.

7. Documentation

Our Cost Estimate was based on Architectural Drawings prepared by *Supercontext Architecture Studio*, Project No. not specified, Drawing Nos. 002, 003, 050, 100-105, 200-201, 300, 400-402, 700. Revision 07, Dated 29/11/2022.

Please refer to Appendix C for a reduced copy of part of these Architectural Drawings.

8. <u>Design Assumptions / Parameters</u>

In the absence of engineering drawings, the structure of the proposed building was assumed of conventional nature, comprising the following:

- Masonry construction
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (framed structure).

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigation;
- Structural and services documentation;
- Contract conditions:
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

9. Contingency Allowance

A Contingency Allowance (generally between 5% and 10%) will not be included for the purpose of this report.

10. Disclaimer

This Report is prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (EPA) and must NOT be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact Construction Consultants (QS) directly.

This Certificate has been prepared for the sole purpose of providing an Initial Cost Plan for DA Council Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer does not accept any contractual, tortuous or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by

Michael M. Dakhoul B. Build (Hons. 1) FAIQS CQS MAIB MCIOB ICECA

FAIQS Reg. No. 3618

Registered Quantity Surveyors Report

Complete this Registered Quantity Surveyor's Report if your Development costs are **\$500,000 or more**

DA Number:	Date:							
Applicant's name: Montessori Academy	Development address: 427 Burwood Road, Belmore NSW							
Applicant's address:								
DEVELOPMENT DETAILS Alterations and Additions to an Existing Building for a Childcare Centre								
GFA – Commercial (m2): 1,944	GEA – Parking (m2):							
GFA – Confinercial (m2):	Give Fairling (Hz):							
GFA – Retail (m2):	, ,							
Total development cost: \$4,985,441 + GST	Total site area (m2): 2,095							
Total construction cost: \$4,811,530 +GST	Total car parking spaces: 23							
Total GST: \$498,544	rotal car parking opaces.							
, , , , , ,								
ESTIMATE DETAILS	Dofon I Annondia DI							
	Refer 'Appendix B'							
Professional fees (\$):	Construction (Commercial):							
% of construction cost:	Total construction cost:							
% of demolition cost:	\$/m² of site area:							
Demolition and site preparation:	Construction (Residential)							
Total construction cost:	Total construction cost:							
\$/m² of site area:	\$/m² of site area:							
Excavation:	Construction (Retail):							
Total construction cost:	Total construction cost:							
\$/m² of site area:	\$/m² of site area:							
Fitout (Residential):	Fitout (Commercial):							
Total construction cost:	Total construction cost:							
\$/m² of site area:	\$/m² of site area:							
Fitout (Retail):	Parking:							
Total construction cost:	Total construction cost:							
\$/m² of site area:	\$/m² of site area:							
\$/space								

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name: Michael M. Dakhoul

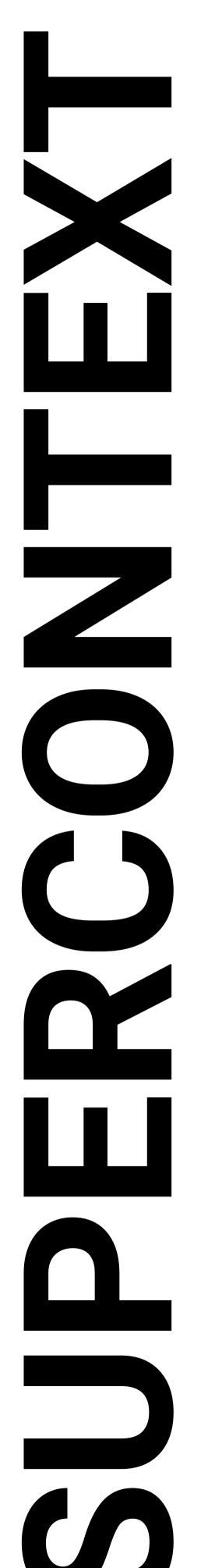
Position and qualifications FAIQS No. 3618

Date: 08.12.2022

Elemental Summary

[Q22C026] 427 Burwood Road, Belmore NSW

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	15.03	378	749,477
AR	Demolition (Partial)	2.01	50	100,064
XP	Site Preparation	0.35	9	17,227
SB	Substructure (Excavation, Footings & Ground Floor Slab)	1.01	25	FO 476
CL	Columns	0.58	15	50,476 28,963
UF	Upper floors	1.26	32	· · · · · · · · · · · · · · · · · · ·
SC	Staircases	0.15	4	62,929
				7,723
RF	Roof	4.13	104	205,942
EW	External Walls	8.03	202	400,383
WW	Windows	5.70	143	284,109
ED	External Doors	1.70	43	84,857
NW	Internal Walls	4.86	122	242,051
NS	Internal Screens	1.17	29	58,123
ND	Internal Doors	2.87	72	143,029
WF	Wall Finishes	2.18	55	108,624
FF	Floor Finishes	4.02	101	200,564
CF	Ceiling Finishes	2.15	54	107,107
FT	Fitments	4.71	118	234,704
РВ	Hydraulic Services (incl. External Services)	5.22	131	260,100
	Mechanical Services (Wet areas Ventilation, Air Conditioning if			
AC	applicable)	5.97	150	297,678
FP	Fire Services	2.00	50	99,562
LP	Electrical Services	5.34	134	266,284
TS	Transportation Services (Lifts, Escalators and the like)	2.05	51	101,960
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	1.73	44	86,255
XL	Landscaping and Improvements (incl. car parking)	4.58	115	228,578
ВМ	Builder's Margin	7.72	194	384,761
	Total Construction Cost (excl. GST)			4,811,530
	Add Consultants Fees	3.49	88	173,910
	Total Development Cost (excl. GST)	100.00	2,515	4,985,441
	Add GST			498,544
	Total Development Cost (incl. GST)			5,483,985



SUPERCONTEXT ARCHITECTURE STUDIO (SYDNEY)*

3 Blackfriars St Chippendale, NSW Australia, 2008

Office | +61 (0)2 8325 1772 studio@supercontext.studio www.supercontext.studio

Nominated Practice Architect Andrew Daly NSW ARB #9300

*SAS(SY)

D.A. MATERIALS

FINISHES SCHEDULE



BW00 ORIGINAL RED BRICK



BW01 **RED BRICK FINISH**



WHITE BRICK FINISH



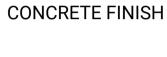
GREEN FINISH FC PANEL FACADE



FC02 **GREY FINISH FC PANEL FACADE**



CON01





MT01 METAL MESH



GLZ01 **CLEAR GLAZING**



GLZ02



FROSTED U-CHANNEL GLASS



PNT01 **BLACK PAINT FINISH**

Club Belmore RSL Adaptive Reuse

427 Burwood Rd Belmore NSW 2192 Australia

PREPARED FOR **Montessori Academy Developments** Pty. Ltd.

60/70 Parramatta Rd Summer Hill **NSW 2130**



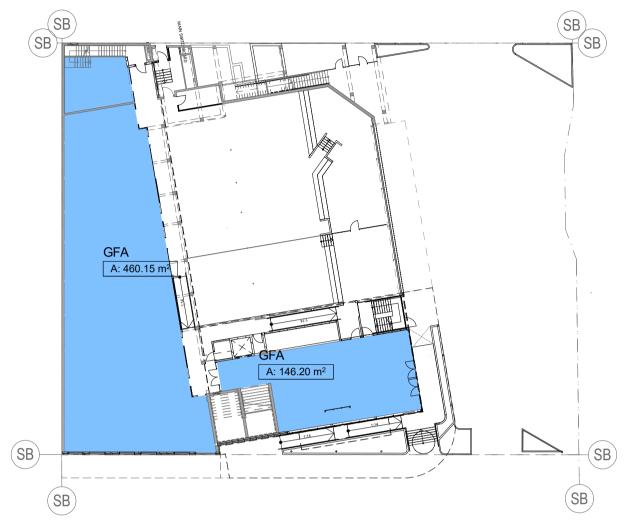
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002	FRONT PAGE	06		\boxtimes		
003	SCHEDULES	02		\boxtimes	\boxtimes	
050	EXISTING SITE PLAN	06		\boxtimes		
100	GROUND FLOOR DEMO PLAN	07		\boxtimes	\boxtimes	
101	FIRST FLOOR DEMO PLAN	07		\boxtimes	⊠	
102	GROUND FLOOR PLAN	07		\boxtimes	⊠	
103	FIRST FLOOR PLAN	07		\boxtimes	⊠	
104	ROOFTOP PLAN	07		\boxtimes	⊠	
105	NOTIFICATION PLANS	02		\boxtimes	⊠	
200	ELEVATIONS - DEMOLITION	06		\boxtimes	⊠	
201	ELEVATIONS	07		\boxtimes		
300	SECTIONS	06		\boxtimes	⊠	
400	KITCHEN LAYOUT	02		\boxtimes		
401	SIGNAGE DETAIL	01		\boxtimes	⊠	
402	SUN STUDIES	01		\boxtimes	⊠	
700	IMAGES	02		\boxtimes	\boxtimes	

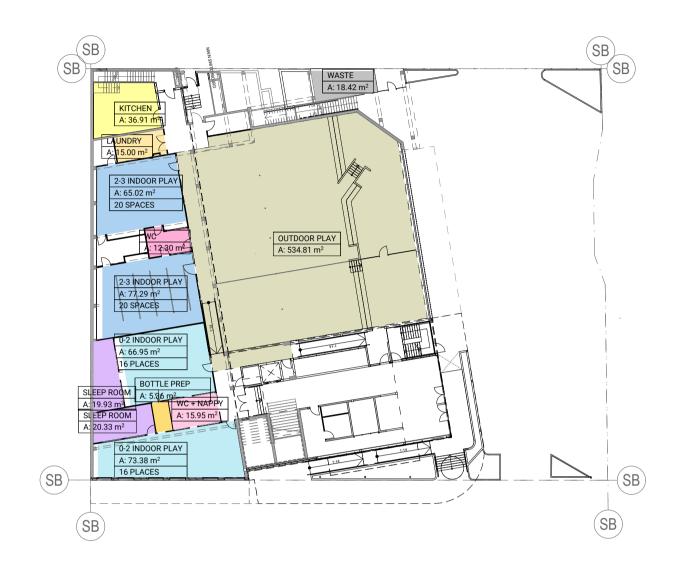
AREAS

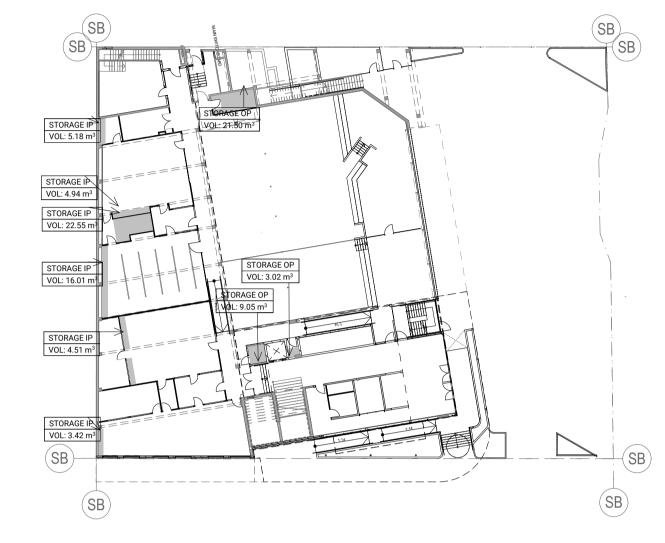
GFA SCHEDULE

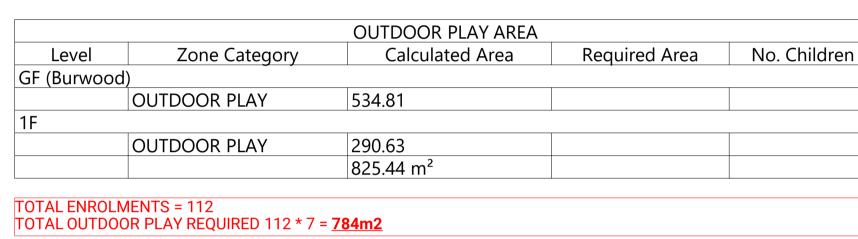
GFA SCHEDULE INCL. OUTDOOR PLAY						
STOREY NAME	CATEGORY	Calculated Area				
GF (Burwood)	GFA	606.90				
1F	GFA	399.09				
		1,005.99 m ²				

FSR CALCULATION = 994.8 / 2354m = 0.43









INDOOR PLAY AREAS

Area

66.95 73.38

65.02

77.29

64.93

68.71

Required Area

65

65 65

Places

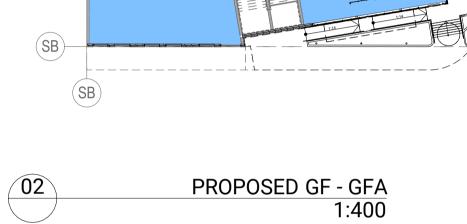
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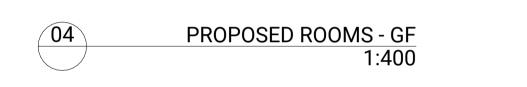
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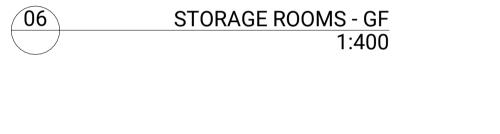
20

20 20

Staff









OUTDOOR PLAY AREA

CLASSROOM AREAS

Level GF (Burwood) Zone Category

0-2 INDOOR PLAY

0-2 INDOOR PLAY

2-3 INDOOR PLAY

2-3 INDOOR PLAY

3-6 INDOOR PLAY

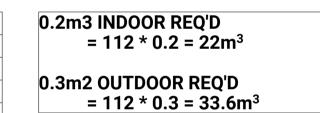
3-6 INDOOR PLAY

OUTDOOR PLAY AREAS

INDOOR PLAY AREAS

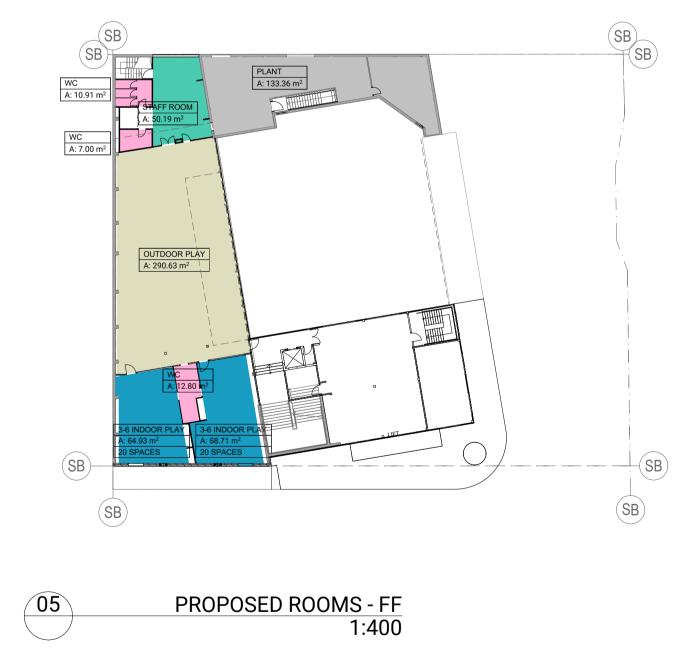
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Zone Category	=		
STORAGE IP	38.39	104.79	0.20.4
STORAGE OP	17.77	46.39	0.3m2 (

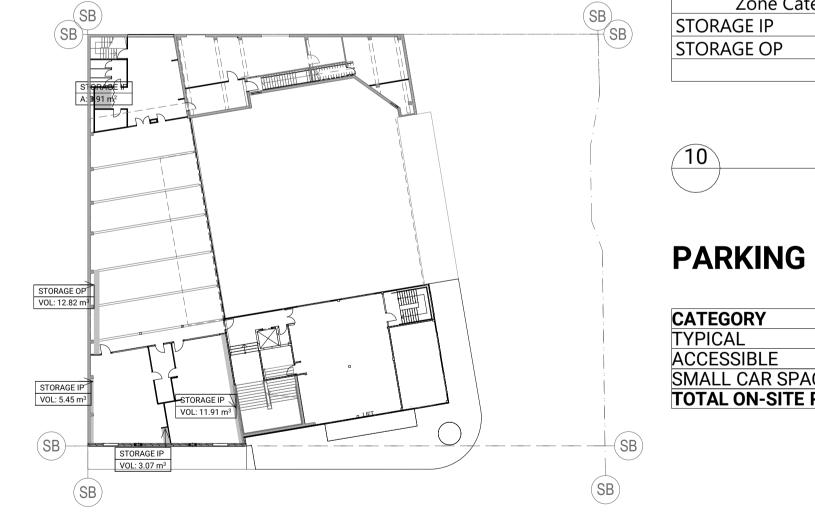
STORAGE CALCS



1:1, 1:400







CATEGORY	# SPACE	ES DIMENSIONS
TYPICAL	21	2.6m x 5.4m
ACCESSIBLE	1	2.4m x 5.4m
SMALL CAR SPACE	1	2.4m x 5.0m
TOTAL ON-SITE PARKING	23	

STORAGE ROOMS - FF 1:400

Drawing Notes

with this drawing set.

Do not scale off drawings, refer to marked dimensions only. DWGs where issued are FOR INFORMATION only and are not to be relied upon. The architect is not liable for cost increases due to the use of DWGs by consultants or

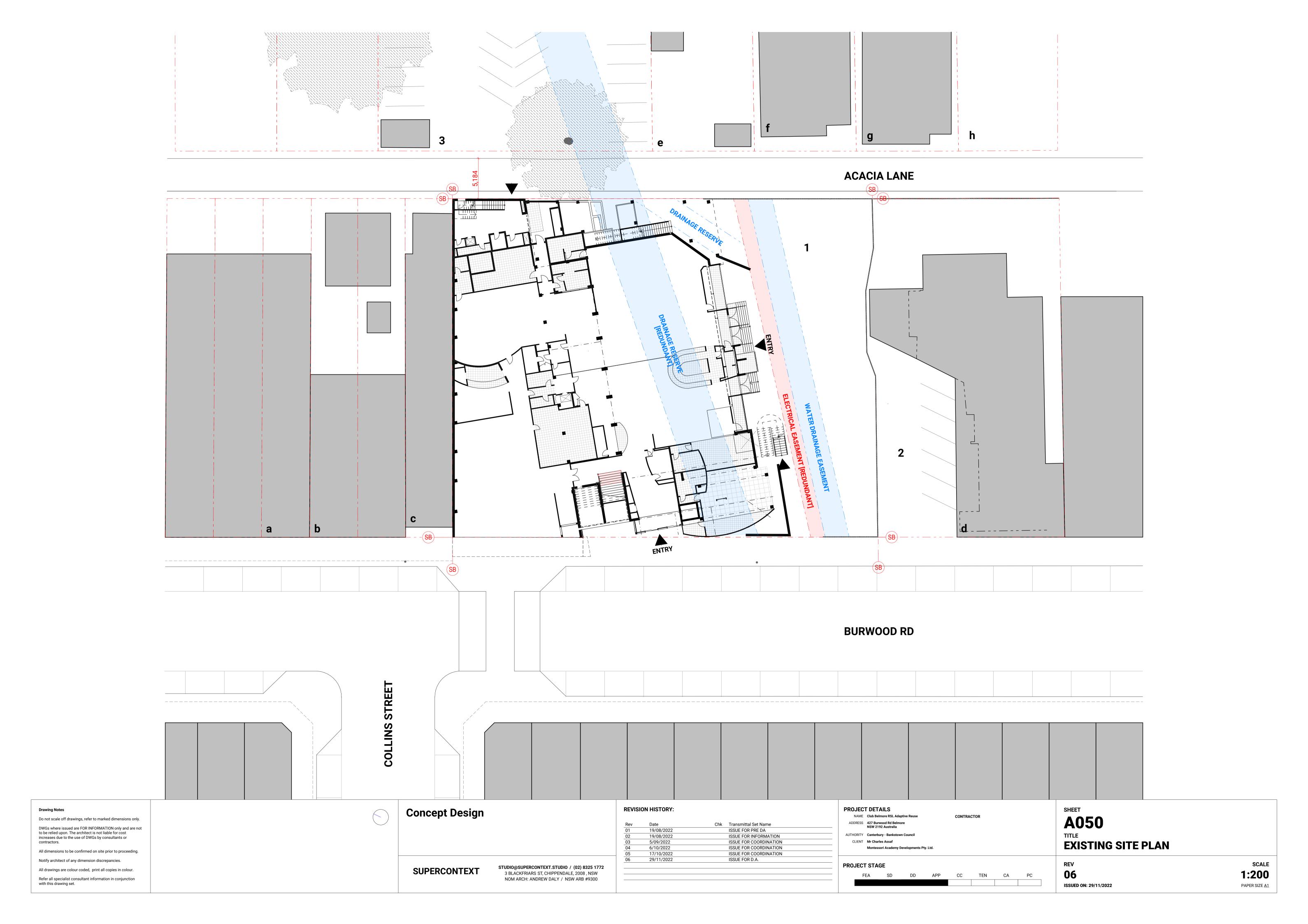
All dimensions to be confirmed on site prior to proceeding. Notify architect of any dimension discrepancies. All drawings are colour coded, print all copies in colour. Refer all specialist consultant information in conjunction

Concept Design STUDIO@SUPERCONTEXT.STUDIO / (02) 8325 1772 **SUPERCONTEXT** 3 BLACKFRIARS ST, CHIPPENDALE, 2008, NSW NOM ARCH: ANDREW DALY / NSW ARB #9300

et Name
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A

PROJEC* NAME ADDRESS	Club Be 427 Bu NSW 21	FAILS elmore RSL Ada rwood Rd Belmi 192 Australia pury - Bankstow	ore		CONTRA	CTOR			SHEET A003 TITLE
CLIENT		rles Assaf ssori Academy [Developments F	Pty. Ltd.					SCHEDULES
ROJEC	Г STA _{EA}	. GE SD	DD	APP	СС	TEN	CA	PC	REV 02

ISSUED ON: 29/11/2022





Drawing Notes A100 Do not scale off drawings, refer to marked dimensions only. ADDRESS 427 Burwood Rd Belmore NSW 2192 Australia Chk Transmittal Set Name ISSUE FOR PRE DA DWGs where issued are FOR INFORMATION only and are not to be relied upon. The architect is not liable for cost increases due to the use of DWGs by consultants or 19/08/2022 AUTHORITY Canterbury - Bankstown Council 19/08/2022 5/09/2022 ISSUE FOR INFORMATION ISSUE FOR COORDINATION CLIENT Mr Charles Assaf **GROUND FLOOR DEMO PLAN** 6/10/2022 ISSUE FOR COORDINATION Montessori Academy Developments Pty. Ltd. All dimensions to be confirmed on site prior to proceeding. 12/10/2022 17/10/2022 ISSUE FOR COORDINATION ISSUE FOR COORDINATION Notify architect of any dimension discrepancies. SCALE REV ISSUE FOR D.A. PROJECT STAGE 29/11/2022 STUDIO@SUPERCONTEXT.STUDIO / (02) 8325 1772 **SUPERCONTEXT** All drawings are colour coded, print all copies in colour. 1:150 3 BLACKFRIARS ST, CHIPPENDALE, 2008, NSW **07** CC TEN CA PC DD APP Refer all specialist consultant information in conjunction with this drawing set. NOM ARCH: ANDREW DALY / NSW ARB #9300 ISSUED ON: 29/11/2022 PAPER SIZE <u>A1</u>



Drawing Notes A101 Do not scale off drawings, refer to marked dimensions only. ADDRESS 427 Burwood Rd Belmore NSW 2192 Australia Chk Transmittal Set Name ISSUE FOR PRE DA DWGs where issued are FOR INFORMATION only and are not to be relied upon. The architect is not liable for cost increases due to the use of DWGs by consultants or contractors. 19/08/2022 AUTHORITY Canterbury - Bankstown Council 19/08/2022 5/09/2022 6/10/2022 ISSUE FOR INFORMATION ISSUE FOR COORDINATION CLIENT Mr Charles Assaf FIRST FLOOR DEMO PLAN ISSUE FOR COORDINATION Montessori Academy Developments Pty. Ltd. All dimensions to be confirmed on site prior to proceeding. ISSUE FOR COORDINATION
ISSUE FOR COORDINATION
ISSUE FOR D.A. 12/10/2022 17/10/2022 Notify architect of any dimension discrepancies. SCALE REV PROJECT STAGE 29/11/2022 STUDIO@SUPERCONTEXT.STUDIO / (02) 8325 1772 **SUPERCONTEXT** All drawings are colour coded, print all copies in colour. 1:150 3 BLACKFRIARS ST, CHIPPENDALE, 2008, NSW **07** CC TEN CA PC DD APP Refer all specialist consultant information in conjunction with this drawing set. NOM ARCH: ANDREW DALY / NSW ARB #9300 ISSUED ON: 29/11/2022 PAPER SIZE <u>A1</u>



Drawing Notes A102 Do not scale off drawings, refer to marked dimensions only. DWGs where issued are FOR INFORMATION only and are not to be relied upon. The architect is not liable for cost increases due to the use of DWGs by consultants or **GROUND FLOOR PLAN** 6/10/2022 ISSUE FOR COORDINATION Montessori Academy Developments Pty. Ltd. All dimensions to be confirmed on site prior to proceeding. 12/10/2022 ISSUE FOR COORDINATION ISSUE FOR COORDINATION 17/10/2022 Notify architect of any dimension discrepancies. **SCALE** REV ISSUE FOR D.A. PROJECT STAGE 29/11/2022 STUDIO@SUPERCONTEXT.STUDIO / (02) 8325 1772 **SUPERCONTEXT** All drawings are colour coded, print all copies in colour. 1:150 **07** 3 BLACKFRIARS ST, CHIPPENDALE, 2008, NSW CC TEN CA PC APP Refer all specialist consultant information in conjunction NOM ARCH: ANDREW DALY / NSW ARB #9300 with this drawing set. ISSUED ON: 29/11/2022 PAPER SIZE A1



Drawing Notes

Do not scale off drawings, refer to marked dimensions only.

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All dimensions to be confirmed on site prior to proceeding.

Notify architect of any dimension discrepancies.

All drawings are colour coded, print all copies in colour.

Refer all specialist consultant information in conjunction with this drawing set.

Concept Design

SUPERCONTEXT

STUDIO@SUPERCONTEXT.STUDIO / (02) 8325 1772

3 BLACKFRIARS ST, CHIPPENDALE, 2008, NSW
NOM ARCH: ANDREW DALY / NSW ARB #9300

REVISION HISTORY:									
Rev	Date	Chk	Transmittal Set Name						
01	19/08/2022		ISSUE FOR PRE DA						
02	19/08/2022		ISSUE FOR INFORMATION						
03	5/09/2022		ISSUE FOR COORDINATION						
04	6/10/2022		ISSUE FOR COORDINATION						
05	12/10/2022		ISSUE FOR COORDINATION						
06	17/10/2022		ISSUE FOR COORDINATION						
07	29/11/2022		ISSUE FOR D.A.						

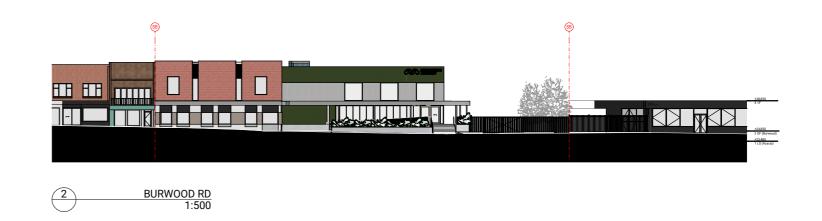
PROJEC	T DETAII	LS							
NAME	Club Belmor	e RSL Adaptive	Reuse		CONTRACT	OR			
ADDRESS	427 Burwoo NSW 2192 A	d Rd Belmore Australia							
AUTHORITY	Canterbury -	- Bankstown Co	uncil						
CLIENT	Mr Charles	Assaf							
	Montessori	Academy Devel	opments Pty. L	td.					
PROJECT	T STAGE								
F	EA	SD	DD	APP	CC	TEN	CA	PC	

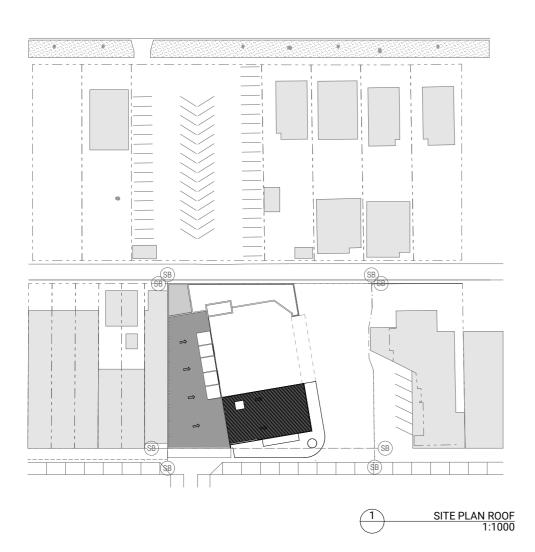
SHEET A103	
TITLE	
FIRST FLOOR PLAN	

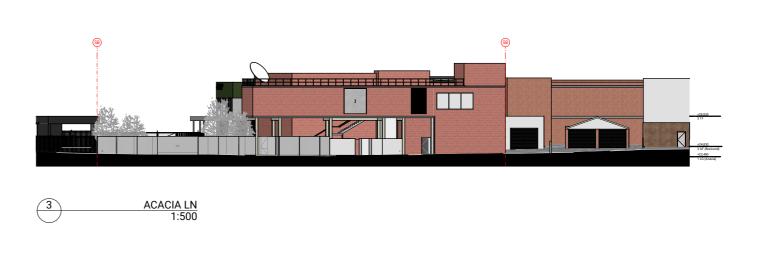
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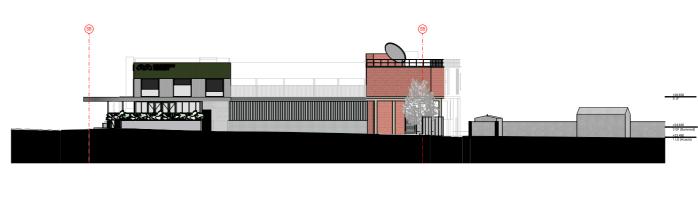


Concept Design Drawing Notes A104 NAME Club Belmore RSL Adaptive Reuse CONTRACTOR Do not scale off drawings, refer to marked dimensions only. ADDRESS 427 Burwood Rd Belmore NSW 2192 Australia Chk Transmittal Set Name ISSUE FOR PRE DA DWGs where issued are FOR INFORMATION only and are not to be relied upon. The architect is not liable for cost increases due to the use of DWGs by consultants or 19/08/2022 AUTHORITY Canterbury - Bankstown Council 19/08/2022 5/09/2022 ISSUE FOR INFORMATION ISSUE FOR COORDINATION CLIENT Mr Charles Assaf **ROOFTOP PLAN** 6/10/2022 ISSUE FOR COORDINATION Montessori Academy Developments Pty. Ltd. All dimensions to be confirmed on site prior to proceeding. ISSUE FOR COORDINATION ISSUE FOR COORDINATION 12/10/2022 17/10/2022 Notify architect of any dimension discrepancies. SCALE REV ISSUE FOR D.A. PROJECT STAGE 29/11/2022 STUDIO@SUPERCONTEXT.STUDIO / (02) 8325 1772 **SUPERCONTEXT** All drawings are colour coded, print all copies in colour. 1:150 3 BLACKFRIARS ST, CHIPPENDALE, 2008, NSW **07** CC TEN CA PC DD APP Refer all specialist consultant information in conjunction with this drawing set. NOM ARCH: ANDREW DALY / NSW ARB #9300 ISSUED ON: 29/11/2022 PAPER SIZE <u>A1</u>











Rev	Date	Chk	Transmittal Set Name	
02	19/08/2022		ISSUE FOR INFORMATION	
07	29/11/2022		ISSUE FOR D.A.	

All drawings are colour coded, print all copies in colour

CONSULTANTS

HERITAGE ARCHITECT TOWN PLANNING CIVIL ENGINEER STRUCTURAL ENGINEER ACOUSTIC ENGINEER

HYDRAULICS ELECTRICAL CONTAMINATION/HAZMAT PROJECT DETAILS

NAME Club Belmore RSL Adaptive Reuse 427 Burwood Rd Belmore

NSW 2192 Australia AUTHORITY Liverpool City Council CLIENT Mr Charles Assaf

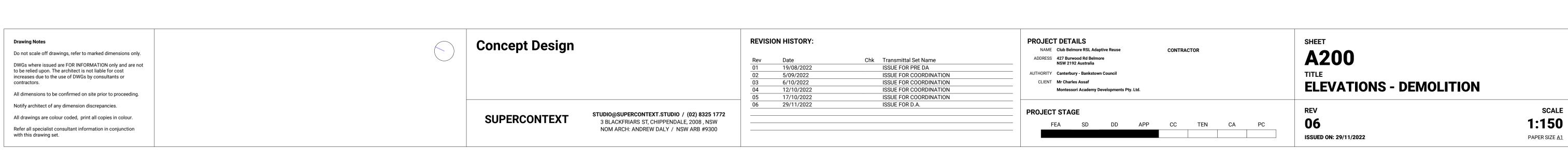
NOTIFICATION PLANS

02

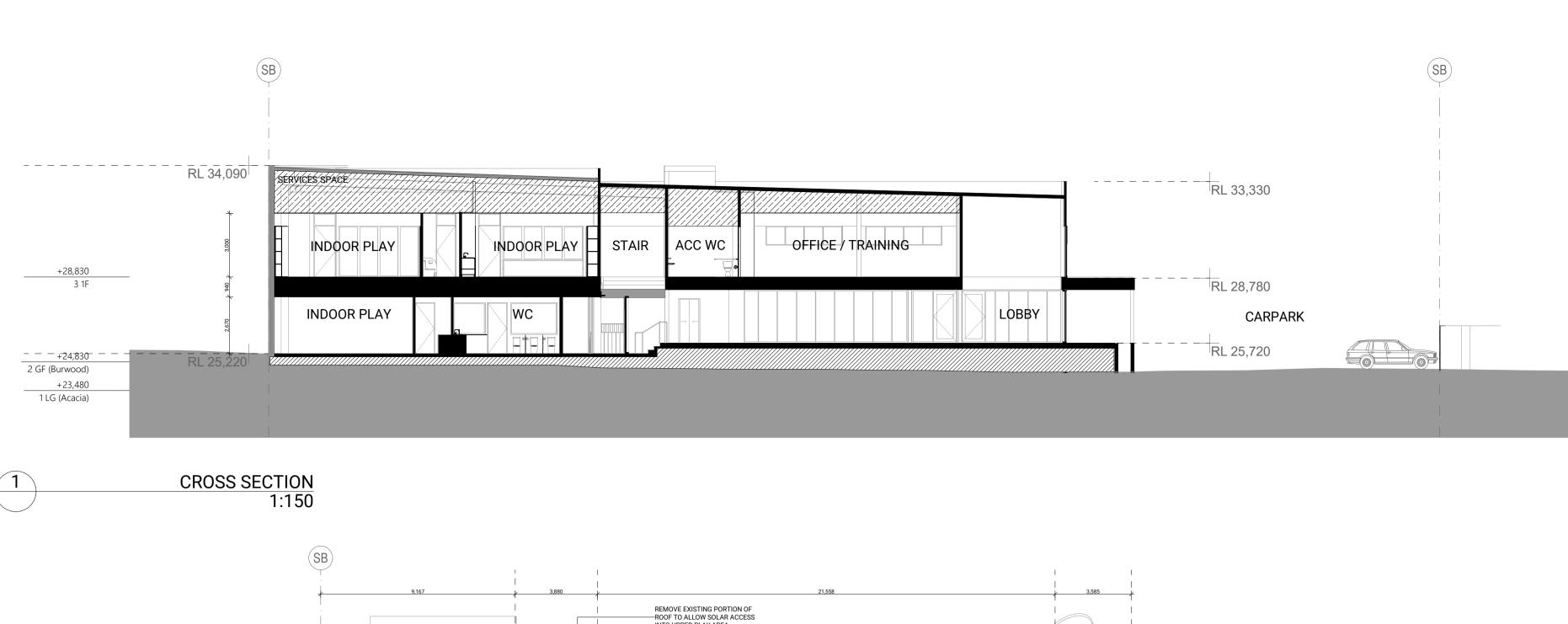
ISSUED ON: 29/11/2022

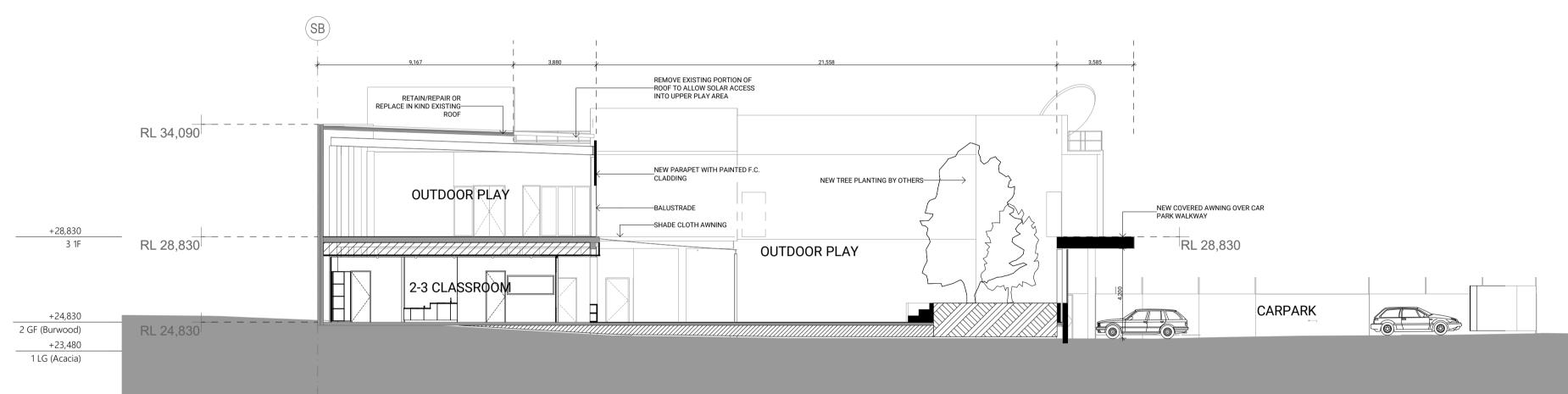
SHEET A105 1:500, 1:150 PAPER SIZE A3





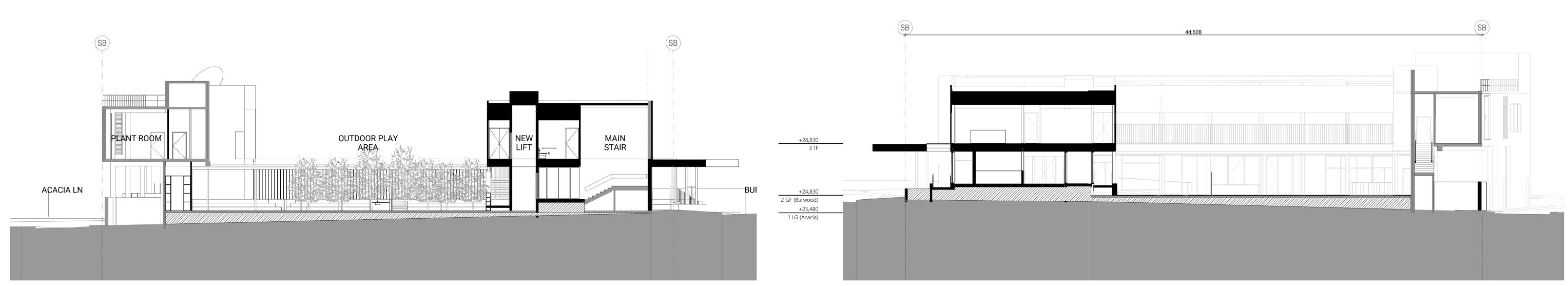


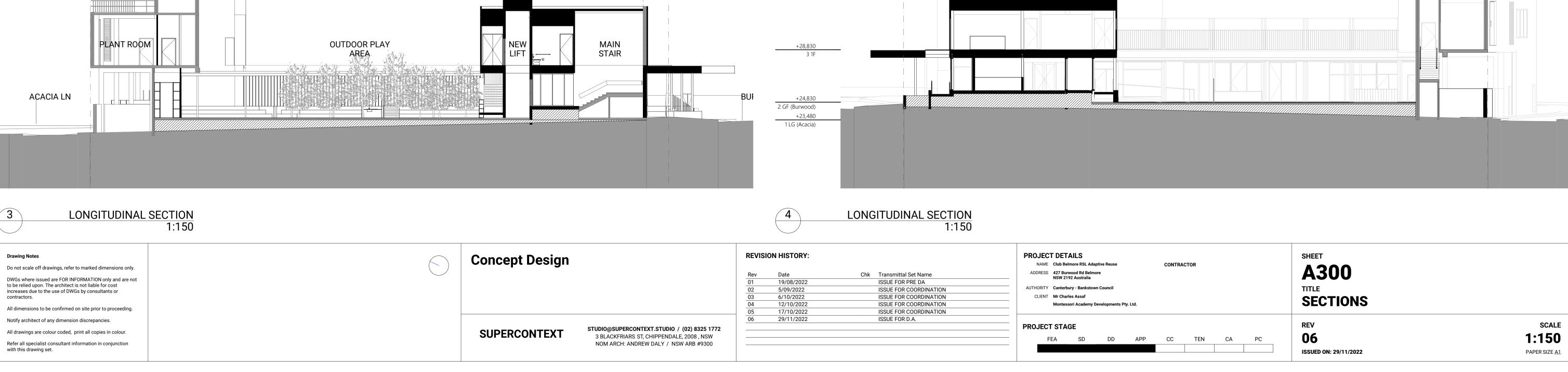


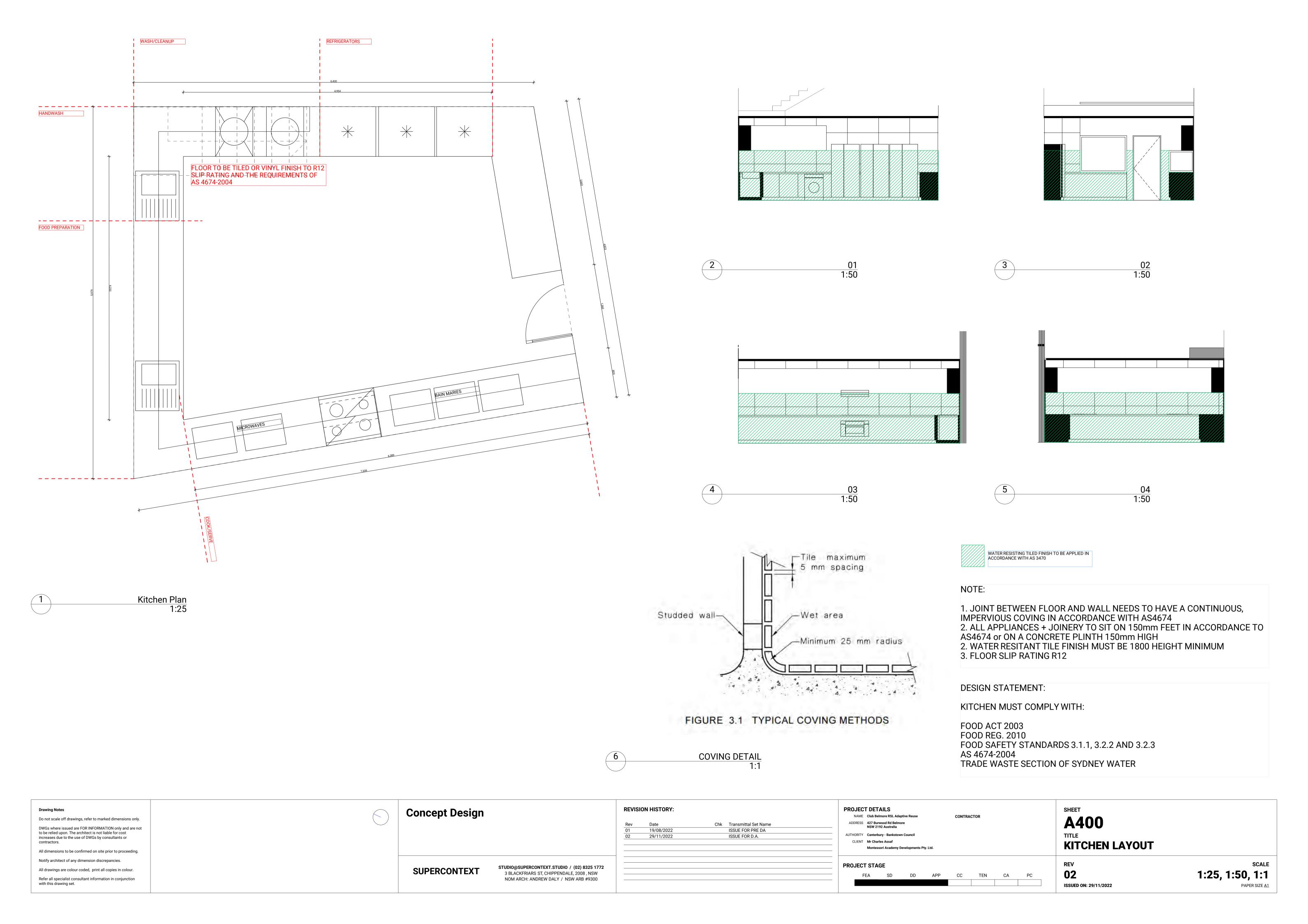


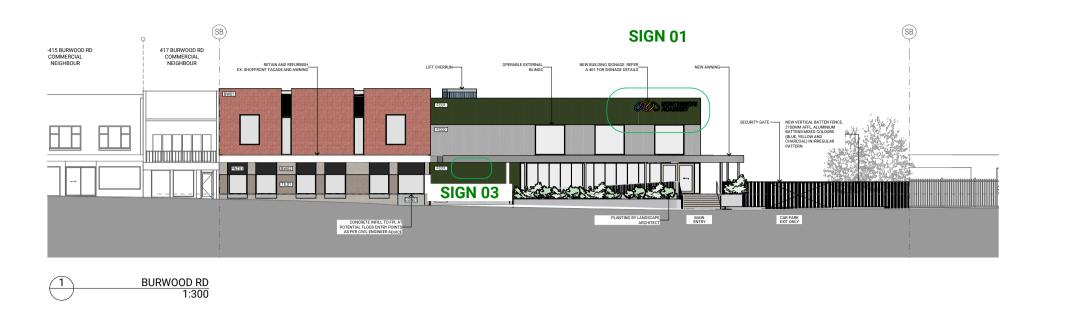
CROSS SECTION

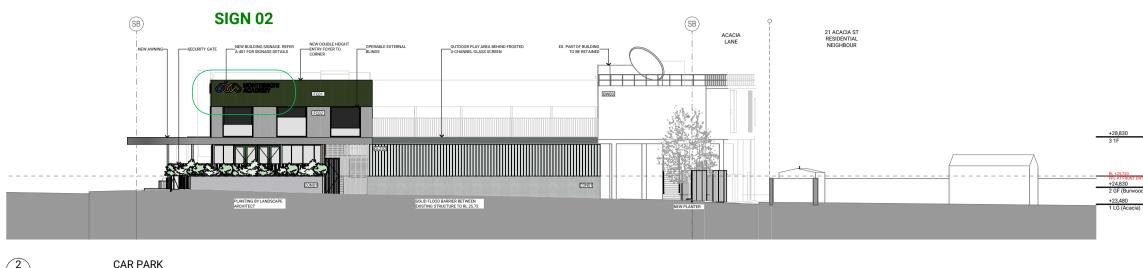
1:150



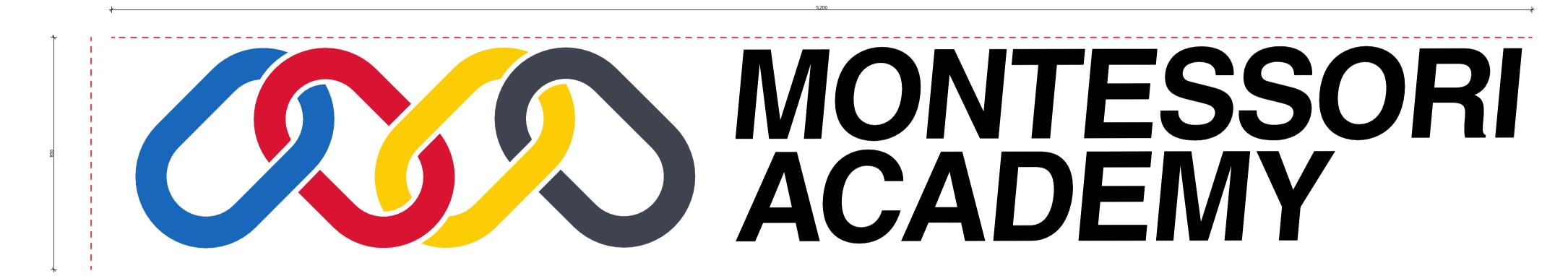






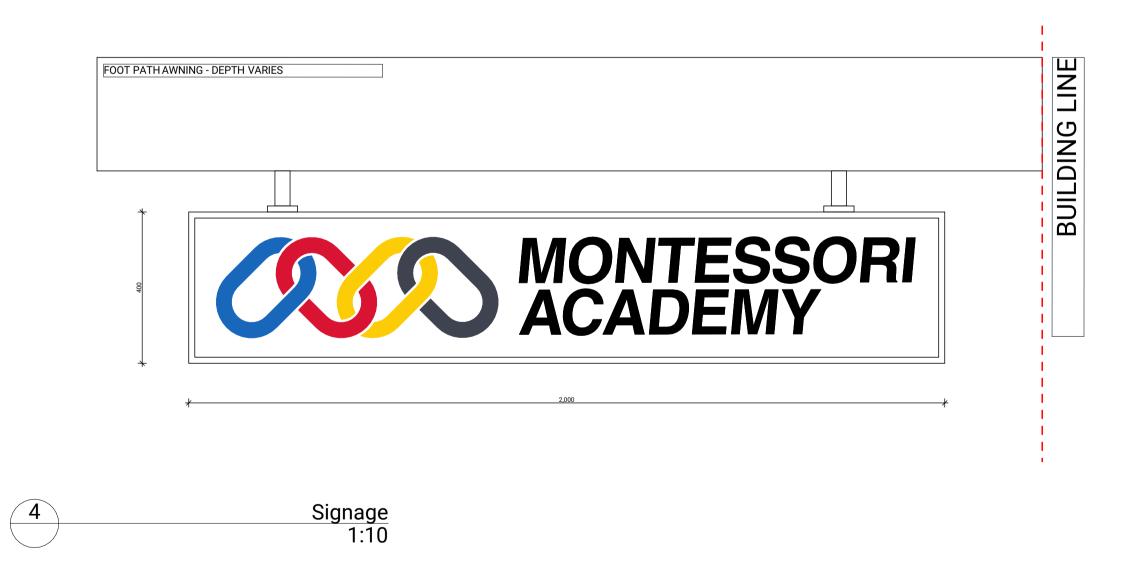


SIGN 01 + 02 - FACADE SIGNAGE



Signage 1:10

SIGN 03 - AWNING SIGNAGE



NOTES:

- * Letters to be individually mounted to substrate.
- * Illumination during business hours only (7am 6pm), individual illumination per shape

NOTES:

* Solid white backing with raised letters. Non illuminated.

Drawing Notes Do not scale off drawings, refer to marked dimensions only. DWGs where issued are FOR INFORMATION only and are not to be relied upon. The architect is not liable for cost increases due to the use of DWGs by consultants or All dimensions to be confirmed on site prior to proceeding.

All drawings are colour coded, print all copies in colour.

Refer all specialist consultant information in conjunction

with this drawing set.

Concept Design STUDIO@SUPERCONTEXT.STUDIO / (02) 8325 1772 SUPERCONTEXT 3 BLACKFRIARS ST, CHIPPENDALE, 2008, NSW NOM ARCH: ANDREW DALY / NSW ARB #9300

REVISI	ON HISTORY:			
Rev	Date	Chk	Transmittal Set Name	
01	29/11/2022		ISSUE FOR D.A.	

NAME	T DETAILS Club Belmore RSL Adaptive Reuse				CONTRAC	TOP	
ADDRESS	•				CONTINAC	,10K	
AUTHORITY	Canterbu	ry - Bankstow	n Council				
CLIENT	Mr Charle	es Assaf					
	Montesso	ori Academy D	evelopments P	ty. Ltd.			

A401 SIGNAGE DETAIL REV

SCALE 1:150, 1:10 ISSUED ON: 29/11/2022







BurwoodRd_View01

ORIGINAL RED BRICK

BW00

FC01
GREEN FINISH FC PANEL FACADE

MT01 METAL MESH

BW01

BW02

PROJECT DETAILS

NAME Club Belmore RSL Adaptive Reuse

ADDRESS 427 Burwood Rd Belmore NSW 2192 Australia

RED BRICK FINISH

WHITE BRICK FINISH

FC02

GLZ01 **CLEAR GLAZING**

GREY FINISH FC PANEL FACADE

CON01 CONCRETE FINISH

GLZ02

FROSTED U-CHANNEL GLASS



PNT01 **BLACK PAINT FINISH**

BurwoodRd_View02







BurwoodRd_Carpark View

BurwoodRd_Corner Entry

3 BLACKFRIARS ST, CHIPPENDALE, 2008, NSW

NOM ARCH: ANDREW DALY / NSW ARB #9300

BurwoodRd_Playground

Drawing Notes

Do not scale off drawings, refer to marked dimensions only. DWGs where issued are FOR INFORMATION only and are not to be relied upon. The architect is not liable for cost increases due to the use of DWGs by consultants or

All dimensions to be confirmed on site prior to proceeding. Notify architect of any dimension discrepancies.

All drawings are colour coded, print all copies in colour. Refer all specialist consultant information in conjunction with this drawing set. **Concept Design**

SUPERCONTEXT

STUDIO@SUPERCONTEXT.STUDIO / (02) 8325 1772

REVISION HISTORY: Chk Transmittal Set Name 19/08/2022 ISSUE FOR PRE DA

ISSUE FOR D.A.

AUTHORITY Canterbury - Bankstown Council CLIENT Mr Charles Assaf Montessori Academy Developments Pty. Ltd. PROJECT STAGE TEN CA PC

SHEET **A700 IMAGES**

REV **SCALE** 1:1 ISSUED ON: 29/11/2022 PAPER SIZE A1