



GORE HILL COMMUNITY SPORTING BASE BUILDING SPECIFICATION

Introduction

The following base building specification is for the proposed Community Sporting and Recreational Facility (The Centre) on lot 6 Broadcast Way. The Centre comprises 8 multi-purpose courts, change rooms and amenities, administration offices, community rooms, and basement car parking.

The Centre is to be developed on the Gore Hill Business Park by Lindsay Bennelong Developments as set-out in the VPA between Willoughby City Council and Lindsay Bennelong Developments.

The Centre is as detailed on plans prepared by Leffler Simes Architects. The Sports Centre is class 9B building and shall comply with the DA conditions issued by Willoughby City Council, the requirements of the Building Code of Australia and all relevant acts and codes.

1. Site Preparation

- Demolish existing tower building
- Excavation of excess site material, general solid waste, and removal from site.
- Erection of contiguous piles along Broadcast Australia boundary and alternate piling to other boundaries in accordance with engineers details
- Diversion of existing sewer line to Broadcast Way

2. Structure to Future Engineering Design

Foundations

- Piled/ pad footings to future Engineering Design
- Pile caps as required to Future Engineering Design.

Floor Slabs – Ground

- 120mm reinforced concrete installed over compacted Base course.
- Surface finish of slab to be Steel Trowel, sealed.
- Joints in slab to at approx 6 m centres.
- Construction joints to be keyed joints & sealed.
- Intermediate joints to be saw cuts.

Columns

- Off form concrete columns skim coated and painted.
- Columns located as per Leffler Simes Architectural plans.

Suspended Slab

- 2.5 kPa live load Post tensioned concrete slabs to car park
- 5 kPa live load post tensioned slabs to ground floor of Sports Centre
- 5kPa live load composite concrete slabs on precast single span concrete beams
- Underside of concrete slab class 3 formwork finish and painted or exposed underside of white Bondeck and precast beams.
- Construction joints between PT pours to be tied.
- Location of any surface stressing pans to be coordinated with LBD.

- Floor to floor height to be as shown on Drawings No SK201D & SK202E both dated 19 November 2013:-
 - A. Sports Centre Car Parking RL81.4– 3,000mm
 - B. Sports Centre Grd floor offices & entry RL89.5 – 5,000mm
 - C. Courts 1 to 2 – 10,500mm
 - D. Courts 3 to 4 - 10,500mm
 - E. Courts 5 to 6 – 10,500mm
 - F. Courts 7 to 8 (Roof) - open air

3. Walls, Doors, Internal Walls, Floor Finishes & Ceilings

External walls/Façade

- Precast Concrete to Eastern Façade and also to face of stair walls on Southern Façade. East and south façades to incorporate Natural Ventilation Louvres – powdercoated finish with Polycarbonate Light Panels.
- Paint finish to precast walls to future selection.
- Concrete or precast to Northern façade of Stair and Lift walls, paint finish.
- Precast concrete/Core filled blockwork fire wall separating Blocks B & C
- Precast/Masonry walls to Western Façade at ground floor (Level 1)
- Louvered Façade at Ground floor (Level 1) to part Northern façade (Aluminium Powder coated, non acoustic)
- Glazed, Curtain wall/window system to part Northern Façade. (Double glazed or high performance glass) with Sun Shading devices.
- Alucabond/Alpolic façade and windows combined or equal to Western façade above ground floor. (No Sun shading)
- Alucabond/Alpolic façade to Southern Façade to entire face, with the exception of Stair shaft walls. (Level 1 to Level 6)
- Steel framed louvered screen wall to roof level, with infill panels of non acoustic Powder coated louvers.

Doors

- Painted, metal faced solid core doors in metal frames to all doors.
- Circulation disabled spaces on both sides of doors on a continuous path of travel.
- Fire Stair doors to be fire rated to match the wall. E.g. FRL -/60/30, -/120/30
- Glazed hinged entry doors with mid rails to Ground floor entry, in Glazed Screen wall to AS 1288.
- All glazing to be laminated safety glass to AS 1288 and protected against internal room activity damage where required.

Internal Walls

- Concrete walls to lift and stair shafts to future Engineering Design. (left unfinished internally)
- Rendered and Painted Masonry walls to perimeter of riser shafts, 190mm fire rated. Walls left as fair face to inside of Plant spaces.
- Masonry walls to perimeter of Disabled Toilets, 140mm, rendered and tiled internally, render and paint externally.
- Doors in internal walls to be Fire rated to stairs and riser shafts.

- Glazed walls to be safety glazed.
- Steel stud framed painted plasterboard partition walls to suit room usage with skirtings

Floor finishes

- Ceramic tiles to Foyer/Lift Lobbies with appropriate slip resistance ratings
- Ceramic floor tiling to change rooms, toilets, terraces, with appropriate slip resistance ratings
- Carpet tiles to Reception/Administration areas
- Sheet vinyl flooring to game room
- Synthetic Sports Flooring including line marking for Multipurpose Courts
- External Synthetic Sports Flooring including line marking to Outdoor Multipurpose Courts.
- Ducted skirting to be provided throughout Community Centre Works Offices.
- Tactile indicators to AS 1428.4.1 where required.

Ceilings

- Suspended ceiling systems with painted plasterboard finishes, mineral fibre tiles, vinyl faced plasterboard tiles to wet rooms. Ceiling framing to be braced against wind loadings and internal room activities.
- Cornices to be prefinished wall angles.
- Light fittings to be protected against internal room activity damage.

4. Fixtures

Metalwork

- Galvanised mild steel fire stair balustrade to comply with BCA.
- SS Balustrade disabled access ramp at ground floor level, from road level to entry doors.
- Bike racks as required to comply with Council requirements & BCA.
- Kerb or Kerb rails relating to handrails to comply with AS 1428.1

Fittings

- Seats and lockers to change rooms.
- Wheelchair seating spaces when required.
- SS sink and cupboard to kitchenette.

Amenities

- Toilets, Basins, Showers, Mirrors, Toilet paper holders, H&C hooks/Door bumpers, Ambulant & Disabled Grab rails, Cistern/WC back rests and hand dryers, Signage to comply with BCA, Access to Premises – Buildings Standards 2010 & DDA requirements.
- Privacy cubicle partitions, swing doors and seating
- Folding shower seats
- Soap holders
- All fixtures and fittings to be Watermark approved.

Signage

- Directional, Information, Lift, Disabled and Statutory Signage
- EXIT illuminated signs
- Fire Stair signage
- Fire Services Signage
- Luminance contrast to AS 1428.1 where required.

- Raised tactile and/or Braille with Symbols - Disabled Signage

5. Stairs

Egress/Access Stairs

- Off form concrete / “Stairmaster” steel preformed stairs, with non slip treads, unpainted fair face masonry walls, skim coated and painted soffits.
- Fire Rated doors at upper floor levels, solid core metal clad doors at lower level.
- Handrails to be continuous and on both sides of stairs and landings with extensions/terminations.

6. Waterproofing

- The building construction is to provide a roof and external wall including openings around windows & doors that prevents the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity for occupant’s and undue dampness or deterioration of building elements.
- Setdown structural concrete floor surfaces to accommodate toppings laid to falls - 1:80, water proof membranes, ceramic floor tiling on mortar beds.
- All showers shall have a waterproof membrane to prevent water leaking from shower recesses.

7. Electrical

- MSB sized to allow for minimal base building requirements only, in Main Switchroom adjacent to entry doors.
- Sub Mains to Light & Power Distribution Boards, Mechanical, Hydraulic and Lift Services.
- Exit & Emergency lighting to BCA requirements.
- Power to other services and equipment e.g. mechanical ventilation fans (Toilets only)
- Recessed fluorescent fittings to toilets.
- Reed Switches for security perimeter doors.
- Surface mounted fluorescent lights to Car Park.
- Light and Power allowed to floors, including emergency and exit fittings.
- Light and Power allowed at Roof level to comply with BCA
- Lighting levels shall be 500lux to multipurpose courts and 200lux to outdoor courts
- Conduit provision only for future (tenant) requirements for PA/ AV/ Camera/ Scoring/ Display systems, etc.

8. Mechanical

- Mechanical exhaust ventilation with natural make up as per BCA requirements and as per AS1668, consisting of exhaust ductwork and fans as required.
- Heat recovery air cooled variable refrigerant flow air conditioning to designated rooms.
- Mechanical exhaust to car park.

9. Fire Services

- Hydrant & Hose reel coverage to comply with BCA requirements.
- Building fully sprinkled

10. Hydraulics

- Stormwater Drainage installed to Council requirements, including drainage of Roof plant area.
- Sewer and water allowed to disabled toilets (2 per level), including warm water system.
- Hot Water temperature control to be as per AS3500.4
- Water metering to be installed as per Sydney Water requirements.
- Backflow prevention in accordance with Sydney Water requirements.
- Water metering for recycled water.
- All hydraulic materials and equipment to be Watermark approved.
- Trade waste service with Grease Arrestor in accordance with Sydney Water Trade Waste Guidelines.
- Gas installed to AS5601 and Jemena guidelines, including all associated metering and regulators.

11. Lifts

- 1 lift from car park to reception, 2 lifts from reception to all courts, total 3 lifts.
- Combined Passenger & Goods lift with 20 person capacity (equal to Schindler, Otis or Kone) MRL lift operating at 1.0m sec. Standard Car Finishes.
- Lift shaft to be Precast or masonry, unpainted.

12. External works

- Bitumen Car park pavement and entry road, over prepared base course. Line marking and disabled symbols.
- Landscaping as required by Willoughby City Council.

13. Exclusions

- Authority Fees
- External roadwork alterations
- Any Fit out works
- Willoughby City Council consultants

14. Provisional Sums

- Ceramic Tiles supply only \$30/m²
- Carpet, supplied and laid \$40/m²
- Non-statutory signage \$5,000

Appendix 1 - Schedule of Finishes

Area	Floor	Walls	Ceiling	Services	Miscellaneous
Change Rooms & Toilets	Ceramic tiles supplied and laid to 1:80 falls to 100dia, SS Floor Wastes. Set down structural floor 50mm for "April Shower" waterproof membrane.	Painted wet area wall board, 2400 high tiles to wet areas and splash backs, tiled skirting. Waterproof wall surfaces and floor junctions to AS 3740	Painted suspended plasterboard	Mechanical exhaust, recessed downlights/ and/or fluorescent troffer lights.	Toilet partitions, lockers, hand dryers, vanity basins, urinals, mirrors and miscellaneous fittings
Foyer/ Lift Lobbies	Ceramic tiles supplied and laid to falls	Painted plasterboard	Suspended ceiling feature panels and painted plasterboard.	Recessed downlights, Air-conditioned,	Directory board,
Administration/ Reception/ Offices	Carpet Tiles supplied and laid.	Painted plasterboard	Painted suspended plasterboard & Suspended mineral fibre tiles 1200 x 600.	Recessed fluorescent troffer lights, recessed downlights, Air-conditioned,	Reception counter Provide tundishes to collect A/C condensation.
Games Rooms	Sheet vinyl with 100 high vinyl skirting.	Painted plasterboard	Underside of roof sheeting, painted soffit slab over	Air-conditioned, Downlights	
Amenities on Reception Level	Ceramic tiles supplied and laid to 1:80 falls to 100dia, SS Floor Wastes. Setdown structural floor 50mm for "April Shower" waterproof membrane.	Painted wet area wall board, 2400 high tiles to wet areas and splash backs, tiled skirting. Waterproof wall surfaces and floor junctions to AS 3740	Painted suspended plasterboard	Mechanical exhaust, recessed fluorescent downlights/ fluorescent troffer lights.	Toilet partitions, lockers, hand dryers, vanity basins, urinals, mirrors and miscellaneous fittings

Area	Floor	Walls	Ceiling	Services	Miscellaneous
Indoor Multipurpose Courts	Synthetic Sports Floor including Line Marking	Painted precast concrete panels.	Underside of roof sheeting, painted soffit slab over	Naturally cross ventilated by means of louvres on the external walls. Suspended high bay lighting	Fixed Tier seating and wheelchair seating spaces. Includes score boards and goal posts
Outdoor Multipurpose Courts	Synthetic Outdoor Sports Floor including Line Marking	Posts and nets	Netting	Open air high bay lighting on poles	Courts can be combined for futsal and similar ball games
Terraces/ Bleachers	Ceramic tiles supplied and laid to falls	Painted precast concrete panels.	Underside of roof sheeting, painted soffit slab over	Naturally cross ventilated by means of louvres on the external walls. Downlights	Fixed Tier seating and wheelchair seating spaces.
Games Centre Sports Rooms	Carpet Tiles supplied and laid Ducted skirting throughout	Painted plasterboard.	Suspended mineral fibre tiles 1200 x 600.	Air-conditioned, Downlights	Lighting recessed troffers, air conditioning
Stair Access	Coving trowel finish to concrete treads and landings	Precast concrete panels & Fair faced concrete blockwork fire rated to FRL 60/60/60 or 120/120/120 as required.	Off form concrete slab	Nil for fire stairs less than 25m, in accordance with AS1668.1 for fire stairs more than 25m.	EXIT signs & Emergency lighting, Fire Hydrants and Fire Hose Reels.
Lifts and Lift Shafts	RC slab	Precast concrete panels & RC walls or core filled concrete blockwork to Engineers design & FRL 120/120/120.	RC slab	Motor Roomless lifts 20 passenger/ 1.0m/s	Comply with Selected Lift manufacturers shop drawings and certification.

Area	Floor	Walls	Ceiling	Services	Miscellaneous
Plant Rooms	Reinforced Concrete coving steel trowel nonslip finish. Concrete plinths to suit mechanical / electrical / hydraulic equipment. Acoustic treatment to Rw+Ctr 50	Fair faced concrete blockwork fire rated to FRL 60/60/60 or 120/120/120 as required. Acoustic treatment to Rw+Ctr 50	Off form concrete slab	Mechanical, Electrical, Hydraulic services as required.	Provide tundishes to collect A/C condensation.
Café Area	Sheet vinyl with 100 high vinyl skirting.	Painted plasterboard on steel stud framing	Painted suspended plasterboard	Services including Gas, Electricity (3 phase) & Cold Water to be provided to a common connection point. Recessed troffer lights, recessed downlights, Air-conditioned,	Sewer is to include a trade waste line and grease trap facility. Mechanical Exhaust hood and vertical discharge duct through the building. Café Seating and Kitchen Fitout <u>NOT</u> included in Budget. Whole Fitout Provided by Tenant. Provide tundishes to collect A/C condensation.
Café Seating Area	Sheet vinyl with 100 high vinyl skirting internal, Concrete laid to falls with Steel coving trowel to external balcony.	Glazed Window wall floor to ceiling with mid rail and "Lotus Style" stack/sliding doors. Flush floor finish externally with storm water drained subsill	Galvanised steel cantilever framed Sunshade structure Tinted laminated + PVB layer Glass waterproof roofing with SS gutter connected to Rainwater pipes.	Recessed troffer lights, recessed downlights, Air-conditioned,	Café Seating and Kitchen Fitout <u>NOT</u> included in Budget. Whole Fitout Provided by Tenant.
Shops/ Merchandise area	Sheet vinyl with 100 high vinyl skirting	Painted plasterboard	Painted suspended plasterboard	Recessed troffer lights, recessed downlights, Air-conditioned,	Café Seating and Kitchen Fitout <u>NOT</u> included in Budget. Whole Fitout Provided by Tenant.

Area	Floor	Walls	Ceiling	Services	Miscellaneous
Community Room	Sheet vinyl with 100 high vinyl skirting	Painted plasterboard	Painted suspended plasterboard	Recessed troffer lights, recessed downlights, Air-conditioned,	
First Aid Room	Sheet vinyl with 100 high vinyl skirting	Painted plasterboard	Painted suspended plasterboard	Recessed troffer lights, recessed downlights, Air-conditioned,	Hand basin with soap dispenser, hand towel dispenser, lever mixer tap.
Storage Rooms	Reinforced Concrete coving steel trowel nonslip finish.	Fair faced concrete blockwork fire rated to FRL 60/60/60 or 120/120/120 as required.		Recessed troffer lights, recessed downlights, Air-conditioned,	
Green Credentials				Recessed troffer lights, recessed downlights, Air-conditioned,	Energy Efficient lighting to Section J. Solar hot water system with gas boost Rainwater reuse system
Waste Room	Reinforced Concrete coving steel trowel nonslip finish with coved wall/floor junction and steel trowel rendered wall finish.	Fair faced concrete blockwork fire rated to FRL 60/60/60 or 120/120/120 as required. Timber bump rails to protect walls		Mechanical exhaust	Floor graded to Bucket waste in floor. Wall Floor junction to have concrete floor cove. H&C water service to clean out bins. Ventilated roller shutter/ hinged doors.
Separate Meters per floor		Fair faced concrete blockwork fire rated to FRL 60/60/60 or 120/120/120 as required.		Install separate (CT if required) metering on each floor level in smoke proof cupboards.	

Area	Floor	Walls	Ceiling	Services	Miscellaneous
IT Server Room	Sheet vinyl with 100 high vinyl skirting	Fair faced concrete blockwork fire rated to FRL 60/60/60 or 120/120/120 as required.	Painted suspended plasterboard	Recessed troffer lights, recessed downlights, Air-conditioned,	

Appendix 2 - Architects Drawings

The Sports Amenities is as detailed on plans prepared by Leffler Simes Architects project 3402-9. Copies of the plans are included in the VPA.

The drawings are;

SK220B

SK207G

SK208F

SK209C,

SK210C,

SK218C,

SK201D,

SK202E,

SK213D

SK214D

SK217D

SK215C

SK212E

SK221A

SK222A

All dated 19 November 2013.