URALLA SHIRE COUNCIL

LATE REPORTS TO COUNCIL

25 July 2017

Late Reports to Council

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REPORT TO COUNCIL

Department:	**Infrastructure & Regulation**
Submitted by:	Director Infrastructure & Regulation
Reference/Subject:	Late Report to Council: Report 11 - Uralla Sporting Complex

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Goal:	1.2	A safe, active and healthy shire
Strategy:	1.2.1	Provide accessible quality sport and recreation facilities that encourage participation
	1.2.3	Provide, maintain and develop children's play and recreational facilities that encourage active participation
Principal Activities:	1.2.1.1	Maintain sports and recreation facilities
	1.2.3.1	Enhance recreational facilities for children Deliver road and drainage maintenance services and capital works programs
Annual Action		Maintain and enhance sporting fields and facilities in accordance with established service levels (DIAP 2.7)
		Establish needs and affordable design for Uralla sporting complex change rooms and canteen facility

SUMMARY:
The purpose of this report is to confirm Council support for the proposed works to upgrade the disabled access, canteen facilities and the change room access for the Uralla Sports Complex in Plane Avenue.

OFFICER'S RECOMMENDATION:
That Council

(a) endorse the proposed upgrades to the Uralla Sports complex including the construction of the canteen facilities and disabled toilets and access,
(b) provide additional seating around the perimeters of the fields and oval if residual funding is available, and
(c) develop a plan of management for the sharing of the facilities among the user groups

BACKGROUND:
In considering a confidential report at its meeting of 22 February 2016 Council resolved:
That the report be received and noted, and further that:
The capital budget be reviewed to include all projected costs and that additional grant funding be sought to complete the construction of the Uralla Sporting Complex and that the building be delayed until adequate funding is sourced; and further that
Consultation be undertaken with the Open Space and Recreation Panel on other suitable options if additional grant funding is unable to be sourced.

REPORT:

Background

Funding
The 2016-17 operational plans included a budget of $280,000 for the building of a change room and canteen facility at Uralla Sporting Complex.
Grants

- $75,000 – Sport and Recreation Disability Grant – completion date June 2017 (extended to 30 November 2017).
- $57,400 – Community Building Partnership –completion date March 2016 (extended to 30 September 2017).

USC had committed $147,600.
The USC funds are held in restrictions. It is considered unlikely that the Community Building Partnership Grant can be acquitted in time, however a request to extend the completion date to December 20176 has been submitted.

The estimated value for the construction of the originally proposed facilities and necessary services was in the order of $750,000.

A further funding application for an additional $500,000 was unsuccessful.

Consultation outcomes
In the absence of the Open Space and Recreation Panel, the cricket, junior rugby, squash and football clubs have been identified as stakeholders for the purpose of consultation.

Consultation has occurred with 2 meetings and a site inspection resulting in the finalised design.
Uralla Central and St Josephs schools have been provided with copies of the proposed plans confirming that the canteen facilities would be available for school events.

The consultation with the sports clubs identified that;

- Original location is no longer desirable,
- Incorporation of disabled toilet, access and parking facilities within the existing complex is satisfactory,
- Provision of 2 side by side canteen and storage facilities at the eastern end of the squash courts would provide the optimum access and visibility for sporting events,
- The tennis building is adequate for club meetings,
- The development of a plan of management for the sporting facilities to maximise access to users is desirable, and
- Seating around the oval and on the perimeter of the fields is also desirable.

Progress
The structural design has been developed and finalised.
The design was developed with consideration of the Council allocation and Sports and Recreation Disability Access Grant.
Tender documents for the building construction have been formalised.
The tender documents have been loaded on to Tender Link to allow the completion of the works prior to the Sports and Recreational Disability Grants completion date (Tenders close on the 16th August 2017).
Drainage and earthworks are being progressed to prepare the site.
The internal fitout of the canteen is proposed to be supplied and installed under separate contracts within the funding allocation.

A copy of the tender drawings is attached detailing the layout and building works details.

KEY ISSUES:

Sport and Recreation Disability Grant funding completion date.

COUNCIL IMPLICATIONS:

1. **Community Engagement/ Communication (per engagement strategy)**
   Consultation with user groups has occurred to finalise layout considering budget restrictions.

2. **Policy and Regulation**
   Nil

3. **Financial (LTFP)**
   In accordance with budget (funds held in restrictions)

4. **Asset Management (AMS)**
   New works to be included in Buildings Asset Management Plan

5. **Workforce (WMS)**
   Council staff and contractors

6. **Legal and Risk Management**
   Maintaining Council assets and improving access for all to minimise legal and risk exposure.
   Construction delay will jeopardise grant funding

7. **Performance Measures**
   Works completed to appropriate standards

8. **Project Management**
   Building and Health Surveyor and Manager Works and Infrastructure

Prepared by staff member:	Director Infrastructure & Regulation
Approved/Reviewed by Manager:	General Manager
Department:	
Attachments:	Uralla Sporting Facility Upgrade Tender Drawings

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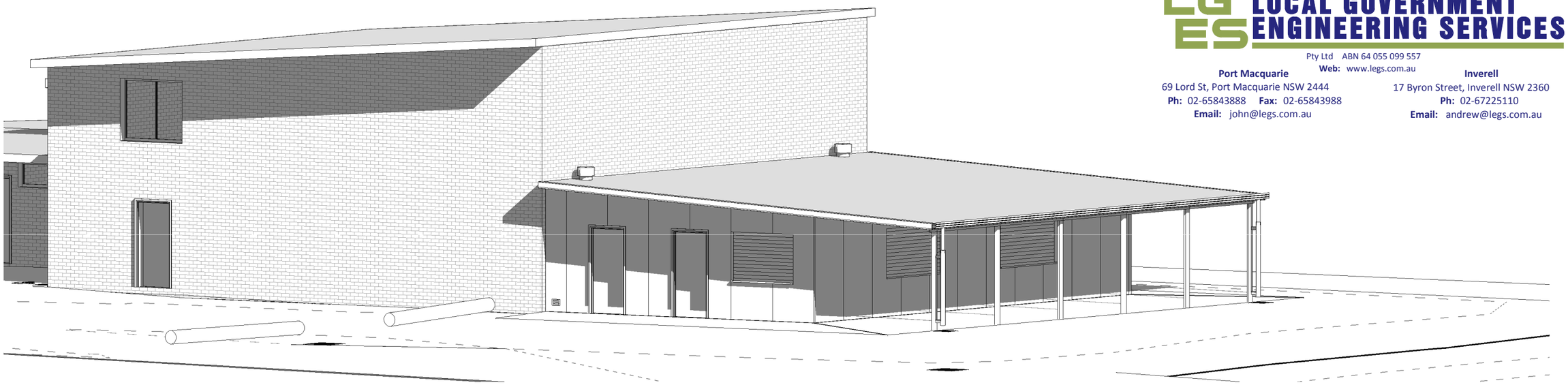

PROPOSED SPORTING FACILITY UPGRADE AT RACECOURSE ROAD, URALLA FOR URALLA SHIRE COUNCIL

JOB No. IV2768
DRAWING LIST

A001 - SITE SAFETY NOTES
A100 - SITE LAYOUT
A101 - FLOOR PLAN
A102 - DISABLED UNISEX
A103 - ELECTRICAL
A104 - ELEVATIONS
A105 - ELEVATIONS 2
A106 - SECTIONS
S001 - STRUCTURAL NOTES
S002 - CANTEEN SLAB
S003 - SLAB DETAILS
S004 - AMENITIES & PATH

New Door Schedule

Mark	Height	Width	Frame Type	Hardware	Comments
1	2040	920	STEEL	SELF CLOSING	SOLID CORE
2	2040	820	STEEL	LOCK SET	SOLID CORE
3	2040	920	STEEL	LOCK SET	SOLID CORE
4	2040	920	STEEL	LOCK SET	SOLID CORE
5	2040	920	STEEL		
6	2040	920	STEEL	LOCK SET	SOLID CORE
7	2040	920	STEEL		
8	2040	920	STEEL	LOCK SET	SOLID CORE
9	2040	920	STEEL	LOCK SET	SOLID CORE
10	1200	1800	STEEL		ROLLER SHUTTER
11	1200	2400	STEEL		ROLLER SHUTTER
12	1200	2400	STEEL		ROLLER SHUTTER
13	1200	1800	STEEL		ROLLER SHUTTER

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHER

A001
IV2768

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1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS
DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation

ANCHORAGE POINTS (Non-residential only)
Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter thatmay cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace.
Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below. 1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where onsite loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approachedby lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain **asbestos**
1986 - it therefore is likely to contain **asbestos**
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.
POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.
TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.
VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.
SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.
TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations shouldbe provided.
ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided
SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised

9. OPERATIONAL USE OF BUILDING

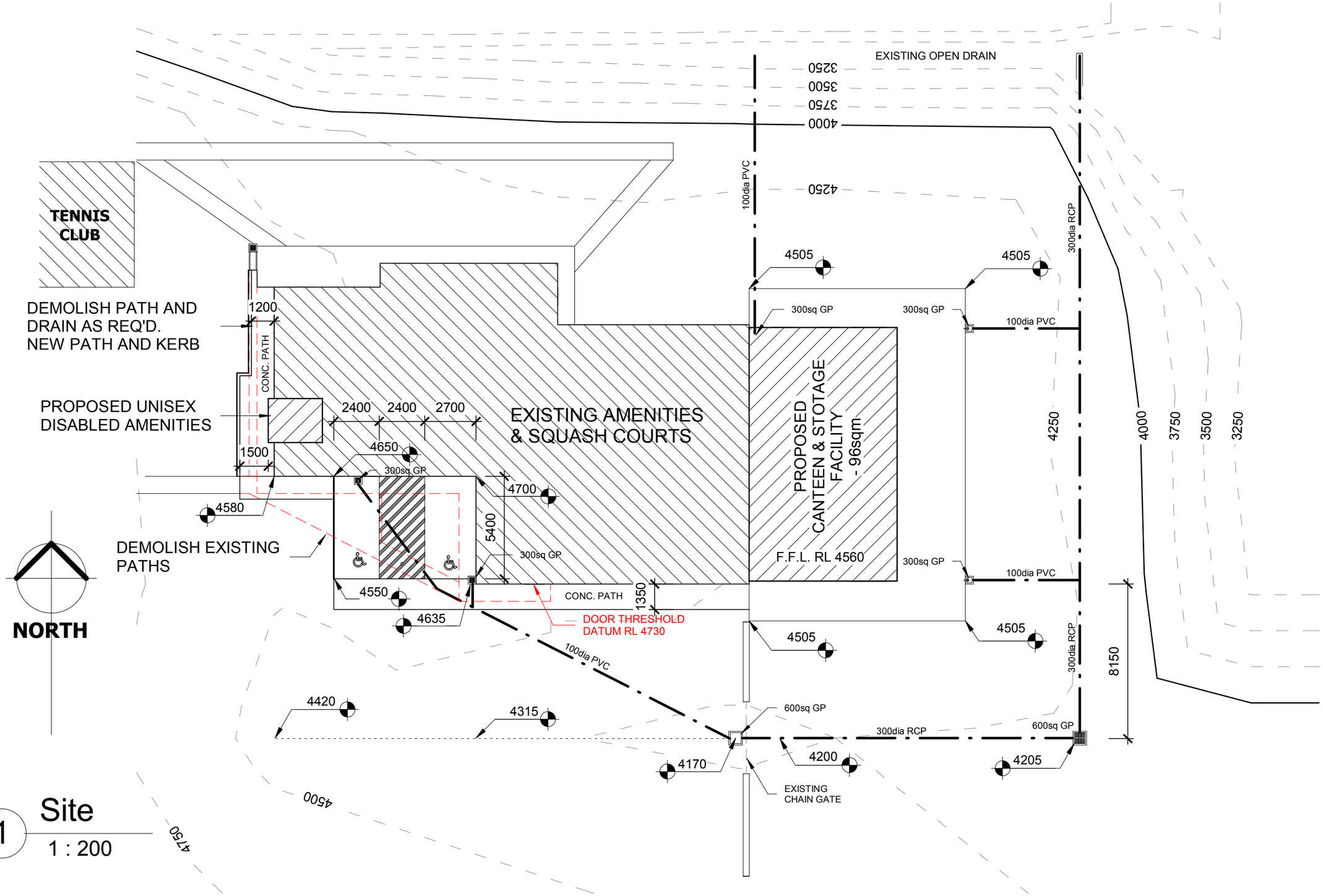
RESIDENTIAL BUILDINGS
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.
NON-RESIDENTIAL BUILDINGS
For non-residential buildings where the end-use has not been identified:
This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the designand a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.
For non-residential buildings where the end-use is known:
This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies. All construction work should be carried out in accordance with Code of Practice: Managing Risks in Construction Work

ADDITIONAL INFORMATION

- All paths of travel both during and after construction are to remain free of obstructions.
- all access to the site during construction is to remain limited to authorised personel. who are to be made aware of this report.
- Future demolition to adhere to The Code of Practice for demolition work.
- Adequate ventilation is to be allowed for both during and after consruction to prevent injury due to heat and/or air born contaminants.
- All components of the construction are comply with NCC and all relevant Australian Standards and any additional future work is to be designed and carried out with referrence to these.
- Positioning of noisey plant equipement both during and after construction must be carried out to prevent nuisence and/or injury to neighbouring properties.
- The Project Manager, Construction Manager, Builder and anyone in charge of the site/building both during and after construction must impliment all safety requirements in compliance with this report, the NCC and all relevant standards unless otherwise negotiated with the designer in writing. Any actions not in compliance become the responsibility of the person/persons who carried them out.
- All products selected by the owner and not approved in writing by the designer are the responsibility of the owner.



1 Site
1 : 200

No.	AMENDMENT	AUTH	DATE
A	Issued for Tender	AEV	17-07-17

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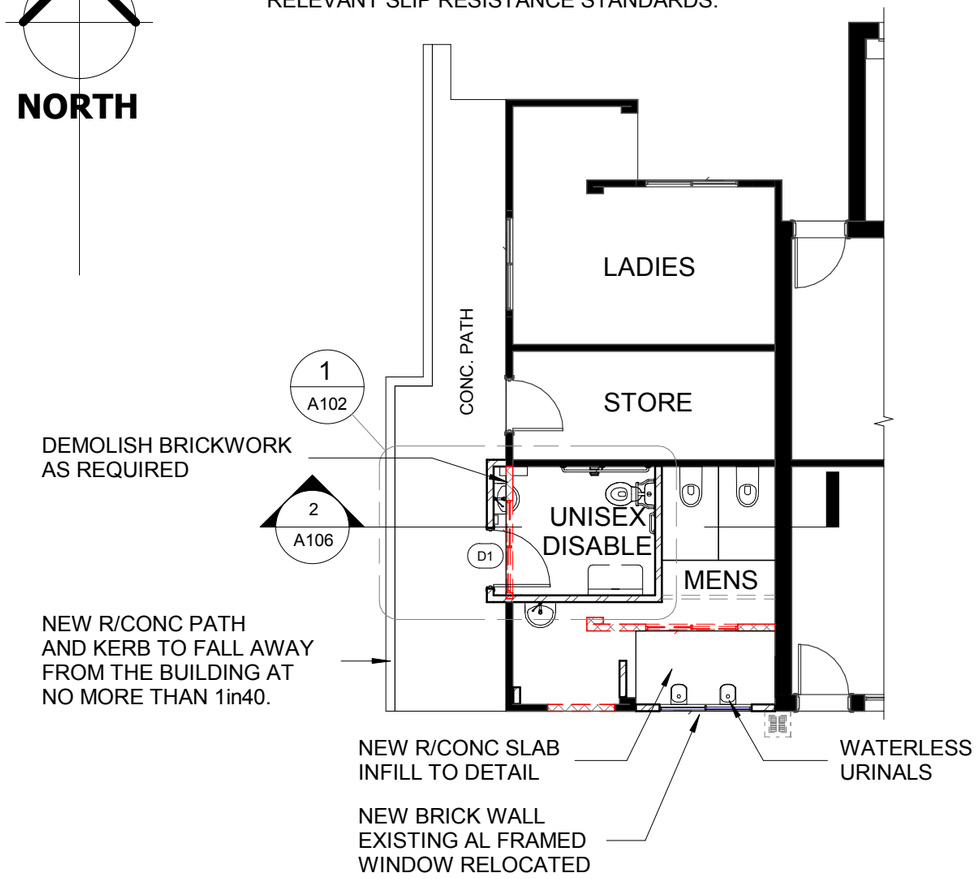
CLIENT
Uralla Shire Council

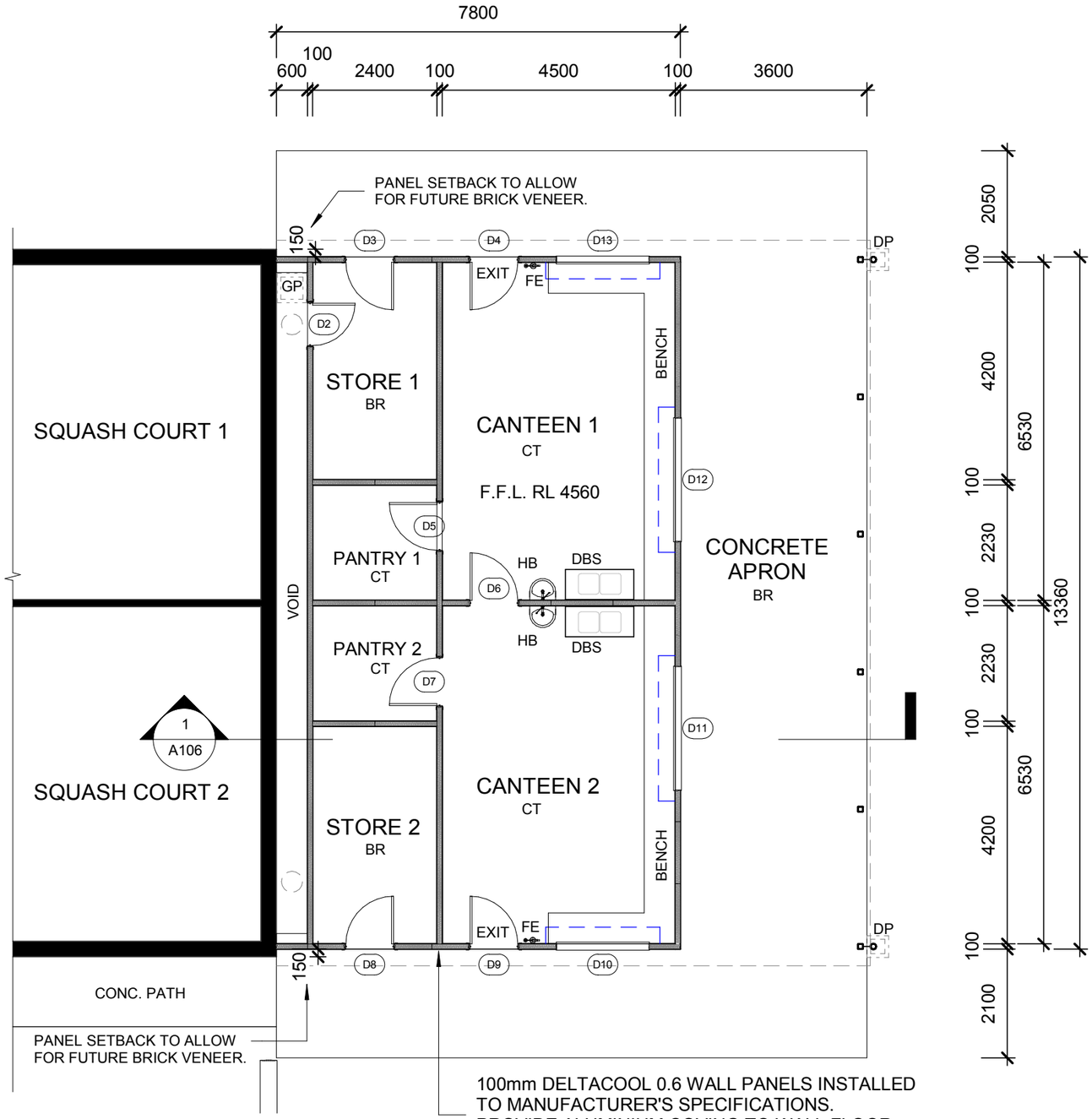
PROJECT
Proposed Sporting Facility Upgrade
Racecourse Road, Uralla

SCALE	AS SHOWN	A3 ORIGINAL	
DESIGNED:	A. VICKERY	SHEET No:	A100
DRAWN:	A. VICKERY		
APPROVED:		FILE No.:	IV2768
FIRST ISSUED:	17/07/2017		

NORTH

NOTE: PROVIDE SELECTED CERAMIC FLOOR TILES TO THE UNISEX DISABLE AND MENS AMENITIES. TILES SHALL COMPLY WITH RELEVANT SLIP RESISTANCE STANDARDS.





1 Floor Plan

1 : 100

LEGEND:

BR	LIGHT BROOM FINISH
CT	CERAMIC TILE
DBS	DOUBLE BOWL SS SINK UNIT 1200w x 600d WITH CENTRE BOWLS
FE	CO2 FIRE EXTINGUISHER
HB	HAND BASIN

SCALE 1:100

0 1 2 5 10 m

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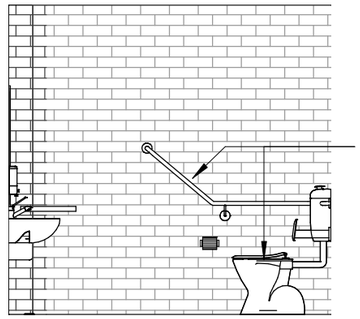
PROJECT
Proposed Sporting Facility Upgrade
Racecourse Road, Uralla

SCALE AS SHOWN A3 ORIGINAL

DESIGNED: A. VICKERY
DRAWN: A. VICKERY
APPROVED:
FIRST ISSUED: 17/07/2017

SHEET No: A101

FILE No.: IV2768



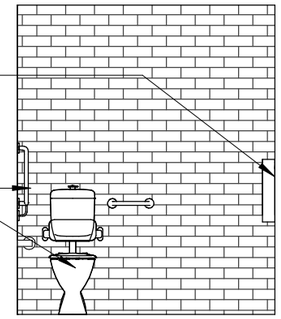
GRAB RAILS, TOILET ROLL HOLDER AND WATER CLOSET INSTALLED TO COMPLY WITH AS1428.1

2 Disabled Unisex Elev A

1 : 50

BABY CHANGE NOT TO IMPEDE ON CIRCULATION SPACES WHEN IN FOLDED POSITION

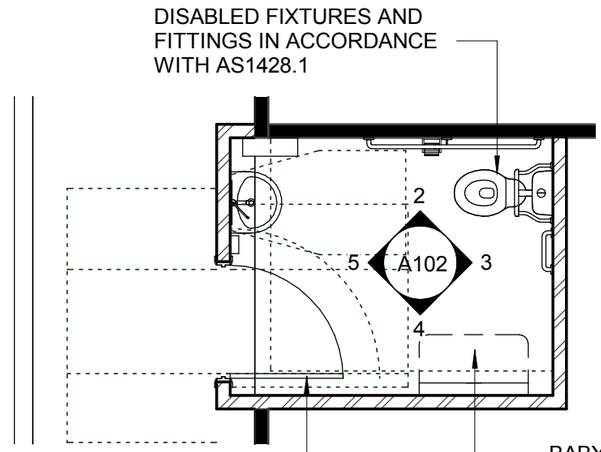
GRAB RAILS, TOILET ROLL HOLDER AND WATER CLOSET INSTALLED TO COMPLY WITH AS1428.1



3 Disabled Unisex Elev B

1 : 50

DISABLED FIXTURES AND FITTINGS IN ACCORDANCE WITH AS1428.1



BABY CHANGE STATION

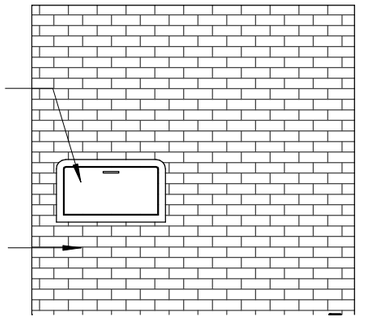
NEW 920 SELF CLOSING EXTERIOR GRADE DOOR. HARDWARE AND SIGNAGE TO COMPLY WITH AS1428.1

1 Disabled Unisex

1 : 50

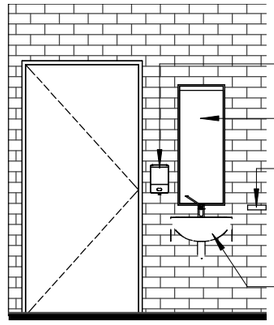
BABY CHANGE STATION INSTALLED TO MANUFACTURERS RECOMMENDATIONS

BUILDER TO ENSURE ADEQUATE SUPPORT FRAMEWORK IS PROVIDED THROUGH WALL



4 Disabled Unisex Elev C

1 : 50



SOAP DISPENSER

350W x 950H MIRROR

450W x 150D SHELF

HAND BASIN

5 Disabled Unisex Elev D

1 : 50

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Racecourse Road, Uralla

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DRAWN:	A. VICKERY		
APPROVED:		FILE No.:	IV2768
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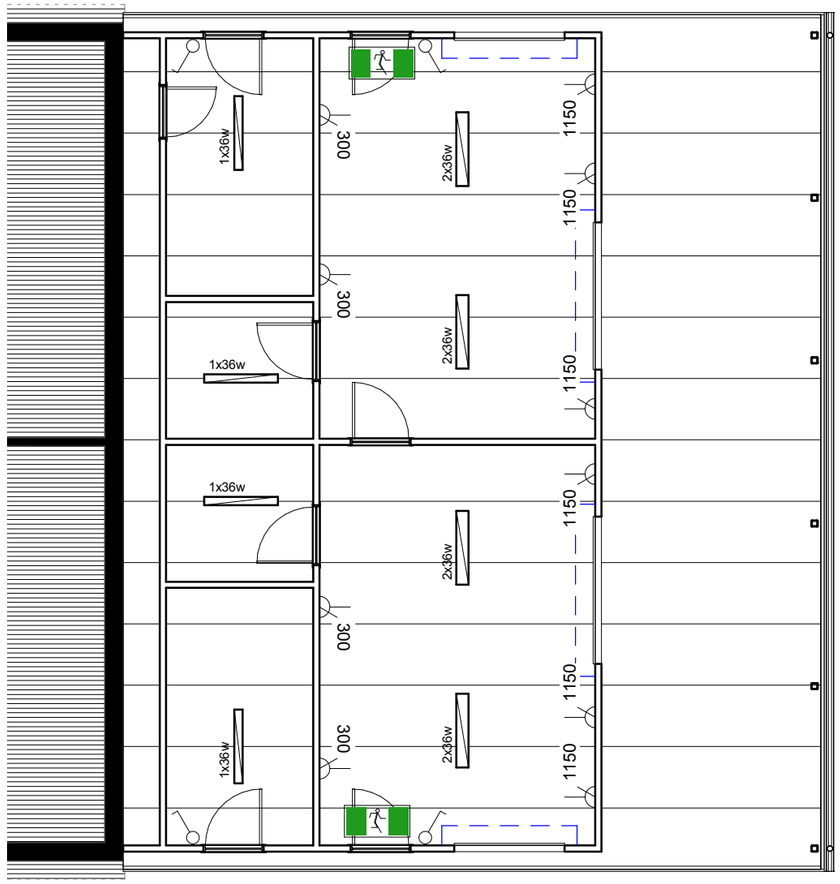

ELECTRICAL LEGEND

1x36w — 36W FLOURESCENT SURFACE MOUNTED FITTING.
TYPE: HARCROFT DC136

2x36w — 36W FLOURESCENT SURFACE MOUNTED FITTING.
TYPE: HARCROFT DC236

EXIT LIGHT
TYPE: LEGRAND G2LED MODEL 686200

DOUBLE 10AMP GPO
AT HEIGHT INDICATED

1 Electrical Layout Plan

1 : 100

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LOCAL GOVERNMENT ENGINEERING SERVICES
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Web: www.legs.com.au

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CLIENT
Uralla Shire Council

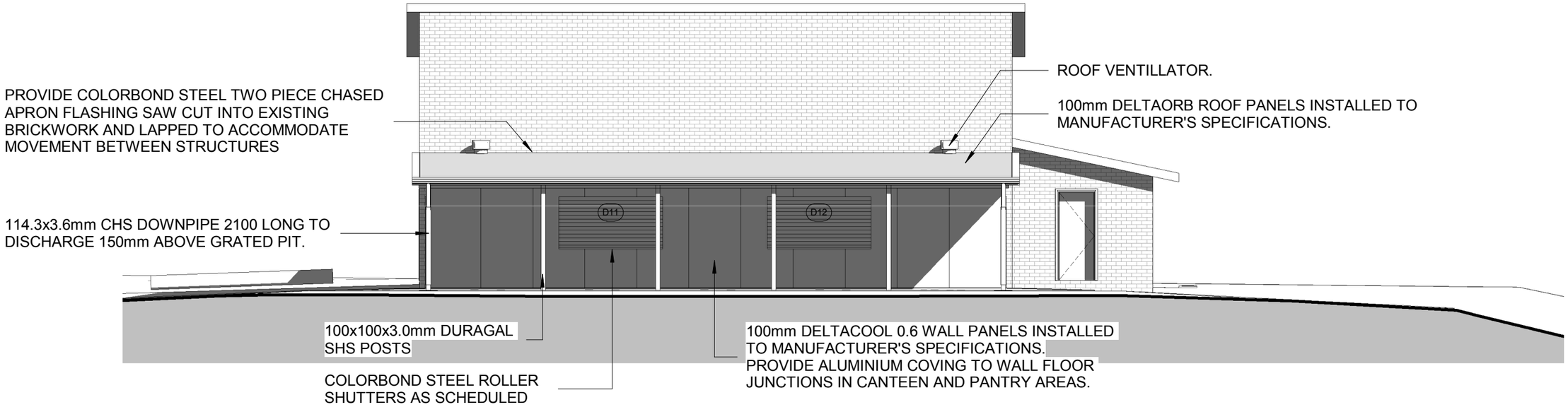
PROJECT
Proposed Sporting Facility Upgrade
Racecourse Road, Uralla

SCALE AS SHOWN A3 ORIGINAL

DESIGNED: A. VICKERY
DRAWN: A. VICKERY
APPROVED:
FIRST ISSUED: 17/07/2017

SHEET No: A103

FILE No.: IV2768



1 East Elevation

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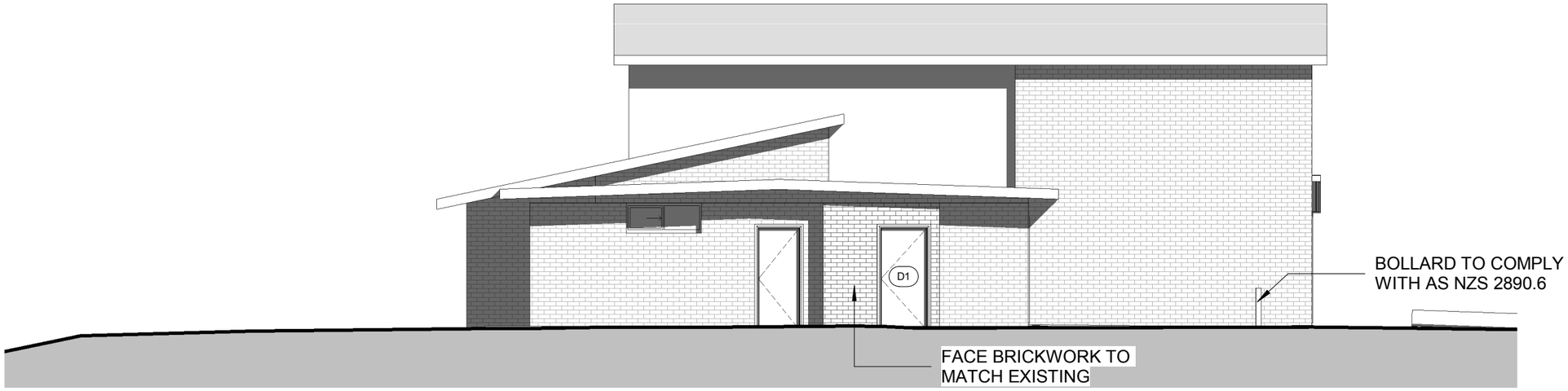

2 West Elevation

1 : 100

No.	AMENDMENT	AUTH	DATE
A	Issued for Tender	AEV	17-07-17

LG ES LOCAL GOVERNMENT ENGINEERING SERVICES
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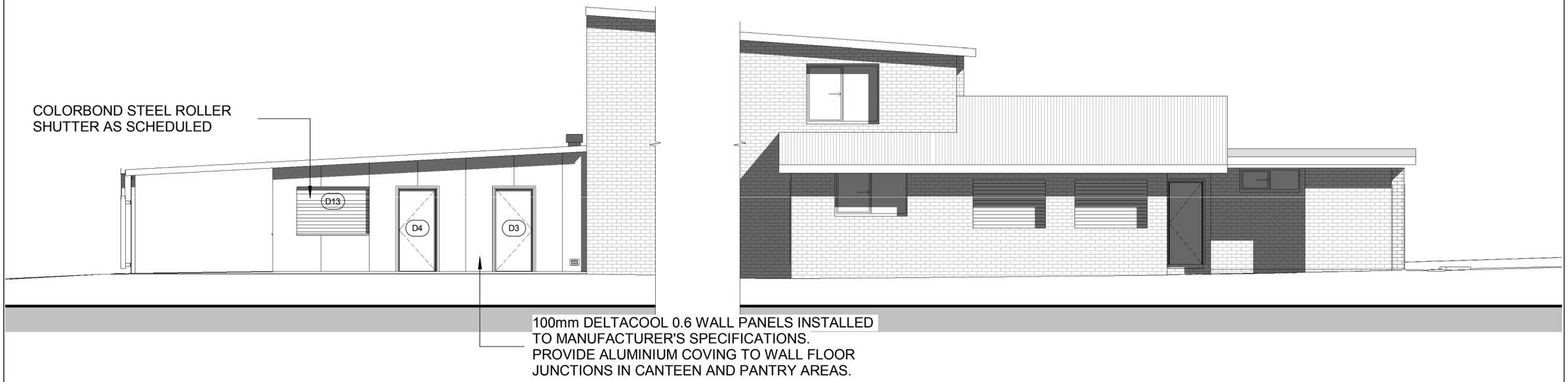
CLIENT
Uralla Shire Council

PROJECT
Proposed Sporting Facility Upgrade
Racecourse Road, Uralla

SCALE AS SHOWN A3 ORIGINAL

DESIGNED: Designer
DRAWN: Author
APPROVED:
FIRST ISSUED: 17/07/2017

SHEET No: A104
FILE No.: IV2768



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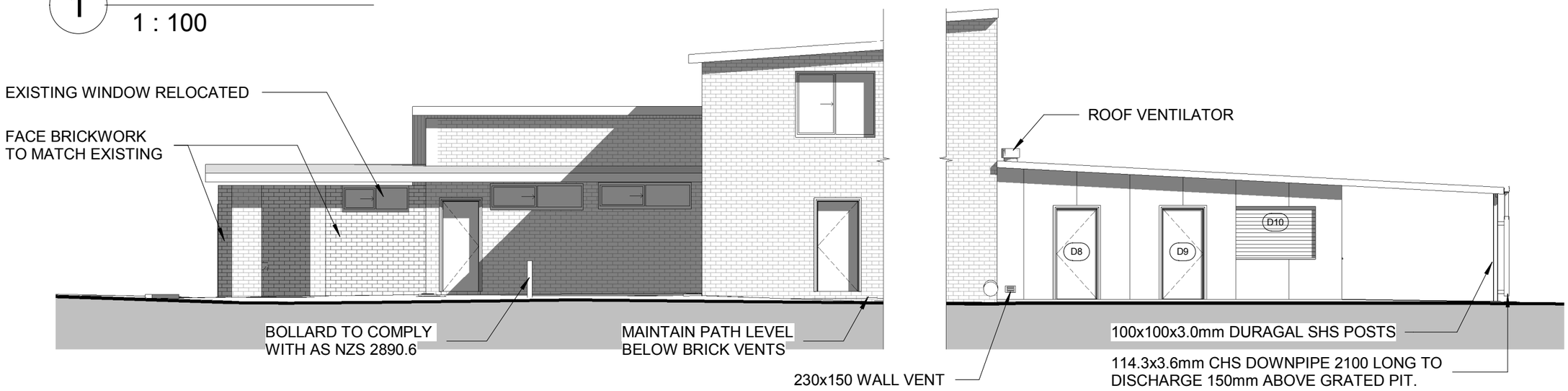
1 : 100



2 South Elevation

1 : 100

No.	AMENDMENT	AUTH	DATE
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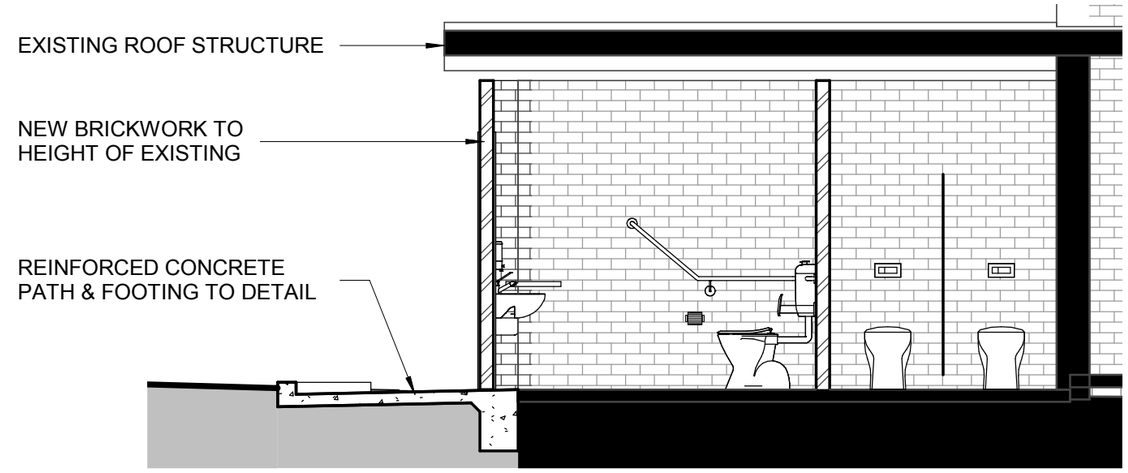
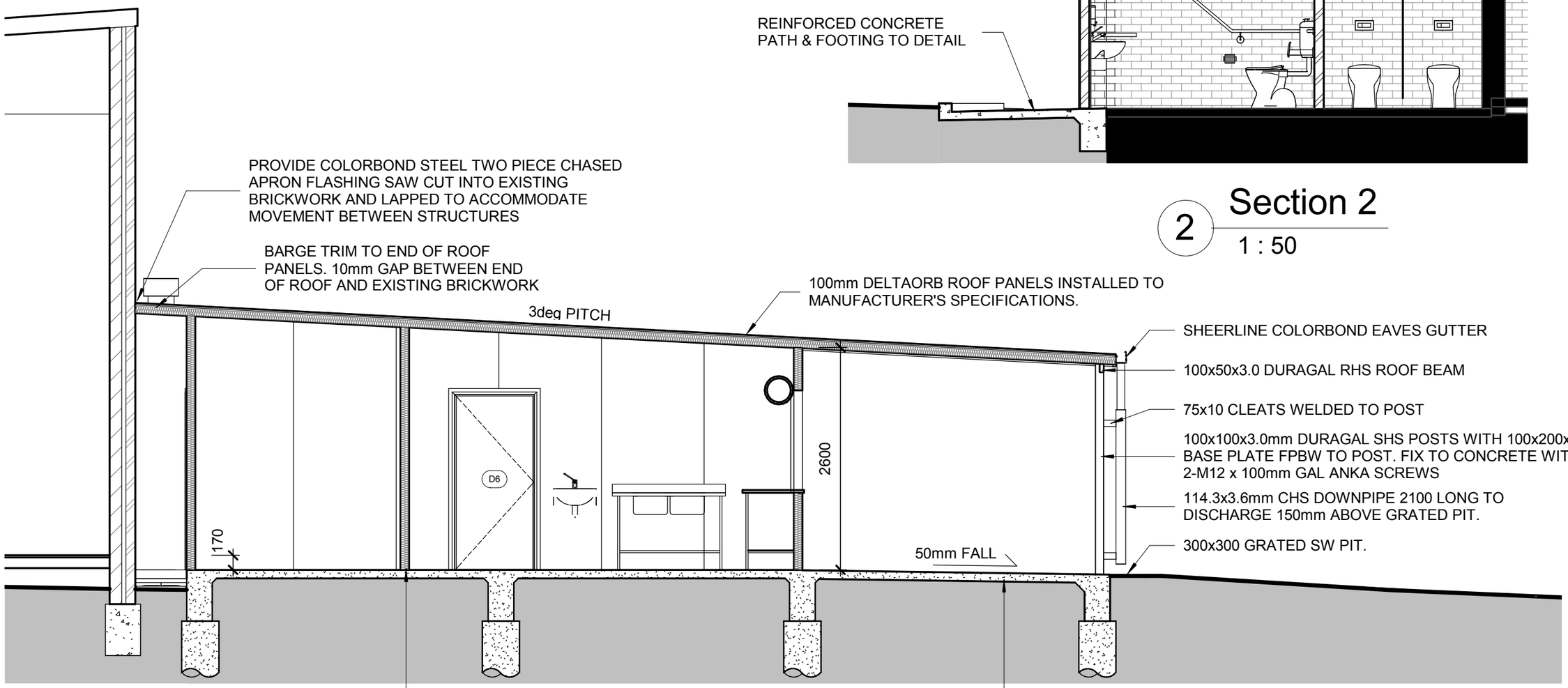
CLIENT
Uralla Shire Council

PROJECT
Proposed Sporting Facility Upgrade
Racecourse Road, Uralla

SCALE	AS SHOWN	A3 ORIGINAL	
DESIGNED:	A. VICKERY	SHEET No:	A105
DRAWN:	A. VICKERY		
APPROVED:		FILE No.:	IV2768
FIRST ISSUED:	17/07/2017		



2 Section 2
1 : 50



1 Section 1
1 : 50

No.	AMENDMENT	AUTH	DATE
A	Issued for Tender	AEV	17-07-17

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CLIENT
Uralla Shire Council

PROJECT
Proposed Sporting Facility Upgrade
Racecourse Road, Uralla

SCALE	AS SHOWN	A3 ORIGINAL	
DESIGNED:	Designer	SHEET No:	A106
DRAWN:	Author		
APPROVED:		FILE No.:	IV2768
FIRST ISSUED:	17/07/2017		

GENERAL NOTES

G1 These drawings shall be read in conjunction with the contract documents & architectural drawings. Any discrepancy shall be referred to the superintendent for a decision before proceeding with the work.

G2 All levels are in metres and all dimensions are in millimetres unless otherwise shown.

G3 Builder to verify all dimensions on site prior to commencing construction. Dimensions shall not be obtained by scaling the structural drawings.

G4 All workmanship and materials shall be in accordance with the requirements of the current Standards Australia codes and the regulations, by-laws and policies of the relevant local authority.

G5 All services and utilities on and adjacent to the works are to be located and identified prior to the commencement of the works.

G6 During construction the structure shall be maintained in a stable condition with no part to be over stressed. Temporary bracing or support shall be provided by the builder to keep the works and excavations stable at all times.

G7 The engineer is to approve, in writing, the substitution of any material or any variation to be considered in the design.

G8 The slab shall be inspected and signed off by a suitably qualified person to the approval of Local Government Engineering Services Pty Ltd prior to the placement of any concrete.

FOUNDATIONS

F1 Topsoil containing grass or other vegetation shall be removed from the proposed slab area. all existing fill, roots, refuse etc shall be removed from the area with the exception of approved engineered fill.

F2 Under the terms of AS2870, the foundation soil has been classified as per the table on sheet 2. Accordingly, the performance of the footing system can be expected to be within the range set out in Appendix B, provided that the footings are properly maintained (see note O1).

F3 Controlled Fill: Compacted granular fill shall be placed to a maximum depth of 400mm (non sand) and evenly compacted in max 150mm layers with a mechanical roller. Controlled fill is to extend a minimum of 1m beyond the external slab edge then be battered out at a 2 to 1 fall to natural surface.

F4 Where controlled fill is non sand and depth exceeds 400mm (non sand) in situ density tests are required in addition to controlled filling per note F3. Tests shall achieve min 98% max dry density (Std). If any test fails to achieve specified compaction the area represented by the test shall be reworked and retested until it complies. Testing shall comply with AS1289 Cl.5.1.1. and Cl.5.4.1.

F5 Footings are to be constructed and placed as soon as possible following excavation to avoid softening or drying out by exposure.

REINFORCEMENT

R1 Slab reinforcing mesh shall be as shown with minimum laps of 2 end wires, and minimum cover specified on schedule, Sht 2. Cover to be maintained at all rebates and setdowns.

R2 Trench bars shall be as shown with full overlaps at L and T intersections, and minimum splice laps of 500mm. Trench bars shall have a minimum cover of 50mm.

R3 All reinforcing mesh shall be clean and free of oil, grease and rust.

R4 All steel to be grade 500MPa to AS/NZS4671 unless otherwise noted.

R5 All reinforcing mesh shall comply with AS1303 and AS1304, and shall be supplied in flat sheets.

R6 Reinforcement shall be supported by approved bar chairs to obtain the covers noted. Chairs shall be spaced at 1m centres max.

CONCRETE

C1 Concrete shall have a minimum compressive strength of 25MPa, with an 80mm slump.

C2 All concrete shall be mechanically vibrated.

C3 The concrete slab shall be cured for 7 days after initial surface drying, by covering with water proof material, or an approved curing compound, compatible with any future flooring adhesives.

C4 All concrete design, placing, vibrating and curing shall be in accordance with Australian Standards AS1379, AS3600 and AS2870.

OWNERS RESPONSIBILITIES

O1 The footings detailed on this plan are designed in accordance with AS2870. Whilst all due care is taken during site classification & design, all footings are susceptible to ground movements, which can cause cracking in the structure, the acceptable limits of which are set out in AS2870 Appendix B. It is the owner's responsibility to ensure that all plumbing, drainage & site grading is maintained. Gardens & trees must not be placed or maintained such that moisture conditions in the foundation soils are effected. Refer to CSIRO BTF18 Foundation Maintenance and Footing Performance: A Homeowner's Guide (formerly information sheet 10/91) for further details. A copy is available from this office on request.

O2 It is the owners responsibility to ensure that termite control measures are maintained in proper working condition, including maintaining sufficient clearance from exposed edges for ready detection of termites, and regular pest inspections. This is also applicable to future works or alterations.

VAPOUR BARRIER

W1 0.2mm polyethylene sheeting shall be placed under the entire slab area to form a secure vapour barrier.

W2 Joints in polyethylene sheeting shall be lapped by min 200mm.

W3 Penetration by pipes and plumbing fittings shall be taped.

W4 Membrane may be terminated 100mm from the bottom of deep beam trenches where specified beam depth exceeds 500mm.

W5 In aggressive soils or ground water condition, a damp-proofing membrain is required. Refer to AS2870 Cl.5.5.

PLUMBING

P1 The plumbing and drainage installation shall comply with the requirements of AS2870-2011 Section 5.6 Cl.5.6.3 & Cl.5.6.4 and Section 6.6.

P2 Joints in plumbing pipes within 1m of the dwelling shall be articulated to accommodate ground movement without leakage.

FOUNDATION MAINTENANCE

M1 Foundation soils: all soils are affected by water. Silts are weakened by water and some sands can settle if heavily watered, but most problems arise on clay foundations. Clays swell and shrink due to changes in moisture content and the potential amount of the movement is implied in the site classification as set out in Australian Standard AS2870, which is specified as follows:

A - Stable (non-reactive)

S - Slightly reactive

M - Moderately reactive

H - Highly reactive

E - Extremely reactive

M2 Class A & S sites: sands, silts and clays shall be protected from becoming extremely wet by adequate attention to site drainage and prompt repair of plumbing leaks.

M3 Class M, H & E sites: clay sites are best maintained at essentially stable moisture conditions and extremes of wetting and drying prevented. This will require attention to the following points.

M4 Drainage of the site: the site shall be graded or drained so that water cannot pond against or near the building foundations. The ground immediately adjacent to the building shall be graded to a uniform fall of 50mm minimum away from the building over the first metre. The sub floor space for buildings with suspended floors shall be graded or drained to prevent ponding of water where this may affect the performance of the footing system. The site drainage requirements shall be maintained for the economic life of the building.

M5 Limitations on gardens: the development of gardens shall not interfere with the drainage requirements or the sub floor ventilation and weep hole drainage systems. Garden beds adjacent to the building should be avoided. Care should be taken to avoid over watering of gardens close to the buildings footing systems.

M6 Restrictions on trees and shrubs: planting of trees should be avoided near the foundation of a building or neighbouring buildings on reactive sites as they can cause damage due to drying of the clay at substantial distances. To reduce, but not eliminate, the possibility of damage, tree planting should be restricted to a distance from the building of;

1.50 x Mature height for class E sites

1.00 x Mature height for class H sites

0.75 x Mature height for class M sites

Where rows or groups of trees are involved, the distance from the building should be increased. The removal of trees from the site can also cause similar problems.

M7 Repair of leaks: leaks in plumbing, including stormwater and sewerage drainage should be repaired promptly.

SITE CONDITIONS	
Local Government Area	Uralla Shire Council
Site classification	H1 - Highly Reactive (Assumed)
Type of construction	Masonry Veneer
Classifier	Confirm Prior to Construction

SPECIFICATIONS	
Compaction criteria	98% STD Max Dry Density
Concrete strength	25MPa
Slab beams reinforcing	3-L11TM btm 2-N12 top
Slab reinforcing	SL82
Waterproof membrane	0.2mm
Cover: To soil	50mm Minimum
To external surface	50mm Minimum
To internal surface	30mm Minimum
To soil with membrane	30mm Minimum

Slab mesh to be located towards the top but within the ranges given.

DESIGN COMPLIANCE CERTIFICATE

Issued under the National Construction Code of Australia, 2016 evidence of suitability 1.2.2(a)(iii)

BUILDING DETAILS

Location:	Uralla Sporting Complex, Racecourse Road Uralla, NSW, 2358
Description:	Footings for proposed development
Use:	Canteen/Facilities
BCA class:	1a

CERTIFICATION

I, John Clark of Local Government Engineering Services Pty Ltd, 17 Byron St Inverell, certify that:

a) The structural components of the works listed below have been designed in accordance with the standards as noted.

b) The information contained is to the best of my knowledge and belief, true and accurate.

COMPONENTS INCLUDED IN CERTIFICATION

Foundations
Concrete structures

DOCUMENTATION COVERED BY CERTIFICATION

Drawing set IV2769, sheets S01 to S04
Issue A - Issued for Council approval, dated 14/07/2017

RELEVANT SPECS, CODES, PUBLICATIONS

National Construction Code of Australia, BCA 2016
AS 2870 - Residential Slabs and Footings - Construction
AS 3600 - Concrete Structures

COMPETENT PERSON

Company name:	Local Government Engineering Services Pty Ltd
Name of person certifying the design:	John Clark
Date:	14/07/2017
Qualifications:	BE Civil, M.I.E.Aust,

Signature

No.	AMENDMENT	AUTH	DATE
A	ISSUED FOR COUNICL APPROVAL	JC	14/07/17

LOCAL GOVERNMENT ENGINEERING SERVICES

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CLIENT

URALLA SHIRE COUNCIL

PROJECT

FOOTINGS FOR PROPOSED SPORTING FACILITY UPGRADE
RACECOURSE ROAD
URALLA, NSW, 2358

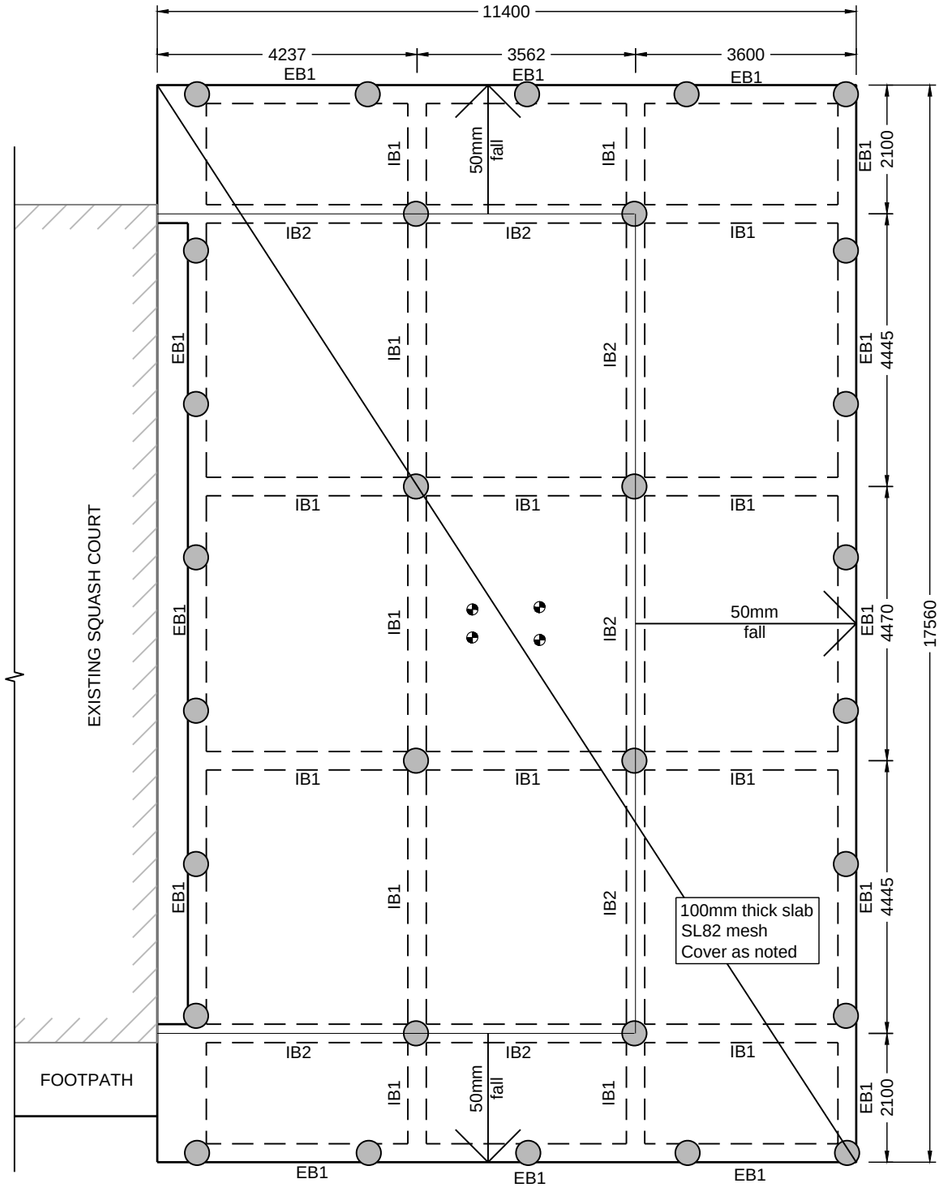
SCALE: AS SHOWN

A3 ORIGINAL

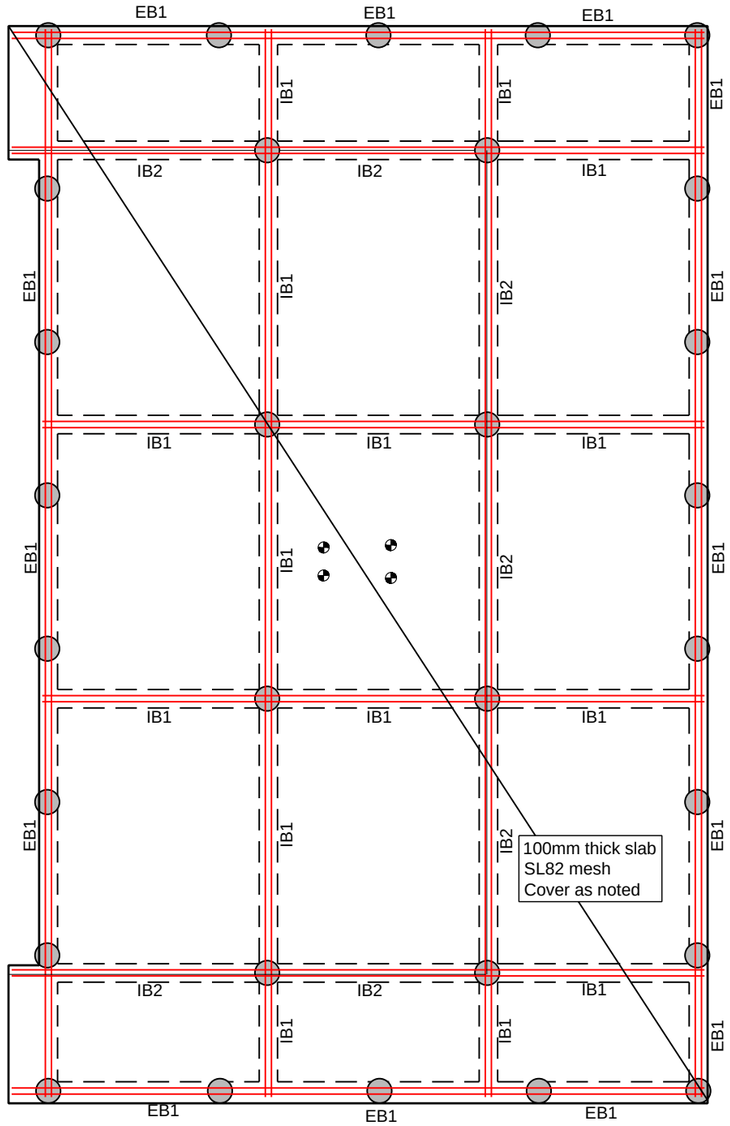
DESIGNED:	A. VICKERY
DRAWN:	J. TAN
APPROVED:	J. CLARK
FIRST ISSUED:	14/07/2017

SHEET No: S01

FILE No.: IV2768



Slab Layout Plan
Scale 1:100



Top Reinforcement
Layout Plan
Scale 1:100

CANTEEN
SLAB DESIGN

SITE PREPARATION:
1. Strip and remove all topsoil from slab on ground areas.
2. Fill site to achieve finished levels. Fill must be placed in accordance with AS3798-2007 "Guidelines on Earthworks For Commercial and Residential Development"
3. Compaction tests for granular controlled fill: Refer to notes F3 & F4

PLUMBING LOCATIONS:
Approximate locations for plumbing are shown thus: ◔ Plumber to ensure all services are routed to avoid running along trenches. All services shall be located so as to pass under the base of all beams.

CONSTRUCTION COMPLIANCE
The certification of this design is dependant on an inspection of the installation prior to concrete being poured by a suitably qualified person to the approval of LGES Pty Ltd .

PIERS - INSPECTION No1
SITE CONDITIONS VERIFIED BY:

INSPECTOR NAME DATE

COMPANY

SLAB - INSPECTION No2
SITE CONDITIONS VERIFIED BY:

INSPECTOR NAME DATE

COMPANY

No.	AMENDMENT	AUTH	DATE
A	ISSUED FOR COUNICL APPROVAL	JC	14/07/17

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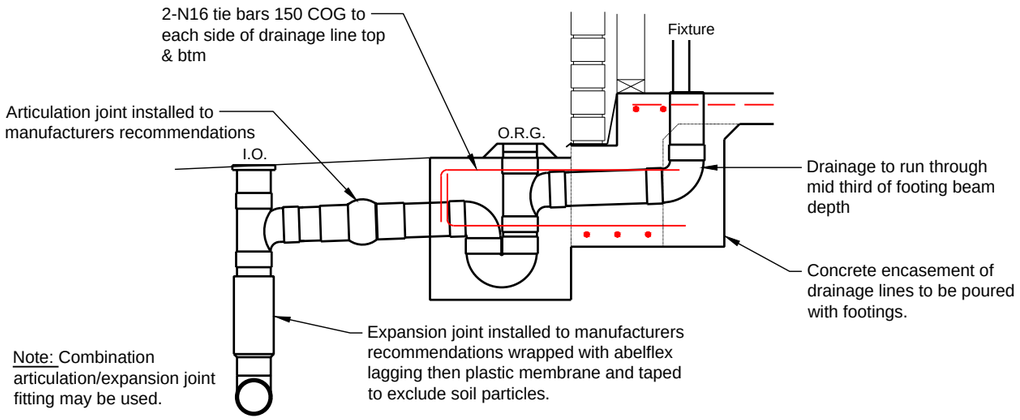
PROJECT
FOOTINGS FOR PROPOSED SPORTING FACILITY UPGRADE
RACECOURSE ROAD
URALLA, NSW, 2358

SCALE A3 ORIGINAL
AS SHOWN

DESIGNED: A. VICKERY
DRAWN: J. TAN
APPROVED: J. CLARK
FIRST ISSUED: 14/07/2017

SHEET No: S02
FILE No.: IV2768



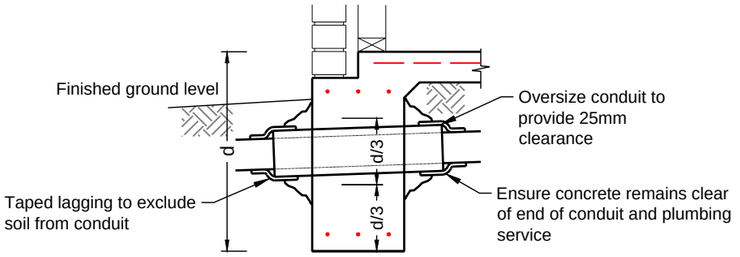
O.R.G CONNECTION SEWER DRAINAGE DETAIL-TYP

SCALE 1:20

Guidelines for drainage design and installation

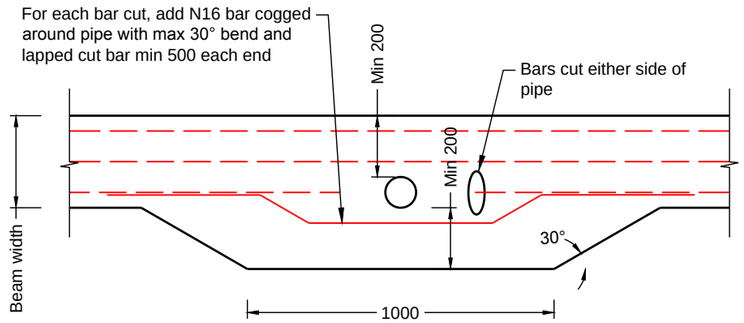
NOTE: the following notes and details provided are a guide only for articulation of sanitary plumbing and should be read in conjunction with the BCA, AS/NZS 3500, AS 2870 and any other relevant standard.

1. All sewer & stormwater to be constructed in accordance with AS/NZS 3500 and the requirements of AS2870 SEC 5: CL 5.5 and SEC 6: CL 6.6. Articulation and expansion joints to be provided to accommodate movement in all pipe work under the dwelling and within 3 metres of the dwelling and comply with AS 1260.
2. Plumbing and drainage under the building should be avoided where practical (refer AS/NZS 3500 CL 4.10)
3. Grades in pipe work on reactive clay sites should have a min. Grade of 1in30 within 1.5 metres of the building and 1in60 elsewhere. Grades in flexible fittings to be set at the minimum grade.
4. All expansion and articulation joints to be installed in accordance with manufacturer's recommendations. All joints to be set mid point so as to allow for maximum in either direction.
5. Articulation joints shall not be used as a bend to achieve correct falls. A minimum 15° bend to be installed before the articulation joint to achieve min. Grades from the face of the footings.
6. All PVC pipe work passing through concrete must pass through a conduit providing min. 25mm clearance all round and be completely isolated from the concrete.
7. Provisions should be made for the connection of overflow or water discharge from fixtures such as H.W.S. and A.C. to a drain as required by the relevant local authority. Not to discharge onto soils within 2m of footings.



DETAIL 1 - HORIZONTAL PENETRATION

Note: Detail typical all beams. Locally deepen edge beam as required to maintain cover

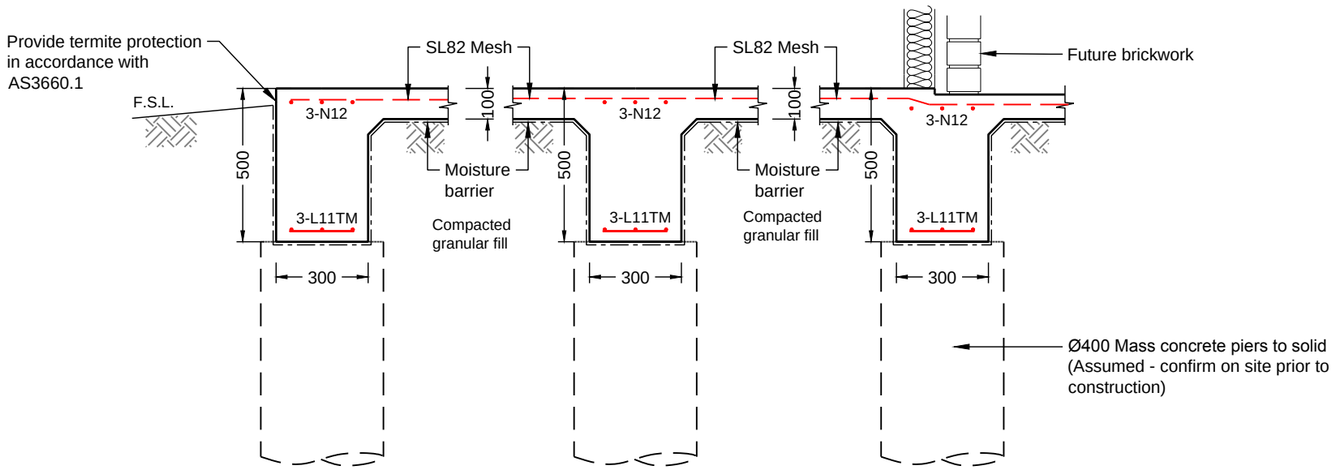


VERTICLE PENETRATION - BEAM PLAN VIEW

Treatment to be used where vertical pipes encroach on beam width.

PLUMBING PENETRATION DETAILS

SCALE 1:20



EB1-TYP

SCALE 1:20

IB1-TYP

SCALE 1:20

IB2-TYP

SCALE 1:20

No.	AMENDMENT	AUTH	DATE
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PROJECT

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RACECOURSE ROAD
URALLA, NSW, 2358

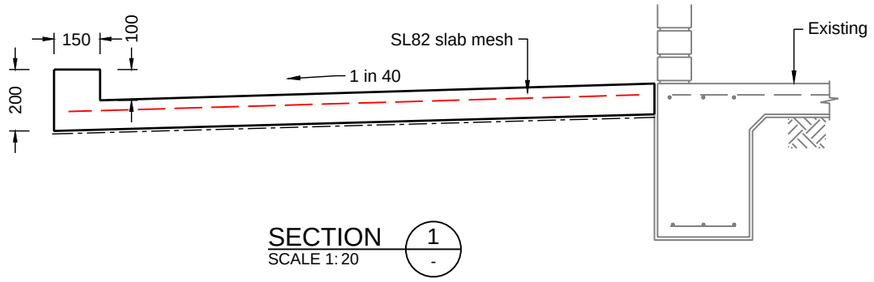
SCALE: AS SHOWN

A3 ORIGINAL

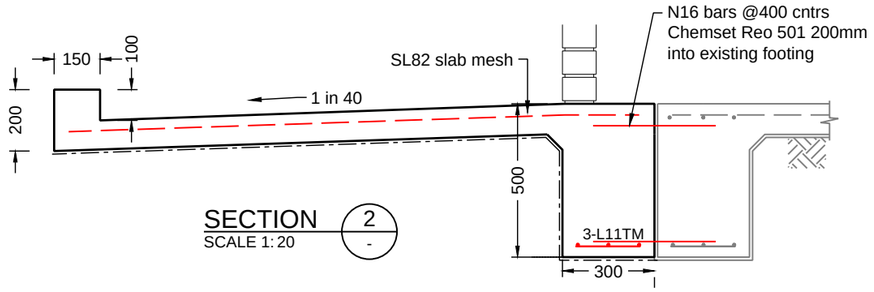
DESIGNED: A. VICKERY
DRAWN: J. TAN
APPROVED: J. CLARK
FIRST ISSUED: 14/07/2017

SHEET No: S03

FILE No.: IV2768



SECTION 1
SCALE 1:20



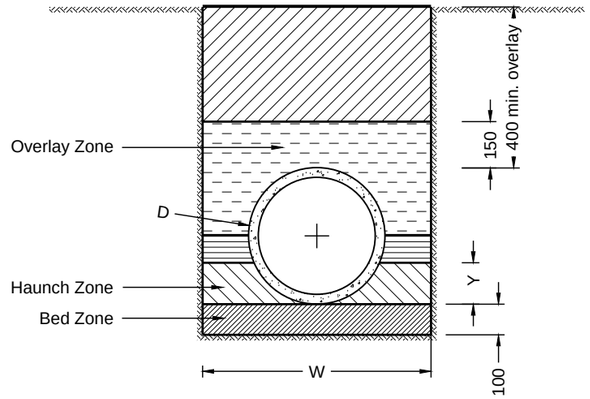
SECTION 2
SCALE 1:20

Material Grading Requirements

Sieve Size (mm)	75.0	19.0	9.5	2.36	0.60	0.30	0.15	0.075
Bed & Haunch Zones (% mass passing)	-	100	-	100 - 50	90 - 20	60 - 10	25 - 0	10 - 0

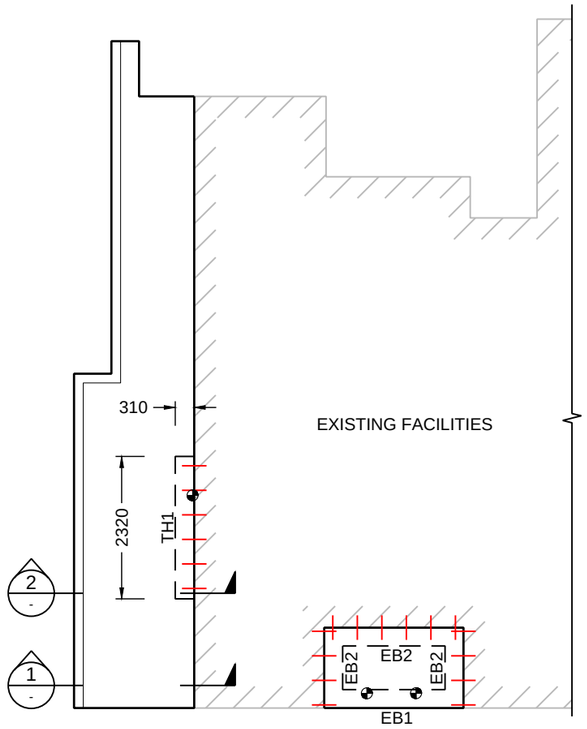
Notes:
1. All bed, haunch and side zone material passing the 0.075 mm sieve to have low plasticity (AS 1726).
2. Ordinary fill material to have no stones > 150 mm dia., and no more than 20% to be 75-150 mm.
3. Bed, Haunch & Side Zones Min Compaction Density Index: 60%. Compact in layers 80-100mm.
4. Side zone Relative Density (Std compaction): 90%. Compact in layers 80-100mm.
5. Include clearance holes at socket joints

Nom. Pipe Dia	W	Y
300	525	110

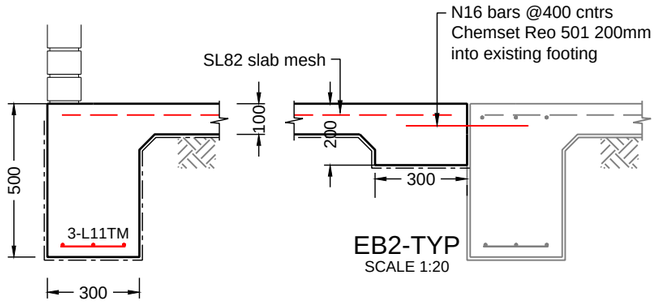


TYPE H2 TRENCH INSTALLATION
NOT TO SCALE

RCP INSTALLATION



Slab Layout Plan
Scale 1:100



EB2-TYP
SCALE 1:20

EB1-TYP
SCALE 1:20

SITE PREPARATION:
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3. Compaction tests for granular controlled fill: Refer to notes F3 & F4

PLUMBING LOCATIONS:
Approximate locations for plumbing are shown thus:⊕ Plumber to ensure all services are routed to avoid running along trenches. All services shall be located so as to pass under the base of all beams.

TOILET FACILITY FOOTING DESIGN

CONSTRUCTION COMPLIANCE
The certification of this design is dependant on an inspection of the installation prior to concrete being poured by a suitably qualified person to the approval of LGES Pty Ltd .

SLAB - INSPECTION No1
SITE CONDITIONS VERIFIED BY:

INSPECTOR NAME DATE

COMPANY

No.	AMENDMENT	AUTH	DATE
A	ISSUED FOR COUNICL APPROVAL	JC	14/07/17

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SCALE AS SHOWN
A3 ORIGINAL

DESIGNED: A. VICKERY
DRAWN: J. TAN
APPROVED: J. CLARK
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