



City of  
Joondalup

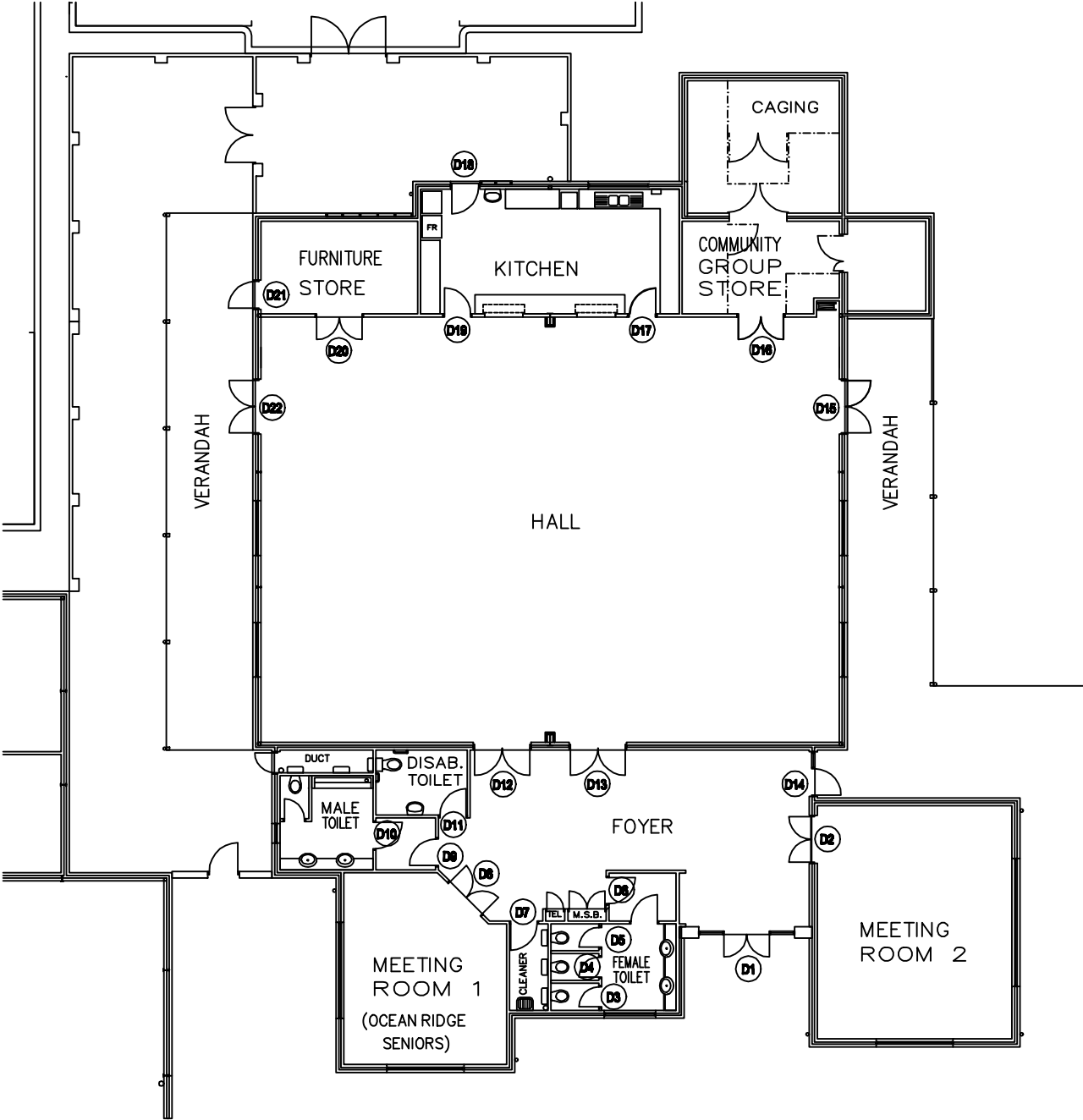
DISCLAIMER: While every care is taken to ensure the accuracy of this data, the City of Joondalup makes no representations or warranties about its accuracy, completeness or suitability for any particular purpose and disclaims all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

Beaumaris Community  
Centre - Aerial Map

Tuesday, 19 November 2013

1:1500

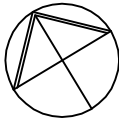




**SCHEDULE OF AREAS:**

MALE TOILET	9m <sup>2</sup>
FEMALE TOILET	11m <sup>2</sup>
FOYER	56m <sup>2</sup>
MEETING 1	28m <sup>2</sup>
MEETING 2	44m <sup>2</sup>
FURNITURE STORE	14m <sup>2</sup>
HALL	241m <sup>2</sup>
KITCHEN	32m <sup>2</sup>
COMMUNITY GROUP STORE	43m <sup>2</sup>

**TOTAL AREA 478m<sup>2</sup>**



DRAWING TITLE:  
FLOOR PLAN

THIS DRAWING TO BE PLOTTED ON A3 SIZE PAPER - DO NOT SCALE, IF IN DOUBT ENQUIRE WITH ASSET MGT 94004340

ADDRESS:  
66 CONSTELLATION DRIVE, OCEAN REEF

THIS DRAWING IS THE PROPERTY OF THE CITY OF JOONDALUP BUILDING ASSET MANAGEMENT AND MAY NOT BE COPIED OR USED WITHOUT CONSENT. CHECK ALL DIMENSIONS BEFORE FABRICATION AND AGAINST ON SITE DIMENSIONS

City of Joondalup  
Building Asset Mngmt

PO Box 21, Joondalup  
Western Australia, 6919  
Telephone: (08) 9400 4000  
Facsimile: (08) 9400 4501



DATE:  
JUNE 11  
SCALE:  
1:200  
DRAWN:  
D.W.

BUILDING No:  
**1070**  
DRAWING No:  
**A001**

BUILDING NAME:  
BEAUMARIS  
COMMUNITY  
CENTRE





City of  
Joondalup

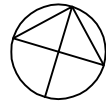
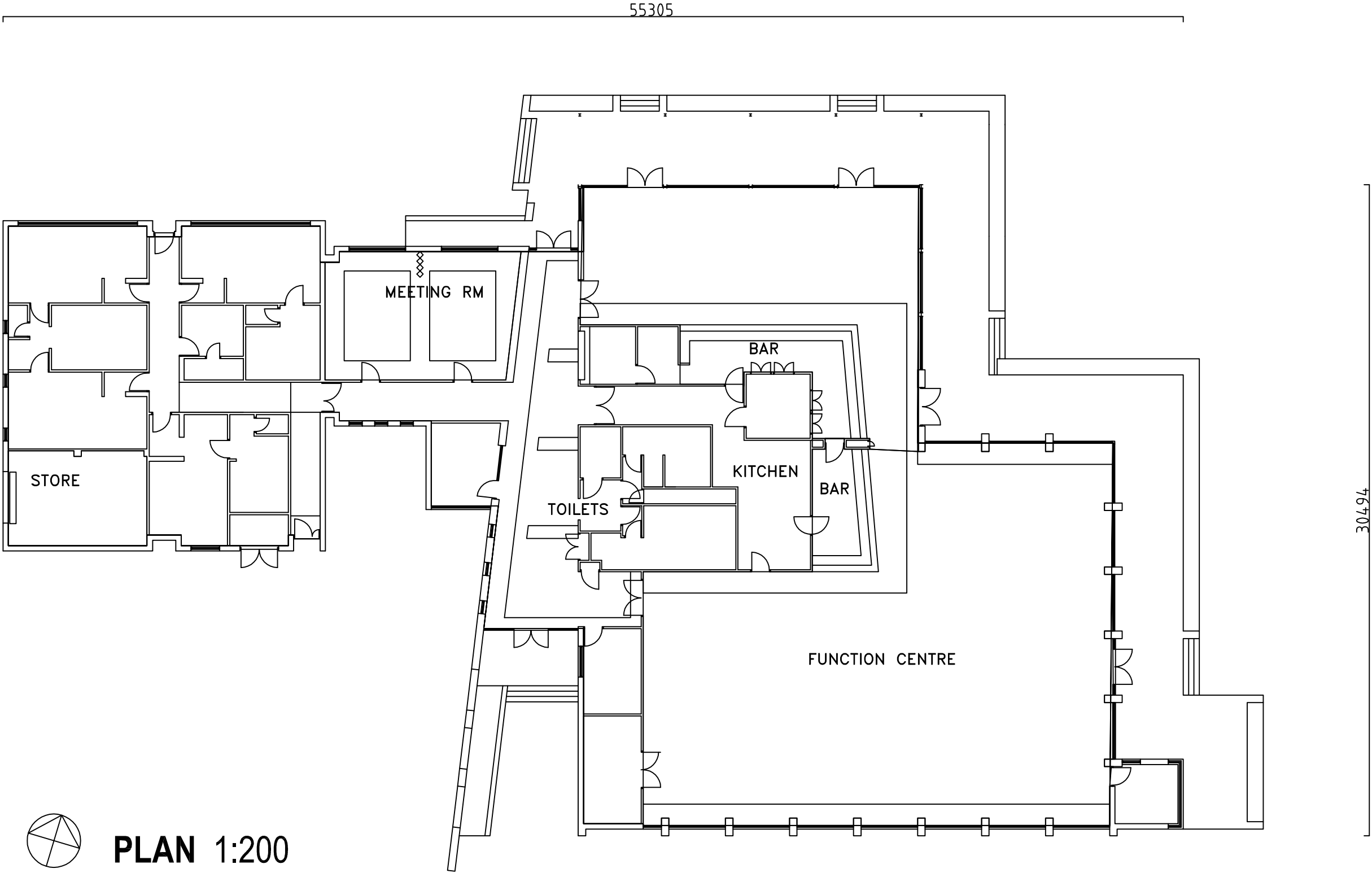
DISCLAIMER: While every care is taken to ensure the accuracy of this data, the City of Joondalup makes no representations or warranties about its accuracy, completeness or suitability for any particular purpose and disclaims all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

Iluka Sports Complex -  
Aerial Map

Tuesday, 19 November 2013

1:2000






PLAN 1:200

ATTACHMENT 4

TOTAL BOWLING GREEN LEASE AREA = 1344m2

AREA:	DRAWING TITLE:	ADDRESS:	<div>City of Joondalup Building Asset Mngmt</div> <div>PO Box 21, Joondalup Western Australia, 6919 Telephone: (08) 9400 4000 Facsimile: (08) 9400 4501</div> <div></div>	DATE:	BUILDING No:	BUILDING NAME:
	LEASE AREA	6 MIAMI BEACH PROMENADE, ILUKA		DEC 10	B2052	ILUKA SPORTS COMPLEX
TOTAL BUILDING AREA:				SCALE:	DRAWING No:	REV No: LEASE No:
1049m <sup>2</sup>				1:200 @ A3	A001	A -
THIS DRAWING IS THE PROPERTY OF THE CITY OF JOONDALUP BUILDING ASSET MANAGEMENT AND MAY NOT BE COPIED OF USED WITHOUT CONSENT. CHECK ALL DIMENSIONS BEFORE FABRICATION AND AGAINST ON SITE DIMENSIONS			THIS DRAWING TO BE PLOTTED ON A3 SIZE PAPER - DO NOT SCALE, IF IN DOUBT ENQUIRE WITH ASSET MGT 94004340			





DISCLAIMER: While every care is taken to ensure the accuracy of this data, the City of Joondalup makes no representations or warranties about its accuracy, completeness or suitability for any particular purpose and disclaims all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

Heathridge Park Clubroom  
- Aerial Map

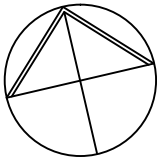
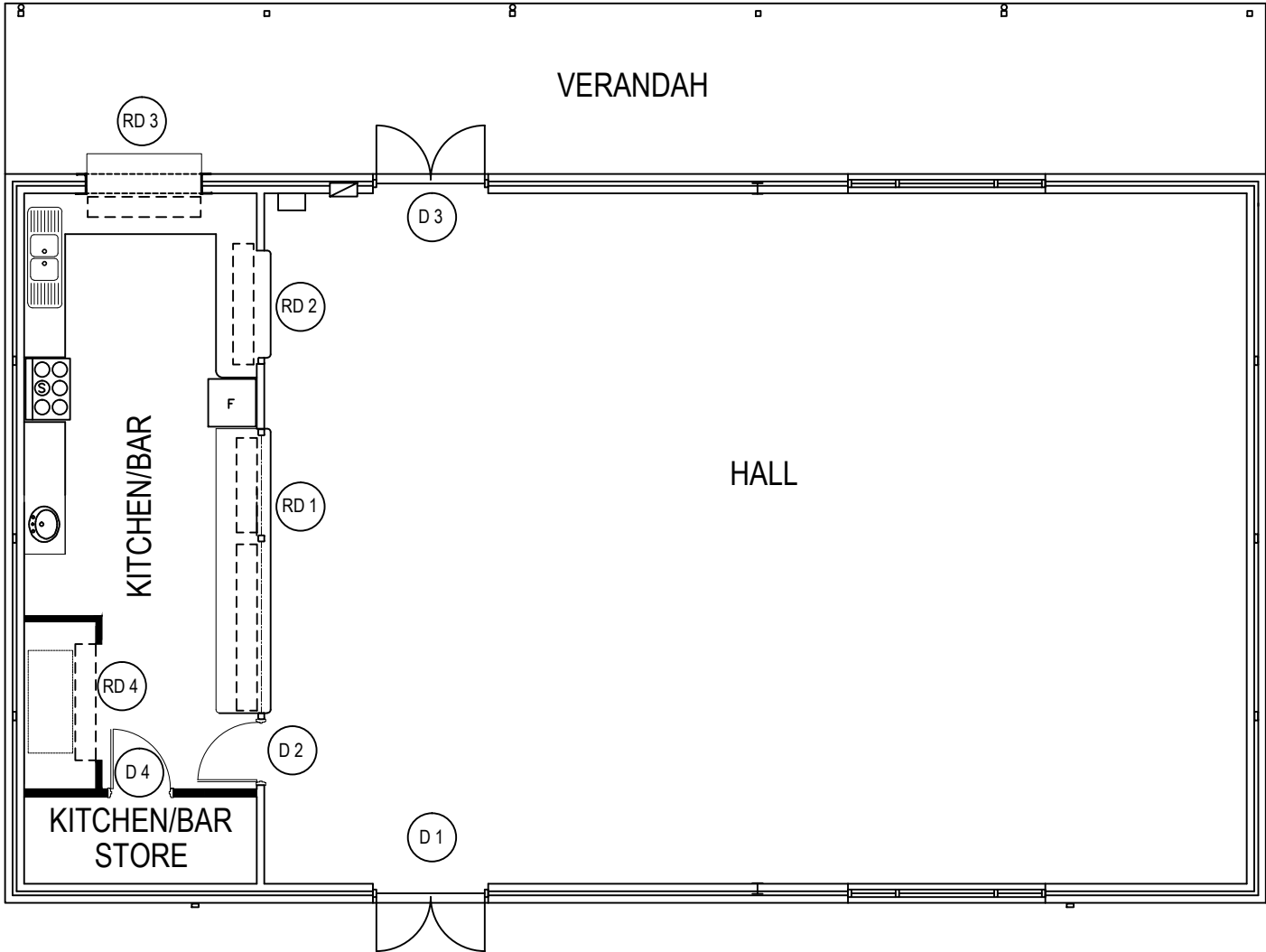
Tuesday, 19 November 2013

1:2000



SCHEDULE OF AREAS:

KITCHEN/BAR	30m <sup>2</sup>
KITCHEN/BAR STORE	4m <sup>2</sup>
HALL	145m <sup>2</sup>
<hr/>	
TOTAL AREA	179m <sup>2</sup>



DRAWING TITLE:  
FLOOR PLAN

ADDRESS:  
16 SAIL TERRACE, HEATHRIDGE

City of Joondalup  
Building Asset Mngmt

PO Box 21, Joondalup  
Western Australia, 6919  
Telephone: (08) 9400 4000  
Facsimile: (08) 9400 4501



DATE:  
JUNE11  
SCALE:  
1:100  
DRAWN:  
D.W

BUILDING No:  
**1103**  
DRAWING No:  
**A001**

BUILDING NAME:  
HEATHRIDGE PARK  
CLUBROOM

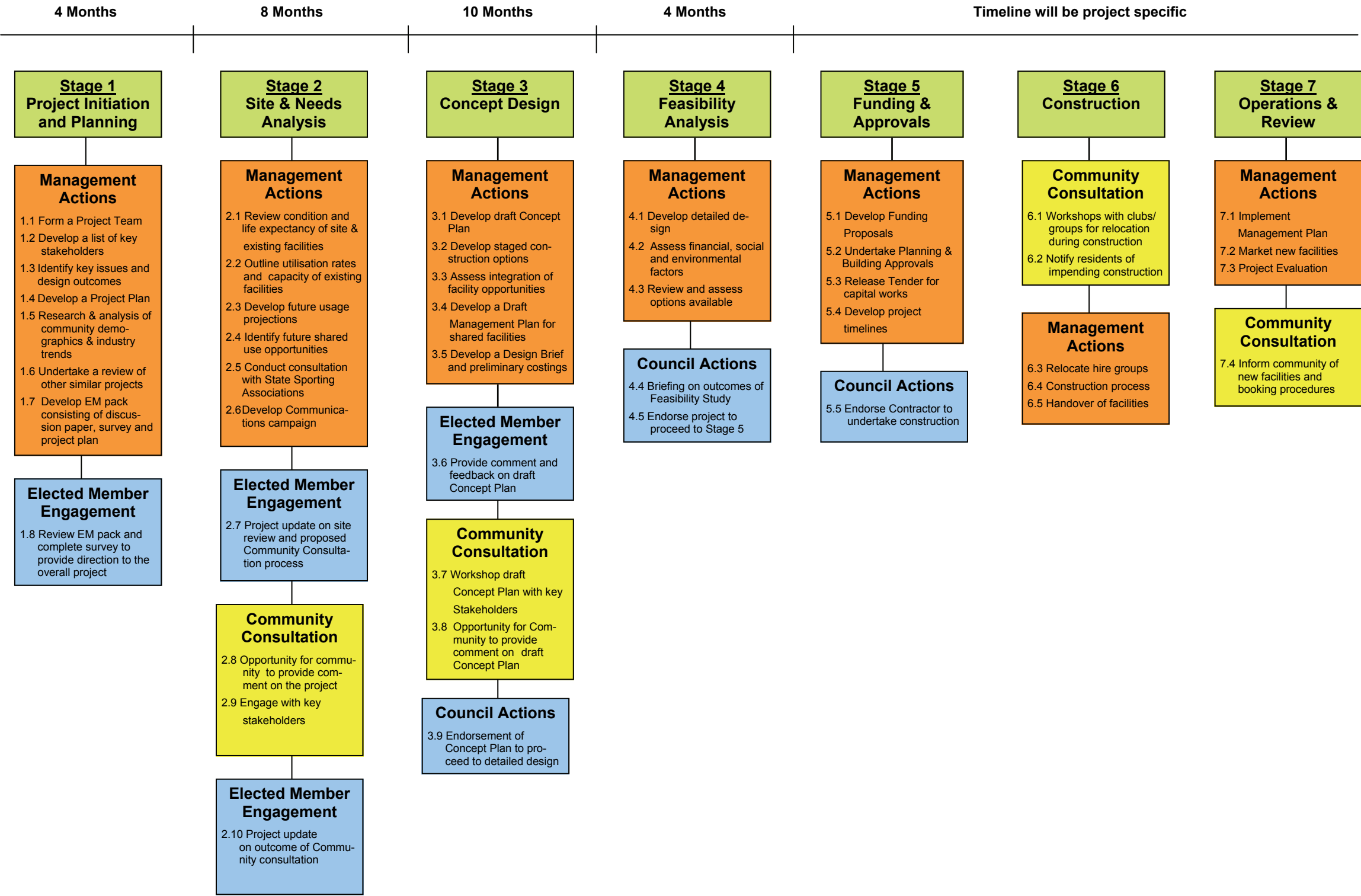
THIS DRAWING TO BE PLOTTED ON A3 SIZE PAPER - DO NOT  
SCALE, IF IN DOUBT ENQUIRE WITH ASSET MGT 94004340

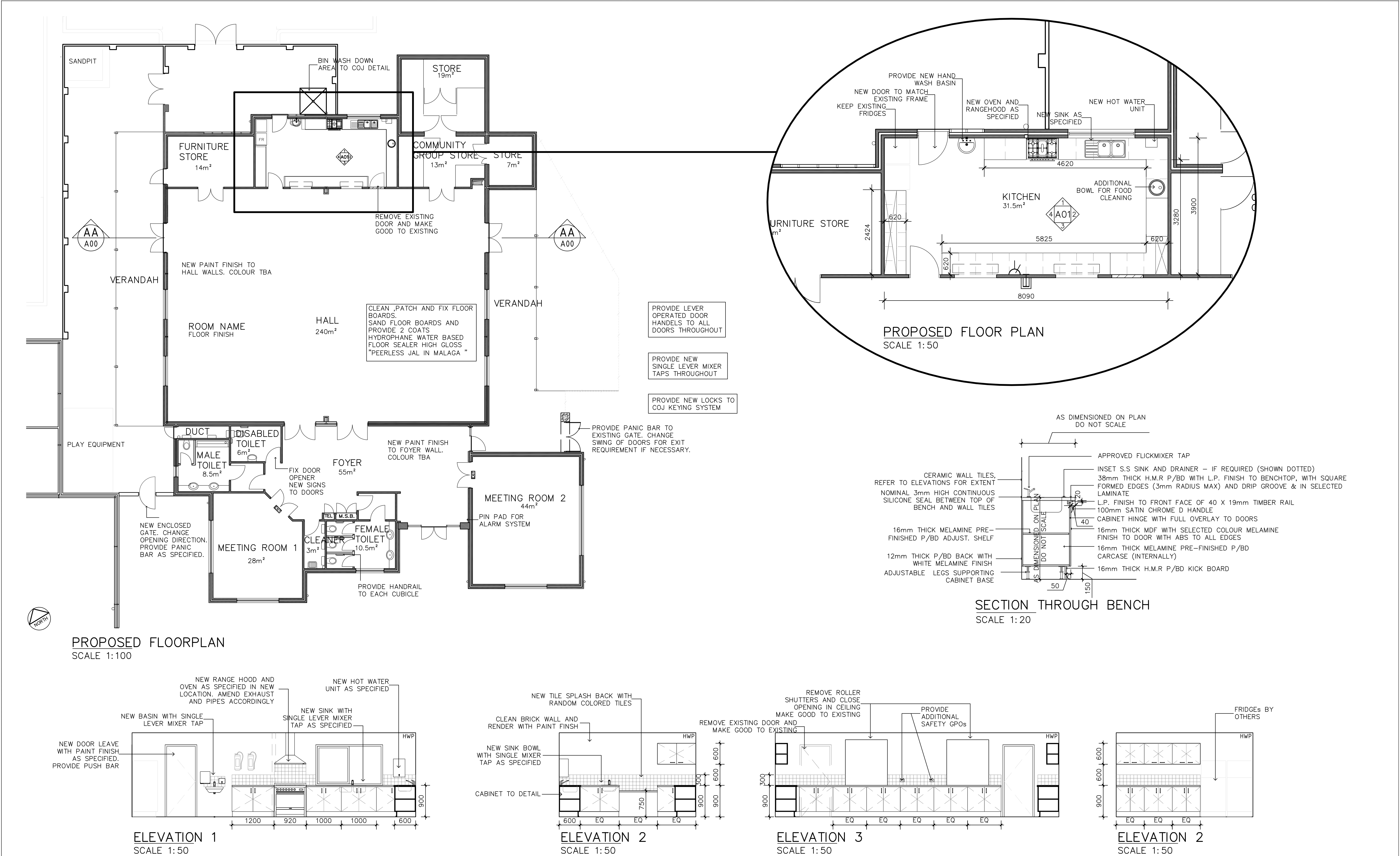
THIS DRAWING IS THE PROPERTY OF THE CITY OF JOONDALUP BUILDING ASSET  
MANAGEMENT AND MAY NOT BE COPIED OF USED WITHOUT CONSENT.  
CHECK ALL DIMENSIONS BEFORE FABRICATION AND AGAINST ON SITE DIMENSIONS





Master Planning Process





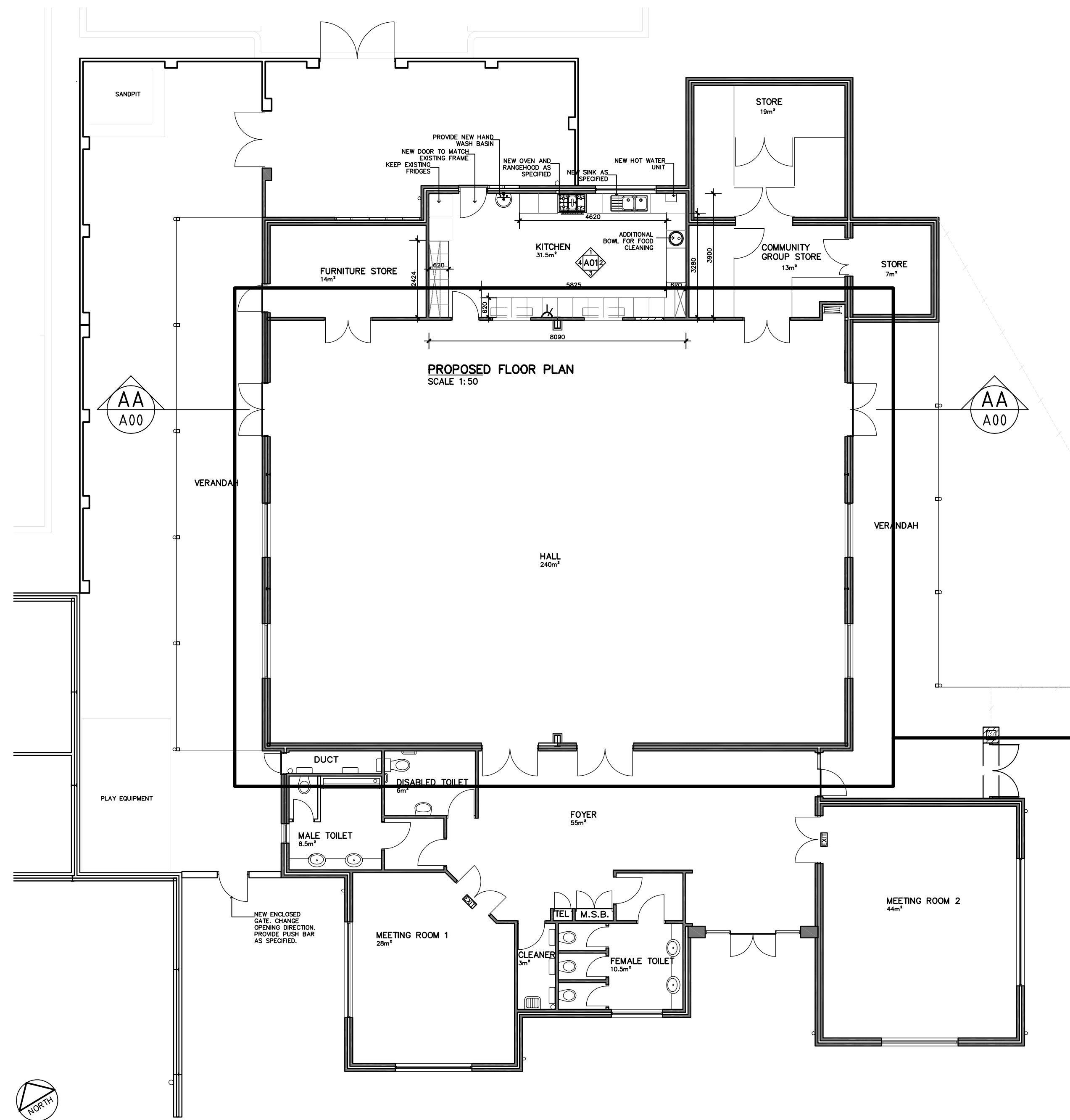
REV	DATE:	REMARKS:	REV	DATE:	REMARKS:	DRAWING TITLE:	PROJECT:	City of Joondalup Building Asset Mngmt	DATE: JULY 13	BUILDING No:	BUILDING NAME:
A	22.07.13	DRAWINGS CURRENT AS OF TODAY	E			FLOOR PLAN	BEAUMARIS COMMUNITY CENTRE REFURBISHMENT	PO Box 21, Joondalup Western Australia, 6919 Telephone: (08) 9400 4000 Facsimile: (08) 9400 4501	SCALE: AS SHOWN	2003	BEAUMARIS COMMUNITY CENTRE
B	01.08.13	DRAWINGS AMENDED	F						DRAWN: D.S	DRAWING No:	REV No:
C	08.08.13	DRAWINGS AMENDED	G						CHECKED: C.R	A 01	D
D	13.08.13	ISSUED TO QS	H								

THIS DRAWING IS THE PROPERTY OF "THE CITY OF JOONDALUP BUILDING ASSET MANAGEMENT AND MAY NOT BE COPIED OF USED WITHOUT CONSENT.  
CHECK ALL DIMENSIONS BEFORE FABRICATION AND AGAINST ON SITE DIMENSIONS

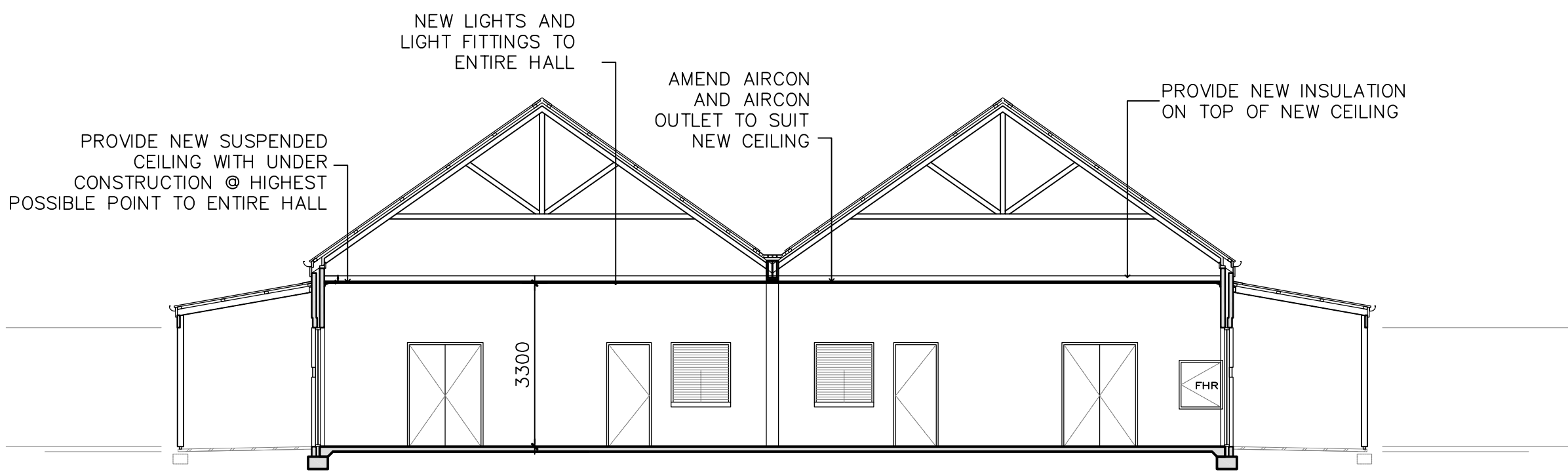
THIS DRAWING TO BE PLOTTED ON A1 SIZE PAPER - DO NOT  
SCALE. IF IN DOUBT ENQUIRE WITH ASSET MGT 94004340

66 CONSTELLATION DRIVE, OCEAN REEF WA 6027

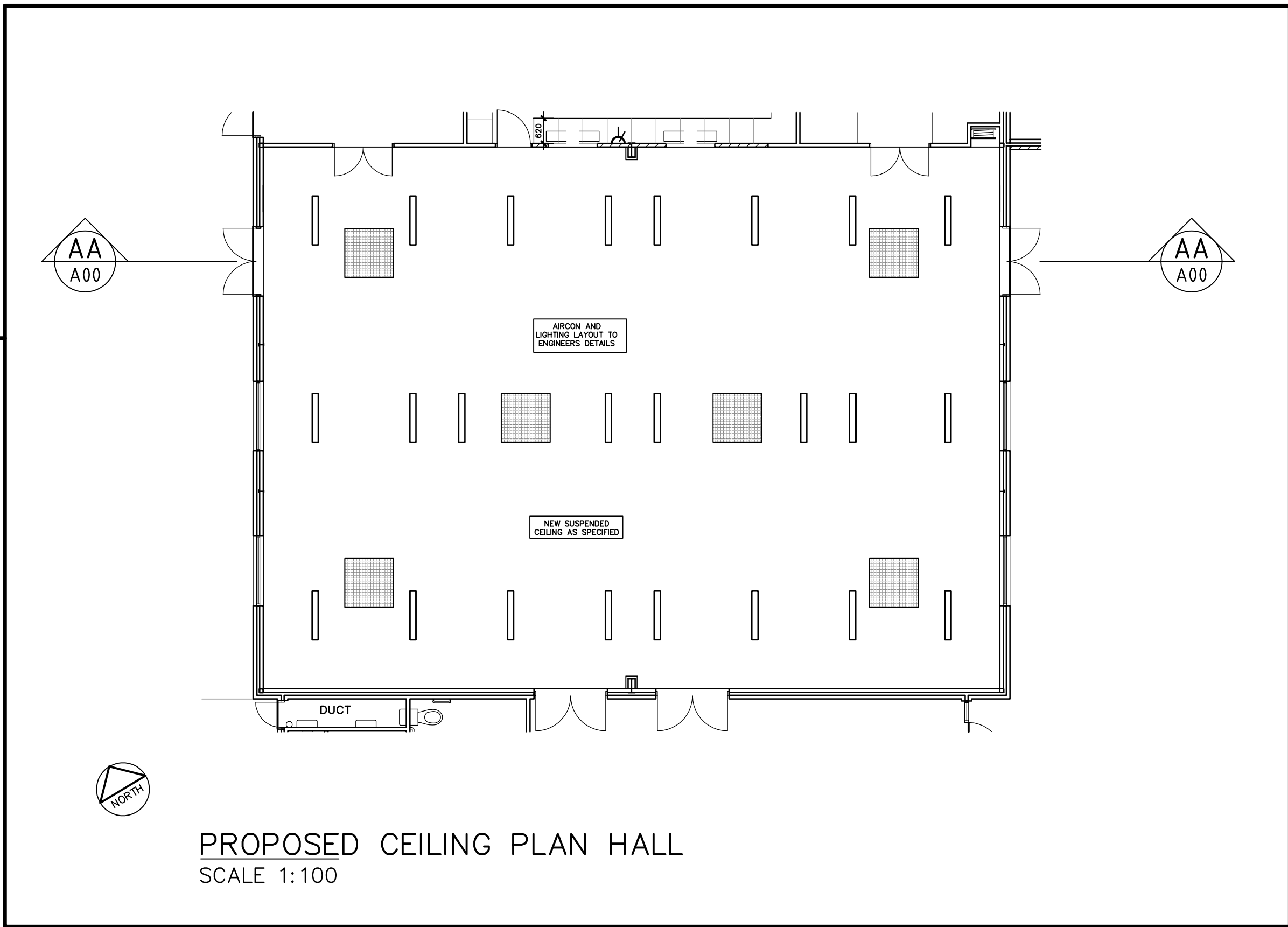




PROPOSED FLOORPLAN  
SCALE 1:100



AA SECTION HALL  
A00 SCALE 1:100



PROPOSED CEILING PLAN HALL  
SCALE 1:100

REV	DATE:	REMARKS:	REV	DATE:	REMARKS:
A	22.07.13	DRAWINGS CURRENT AS OF TODAY	E		
B	02.08.13	DRAWINGS AMENDED	F		
C	08.08.13	DRAWINGS AMENDED	G		
D	13.08.13	ISSUED TO QS	H		

THIS DRAWING IS THE PROPERTY OF "THE CITY OF JOONDALUP BUILDING ASSET MANAGEMENT AND MAY NOT BE COPIED OF USED WITHOUT CONSENT.  
CHECK ALL DIMENSIONS BEFORE FABRICATION AND AGAINST ON SITE DIMENSIONS

DRAWING TITLE:  
CEILING PLAN

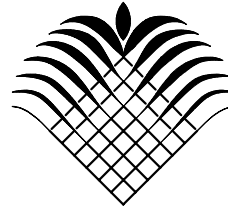
THIS DRAWING TO BE PLOTTED ON A1 SIZE PAPER - DO NOT  
SCALE. IF IN DOUBT ENQUIRE WITH ASSET MGT 94004340

PROJECT:  
BEAUMARIS COMMUNITY CENTRE  
REFURBISHMENT

66 CONSTELLATION DRIVE, OCEAN REEF WA 6027

City of Joondalup  
Building Asset Mngmt

PO Box 21, Joondalup  
Western Australia, 6919  
Telephone: (08) 9400 4000  
Facsimile: (08) 9400 4501



DATE:  
JULY 13  
SCALE:  
AS SHOWN  
DRAWN:  
D.S  
CHECKED:  
C.R.

BUILDING No:  
**2003**  
DRAWING No:  
**A 02**

BUILDING NAME:  
BEAUMARIS  
COMMUNITY CENTRE  
REV No:  
**D**

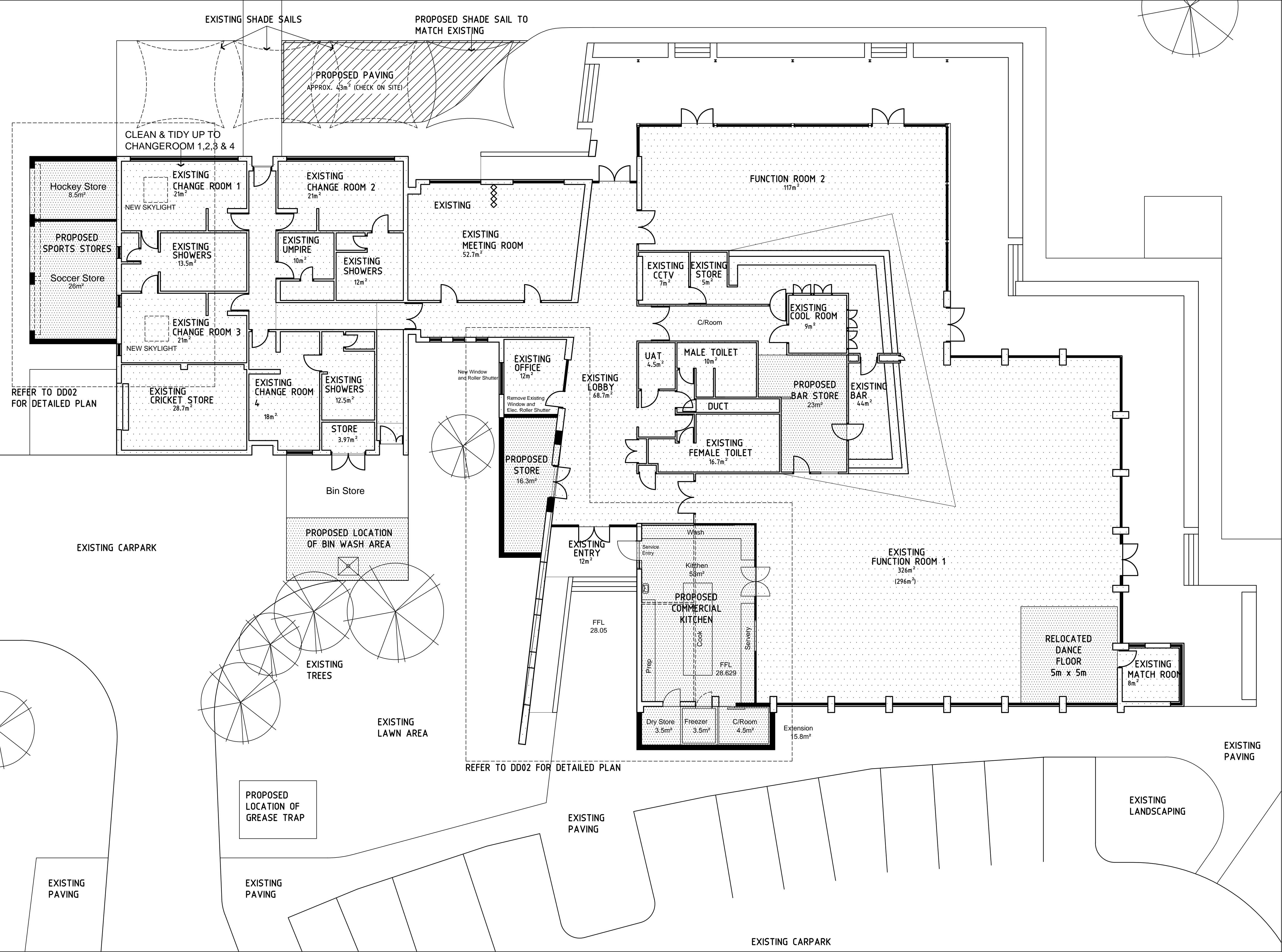
OPINION OF PROBABLE COST

PROJECT: COJ Beaumaris Community Centre

Itemised costs

Item	Description	Rate	Total
	<b><u>COJ BEAUMARIS COMMUNITY CENTRE</u></b>		
1	Upgrading to existing kitchen		104,700
2	Painting of Hall and Foyer		12,000
3	Sanding and polishing Floor boards		30,300
4	False ceiling, modifications to evap air-con, existing gas heaters and new lighting (Note: Recycled AC \$55,000 extra)		77,300
5	Bin wash down area		2,400
6	New locks and re-keying		4,400
7	Push bars and modifications to gates		6,100
8	Toilet grab rails		1,700
9	Signage		2,100
10	Smoke detectors and alarm system		6,000
	<b><u>ESTIMATED TOTAL</u></b>		<b><u>247,000</u></b>





STOREROOM ADDITIONS	
HOCKEY STORE	8.5 sqm
SOCCER STORE	26sqm
PROPOSED EXTENSION AREA	44sqm

KITCHEN ALTERATIONS / ADDITIONS	
EXISTING FUNCTION ROOM	326 sqm
PROPOSED FUNCTION ROOM	296sqm
DIFFERENCE	30sqm
PROPOSED KITCHEN	53sqm
DRY STORE	3.5sqm
FREEZER	3.5sqm
COOLROOM	4.5sqm
STORE 2	16.3sqm
PROPOSED EXTENSION AREA	32.1sqm

- SCOPE OF WORKS**
- KITCHEN & FUNCTION ROOM:**
- CLEAR AREA FOR PROPOSED EXTENSION
  - DEMOLISH EXISTING INTERNAL WALLS AS SHOWN & REMOVE WINDOWS
  - IDENTIFY ANY EXISTING SERVICES & RELOCATE WHERE NECESSARY
  - CONSTRUCT NEW EXTENSION AS PER DRAWINGS
  - COORDINATE EXISTING DOWNPIPES, ROOF & STRUCTURE WITH NEW EXTENSION
  - MAKE GOOD ANY PATHWAYS & ADJACENT BUILDINGS / LANDSCAPING AS PER EXISTING
- FUNCTION ROOM / LOBBY STORE:**
- CLEAR AREA FOR PROPOSED EXTENSION
  - REMOVE EXISTING WINDOWS & ELEC. ROLLER SHUTTER
  - IDENTIFY ANY EXISTING SERVICES & RELOCATE WHERE NECESSARY
  - CONSTRUCT NEW EXTENSION AS PER DRAWINGS
  - PROVIDE NEW WINDOW TO EXISTING OFFICE WITH NEW ROLLER SHUTTER AS SIMILAR TO EXISTING
  - MAKE GOOD ANY ADJACENT BUILDING & LANDSCAPING AS PER EXISTING
- SOCCER / HOCKEY STORE:**
- CLEAR AREA FOR PROPOSED EXTENSION
  - REMOVE WINDOWS TO CHANGEROOM AND MAKE GOOD WALLS
  - IDENTIFY AND EXISTING SERVICES & RELOCATE WHERE NECESSARY
  - CONSTRUCT NEW EXTENSION AS PER DRAWINGS
  - COORDINATE EXISTING DOWNPIPES, GUTTERING, ROOF & STRUCTURE WITH NEW EXTENSION
  - MAKE GOOD ANY PATHWAYS & ADJACENT BUILDINGS / LANDSCAPING AS PER EXISTING
- OTHER:**
- GENERAL CLEAN & TIDY UP TO EXISTING CHANGEROOMS.
  - PROVIDE NEW SKYLIGHTS TO EXISTING CHANGEROOMS TO EXTENT SHOWN ON DRAWINGS
  - PAVE AREA AS SHOWN ON PLAN WITH PAVERS TO MATCH EXISTING.
  - PROVIDE NEW SHADE SAIL AS SHOWN ON DRAWINGS TO MATCH EXISTING.
  - PROVIDE NEW BIN WASH DOWN AREA AS SHOWN ON DRAWINGS, WITH DRAINAGE
  - REMOVE ALL EXISTING KITCHEN EQUIPMENT FROM EXISTING KITCHEN AND MAKE GOOD - NEW USE OF AREA TO BE A BAR STORE
  - RELOCATE EXISTING DANCE FLOOR AS SHOWN ON DRAWINGS AND MAKE GOOD.

PROPOSED FLOOR PLAN

SCALE 1:100 @ A1

LEGEND

PROPOSED RENOVATIONS & EXTENSION

PROPOSED LANDSCAPING

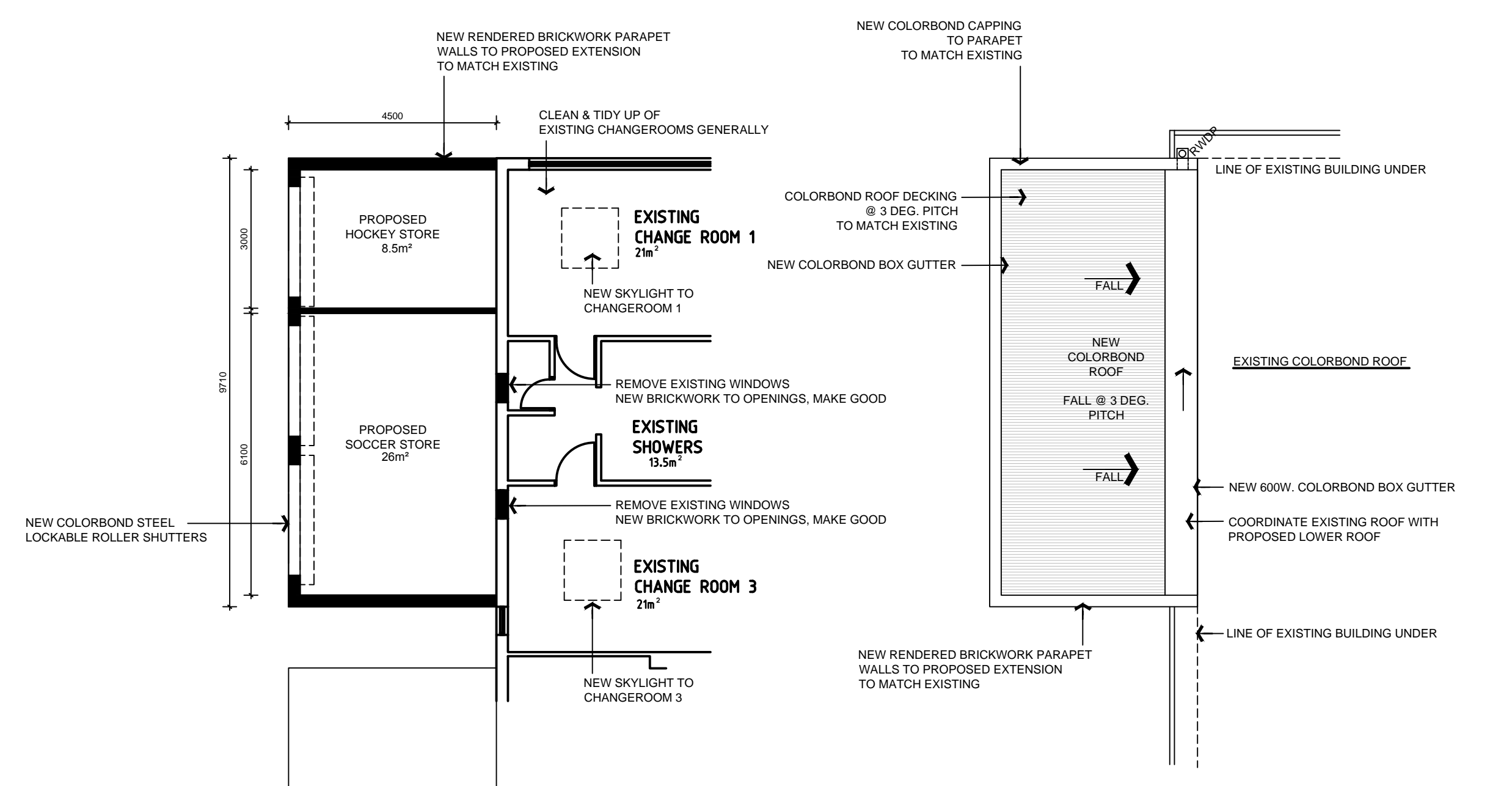
EXISTING BUILDING

B	RE-ISSUED TO CLIENT FOR COSTING PURPOSES	DM	NP	04.10.2013
A	ISSUED TO CLIENT FOR COSTING PURPOSES	DM	NP	09.09.2013
revision/issue	description	drawn	checked	date
project	PROPOSED EXTENSION – BEAUMARIS SPORTS CLUB	drawn	description	
location	ILUKA SPORTS COMPLEX	checked	DM	PROPOSED FLOOR PLAN ON SITE PLAN
		checked	NP	
scale	1:100 @A1	date	07.08.2013	
		project no	53.13	dwg no DD01
		rev		B

Hodge Collard Preston

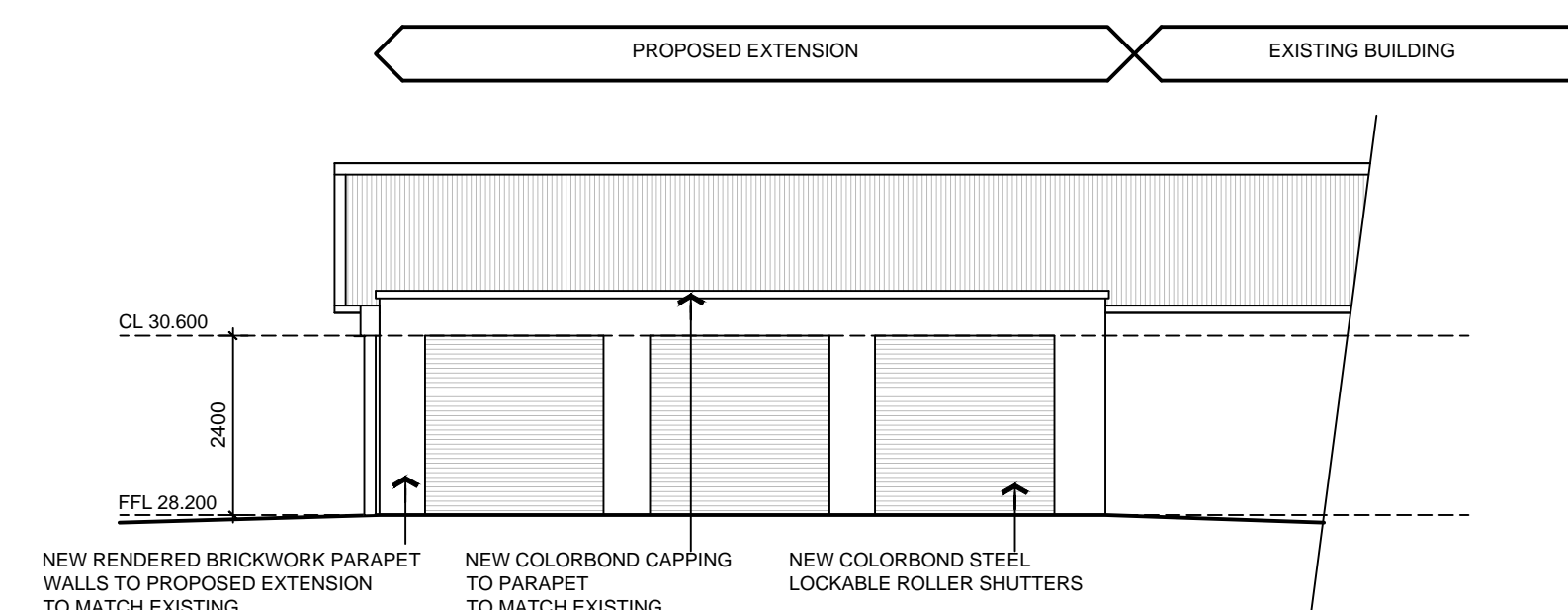
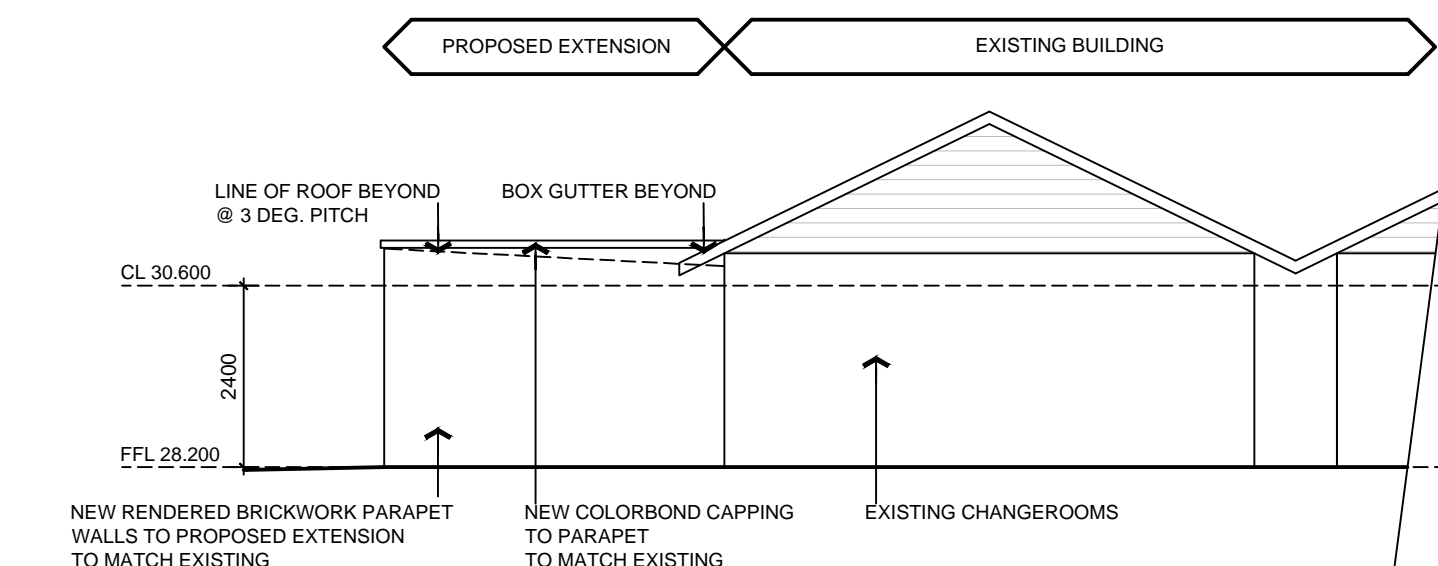
ARCHITECTS

Third Floor, 38 Richardson Street,  
West Perth, WA 6005  
PO Box 743, West Perth, WA 6872  
Ph: (08) 9322 5144  
Fax: (08) 9322 5740  
Email: admin@hpcperch.com



## PROPOSED STORE FLOOR PLAN

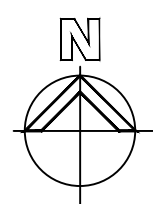
PROPOSED STORE ROOF PLAN  
1:100 @ A1



### PROPOSED STORE (WEST) ELEVATIONS

A	ISSUED TO CLIENT FOR COSTING PURPOSES	DM	NP	09.09.2013
revision/ issue	description	drawn	checked	date
project <b>PROPOSED EXTENSION – BEAUMARIS SPORTS CLUB</b>		drawn DM	description <b>PROPOSED</b>	
location <b>ILUKA SPORTS COMPLEX</b>		checked NP	<b>FLOOR &amp; ROOF PLAN &amp; ELEV'S</b>	
<b>Hodge Collard Preston</b> ARCHITECTS		scale	date <b>07.08.2013</b>	
		1:100 @A1	project no	dwg no
		<b>53.13</b>	<b>DD02</b>	
		Third Floor, 38 Richardson Street, West Perth, WA 6005 PO Box 743, West Perth, WA 6872 Ph: (08) 9322 5144 Fax: (08) 9322 5740 Email: admin@hpcparch.com		
		rev A		

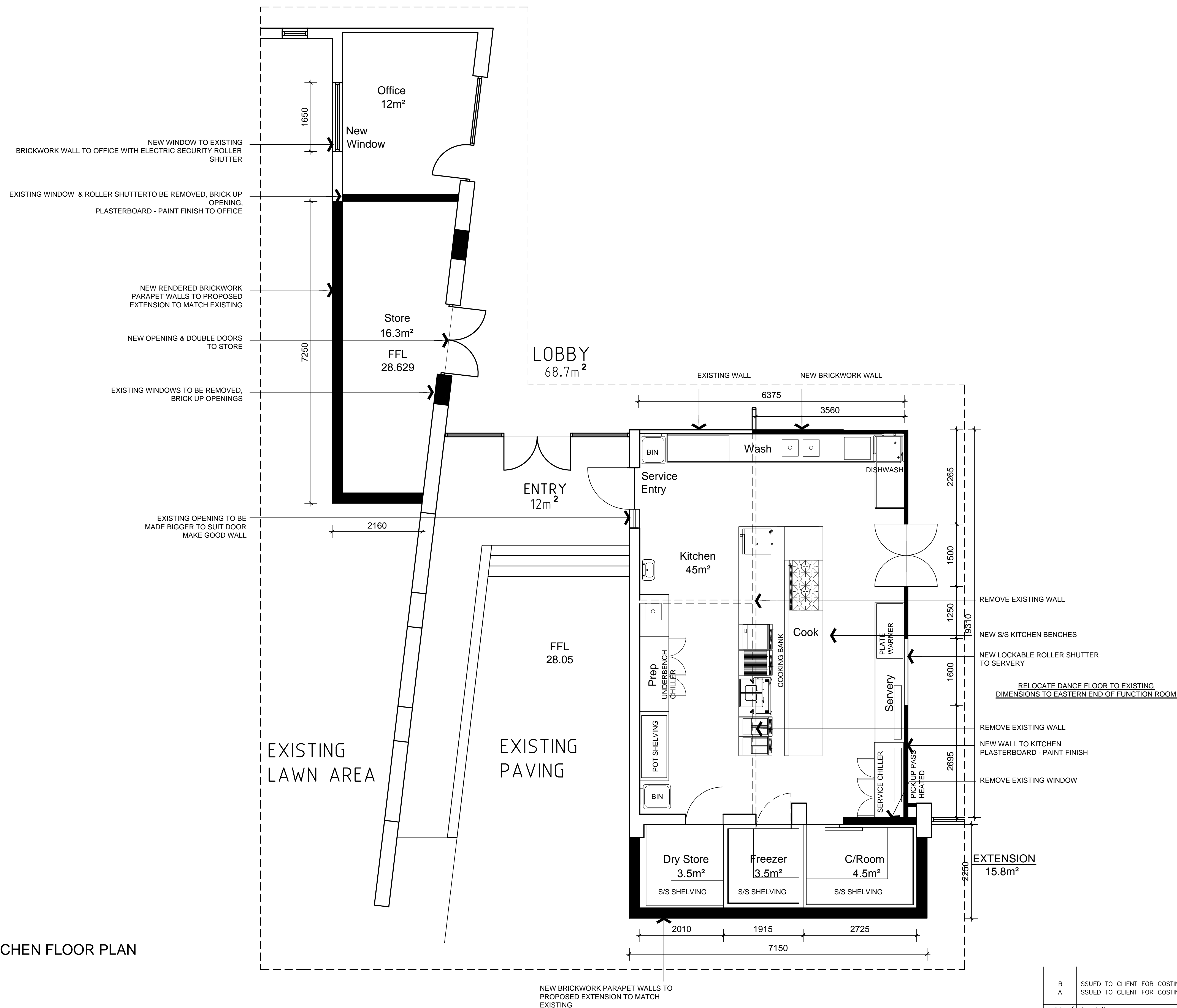




## PROPOSED KITCHEN FLOOR PLAN

1:100 @ A1

KITCHEN EQUIPMENT LOCATIONS SHOWN NOTIONALLY TO  
BE CONFIRMED WITH HEALTH STANDARDS &  
MANUFACTURER'S SPECIFICATIONS.



B	ISSUED TO CLIENT FOR COSTING PURPOSES	DM	NP	01.10.2013
A	ISSUED TO CLIENT FOR COSTING PURPOSES	DM	NP	19.09.2013
revision/ issue	description	drawn	checked	date
project	PROPOSED EXTENSION - BEAUMARIS SPORTS CLUB	drawn	description	
location	ILUKA SPORTS COMPLEX	DM	PROPOSED KITCHEN LAYOUT	
checked		NP		
scale		date	07.08.2013	
1:50		project no	53.13	dwg no
@A1		rev	B	DD04

Hodge Collard Preston

ARCHITECTS

Third Floor, 38 Richardson Street,  
West Perth, WA 6005  
PO Box 743, West Perth, WA 6872  
Ph: (08) 9322 5144  
Fax: (08) 9322 5740  
Email: admin@hpcorp.com

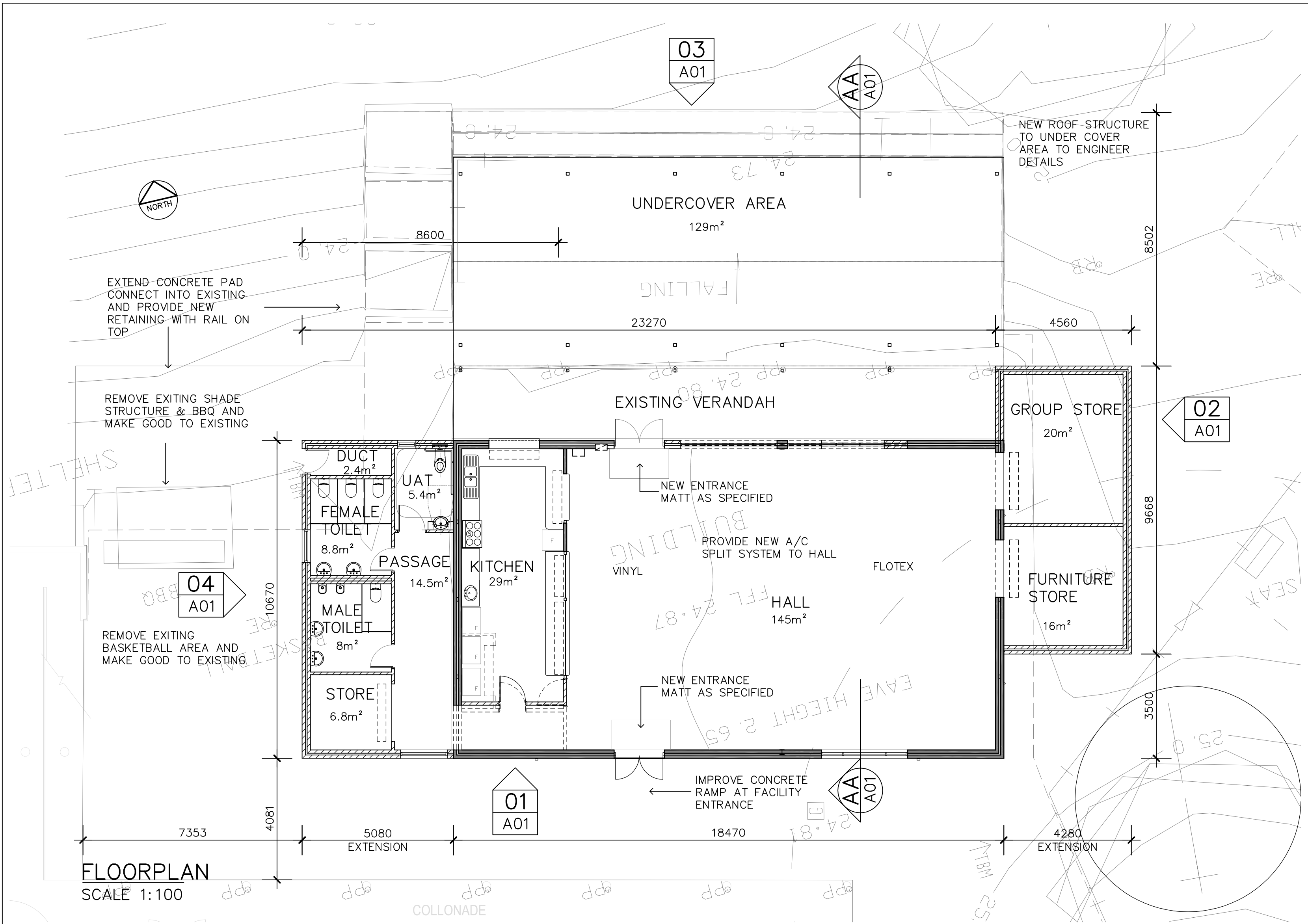
## OPINION OF PROBABLE COST

PROJECT: COJ BEAUMARIS SPORTS CLUB ILUKA

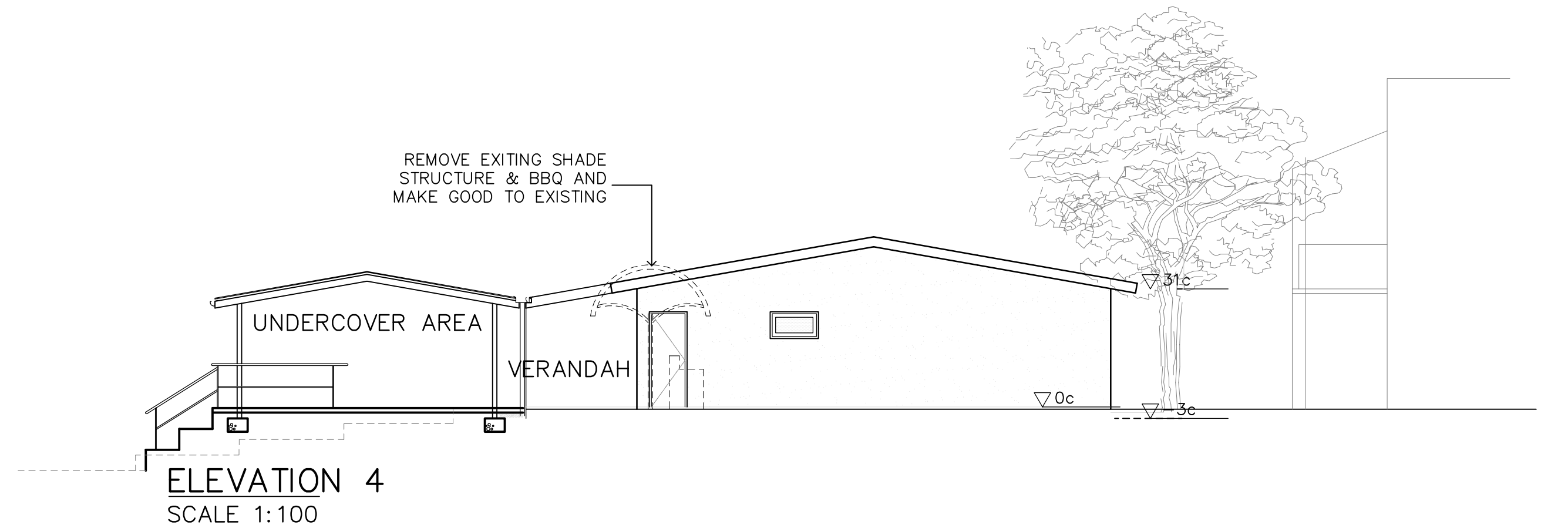
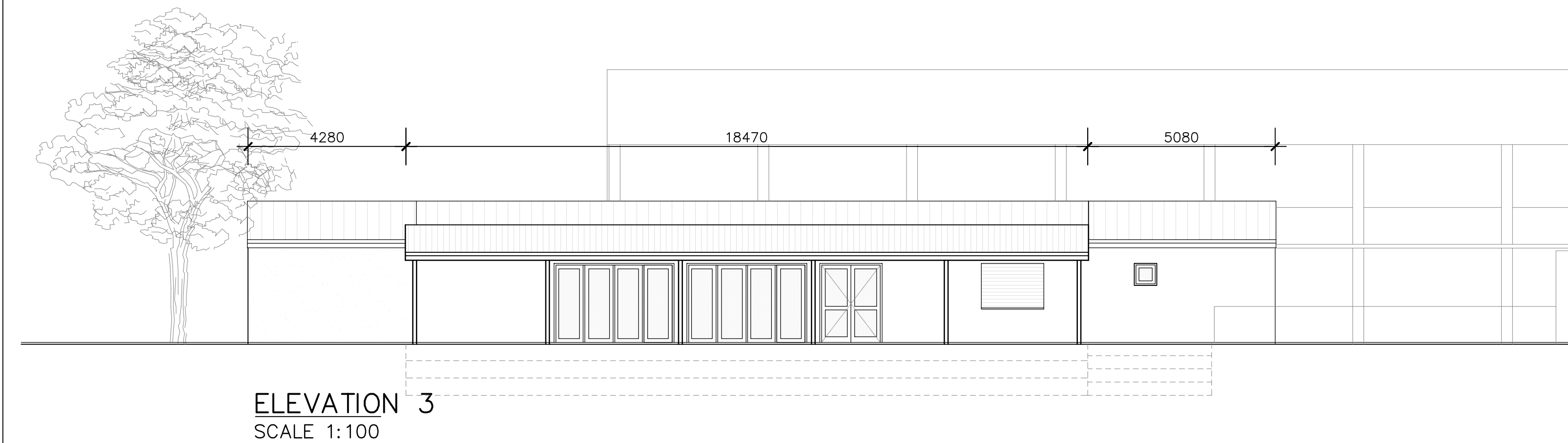
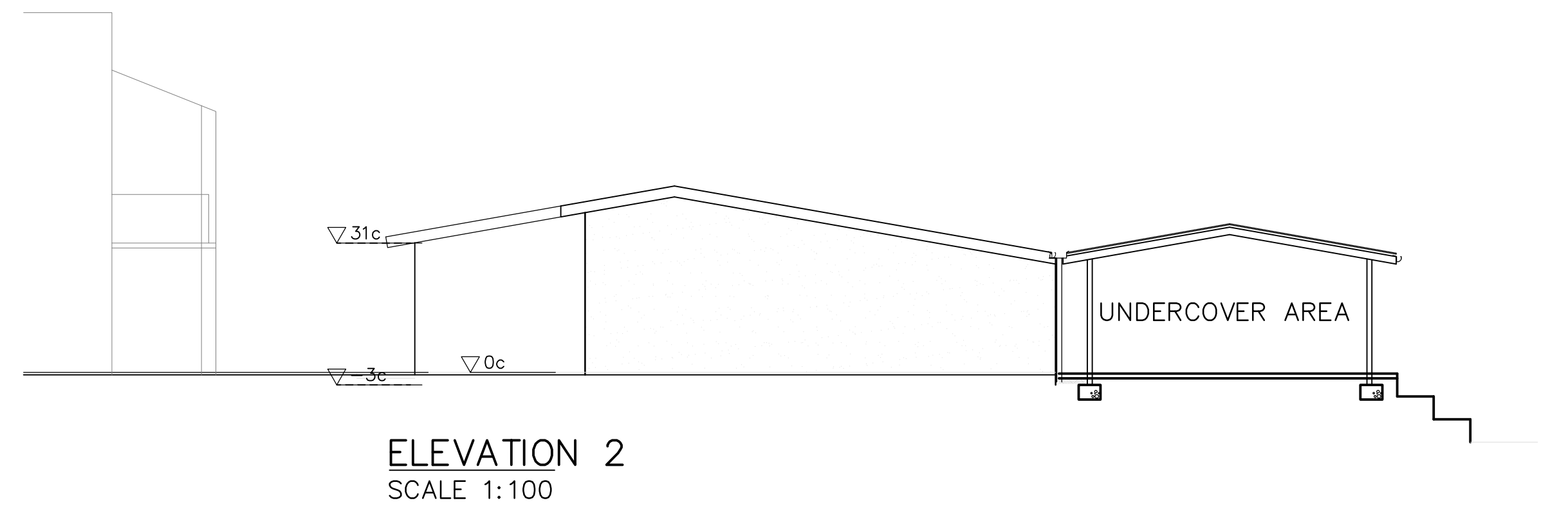
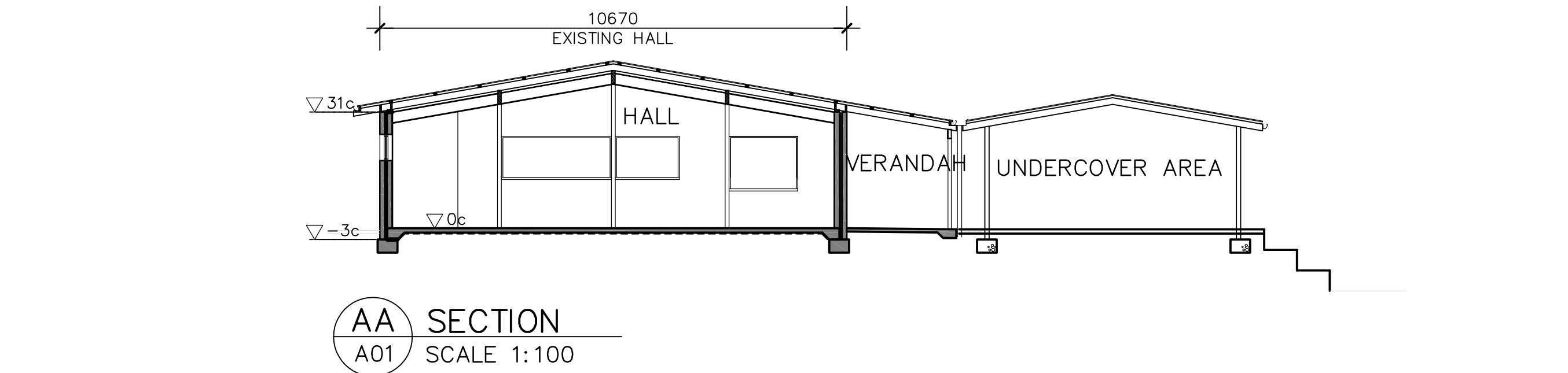
Itemised costs

Item	Description	Rate	Total
<b><u>ITEMISED COSTS</u></b>			
1	Commercial kitchen with extension (no fitout)		160,000
2	Commercial kitchen fit-out including cool room, freezer and kitchen exhaust system		320,000
3	Grease trap		40,000
4	Refurbishment of existing kitchen to bar store		20,000
5	New office store		60,000
6	New sport stores		80,000
7	Bin wash down area		3,000
8	Repainting to lobby/internal foyer		6,000
9	Refurbishment of existing changerooms		25,000
10	External brick paving and shade shelter		16,000
11	Relocate existing dance floor		15,000
12	Allowance for modifications and extensions to external services as necessary		35,000
			<b><u>780,000</u></b>





ELEVATION 1  
SCALE 1:100



REV	DATE:	REMARKS:	REV	DATE:	REMARKS:	DRAWING TITLE:	PROJECT:	City of Joondalup Building Asset Mngmt	DATE:	BUILDING No:	BUILDING NAME:
A	19.07.13	PROPOSED DESIGN	E	13.08.13	ISSUED TO QS	PROPOSED FLOOR PLAN ELEVATIONS SECTIONS	PROPOSED EXTENSION TO CLUBROOMS SMALLER VERSION	PO Box 21, Joondalup Western Australia, 6919 Telephone: (08) 9400 4000 Facsimile: (08) 9400 4501	JULY 13	2047	HEATHRIDGE PARK CLUBROOM
B	31.07.13	PROPOSED DESIGN AMENDED	F						SCALE: 1:100	DRAWING No:	REV No:
C	02.08.13	PROPOSED DESIGN AMENDED	G						DRAWN: D.S	A001	E
D	09.08.13	PROPOSED DESIGN AMENDED	H						CHECKED: C.R		

THIS DRAWING IS THE PROPERTY OF "THE CITY OF JOONDALUP BUILDING ASSET MANAGEMENT AND MAY NOT BE COPIED OF USED WITHOUT CONSENT.  
CHECK ALL DIMENSIONS BEFORE FABRICATION AND AGAINST ON SITE DIMENSIONS

THIS DRAWING TO BE PLOTTED ON A1 SIZE PAPER - DO NOT  
SCALE. IF IN DOUBT ENQUIRE WITH ASSET MGT 94004340

16 SAIL TERRACE, HEATHRIDGE WA 6027

## OPINION OF PROBABLE COST

PROJECT: COJ Heathridge Park Clubroom

Itemised smaller option

Item	Description	Rate	Total
<b><u>COJ HEATHRIDGE PARK</u></b>			
1	New Toilets and Stores including associated external works and services		393,000
2	Heating and cooling systems		52,000
3	Internal flooring to Hall		22,000
4	Bi-fold doors (sliding aluminium)		42,000
5	Undercover Extension		73,000
	<b><u>TOTAL</u></b>		<b><u>582,000</u></b>
<b><u>OPTION :</u></b>			
6	Windows with security screens in lieu of bifold doors	Saving	-23,000