



# TENDER NOTICE 5

## Serviced Apartments & Rear Carpark

<b>Attn:</b>	Premier Building & Construction c/o Anthony Baker	<b>Date:</b>	28.03.2025
<b>Address:</b>	abaker@premierbc.com.au		
<b>Client:</b>	Commercial Club Properties P/L		
<b>Project Address:</b>	652 – 660 Dean Street, Albury NSW 2640 512 & 526 Creek Street, Albury NSW 2640	<b>Project No.:</b>	2070
<b>Delivered By:</b>	Hand Delivery <input type="checkbox"/> Mail <input type="checkbox"/> Email <input checked="" type="checkbox"/>		

Following the issue of documents on Monday 3<sup>rd</sup> March, we provide the following responses to questions raised:

1. Additional fire rated walls and doors to ground floor corridors. Please find attached the updated Architectural Drawing by Studio 35 Architecture. Drawing No. WD03, WD45, WD47. Rev C. Dated 28.03.25.
2. Please find attached the updated Architectural Drawings by Studio 35 Architecture. Drawing No. WD04, WD05, WD06, WD07, WD47. Rev B. Dated 28.03.25. The amendments to Level 1 – Level 4 are as follows:
  - Additional fire rated walls and doors to back-of-house and service areas.
  - The rubbish and linen chute systems will now be supplied by Elephants Foot, made of steel. Contact James Wilton on 0438 044 141. Both chutes will now operate within one (1) shaft but remain as two (2) penetrations in the slab.
  - There will be three (3) additional fire extinguishers per level.
3. The smoke lobbies on each level have been highlighted to ensure smoke-proof construction is allowed for above smoke doors. Please refer to the updated Architectural Drawings by Studio 35 Architecture. Drawing No. WD18, WD19, WD25. Rev B. Dated 28.03.25.
4. Please find attached the updated Window and Door Schedule by Studio 35 Architecture. Drawing No. WD45 & WD47. Rev B. Dated 28.03.25. Door frames are specified under 'Window Schedule Notes' and 'Door Schedule Notes'.

Note: Door grilles for mechanical ventilation have been further coordinated since issuing the Mechanical Engineer's Drawings. Rev T1. Dated 03.03.25. Please refer to the updated Door Schedule for revised scope.



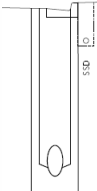
5. Door Hardware Schedule by Dormakaba to be provided next week.
6. Bulkhead over Reception has been extended. Please find attached the updated Architectural Interiors Drawings by Studio 35 Architecture. Drawing No. ID62. Rev B. Dated 28.03.25.
7. Staff kitchen and Apartment bathroom / ensuite benchtops will be Caesarstone 'Organic White' (ST2). Apartment kitchen benchtops will be Caesarstone 'Airy Concrete' (ST3). Please refer to the Architectural Interiors Schedules by Studio 35 Architecture. Rev A. Dated 25.02.25.
8. On all levels, bathrooms and ensuites are to have a waterstop angle installed 1500mm from the shower rose connection. All waterproofing of internal wet areas is to be conducted in accordance with NCC 2022 Specification 26, AS 3740-2021, and AS 4858-2004. A typical apartment bathroom layout has been provided for the dual key layout, to show indicative waterstop angle locations. Please refer to the updated Architectural Interiors Drawing by Studio 35 Architecture. Drawing No. ID80. Rev B. Dated 28.03.25.
9. In relation to the ABIC Major Building Works Contract 2018 – Item 36:
  - Item 36a*      *Official documents required to begin the works but to be obtained by the contractor:*
    - Current insurance policies.
    - Construction Management Plan including safety requirements to Albury City Council approval.
    - Dilapidation report.
  - Item 36b*      *Official documents required to complete the works but to be obtained by the owner:*
    - Not applicable.
10. Please find attached Tender Addendum issued by Fryda Dorne & Associates in relation to electrical and mechanical services. Four (4) documents are attached:
  - Letter Titled 'Building Services: Addendum No. 2'. Dated 28.03.25.
  - Drawing Titled 'Electrical Services: Ground Floor Power and Comm's Layout'. Drawing No. 3582-E2. Rev T2. Dated 27.03.25.
  - Drawing Titled 'Electrical Services: Ground Floor Lighting Layout'. Drawing No. 3582-E3. Rev T2. Dated 27.03.25.
  - Drawing Titled 'Mechanical Services: Ground Floor Corridor Layout'. Drawing No. 3582-M1. Rev T2. Dated 27.03.25.



11. In relation to the Civil Engineering Drawings by Spiire Australia Pty Ltd, we provide the following answers:

Can you please confirm if the finish to the carpark area is to be concrete or asphalt.	Refer to Drawing No. 322183-000CR700-A showing pavement finish for Type A (Asphalt) and Type B (Concrete) areas within the external carpark.
Can you please confirm if an asphalt or concrete pavement is to be used for the footpath and raised crossing.	Pedestrian crossing is not proposed to be raised. Footpath is to be Limestone Paving on concrete paving slab.
Is this carpark laid to one fall as there are only 4 pits shown to the front of the carpark. Also, what is the overall grade of the carpark?	The carpark will grade from the north to the south at approximately 1.1%.
As there are no levels indicated on the drawings can you please confirm if the carpark is cut to fill or fill only.	Levels to the undercroft carpark are provided on the Architectural Drawings.  Builder to price undercroft carpark finish to be asphalt. Pavement thickness design to be as outlined in Macquarie Geotech's 'Geotechnical Investigation Report' – Section 13.4. Dated 05.03.25. A copy of this has been attached to the end of this Tender Notice.
Based off the Geotechnical Report, can you please confirm what subgrade build up is required for the carpark pavement.	Refer to Macquarie Geotech's 'Geotechnical Investigation Report' – Section 11.2. Dated 05.03.25.
Based off the Geotechnical Report, can you please confirm what subgrade build up is required of all concrete under the building slabs and carpark slab.	Refer to Macquarie Geotech's 'Geotechnical Investigation Report' – Section 11.2. Dated 05.03.25.
Please confirm that contracted works finish at concrete swale, noting that Private Carpark, as detailed on CF200-B, is to be completed by other.	Correct, additional four (4) carpark spaces and pavement area shown are indicative only. Builder to provide cost saving if Private Driveway with four (4) carparks is not built, as noted on Architectural Drawing No. WD01. Rev A. Dated 25.02.25.



<p>Can you please confirm the size of both GPT required for catchment areas?</p>	<p>GPT's specified as per the Functional Layout Plans. Attached are two (2) documents with General Arrangement Plans for each:</p> <ul style="list-style-type: none"> <li>• GPT at the External Carpark is specified as ATLAN ECOCEPTOR ECO.240/153030.PVC. Drawing Dated 08.08.24.</li> <li>• GPT under the apartment building is specified as ATLAN ECOCEPTOR ECO.240/152222.PVC. Drawing Dated 08.08.24.</li> </ul>
<p>There appears to be no bypass on the GPT in the main building carpark area. If the water cannot flow into the main pit in the street, can you please confirm if this carpark is designed as onsite retention.</p>	<p>GPT capacity allows for 1% AEP flows through the GPT without requiring a bypass pipe.</p>
<p>CF200-B notes 'existing LV to be relocated' in laneway. Please confirm if this is part of contract works or to be done prior to works starting on site.</p>	<p>There are LV and HV services within the laneway that will conflict with drainage outfall and will need to be potholed and potentially relocated. This is to be resolved as part of contract works.</p>
<p>Please confirm invert levels for the stormwater have been checked for clashes with the existing sewer line and DW line where they cross in the laneway.</p>	<p>As per the previous response, drainage will be clear of existing sewer services but will be impacted by existing HV and LV services within the laneway.</p>
<p>Can you please provide further detail on what this element on Section A shows on drawing CF300-A.</p> 	<p>Details on Section A on CF300-A show underground drainage as located to the south end of the external carpark. Pit types will be to Albury City Council's standard design requirements.</p>



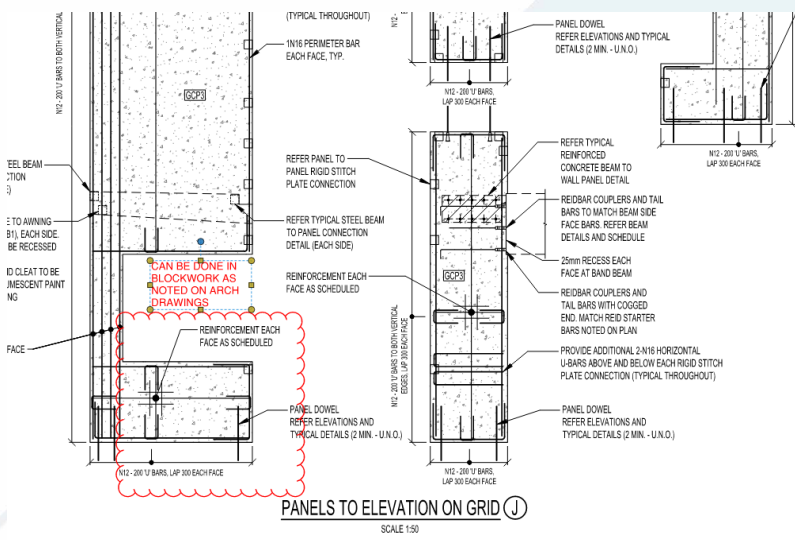
12. In relation to the Structural Engineering Drawings by Connex Group Pty Ltd, we provide the following answers:

Structural Steel (SA1) which is a seating angle used to pick up the Bondek slab on multiple levels – It is not located on a member schedule on structural drawings – If this is to make up part of the structural steel package, we will need a size of the angle and thickness – Please refer to 'Typical Bondek Slab to Panel Detail'.	Adopt 100x10EA.
M20 bolts to cast in ferrules at 600 ctrs are required – Are these to oversize holes in the angle? Is there a site welding requirement at these locations similar to the rakers?	No site welding required provided accurate placement of ferrules.
Note on S10 indicates N40 (MPa?) for the L1 slab. This is contrary to all other floors note of the same which states N32 (which I assume is a typo for L1 / S10), please confirm.	This is standard notation for specifying concrete. N40 – 40MPa normal class, etc.
S14 – Couplers shown on the top of the precast panels are difficult to achieve, is it possible to make the reo continuous or place couplers on the top of the slab & not the bottom?	This is a standard detail used in many Melbourne consultancies and has never been raised as “difficult to achieve”. However, yes if preferred, the bars can be detailed to project the required distance out of the top of the panels to either a coupler located at slab level or project above slab level into panel over.
S14 also shows a step at set-downs, but this is contrary to S43, can we assume Bondek is continuous?	Bondek soffit does not step, it is continuous through set-downs.
S43 shows propping under monolithic panels & Bondek. Is it possible to avoid this location and change?	No, the propping is required for the precast beam to be composite with the slab.



S301 – We note elevation on Grid J panel appears to be shown incorrect on the elevation but shown correct on the panel plan, please confirm?

See image below.



REFER ELEVATIONS AND TYPICAL DETAILS (2 MIN. - U.N.O.)

T1	TENDER	14/03/2025
REV.	AMENDMENTS	DATE
PRINTED:	14/03/2025 BY: LEIGH RICHARDSON	

Suite 2, Level 1160-1161, Overseas St, Wangaratta, Vic. 3677  
 Ph: (03) 5721 9873 Fax: (03) 5721 8108  
 Email: info@connexgroup.com.au  
 Web: www.connexgroup.com.au

CLIENT:	STUDIO 35 ARCHITECTURE
DRAWING TITLE:	TYPICAL PRECAST DETAILS - SHEET
PROJECT:	PROPOSED SERVICED APARTMENT COM FOR COMMERCIAL CLUB ALBURY AT 652- 660 DEAN STREET, ALBURY, NSW
ISSUE STAMP:	TENDER

DESIGN: C. SCHUTT	DRAWN: C. SCHUTT
CHECKED: C. SCHUTT	SCALE: AS INDICATED
PROJECT NO: E24160	DRAWING NO: S301



## MACQUARIE GEOTECH

or a reduced pavement lifespan must be accepted. Further advice should be sought if higher traffic volumes and in particular the use of heavy vehicles is proposed.

### 13.3 Pavements Materials

The pavement materials are assumed to have the minimum material qualities outlined in Table 18. In areas of high shear loads it would be prudent to include a polymer modified binder (A10E) has been specified for asphaltic concrete layers. The A10E binder will provide greater levels of rutting and fatigue performance.

Table 18: Pavement Material Requirements

Material	Elastic Modulus (MPa)	Poisson's Ratio
Asphaltic Concrete	3500	0.40
Basecourse (DGB20 or similar) Compliant with TfNSW Form 3051	500	0.35
Sub-base (DGS20,DGS40 or similar) Compliant with TfNSW Form 3051	350	0.35

The material supplied should confirm that proposed pavement materials meet these requirements.

### 13.4 Pavement Thickness Design

The design pavement thickness outlined in Table 19 on the following page has been determined with reference to AUSTROADS. The design is based on the design traffic loading outlined in Section 12.2 and the pavement materials outlined in Table 18.

Table 19: Pavement Material Thicknesses (Design traffic Loading of  $4 \times 10^4$  ESAs)

Material	Thickness
Asphaltic Concrete	40 mm
Base-Course	150 mm
Sub-Base	150 mm
Total (See Note 1)	340 mm

Note: 1. The thicknesses above do not incorporate the two coat seal at the top of the basecourse.