Brighton Council

Document 2 - Supporting Documents

Brighton Council Chambers Refurbishment

October 2026



Brighton going places

We acknowledge the traditional owners who once walked this country: the Mumirimina people.

The Mumirimina belonged to the Oyster Bay tribe. This was the largest tribe in Tasmania and covered 8000 square kilometres. kutalayna levee in Brighton was a significant meeting place where hundreds of generations of Aboriginal families hunted, gathered, corroboreed, camped and traded.

In the course of colonisation, dispossession of the Mumirimina was early, rapid and extensive.

We acknowledge the Tasmanian Aboriginal Community today as the continuing custodians of this land, and pay our respects to Elders past and present. Through our words and actions we strive to build a community that reflects and respects the history and hopes for all the people of Brighton.

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A. Architectural Design Drawings - Current Scheme

B. Indicative Project Program

C. Mechanical Services Concept Layout

D. Electrical Services Concept Drawings

E. Proposed Stage 2 Construction Contract (Form of Contract and Conditions)

A. Architectural Design Drawings - Current Scheme

Date: 28 October 2026

Provided by: Project Architect, Partners Hill

BRIGHTON COUNCIL CHAMBERS REFURBISHMENT

ISSUE FOR TENDER

28th October 2026

No	NAME	REV.	REVISION DESCRIPTION
A-000	Cover Sheet	4	Issue for Tender
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A-003	Survey	1	Consultant Coordination Issue
A-004	Site Plan	2	Issue for Tender
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A-022	Diagrammatics - NCC Classification and Design Occupancy	2	Issue for Tender
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A-025	Diagrammatics - Proposed Volume Scenarios	1	Consultant Coordination Issue
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A-052	Existing/Demolition Ground Floor Plan	5	Issue for Tender
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A-302	Sections	1	Issue for Tender
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A-403	Large Scale View - Lobby		
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PROJECT
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Rev.	Issue Notes	Date
1	Consultant Coordination Issue	05/06/2026
2	Issue for Coordination	28/09/2026
3	Issue for Coordination	02/10/2026
4	Issue for Tender	28/10/2026

Drawing Name
Cover Sheet

Scale	Job Number	Drawing Number	Revision
@A1	A2503	A-000	4



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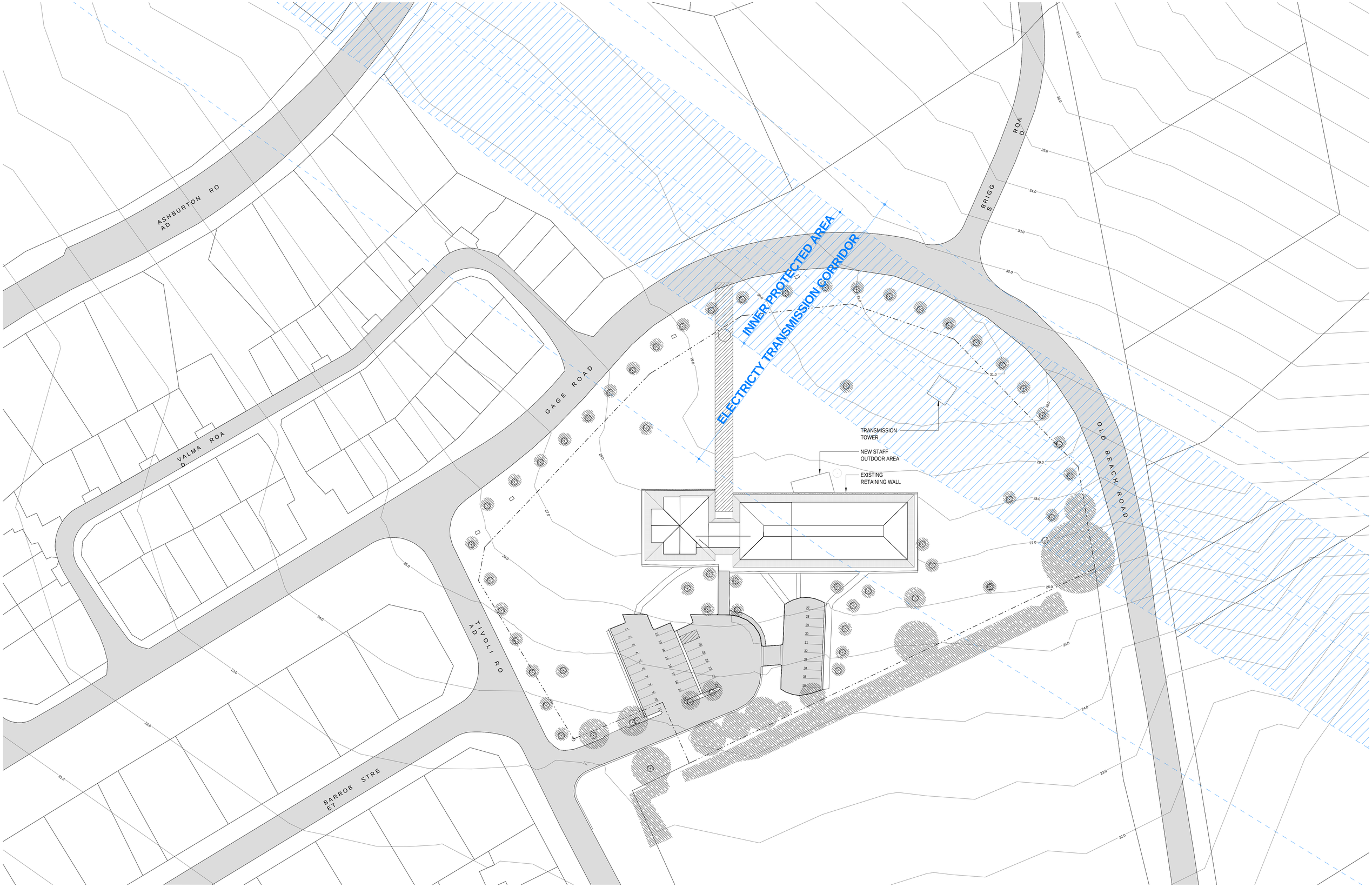
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Rev.	Issue Notes	Date
1	Consultant Coordination Issue	05/06/2026
2	Issue for Tender	28/10/2026

Drawing Name
Location Plan

Scale	Job Number	Drawing Number	Revision
1 : 2500 @A1	A2503	A-002	2



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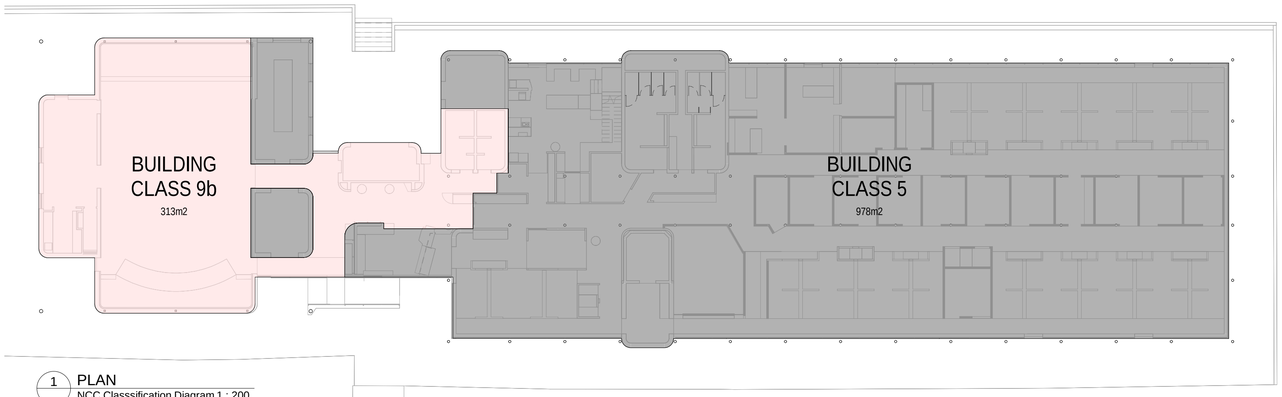
Rev.	Issue Notes	Date
1	Consultant Coordination Issue	05/06/2026
2	Issue for Tender	28/10/2026

Drawing Name
Site Plan

Scale	Job Number	Drawing Number	Revision
1 : 500 @A1	A2503	A-004	2

SUMMARY:

NCC RELEVANT TO THIS PROJECT :	NCC 2022
NCC VOLUME:	1
BUILDING CLASSIFICATION :	5 & 9a
CONSTRUCTION TYPE:	TYPE C
DESIGN OCCUPANCY:	72 IN CLASS 5 TBC IN CLASS 9b



1 PLAN
NCC Classsification Diagram 1 : 200

FIRE RESISTANCE & STABILITY

NCC TABLE C2D2 TYPE OF CONSTRUCTION REQUIRED

TYPE OF CONSTRUCTION REQUIRED:
TYPE C CONSTRUCTION

Table S5C24a Type C construction: FRL of parts of external walls

Distance from a fire-source feature	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	90/90/90	90/90/90	90/90/90
1.5 to less than 3 m	-/-/-	60/60/60	60/60/60	60/60/60
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

NCC TABLE S5C24A TYPE C CONSTRUCTION FRL OF PARTS OF EXTERNAL WALLS

FRL REQUIREMENT: -/-/-
NO FIRE SOURCE FEATURES WITHIN 3m OF BUILDING

Table S5C24a Type C construction: FRL of parts of external walls

Distance from a fire-source feature	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	90/90/90	90/90/90	90/90/90
1.5 to less than 3 m	-/-/-	60/60/60	60/60/60	60/60/60
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

TABLE S5C24B TYPE C CONSTRUCTION: FRL OF EXTERNAL COLUMNS NOT INCORPORATED INTO AN EXTERNAL WALL

FRL REQUIREMENT: -/-/-
NO FIRE SOURCE FEATURES WITHIN 3m OF BUILDING

Table S5C24b Type C construction: FRL of external columns not incorporated into an external wall

Distance from a fire-source feature	FRL (in minutes): structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/-/-	90/-/-	90/-/-	90/-/-
1.5 to less than 3 m	-/-/-	60/-/-	60/-/-	60/-/-
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

TABLE S5C24C TYPE C CONSTRUCTION: FRL OF COMMON WALLS AND FIRE WALLS

FRL REQUIREMENT: 90/90/90

Table S5C24c Type C construction: FRL of common walls and fire walls

Wall type	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing or non-loadbearing	90/90/90	90/90/90	90/90/90	90/90/90

Table S5C24d Type C construction: FRL of internal walls

FRL REQUIREMENT: -/-/-

Table S5C24d Type C construction: FRL of internal walls

Location	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Bounding public corridors, public lobbies and the like	60/60/60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units	60/60/60	-/-/-	-/-/-	-/-/-
Bounding a stair if required to be rated	60/60/60	60/60/60	60/60/60	60/60/60

Table S5C24e Type C construction: FRL of roof

FRL REQUIREMENT: -/-/-

Table S5C24e Type C construction: FRL of roof

Location	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Roofs	-/-/-	-/-/-	-/-/-	-/-/-

FIRE HAZARD PROPERTIES

Table S7C4 Wall and ceiling lining materials (material groups permitted)

Can Tasmanian Oak be used in walls and furniture?
Tasmanian Oak falls within Group 3

Table S7C4 Wall and ceiling lining materials (material groups permitted)

Class of building	Fire-isolated exits and fire control rooms	Public corridors	Specific areas	Other areas
Class 2 or 3, unsprinklered, excluding accommodation for the aged, people with disabilities and children	Walls: 1	Walls: 1, 2	Walls: 1, 2, 3	Walls: 1, 2, 3
	Ceilings: 1	Ceilings: 1, 2	Ceilings: 1, 2, 3	Ceilings: 1, 2, 3
Class 2 or 3, sprinklered, excluding accommodation for the aged, people with disabilities and children	Walls: 1	Walls: 1, 2, 3	Walls: 1, 2, 3	Walls: 1, 2, 3
	Ceilings: 1	Ceilings: 1, 2, 3	Ceilings: 1, 2, 3	Ceilings: 1, 2, 3
Class 3 or 9a, unsprinklered, accommodation for the aged, people with a disability, children and health-care buildings	Walls: 1	Walls: 1	Walls: 1, 2	Walls: 1, 2, 3
	Ceilings: 1	Ceilings: 1	Ceilings: 1, 2	Ceilings: 1, 2, 3
Class 3 or 9a, sprinklered, accommodation for the aged, people with a disability, children and health-care buildings	Walls: 1	Walls: 1, 2	Walls: 1, 2, 3	Walls: 1, 2, 3
	Ceilings: 1	Ceilings: 1, 2	Ceilings: 1, 2, 3	Ceilings: 1, 2, 3
Class 5, 6, 7, 8 or 9b schools, unsprinklered	Walls: 1	Walls: 1, 2	Walls: 1, 2, 3	Walls: 1, 2, 3
	Ceilings: 1	Ceilings: 1, 2	Ceilings: 1, 2	Ceilings: 1, 2, 3
Class 5, 6, 7, 8 or 9b schools, sprinklered	Walls: 1	Walls: 1, 2, 3	Walls: 1, 2, 3	Walls: 1, 2, 3
	Ceilings: 1	Ceilings: 1, 2, 3	Ceilings: 1, 2, 3	Ceilings: 1 ,2, 3
Class 9b other than schools, unsprinklered	Walls: 1	Walls: 1	Walls: 1, 2	Walls: 1, 2, 3
	Ceilings: 1	Ceilings: 1	Ceilings: 1, 2	Ceilings: 1, 2, 3
Class 9b other than schools, sprinklered	Walls: 1	Walls: 1, 2	Walls: 1, 2, 3	Walls: 1, 2, 3
	Ceilings: 1	Ceilings: 1, 2	Ceilings: 1, 2, 3	Ceilings: 1, 2, 3
Class 9c, sprinklered	Walls: 1	Walls: 1, 2	Walls: 1, 2, 3	Walls: 1, 2, 3
	Ceilings: 1	Ceilings: 1, 2	Ceilings: 1, 2, 3	Ceilings: 1, 2, 3

Tasmania Timber
Tasmania Oak Properties

Fire Properties	
Average Specific Extinction Area	< 350 m2/kg
Buildfire Resistance	BAL-12.5
Critical Radiance Flux - Higher	> 2.2 < 4.5 kW/m2
Critical Radiance Flux - Lower	> 2.2 < 4.5 kW/m2
Smoke Development Rate	< 750% per min
EFH Ignitibility: 6	
EFH Smoke-Develop Index: 3	
EFH Spread-of-Flame Index: 3	
Fire Properties Group Number: 3	

Average Specific Extinction Area is determined by the volume of smoke measured over the mass loss of the tested sample per test carried out in accordance with 'Cone Calorimeter Test' AS/NZS 3837. It is measured in units of m2/kg.

Buildfire Attack Level (BAL): Naturally buildfire-resisting timbers are those with inherent buildfire-resisting properties. Some species have been tested and a number are in the process of being tested. Resistance is measured by BFI., BAL-12.5 Ember attack, BAL-19: Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5 and 19 kW/m2, BAL-29: Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19 and 29 kW/m2.

Critical Radiance Flux measures the radiant (heat) energy required to sustain burning. It is used in Australia to regulate floor coverings. The requirements are set out in BCA Specification C1.10a, providing CRF values for floor coverings based on Class of building, the location within the building (general use or use in fire isolated exits) and whether or not the building is sprinkler protected or not. CRF is measured in kW/m2.

Smoke Development Rate is the speed at which smoke increases as determined by testing flooring materials in accordance with AS ISO 9239.1. The rate is expressed in terms of percent/minutes. For buildings not protected with a sprinkler system, a maximum smoke development rate of 750 percent/minute applies.

EFH Ignitibility is a measure of the tendency of a material to ignite measured on a scale of 0-19. An index of 0 indicates that the material did not ignite during the 10 minutes that the test takes. An index of 19 indicates that the material ignited in the first minute.

EFH Smoke-Developed Index is a measure of the concentration (measured by optical density) of smoke a material emits as it burns. It is based on an arbitrary scale of 0 to 21. The higher the index, the greater the hazard from smoke is likely to be.

EFH Spread-of-Flame Index is a material's propensity to burn rapidly and spread flames based on a scale of 0 to 10 where it means that the materials will not cause flames to reach the ceiling and 10 indicates that the material could be expected to cause flames to reach the ceiling of a room within 10 seconds of ignition.

Fire Properties Group Number: is rated from 1-4. -1 (Non-Combustible), 2 (Reasonably Non-Combustible), 3 (Slightly Combustible), 4 (Combustible).

Tasmania timber is sustainably grown, harvested and processed in Tasmania. We have standards in quality and environmental practice.

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DESIGN OCCUPANCY CALCULATIONS

Class 5 – Office Building

As per NCC 2022 part D2D18c, a suitable means suitable means of assessing its capacity has been undertaken as calculated through the *schedule of accommodation.*

Type of use	Method of Measurement	Design Occupancy
Office	Expected Staff Members	72 pax

Class 9 – Council Chambers

As per NCC 2022 part D2D18c, a suitable means suitable means of assessing its capacity has been undertaken as calculated through the *schedule of accommodation.*

Type of use	Method of Measurement	Design Occupancy
Office	Expected Patrons & Staff	Low end = 50 pax (45 Patrons/ 5 Staff) High end = 100 pax (90 Patrons/ 10 Staff)

SANITARY CALCULATIONS

Class 5 – Office Building

Design Occupancy:	72 pax	**Refer to Design Occupancy Calculations.*

These figures are based on the sanitary calculations NCC 2022 Part a, Table F4D4a, for a class 5 office building.

Gender	Design Occupancy	Closet Pans	Urinals	Washbasins
Male	36 pax	2	2	2
Female	36 pax	3	N/A	2
Accessible unisex sanitary compartment per level:		1		

Note: The maximum number of Pax under these calculations is 85 pax before the required number of sanitary facilities will increase.

Class 9 – Council Chambers

Design Occupancy:	90 pax	**Refer to Design Occupancy Calculations.*

These figures are based on the sanitary calculations NCC 2022 Part D, Table F4D4g, for a class 9b public hall/ function room.

Gender	Design Occupancy	Closet Pans	Urinals	Washbasins
Male	45 pax	1	1	1
Female	45 pax	2	N/A	1
Accessible unisex sanitary compartment per level:		1		

Note: The maximum number of Pax under these calculations is 100 pax before the required number of sanitary facilities will increase.

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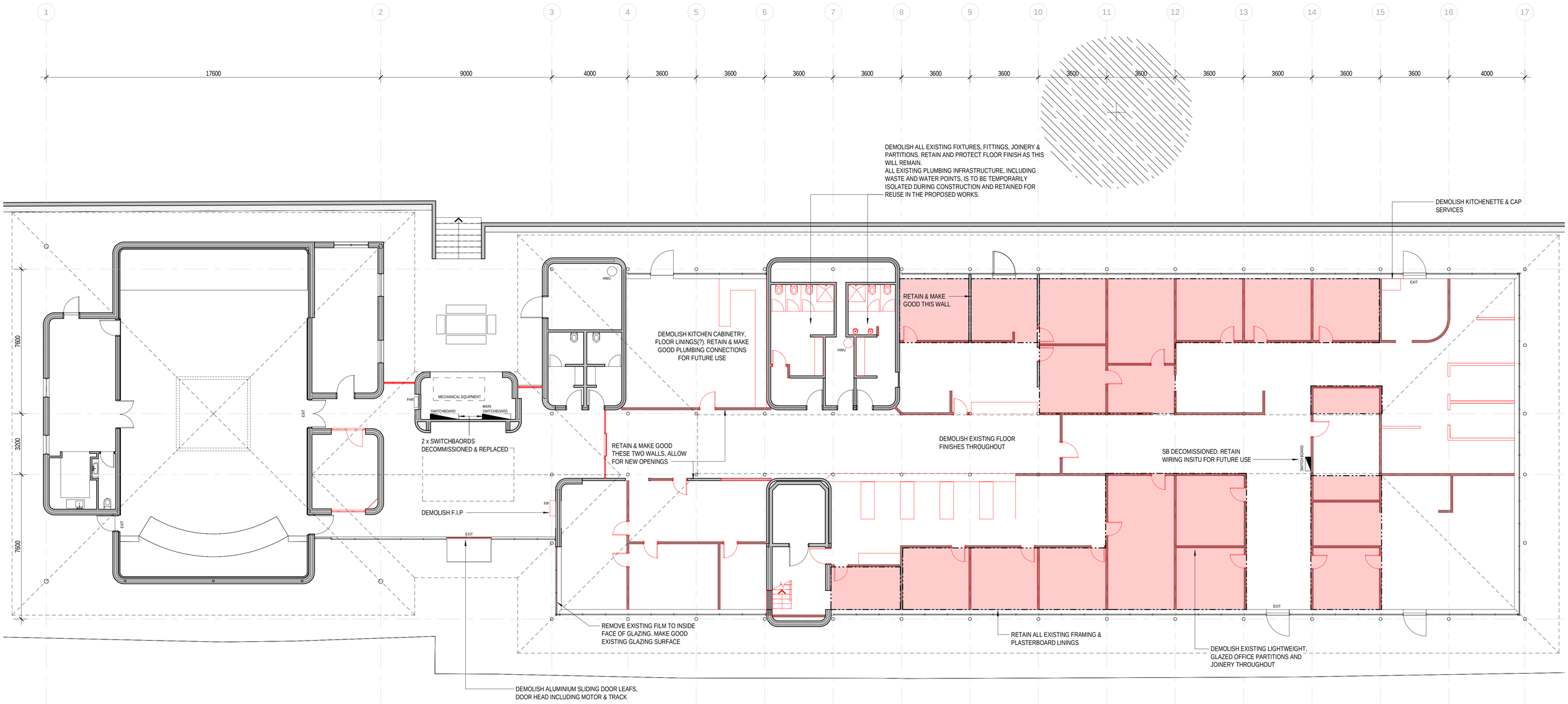
Drawing Name
Diagrammatics - NCC Classification and Design Occupancy

Scale
1 : 200 @A1

Job Number
A2503

Drawing Number
A-022

Revision
2



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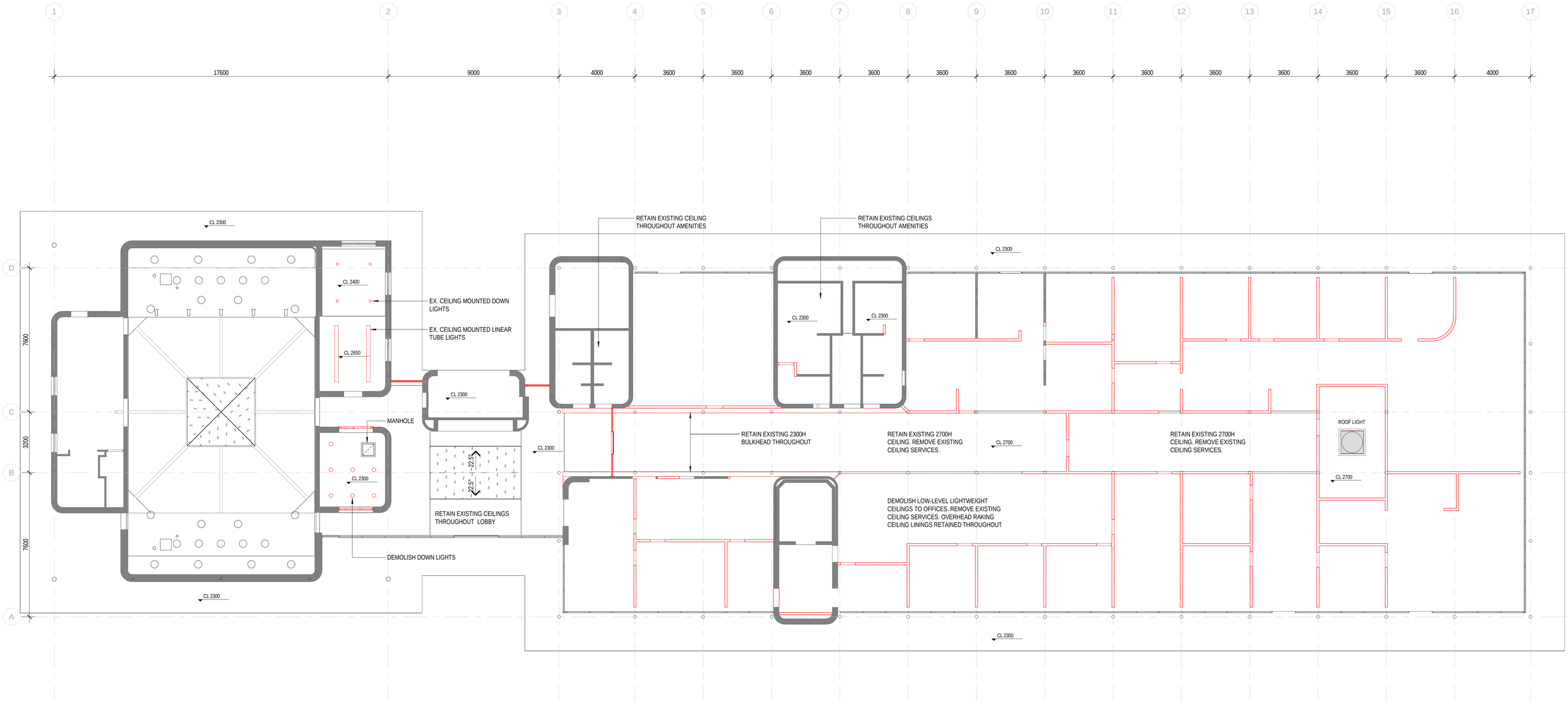
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Drawing Name
Existing/Demolition Ground Floor Plan

Scale	Job Number	Drawing Number	Revision
1 : 100 @A1	A2503	A-052	5



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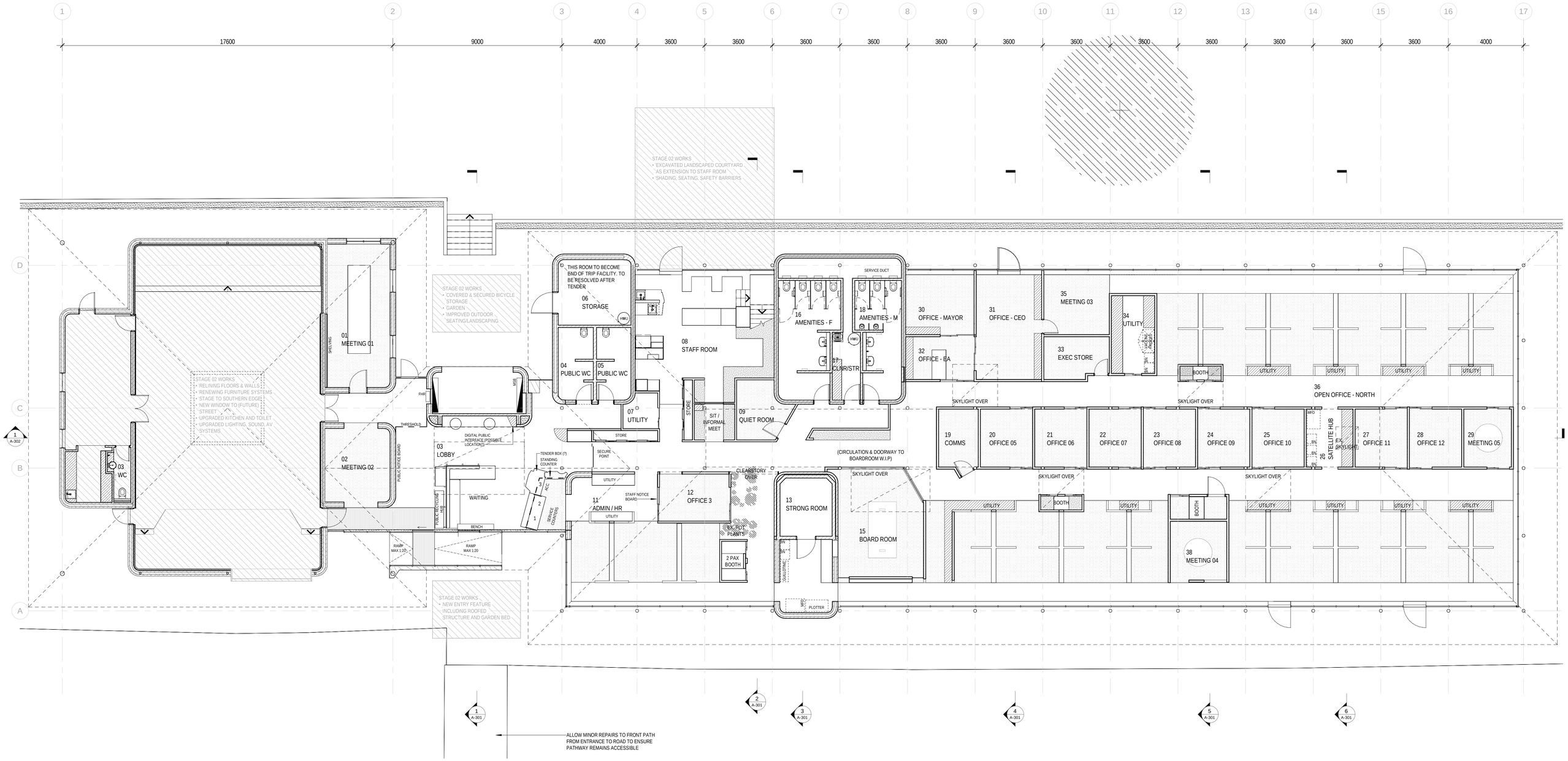
Drawing Name
Existing/Demolition Reflected Ceiling Plan

Scale
1 : 100 @A1

Job Number
A2503

Drawing Number
A-053

Revision
4



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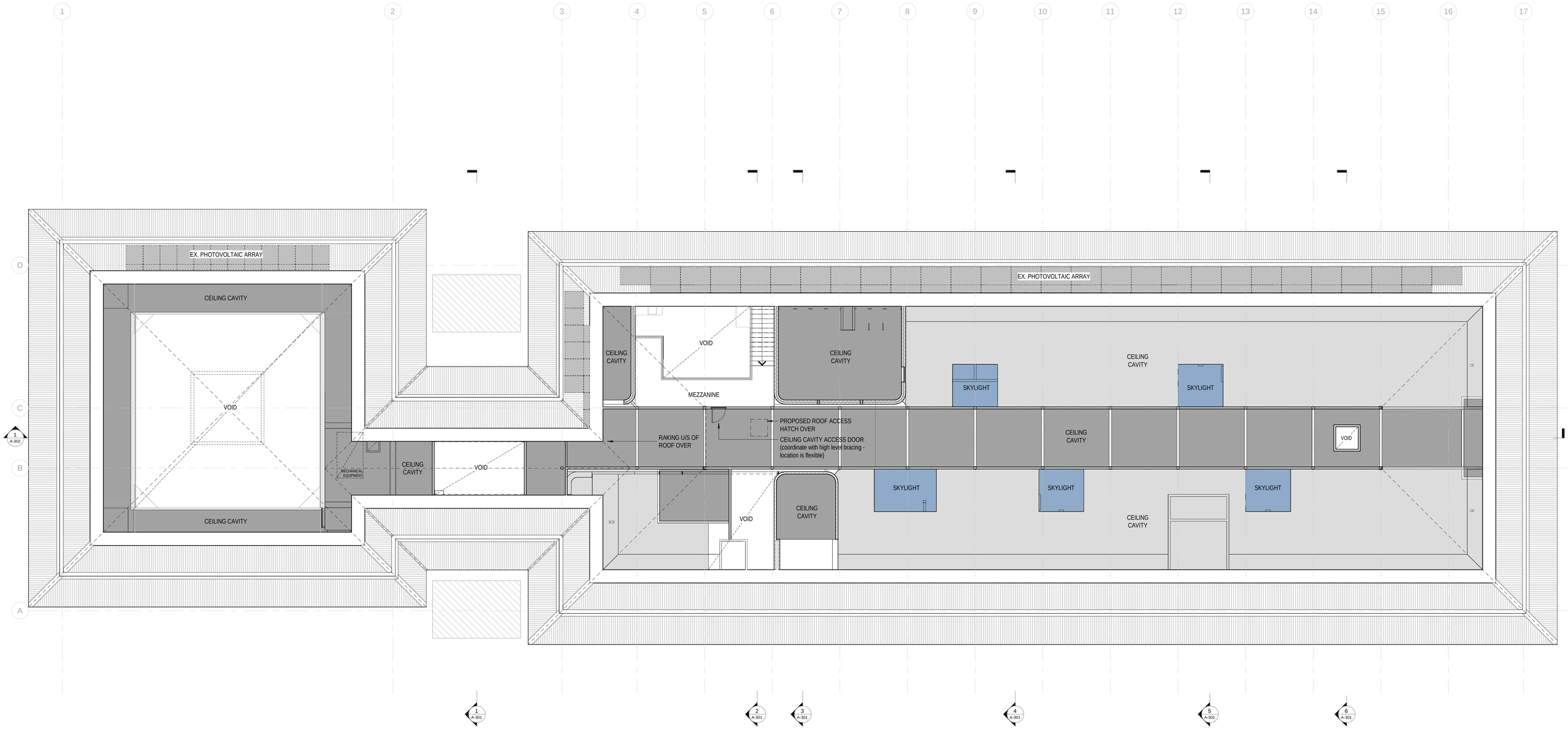
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Drawing Name
Ground Floor Plan - General Arrangement

Scale	Job Number	Drawing Number	Revision
1 : 100 @A1	A2503	A-101	5



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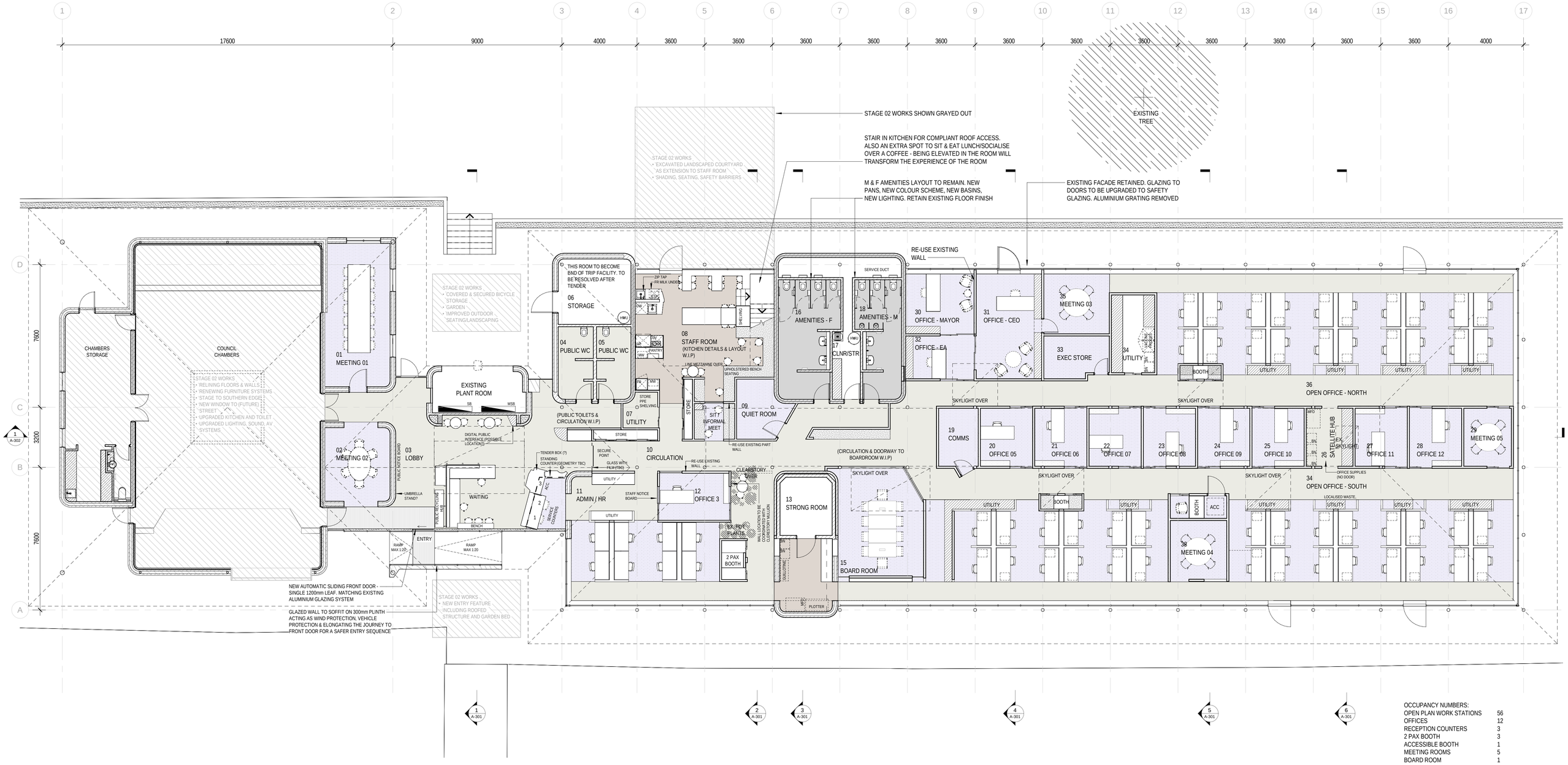
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Drawing Name
Mezzanine Floor Plan - General Arrangement

Scale	Job Number	Drawing Number	Revision
1 : 100 @A1	A2503	A-102	5



OCCUPANCY NUMBERS:

OPEN PLAN WORK STATIONS	56
OFFICES	12
RECEPTION COUNTERS	3
2 PAX BOOTH	3
ACCESSIBLE BOOTH	1
MEETING ROOMS	5
BOARD ROOM	1
TOTAL OCCUPANCY	68

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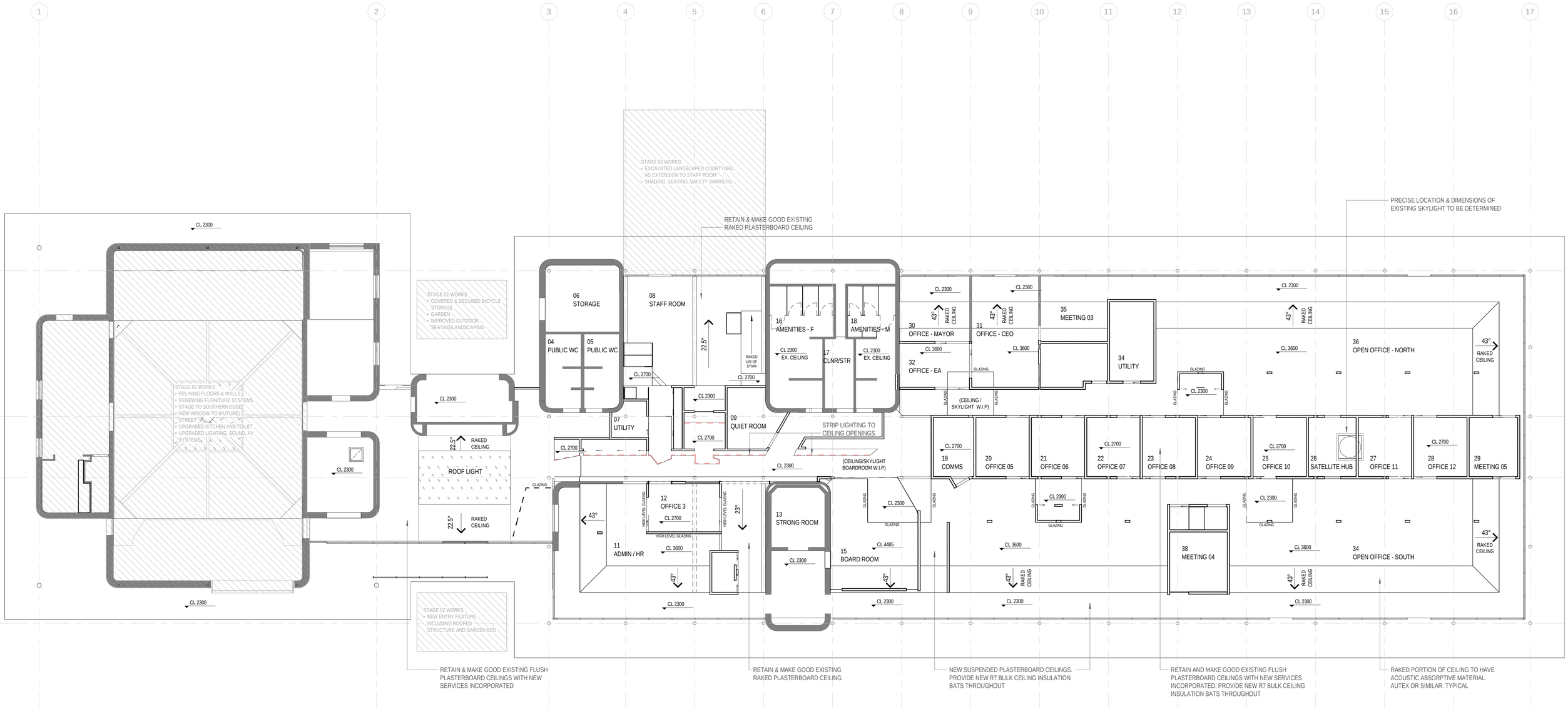
Drawing Name
Ground Floor Plan - FF&E

Scale
1 : 100 @A1

Job Number
A2503

Drawing Number
A-121

Revision
6



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ABN 49 136 084 467

Hobart
89 Macquarie Street, Hobart, TAS 7001

Melbourne
Level 1 North, 224 Swan Street, Cremorne, VIC 3121

CLIENT
Brighton Council

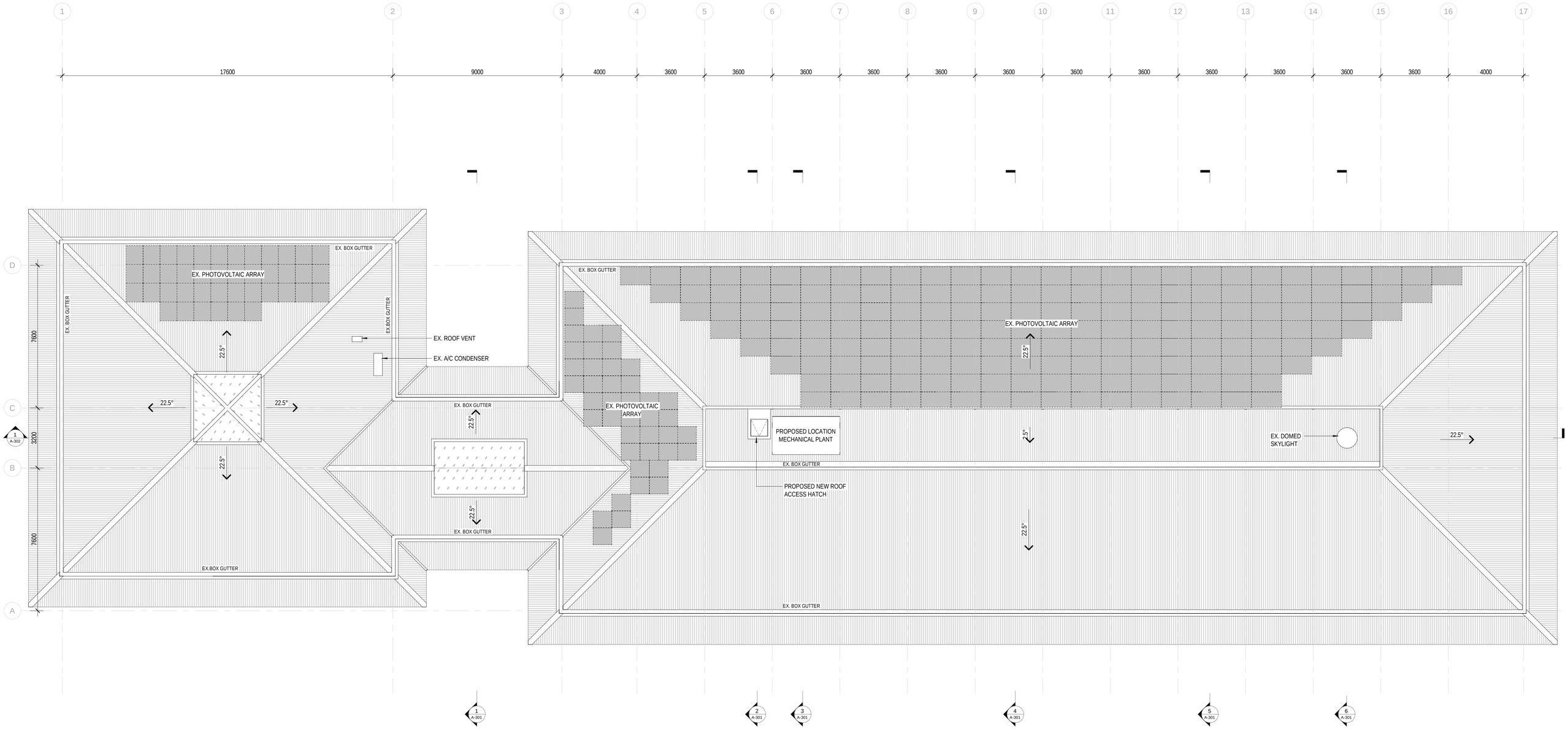
NOT FOR CONSTRUCTION

PROJECT
Brighton Council Chambers Refurbishment

Rev.	Issue Notes	Date
1	Consultant Coordination Issue	05/06/2026
2	Issue for Coordination	29/09/2026
3	Issue for Coordination	02/10/2026
4	Issue for Tender	28/10/2026

Drawing Name
Reflected Ceiling Plan

Scale	Job Number	Drawing Number	Revision
1 : 100 @A1	A2503	A-151	4



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PROJECT
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Rev.	Issue Notes	Date
1	Consultant Coordination Issue	05/06/2026
2	Issue for Coordination	28/09/2026
3	Issue for Coordination	02/10/2026
4	Issue for Tender	28/10/2026

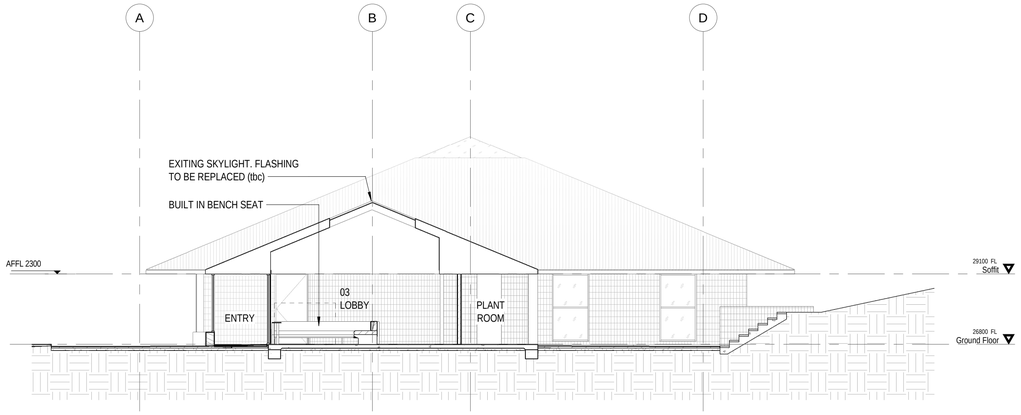
Drawing Name
Roof Plan

Scale
1 : 100 @A1

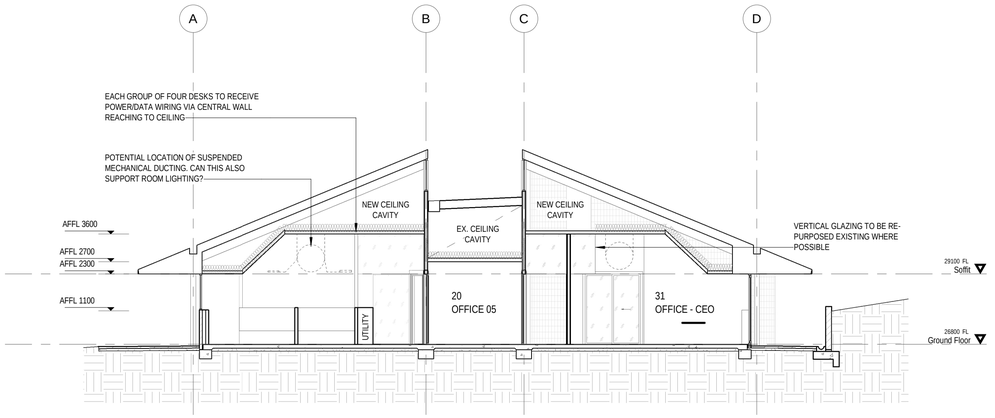
Job Number
A2503

Drawing Number
A-161

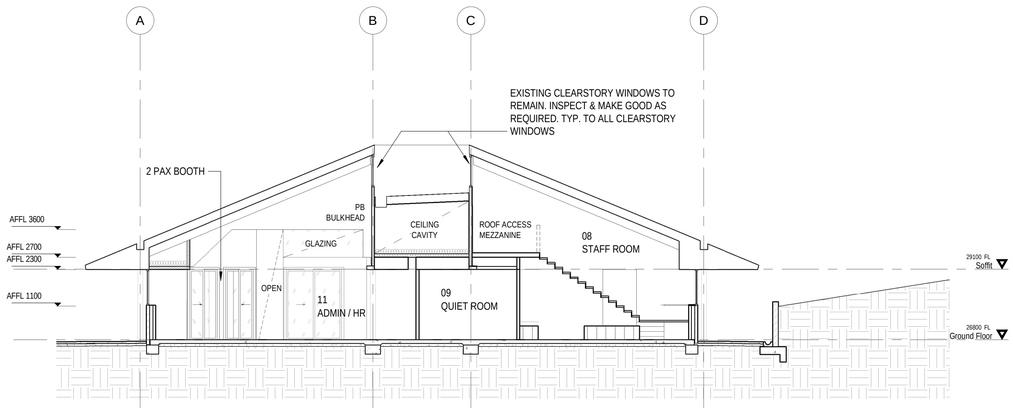
Revision
4



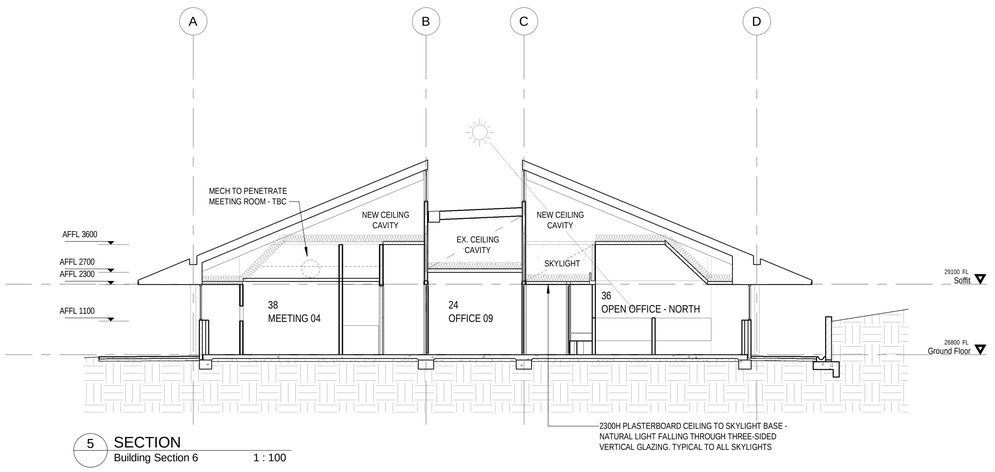
1 SECTION
A-101 1
Building Section 2 1 : 100



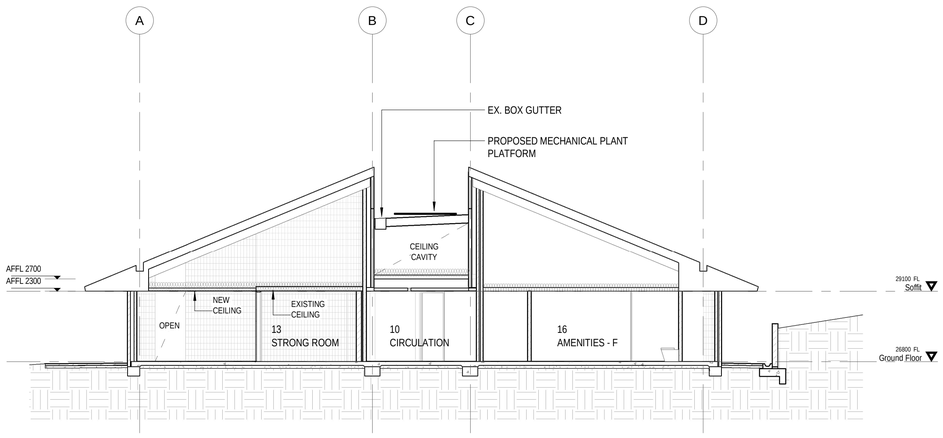
4 SECTION
Building Section 5 1 : 100



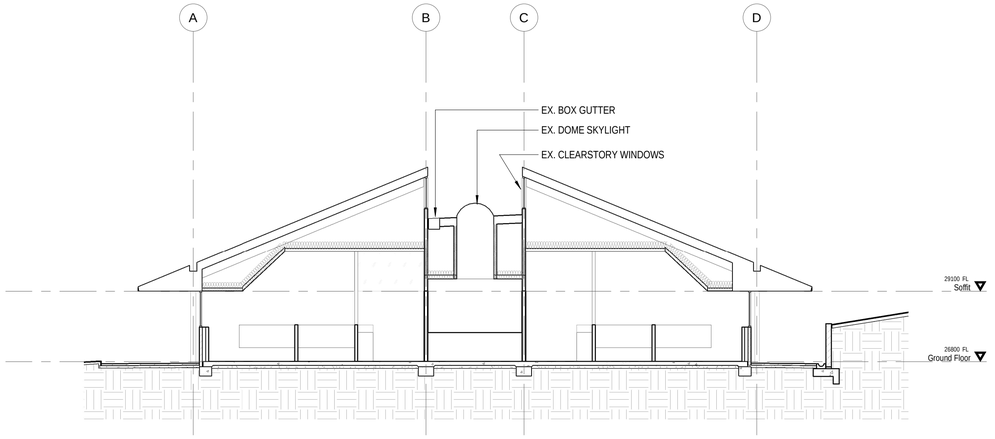
2 SECTION
Building Section 3 1 : 100



5 SECTION
Building Section 6 1 : 100



3 SECTION
Building Section 4 1 : 100



6 SECTION
Building Section 7 1 : 100

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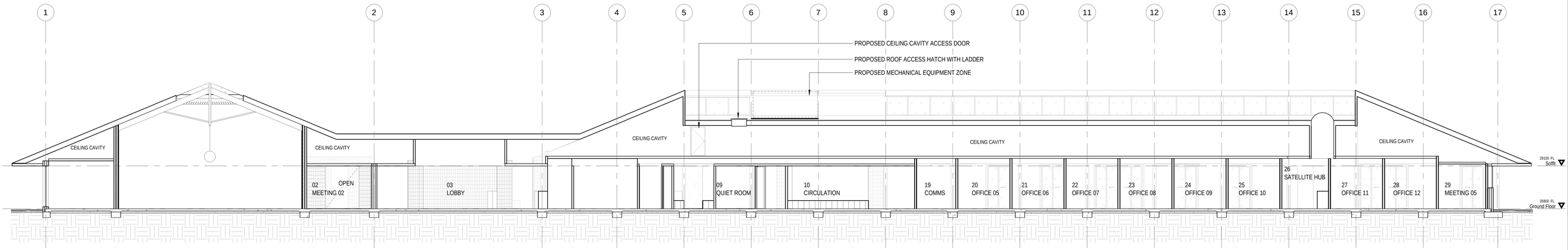
NOT FOR CONSTRUCTION

PROJECT
Brighton Council Chambers Refurbishment

Rev.	Issue Notes	Date
1	Issue for Coordination	29/09/2026
2	Issue for Coordination	02/10/2026
3	Issue for Tender	28/10/2026

Drawing Name: Sections

Scale	Job Number	Drawing Number	Revision
1 : 100 @A1	A2503	A-301	3



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PROJECT
Brighton Council Chambers Refurbishment

Rev.	Issue Notes	Date
1	Issue for Tender	28/10/2026

Drawing Name
Sections

Scale
1 : 100 @A1

Job Number
A2503

Drawing Number
A-302

Revision
1

B. Indicative Project Program

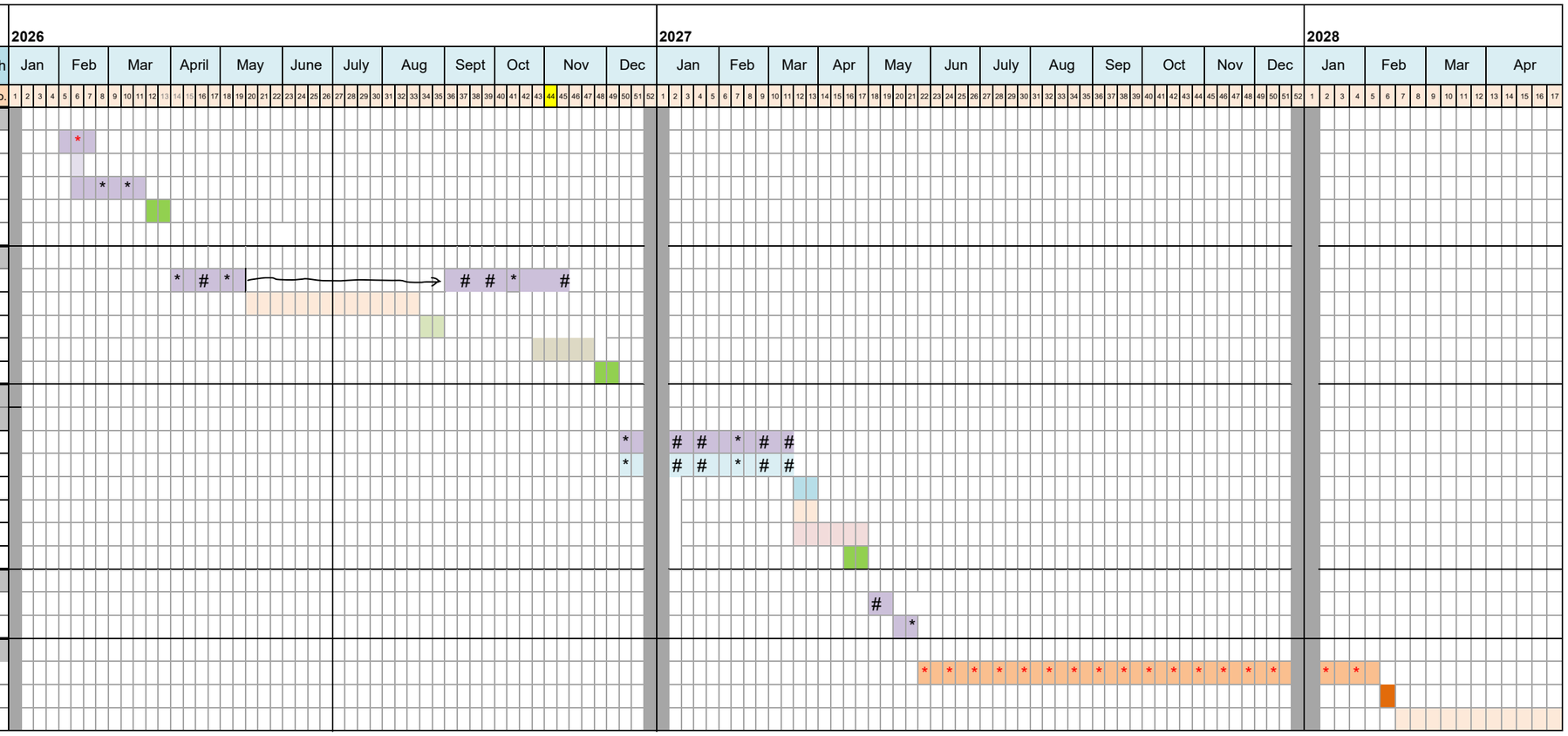
Date: 26 October 2026

Provided by: Brighton Council

Strategic Program

Rev F
Date 26-Oct-26

	Project Phase	Duration (Weeks)
A.1	**Concept Confirmation**	**12**
	Prepare Measured Drawings	2
	Receive Survey & Incorporate into measured drawings	2
	Concept Confirmation (two options)	6
	Client Approval	2
	Contractor Engagement for ECI	6
A.2	**Design Development**	**15**
	Develop Design	13
	Value Management	14
	Remobilise Consultant Team	2
	ECI Tender (inc. preparation)	6
	Client Approval, DD and awarding Stage 1 - ECI Contract	2
A.3	**Planning/Development Application**	**0**
A.4	**Construction Documentation**	**16**
	Documentation	12
	Stage 1 - Early Contractor Involvement (ECI)	12
	Final Construction Proposal (produced by ECI Contractor)	2
	Quantity Surveyor Tender Estimate	2
	CLC, building and plumbing permit assessment and award	4
	Client Approval, CD and decision to proceed to Stage 2	2
A.5	**Stage 2 - Contract Agreement**	**4**
	Prepare Contract Documents	2
	Stage 2 - Construction Contract prep. & Execution	2
A.6	**Contract Administration**	**86**
	Staged Construction (Program TBC)	34
	Practical Completion	1
	Defects Liability Period (12 months)	52



* Client in person meeting (12 off as indicated)
\# Client online meeting
* Site Visit (20 off as indicated)
/ Final Construction Proposal due

	Pre-Design Client brief; Services Agreement; plan out the project; Gather information; site inspection;	**Concept Design** Iterative testing of various concepts; meet with client regularly;	**Design Development** Develop the selected concept design; coordinate with specialist consultants; meet with other parties; review design against budget; meet regularly with Client; value management process if required	**Construction Documentation** Prepare architectural documents (specifications, schedules, drawings) to enable the construction of the project; prepare & lodge documents for statutory approvals,	**Negotiated offer** Issue relevant documents to prospective building contractor; coordinate negotiations with contractor; assist the Contractor to prepare & collate costing information; arrange for contract execution	**Construction** Administer the contract under its terms; act as the client representative; report regularly to the Client; visit the site periodically to observe general conformance; instruct Contractor regarding design quality control; review shop drawings; assess and determine variations; assess/determine Practical Completion.

C. Mechanical Services Concept Layout

Date: 15 October 2026

Provided by: HIP V. HYPE



3x MITSUBISHI ELECTRIC
PURY-P250 28kW VERTICAL
DISCHARGE CONDENSERS
1,858x920x740

WILL PROTRUDE ABOVE
ROOF LINE. CONSIDER
SCREENING



1x MITSUBISHI ELECTRIC
MUZ-AP25VGD 2.5kW
HORIZONTAL DISCHARGE
CONDENSER
IN ROOF VALLEY

PURPOSE OF ISSUE

THIS SKETCH HAS BEEN PREPARED TO A BASIC LEVEL OF DETAIL TO COMUNICATE DESIGN INTENT, AND TO FACILITATE A REVISED COST ESTIMATE.

EQUIPMENT PHYSICAL DIMENSIONS HAVE NOT BEEN NOTED AT THIS TIME. FOR ANY REGIONS OF SPATIAL COORDINATION CONCERN.

FOLLOWING THE NEXT ARCHITECTURAL REVISION WE CAN CONFIRM DIMENSIONS OF KEY ITEMS (DUCTWORK ETC.) FOR SPATIAL COORDINATION.

APPROXIMATE ROOFTOP PLANT LOCATION

ALLOWANCE FOR DOMESTIC STYLE RANGEHOOD. DUCT ROUTE TO ROOF TBC

20L/s OA DIRECT TO SPACE FROM HRV

DRAW THROUGH VENTILATION WITH WALL SPEED CONTROLLER FOR THERMAL COMFORT

2 x MITSUBISHI ELECTRIC PEFY-P50VMX 5.6kW DUCTED WITH LINEAR BAR GRILLES 230L/s OA

110L/s EXHAUST

200L/s EXHAUST

190L/s EXHAUST

ARMCOR XCM625 630L/s HRV

MITSUBISHI ELECTRIC PEFY-P25VMA 2.8kW 20L/s OUTSIDE AIR

MITSUBISHI ELECTRIC MSZ-AP25VG 2.5kW HIGHWALL SPLIT COOLING ONLY

FLAT CEILINGS (TO PROVIDE CEILING VOID) REQUIRED IN THESE ZONES

MITSUBISHI ELECTRIC PEFY-P25VMA 2.8kW 20L/s OUTSIDE AIR

110L/s OA DIRECT TO SPACE FROM HRV

DRAW THROUGH VENTILATION WITH WALL SPEED CONTROLLER FOR THERMAL COMFORT

110L/s OA DIRECT TO SPACE FROM HRV

DRAW THROUGH VENTILATION WITH WALL SPEED CONTROLLER FOR THERMAL COMFORT.
OR SPLIT DUCTED AC OPTIONAL

ROOM PURPOSE TBC
RE: REQUIRED VENTILATION

2x 75L/s EXHAUST

ARMCOR XCM225 150L/s HRV

ARCHITECTURAL ARRANGEMENT NO LONGER REQUIRES RECONFIGURATION OF SWITCHBOARD.

MITSUBISHI ELECTRIC PEFY-P140VMA 16kW DUCTED AC 450ø FABRIC DUCT RETURN GRILLE AT HIGH LEVEL ON WALL

HALF CHEVRON LOUVRED RETURN / SPILL AIR GRILLES AT HIGH LEVEL. DETAIL TBC DURING DETAILED DESIGN. TYP ALL.

VENTILATION VIA ARMCOR XCM225 150L/s HRV (UNLESS ROOM # PEOPLE IS CONFIRMED LESS)

DRAW THROUGH VENTILATION WITH WALL SPEED CONTROLLER FOR THERMAL COMFORT, OR SPLIT DUCTED AC OPTIONAL

MITSUBISHI ELECTRIC PEFY-P80VMA 9kW DUCTED AC 70L/s OA

MITSUBISHI ELECTRIC PEFY-P20VMA 2.2kW 20L/s OUTSIDE AIR

ARMCOR XCM325 280L/s HRV

HEAT RECOVERY VENTILATOR DUCT PATHWAYS TO/FROM ROOF TBC DURING DETAILED DESIGN

MITSUBISHI ELECTRIC PEFY-P100VMA 11.2kW DUCTED AC

MITSUBISHI ELECTRIC PEFY-P100VMA 11.2kW DUCTED AC C/W ZONE CONTROL.

ARMCOR XCM625 630L/s HRV

MITSUBISHI ELECTRIC PEFY-P250VMHS-E 28kW DUCTED AC 450ø FABRIC DUCT RETURN GRILLE AT HIGH LEVEL ON WALL

INDIVIDUAL GRILLES CAN VARY THEIR AIRFLOW TO ACHIEVE SMALL DEVIATION FROM NOMINAL SET POINT. THIS PROVIDES SOME CONTROL BETWEEN ROOMS

OCCUPANCY NUMBERS:	
OPEN PLAN WORK STATIONS	56
OFFICES	12
RECEPTION COUNTERS	3
1 PAX BOOTHS	8
2 PAX BOOTHS	1
MEETING ROOMS	4
CONFERENCE/TRAINING/BOARD ROOM	1
TOTAL OCCUPANCY	68

Prepared by HIP V. HYPE

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wedeservebetter@hipvhype.com

Client Name: BRIGHTON COUNCIL
Project Name: COUNCIL OFFICES REDEVELOPMENT

Project Address: 1 TIVOLI RD OLD BEACH TAS 7030

Drawing Title: MECHANICAL SERVICES CONCEPT LAYOUT

Date: 15.10.2026
Status: PRELIMINARY
Scale: 1:100 @A1, 1:200 @A3

Prepared By: SAM LOHREY

Reviewed By: JULIAN COOK

North

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Project No. 274.001-4

Drawing No. SK-M01

Revision P04

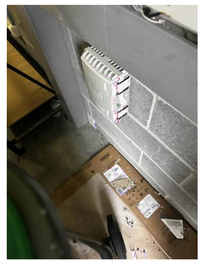
D. Electrical Services Concept Drawings

Date: 9 October 2026

Provided by: HIP V. HYPE





EXISTING NBN PCD, NTD AND
NBN ASSOCIATED EQUIPMENT TO BE RELOCATED TO THE NEW COMMS ROOM LOCATION. ALLOW FOR ALL REQUIRED CABLING, TERMINATIONS AND PROVIDER COORDINATION AS REQUIRED.



EXISTING SUB-BOARD SCOPE:
DISTRIBUTION BOARD TO BE DEMOLISHED AND REPLACED WITH NEW DISTRIBUTION BOARD IN NEW LOCATION.

DEMOLISH MECHANICAL EQUIPMENT MACHINERY ONLY. RETAIN ALL DUCTING FOR FUTURE CONNECTION OF NEW EQUIPMENT. DO NOT DEMOLISH.

EXISTING MSB, MSSB, SOLAR EQUIPMENT & DB SCOPE:
EXISTING MSB, MSSB, SOLAR EQUIPMENT, DISTRIBUTION BOARDS AND ASSOCIATED EQUIPMENT TO BE DEMOLISHED AND REPLACED WITH NEW.

ALLOW TO CONSOLIDATE MISCELLANEOUS EXISTING SMALL SWITCHBOARDS AND DISTRIBUTION EQUIPMENT INTO THE NEW MSB, COMPLETE WITH NEW DISTRIBUTION CHASSIS AND ASSOCIATED RETICULATION AS REQUIRED.

DEMOLISH ALL EXISTING FIXTURES, FITTINGS, JOINERY & PARTITIONS

...G INFRASTRUCTURE, INCLUDING ...NTS, IS TO BE TEMPORARILY ...STRUCTION AND RETAINED FOR ...ED WORKS.

...S FIXTURES, FITTINGS, ... (TBC)

DEMOLISH KITCHENETTE & CAP SERVICES

NO WORKS TO THIS ZONE

MECHANICAL EQUIPMENT

MSSB-1

MSB-1

2 x SWITCHBOARDS DECOMMISSIONED & REPLACED

DEMOLISH KITCHEN CABINETRY, FLOOR LININGS(?). RETAIN & MAKE GOOD PLUMBING CONNECTIONS FOR FUTURE USE

RETAIN & MAKE GOOD THIS WALL

RETAIN & MAKE GOOD THIS WALL. ALLOW FOR NEW OPENINGS

DEMOLISH EXISTING FLOOR FINISHES THROUGHOUT

SB DECOMMISSIONED. RETAIN WIRING INSITU FOR FUTURE USE

DB-1

2300

DEMOLISH F.I.P

FIP

REMOVE EXISTING FILM TO INSIDE FACE OF GLAZING. MAKE GOOD EXISTING GLAZING SURFACE

RETAIN ALL EXISTING FRAMING & PLASTERBOARD LININGS

DEMOLISH EXISTING LIGHTWEIGHT, GLAZED OFFICE PARTITIONS AND JOINERY THROUGHOUT

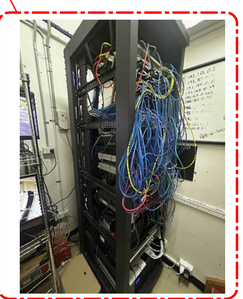
DEMOLISH ALUMINIUM SLIDING DOOR LEAFS, DOOR HEAB INCLUDING MOTOR & TRACK (TBC)

EXISTING SUBMAINS
TO BE ASSESSED FOR SUITABILITY WITH THE NEW BUILDING LOADS. AT THIS STAGE, IT IS ASSUMED THE EXISTING SUBMAINS ARE SUITABLE TO BE RETAINED AND NO NEW AUTHORITY SUPPLY WORKS ARE ANTICIPATED.



EXISTING FIRE INDICATOR PANEL SCOPE
FIRE DETECTION EQUIPMENT TO BE RELOCATED TO NEW LOCATION AS INDICATED.

WHERE EXISTING EQUIPMENT IS NOT SUITABLE FOR REUSE, ALLOW TO REPLACE WITH NEW COMPLIANT EQUIPMENT, INCLUDING ALL REQUIRED CABLING, PROGRAMMING, FIRE BRIGADE COORDINATION, TESTING, COMMISSIONING AND CERTIFICATION.

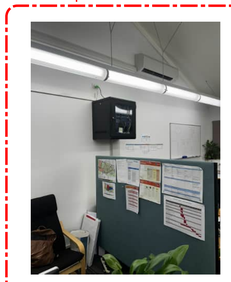


EXISTING COMMS RACK SCOPE:
TO BE RELOCATED TO NEW COMMS ROOM LOCATION AND REUSED WHERE SUITABLE.

ALLOW TO UPGRADE OR REPLACE EXISTING DATA CABLING WHERE REQUIRED TO SUIT THE NEW COMMS ROOM LOCATION, INCLUDING ALL REQUIRED PATCHING, TERMINATIONS, TESTING AND LABELLING.

ALLOW TO UPDATE COMMS RACK WITH ANY NEW ACTIVE EQUIPMENT, PATCH PANELS, CABLE MANAGEMENT AND ASSOCIATED ACCESSORIES AS REQUIRED.

EXISTING COMMS RACK SCOPE:
EXISTING SUB COMMS RACK TO BE DEMOLISHED. ASSOCIATED SERVICES TO BE RELOCATED AND INCORPORATED INTO THE CENTRAL COMMS RACK, INCLUDING CABLING, PATCHING, TESTING AND LABELLING AS REQUIRED.



Prepared by HIP V. HYPE

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wedeservebetter@hipvhype.com

Client Name:
PARTNERS HILL
Project Name:
BRIGHTON COUNCIL CHAMBERS REFURBISHMENT

Project Address:
1 Tivoli Rd, Old Beach TAS 7030

Drawing Title:
EXISTING CONDITIONS / DEMOLITION PLAN

Date: 09.10.2026
Status: Concept
Scale: 1:100 @A1
1:200 @A3

Prepared By: Tim King

Reviewed By: Julian Cook

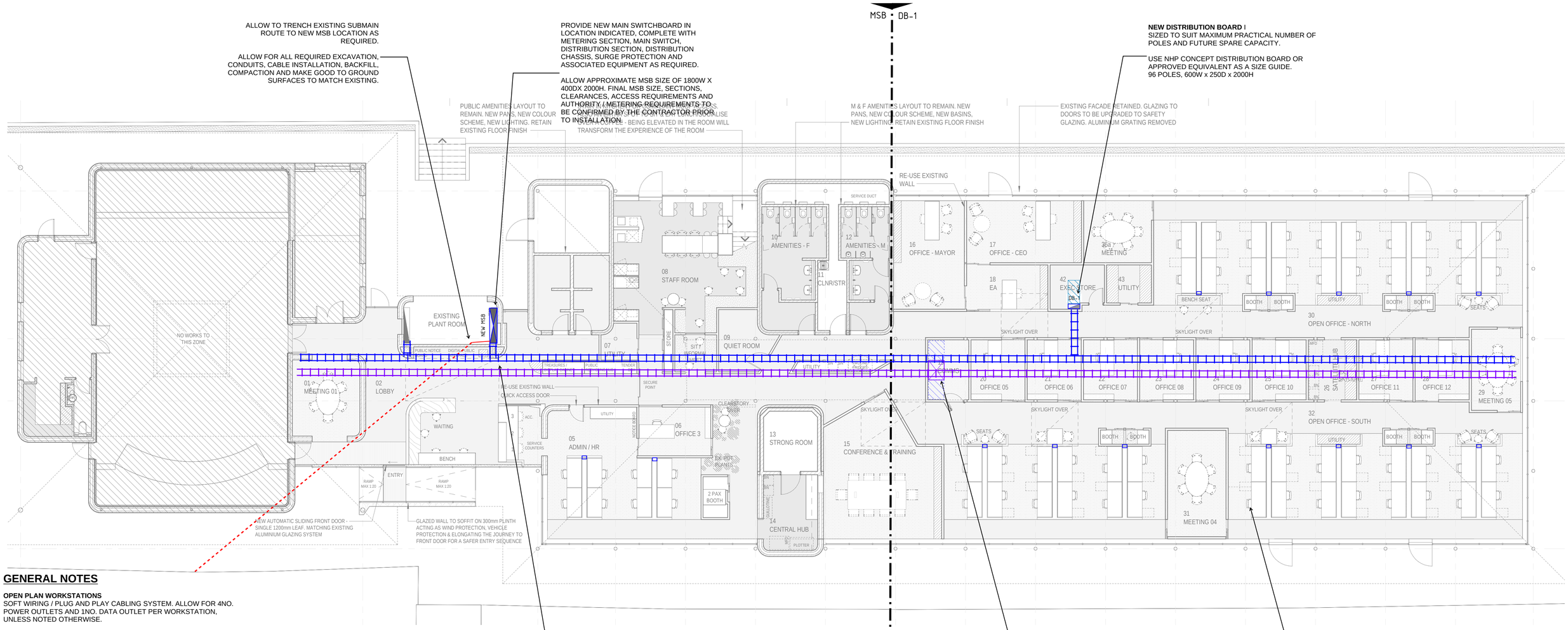
North

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Project No. 274.001-4

Drawing No. SK-E01

Revision P02



GENERAL NOTES

OPEN PLAN WORKSTATIONS
SOFT WIRING / PLUG AND PLAY CABLING SYSTEM. ALLOW FOR 4NO. POWER OUTLETS AND 1NO. DATA OUTLET PER WORKSTATION, UNLESS NOTED OTHERWISE.

SOFT WIRING SYSTEM TO BE FED FROM 20A STARTER SOCKETS AS REQUIRED. TBC BY ICT

OFFICE WORK STATION
2x DOUBLE GPOS AND DOUBLE DATA MOUN TED ON WALL ADJACENT DESK
TBC BY ICT

MEETING/PODS
FINAL AV SCOPE AND EQUIPMENT REQUIREMENTS TO BE CONFIRMED WITH CLIENT / COUNCIL ICT DEPARTMENT.

BOOTHS AND SMALL MEETING PODS TO BE PROVIDED WITH LOW-TECH AV PROVISIONS, INCLUDING POWER, DATA AND BASIC DISPLAY.

BOARDROOM AND LARGER MEETING ROOMS TO HAVE FULL AV AND VIDEO CONFERENCING CAPABILITY, INCLUDING DISPLAY, CAMERA, SPEAKERS, MICROPHONES, CONTROL INTERFACE, POWER, DATA. ALL TBC

SECRUITY
EXISTING CCTV SYSTEM TO BE REVIEWED FOR SUITABILITY FOR REUSE. FINAL CCTV CAMERA LOCATIONS, COVERAGE, RECORDING AND NETWORK REQUIREMENTS TO BE CONFIRMED WITH COUNCIL.

ASSUMED FOB / SWIPE CARD ACCESS CONTROL TO NOMINATED DOORS.

Prepared by HIP V. HYPE

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Client Name: PARTNERS HILL
Project Name: BRIGHTON COUNCIL CHAMBERS REFURBISHMENT

Project Address: 1 Tivoli Rd, Old Beach TAS 7030

Drawing Title: EXISTING PROPOSED POWER & DATA LAYOUT

Date: 09.10.2026
Status: Concept
Scale: 1:100 @A1
1:200 @A3

Prepared By: Tim King

Reviewed By: Julian Cook

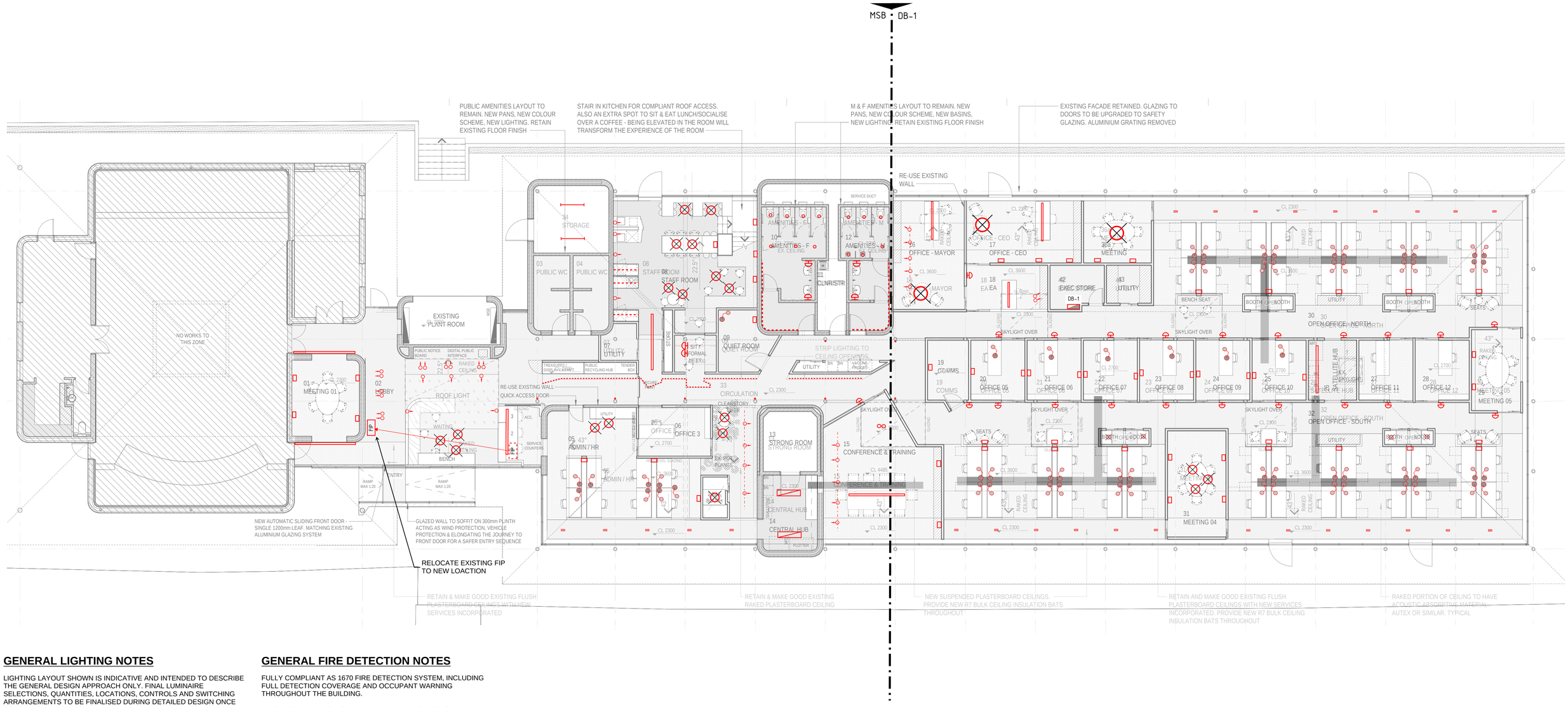
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Project No. 274.001-4

Drawing No. SK-E02

Revision P02



GENERAL LIGHTING NOTES

LIGHTING LAYOUT SHOWN IS INDICATIVE AND INTENDED TO DESCRIBE THE GENERAL DESIGN APPROACH ONLY. FINAL LUMINAIRE SELECTIONS, QUANTITIES, LOCATIONS, CONTROLS AND SWITCHING ARRANGEMENTS TO BE FINALISED DURING DETAILED DESIGN ONCE CONCEPTS ARE APPROVED.

WHERE LIGHTING IS NOT SHOWN IN DETAIL, THE DESIGN INTENT IS TO ADOPT A BUDGET CONTINUOUS / GENERAL LIGHTING APPROACH TO OFFSET COSTS IN OPEN PLAN AREAS.

LIGHTING TO KEY AREAS IS SHOWN IN GREATER DETAIL ON THE FOLLOWING DRAWING SHEETS.

LIGHTING GENERALLY TO BE CONTROLLED VIA MOTION SENSORS / OCCUPANCY SENSORS, UNLESS NOTED OTHERWISE.

MEETING ROOMS TO BE LOCALLY WALL SWITCHED WITH DIMMING CONTROL.

THE GENERAL APPROACH TO WORKING AREAS IS LOCALISED TASK LIGHTING, SUPPLEMENTED WITH INDIRECT LIGHTING TO PROVIDE GENERAL AMBIENT ILLUMINATION.

GENERAL FIRE DETECTION NOTES

FULLY COMPLIANT AS 1670 FIRE DETECTION SYSTEM, INCLUDING FULL DETECTION COVERAGE AND OCCUPANT WARNING THROUGHOUT THE BUILDING.

EXISTING FIRE INDICATOR PANEL, EXTERNAL STROBES AND ASSOCIATED WARNING DEVICES TO BE RETAINED AND REUSED WHERE SUITABLE. FIRE SERVICES CONTRACTOR / MAINTENANCE TESTING CONTRACTOR TO CONFIRM CONDITION, CAPACITY, COMPLIANCE, PERFORMANCE AND SUITABILITY FOR REUSE.

ALLOW FOR CONCEALED SPACE DETECTION WHERE REQUIRED. PROVIDE FAMCO DROPPERS OR APPROVED EQUIVALENT FOR HARD TO ACCESS DETECTOR LOCATIONS.

Prepared by HIP V. HYPE

T. (03) 8060 1252
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Client Name: PARTNERS HILL
Project Name: BRIGHTON COUNCIL CHAMBERS REFURBISHMENT

Project Address: 1 Tivoli Rd, Old Beach TAS 7030

Drawing Title: PROPOSED LIGHTING & FIRE DETECTION LAYOUT

Date: 09.10.2026
Status: Concept
Scale: 1:100 @A1
1:200 @A3

Prepared By: Tim King

Reviewed By: Julian Cook

North

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Project No. 274.001-4

Drawing No. SK-E03

Revision P02



RECESSED DARKLIGHT DOWNLIGHTS AROUND THE PERIMETER. THEY'RE VERY LOW GLARE, AND THE LIGHT SOURCE ALMOST DISAPPEARS INTO THE CEILING, SO YOU SEE THE LIGHT WITHOUT SEEING THE FITTING.



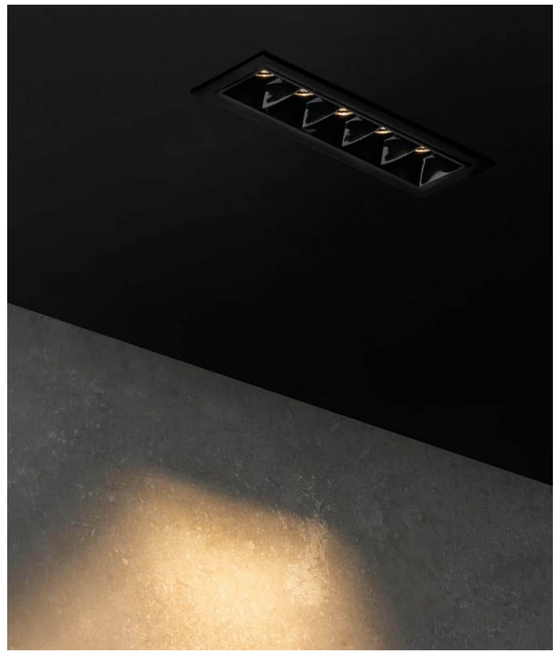


WALL-MOUNTED INDIRECT UPLIGHT PROVIDING SOFT AMBIENT LIGHT AND CEILING WASH. DUE TO HIGH CEILINGS, REFLECTED LIGHT TO WORK PLANE IS LIMITED; TASK ILLUMINANCE COMPLIANCE PROVIDED BY DESK LAMPS.



ARTEMIDE TOLOMEO DESK LAMP TO EACH WORKSTATION, PROVIDING DIRECT TASK LIGHTING. TASK ILLUMINANCE ACHIEVES AS/NZS 1680 COMPLIANCE; SUPPLEMENTARY AMBIENT LIGHTING REQUIRED FOR VISUAL COMFORT AND SURROUND BRIGHTNESS.





H H
H V H

Prepared by HIP V. HYPE

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Client Name:
PARTNERS HILL
Project Name:
BRIGHTON COUNCIL CHAMBERS REFURBISHMENT

Project Address:
1 Tivoli Rd, Old Beach TAS 7030

Drawing Title:
LIGHTING CONCEPT
DETAIL PLAN 1

Date: 09.10.2026
Status: Concept
Scale: 1:100 @A1
1:200 @A3

Prepared By: Tim King

Reviewed By: Julian Cook

North

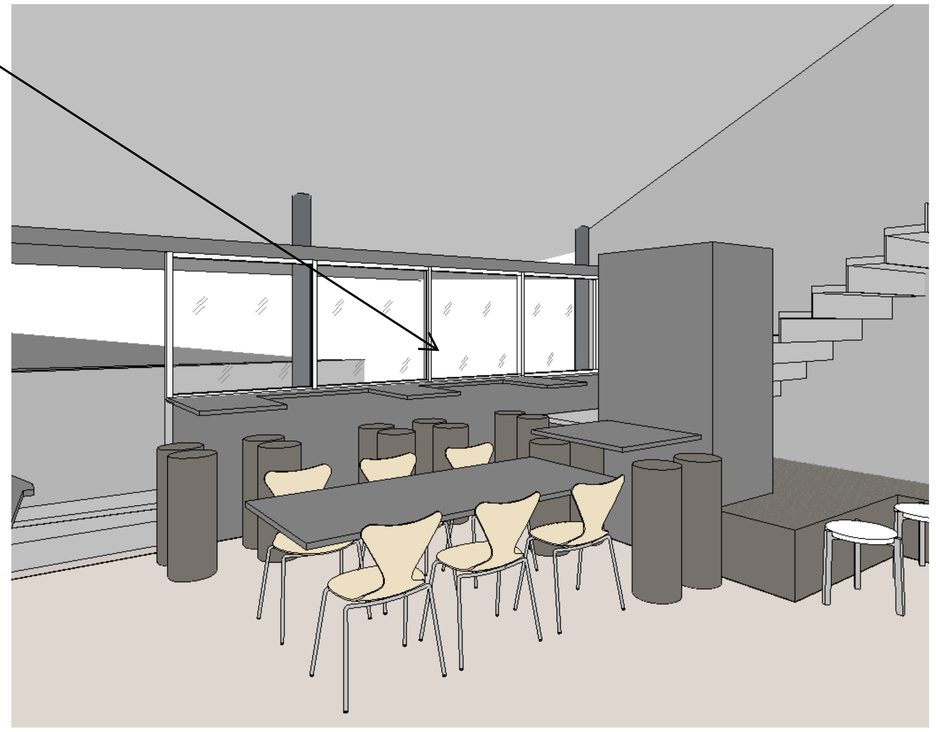
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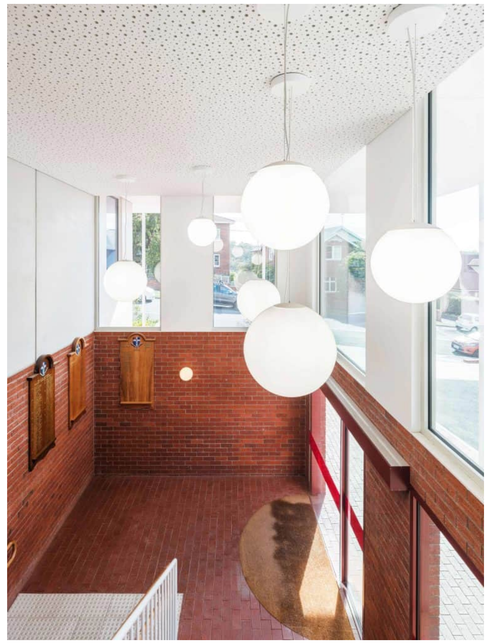
Project No. 274.001-4

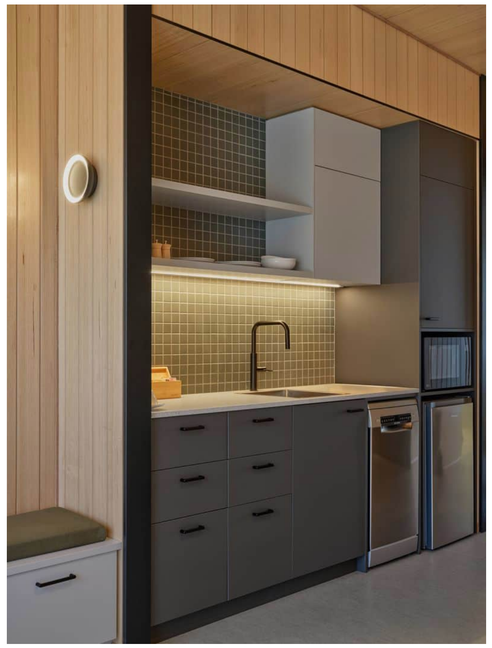
Drawing No. SK-E04

Revision P02











H H
V
H H

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Client Name:
PARTNERS HILL
Project Name:
BRIGHTON COUNCIL CHAMBERS REFURBISHMENT

Project Address:
1 Tivoli Rd, Old Beach TAS 7030

Drawing Title:
LIGHTING CONCEPT DETAIL PLAN 2

Date: 09.10.2026
Status: Concept
Scale: 1:100 @A1
1:200 @A3

Prepared By: Tim King

Reviewed By: Julian Cook

North

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Project No.
274.001-4

Drawing No.
SK-E05

Revision
P02



LIGHT BOX INTERNALLY ILLUMINATED TO CREATE A GLOWING LANTERN FEATURE. FINAL ARRANGEMENT TO BE CONFIRMED.



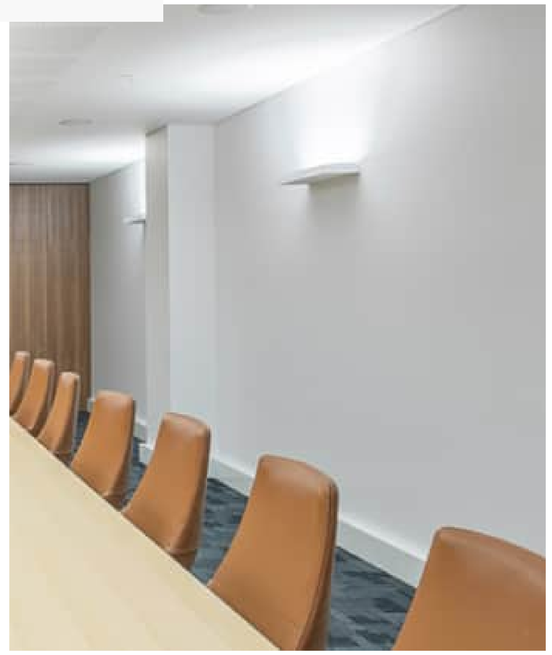
SURFACE CAN PINHOLE DOWNLIGHTS TO DROPPED CEILING BULKHEAD, PROVIDING FEATURE LIGHTING TO TABLE BELOW

WALL-MOUNTED GLOBE LIGHT ADJACENT TO EACH DOOR, PROVIDING GENERAL ILLUMINATION ALONG THE CORRIDOR.

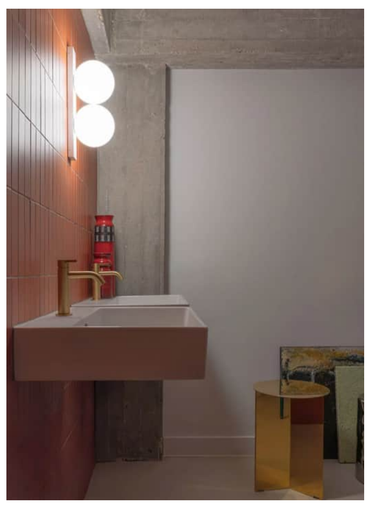




WALL-MOUNTED INDIRECT UPLIGHT ON BOTH SIDES OF SERVICES DROPPER







Prepared by HIP V. HYPE

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Client Name: PARTNERS HILL
Project Name: BRIGHTON COUNCIL CHAMBERS REFURBISHMENT

Project Address: 1 Tivoli Rd, Old Beach TAS 7030

Drawing Title: LIGHTING CONCEPT DETAIL PLAN 2

Date: 09.10.2026
Status: Concept
Scale: 1:100 @A1
1:200 @A3

Prepared By: Tim King

Reviewed By: Julian Cook

North

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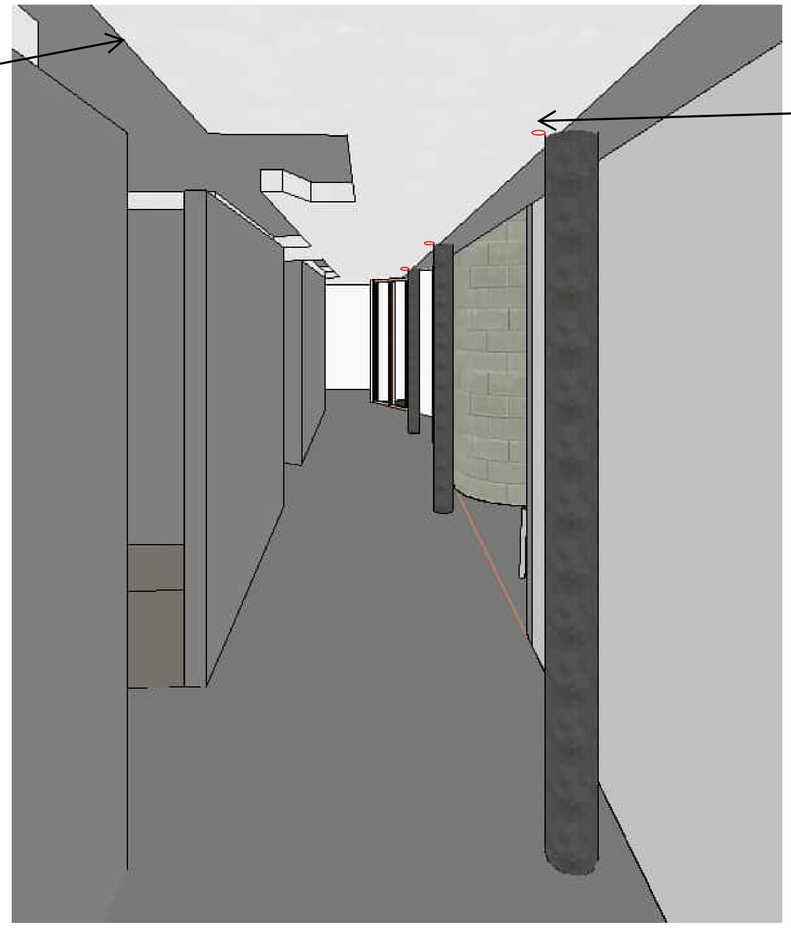
Project No. 274.001-4

Drawing No. SK-E06

Revision P02

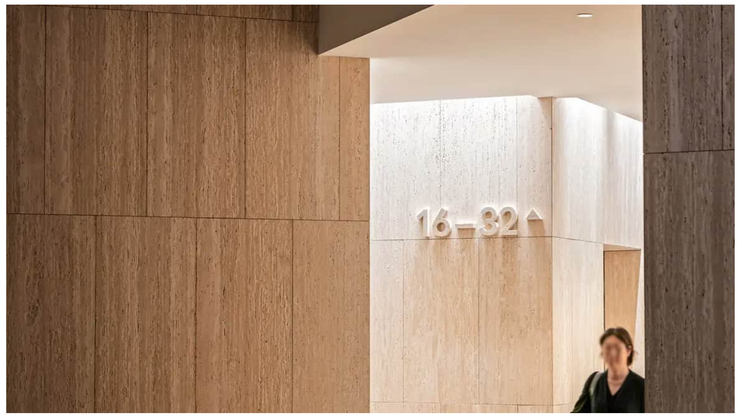


CONCEALED PELMET LIGHTING TO CEILING CUT-AWAY FEATURE. FINAL MOUNTING ARRANGEMENT TO BE CONFIRMED TO DIRECT LIGHT DOWN THE WALL AND ONTO THE FLOOR. INSUFFICIENT CORRIDOR ILLUMINANCE WILL RESULT OTHERWISE.





RECESSED NARROW-BEAM PIN SPOTS TO HIGHLIGHT EXISTING COLUMNS ALONG THE CORRIDOR.



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wedeservebetter@hipvhype.com

Client Name:
PARTNERS HILL

Project Name:
BRIGHTON COUNCIL CHAMBERS REFURBISHMENT

Project Address:
1 Tivoli Rd, Old Beach TAS 7030

Drawing Title:
LIGHTING CONCEPT DETAIL PLAN 4

Date: 09.10.2026
Status: Concept
Scale: 1:100 @A1
1:200 @A3

Prepared By: Tim King

Reviewed By: Julian Cook

North

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Project No. 274.001-4

Drawing No. SK-E07

Revision P02

E. Proposed Stage 2 Construction Contract (Form of Contract and Conditions)

Date: 29 October 2026

Provided by: Brighton Council

Brighton Council

Proposed Stage 2 Construction Contract (Form of Contract and Conditions)

Brighton Council Chambers Refurbishment

October 2026

PROPOSED CONTRACT ONLY



Brighton going places

We acknowledge the traditional owners who once walked this country: the Mumirimina people.

The Mumirimina belonged to the Oyster Bay tribe. This was the largest tribe in Tasmania and covered 8000 square kilometres. kutalayna levee in Brighton was a significant meeting place where hundreds of generations of Aboriginal families hunted, gathered, corroboreed, camped and traded.

In the course of colonisation, dispossession of the Mumirimina was early, rapid and extensive.

We acknowledge the Tasmanian Aboriginal Community today as the continuing custodians of this land, and pay our respects to Elders past and present. Through our words and actions we strive to build a community that reflects and respects the history and hopes for all the people of Brighton.

PROPOSED CONTRACT ONLY

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PROPOSED CONTRACT ONLY

1. Form of Contract and Contract Particulars

1.1 Form of Contract

The form of contract for the Works will be the AS 4000-2025 General Conditions of Contract, as amended by the special conditions in Section 2 and completed in accordance with the Contract Particulars in clause 1.2.

The Contract shall be between Brighton Council (Principal) and the successful Contractor for the refurbishment of the Brighton Council Chambers at 1 Tivoli Road, Old Beach, Tasmania 7017.

The proposed Contract Particulars are set out in clause 1.2. Tenderers must state any departure from the Contract Particulars, or from the Special Conditions in Section 2, in the departures in the Form of Tender (Document 3). Items marked [TBA] will be completed before execution.

The proposed contract is subject to Council approval and execution by both parties. No construction works are authorised to commence until the Contract has been executed and all required approvals are in place.

1.2 Contract Particulars

- **Principal**: Brighton Council
- **Superintendent**: Partners Hill
- **Date for Practical Completion**: 34 weeks after the Date of Commencement
- **Liquidated damages**: $1,500 per day
- **Contractor's security**: 5% of the Contract Sum (bank guarantee), reducing to 2.5% at Practical Completion, released at the end of the DLP
- **Retention**: Nil
- **Defects liability period**: 12 months
- **Public liability**: $20m per occurrence; works insurance; workers compensation as required by law
- **Progress claims**: monthly, on the 25th; payment times consistent with the Security of Payment Act
- **Principal contractor (WHS):** the Contractor
- **Dispute resolution**: Negotiation, then mediation, then litigation in Tasmania

PROPOSED CONTRACT ONLY

2. Special Conditions and Specification

Clauses 2.1 to 2.33 are special conditions which amend the General Conditions. To the extent of any inconsistency, they prevail over the General Conditions.

2.1 General

The Contract is for the refurbishment of the Brighton Council Chambers building at the site identified in the Contract Documents. The Contractor shall execute and complete the Works in accordance with the Contract Documents, the applicable requirements of the National Construction Code (NCC), relevant Australian Standards, and all applicable statutory and regulatory requirements. The Contractor shall:

- Prepare and implement Safe Work Method Statements (SWMS) for high-risk construction work, as required by applicable work health and safety legislation, before undertaking the relevant work.
- Maintain the insurance policies required under the Contract for the duration specified in the Contract, including public liability insurance with a minimum limit of indemnity of $20,000,000 per occurrence, or as otherwise specified in the Contract.
- Provide evidence of the required insurances before commencing the Works and whenever reasonably requested by the Principal.

2.2 Scope of Work

The Works shall comprise the provision of all labour, plant, materials and equipment necessary to complete the refurbishment of the Brighton Council Chambers building in accordance with the Contract Documents, including the final Construction Documentation drawings and specifications.

The following table identifies indicative hold points for the Works. Any proposed amendments shall be submitted by the Contractor for approval by the Principal.

PROPOSED CONTRACT ONLY

No.	Description	Superintendent Decision to Proceed	Building Surveyor / Engineer / Relevant Authority Hold Point
1	Site establishment, verification of existing conditions and set-out of proposed works	Yes	As required
2	Demolition completed and existing building elements exposed for inspection before undertaking structural alterations or associated works	Yes	As required
3	Structural alterations and associated works, including inspection before concealment	Yes	As required
4	Installation of concealed building services, including hydraulic, electrical, mechanical and fire services, before concealment	Yes	As required
5	Inspection of framing, partitions, door openings and other relevant internal construction before lining or concealment	Yes	As required
6	Waterproofing of wet areas before tiling or concealment	Yes	As required
7	Installation of internal finishes, fixtures, fittings, cabinetry and joinery in accordance with the approved schedules	Yes	As required
8	Completion of building services installation, testing and commissioning	Yes	As required
9	Practical completion inspection, including identification of outstanding work and defects	Yes	As required
10	Completion of required rectification works, submission of operation and maintenance information, warranties, certificates and other handover documentation	Yes	As required

The Contractor shall not proceed beyond a designated hold point until the required inspection and authorisation to proceed have been obtained.

2.3 Contract Document

The Contract Documents shall comprise of:

- Signed Formal Instrument of Agreement
- Signed AS 4000-2025 General Conditions of Contract, Contract Particulars(clause 1.2) and the special conditions in Section 2
- Final Construction Proposal (submitted by the Contractor following Stage 1 – ECI and accepted by the Principal) only to the extent expressly accepted by the Principal in the Formal Instrument of Agreement
- Contract Sum and Construction Pricing Schedule
- Construction Drawings and Specifications
- Construction Program
- Schedule of Subcontractors
- Any other schedules or documents expressly incorporated into the Contract

PROPOSED CONTRACT ONLY

2.4 Site

The Works are located at the Brighton Council Chambers building, 1 Tivoli Road, Old Beach, Tasmania 7017.

The Contractor shall familiarise themselves with the site, existing building conditions, access constraints and the nature of the Works before commencing construction.

The Principal will provide its asbestos register and any hazardous materials survey for information.

Prior to commencement on site, the Superintendent and the Contractor shall confirm the extent of the Works, site access arrangements and construction staging.

2.5 Site Establishment, Temporary Services and Sanitation

The Contractor shall provide and maintain all facilities necessary for the safe and efficient conduct of the Works, including workforce amenities, temporary services, site security and waste management.

The Contractor shall make appropriate arrangements for temporary power, water, communications and other services required to undertake the Works. All associated costs shall be included in the Contract Sum.

The Contractor shall provide and maintain adequate sanitary accommodation and workforce facilities in accordance with applicable statutory requirements.

The Contractor shall provide suitable waste receptacles and regularly remove and dispose of construction waste lawfully. Materials suitable for reuse or recycling shall be separated where practicable.

On completion of the Works, the Contractor shall remove all temporary facilities, rubbish, tools, plant, equipment and unused materials and leave the site clean and tidy to the satisfaction of the Superintendent.

2.6 Warranties by the Contractor

The Contractor warrants that it has the necessary skills, experience, resources and authority to perform and complete the Works in accordance with the Contract.

The Contractor shall perform the Works with due care and skill, in a professional and timely manner, and in compliance with the Contract Documents and applicable laws, regulations, codes and standards.

The Contractor shall provide all warranties, certificates and documentation required under the Contract and applicable legislation.

2.7 Independent Contractor

The Contractor shall perform the Works as an independent contractor and shall not be an employee, agent, partner or joint venture participant of the Principal.

The Contractor shall not enter into any contract, incur any liability or make any commitment on behalf of the Principal without the Principal's prior written authorisation.

2.8 Standards

References to Australian Standards and Codes of Practice shall mean the editions, including amendments, applicable under the Contract and relevant legislation.

The Works shall comply with the National Construction Code, applicable Australian Standards, statutory requirements and the Contract Documents. Where inconsistencies arise, the Contractor shall notify the Superintendent for direction. Nothing in the Contract shall override applicable statutory requirements.

2.9 Permits

The Brighton Council is responsible for the following permits and approvals which will be completed prior to works commencing:

- Building
- Plumbing
- Planning
- Certificate of Likely Compliance

The Contractor shall obtain any necessary permits for the delivery of all components to the site and the Start Works Notice.

PROPOSED CONTRACT ONLY

2.10 Inspections

All materials and work are subject to inspection and the Contractor shall provide the necessary access and facilities. All work is subject to final inspection in situ and all inspections as otherwise required by the Building Surveyor and Plumbing Inspector.

Where materials have been inspected before being delivered to the site such inspection does not relieve the Contractor of their responsibility to carry out the work in accordance with the Drawings and Specification.

If, in the opinion of the Superintendent, materials or workmanship which has been supplied under guarantee or warranty are defective, they may require the Contractor to carry out additional tests or provide evidence of workmanship or quality of product or materials. If material or workmanship is found to be unsatisfactory, all costs associated with testing or supplying evidence of workmanship shall be borne by the Contractor.

The Contractor shall notify the Superintendent prior to the commencement and at the completion of works.

Where the giving of notice for inspection or testing is specified, The Superintendent is to be advised at least 24 hours in advance of the intention to perform or to cover up a section of the Works to enable inspection to be made and approval given. The Superintendent reserves the right to order the demolition of any component within these inspection categories if the Contractor fails to give notice.

2.11 Regulations and Fees

The Contractor to comply with all relevant legislation and regulations and is to pay all fees, other than fees for the permits and approvals for which the Principal is responsible under clause 2.9, and lodge all necessary deposits for protective services and pay all fees for all other items as required by the governing authority.

Prior to commencing work the Contractor shall lodge a Start Works Notice and comply with all directions and requirements of the Building Surveyor and Plumbing Inspector.

2.12 Interpretation of Documents

The Contractor shall comply with the true intent and meaning of the Drawings and Specification, taken as a whole. All items either indicated on the Drawings or written in the Specification are part of the Contract.

In the event there is any conflict between the contract conditions, the Specification, the Drawings, and any other documents forming part of the Contract then the order of precedence shall be:

(i) the Formal Instrument of Agreement;
(ii) the Contract Particulars (clause 1.4);
(iii) the special conditions in Section 2;
(iv) the AS 4000:2025 General Conditions;
(v) the Specification;
(vi) the Drawings;
(vii) the Final Construction Proposal, to the extent accepted;
(viii) any other document.

PROPOSED CONTRACT ONLY

2.13 Insurance

Before commencing work, the Contractor shall effect all insurance policies covering the Works in accordance with the terms of the General Conditions of Contract conditions and as listed in the Annexure and shall submit evidence to that effect to the Superintendent.

Without limiting these requirements, the Contractor shall maintain public liability insurance covering its legal liability for personal injury and property damage arising out of or in connection with the Works, including damage to the Principal's existing building and property, to the extent such liability is insurable under policy.

Before commencing the Works, the Contractor shall provide the Superintendent with evidence of the required insurance policies, including certificates of currency and any relevant policy endorsements or exclusions.

The Contractor shall ensure that all subcontractors engaged in carrying out the Works maintain appropriate insurance cover.

1) The Contractor shall effect all insurance required by law. Without limiting the generality hereof, the Contractor shall arrange all necessary insurance for workers compensation and/or personal accident

cover, public liability, and registration/third party vehicle insurance. If required by Council, the Contractor shall produce evidence of such insurance from time to time.

2) Nothing contained herein shall constitute the relationship of partnership or employer and employee between the parties hereto, and it is the express intention of the parties that any such relationships are denied.

3) The Contractor shall be required to hold Public Liability Insurance during the whole of the period of the Contract (including the Defects Liability Period) in respect of the activities specified in the Contract, in the name of the Contractor providing coverage in the amount of $20 Million Dollars. The public liability policy shall be effected with an insurer approved by the Council. The public liability policy shall cover such risks and be subject only to such conditions and exclusions as are approved by the Council and shall extend to cover the Council in respect to claims for personal injury or property damage arising out of the negligence of the Contractor. Council shall be a joint named insured or covered under a Principals Indemnity extension.

2.14 Work Health and Safety

The contractor shall comply with Council's Work Health and Safety policies and procedures and all legislative requirements:

- *Work Health and Safety Act 2012*
- *Work Health and Safety Regulations 2022 (Tas).* The Principal appoints the Contractor as principal contractor for the construction project under the WHS Regulations and authorises the Contractor to have management and control of the workplace for the Works
- Relevant Codes of Practice
- Relevant Australian Standards

2.15 Sub-Contractors

The Contractor shall obtain the Superintendent's prior written approval before engaging any subcontractor not previously approved by the Principal for the relevant part of the Works.

The Contractor is responsible for all work of, or materials supplied by, all Sub-Contractors and shall make good any defects. The Contractor is also responsible for any delays, or defective or faulty work caused by any Sub- Contractor.

The Superintendent has the right to refuse approval to sub-contract any part of the Works and also may refuse approval to employ any particular Sub-Contractor.

2.16 Directions to Contractor

All directions shall be via written site instructions, signed by the Superintendent. The Contractor must acknowledge receipt, but a direction is effective when given.

2.17 Construction Programme

The Works shall proceed in a continuous manner without undue delays. The Contractor shall be responsible for the adherence of any Sub-Contractors to the program. If the program is amended for any reason, a copy of the amended program shall be forwarded to the Superintendent and to the satisfaction of the Superintendent.

PROPOSED CONTRACT ONLY

2.18 Work Hours

Work shall normally be carried out on Monday to Friday (inclusive) between the hours of 7.00 am and 6.00 pm and on Saturdays between 8.00am and 6.00pm.

Work shall not be carried out outside these hours nor on Sundays without prior approval in writing from The Superintendent. Such approval will not be unreasonably withheld.

2.19 Variations

The Contractor shall issue a Contract Variation Quotation for each direction that the Contractor considers is a variation, in accordance with the General Conditions.

No variation will be recognised in this Contract until a Variation Order is issued by the Superintendent.

2.20 Extensions of Time

The Contractor shall complete the Works within the time specified in the contract. Should the Contractor be obliged to work overtime in order to achieve the completion date, then any extra costs incurred shall be at the Contractor's expense.

Where the Contractor considers a site instruction or other event constitutes an extension of time, the Contractor shall make a claim in writing to The Superintendent as soon as reasonably practicable.

Delay in activities which are not critical to the program shall not justify an extension of time.

2.21 Progress Payments

A payment certificate will be issued in accordance with the contract conditions.

The Contractor shall submit a correctly prepared progress payment claim showing:

(i) the amount claimed for payment, any part of a claim for progress payment not properly detailed may not be approved by The Superintendent.

(ii) the value of work carried out on site in relation to the Construction Pricing Schedule (Schedule 2)

(iii) the amount retainable from the progress payment claim.

(iv) details of variations approved to date.

2.22 Rubbish

The Contractor shall keep the site clean of accumulating rubbish, discarded materials and debris by its regular removal from site. Ensure that no rubbish or debris is thrown or dumped outside the working area.

The Superintendent may direct the removal of rubbish, waste, or other material.

PROPOSED CONTRACT ONLY

2.23 Security and Safety

The Contractor shall be responsible for providing proper and adequate security and safety of the Works for both fixed and unfixed materials at all times.

The Contractor shall at all times exercise all precautions and be responsible for the safety of all persons engaged in, or entering onto, the Works and shall comply with all statutory requirements, and with such directions as The Superintendent may give from time to time.

Any excavations or other hazards shall be appropriately barricaded and secured.

The Contractor shall provide first aid facilities and shall be responsible for all necessary transport of injured personnel to hospital or other appropriate accommodation when required.

The Contractor shall be responsible for the safety of passers-by and casual visitors and when leaving the site unattended, shall ensure the site is left in a safe condition.

The Contractor shall immediately report to The Superintendent any accident and confirm later in writing. An accident report may be requested by The Superintendent.

2.24 Guarantees

Each guarantee called for in the Specification shall comprise a written document addressed to the Principal and delivered before the date of practical completion. Each guarantee shall state that workmanship, materials, and installation are guaranteed for the period specified from the date of Practical Completion and that any defect which arises during this period shall be made good.

Any associated work resulting from such making good shall be done by the Contractor at no additional cost to the Principal.

2.25 Site Meeting

Formal site meetings shall be held at the discretion of The Superintendent. The Contractor and invited Sub-Contractors shall attend the meetings.

2.26 Rise and Fall

The Contract Sum is not subject to adjustment for rise and fall.

2.27 Completion

Practical Completion is as defined in the General Conditions. It requires the Contractor to provide the certificates of completion and compliance, as-built drawings, operation and maintenance manuals, warranties and other handover documents required by the Contract and in accordance with the Certificate of Likely Compliance.

PROPOSED CONTRACT ONLY

2.28 Clean Up

The Contractor shall, on completion of the Works, remove all temporary buildings, barricades etc. and generally clean up the site.

The Contractor shall clean up all areas used during construction, make good any damage to pavements, pipes, fences, services, drains etc., restore any disturbed land surfaces to their original contours and condition and leave the site in a neat and tidy condition to the satisfaction of The Superintendent.

2.29 Defects Liability Period

This period shall extend for twelve (12) months after practical completion. During this period the Contractor must rectify Defects in accordance with the General Conditions and promptly remedy any work which proves defective but not as a result of normal wear and tear.

2.30 Traffic Control

All traffic control shall comply with AS1742.3 and the Traffic Management Code of Practice.

2.31 Third Party Supervision

The Principal may appoint a third-party supervisor to undertake inspections and monitor construction quality and progress on its behalf.

Any third-party supervisor shall act as the Superintendent's Representative in accordance with the General Conditions of Contract, where formally appointed in writing. Unless authorised by the Superintendent, the third-party supervisor shall not issue contractual directions or approve variations.

The Contractor shall provide reasonable access to the Works for inspections.

2.32 Schedule 1 – Construction Drawings and Specifications (to be the final Construction documentation, attached at Stage 2)

2.33 Schedule 2 – Construction Pricing Schedule

Pricing Notes:

The Trade Pricing Schedule provides an Indicative Estimate based on the Developed Design documentation.

The Builder will work with the Principal and Design Team as part of the Stage 1 Early Contractor Involvement. At the end of Stage 1 the Builder will provide an Open Book Tender price with Sub-Contractor quotes included (a minimum of 2 quotes to be provided) and a detailed breakdown of the Builder's direct trade works. This will be the Builder's Stage 2 price based on the Tender documentation and will be a Fixed Lump Sum Price.

All items are to be priced and not priced as a group. Prices to exclude GST

PROPOSED CONTRACT ONLY

	DESCRIPTION	TOTAL (EX GST)
1	Demolition	$
4	External Pavements	$
6	Internal Staircase (Including Structure, Fabrication and Installation)	$
7	Waterproofing & Tanking	$
8	Masonry	$
9	Structural Steelwork	$
10	Roof Access Works (Where Required)	$
12	Windows & Glazing	$
13	Ceilings & Partitions	$
14	Doors, Frames & Hardware	$
15	Metalwork	$
16	Wall Finishes (Applied)	$
17	Floor Finishes	$
18	Wall & Floor Tiling	$
19	Painting	$
20	Joinery	$
21	Fitments	$
22	Mechanical Services	$
23	Fire Protection	$
24	Electrical Services (Including Fire Detection)	$
25	Communication Services	$
26	Security Services	$
27	Hydraulic Services (Excluding Sanitary Fixtures)	$
28	Sanitary Fixtures	$
31	Joinery and Built-in Furniture (Supply and Install)	$
	OTHER - TENDERER TO DETAIL BELOW	
32		$
	TOTAL TO INDICATIVE CONSTRUCTION PRICE (EXCL. GST)	$

PROPOSED CONTRACT ONLY