

Long-Term Environmental Management Plan

Gosford Regional Library

123A Donnison Street, Gosford NSW

Prepared for North Construction & Building Pty Ltd

Project 83343.04

26 February 2024



Douglas Partners Pty Ltd ABN 75 053 980 117 douglaspartners.com.au Unit 5/3 Teamster Close, Tuggerah, NSW 2259 (02) 4351 1422

Document History Details

83343.04					
Report on Long	-Term Environmental Manag	gement Plan			
123A Donnison Street, Gosford NSW					
North Construction & Building Pty Ltd					
83343.04.R.004.Rev0					
by	Reviewed by	Date issued			
ry	Glyn Eade	26 February 2024			
	83343.04 Report on Long 123A Donnison S North Construc 83343.04.R.004	83343.04 Report on Long-Term Environmental Manae 123A Donnison Street, Gosford NSW North Construction & Building Pty Ltd 83343.04.R.004.Rev0 by Reviewed by ry Glyn Eade			

Distribution of Copies

Status	Issued to
Revision 0	North Construction & Building Pty Ltd

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature		Date
Author	Blogs	26 February 2024
Reviewer	Chrode	26 February 2024



Douglas Partners acknowledges Australia's First Peoples as the Traditional Owners of the Land and Sea on which we operate. We pay our respects to Elders past and present and to all Aboriginal and Torres Strait Islander peoples across the many communities in which we live, visit and work. We recognise and respect their ongoing cultural and spiritual connection to Country.



Table of Contents

Page No

1.	Intro	oduction	1				
2.	Obje	ectives	1				
3.	Site I	Information	2				
4.	Previ	ious Reports and Site History	2				
	4.1	PSI (DP, 2018a)	2				
	4.2	DSI (DP, 2021)	3				
	4.3	In Situ Waste Classification (DP, 2023a)	4				
	4.4	SSI (DP, 2023b)	5				
5.	Сарр	bing Construction	6				
6.	Lega	al Requirements	6				
7.	Impl	ementation	6				
8.	Main	ntenance of Capping Construction	6				
9.	Management of Intrusive Works7						
10.	Roles	s and Responsibilities	8				
11.	Cond	clusions	9				
12.	Refe	rences	9				
13.	Limitations9						

Appendix A:	About this Report
Appendix B:	Site and Test Location Plan (DP, 2023b)
	Extracts of the architectural plans and construction plans (ground floor)





Report on Long-Term Environmental Management Plan Gosford Regional Library 123A Donnison Street, Gosford NSW

1. Introduction

Douglas Partners Pty Ltd (Douglas) has prepared this long-term long-term environmental management plan (LTEMP) for the Gosford Regional Library development located at 123A Donnison Street, Gosford NSW (hereinafter referred to as 'the site'). The LTEMP was commissioned by Jared Savage of North Construction & Building Pty Ltd and was completed with reference to Douglas' email proposal dated 13 November 2023.

It is understood that the Gosford Regional Library development will comprise a four-storey building covering the entire site, and that the concrete floor slab from the previous development will be largely retained and incorporated into the new development. The Gosford Regional Library development is to include a new slab that will be constructed to augment the existing slab and completely cover the proposed ground floor footprint.

Douglas has previously completed contamination investigations at the site for the proposed development (refer to Section 4). These investigations have identified fill materials beneath the ground floor concrete slab that contain trace quantities or singular inclusions of building materials such as brick, tile, concrete, glass, wire and PVC fragments. A single fragment of asbestos-containing-material (ACM) was identified in the fill (beneath the concrete slab). The presence of other ACM fragments cannot be ruled-out and on this basis will need to be appropriately managed to ensure that site users (i.e., workers and visitors) and adjacent site users are not inadvertently exposed to potential asbestos contamination.

Accordingly, this LTEMP has been prepared with the overall objective of managing the integrity of the capping layer so that the site remains suitable for the on-going commercial use (i.e. Gosford Regional Library Development), without posing potentially adverse risks to human health.

2. Objectives

The key objectives of this LTEMP are to:

- Document the location of the potential soil contamination beneath the capping layer;
- Manage the long-term integrity of the cap;
- Manage any future intrusive works below the cap; and
- Outline the roles and responsibilities of relevant parties.



3. Site Information

Legal Description	Lot 100 in Deposited Plan 711850				
Street Address	123A Donnison Street				
Locality	Gosford, NSW				
Site Area	1,400 m ²				
Local Government Area	Central Coast Council (CCC)				
Zoning	Current zoning as B3 – Commercial Core				
Current Owner	ссс				
Surrounding Uses	 North (down slope) – Gosford Library and Kibble Park; East (across and up slope) – Commercial building and car parking; South (up slope) – Commercial property (car parking) and Henry Parry Drive; and West (down slope) – Commercial property (car parking). 				

The site and test location plan prepared for DP (2023b) is provided in Appendix B. An extract of the architectural plans and construction plans (ground floor) are also provided in Appendix B.

4. Previous Reports and Site History

DP previously prepared the following contamination investigation or waste classification reports pertaining to the site:

- Preliminary Site Investigation for Contamination (PSI) for a larger property identified as 123A-125B Donnison Street, Gosford (DP, 2018a), which incorporates the current site;
- Detailed Site Investigation (Contamination) (DSI) for the proposed Gosford Regional Library, 123A Donnison Street, Gosford (DP, 2021);
- In Situ Waste Classification, 123A Donnison Street, Gosford (DP, 2023a); and
- Supplementary Site Investigation (Contamination) (SSI), Proposed Gosford Regional Library, 123A Donnison Street Gosford (DP, 2023b).

4.1 **PSI (DP, 2018a)**

A review of the previous PSI (DP, 2018a) identified that the investigation was completed on a larger parcel of land (i.e., 123A-125B Donnison Street, Gosford) that included the current site area. Furthermore, whilst the preliminary intrusive investigations were completed as part of the PSI and in conjunction with a geotechnical investigation (DP, 2018b) none were completed within the current site area. With respect to the current site area, the previous investigation was limited to the following scope of work:



- A desktop site history review (i.e., regulatory notices search, Council enquires, WorkCover dangerous goods licences, historical title deed information, historical aerial photographs and National Library of Australia archives);
- A site walkover to identify potential contamination sources and receptors; and
- Analysis and preparation of a PSI report for the larger parcel of land.

At the time of the investigation (circa 2018), a commercial office building occupied the site. Based on the review of historical information and a site walkover, DP identified potential contamination sources primarily comprising the placement of filling, construction/demolition of past structures and the use/storage of oil/chemicals associated with past site uses.

It was recommended that a DSI be completed at the site prior to redevelopment to characterise and delineate site contamination conditions and then to facilitate the effective remediation and management of any site contamination as part of the redevelopment process.

4.2 **DSI (DP, 2021)**

A review of the previous DSI (DP, 2021) identified that the investigation was completed on the current site area (i.e., 123A Donnison Street, Gosford). In brief, the following scope of work was completed:

- Review of the previous PSI report (DP, 2018a);
- Walkover of the site to update current site conditions;
- Review of the conceptual site model (CSM) for contamination;
- Set-out of seven boreholes (designated Bores 101 to 107) targeting the identified potential contamination sources and also providing systematic site coverage. The boreholes were located within the existing building;
- The seven boreholes were drilled to depths of between 0.33 m and 2.8 m using hand tools;
- All replicate field samples were screened with a photo-ionisation detector (PID) to assess for the likely presence or absence of volatile organic compounds (VOCs);
- Laboratory analysis of selected soil samples for contaminants of potential concern (CoPC) including, metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethyl-benzene and xylenes (BTEX), phenols, polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP) and asbestos (500 ml); and
- Analysis and preparation of a DSI report for the site.



The pertinent findings and recommendations of the previous DSI (DP, 2021) are as follows:

- Subsurface conditions typically comprised a concrete slab (to approximately 0.2 m depth) underlain by sand and clay fill materials to depths ranging between 0.3 m (in the south) and 1.7 m (in the north-west) depth underlain by natural sands and clays (residual soils). Brick inclusions within the fill materials were identified in two boreholes and three of the seven boreholes refused on brick or concrete within fill or at the suspected fill-natural soil interface. There were no other apparent records of visual or olfactory evidence (e.g., staining, odours or free phase product) to suggest the presence of contamination within the soils observed in the investigation.
- The analytical results for all contaminants tested were below the adopted site assessment criteria (SAC) with the exception of asbestos which was detected in Sample 101/1.2. Laboratory results indicated that chrysotile asbestos was detected within a fragment of ACM (>7 mm) at a depth of 1.2 m within the grey and mottled yellow clayey sand fill which was encountered between depths of 1.0 m and 1.6 m in Bore 101. The asbestos fragment was considered non-friable, given its size and condition. It is noted that this stratum of fill was only encountered in Bore 101.
- Based on the results of the investigation, the site was considered to be generally compatible with the proposed Gosford Regional Library (from a site contamination standpoint), except for:
 - The presence of asbestos (currently identified as an ACM fragment in fill) which will need to be appropriately managed during demolition and construction works to ensure that site users (i.e., construction/maintenance workers) and adjacent site users are not inadvertently exposed to asbestos contamination. It was recommended that following removal of the existing building slab, any disturbance of site soils should be completed in accordance with a construction environmental management plan (CEMP); and
 - A LTEMP will need to be prepared for the site that identifies the presence of ACM impacted soils and then establishes the necessary protocols to manage future potential exposure scenarios (i.e., penetration of the proposed new ground floor level slab). A notation on the property title (including Council's database) identifying the presence of asbestos impacted fill materials will also be required.

4.3 In Situ Waste Classification (DP, 2023a)

An in situ waste classification (DP, 2023a) was completed in October 2023 for the current site area. The scope of work completed comprised:

- Review of the previous DSI (DP, 2021) to assess contaminant concentrations encountered for comparison against the *EPA Waste Classification guidelines* (NSW EPA, 2014);
- Review of geological and acid sulfate soil mapping;
- Inspection of the excavated materials to confirm that the materials to be classified are generally commensurate with the materials identified during the previous DSI (DP, 2021);
- Comparison of the previous soil testing results against the *NSW EPA Waste Classification guidelines* (NSW EPA, 2014);
- Preparation of an in situ waste classification report.



In summary, the waste classification report concluded that the in situ materials sampled and tested, described as a mix of brown, orange and grey clayey sand / sand and sandy clay fill with sandstone cobbles, brick, concrete fragments and bonded fibro fragments (ACM) and underlying grey, brown and red natural clayey sand and clay within the site as shown on Drawing 1, are classifiable as General Solid Waste (non-putrescible) with bonded ACM (Special Waste), as defined in NSW EPA (2014).

It was noted that natural soils could be potentially classified as Virgin Excavated Natural Material (VENM), subject to the successful stripping of overlying filling and confirmation testing of the exposed natural soil surface. Appropriate segregation of the overlying filling would be required for the VENM classification to be applicable to the natural soils at the site.

4.4 SSI (DP, 2023b)

In brief, the following scope of work was completed:

- Review of the previous PSI and DSI contamination reports (i.e., DP (2018) and DP (2021));
- A site walkover to update site conditions and identify potential contamination sources and receptors;
- Excavation of 18 test pits to depths of between 0.2 m and 3.05 m using a 4.5 tonne excavator fitted with a 300 mm diameter auger;
- Soil samples were collected from each soil stratum and upon apparent signs of potential contamination;
- Replicate soil samples were collected and screened for the presence of VOC using a calibrated PID;
- Twenty-three (23) bulk soil samples were screened for ACM fragments to facilitate the calculation of ACM concentrations (where encountered). Thirteen 500 mL soil samples were also collected and submitted for testing to a National Association of Testing Authorities (NATA) accredited laboratory for asbestos fines/friable asbestos analysis;
- Twenty-one (21) soil samples were also dispatched to a NATA accredited laboratory for the analysis of CoPC, these being metals, TRH, BTEX, PAH, PCB, OCP and per- and polyfluoroalkyl substances (PFAS); and
- Analysis of the laboratory results and preparation of an SSI report for the site.

The results of the subsurface investigation and soil laboratory testing for the SSI indicated the following with respect to contamination:

- An absence of bonded ACM within the fill materials across the site which exceeded health screening levels for commercial land use (HSL D);
- The absence of asbestos fines within the fill materials;



- The presence of trace or singular building materials such as brick, tile, concrete, glass, wire and PVC fragments in the fill was observed in some of the test locations; and
- An absence of other gross contamination within the remaining soils tested at the site.

It was concluded that the results of the SSI (DP, 2023b) were generally consistent with that of the previous DSI (DP, 2021) and the results also indicate that the site is suitable for the on-going commercial use (i.e. Gosford Regional Library Development) from a site contamination standpoint.

The presence of asbestos (currently identified as a single ACM fragment in fill) cannot be ruledout and on this basis will need to be appropriately managed during demolition and construction works to ensure that site users (i.e., construction/maintenance workers) and adjacent site users are not inadvertently exposed to asbestos contamination. It is recommended that this is managed using an unexpected finds protocol (UFP) that can be incorporated into the CEMP.

5. Capping Construction

The ACM impacted fill is presumed to be present beneath the entire site. The details of the capping construction are capping using a minimum 100 mm thick concrete slab.

It is understood that landscaped areas would be limited to above ground planter boxes that would be placed on the ground floor concrete slab.

6. Legal Requirements

A notation is to be placed on the S10.7 Certificate for the site indicating that contaminated soils are present and capped on-site as shown on Drawing 1, Appendix B.

7. Implementation

Normal day to day operation of the site does <u>not</u> trigger the implementation of this LTEMP. This LTEMP is triggered through intrusive works, defined as any works that disturb or penetrate the capping construction (i.e., penetration of the concrete slab). The management requirements for such works are outlined in the following section.

8. Maintenance of Capping Construction

The capping construction is to be maintained so that there is no risk to site users or workers as described below:

• Periodic inspections (recommended 1 per year) should be carried out by the designated personnel responsible for implementation of the LTEMP. These inspections should be conducted annually to confirm the integrity of the capping layer;



- Areas of the capping which are observed to be deteriorated or damaged are to be reinstated immediately upon observation. Any repair or reinstatement works undertaken on the capping layer are to be reinspected by the designated personnel on the completion of the works to ensure it complies with the design. A competent Environmental Consultant may need to be engaged to verify the works; and
- All inspections and any repair works are to be recorded in a maintenance log which comments on areas inspected, any areas requiring repair to the capping layer and the nature of any repair works undertaken. The maintenance log can either be specific to the LTEMP or incorporated into an overall maintenance log for the library.

9. Management of Intrusive Works

Should any intrusive works be conducted below the concrete pavement capping layer, the following procedures are to be followed:

- No intrusive works are to be conducted without prior approval from the designated person(s) responsible for implementing the LTEMP;
- The designated responsible person(s) is to review the proposed works and the requirements of this LTEMP and establish the management and reinstatement protocols to be applied to the works;
- During the planning process, the proposed works are to consider the feasibility and approach to works given the presence of potentially contaminated fill;
- Appropriate Work Health and Safety Measures (e.g., safe work method statements) for the proposed works are to be developed including those relevant to work involving asbestos. Works involving the disturbance of fill beneath the cap are to be conducted by appropriately licenced asbestos contractors;
- Works are to be organised for periods when other site users (e.g., the general public) are not present at the work area or adjacent areas. Otherwise, the works area is to be appropriately cordoned off from the site users;
- During excavation, fill beneath the capping is to be placed on a plastic sheet within the work area and lightly wetted or covered with plastic to prevent dust generation. Stockpiles are to be covered if the work is conducted over more than one day;
- Appropriate controls and monitoring (i.e., air monitoring) are to be implemented to manage the potential risks associated with the presence of asbestos;
- The concrete cap is to be reinstated as per the appropriate design (see Section 5); and
- The responsible personnel for implementation of this LTEMP is to inspect the area to check that the capping has been adequately reinstated and record the works conducted in a maintenance log. The date, time, description of works, location of works conducted and any required follow ups (i.e., further inspections) are to be recorded in the maintenance log.



10. Roles and Responsibilities

The key roles and responsibilities are summarised in Table 1 below:

rapic i. Roles and Responsibilities

Party	Responsibility
ссс	 Implementation of this LTEMP (note: the actual implementation of this LTEMP may be delegated to a nominated staff member);
	• Notifying all personnel whose actives may impact on the capping layer; and
	• Ensure a maintenance log is kept up to date.
Site personnel / maintenance workers	• Familiarity with this LTEMP prior to commencing any intrusive works.
Licensed contractor (asbestos)	• Familiarity with this LTEMP, prior to commencing any intrusive works;
	• Preparation of a safe work method statement prior to conducting the work; and
	• Undertaking works in accordance with relevant regulatory and statutory requirements.
Environmental Consultant	• Updating / revising the LTEMP, as required;
	• Undertaking periodic inspections of the capping layer;
	• Ensuring works are conducted in accordance with the approved safe work method statement;
	• Ensuring the work has not resulted in any adverse human health or environmental impact; and
	 Should capping be damaged or deteriorated, conducting inspections to ensure that the capping has been appropriately reinstated.



11. Conclusions

Implementation of this LTEMP should ensure the long-term viability of the management of potentially contaminated fill beneath the footprint of the Gosford Regional Library building located at 123A Donnison Street, Gosford. It is recommended that the LTEMP be periodically reviewed and updated (if required) to document any changes to the capping (e.g., approved and managed breaches and reinstatement), reflect changes in legislation and industry practice, and to monitor the effectiveness of the capping construction. Any changes to the LTEMP should be conducted by a qualified Environmental Consultant.

12. References

DP. (2018a). Report on Prelimnary Site Investigation for Contamination, 123A-125B Donnison Street, Gosfrord. Douglas Partners Pty Ltd.

DP. (2018b). Report on Geotechnical Investigation, 123A-125B Donnison Street Gosford. Ref. 83343.00.R.001.Rev0: Douglas Partners Pty Ltd.

DP. (2021). Detailed Site Investigation (Contamination), Proposed Gosford Regional Library, 123A Donnison Street Gosford. 83343.03.R.001.Rev0: Douglas Partners Pty Ltd.

DP. (2023a). In Situ Waste Classification, 123A Donnison Street, Gosford. 83343.04.R.001.Rev0: Douglas Partners Pty Ltd.

DP. (2023b). Supplementary Site Investigation (Contamination), Proposed Gosford Regional Library, 123A Donnison Street Gosford. 83343.04.R.002.Rev0: Douglas Partners Pty Ltd.

NSW EPA. (2014). Waste Classification Guidelines, Part 1: Classifying Waste. NSW Environment Protection Authority.

13. Limitations

Douglas Partners (DP) has prepared this report for this project at 123A Donnison Street, Gosford NSW with reference to DP's proposal dated 13 November 2023 and acceptance received from Jared Savage of North Construction & Building Pty Ltd dated 13 November 2023. The work was carried out under DP's Engagement Terms. This report is provided for the exclusive use of North Construction & Building Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after Douglas' field testing has been completed.



Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

Asbestos has been detected by laboratory analysis in fill materials at a test location sampled and analysed. Building demolition materials, such as brick, tile, concrete, glass, wire and PVC fragments were, however, located in previous below-ground fill and these are considered as indicative of the possible presence of hazardous building materials (HBM), including asbestos. It is therefore considered possible that HBM, including asbestos, may be present in unobserved or untested parts of the site, between and beyond sampling locations, and hence no warranty can be given that asbestos is not present.

Appendix A

About this Report

Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at

the time of construction as are indicated in the report; and

• The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

continued next page



About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

intentionally blank

intentionally blank



Appendix B

Site and Test Location Plan (DP, 2023b)

Extracts of the architectural plans and construction plans (ground floor)



I	PROJECT No:	83343.04
Ø	DRAWING No:	1
×	REVISION:	C



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	LANDSCAPE ARCHITECT	TOWN PLANNER
A	ISSUE FOR TENDER	12/12/22				Spackman Mossop Michaels	Milestone
						115 Flinders St Surry Hills NSW 2010	Suite 9, 17 Thurlow St, Redfern NSW 201
						ph: (02) 9361 4549	ph: (02) 9518 3666
						-	
						STRUCTURAL, CIVIL, ESD + SERVICES	BCA
						ENGINEERS	
						Northrop Consulting Engineers	Steve Watson and Partners
						Level 11, 345 George St Sydney NSW 2000	17/456 Kent St, Sydney NSW 2000
						ph: (02) 9241 4188	ph: (02) 9283 6555



ACCESS Abe Consulting Level 1 / 280 Norton Street, Leichhardt NSW 2040 ph: (02) 8065 0400 ACOUSTIC Acoustic Logic 9 Sarah St, Mascot NSW 2020 ph: (02) 8339 8000

LEGEND AN AB BAL CT CONC DP FR ANODISED ACOUSTIC BAFFLE ROOF ACCESS POINT BALUSTRADE CEILING TYPE CONCRETE FINISH DOWNPIPE ELECTRICAL FLOOR BOX FIRE EXTINGUISHER FIXED GLAZING FIRE HYDRANT FIRE HOSE REEL FLOOR WASTE GLASS

FG FH FHR FW G

GLAZING DECAL GRAB RAIL OPERABLE GLAZING OFF-FORM CONCRETE PAINT FINISH PLASTERBOARD PARTITION TYPE LIGHTWEIGHT CLADDING LOUVRE JOINT METAL ROOF SHEETING PRECAST CONCRETE RAINWATER OUTLET STATIC LINE TIMBER

PB

PC RWO

тм

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE. ON SITE. REFER ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING, THE INFORMATION ON IT AND THE DESIGN ARE COPYRIGHT OF LAHZ NIMMO ARCHITECTS PTY LTD

NORTH



Gosford Regional Library

SCALE CHECK

		DRAW	NG LIST					/		
		A-CD-	1000	COVER PAGE				A		
,		A-CD-	1200	DEMOLITIONS	PLANS			A		
		A-CD-	1300 1301	GROUND FLOO	R - CONC	RETE PROFILE P OFILE PLAN	LAN	A /		
		A-CD-	1302	LEVEL 2 - CON	CRETE PR	OFILE PLAN		A		
		A-CD- A-CD-	1303 1400	GROUND FLOC	ORETE PRO	OFILE PLAN		A		
		A-CD-	1401	LEVEL 1 PLAN				Α		
	_	A-CD-	1403	LEVEL 3 PLAN				A		
erters	Go	A-CD- A-CD-	1404 1500	ROOF PLAN GROUND FLOC	R - REFLE	CTED CEILING P	LAN	A /		
		A-CD-	1501	LEVEL 1 - REFL	ECTED CE			A		
	1	A-CD-	1502	LEVEL 2 - REFL	ECTED CE	EILING PLAN		AA		
PG	ost	A-CD-	1600 1601	GROUND FLOC	R - FFE			A/		
V Ce	ent	A-CD-	1602	LEVEL 2 - FFE				A		
1		A-CD-	1603 1700	GROUND FLOC	R - FINISH	IES PLAN		A		
		A-CD-	1701	LEVEL 1- FINIS	HES PLAN			A		
1	1	A-CD-	1703	LEVEL 3 - FINIS	HES PLAN			A		
		A-CD- A-CD-	1800 1801	GROUND LEVE	L SIGNAGE .GE	Ξ	/	A A		
		A-CD-	1802	LEVEL 2 SIGNA	GE			A		
	1	A-CD-	2000	ELEVATION - NO	ORTH			A		
		A-CD-	2001 2002	ELEVATION - SO	AST			A		
		A-CD-	2003	ELEVATION - W	EST			A		
		A-CD-	3000	SECTION A				A A		
		A-CD-	3002 3003	SECTION C				А А		
		A-CD-	3004	SECTION E				A		
		A-CD- A-CD-	3005 3006	SECTION F			/	A		
		A-CD-	3007	SECTION H				A		
		A-CD-	4000	GENERAL DETA	AILS			A		
20		A-CD- A-CD-	4001 4002	CEILING DETAIL	LS - GROU LS - LEVEL	ND FLOOR		A		
14	1	A-CD-	4003	CEILING DETAIL	LS - LEVEL	. 2+3		A		
æ	÷.	A-CD-	4010	PARTITION DET	TAILS			A		
		A-CD-	4051 4052	PARTITION DET	TAILS			A		
		A-CD-	4100	PLAN DETAILS				A		
		A-CD- A-CD-	4101 4102	FACADE SECTI	ON DETAIL	.S - GRID 02 .S - GRID 01		A A		
ĕ.		A-CD-	4103	FACADE SECTI	ON DETAIL			A		
		A-CD-	4105	FACADE SECTI	ON DETAIL	S - GRID A		A		
		A-CD- A-CD-	4106 4107	FACADE SECTI	ON DETAIL	_S - STAIR 2 _S - STAIR 2		A		
2	1	A-CD-	4108	FACADE SECTI	ON DETAIL	S - STAIR 1		A		
9	2	A-CD-	4109	FACADE SECTI	ON DETAIL	_S - GRID H/02		A		
2	2	A-CD-	4111 4112	FACADE SECTI	ONS DETA	ILS - GRID H/07		A		
		A-CD-	4113	FACADE SECTI		S- ENTRY GATE	AND AWNING	A		
		A-CD- A-CD-	4114 4115	FACADE SECTI	ON DETAIL	_\$ - LIFT _S - ENTRY GLAZ	ING / GRID C	A A		
		A-CD-	4116	FACADE SECTI	ON DETAIL	S - GRID H		Α		
		A-CD-	4151	FACADE DETAI	LS			A		
	e.	A-CD- A-CD-	4152 4200	STAIR 1 - PLAN	s			A A		
4	6	A-CD-	4201 4202	STAIR 1 - SECT				A		
		A-CD-	4203	STAIR 2 - PLAN	+ SECTIO	N		A		
		A-CD- A-CD-	4204 4250	STAIR 3 - PLAN STAIR 1 DETAIL	+ SECTIO	N		A A		
		A-CD-	4300 4301	ENTRY GATE	ETAILS			Α		
		A-CD-	5000	WINDOW SCHE	DULE			A		
		A-CD- A-CD-	5001 5100	WINDOW SCHE	JLE			A		
in stat		A-CD-	5101		JLE JI F			Α		
	-	A-CD-	5102	DOOR SCHEDU	JLE			A		
-	22	A-CD- A-CD-	5104 5300	DOOR SCHEDL	EDULE			A		
		A-CD-	5301					Α		
N		A-CD-	6001	WET AREA DET	AILS - GRO	OUND FLOOR		A		
		A-CD- A-CD-	6002 6003	WET AREA DET	AILS - GRO	OUND FLOOR		A		
	-	A-CD-	6004	WET AREA DET	AILS - LEV	EL 2		A		
		A-CD-	7000	JOINERY - GRC	UND FLOC	DR		A		
		A-CD- A-CD-	7001 7002	JOINERY - GRO		DR		A		
	_	A-CD-	7003			DR		A		
		A-CD-	7004 7005	JOINERY - GRO		DR DR		A		
		A-CD-	7006	JOINERY - GRC		DR DR		A		
	-	A-CD-	7008	JOINERY - GRC	UND FLOC	DR		A		
		A-CD- A-CD-	7100	JOINERY - LEVI	EL 1 EL 2			A A		
		A-CD-	7201	JOINERY - LEVE	EL 2 EL 3			Α		
		A-CD-	7301	JOINERY - LEVI	EL 3			A		
		A-CD- A-CD-	7302 7400	JOINERY - LEVE	EL 3 LL ELEVAT	IONS - NORTH		A		
		A-CD-	7401			IONS - EAST		Α		
		A-CD-	7501			ONS		A		
	lah		mo			TITLE				
	Suite 40 3 Glade)4, Flourmi tone St	ll Studios	T 02 9550 52 F 02 9550 52	00 33	COVER	PAGE			
	Newtow	/n NSW 204	42 Australia	a www.lahznin	nmo.com					
	REVIEW	DIRECTO	DR SIGNA	TURE	DATE	DRAWN	PLOT DATE	SCALE @A1	S	CALE @A3
	TENDER	M	in U	un .	12/12/22	HU/SGG CHECKED	13/12/22 PROJECT NO.	DRAWING NO.		REV. NO
10	CONST					AN	20-04			



LEGEND	DESCRIPTION
	STEPDOWN IN DIRECTION OF ARROW
	FLUSH / LEVEL TRANSITION
~	HOB OR UPTURN
SSL 0.00	STRUCTURAL SLAB RL
	SPOT RL
NOTE: COLUMN	S CENTRED ON GRIDLINES UNLESS OTHERWISE NOTED

	lahznimmo architects							
	Suite 404, Flourmill Studios T 02 9550 3 Gladstone St F 02 9550 Newtown NSW 2042 Australia www.lahz		T 02 9550 5 F 02 9550 5 www.lahzni	PROFILE PLAN				
	REVIEW	DIRECTOR SIGNATURE		DATE	DRAWN	PLOT DATE	SCALE @A1	SCALE @A3
	TENDER	Mun Mun .		12/12/22	HC/SGG	13/12/22	1:100	
		/~ 000 00000C			CHECKED	PROJECT NO.	DRAWING NO.	REV. NO
10	CONST				AN	20-04	A - C D - 1 3 0 0	A



LEGEND CODE	DESCRIPTION
	STEPDOWN IN DIRECTION OF ARROW
	FLUSH / LEVEL TRANSITION
	HOB OR UPTURN
SSL 0.00	STRUCTURAL SLAB RL
	SPOT RL
NOTE: COLUMNS	CENTRED ON GRIDLINES UNLESS OTHERWISE NOTED

	Lahznimmo architects Suite 404, Flourmill Studios 3 Gladstone St Newtown NSW 2042 Australia		T 02 9550 5200 F 02 9550 5233 www.lahznimmo.com		GROUND FLOOR - CONCRETE PROFILE PLAN				
	REVIEW	DIRECTOR SIGNATURE		DATE	DRAWN	PLOT DATE	SCALE @A1	SCALE @A3	
	TENDER	Al. Mar	. 12/12	12/12/22	HC/SGG	5/9/23	1:100		
		/ Man Mun		12/12/22	CHECKED	PROJECT NO.	DRAWING NO.	REV. NO	
10	CONST				AN	20-04	A - C D - 1 3 0 0	B	