

PROPERTY/ PROJECT DETAILS

CLIENT: CASERN INVESTMENTS PTY LTD
 SITE TITLE REF: 177925/ 207 & 177925/ 239

PROPERTY IDENTIFICATION NO: 9061157 & 9061125
 ADDRESS: 18 HASKELL ROAD/ 14 BESIER CRT
 BRIGHTON TAS 7030

LOCAL AUTHORITY: BRIGHTON
 PLANNING SCHEME: BRIGHTON INTERIM PLANNING SCHEME 2015
 ZONE: 10.0 GENERAL RESIDENTIAL

DRAWING CONTENTS:

ARCHITECTURAL : PLANNING	
SHEET No	DRAWING TITLE
P01.0	COVER PAGE
P02.0	SITE PLAN
P02.1	SITE SURVEY
P03.0	FLOOR PLAN U1
P03.1	ELEVATIONS U1
P04.0	FLOOR PLAN U2
P04.1	ELEVATIONS U2
P05.0	FLOOR PLAN U3
P05.1	ELEVATIONS U3
P06.0	FLOOR PLAN U4
P06.1	ELEVATIONS U4
P07.0	FLOOR PLAN U5
P07.1	ELEVATIONS U5
P08.0	FLOOR PLAN U6
P08.1	ELEVATIONS U6
P09.0	FLOOR PLAN U7
P09.1	ELEVATIONS U7
P10.0	FLOOR PLAN U8
P10.1	ELEVATIONS U8
P11.0	TASWATER
P12.0	S/W RUNOFF CALCS
P12.1	STORMWATER
P13.0	SEWER
P14.0	DRIVEWAY
P15.0	SHADOW DIAGRAM 9AM
P15.1	SHADOW DIAGRAM 12PM
P15.2	SHADOW DIAGRAM 3PM
12-2020	LANDSCAPE & GARDEN PLAN

DIMENSION NOTE:
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CLIENT NAME:
CASERN INVESTMENTS PTY LTD

PROJECT ADDRESS:
18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030

PROJECT:
MULTIPLE DWELLINGS



DRAWING TITLE:
COVER SHEET

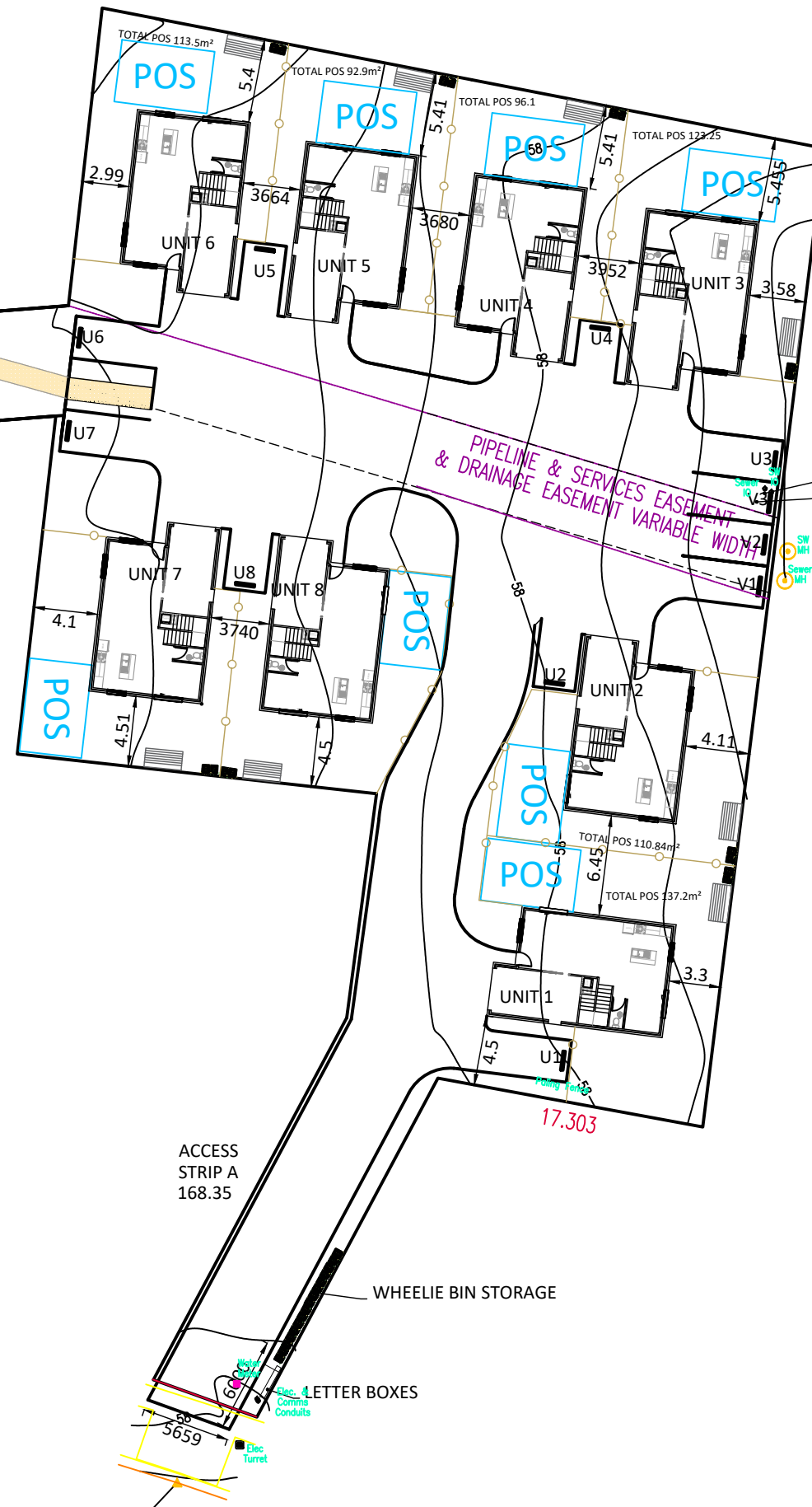
DATE: 15/03/2021	SCALE: N/A	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116
SHEET No: P01.0		

TOTAL LAND AREA COMBINED = 3005m²
 ACCESS STRIP A 168.35m²
 TOTAL = 2836.65 / 8 = 354.75

EXISTING KERB & FOOTPATH ARE CONTINUOUS NO REQUIREMENT TO UPGRADE

CRUSHED LIME STONE WALKING PATH

 WHEELIE BIN STORAGE AREA
 CLOTHES LINE
 TOTAL HARDSTAND AREA 888.3m²= 29.56%
 DWELLING FOOTPRINT
 6 X 77.55 = 465.3m²
 1 X 152.5 = 152.5m²
 Total 617.8m² = 20.56%
 IMPERVIOUS FREE AREA = 49.88%



SEWER IL 61.1
 STORM WATER IL 61.2
 LEVELS PROVIDED BY CRUSADER HOMES

Sewer 150mm dia I.L. 55.59

ACCESS STRIP A 168.35

WHEELIE BIN STORAGE

LETTER BOXES

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CLIENT NAME: **CASERN INVESTMENTS PTY LTD**
 PROJECT ADDRESS: **18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030**
 PROJECT: **MULTIPLE DWELLINGS**

DRAWING TITLE: **SITE PLAN**
 DATE: **15/03/2021** SCALE: **1:400** DRAWN BY: **PK**
 REVISION No: **R:2** SHEET SIZE: **A3** JOB No: **20-116** SHEET No: **P02.0**

BESIER CT

Sewer 150mm dia
I.L.
56.22

Sewer 150mm dia
I.L.
55.96

Sewer 150mm dia
I.L.
55.94

Sewer 150mm dia
I.L.
55.59

PIPELINE & SERVICES EASEMENT 3.50 WIDE
& DRAINAGE EASEMENT VARIABLE 3.50 WIDE

APRON TO BE REMOVED

BOLLARDS TO BE INSTALLED

PIPELINE & SERVICES EASEMENT
& DRAINAGE EASEMENT VARIABLE WIDTH





Note:
This drawing has been prepared for Crusader Homes by Peter Binny Surveys.
It has been created to assist with Site Design.
The information on this plan should not be used for any other purpose.

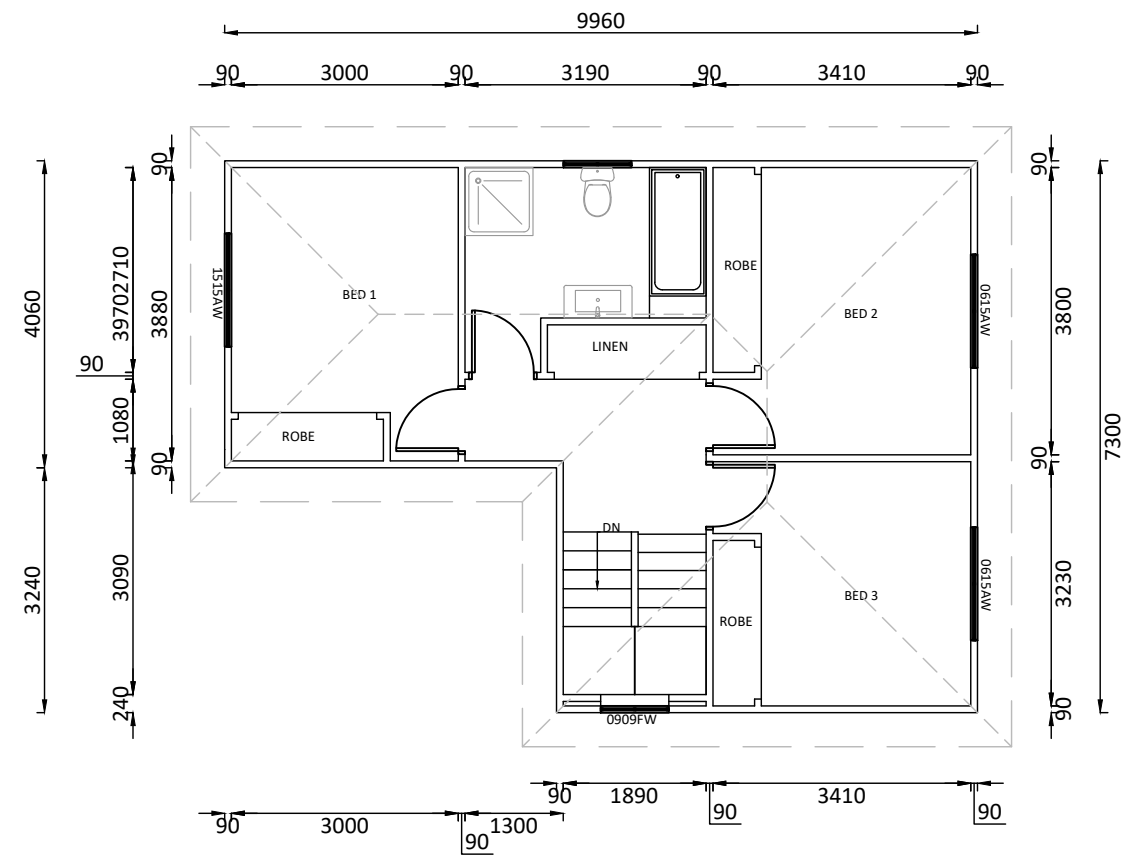
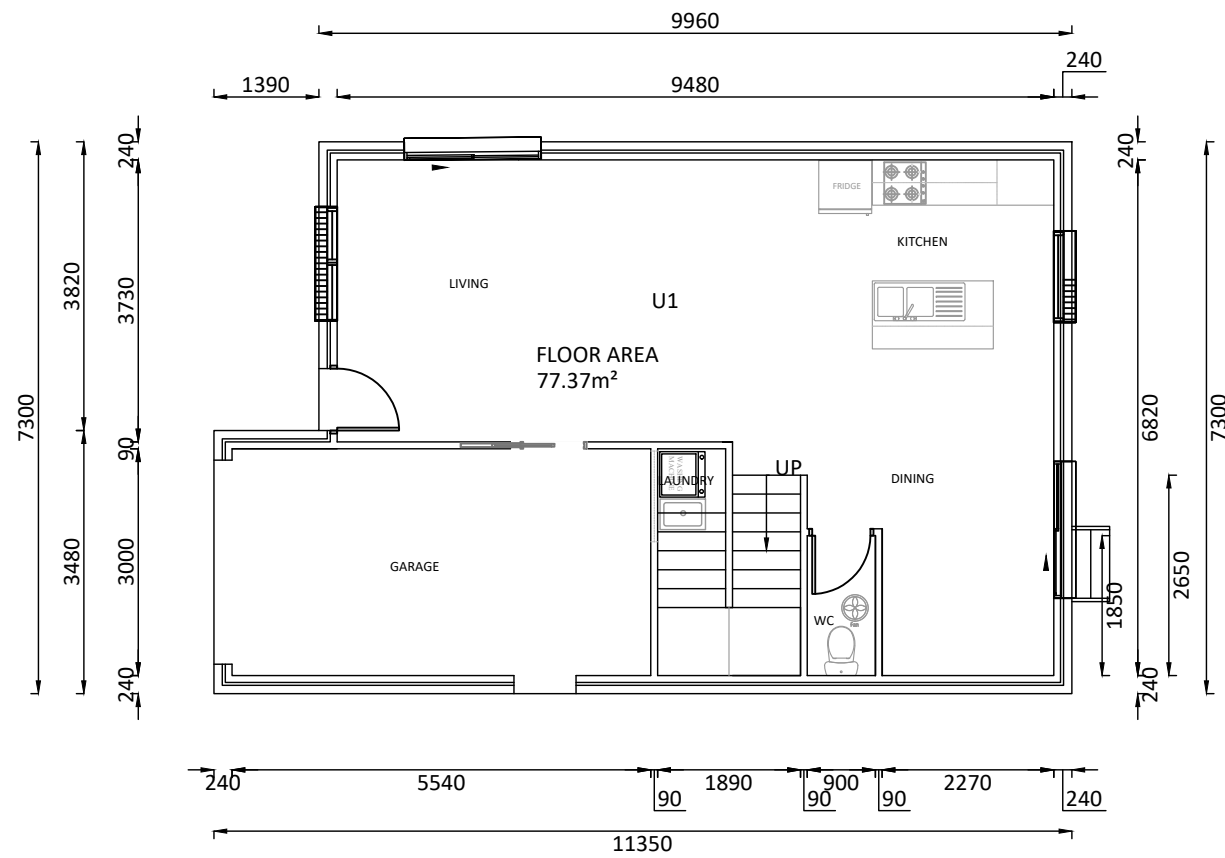
Peter Binny Surveys can supply drawings for other purposes upon request.
Boundaries shown for Identification purposes only
and have not been re-established or re-marked.

Visible services located only.
Other services may exist.

This disclaimer forms an integral part of the plan.

HASKELL ROAD

<p>DIMENSION NOTE: Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed on site by the Builder/Surveyor or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder/sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes.</p>	<p>This drawing & design shown is the property of Longview Designs and shall not be copied nor reproduced in part or in whole in any form without the written permission of Longview Designs and shall be used only by the client of Longview Designs for the project for which it was provided.</p>	 	<p>Longview Design & Drafting 33 Madison Avenue Brighton Tasmania 7030 MOB: 0407 876 711 phil@longviewdesign.com.au Accreditation No: cc371s www.longviewdesign.com.au</p>		<p>CLIENT NAME: CASERN INVESTMENTS PTY LTD</p> <p>PROJECT ADDRESS: 18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030</p> <p>PROJECT: MULTIPLE DWELLINGS</p>		<p>DRAWING TITLE: SITE SURVEY</p>		<p>DATE: 15/03/2021</p>	<p>SCALE: 1:400</p>	<p>DRAWN BY: PK</p>
			<p>REVISION No: R:2 RFI</p>	<p>SHEET SIZE: A3</p>	<p>JOB No: 20-116</p>	<p>SHEET No: P02.1</p>					



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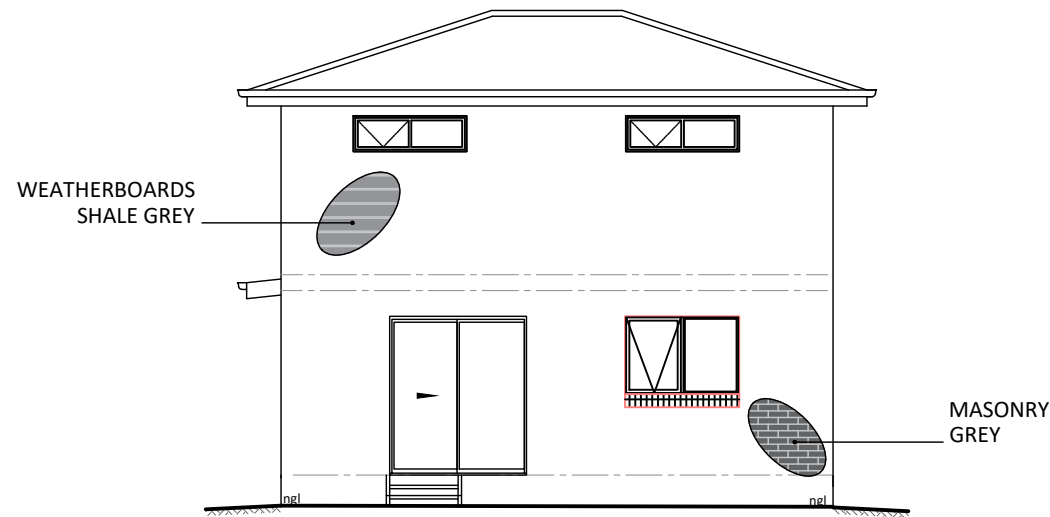


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PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
UNIT 1 FLOOR PLANS

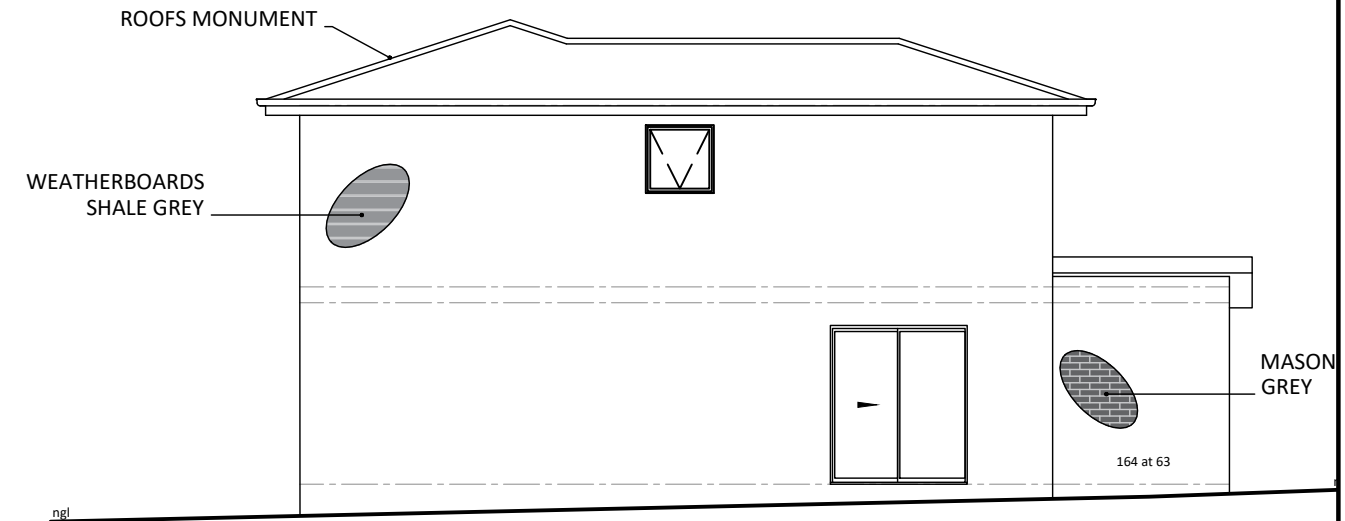
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REVISION No: R:2 RFI	SHEET SIZE: A3 F020-116	SHEET No: P03.0



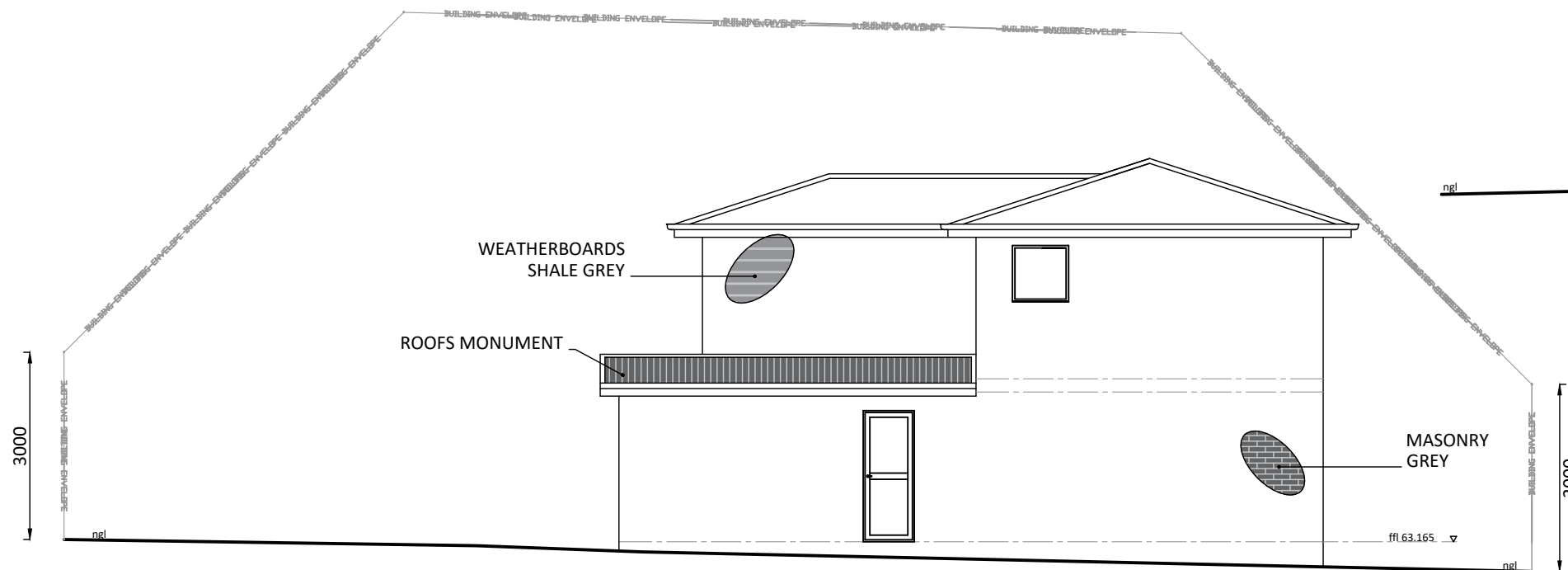
E EAST ELEVATION
Scale: 1:100



W WEST ELEVATION
Scale: 1:100



N NORTH ELEVATION
Scale: 1:100



S SOUTH ELEVATION
Scale: 1:100

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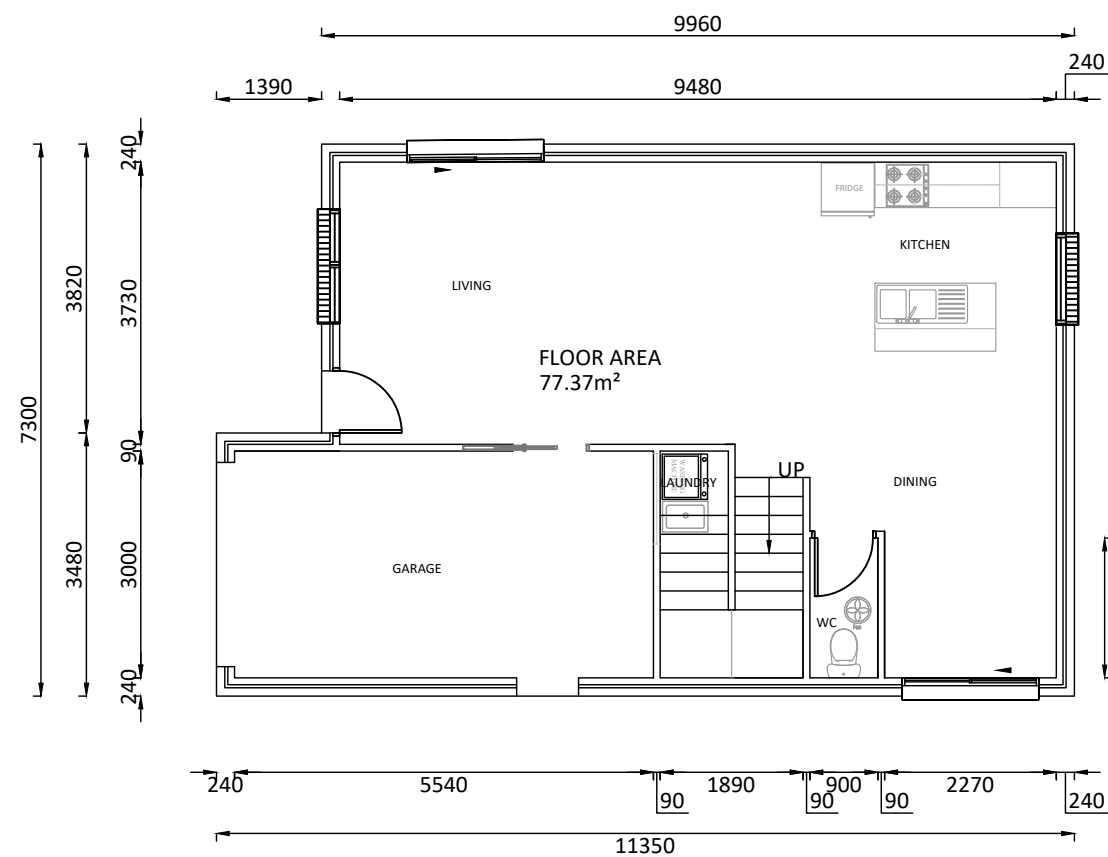


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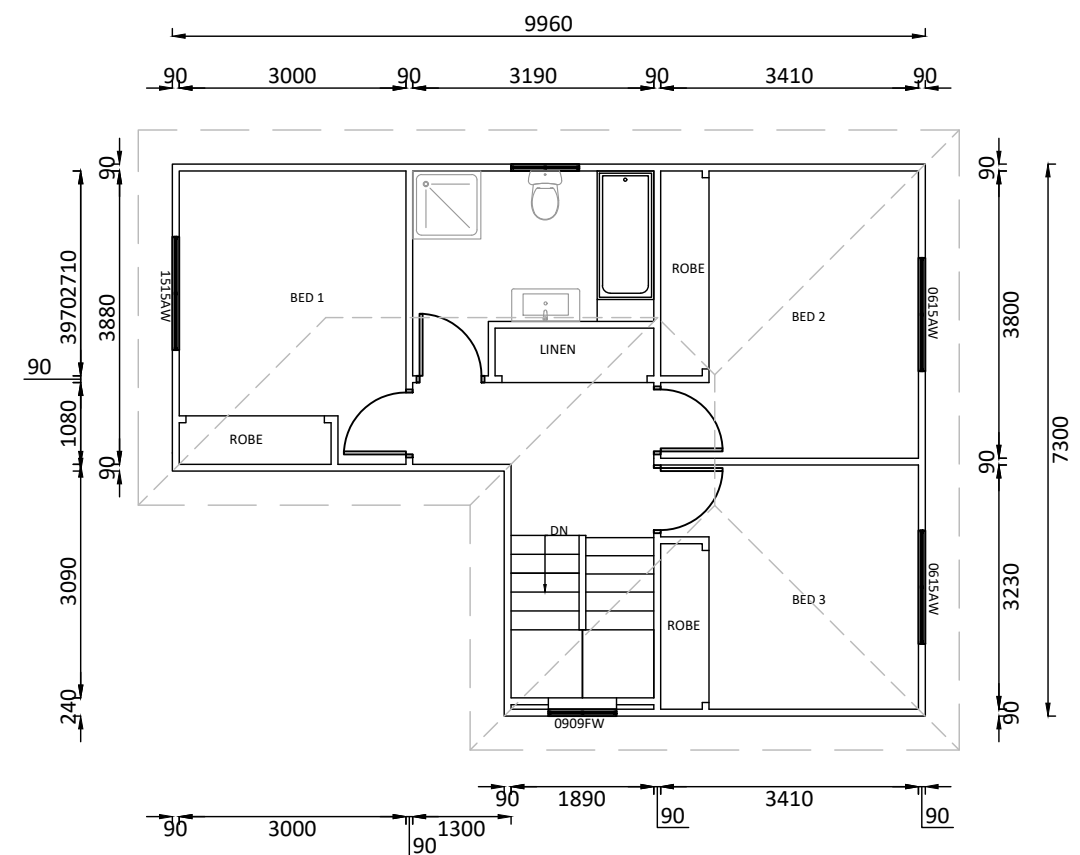
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PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
UNIT 1 ELEVATIONS

DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:2 REVISION	SHEET SIZE: A3 210-116	SHEET No: P03.1



1 LWR FLOOR PLAN UNIT 2
Scale: 1:100



2 UPPER FLOOR PLAN UNIT 2
Scale: 1:100

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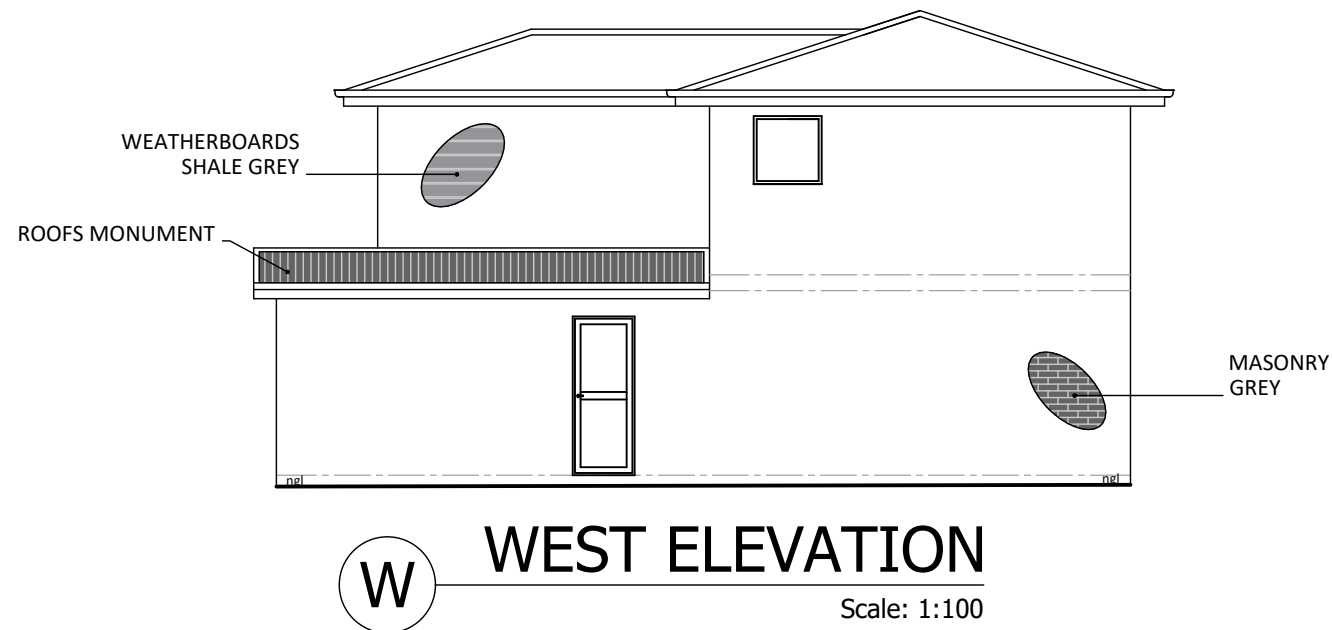
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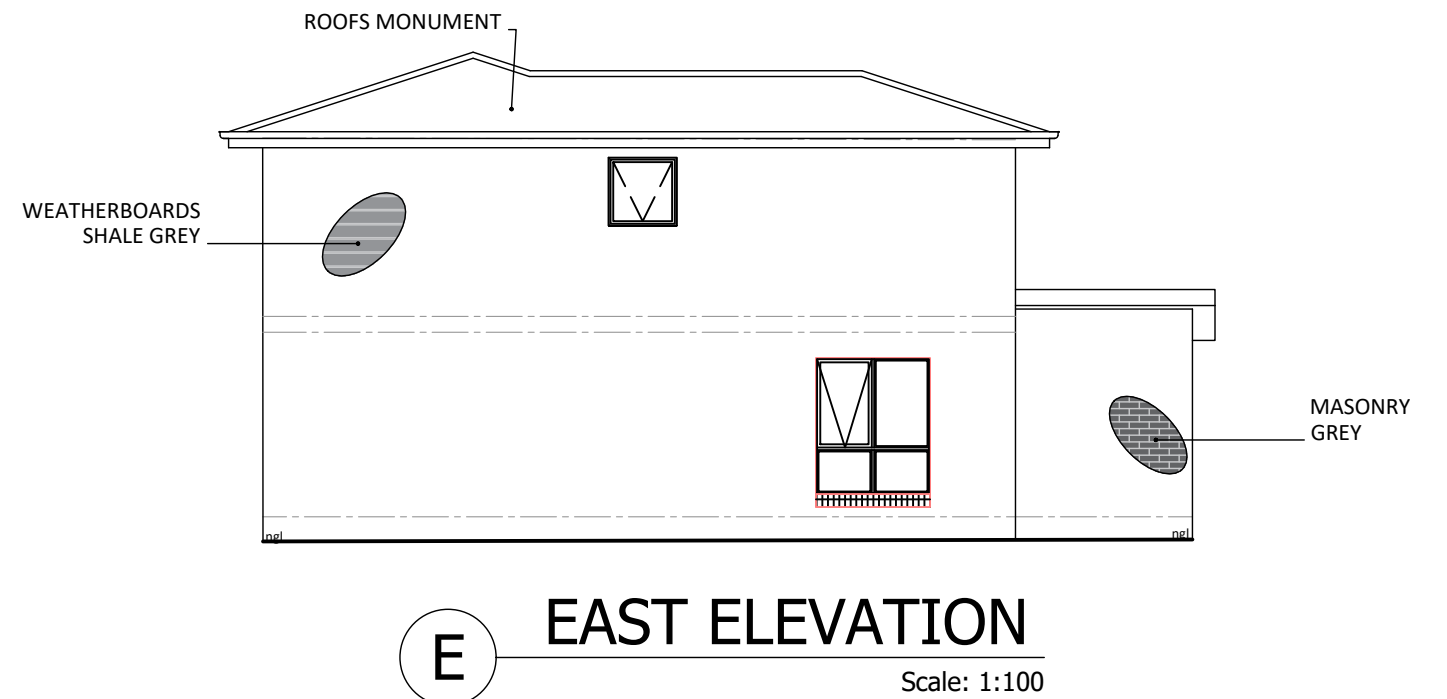
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PROJECT:
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DRAWING TITLE: UNIT 2 FLOOR PLANS		DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:2	SHEET SIZE: A3	JOB No: 20-116	SHEET No: P04.0	



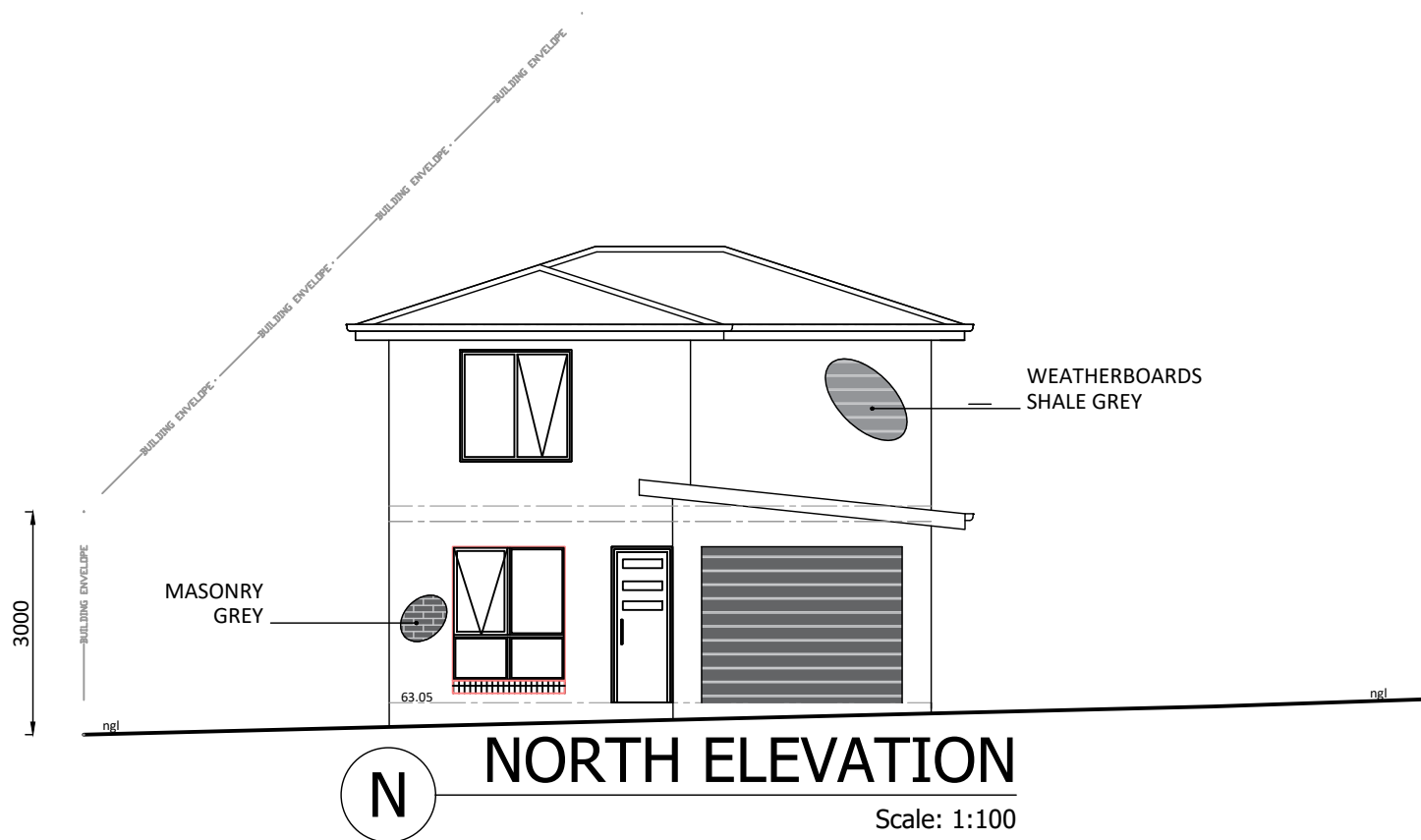
WEST ELEVATION

Scale: 1:100



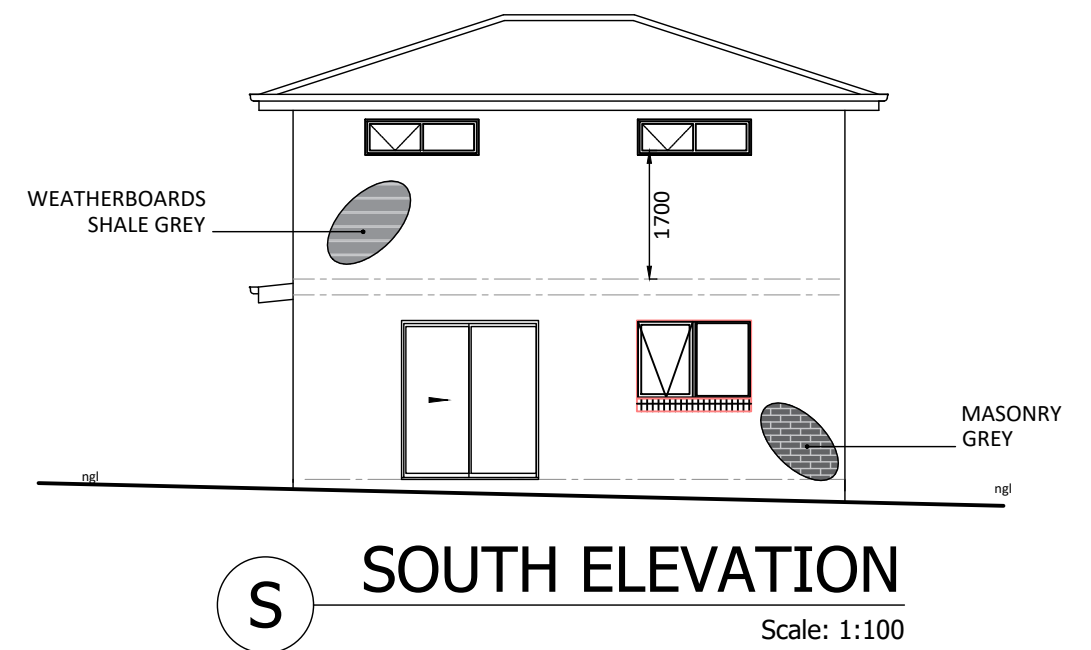
EAST ELEVATION

Scale: 1:100



NORTH ELEVATION

Scale: 1:100



SOUTH ELEVATION

Scale: 1:100

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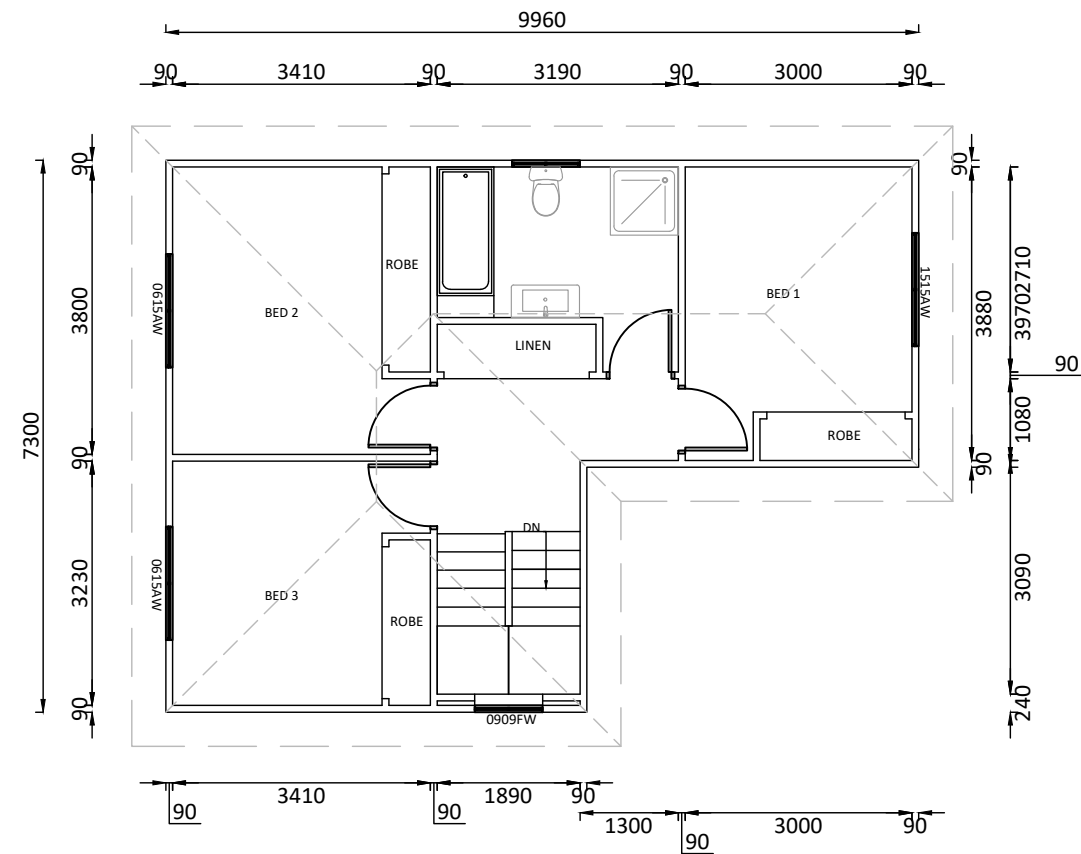


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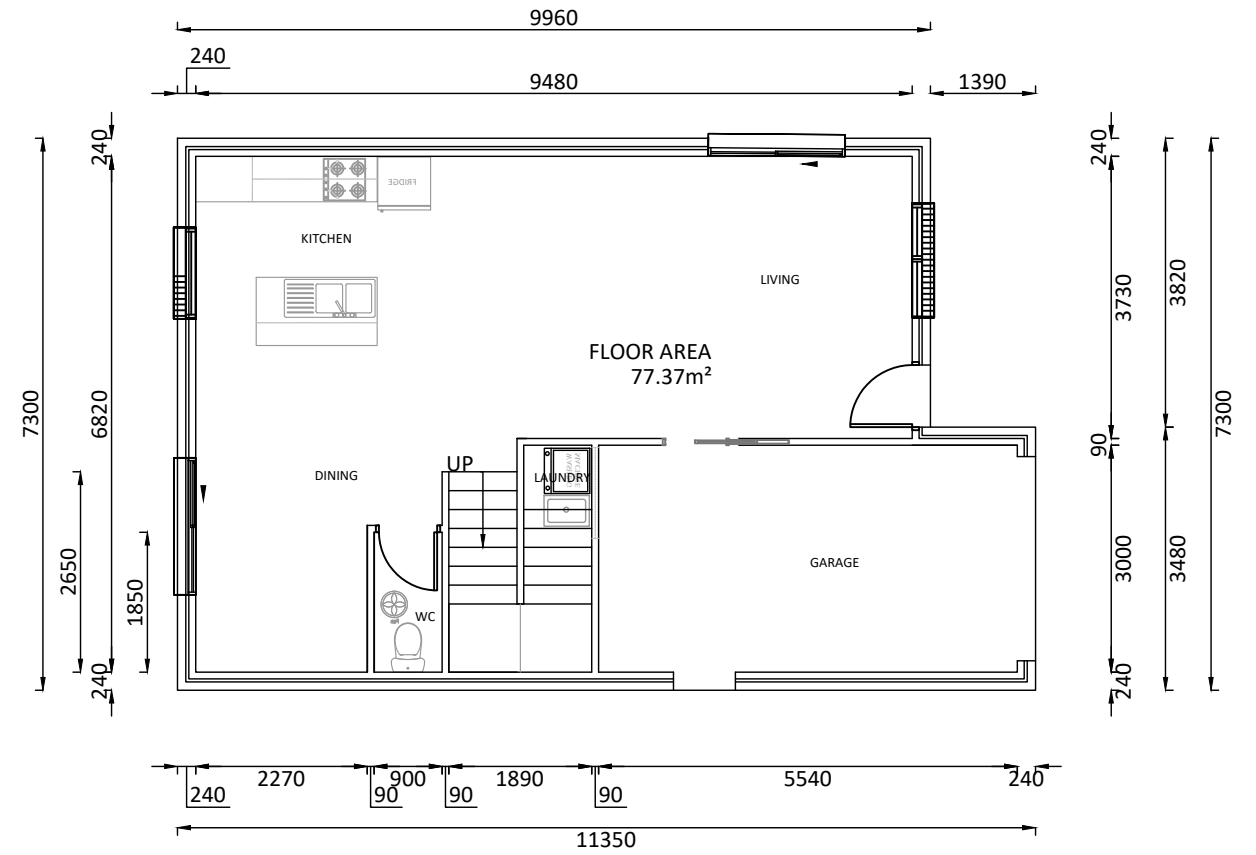
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PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
UNIT 2 ELEVATIONS

DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3FO	SHEET No: P04.1



2 UPPER FLOOR PLAN UNIT 3
Scale: 1:100



1 LWR FLOOR PLAN UNIT 3
Scale: 1:100

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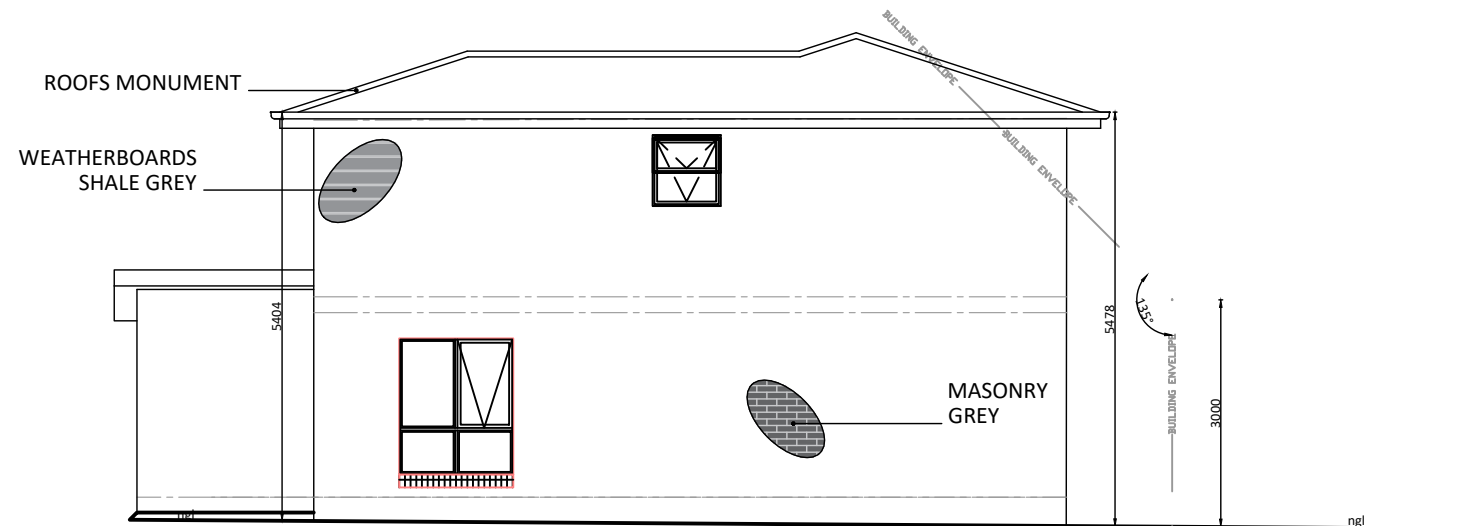


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PROJECT:
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DRAWING TITLE:
UNIT 3 FLOOR PLANS

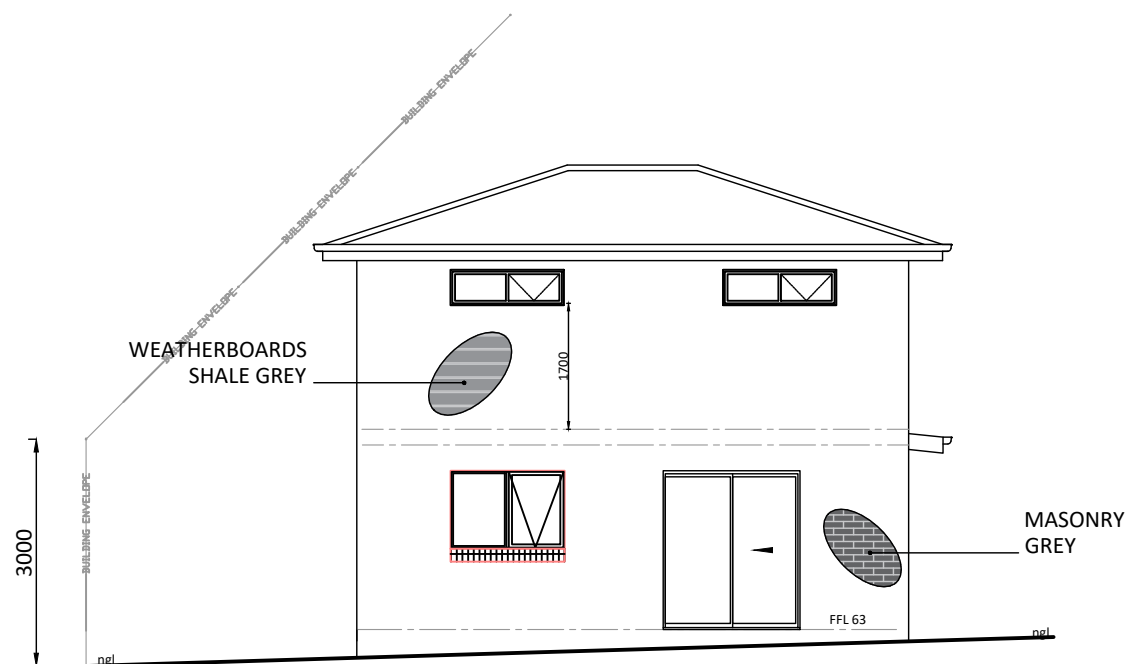
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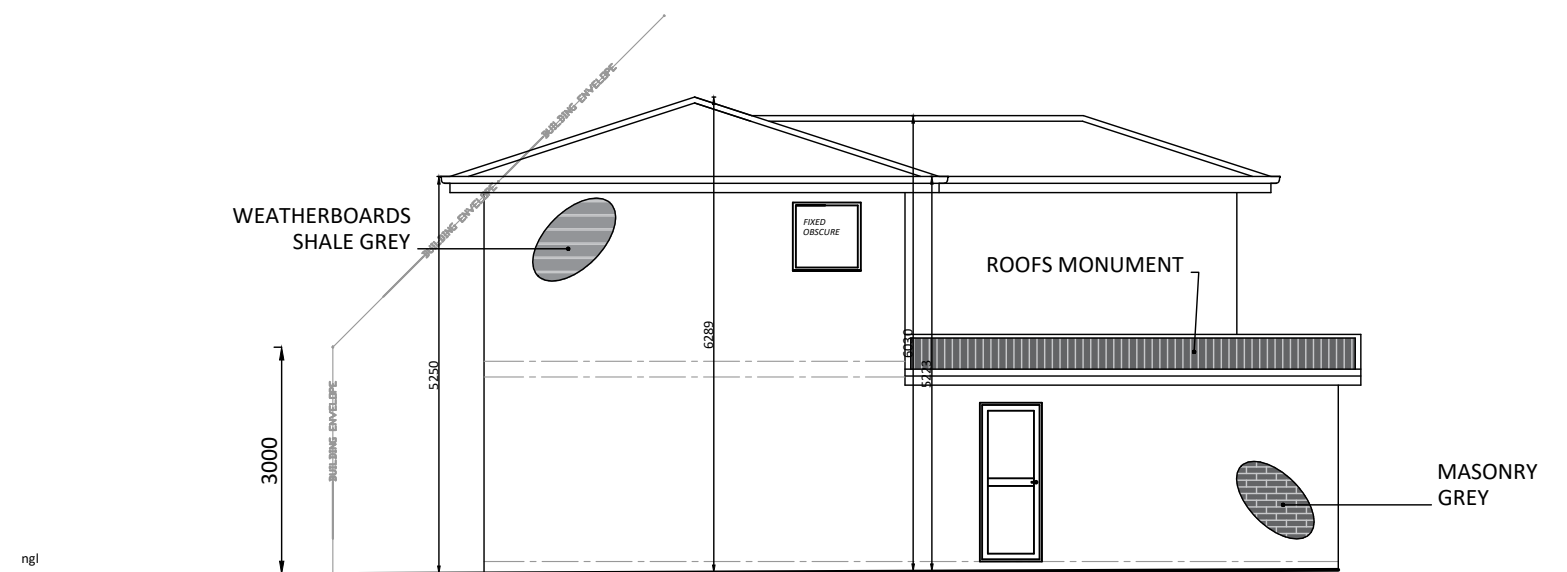
E EAST ELEVATION
Scale: 1:100



S SOUTH ELEVATION
Scale: 1:100



N NORTH ELEVATION
Scale: 1:100



W WEST ELEVATION
Scale: 1:100

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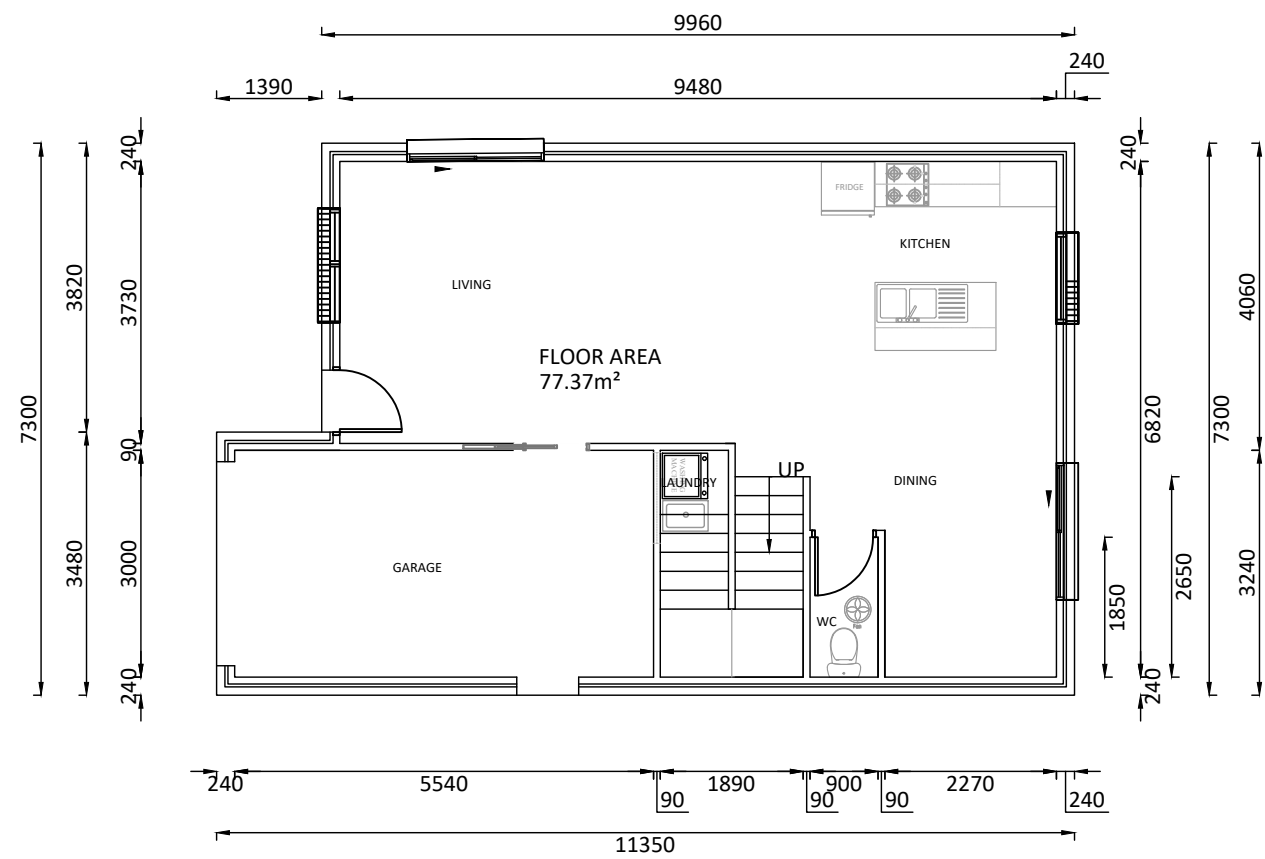


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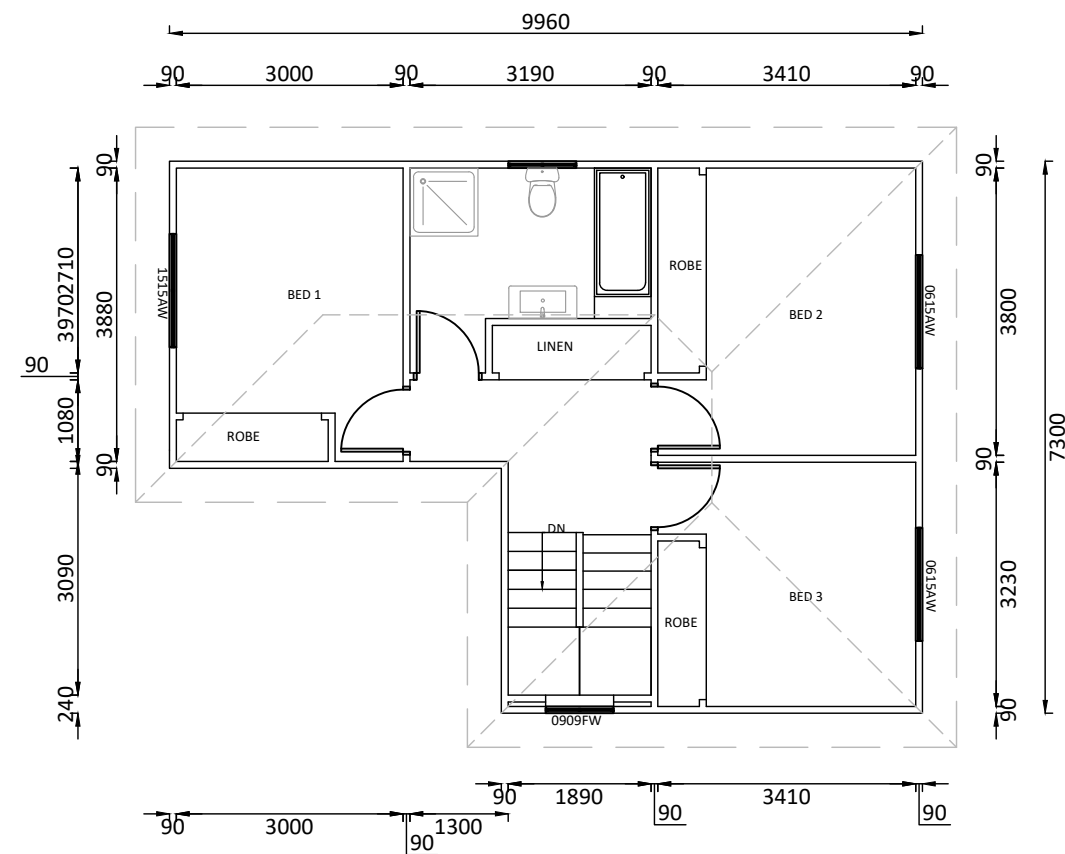
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DRAWING TITLE:
UNIT 3 ELEVATIONS

DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
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1 LWR FLOOR PLAN UNIT 4
Scale: 1:100



2 UPPER FLOOR PLAN UNIT 4
Scale: 1:100

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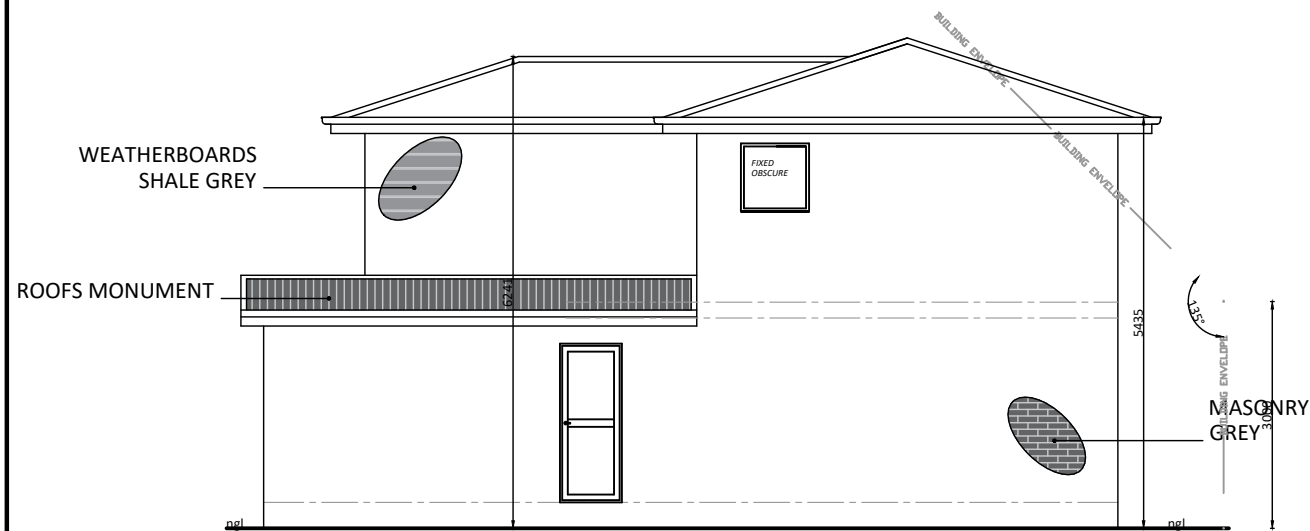
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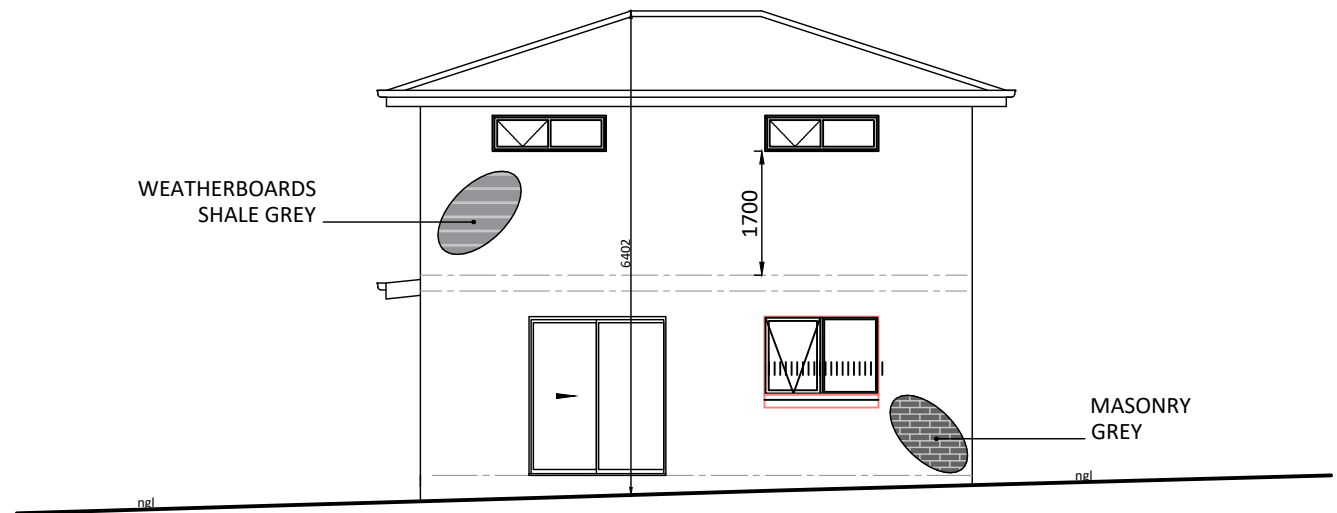
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DRAWING TITLE: UNIT 4 FLOOR PLANS		DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116	SHEET No: P06.0	



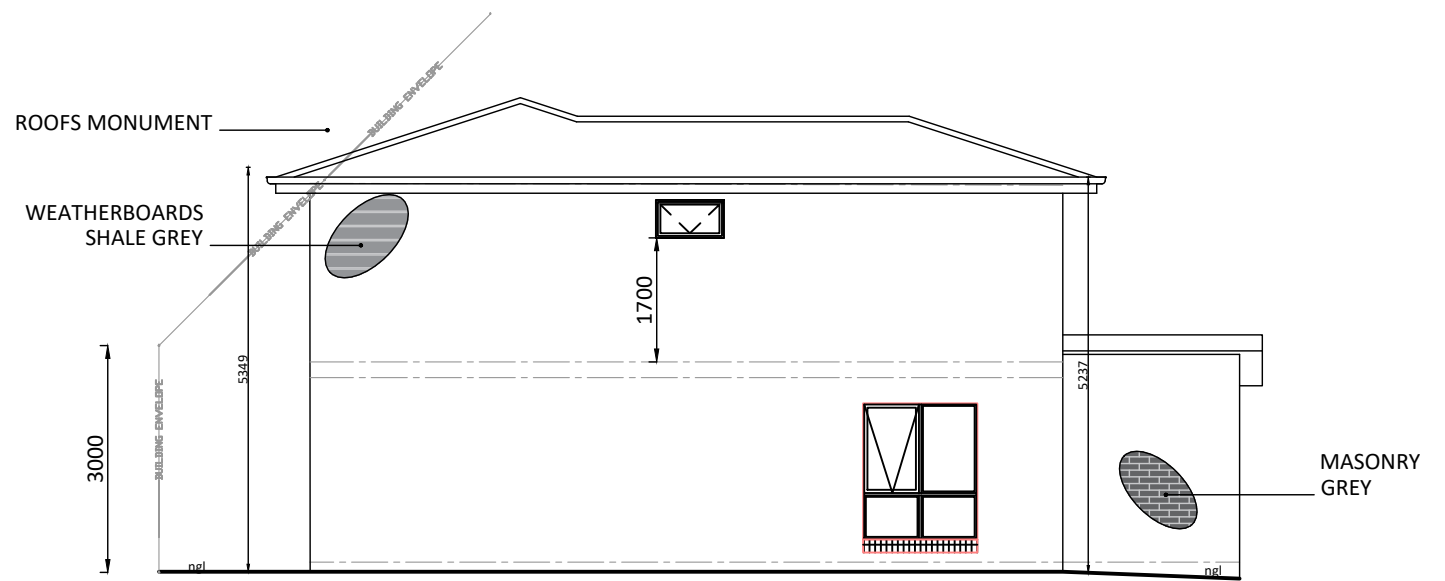
E EAST ELEVATION
Scale: 1:100



N NORTH ELEVATION
Scale: 1:100



S SOUTH ELEVATION
Scale: 1:100



W WEST ELEVATION
Scale: 1:100

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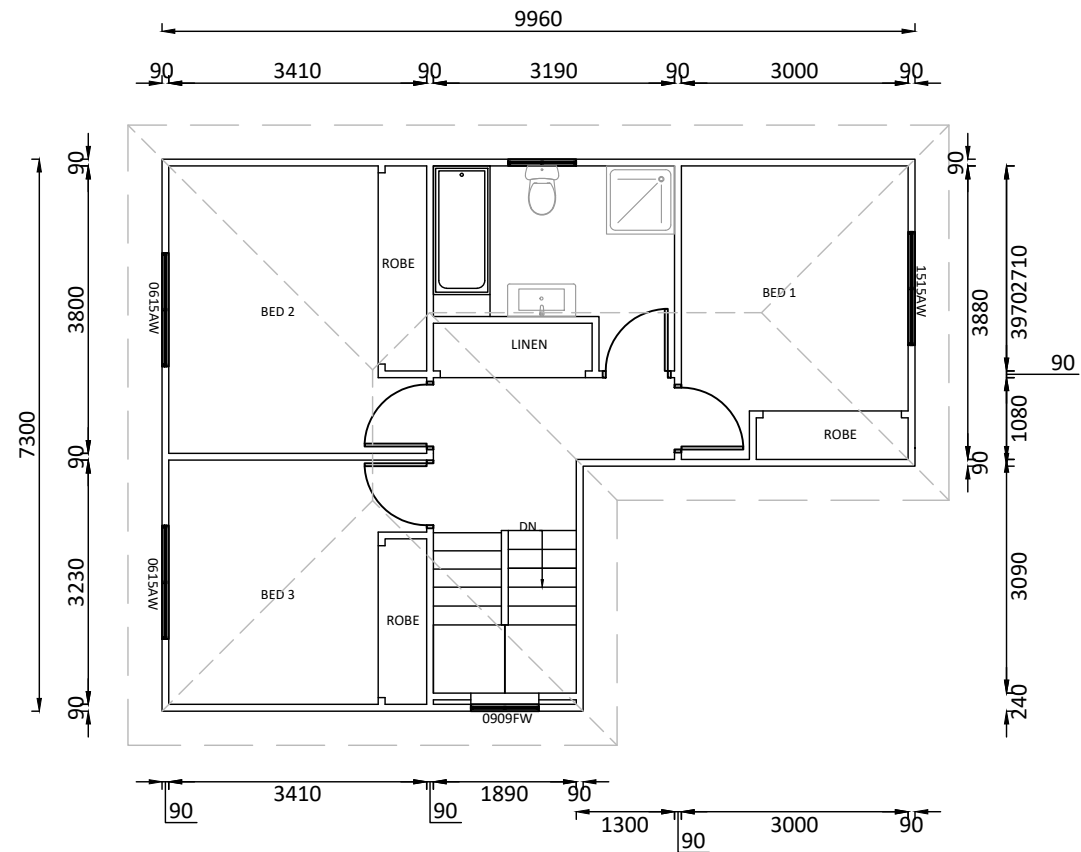


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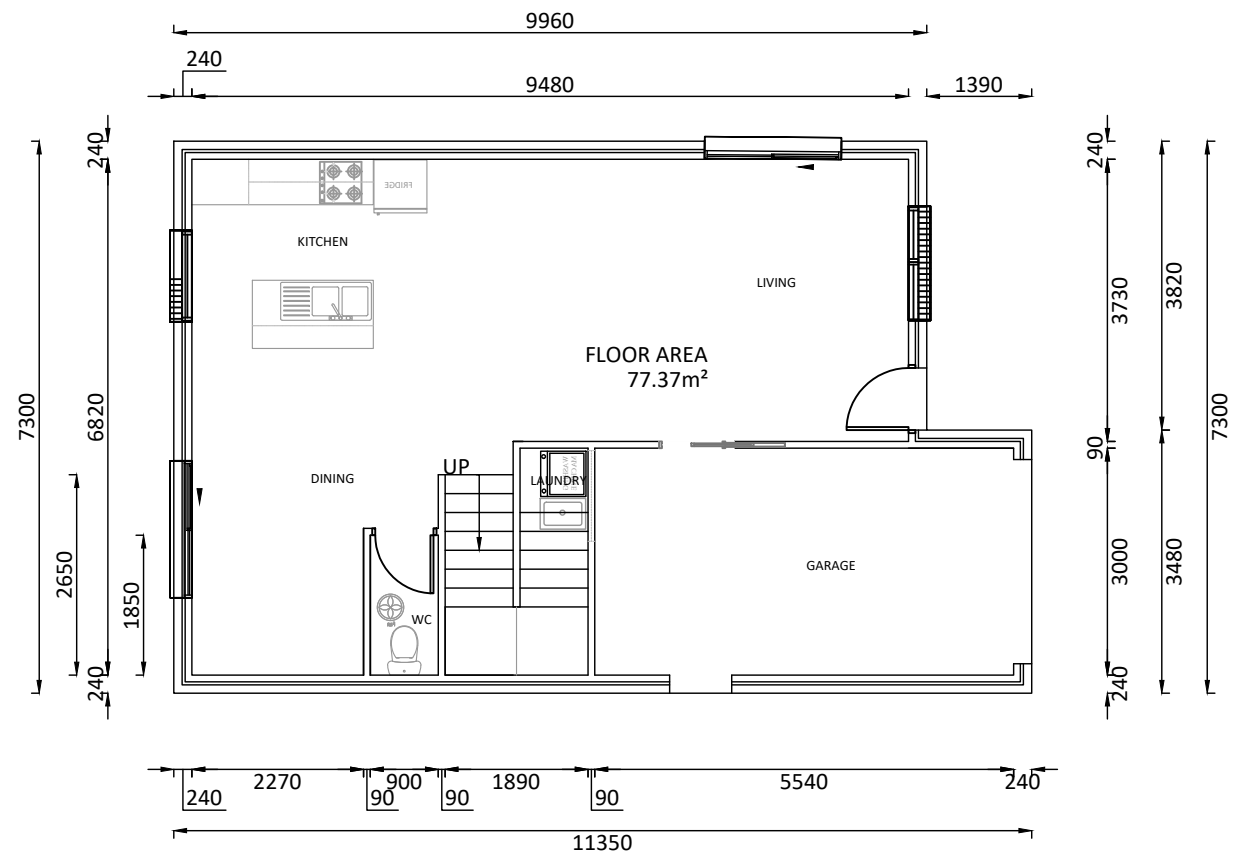
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PROJECT:
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DRAWING TITLE:
UNIT 4 ELEVATIONS

DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116
SHEET No: P06.1		



2 UPPER FLOOR PLAN UNIT 5
Scale: 1:100



1 LWR FLOOR PLAN UNIT 5
Scale: 1:100

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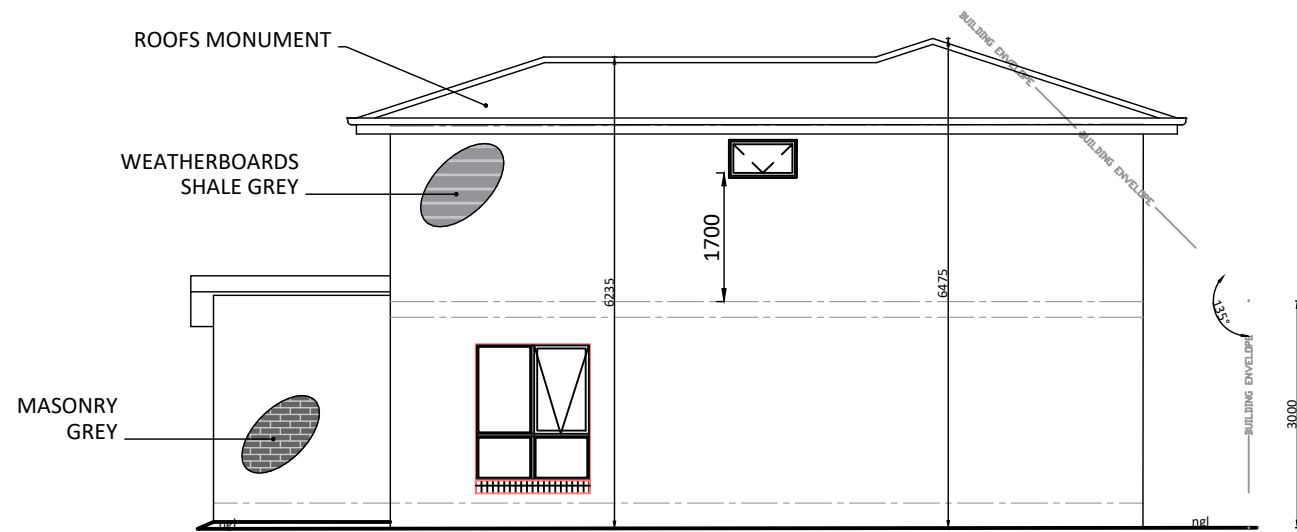


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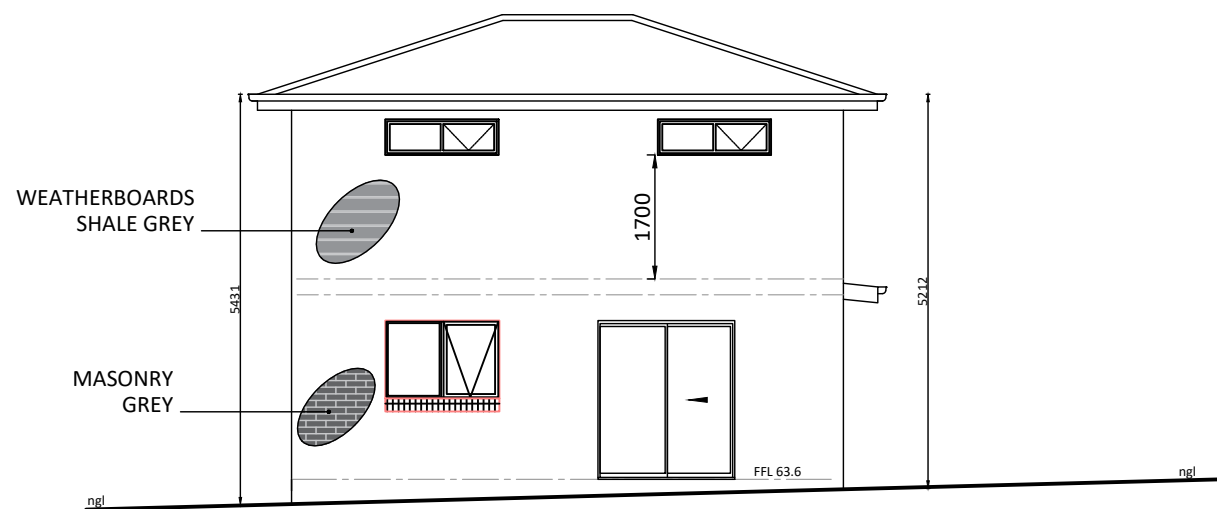
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REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116
SHEET No: P07.0		



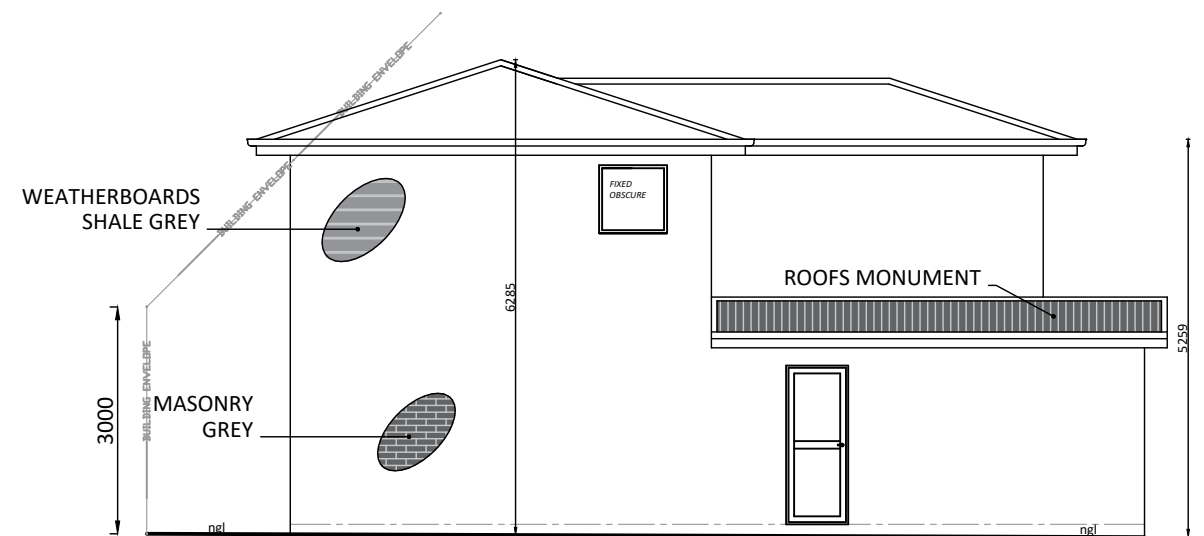
E EAST ELEVATION
Scale: 1:100



S SOUTH ELEVATION
Scale: 1:100



N NORTH ELEVATION
Scale: 1:100



W WEST ELEVATION
Scale: 1:100

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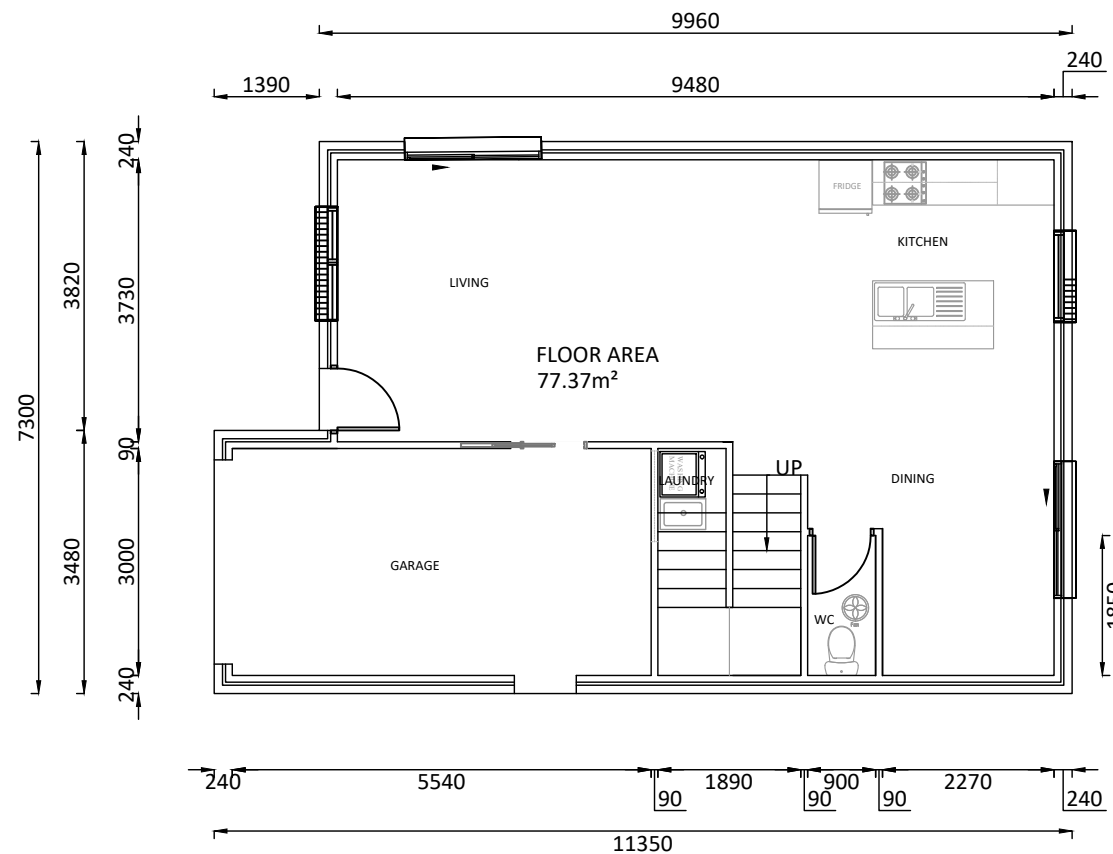


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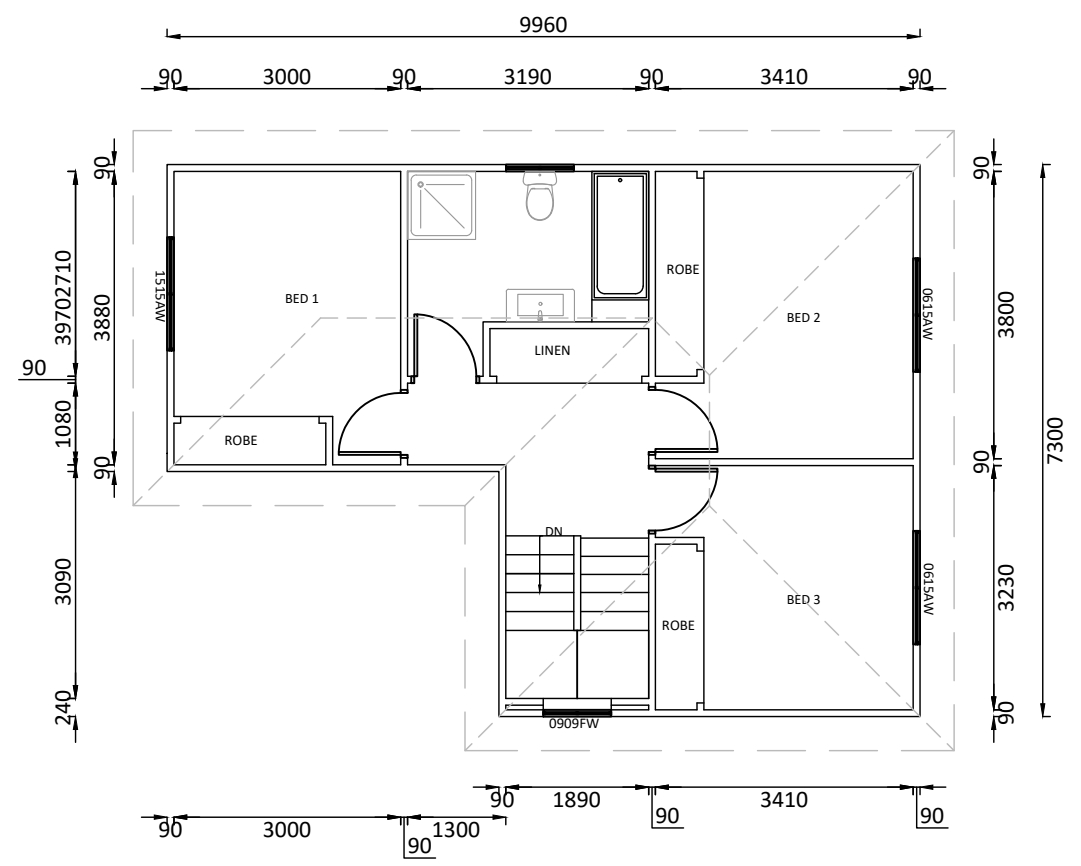
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CASERN INVESTMENTS PTY LTD
PROJECT ADDRESS:
18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
UNIT 5 ELEVATIONS

DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116
		SHEET No: P07.1



1 LWR FLOOR PLAN UNIT 6
Scale: 1:100



2 UPPER FLOOR PLAN UNIT 6
Scale: 1:100

DIMENSION NOTE:
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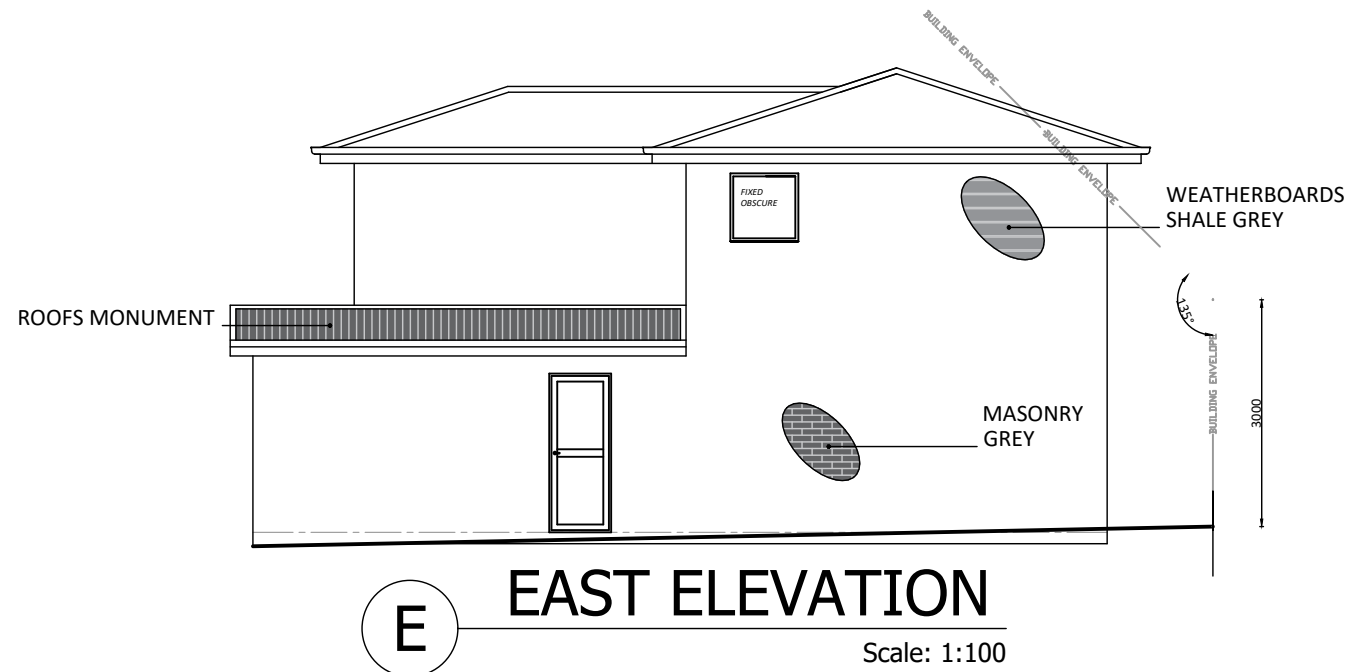
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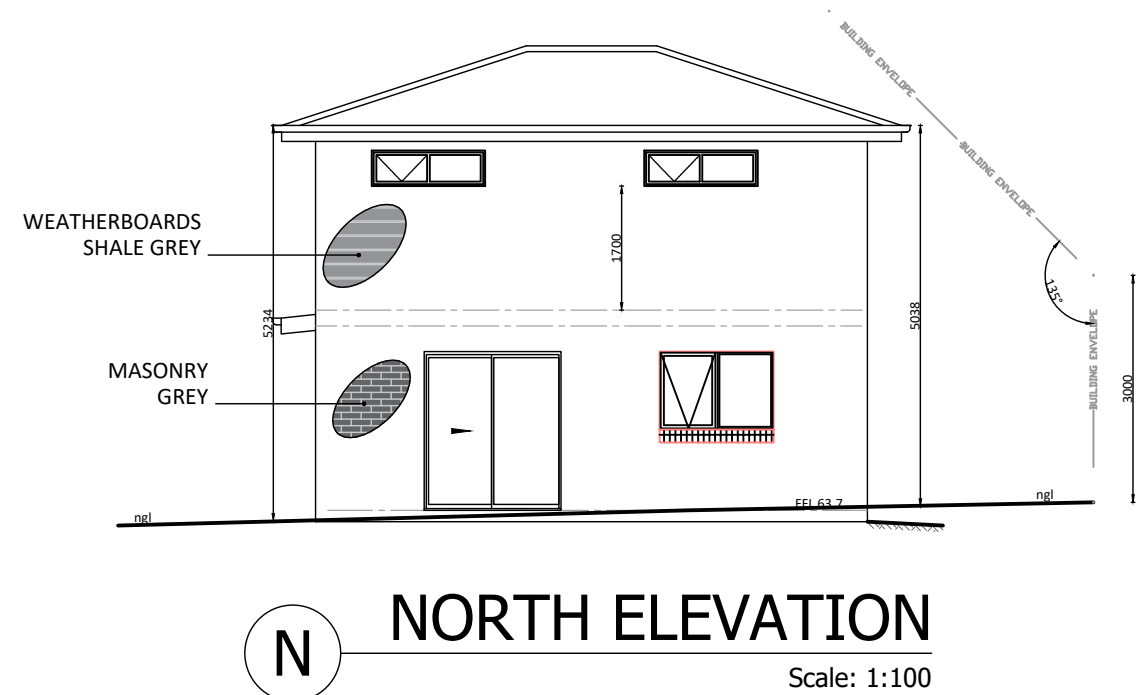
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PROJECT ADDRESS:
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PROJECT:
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DRAWING TITLE: UNIT 6 FLOOR PLANS		DATE: 15/03/2021	SCALE: 1:00	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116	SHEET No: P08.0	



EAST ELEVATION

Scale: 1:100



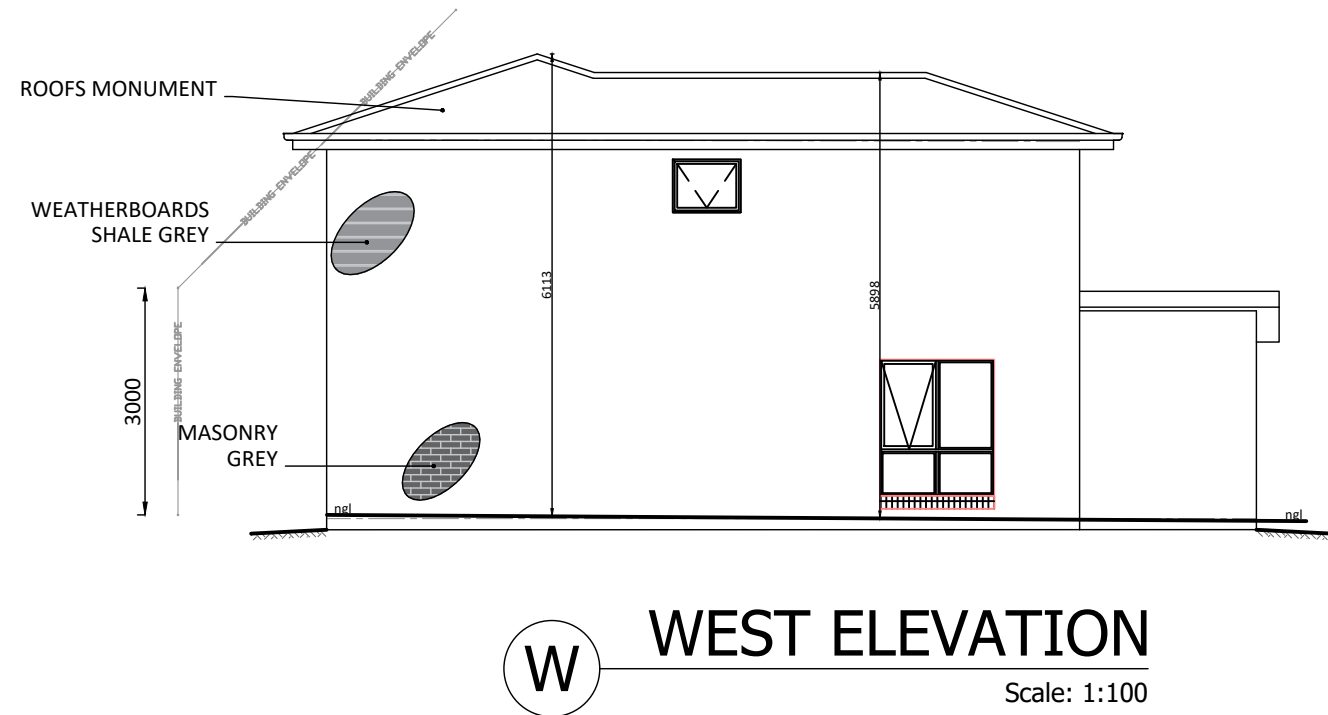
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Scale: 1:100



SOUTH ELEVATION

Scale: 1:100



WEST ELEVATION

Scale: 1:100

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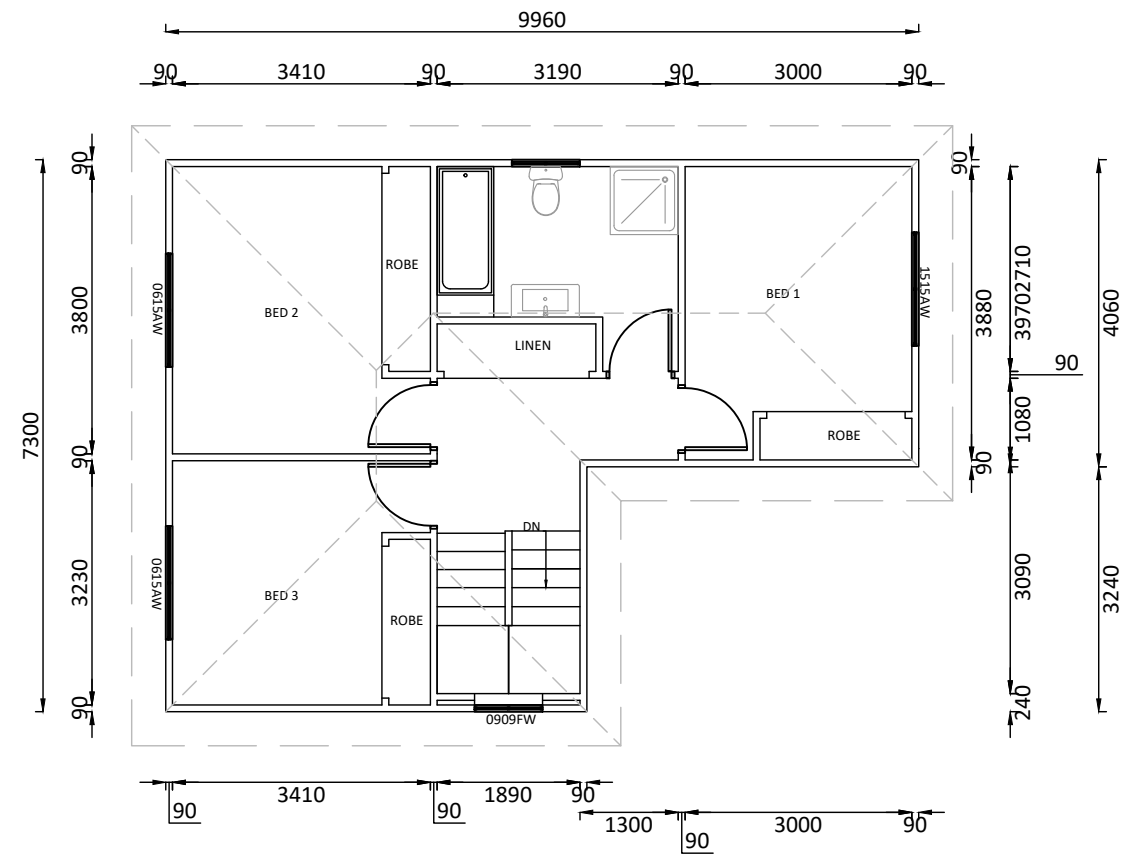


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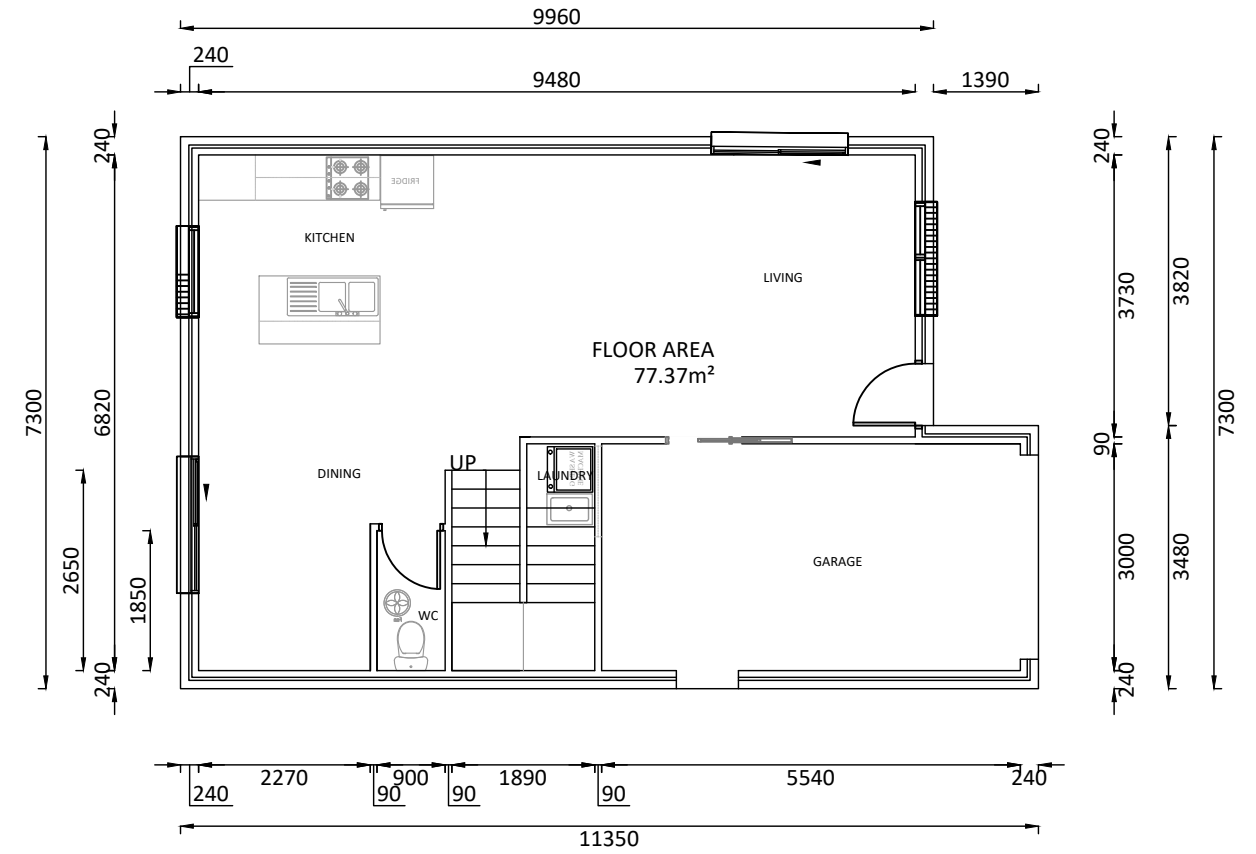
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PROJECT:
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DRAWING TITLE:
UNIT 6 ELEVATIONS

DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116
SHEET No: P08.1		



2 UPPER FLOOR PLAN UNIT 7
Scale: 1:100



1 LWR FLOOR PLAN UNIT 7
Scale: 1:100

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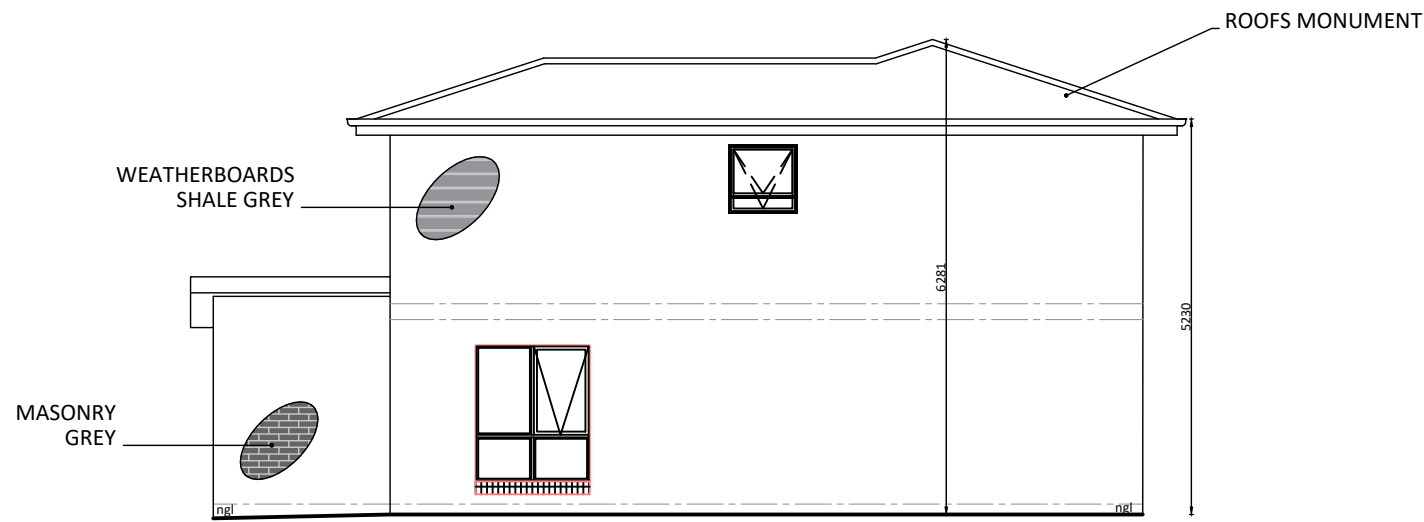
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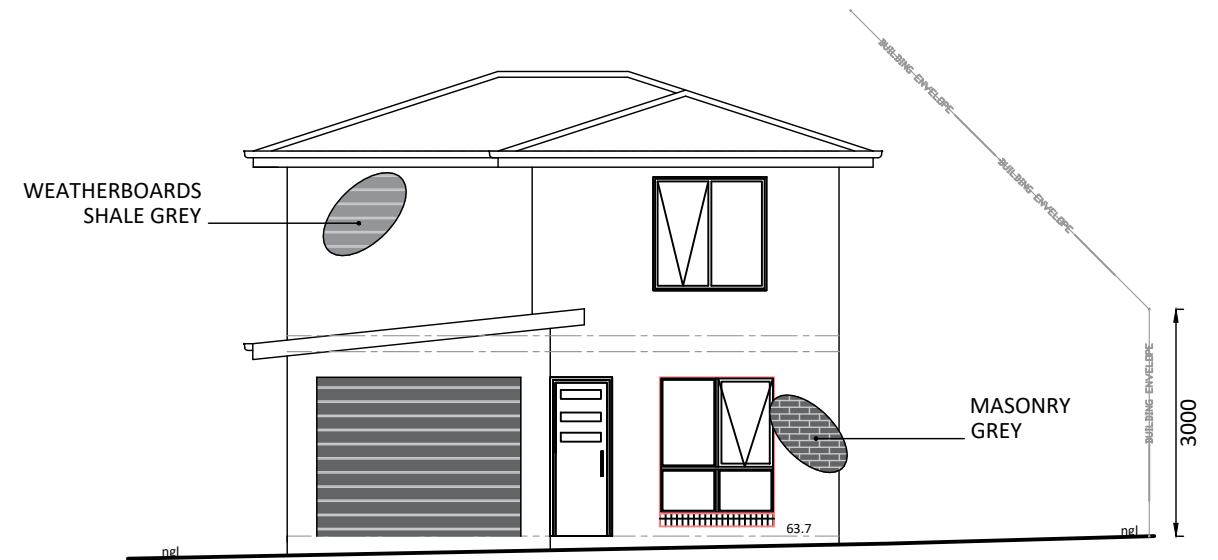
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PROJECT:
MULTIPLE DWELLINGS

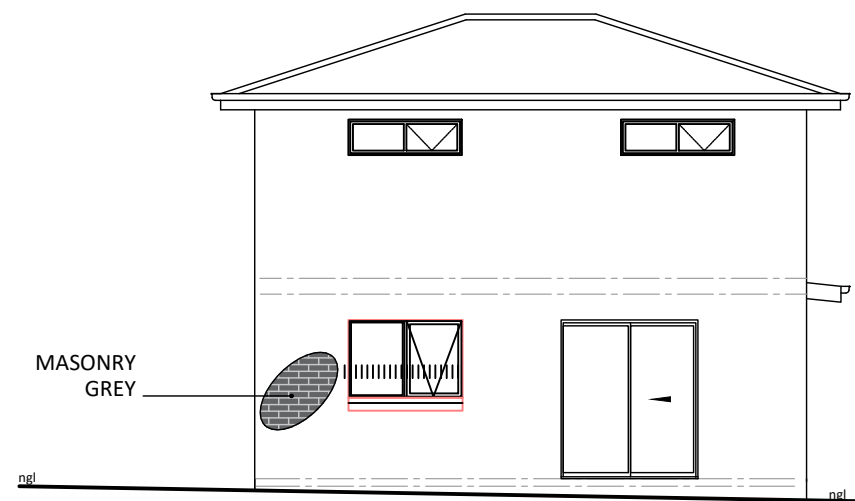
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REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116	SHEET No: P09.0	



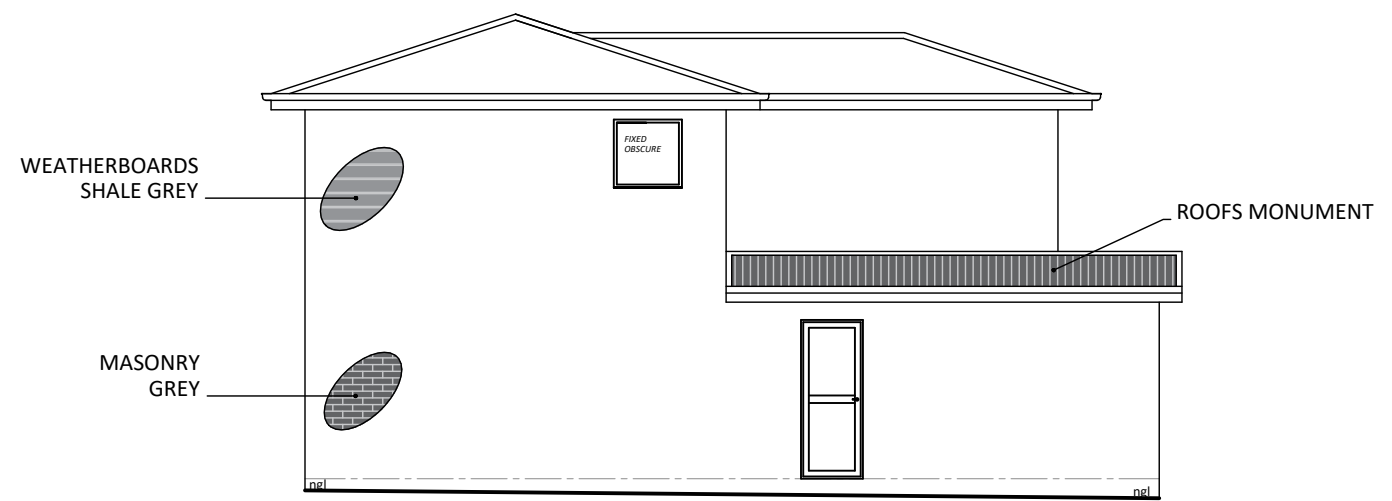
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Scale: 1:100



N NORTH ELEVATION
Scale: 1:100



S SOUTH ELEVATION
Scale: 1:100



E EAST ELEVATION
Scale: 1:100

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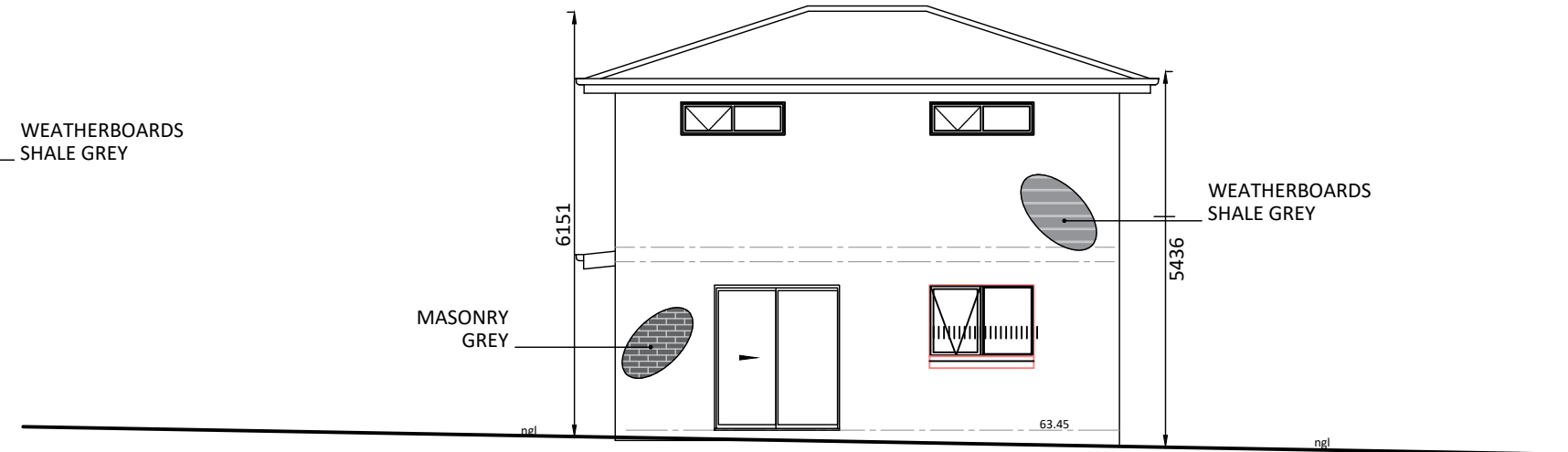
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CASERN INVESTMENTS PTY LTD
PROJECT ADDRESS:
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PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
UNIT 7 ELEVATIONS

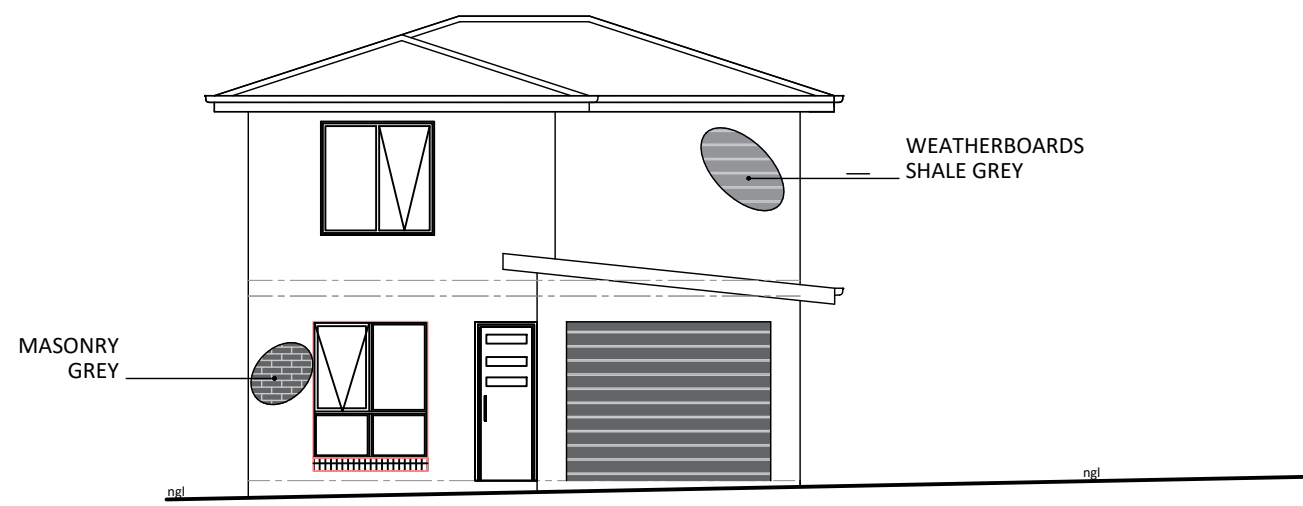
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SHEET No: P09.1		



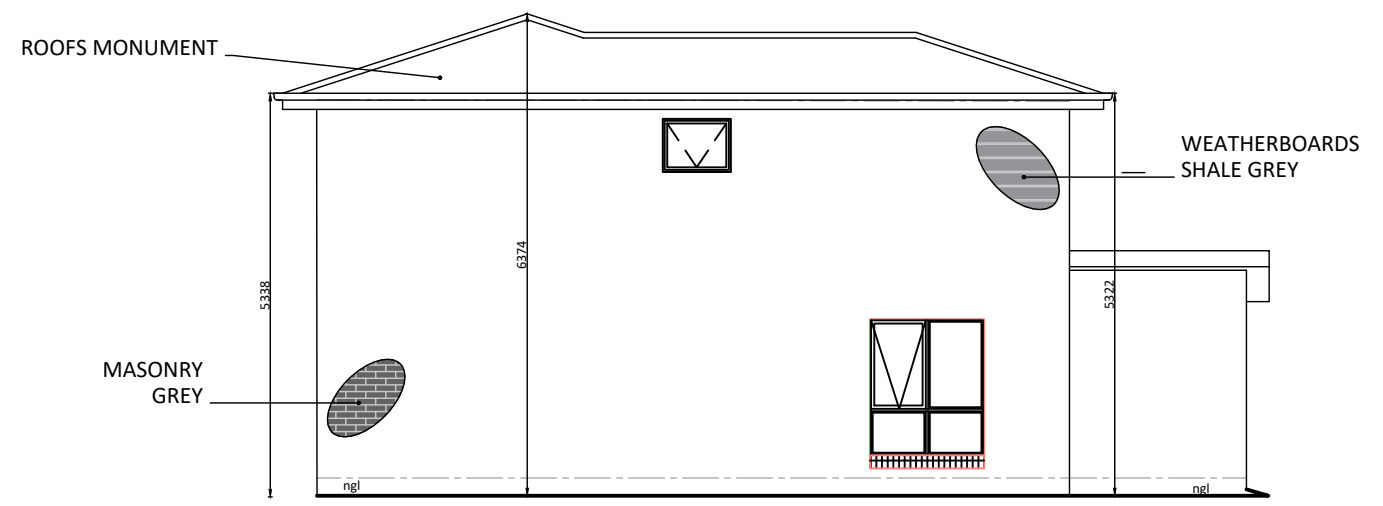
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S SOUTH ELEVATION
Scale: 1:100



N NORTH ELEVATION
Scale: 1:100



E EAST ELEVATION
Scale: 1:100

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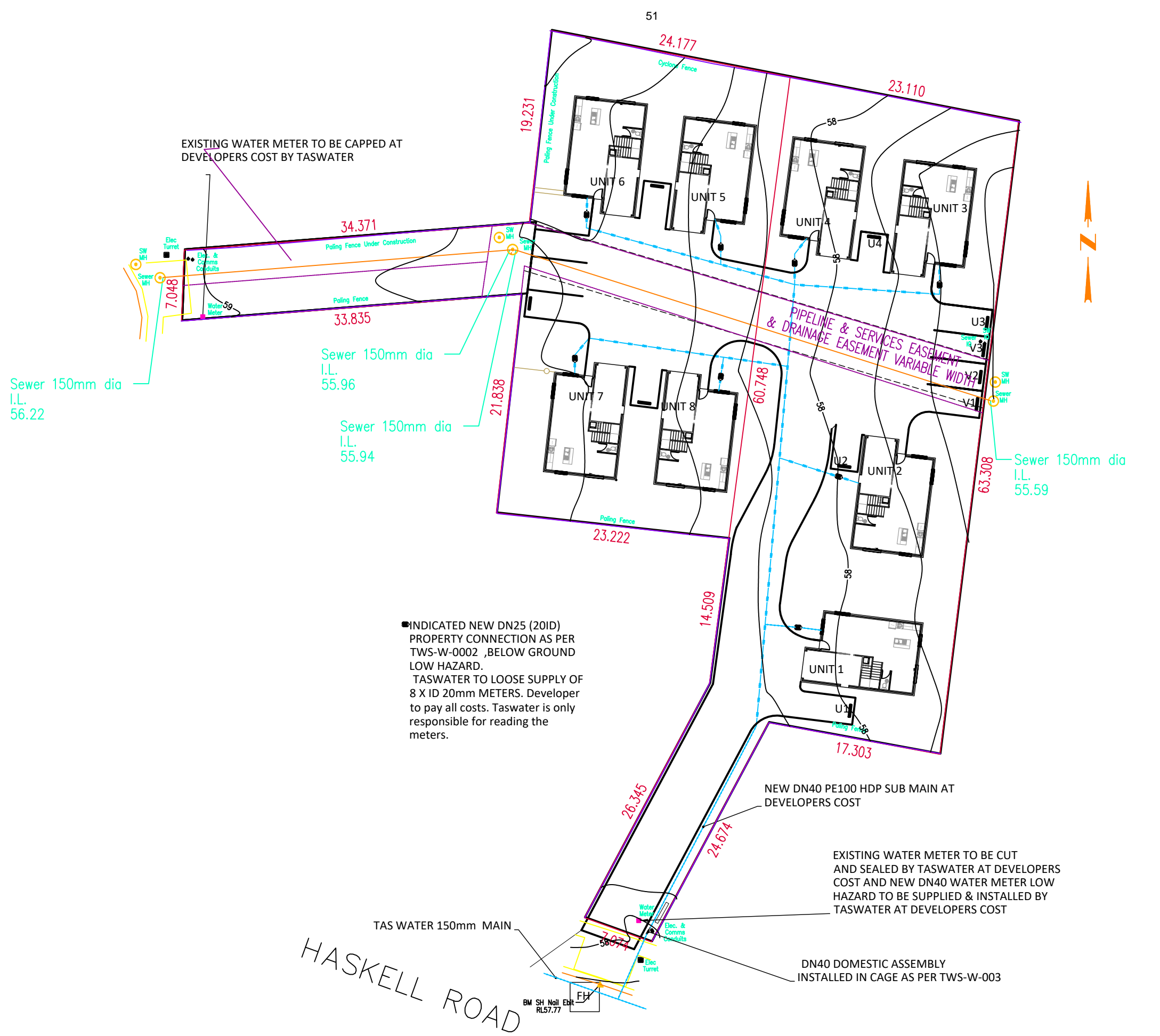


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PROJECT:
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DRAWING TITLE:
ELEVATIONS UNIT 8

DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116
SHEET No: P10.1		



INDICATED NEW DN25 (20ID) PROPERTY CONNECTION AS PER TWS-W-0002 ,BELOW GROUND LOW HAZARD. TASWATER TO LOOSE SUPPLY OF 8 X ID 20mm METERS. Developer to pay all costs. Taswater is only responsible for reading the meters.

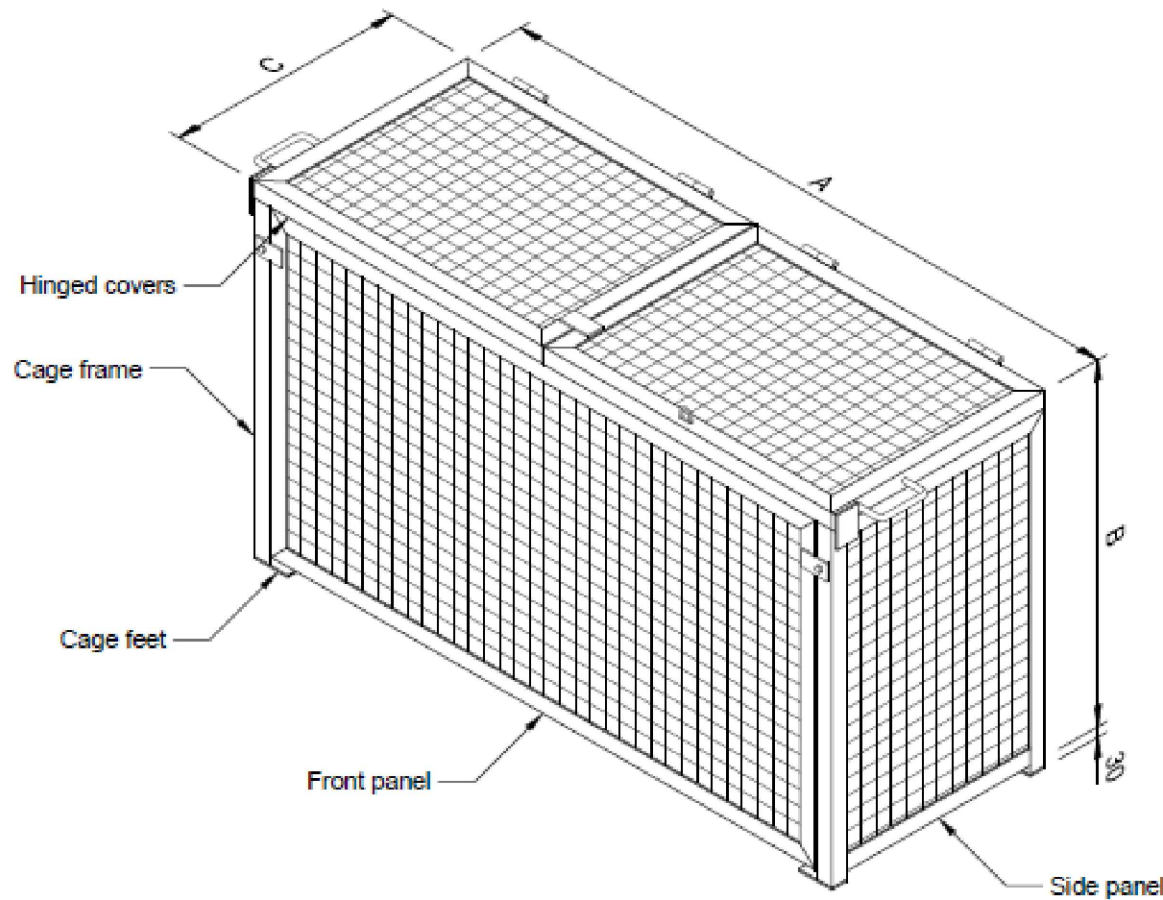
NEW DN40 PE100 HDP SUB MAIN AT DEVELOPERS COST

EXISTING WATER METER TO BE CUT AND SEALED BY TASWATER AT DEVELOPERS COST AND NEW DN40 WATER METER LOW HAZARD TO BE SUPPLIED & INSTALLED BY TASWATER AT DEVELOPERS COST

DN40 DOMESTIC ASSEMBLY INSTALLED IN CAGE AS PER TWS-W-003

HASKELL ROAD

<p>DIMENSION NOTE: Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed on site by the Builder/Surveyor/or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder/sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes.</p>	<p>This drawing & design shown is the property of Longview Designs and shall not be copied nor reproduced in part or in whole in any form without the written permission of Longview Designs and shall be used only by the client of Longview Designs for the project for which it was provided</p>	<p>Longview Design & Drafting 33 Madison Avenue Brighton Tasmania 7030 MOB: 0407 876 711 phil@longviewdesign.com.au Accreditation No: cc371s www.longviewdesign.com.au</p>	<p>CLIENT NAME: CASERN INVESTMENTS PTY LTD</p>		<p>DRAWING TITLE: TASWATER</p>		
			<p>PROJECT ADDRESS: 18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030</p>		<p>DATE: 15/03/2021</p>	<p>SCALE: 1:400</p>	<p>DRAWN BY: PK</p>
		<p>PROJECT: MULTIPLE DWELLINGS</p>		<p>REVISION No: R:2</p>	<p>SHEET SIZE: A3</p>	<p>JOB No: 20-116</p>	<p>SHEET No: P11.0</p>



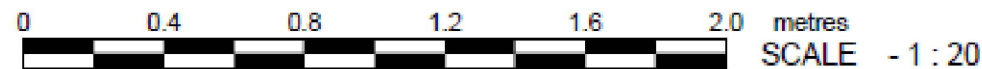
ISOMETRIC VIEW
1 : 20

DN	CAGE DIMENSIONS		
	A	B	C
32/40 (Med - High Hazard)	1800	600	450
50 (Low Hazard)	1950	650	450
50 (Med - High Hazard)	2300	650	450
65 (Low Hazard)	1850	750	500
65 (Med - High Hazard)	2200	800	500
80 (Low Hazard)	2050	750	500
80 (Med - High Hazard)	2500	800	500
100 (Low Hazard)	2250	800	600
100 (Med - High Hazard)	2800	900	600
100 Fire Connection	1300	800	600
100 Mag. Flow Meter	2250	1250	600
100 with DN.25 By-Pass	1300	800	600

TABLE 1

GENERAL NOTES

1. All dimensions in millimeters (mm), unless noted otherwise.
2. Dimensions are based on TasWater Standard water meter drawings TWS-W-0003, required cage dimensions should be confirmed on site prior to fabrication.
3. Construct all framework from 50 x 50 x 4 mild steel equal angle.
4. All welds to be continuous fillet or butt welds and ground flush on framework.
5. Deburr and remove all sharp edges.
6. Provide drain holes prior to galvanising.
7. Cage Padlock - supplied by TasWater.
8. Weld cage mesh ('ARC Weldmesh' WB 422) on inside of panels.
9. DN.100 (Low Hazard) meter cage drawn - for other meter types see Table 1 for required dimensions.
10. Secure meter cage to concrete slab with 4 x M10 chemical anchors, 80 (min.) embedment.



Revision Notes				
Rev	2	Date	08/08/2018	Approved
				G. HENDERSON



Scale	1 : 20
Datum	N/A
Sheet Size	A3
References	

Drawn	K. HARMAN	08/02/2017
Designed	K. CAMERON	07/02/2017
Verified	K. JAMES	28/02/2017
Project No.	JM1000000	Discipline
Weld Fabricator	STANBACH	© 2015
HPVW Project	T13M000004	



TASWATER STANDARD DRAWING PROPERTY SERVICE CONNECTIONS CAGE FOR WATER METER ASSEMBLY ISOMETRIC VIEW AND NOTES		
TASWATER WATER & SEWAGE CORPORATION PTY LTD ABN: 47 14222 454	TWS-W-0003	1 of 5

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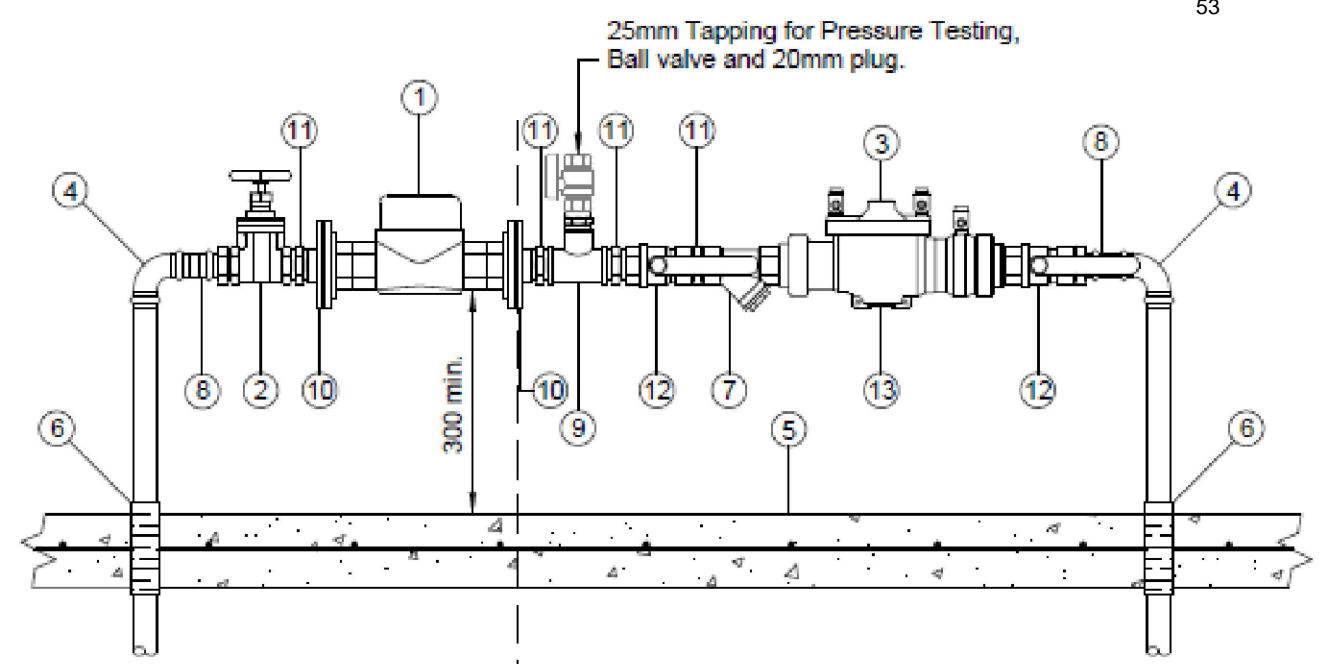
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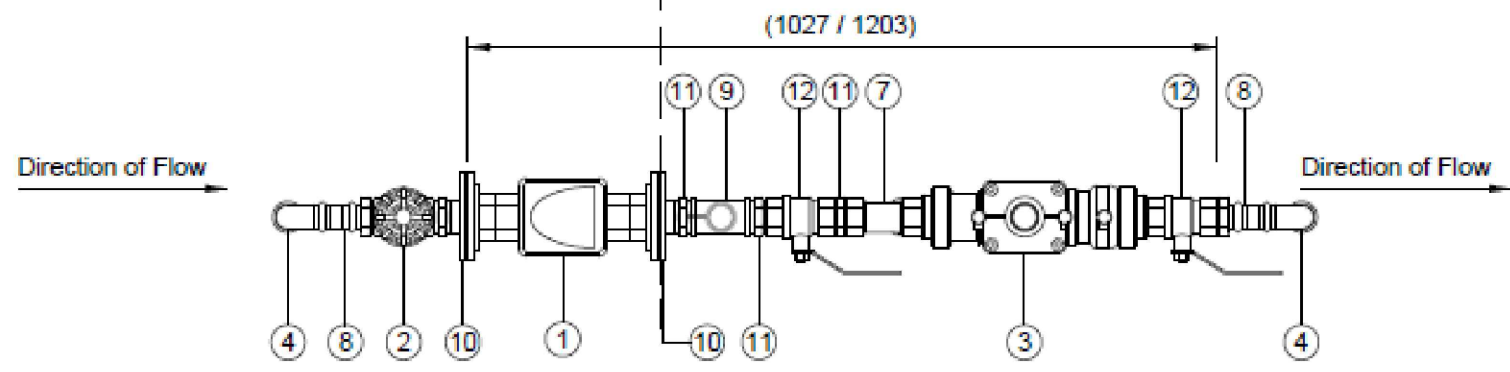
CLIENT NAME:
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PROJECT ADDRESS:
18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
TAS WATER DRAWING
DATE: 15/03/2021 SCALE: N/A DRAWN BY: PK
REVISION No: R:2 SHEET SIZE: A3 JOB No: 20-116 SHEET No: P11.1



ELEVATION
1 : 10

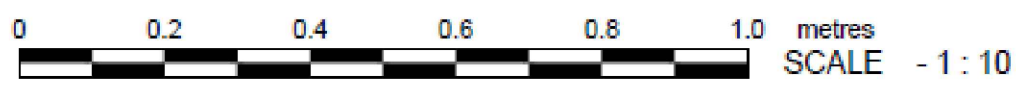
TasWater Responsibility Property Owner Responsibility



PLAN
1 : 10

VALVE & EQUIPMENT SCHEDULE

1. Only use products with watermark certification and approved for use by TasWater and listed within City West Water's approved products catalogue.
2. Installation must comply with manufacturer's written instructions.
3. All valves must be resilient seated, clockwise closing to AS 1628 with 316 stainless steel bolts and washers.
4. Unless approved otherwise the water meter/s, tails and meter boxes are to be supplied by TasWater.



BOUNDARY CONNECTION PARTS LIST

No.	DESCRIPTION	COMMENTS
①	DN.32 'Sensus' Iperl Water Meter with Dual Check Valve	Supplied by TasWater
②	DN.32 Gate Valve	Supplied by TasWater
③	Medium Hazard DN.32 'ValvCheQ' DC03 Double Check Valve High hazard DN.32 'ValvCheQ' RPZD RP03 Valve Only	Owned, operated and maintained by Property Owner
④	DN.32 Type 'A' Copper Pipework	
⑤	100mm (minimum) Reinforced Concrete Slab	SL72 placed central
⑥	Pipe Wrapped where Concrete will contact Pipe	(Refer Note 5)
⑦	DN.32 Strainer	Owned, operated and maintained by Property Owner
⑧	B-Press Fittings or Equivalent	
⑨	DN.32 x 25 Fem x Fem BSP Reducing Tee	
⑩	DN.32 BSP to Table E Flange Adaptor	
⑪	DN.32 Nipple	
⑫	DN.32 Ball Valve - Lockable Quarter Turn brass DZR with brass handle, resilient seated	
⑬	Vent only applies to RPZD	

GENERAL NOTES

1. All dimensions in millimeters (mm), unless noted otherwise.
2. Installation and fittings schedule is also suitable for DN.40 meter.
3. Dimensions shown in brackets apply to (DN.32 / DN.40).
4. A 3mm clearance has been added where a gasket is required.
5. All metallic pipe work to be 'Denso' wrapped, or equivalent where it comes in contact with concrete - to protect it from corrosion.
6. Install and locate the meter assembly so that the meter can be easily read.
7. Where a vented back flow prevention device is required such as a Reduced Pressure Zone Device (RPZD) it shall:
 - Comply with AS 3500 and AS 2845; and shall
 - Have free ventilation to the atmosphere for the relief valve at all times.
 - Not to be in an area that may be subject to ponding;
 - Have the relief drain outlet not less than 300mm above the surrounding surface.
8. Install the meter assembly in cage in accordance with TWS-W-0003.
9. The Property Owner is responsible for the ongoing maintenance of the security cage.

Rev.	Date	Approved	G. HENDERSON
5	31/10/2018		



Scale	1 : 10
Datum	N/A
Sheet Size	A3

Drawn	R. HANLRY	07/02/2017
Designed	R. CAMERON	08/02/2017
Checked	R. JAMES	20/02/2017



TASWATER STANDARD DRAWING PROPERTY SERVICE CONNECTIONS DN.32 AND DN.40 WATER METERS MEDIUM - HIGH HAZARD	
TASWATER WATER SERVICES CORPORATION PTY LTD APRIL 47 162221453	TWS-W-0002 12 of 19 5

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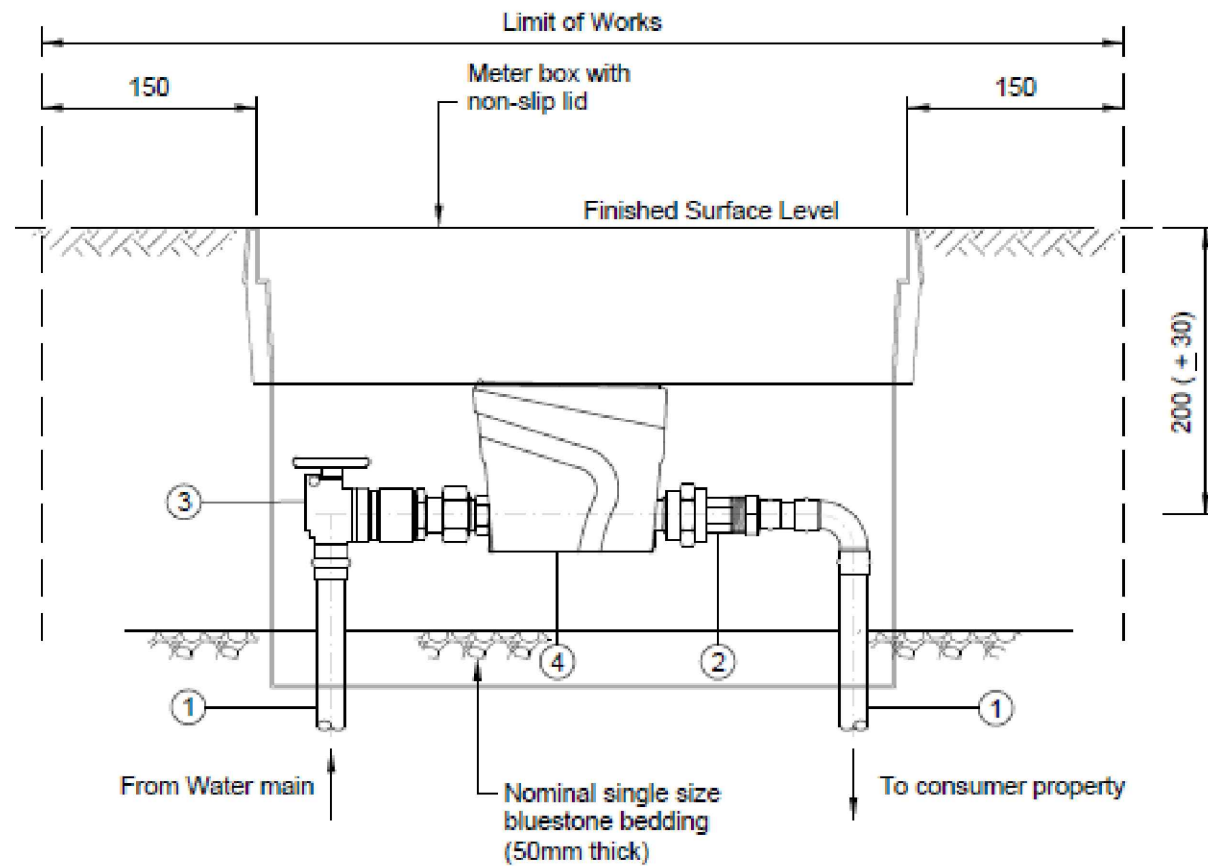
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PROJECT ADDRESS:
18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
TAS WATER DRAWING
DATE:
15/03/2021
SCALE:
N/A
DRAWN BY:
PK
REVISION No:
R:2 RFI
SHEET SIZE:
A3
JOB No:
20-116
SHEET No:
P11.2



DN.20 METER RENEWAL

1 : 5

LOCATION	METER BOX TYPE
Non Trafficable	Standard polyethylene meter box with black/green non-slip lid ('Draper' Model DRA 20/1 or 20/3)
Footpath and Paved areas (Class B to AS/NZS 3996)	Standard polyethylene meter box with galvanised non-slip lid ('Draper' Model DRA 30/5)
Trafficable	Proprietary or in-situ meter boxes with trafficable lids to AS/NZS 3996

GENERAL NOTES

- All dimensions in millimeters (mm), unless noted otherwise.
- Installation and fittings schedule is also suitable for DN.25 meter.
- All existing metallic service connections should be considered an electrical hazard and electrical bridging leads (min. 70 Amp rating) and low voltage insulated gloves should be utilised at all times.
- Reinstate all surfaces to match existing.
- Footpaths and paved areas are defined as areas with a Class B wheel loading to AS/NZS 3996. In areas with wheel loading greater than Class B then a polyethylene pit is unsuitable.
- In footpaths and paved areas the Polyethylene meter box must be supported with an insitu N25 concrete surround of minimum dimension 50 wide and 100 deep ('Rapidset' not permitted).
- Reinstall property pressure limiting valve where existing.
- Installation must comply with Manufacturer's specifications.
- Connectors and gate valves must be pressure rated PN16. Minimum body dezincification resistant brass to AS/NZS 2345 and comply with Potable Water Contact to AS/NZS 4020.
- Provide additional adaptors to suit the existing property connection materials.
- All products to be in accordance with City West Water's "Approved Products Catalogue".
- All copper fittings to be 'Viega pro-press' system, or equivalent.
- All pipes and fittings are to be approved by TasWater.

SCHEDULE OF ITEMS	
No.	DESCRIPTION
①	Pipe and Fittings (PN 16 minimum)
②	Nut and Tail Connector
③	Ball Valve - W/MRK R/A Lockable Quarter Turn Brass DZR, Resilient Seated with Extendable Nut and Tail.
④	'Sensus' Water Meter with Dual Check Valve

WARNING
 Where a metallic water service is to be replaced using non metallic pipe a licensed electrician shall assess affected property's electricity supply for defects and the likely effect on earthing adequacy. Work can commence once the electrician declares in writing that it is safe to proceed.

ITEMS SUPPLIED BY TASWATER

- Polyethylene meter box
- Water meter - complete with inbuilt strainer and dual check valve.
- Water meter nuts and tails.
- Valves

ITEMS NOT SUPPLIED BY TASWATER

- Pipework and adaptor couplings.



Rev	5	Date	31/10/2018	Approved	G. HENDERSON
Revision Notes 5. AMENDMENTS TO SHEETS 7, 12 AND 17					



Scale	1 : 5
Datum	N/A
Sheet Size	A3

Drawn	R. HAWLEY	01/02/2017	
Designed	R. CAMERON	08/02/2017	
Verified	R. JAMES	03/02/2017	
Project No.	JY1802008	Design No.	W
Vault Folder	STRACKWIDE	2018	
HW/SH File Ref.	T1802008-004		



TASWATER STANDARD DRAWING PROPERTY SERVICE CONNECTIONS DN.20 AND DN.25 WATER METER RENEWAL BELOW GROUND (NON-TRAFFICABLE)		
TASWATER WATER SERVICES CORPORATION PTY LTD 48/1 47 142221433	TWS-W-0002	02 of 19

DIMENSION NOTE:
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CLIENT NAME:
CASERN INVESTMENTS PTY LTD
 PROJECT ADDRESS:
18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030
 PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
TASWATER DRAWING
 DATE:
15/03/2021
 SCALE:
N/A
 REVISION No:
R:2 RFI
 SHEET SIZE:
A3
 JOB No:
20-116
 SHEET No:
P11.3
 DRAWN BY:
PK

RUN OFF CALCULATIONS FOR- DEVELOPMENT AT18 HASKELL/ 14 BESIER BY LONGVIEW DESIGN

PRE DEVELOPMENT				
AREA	3005	m ²	0.3005	ha

POST DEVELOPMENT			
AREA			
HOUSE m ²	EXISTING HOUSE m ²	HARDSTAND AREA m ²	AREA NOT DEVELOPED m ²
617.8	0	888.3	1498.9

RATIONAL METHOD:

EQUATION: $Q = 0.00278 * c * i * A$

WHERE: Q= PEAK DISCHARGE FLOW RATE (m/s)

c = rational method runoff coefficient, (typ) taken to be 0.4 for pervious areas & 0.9 for impervious areas

i = Rainfall intensity

A = Area in Hectors

Coefficient c =
 0.9 concrete driveway, metal sheet roof finish
 0.4 undeveloped grass land
 0.5 concrete driveway with grass infill

RUNOFF Q (L/S)- PRE DEVELOPMENT						
AREA						
	AEP	DURATION				
	hr	min	Rain Fall Intensity (mm/hr)	Q (L/s)	Total Flow Quantity (L)	
Undeveloped Area	5%	0.08	5	83.2	27.80	8340
					SUM	8340

RUNOFF Q (L/S)- POST DEVELOPMENT						
AREA						
	AEP	DURATION				
	hr	min	Rain Fall Intensity (mm/hr)	Q (L/s)	Total Flow Quantity (L)	
New House	5%	0.08	5	83.2	12.86	3858
Hardstand Area	5%	0.08	5	83.2	10.27	3081
Undeveloped Area	5%	0.08	5	83.2	13.86	4158
					SUM	11097
flow Rate at the manhole					36.99	

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 PROJECT:
MULTIPLE DWELLINGS

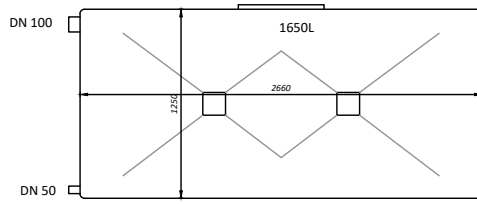
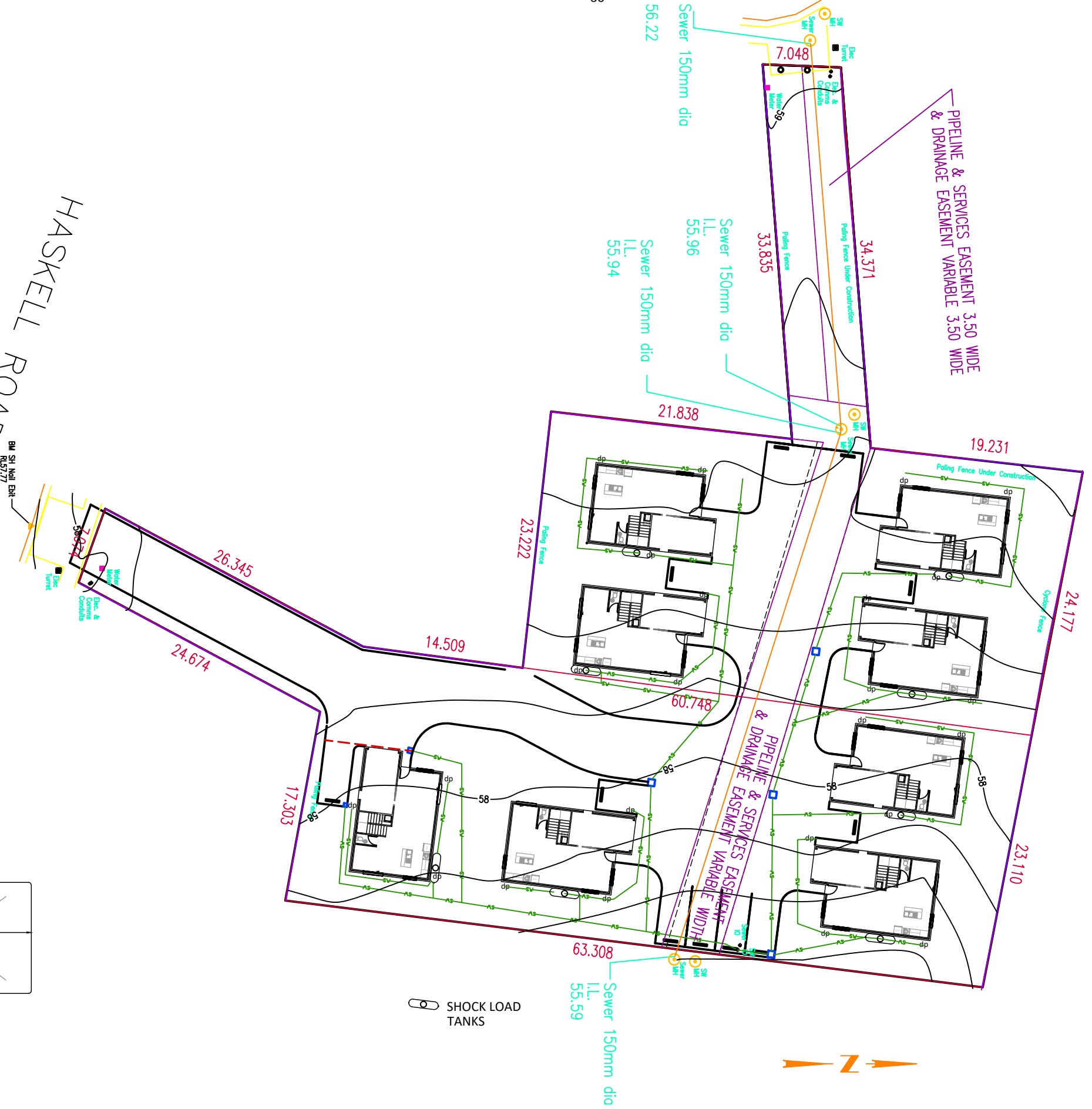
DRAWING TITLE:
STORM WATER CALCULATIONS

DATE: 15/03/2021	SCALE: N/A	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	SHEET No: P12.0

HASKELL ROAD

56



BM SH NAIL ECH
RL57.77

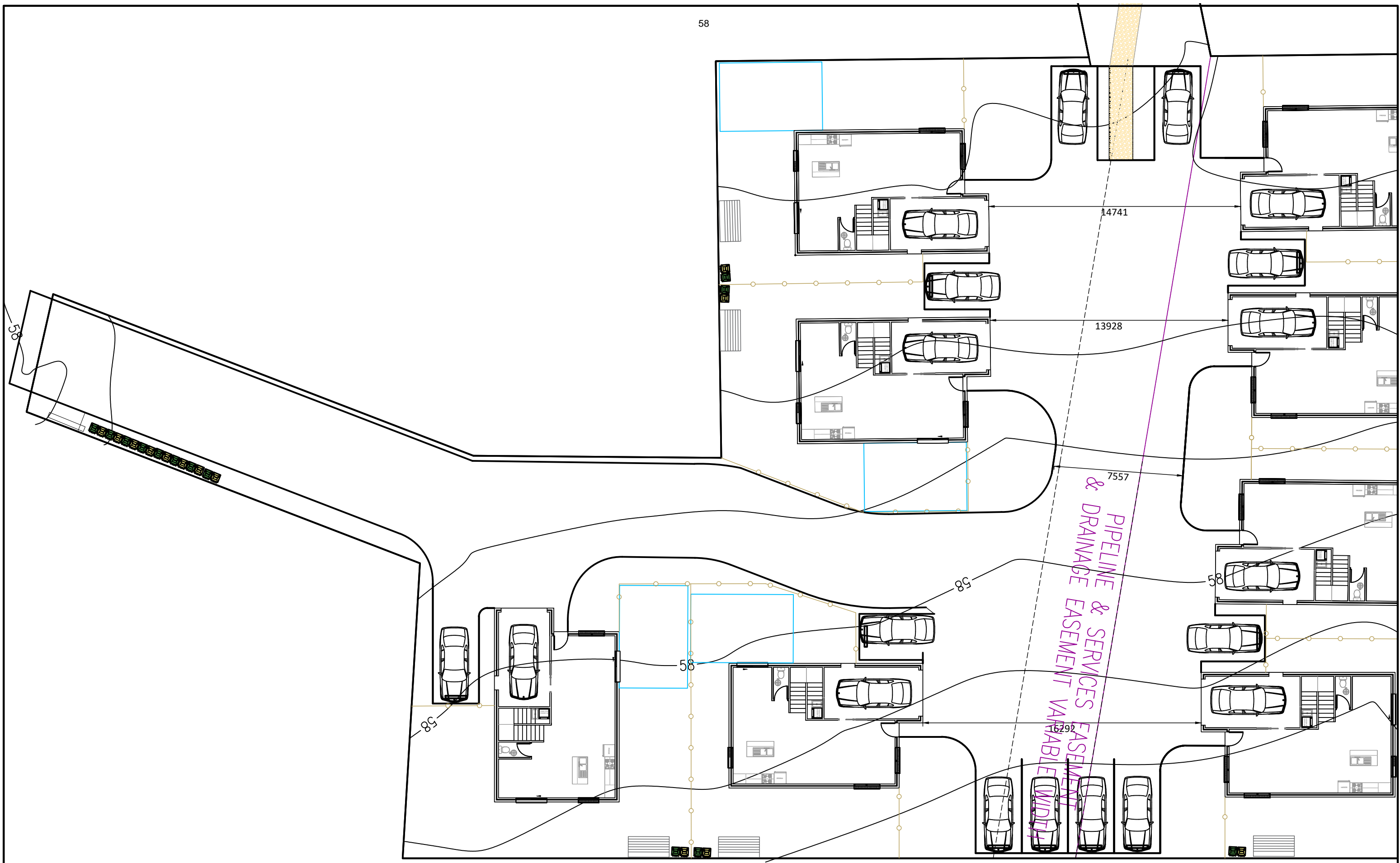


SHOCK LOAD TANKS

SHOCK LOAD TANKS



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			<p>PROJECT ADDRESS: 18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030</p>	<p>REVISION No: R:2 RFI</p>	<p>SHEET SIZE: A3</p>	<p>JOB No: 20-116</p>	<p>SHEET No: P12.1</p>	



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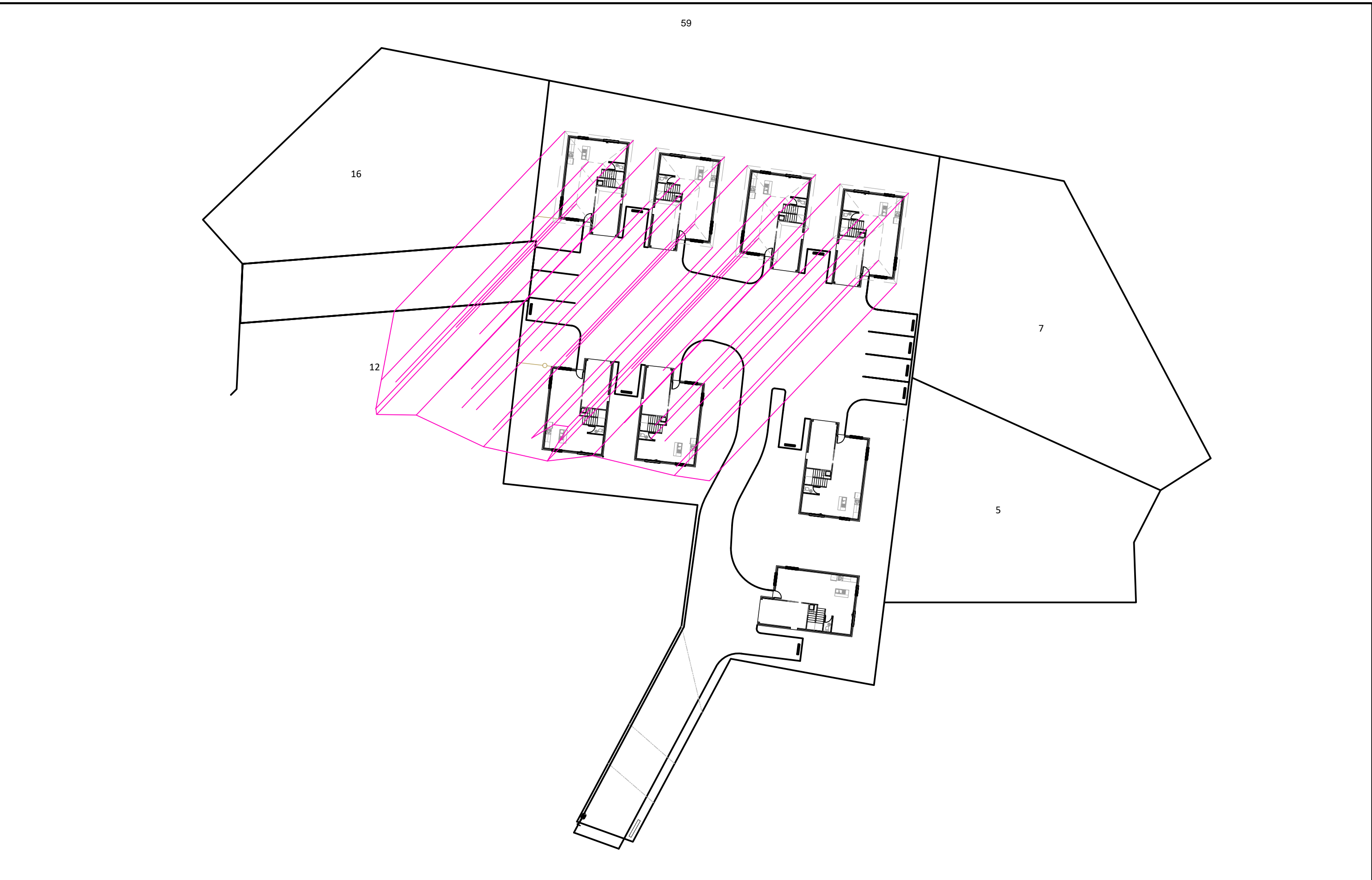


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 PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
DRIVEWAY

DATE: 15/03/2021	SCALE: 1:400	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116
		SHEET No: P14.0



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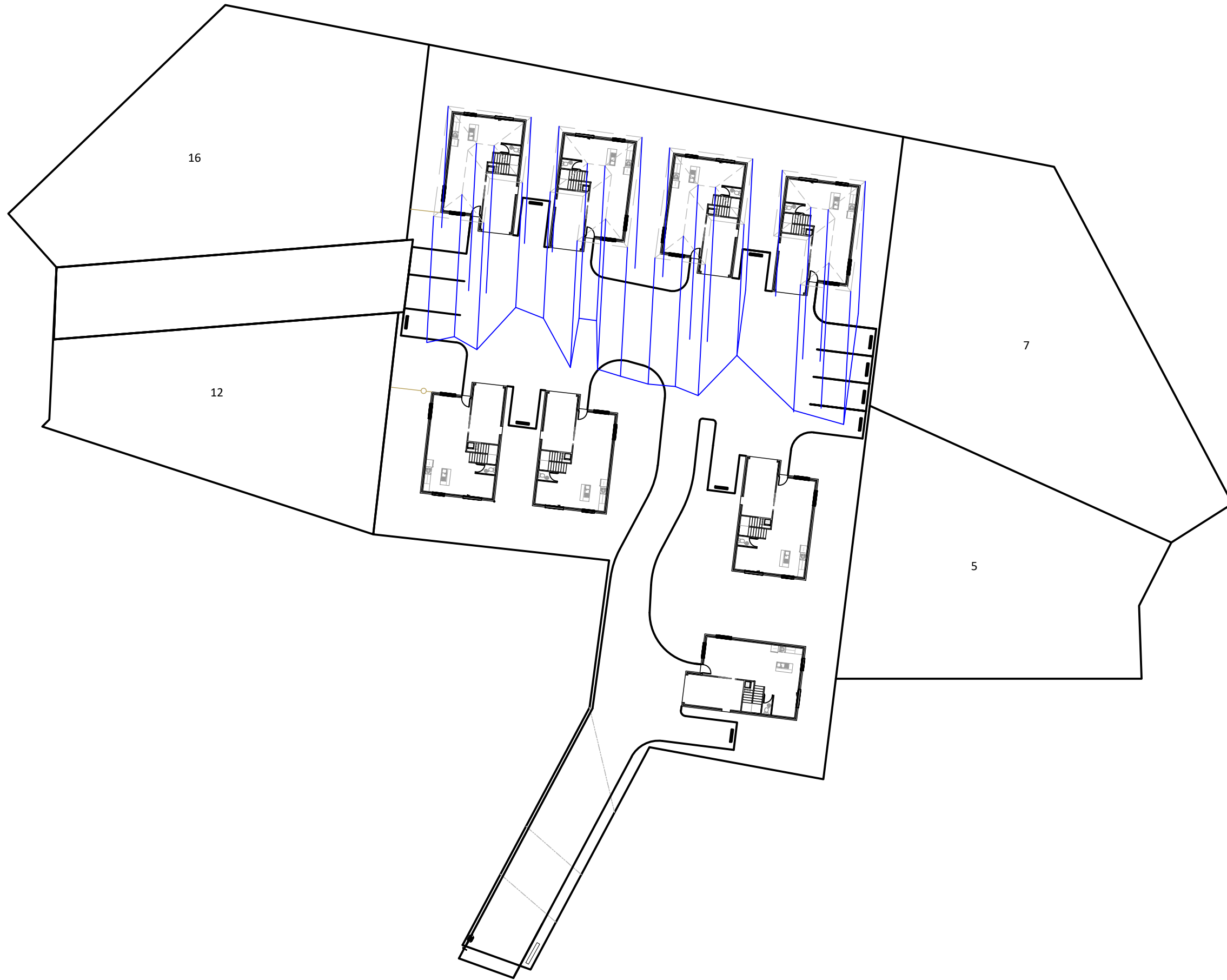


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 PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
SHADOWS 9AM

DATE: 15/03/2021	SCALE: N/A	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116
SHEET No: P15.0		



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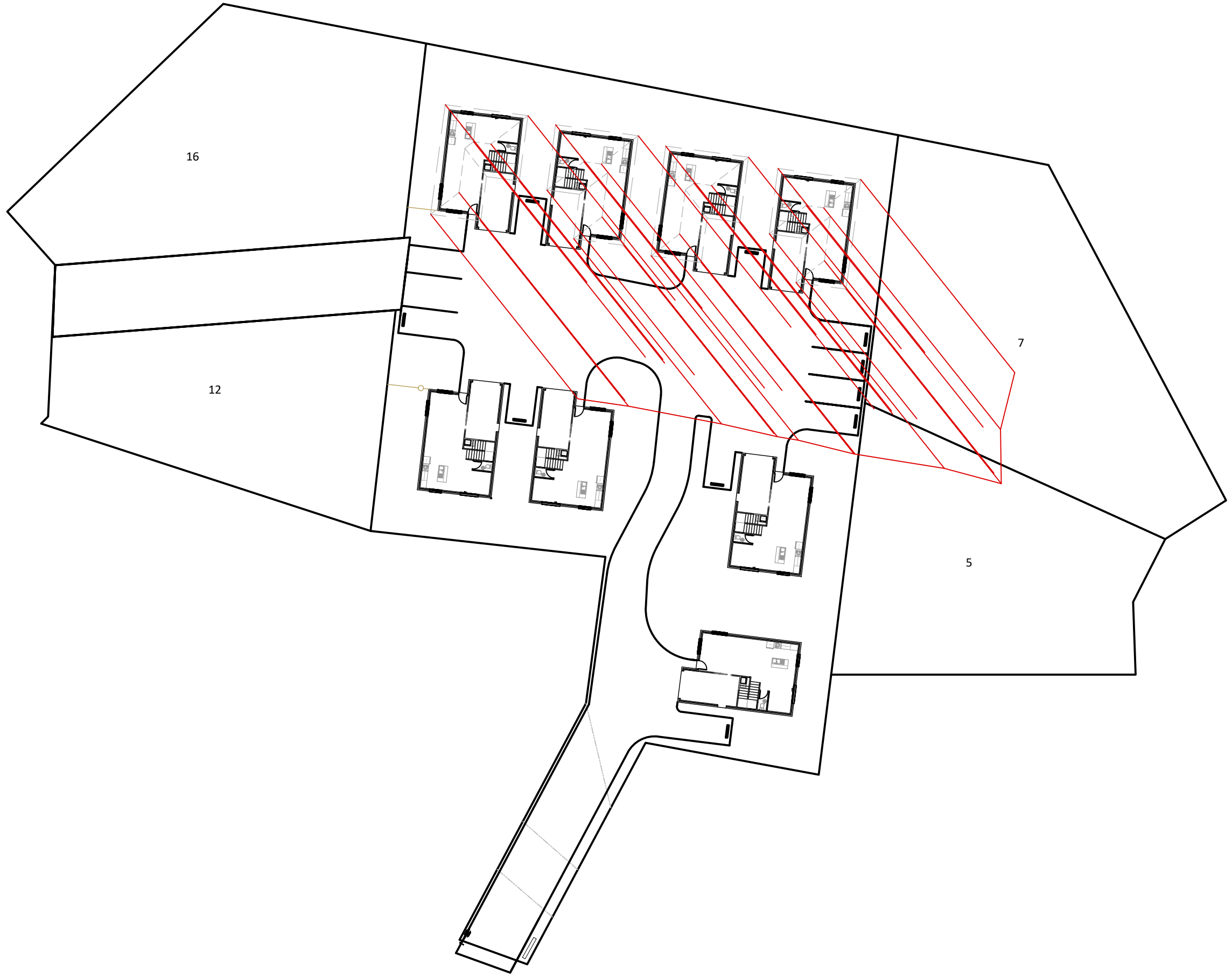


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18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030
 PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
SHADOWS 12PM

DATE: 15/03/2021	SCALE: N/A	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116
		SHEET No: P15.1



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 PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
SHADOWS 3PM

DATE: 15/03/2021	SCALE: N/A	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3	JOB No: 20-116
		SHEET No: P15.2

Botanical Name	Type	Pot Size	#	Supplier	Maintenance	Substitutes
Callistemon 'Kings Park Special'	Shrub	45l	40	Greenhill Nursery	Trim to shape immediately after flowering.	Callistemon 'Mary McKillop'
Correa 'Dusky Bells'	Shrub	150mm	29	Greenhill Nursery	Trim if required to keep compact	Other Correa reflexa varieties
Grevillea gaudichaudii	Shrub	150mm	18	Greenhill Nursery	Can be trimmed if required	Grevillea 'Poorinda Royal Mantle'
Grevillea 'Mt Tamboritha'	Shrub	150mm	35	Greenhill Nursery	Can be trimmed if required	Grevillea 'Winter Delight'
Lagerstroemia 'Tonto'	Tree	45L	9	Greenhill Nursery	Prune to shape after flowering if required.	Lagerstroemia 'Sioux'
Lomandra 'Tanika'	Grass	150mm	300	Greenhill Nursery	Can be cut back to 20cm every few years if required.	L. 'Nyalla'
Melaleuca 'Claret Tops'	Shrub	150mm	96	Greenhill Nursery	Can be clipped if required	Callistemon 'Little John'

Please Note: Not all plants will be available at any one time. Please let me know if you are having trouble finding any plants. Sizes indicative only.
 * NO SUBSTITUTIONS OTHER THAN INDICATED WITHOUT CONSULTATION WITH DESIGNER

Pedestrian Access to Besier Cr

See full plan

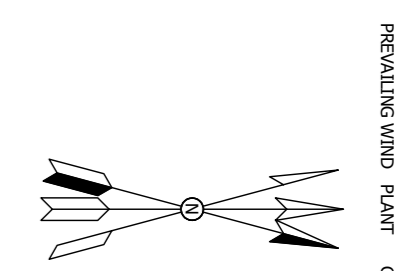
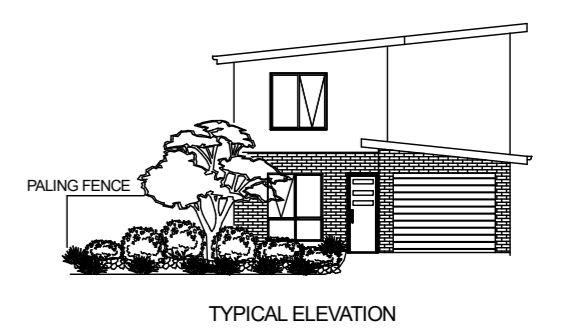
ALL PLANTED GARDEN BEDS TO BE MULCHED WITH DOUBLE CUT GUM MULCH



- LAGERSTROEMIA 'TONTO' 3X3m
- CALLISTEMON 'KINGS PARK SPECIAL' 4X3M
- GREVILLEA GAUDICHAUDII 0.3X2M
- MELALEUCA 'CLARET TOPS' 1X1M
- CORREA REFLEXA 'DUSKY BELLS' 0.5x1m
- GREVILLEA 'MT TAMBORITHA' 0.3x1m
- LOMANDRA 'TANIKA' 0.6x0.6m



Steel tree rings around Callistemons planted in lawn. Straightline Garden Edging 100mm Flexline, 2200mmL to make circles 700mmD



NOTES
 ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING
 ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND ANY BYLAWS THAT MAY APPLY.
 PRIOR TO COMMENCING ANY CONSTRUCTION OR EARTHWORKS OWNER MUST CONTACT LOCAL COUNCIL AS PLANNING, BUILDING, PLUMBING OR EARTHWORK PERMISSIONS MAY APPLY.
 IT REMAINS THE OWNERS RESPONSIBILITY THAT PERMISSIONS ARE SOUGHT AND ADHERED TO

Please Note:
 Existing soil on site is not of suitable quality to establish plantings. The soil is shallow, poor and susceptible to waterlogging.
 The subsoil is clay and does not drain well. Adherence to the supplied document: 0250B Landscape - Gardening is vital to ensuring success of this planting plan.
 Garden beds should be raised slightly to increase drainage and soils should be well cultivated and have organic matter incorporated.

18 HASKELL RD/14 BESIER CRT BRIGHTON
 FOR PHILIP KRAUSE
 DESIGNER
 SUSAN MCKINNON

SCALE
 1:200 A2
 DATE
 01-12-2020
 JOB NUMBER
 KRAUSE-12-2020

PLANTING SCHEDULE
SUSAN MCKINNON
LANDSCAPE & GARDEN DESIGN

0250B LANDSCAPE – GARDENING**1 GENERAL**

1.1 RESPONSIBILITIES**General**

Requirement: Provide landscaped gardening, as documented.

Plants: Provide plants that have been grown to a standard that allows them to establish rapidly and grow to maturity.

Maintenance: Encourage and maintain healthy growth for the duration of the contract.

Program: Provide suitable pruning, fertiliser and monitoring program for all plant materials held by the supplier. Take any other precautions required to safeguard the health and well-being of all plant materials before and including their delivery to site.

1.2 CROSS REFERENCES**General**

Requirement: Conform to the following:

- 0171 General requirements.

1.3 INTERPRETATION**Definitions**

General: For the purposes of this worksection the following definitions apply:

- Imported topsoil: Similar to naturally occurring local topsoil, suitable for the establishment and ongoing viability of the selected vegetation, free of weed propagules and of contaminants, and classified by texture to AS 4419 Appendix 1, as follows:
 - . Fine: Clay loam, fine sandy loam, sandy clay loam, silty loam, loam.
 - . Medium: Sandy loam, fine sandy loam.
 - . Coarse: Sand, loamy sand.
- Site topsoil: Soil excavated from the site which contains organic matter, supports plant life, conforms generally to the fine-to-medium texture classification to AS 4419 (loam, silt, clay loam) and is free from:
 - . Stones more than 25 mm diameter.
 - . Clay lumps more than 75 mm diameter.
 - . Weeds and tree roots.
 - . Sticks and rubbish.
 - . Material toxic to plants.

1.4 SUBMISSIONS**Replacement plants**

Species: Submit written certification that all plant material is true to the required species and type.

2 PRODUCTS

2.1 TOPSOIL**Standard**

Site and imported topsoil: To AS 4419.

Potting mixes: To AS 3743.

Composts, soil conditioners and mulches: To AS 4454.

Source

General: If the topsoil type cannot be provided from material recovered from site, provide imported topsoil.

Site topsoil

General: Provide site topsoil, as documented in the **Site topsoil schedule**.

Soil blend: If required, stripped topsoil with ameliorants.

Imported topsoil

General: Provide imported topsoil as documented in the **Imported topsoil schedules**.

Topsoil particle size table (% passing by mass)

Sieve aperture to AS 1152 (mm)	Soil textures		
	Fine	Medium	Coarse
2.36	100	100	100
1.18	90 – 100	90 – 100	90 – 100
0.60	75 – 100	75 – 100	70 – 90
0.30	57 – 90	55 – 85	30 – 46
0.15	45 – 70	38 – 55	10 – 22
0.075	35 – 55	25 – 35	5 – 10
0.002		2 – 15	2 – 8

Topsoil nutrient level table

Nutrient	Unit	Sufficiency range
Nitrate-N (NO ₃)	mg/kg	> 25
Phosphate-P (PO ₄) – P tolerant	mg/kg	43 - 63
Phosphate-P (PO ₄) – P sensitive	mg/kg	< 28
Phosphate-P (PO ₄) – P very sensitive	mg/kg	< 6
Potassium (K)	mg/kg	178 - 388
Sulphate-S (SO ₄)	mg/kg	39 - 68
Calcium (Ca)	mg/kg	1200 - 2400
Magnesium (Mg)	mg/kg	134 - 289
Iron (Fe)	mg/kg	279 - 552
Manganese (Mn)	mg/kg	18 - 44
Zinc (Zn)	mg/kg	2.6 - 5.1
Copper (Cu)	mg/kg	4.5 - 6.3
Boron (B)	mg/kg	1.4 - 2.7
Method References		
pH in H ₂ O (1:5), pH in CaCl ₂ (1:5) and Electrical Conductivity (EC) by Rayment & Higginson (1992) method 4A2, 4B2, 3A1		
Soluble Nitrate-N by APHA 4500		
Soluble Chloride by Rayment & Higginson (1992) modified method 5A2		
Extractable P by Mehlich 3 – ICP		
Exchangeable cations – Ca, Mg, K, Na by Mehlich 3 – ICP		
Extractable S by Mehlich 3 – ICP		
Extractable trace elements (Fe, Mn, Zn, Cu, B) by Mehlich 3 - ICP		

2.2 GRASS**Turf**

Supplier: Obtain turf from a specialist grower of cultivated turf.

Quality: Provide turf of even thickness, free from weeds and other foreign matter.

2.3 FERTILISER

General

Requirement: Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates to **Fertiliser schedule**.

2.4 PLANTS - GENERAL

Supply

Supply trees with the following properties:

- Free from injury.
- Self-supporting.
- With calliper at any given point on the stem greater than the calliper at any higher point on the stem.
- Health: Foliage size, texture and colour at time of delivery consistent with that of healthy specimens for the nominated species.
- Vigour: Extension growth consistent with that exhibited in vigorous specimens of the species nominated.
- Damage: Free from damage and from restricted habit due to growth in nursery rows.
- Stress: Free from stress resulting from inadequate watering, excessive shade or excessive sunlight experienced at any time during their development.
- Site environment: Grown and hardened off to suit anticipated site conditions at the time of delivery.
- Root development: Grown in their final containers for the following periods:
 - . Plants < 25 L size: More than 6 weeks.
 - . Plants > 25 L size: More than 12 weeks.
- Pests and disease: Free from attack by pests or disease.
- Native species with a history of attack by native pests: Restrict plant supply to those with evidence of previous attack to less than 15% of the foliage and ensure absence of actively feeding insects.

Labelling

General: Clearly label individual plants and batches.

Label type: To withstand transit without erasure or misplacement.

Root system

Requirement: Supply plant material with a root system that is:

- Well proportioned in relation to the size of the plant material.
- Conducive to successful transplantation.
- Free of any indication of having been restricted or damaged.

Root inspection: If inspection is by the removal of soil test, such as investigative inspection, sample as follows:

- For > 100 samples: Inspect 1%.
- For < 100 samples: Inspect 1 sample.

Sample plants: Replace plants used in investigative inspection.

Rejection: Do not provide root bound stock.

3 EXECUTION

3.1 PREPARATION

Weed eradication

Herbicide: Eradicate weeds using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Manual weeding: Remove rubbish and weed growth throughout grassed, planted and mulched areas by hand, regularly. Remove weed growth from an area of 750 mm diameter around the base of the trees in grassed areas. Continue eradication throughout the course of the works and during the planting establishment period.

Vegetative spoil

Disposal: Remove vegetative spoil from site. Do not burn.

3.2 SUBSOIL**Planting beds**

Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where required. Break up the subsoil to a further depth of 100 mm.

Unexcavated: Remove weeds, roots, builder's rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.

Cultivation

Minimum depth: 100 mm.

Services and roots: Do not disturb services or tree roots. If required cultivate these areas by hand.

Cultivation: Mix in materials required to be incorporated into the subsoil. Cultivate manually within 300 mm of paths or structures. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation.

Additives

General: Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil as documented in the **Subsoil additives schedule**.

Gypsum: Incorporate at the rate of 0.25 kg/m².

3.3 TOPSOIL**Placing topsoil**

General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:

- Required finished levels and contours may be achieved after light compaction.
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.

Spreading: On steep batters, if using a chain drag, make sure there is no danger of batter disturbance.

Finishing: Feather edges into adjoining undisturbed ground.

Consolidation

General: Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels.
- Smooth and free from stones or lumps of soil.
- Graded to drain freely, without pending, to catchment points.
- Graded evenly into adjoining ground surfaces.
- Ready for planting.

Topsoil depths

General: Spread topsoil to the following typical depths:

- Excavated planting areas:
 - . If using organic mulch: 225 mm.
 - . If using gravel mulch: 250 mm.
- Irrigated grassed areas generally: 150 mm.
- Irrigated grassed areas, heavy use (e.g. playing fields, playgrounds, and public parks): 200 mm.
- Non-irrigated grass areas: 100 mm.
- Earth mounds:
 - . Mass planted surfaces: 300 mm.
 - . Grassed surfaces: 100 mm.
- Top dressing: 10 mm.

Surplus topsoil

General: Spread surplus topsoil on designated areas on site or dispose off-site.

3.4 TURFING

Supply

Elapsed time: Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying. If it is not laid within 36 hours of cutting, roll it out on a flat surface with the grass up, and water as necessary to maintain a good condition.

Laying

General: Lay the turf in the following manner:

- In stretcher pattern with the joints staggered and close butted.
- Parallel with the long sides of level areas, and with contours on slopes.
- To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.

Strip turf: Close butt the end joints and space the strips 300 mm apart. Apply a layer of top dressing between the strips of turf. Finish with an even surface.

Tamping

General: Lightly tamp to an even surface immediately after laying. Do not use a roller.

Pegging

Stabilising: Peg the turf on steep slopes to prevent downslope movement. Remove the pegs when the turf is established.

Fertilising

General: Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.

Watering

General: Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth.

Mowing

Height: Mow to maintain the grass height within the required range. Do not remove more than one third of the grass height at any one time. Carry out the last mowing within 7 days before the end of the planting establishment period. Remove grass clippings from the site after each mowing.

Turfing

General: Lay turfing as documented in the **Turfing schedule**.

Maintenance

General: Maintain turfed areas until the attainment of a dense continuous sward of healthy grass over the whole turfed area, evenly green and of a consistent height.

Failed turf: Lift failed turf and relay with new turf.

Levels: If levels have deviated from the design levels after placing and watering, lift turf and regrade topsoil to achieve design levels.

Top dressing

General: When the turf is established, mow. Remove cuttings and lightly top dress to a depth of 10 mm. Rub the dressing well into the joints and correct any unevenness in the turf surface.

3.5 PLANTING

Individual plantings in grassed areas

Method: Excavate a hole twice the diameter of the root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth.

Locations

General: If it appears necessary to vary plant locations and spacings to avoid service lines, or to cover the area uniformly, or for other reasons, give notice.

Planting conditions

Weather: Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

Watering

Timing: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

Placing

Method: Remove the plant from the container with minimum disturbance to the root ball. Make sure that the root ball is moist and place it in its final position, in the centre of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.

Fertilising

Pellets: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting at the rate as per suppliers recommendations.

Backfilling

General: Backfill with topsoil mixture. Tamp lightly and water to eliminate air pockets. Make sure that topsoil is not placed over the top of the root ball, so the plant stem remains the same height above ground as it was in the container.

Watering basins for plants in grass

Method: Except in irrigated grassed areas and normally moist areas, construct a watering basin around the base of each individual plant, consisting of a raised ring of soil capable of holding at least 10 L.

3.6 MULCHING**Placing mulch**

General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.

In mass planted areas: Place after the preparation of the planting bed but before planting and other work.

In smaller areas (e.g. planter boxes): Place after the preparation of the planting bed, planting and other work.

Extent: Provide mulch to 750 mm diameter, to surrounds of plants planted in riplines and grass areas.

Depths: Spread organic mulch to a depth of 100 mm, and gravel mulch to a depth of 50 mm.

3.7 SPRAYING**Notice**

Requirement: Immediately give notice of evidence of insect attack or disease amongst plant material.

Pesticide

Product: Spray with insecticide, fungicide or both, as required.

3.8 STAKES AND TIES**Stakes**

Material: Hardwood, straight, free from knots or twists, pointed at one end.

Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

Stake sizes:

- For plants \geq 2.5 m high: Three 50 x 50 x 2400 mm stakes per plant.
- For plants 1 to 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.
- For plants < 1 m high: One 38 x 38 x 1200 mm stake per plant.

Ties

General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant. Attach ties loosely so as not to restrict plant growth.

Tie types:

- For plants \geq 2.5 m high: Two strands of 2.5 mm galvanized wire neatly twisted together, passed through reinforced rubber or plastic hose, and installed around stake and stem in a figure of eight pattern.

- For plants < 2.5 m high: 50 mm hessian webbing stapled to the stake.

Trunk protection

Collar guards: 200 mm length of 100 mm diameter agricultural pipe split lengthways.

3.9 COMPLETION

Cleaning

Stakes and ties: Remove those no longer required at the end of the planting establishment period.

Temporary fences: Remove temporary protective fences at the end of the planting establishment period.

Warranties

Parties: Supplier(s) to the principal.

Form: All the plants supplied under these works are true-to-species and type, and free of disease, fungal infection and/or any other impediment to their future growth and that they have been fully acclimatised for the conditions of the site.

Submission of warranty: At the time of each delivery.

4 SELECTIONS

4.1 TOPSOIL

Imported topsoil schedule

Property	Soil
Type	Approved sourced loam
Texture	Rich organic
Soil pH	6.5
Fertiliser	McKays Slow Release Lawn Fertiliser or equal approved.
Fertiliser application rate	0.3 Kg / 100m ²

4.2 GRASSING

Turfing schedule

Property	Turf
Species or variety	RTF Tall Fescue Lawn
Supplier	StrathAyr Instant Lawn
Mowing height (mm)	As recommended by the supplier
Area	To all the areas as noted on the drawings for new lawn

4.3 MULCHING

Mulching schedule

Property	Requirement
Mulch type	Double Cut Gum Mulch
Depth (mm)	100 mm min.
Stabilisation method	None

4.4 PLANT SUPPLY SCHEDULE

Plant supply schedule

Plant Schedule	17-Nov-20	7A Augustas St Brighton				
Please Note: Not all plants will be available at any one time. Please let me know if you are having trouble finding any plants. Sizes indicative only.						
* NO SUBSTITUTIONS OTHER THAN INDICATED WITHOUT CONSULTATION WITH DESIGNER						
Botanical Name	Type	Pot Size	#	Supplier	Maintenance	Substitutes
Correa 'Dusky Bells'	Shrub	150mm	62	Greenhill Nursery	Trim if required to keep compact	Other Correa reflexa varieties
Grevillea 'Mt Tamboritha'	Shrub	150mm	32	Greenhill Nursery	Can be trimmed if required	Grevillea 'Winter Delight'
Lagerstromea 'Sioux'	Tree	45L	18	Greenhill Nursery	Prune to shape after flowering if required.	Lagerstromea 'Lipan'
Lomandra 'Tanika'	Grass	150mm	334	Greenhill Nursery	Can be cut back to 20cm every few years if required.	L. 'Nyalla'
Myoporum parvifolium 'Yareena'	Groundcover	150mm	35	Greenhill Nursery	Can be trimmed if required	Myoporum parvifolium
Rhaphiolepis indica 'Oriental Pearl'	Shrub	250mm	71	Greenhill Nursery	Trim to shape after flowering if required.	Escallonia 'Pink Elle'
Viburnum tinus 'Emeral Beauty'	Shrub	250mm	22	Greenhill Nursery	Trim to shape immediately after flowering.	V. tinus 'Anvi'

HYDRAULIC DRAWINGS
 CASERN INVESTMENTS PTY LTD
 18 HASKELL ROAD
 BRIGHTON TAS 7030

H0.01	DRAWING INDEX	A
H1.01	HYDRAULIC, WORKPLACE HEALTH & SAFETY NOTES	A
H1.02	SITE DRAINAGE PROPOSAL	A
H1.03	SERVICES CROSS OVER LONG SECTION	A

HALF SCALE PRINT



BEWARE OF UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
A	DEVELOPMENT APPROVAL	29/03/2021			



Lower Ground
 199 Macquarie Street
 Hobart TAS 7000
 03 6234 8666
 mail@aldanmark.com.au
 www.aldanmark.com.au

CLIENT: CASERN INVESTMENTS PTY LTD
 ADDRESS: 18 HASKELL ROAD
 BRIGHTON TAS 7030

SHEET: DRAWING INDEX
 PROJECT: MULTI UNIT DEVELOPMENT
 ISSUE: DEVELOPMENT APPROVAL

DRAWN: SL	DESIGNED: SL	VERIFIED: DM	DATE: 29/03/2021
SCALE: ~		SIZE: A1	TOTAL SHEETS: -
PROJECT No. 21E99-14		SHEET No. H0.01	REV No. A

HYDRAULIC NOTES

GENERAL NOTES:

- THESE DRAWING CARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, PROJECT CONTRACT AND SPECIFICATIONS. STANDARDS REFERENCES ARE THE MOST RECENT VERSION.
- SEWER, STORMWATER AND WATER SERVICES SHALL BE IN ACCORDANCE WITH THE NCC VOL 3 (PCA), AS3500, WSAA CODES, TASWATER AND TO LOCAL AUTHORITY APPROVAL.
- IT IS ASSUMED THAT ADJACENT TO THE DEVELOPMENT SITE IS ADEQUATE INFRASTRUCTURE PROVIDED BY THE LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES TO SUPPLY ROAD ACCESS, WATER AND POWER AS REQUIRED BY THIS DESIGN, AND THERE IS ADEQUATE INFRASTRUCTURE OR ENVIRONMENTAL CAPACITY TO RECEIVE STORMWATER AND SEWERAGE DRAINAGE. PARTICULAR ASSUMPTIONS ARE DESCRIBED IN THE FOLLOWING SECTIONS.
- THE LOCATION OF EXISTING SERVICES AND CONNECTION POINTS WHERE SHOWN ON PLANS ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE.
- FOLLOWING AGREEMENT WITH THE SUPERINTENDANT, TERMINATE AND ABANDON REDUNDANT EXISTING SERVICES DISCOVERED DURING CONSTRUCTION AND MAKE A NOTE ON AS-CONSTRUCTED DRAWING.
- LOCATE ALL EXISTING GAS, ELECTRICAL, TELECOMMUNICATIONS, WATER MAINS, SEWER MAINS AND STORMWATER MAINS ETC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ADVISE THE SUPERINTENDANT OF ANYTHING THAT APPEARS NOT TO HAVE BEEN CONSIDERED IN THE DESIGN SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT AND START WORKS NOTICE IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY HIS SUB-CONTRACTORS, ANY SERVICE DAMAGED IS TO BE REINSTATED IMMEDIATELY.
- ON COMPLETION OF WORKS PROVIDE THREE SETS OF AS-CONSTRUCTED DRAWINGS AND SERVICE MANUALS ALONG WITH ELECTRONIC DRAWING FILES IN PDF AND DWG FORMATS SUITABLE FOR READING WITH A RECENT VERSION OF ADOBE/AUTOCAD TO THE SUPERINTENDANT.
- THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING ALL SITE INSPECTIONS AND OBSERVING ALL HOLD POINTS NOMINATED WITHIN THE CONTRACT, BY THE BUILDING SURVEYOR OR PLUMBING SURVEYOR.
- NOMINAL DIAMETERS FOR PIPES (DN) REFER TO THE INSIDE DIAMETER (ID BORE)
- CIRCUCAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED.
- THE CONTRACTOR SHALL ALLOW TO COORDINATE WITH MECHANICAL AND REFRIGERATION SERVICES AND PROVIDE TUNDISHES CONNECTED TO SEWER OR STORMWATER AS APPROPRIATE TO ALL CONDENSATE DRAINAGE AND RELIEF VALVES. ALLOW TO PROVIDE AND INSTALL MAG IN-WALL TUNDISHES WITH STAINLESS STEEL COVER WINDOW (SUPPLIED BY MA GRIFITH) OR EQUAL APPROVED TYPE.
- TRENCHING FOR FLEXIBLE PIPEWORK SHALL BE IN ACCORDANCE WITH AS2566 AND AS3500.
- ALL PIPEWORK UNDER TRAFFICABLE AREAS, SLABS OR PAVEMENTS IS TO BE FULLY BACKFILLED WITH COMPACTED FCR.

STORMWATER NOTES:

- STORMWATER PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY A 20 YEAR AVERAGE RECURRENCE INTERVAL (ARI) AT A 5 MINUTE STORM DURATION, WITH OVERLAND FLOW PATHS PROVIDED FOR 1:100 ARI. IT IS ASSUMED THAT THE DOWNSTREAM INFRASTRUCTURE AND/OR ENVIRONMENT CAN SAFELY RECEIVE THE 1:20 ARI EVENT WITH A 5 MINUTE STORM DURATION.
- ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCCA, PCA, COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- ALL PIPEWORK SHALL BE MINIMUM DN100 UPVC S/N4 AT 1:100 GRADE (1.00%) UNLESS NOMINATED OTHERWISE ON PLANS
- MINIMUM GRADE OF DRAINED AREAS AND PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE.
- INSTALL ALL AG DRAVS TO THE REQUIREMENTS OF AS3500 AND PART 3.1.2 OF THE BCA.
- PROVIDE INSPECTION OPENINGS TO ALL DRAINAGE PIPEWORK IN CONCORDANCE WITH AS3500 REQUIREMENTS EVEN IF NOT SHOWN ON DRAWINGS.
- PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 20 YEAR AVERAGE RECURRENCE INTERVAL (ARI) STORMS, WITH OVERLAND FLOW PATHS PROVIDED FOR 100 YEAR ARI STORMS. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 20 YEAR ARI STORMS AND THE ROAD RESERVE FOR 100 YEAR ARI STORMS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S BY-LAWS AND AS/NZS3500.
- STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH THE CONCRETE PIPE ASSOCIATION OF AUSTRALIA INSTALLATION REQUIREMENTS FOR TYPE H2 SUPPORT.
- BELOW GROUND WORK AND FITTINGS TO BE UPVC S/NHD, JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS.
- PIPEWORK SHALL BE LAID IN POSITION AND AT THE GRADES SHOWN.
- MINIMUM GRADE OF PIPEWORK SHALL BE 1 IN 100 UNLESS NOTED OTHERWISE (U.N.O.).
- MINIMUM SIZE OF FITTINGS TO BE PROVIDED IN ACCORDANCE WITH AS3500.
- SURFACE WATER DRAINS, CATCHPITS/GRADED PITS, AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER.
- INSTALL ALL AGRICULTURAL DRAINS TO THE REQUIREMENTS OF AS/NZS3500 AND PART 3.1.2 OF THE BCA.
- ALL MANHOLES TO BE VENTILATED CLEAR OF FUTURE FENCILINES.

SEWER NOTES:

- ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VOL 3 (PCA), COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- CONFIRM THE LOCATION AND LEVEL OF THE NOMINATED OUTLET PRIOR TO TRENCH EXCAVATION OR LAYING OF ANY DRAINS. ASCERTAIN FROM TASWATER ALL NECESSARY CONNECTION REQUIREMENTS AND INSTALL ALL WORK FOR CONNECTION IN ACCORDANCE WITH THESE REQUIREMENTS.
- SEWER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH AS25266.
- ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500.
- PIPEWORK SHALL BE CONSTRUCTED OF UNPLASTICISED POLYVINYL CHLORIDE (UPVC), U.N.O. PIPEWORK RECEIVING HOT DISCHARGES SHALL BE CONSTRUCTED OF HIGH DENSITY POLYETHYLENE (HDPE) OR COPPER TYPE 'B'.
- PIPEWORK SHALL HAVE BE MINIMUM CLASS SM UNLESS NOMINATED OTHERWISE ON PLANS.
- PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY TO ENSURE NO LEAKS.
- ALL PIPEWORK SHALL BE CONCEALED IN WALLS, VOID SPACE OR DUCTS UNLESS NOTED OTHERWISE.
- MINIMUM GRADE OF PIPEWORK SHALL BE 1:40 FOR BRANCHES AND 1 IN 80 FOR DRAINS UNLESS NOTED OTHERWISE.
- MINIMUM SIZE OF BRANCH DNES AND MINIMUM SIZE OF DRAINS SHALL BE DN100.
- WHERE FLOOR WASTE GULLIES ARE INDICATED, THE FLOORS SHALL BE GRADED TOWARDS THE OUTLET. FLOOR WASTE GULLIES CONNECTED TO LAUNDRY FIXTURES SHALL BE ANTI-FOAM TYPE.
- ALL FITTINGS TO BE ISOLATED BY AN APPROVED TRAP PRIOR TO CONNECTION TO THE SEWER LINE.
- PROVIDE AIR ADMITTANCE VALVES AND ATMOSPHERIC VENTS IN ACCORDANCE WITH AS3500 REQUIREMENTS.
- INSPECTION OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH AS3500.
- ONE OVERFLOW RELIEF GULLY SHALL BE PROVIDED FOR THE SITE WHICH SHALL BE PRIMED BY AN EXTERNAL WATER SOURCE.
- WHERE PIPEWORK PENETRATES FIRE RATED WALLS OR FLOORS, A FIRE STOP COLLAR SHALL BE INSTALLED. ALL WORK SHALL BE STRICTLY INSTALLED TO THE MANUFACTURERS RECOMMENDATIONS.
- NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES OF STACKS AS PER AS3500. INSTALL LONG RADIUS BENDS AT THE BASE OF ALL STACKS AS PER AS3500 AND INCLUDE ALL BRACKETS AND SUPPORTS.

TRADE WASTE:

- ALL TASWATER TRADE WASTE INSTALLATIONS FOR COMMERCIAL KITCHENS SHALL HAVE NON BYPASSABLE DRY BASKET ARRESTORS FITTED TO ALL SINKS & FLOOR WASTES.
- DEPARTMENT OF EDUCATION WORKS AND HOME ECONOMICS CLASSROOMS SHALL HAVE NON BYPASSABLE DRY BASKET ARRESTORS FITTED TO ALL SINKS & FLOOR WASTES.
- ALL SINKS IN GENERAL LEARNING CLASSROOMS SHALL BE FITTED WITH NON BYPASSABLE DRY BASKET ARRESTORS.
- ALL TRADE WASTE INSTALLATIONS SHALL BE INSTALLED TO ADHERE TO THE NCC VOL 3 (PCA) TASMANIAN APPENDIX.

BUILDING HYDRAULICS:

- ALL MATERIALS AND WORKMANSHIP IS TO BE DONE IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VOL 3 (PCA) AND LOCAL AUTHORITY REQUIREMENTS.
- ALL DRAINAGE PIPEWORK SHALL BE UPVC CLASS S/N6 U.N.O., ALL WASTE AND VENT SHALL BE DWV CLASS PIPE.
- DURING CONSTRUCTION TEMPORARILY SEAL ALL OPEN ENDS OF PIPES AND VALVES TO PREVENT ENTRY OF FOREIGN MATTER, DO NOT USE RAGS, PAPER OR WOODEN PLUGS.
- SUPPLY AND INSTALL ALL FIXTURES, VALVES, TAPWARE AND SUNDRY ITEMS AS SCHEDULED WITHIN THE SPECIFICATION.
- PROVIDE FIRE STOPS AS REQUIRED.
- CONTRACT DRAWINGS ARE DIAGRAMMATIC AND AS SUCH SHOW THE INTENT OF DESIGN. INSTALLATION TO BE AS PER AS/NZS3500. ALLOW FOR ALL BENDS, OFFSETS AND OTHER MEASURES AS NECESSARY TO AVOID INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BUILDING SERVICES.
- REFER TO ARCHITECTS DEMOLITION PLAN FOR REMOVAL OF EXISTING FIXTURES AND FITTINGS. THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE AND VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS, ETC AND SEAL OFF EXISTING SERVICES. SEAL OFF AND MAKE GOOD ALL FLOOR, WALL AND ROOF PENETRATIONS.
- THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE. WHERE POSSIBLE, DETERMINE LOCATION OF EXISTING POWER, TEL/STRA, WATER AND DRAINAGE SERVICES PRIOR TO COMMENCING NEW WORK.
- ALL PENETRATIONS THROUGH EXISTING SUSPENDED FLOOR SLABS SHALL BE EXTENDED TO LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER. DRILL PILOT HOLE PRIOR TO CORE DRILLING TO ENSURE CLEARANCE OF BEAMS AND OTHER SERVICES IN SLAB. ALL PENETRATIONS SHALL BE CORE DRILLED TO SUIT PIPE SIZE. ALLOW PROVISION FOR 10 MM CLEARANCES SHALL BE MADE FOR FIRE PROOFING.
- REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE AND SMOKE STOP WALLS. ALL PIPE PENETRATIONS SHALL BE SEALED WITH TWO HOUR FIRE STOP SEALANT. INSTALL FIRE STOP COLLARS TO PVC-U PIPEWORK PASSING THROUGH FLOORS AND FIRE WALLS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
- PROVIDE SERVICE IDENTIFICATION AND DIRECTION OF FLOW MARKERS TO PIPEWORK IN ACCORDANCE WITH AS1345.
- MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.
- MAINTAIN SERVICES TO EXISTING FIXTURES AT ALL TIMES. WHERE CHANGEVER IS REQUIRED, LIAISE WITH THE ARCHITECT PRIOR TO THE SHUTTING DOWN OF ANY SERVICE.
- CONTRACTOR TO PROVIDE ALL DOCUMENTS, APPROVALS, CERTIFICATES, WARRANTIES, LOG BOOKS, ETC. UPON COMPLETION OF WORKS TO THE ARCHITECT. ALL FEES AND INSPECTIONS TO BE INCLUDED AND ARRANGED BY THE CONTRACTOR.
- REFER TO THE ARCHITECTS DRAWINGS FOR SANITARY FIXTURE AND TAP SELECTIONS. SUPPLY AND FIX ACCESSORIES NECESSARY FOR THE CORRECT INSTALLATION OF THE FIXTURES AND EQUIPMENT.

WATER NOTES:

- WATER SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1 AND 4 AND TO THE SATISFACTION OF COUNCILS (OR TAS WATER FOR EXTERNAL) DEVELOPMENT ENGINEER.
- ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TAS WATER AT CONTRACTORS COST UNLESS NOMINATED OTHERWISE ON PLANS.
- GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 PARTS 1 AND 4.
- ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 'B' CONFORMING TO AS 1432.
- AS AN ALTERNATIVE TO SILVER SOLDERED JOINTS, PRESS FITTED JOINTS MAY BE USED. ALLOW TO USE THE VIEGA PROGRESS SYSTEM WITH INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.
- ALL PIPEWORK SHALL BE CONCEALED WHERE POSSIBLE. WHERE PIPEWORK IS EXPOSED IT SHALL BE CHROME PLATED.
- WHERE PIPEWORK IS IN CONTACT WITH DISSIMILAR METALS, THE METALS SHALL BE INSULATED AGAINST BI-METAL CORROSION.
- MINIMUM COVER TO BE 150mm UNDER TRAFFICABLE AREAS, 600mm ELSEWHERE UNLESS NOMINATED OTHERWISE ON PLANS.
- PROVIDE STOP VALVES AT ALL BRANCH OFFTAKES.
- ALL TRENCHES UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, TO BE BACKFILLED WITH COMPACTED FCR.
- ELECTROMAGNETIC TRACKING TAPE TO BE PLACED ABOVE ALL TRENCHES CONTAINING WATER PIPES 50' OR GREATER ABOVE HAUNCHING.
- ISOLATION VALVES SHALL BE POSITIONED IN APPROVED ACCESSIBLE LOCATIONS. VALVES LOCATED IN DUCTS OR WALLS SHALL BE POSITIONED BEHIND APPROVED TYPE ACCESS COVERS.
- ALL SCREWED STOP VALVES SHALL HAVE UNION COUPLINGS AND BE ACCESSIBLE. GROUP VALVES WHEREVER POSSIBLE.
- ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 'B' CONFORMING TO AS 1432.
- ALL POLYETHYLENE PIPEWORK SHALL BE PN16 PE100 CONFORMING TO AS 4432.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED BY WSAA AND AS3500.
- HOT WATER TO BE STORED AT MINIMUM 60°C WITH TEMPERING DEVICE INSTALLED TO LIMIT OUTLET TEMPERATURE TO: 50°C TO ABLUTION AREAS, 60°C TO KITCHEN SINK, CLEANERS SINK AND LAUNDRY TROUGH AND TEMPERED TO 45°C IN DISABLED, CHILD CARE AND AGED CARE FACILITIES.
- TEMPERED, HOT WATER PIPEWORK AND VALVES SHALL BE LAGGED AS PER AS/NZS 3500:4:2003 SECTION 8 FOR CLIMATE REGION C. HOT WATER CIRCULATING LINE TO BE LAGGED WITH SECTIONAL ROCKWOOL, WITH FOIL OUTER COVER. EXTERNAL LAGGING TO BE UV PROTECTED, AND LAGGING EXPOSED TO MOISTURE NEEDS TO BE MOISTURE PROTECTED. SOLAR FLOW AND RETURN LAGGING SHOULD BE RATED FOR TEMPERATURES UP TO 150°C, OTHER LAGGING RATED TO 105°C, ALL LAGGING SHOULD BE FIRE RATED TO BCA REQUIREMENTS, PVC FREE, ZERO OZONE DEPLETING POTENTIAL, LOW VOLATILE ORGANIC COMPOUNDS.
- ONE PRESSURE RELIEF VALVE SET TO 500 KPA SHALL BE PROVIDED TO ALL WATER PIPES AT THE POINT OF ENTRY INTO A BUILDING.
- HOSE BIB COCKS SHALL BE 600MM ABOVE FINISHED SURFACE LEVEL AND SHALL BE 20MM IN SIZE, U.N.O., AND FITTED WITH APPROVED VACUUM BREAKERS. THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND TESTING OF SERVICES REQUIRED BY THE LOCAL AUTHORITY PRIOR TO CONCEALMENT. PRESSURE TEST HOT AND COLD WATER SERVICES TO 1.5 TIMES NORMAL WORKING PRESSURE AND FIRE SERVICES TO 1700 KPA MINIMUM PRESSURE PRIOR TO CONNECTION TO EXISTING SERVICES. PUMP EQUIPMENT SHALL BE REMOVED WHILEST TESTING IS CARRIED OUT.
- ALL TEMPERING AND THERMOSTATIC MIXING VALVES SHALL BE EASILY LOCATED FOR SAFE OHS ACCESS.
- FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER, CLEAN OUT AERATORS, STRAINERS, FILTERS, ETC., FLOW AND PRESSURE TEST ALL HYDRANTS AND HOSE REELS.

FIRE NOTES:

- INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND COMMISSIONING SHALL BE TO THE REQUIREMENTS AND APPROVAL OF THE BUILDING SURVEYOR, TASMANIAN FIRE BRIGADE, BUILDING CODE OF AUSTRALIA, AS 2419.1 & AS 1221, AS2441 AND SOUTHERN WATER.
- FIRE HOSE REELS SHALL BE INSTALLED AND PLACED IN WORKING ORDER AS SOON AS BUILDING WORKS PERMITS.
- ALL BELOW GROUND FIRE SERVICE PIPEWORK SHALL BE HARD DRAWN COPPER TUBE TYPE 'B' UNLESS NOTED OTHERWISE. ALL ABOVE GROUND FIRE SERVICE PIPEWORK SHALL BE MEDIUM-DUTY HOT DIPPED GALVANISED STEEL TUBE WITH 60 MINUTES FIRE RATED SUPPORTS, UNLESS NOTED OTHERWISE.
- ALL FIRE ISOLATION VALVES SHALL BE SECURED IN THE OPEN POSITION BY A PADLOCKED GALV. METAL STRAP OR CHAIN. PROVIDE AND INSTALL ENGRAVED NON-FERROUS METAL TAGS WITH 8MM UPPER CASE WORDING: "FIRE SERVICE ISOLATING VALVE - TO BE PADLOCKED IN THE OPEN POSITION". LOCKING DEVICES SHALL BE 225 CONTRACT SERIES PADLOCKS SERIAL NUMBER 225401191003.
- ISOLATION VALVES TO ALL FIRE HOSE REEL PIPEWORK AT THE POINTS OF CONNECTION TO FIRE HYDRANT SYSTEM IN ACCORDANCE WITH THE BCA (BUILDING CODE OF AUSTRALIA).
- CONCRETE ANCHOR BLOCKS OR ENGINEERED MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL SUDDEN CHANGES OF DIRECTION, BOTH VERTICALLY AND HORIZONTALLY AT TEES AND END OF LINES.
- UPON COMPLETION OF THE FIRE INSTALLATION, PROVIDE A COMPLIMENT REPORT AS REQUIRED BY THE CONTROLLING AUTHORITY THAT THE INSTALLATION COMPLIES WITH THE REGULATIONS AND SUBMIT COPIES OF THE REPORT TO THE SUPERINTENDENT.
- ALL FIRE SERVICES IN BASEMENT OR NOT LOCATED WITHIN FIRE ISOLATED STAIRS/DUCT SHALL BE PROVIDED WITH 120/120/120 FIRE RATED SUPPORTS UNLESS PROTECTED BY A FIRE SPRINKLER SYSTEM.
- FIRE COLLARS TO BE PROVIDED AT ALL SLAB PENETRATIONS.

WORKPLACE HEALTH AND SAFETY NOTES

GENERAL:

- THE FOLLOWING RISK MITIGATION NOTES HAVE BEEN PREPARED TO ADVISE THE PERSON CONDUCTING A BUSINESS OR UNDERTAKING (PCBU) ON THE HEALTH AND SAFETY ASPECTS OF THE DESIGN IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2011 AND ARE PERTINENT TO ANY TIME WHEN THE BUILDING OPERATES AS A WORKPLACE.
- THESE NOTES MAY NOT BE SUFFICIENT FOR ALL CONSTRUCTION OPERATION, MAINTENANCE AND DEMOLITION PRACTICES AND SAFETY RISKS. INCLUSION OR EXCLUSION OF ANY ITEM DOES NOT ABSOLVE THE OWNER, CONTRACTOR, USER, MAINTAINER OR DEMOLISHER OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES AND IT IS NOT AN ADMISION THAT ANY ITEM BELOW IS THE RESPONSIBILITY OF ALDANMARK.
- ADDITIONAL GUIDANCE ON WORKPLACE HEALTH AND SAFETY IS PROVIDED IN THE FOLLOWING CODES OF PRACTICE, WHICH THE CONTRACTOR IS TO COMPLY WITH AS APPLICABLE:
 - "CONSTRUCTION WORK" (CP104);
 - "HOW TO MANAGE AND CONTROL RISK OF FALLS" (CP121);
 - "MANAGING THE WORK ENVIRONMENT AND FACILITIES" (CP124);
 - "SAFE DESIGN OF STRUCTURES" (CP127).
- FURTHER ADDITIONAL AND UPDATED CODES OF PRACTICE AND OTHER GUIDANCE MATERIALS FOR THE MINIMISATION OF RISKS TO WORKPLACE HEALTH AND SAFETY ARE MADE AVAILABLE PERIODICALLY FROM WORKSAFE TASMANIA AT WWW.WORKSAFE.TAS.GOV.AU AND SAFE WORK AUSTRALIA AT WWW.SAFeworkAUSTRALIA.GOV.AU AND SHOULD BE CONSULTED PRIOR TO WORKS COMMENCING ON SITE.
- WHERE APPLICABLE, THE SPECIFIC RISKS ASSOCIATED WITH THIS PROJECT HAVE BEEN ASSESSED AND ARE SUMMARISED IN THE RISK ASSESSMENT/ HAZARD IDENTIFICATION REPORT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ASSOCIATED RISKS OF THE CONSTRUCTION PROCESS AND TO PREPARE ADEQUATE SAFE WORK METHOD STATEMENTS AND JOB SAFETY ANALYSIS.
- TEMPORARY STRUCTURES AND CONTRACTOR ERECTION PROCEDURES ARE ONLY INDICATED WHERE ESSENTIAL TO THE EXECUTION OF THE DESIGN AS INTENDED IN THE DOCUMENTS PROVIDED. DETAILED PROCEDURES MUST BE SOUGHT PRIOR TO WORKS COMMENCING. FOR ALL ASSOCIATED TEMPORARY STRUCTURE OR ERECTION DESIGN AND CERTIFICATION THE CONTRACTOR IS TO ENGAGE A THIRD PARTY TO ASSIST, CERTIFY AND OVERSEE THE ERECTION OF THE WORKS.

SITE:

- RIPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING WHERE KNOWN, THESE ARE IDENTIFIED ON THE DRAWINGS; HOWEVER THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED.

TRAFFIC MANAGEMENT:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "TRAFFIC MANAGEMENT IN WORKPLACES" STANDARD CONTROL.
- ESPECIALLY FOR BUILDINGS ON A MAJOR, NARROW, OR STEEPLY INCLINED ROAD, PARKING OF VEHICLES OR LOADING / UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD DURING CONSTRUCTION. MAINTENANCE OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. FOR ALL BUILDINGS, A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.
- PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL, INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.
- BUILDING OWNERS AND OCCUPIERS SHOULD BE ADVISED OF THE PRESENT ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD, SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.
- CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION. MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.
- CONSTRUCTION OF BUILDING ELEMENTS THAT ARE NECESSARY TO CONTRIBUTE TO SAFE ACCESS TO THE BUILDING, SUCH AS HANDRAILS, SCAFFOLDING, ACCESS STAIRS, FALL ARREST SYSTEMS ETC., MUST TAKE PLACE PRIOR TO PROGRESSING WITH ANY OTHER WORKS FOR WHICH THOSE ELEMENTS WILL BE REQUIRED.

WATER:

- IF THE BUILDING SITE IS ADJACENT TO ANY BODY OF WATER ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED. THE CONTRACTOR IS TO PREPARE A SAFE WORK METHOD STATEMENT FOR ANY WORKS REQUIRED TO BE UNDERTAKEN OVER WATER, LIGHTING AND VENTILATION.
- THE CONTRACTOR IS TO PROVIDE ADEQUATE LIGHTING AND VENTILATION TO ALL AREAS REQUIRED TO BE OCCUPIED BY WORKERS DURING CONSTRUCTION. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL LIGHTING AND VENTILATION MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.C.A

FIRE AND EMERGENCY:

- ADEQUATE SITE SPECIFIC FIRE EQUIPMENT AND EMERGENCY EVACUATION PROCEDURES ARE TO BE PROVIDED.
- AND MAINTAINED BY THE CONTRACTOR DURING WORKS ON SITE ACCORDING TO A SAFE WORK METHOD STATEMENT TO BE PREPARED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL FIRE PROTECTION EQUIPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.C.A

ELECTRICAL:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "WORKING IN THE VICINITY OF OVERHEAD AND UNDERGROUND ELECTRIC LINES" AND "MANAGING ELECTRICAL RISKS IN THE WORKPLACE" (CP117) AND AS 3012 STANDARD CONTROLS.
- UNDERGROUND POWER LINES MAY BE LOCATED ON OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE ACCURATELY LOCATED AND EITHER DISCONNECTED OR ADEQUATE EXCLUSION ZONES DELINEATED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING.
- OVERHEAD POWER LINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A SIGNIFICANT RISK IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, CLEARLY IDENTIFIED EXCLUSION ZONES AND APPROACH DISTANCES SHALL BE ESTABLISHED AND MAINTAINED.

EXCAVATION:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "EXCAVATION WORK" (CP107) STANDARD CONTROL.
- CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHALL BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHALL BE PROVIDED.
- ANY AUGURING PROCEDURES MAY CAUSE A RISK OF FALLING INTO OPEN BORES. ALL BORES THEREFORE ARE TO BE CONCRETE FILLED AS SOON AS POSSIBLE. IN THE MEANTIME, ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED.
- THE CONTRACTOR IS TO CONSULT ANY SITE INVESTIGATION REPORTS ETC. BEFORE CONDUCTING ANY EXCAVATION WORKS. IN THE CASE OF ANY AREAS IDENTIFIED AS HAVING GROUND CONTAMINATION PRESENT, A QUALIFIED SPECIALIST CONSULTANT SHALL BE ENGAGED TO PROVIDE REMEDIAL WORKS DESIGN AND RISK MITIGATION STRATEGIES.

CONSTRUCTION FORMWORK:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "FORMWORK AND FALSEWORK" STANDARD CONTROL.
- ALL FORMWORK AND SUPPORTING SCAFFOLD STRUCTURES MUST BE DESIGNED TO CARRY THE CONSTRUCTION LOADING SPECIFIED WITH THIS SET OF DOCUMENTATION.
- INSITU FORMWORK E.G. BONDUR / CONDECK MUST BE INSTALLED TO MANUFACTURERS INSTRUCTIONS AND SUPPORTED DURING CONSTRUCTION AS RECOMMENDED. TEMPORARY SUPPORTS ARE NOT PROVIDED AS PART OF THIS DOCUMENTATION.
- SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUST BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.
- WALLS, COLUMN BEAMS AND DESIGNERS SHALL BE CHECKED AND DESIGNED FOR POTENTIAL HYDROSTATIC LOADING DURING CONCRETE PLACEMENT.

PRECAST PANEL ERECTION:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "PRECAST TILT-UP AND CONCRETE ELEMENTS IN BUILDING CONSTRUCTION" AND AS 380 STANDARD CONTROLS.
- CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE PANELS ARE ERECTED. THIS IS TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARINGS, LOCATION OF OVERHEAD TRAVEL OF PANELS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.
- CHAIN AND SLING SETUP FOR PANELS IS TO BE CHECKED AGAINST APPROVED PANEL LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.
- PATHWAYS OF OVERHEAD TRAVEL OF PANELS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.
- PANEL BEARING AND LOCATING PLATES AND DOWELS ARE TO BE CHECKED FOR FINAL LOCATION.
- PANEL PROPPING AND TEMPORARY SUPPORT MUST BE LOCATED WITH APPROVED ANCHORS AND APPROPRIATE CHECKS AND DESIGNERS FOR EACH CONFIGURATION OF PROPS IS TO BE CONDUCTED PRIOR TO ERECTION. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST BE OBTAINED PRIOR TO ERECTION

STRUCTURAL STEEL ERECTION:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "WELDING PROCESSES" (CP134), "ABRASIVE BLASTING" (CP101) AND "SPRAY PAINTING AND POWDER COATING" (CP131 STANDARD CONTROLS.
- CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE THE FRAMES IS ERECTED. THIS IS TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARINGS, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEAD OBSTRUCTIONS AND TRAFFIC HAZARDS.
- CHAIN AND SLING SETUP FOR FRAMING MEMBERS IS TO BE CHECKED AGAINST APPROVED LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.
- PATHWAYS OF OVERHEAD TRAVEL OF FRAMING MEMBERS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.
- TEMPORARY PROPPING WORK IS TO BE PROVIDED TO ENSURE STABILITY OF THE FRAMES DURING ERECTION.
- ALL STEEL FRAMES ARE TO BE TEMPORARY BRACED. UNTIL STRUCTURE IS FULLY ERECTED AND ALL CONNECTIONS BOLTED OR WELDED TOGETHER AS REQUIRED. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST OBTAINED PRIOR TO ERECTION.
- SITE BASED TREATMENTS OF STEEL FRAMING MEMBERS (E.G. CUTTING, WELDING, GRIT BLASTING, SPRAY PAINTING, ETC) IS TO BE MINIMISED WHEREVER POSSIBLE. IF SITE BASED TREATMENT IS UNAVOIDABLE, ADEQUATE PROTECTION, SCREENING AND VENTILATION TO MINIMISE HAZARDS TO PERSONNEL IS TO BE PROVIDED.
- AVOID SITE BASE HOT WORKS WHERE POSSIBLE. IF UNAVOIDABLE, SITE SPECIFIC PROCEDURES FOR HOT WORKS PERMITS ETC. ARE TO BE FOLLOWED.

WORKING AT HEIGHTS:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "MANAGING THE RISK OF FALLS AT WORKPLACES" (CP121), "PREVENTING FALLS IN HOUSING CONSTRUCTION" (CP127), "SCAFFOLDS AND SCAFFOLDING WORK" AND AS 1657 STANDARD CONTROLS.
- SCAFFOLDING MUST BE SECURED AND BRACED TO RESIST OVERTURNING. SINGLE PROPS MUST NOT BE USED UNLESS A DESIGN CHECK ON STABILITY IS MADE AND THEY ARE FIXED TO A STABLE BASE AT MIDPOINTS.
- CONTRACTOR IS TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (IE. FIXED PLATFORM, CHERRY PICKERS ETC.)

CONCRETE STRESSING:

- CONTRACTOR IS TO ENSURE THAT CONCRETE STRENGTH MEETS REQUIRED CAPACITY AT TIME OF STRESSING.
- RESTRICTED STRESSING AREAS ARE TO BE PROVIDED TO ALL AREAS WHERE STRESSING IS TAKING PLACE BOTH AT LIVE AND DEAD ENDS OF STRESSING DUCTS.
- CONTRACTOR MUST ENSURE THAT AT ALL TIMES DURING STRESSING ONLY QUALIFIED AND APPROVED PERSONNEL HAVE ACCESS TO DESIGNATED STRESSING AREAS.
- SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUST BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.

CRANES AND OTHER MECHANICAL PLANT:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "CRANES AND OTHER MECHANICAL PLANT IN THE WORKPLACE" (CP103), "INDUSTRIAL LIFT TRUCKS" AND AS 2550 STANDARD CONTROLS.
- MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.
- CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE ANY LIFT. THIS IS TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEAD OBSTRUCTIONS AND TRAFFIC HAZARDS.

EXISTING BUILDINGS:

- DEMOLITION:
 - THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "DEMOLITION WORK" (CP106) STANDARD CONTROL.
 - LOCATIONS OF EXISTING EMBEDDED LIVE SERVICES ARE TO BE ACCURATELY ESTABLISHED PRIOR TO ANY PENETRATION OF EXISTING STRUCTURE.
 - DO NOT CUT OR REMOVE ANY STRUCTURAL MEMBER PRIOR TO INSPECTION BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
 - SEEK ADVICE FROM A SUITABLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO CORING, CHASING, CUTTING OR REMOVAL OF EXISTING CONCRETE AND REINFORCEMENT.
 - EXISTING STRUCTURAL ELEMENTS
 - WHERE EXISTING STRUCTURAL ELEMENTS ARE DAMAGED OR EXHIBIT SIGNIFICANT SECTION LOSS, A SUITABLY QUALIFIED STRUCTURAL ENGINEER SHALL BE ENGAGED TO DESIGN A SYSTEM FOR STABILISING / SUPPORTING THE EXISTING STRUCTURE, SUCH THAT ALL WORK AREAS WILL BE ADEQUATELY SAFE FOR BUILDING WORKS TO COMMENCE. ANY LOSS OF MATERIAL OR DAMAGE TO EXISTING STRUCTURAL ELEMENTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORKS.
 - ANY EXISTING RETAINING STRUCTURES PRESENT ON THE SITE SHALL BE INSPECTED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER TO ASCERTAIN THE EXTENT OF ANY EXCLUSION ZONES REQUIRED, ESPECIALLY WITH REGARD TO ANY EXCAVATION, THE OPERATION OF HEAVY SURFACE PLANT AND EQUIPMENT, OR STOCKPILING MATERIAL ADJACENT TO EXISTING RETAINING STRUCTURES.
 - NO EXCAVATION SHALL BE PERFORMED ADJACENT TO ANY EXISTING STRUCTURE, ESPECIALLY BELOW THE 45° LINE FROM THE UNDERSIDE OF AN EXISTING FOOTING WITHOUT THE EXPRESS PERMISSION OF THE STRUCTURAL ENGINEER.

ASBESTOS:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE" (CP111) AND "HOW TO SAFELY REMOVE ASBESTOS" (CP115) STANDARD CONTROLS.
- FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1980, IF THE BUILDING WAS CONSTRUCTED PRIOR TO:
 - 1980 - IT MAY CONTAIN ASBESTOS.
 - 1986 - IT IS LIKELY TO CONTAIN ASBESTOS, EITHER IN CLADDING MATERIAL OR IN FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE HOLDER SHOULD INSPECT AND, IF NECESSARY, HAVE ANY ASBESTOS REMOVED BY A SUITABLE QUALIFIED PERSON BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

EXISTING COATINGS:

- PRIOR TO ANY WORKS COMMENCING AN APPROPRIATE METHOD OF PAINT REMOVAL AND DISPOSAL IS TO BE DETERMINED. PARTICULARLY ON HISTORIC STRUCTURES. COATINGS CONTAINING COAL TAR EPOXIES, BITUMEN AND ASPHALTS, ZINC CHROMATE AND LEAD AMONG OTHERS PRESENT A HEALTH RISK. ADEQUATE SCREENING IS TO BE PROVIDED TO THE PUBLIC AND THE SURROUNDING ENVIRONMENT DURING PAINT REMOVAL AND CLEANING OPERATIONS. ENVIRONMENTALLY APPROPRIATE METHODS ARE TO BE EMPLOYED DURING MAINTENANCE AND REPAIR WORK.

HAZARDOUS SUBSTANCES:

- THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "MANAGING RISKS OF HAZARDOUS CHEMICALS IN THE WORKPLACE" (CP120) STANDARD CONTROL.

POWDERED MATERIALS:

- MANY MATERIALS USED IN CONSTRUCTION CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER:

- THE DESIGN OF THE BUILDING MAY INCLUDE PROVISION FOR INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS:

- MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS.

DRAINAGE SCHEDULE	
-S-	SEWER LINE DN100 SM4 DWV AT MIN. 1.65% U.N.O.
-EXS-	SEWER LINE - EXISTING
-SW-	STORMWATER LINE DN100 SM4 PVC AT MIN. 1.0% U.N.O.
-EXSW-	STORMWATER LINE - EXISTING
-TW-	TRADE WASTE DN100 HDPE AT MIN. 1.65% U.N.O.
-EXTW-	TRADE WASTE - EXISTING
->>>-	AG DRAIN (DN50 SLOTTED PVC) U.N.O.
->>>-	AG DRAIN - EXISTING
∇	AIR ADMITTANCE VALVE
●	DN100 SEWER STACK/DROPPER
●	SEWER FIXTURE
○	(DN80) STORMWATER DOWNPIPE U.N.O.
○	VENT (DN50) U.N.O.
∇	TUNDSH
BTH	BATH (DN40)
B	BASIN (DN40)
FWG	FLOOR WASTE GULLY (DN50-DN100)
IO	INSPECTION OPENING
ORG	OVERFLOW RELIEF GULLY (DN100)
SHR	SHOWER (DN50)
S	SINK (DN50)
SL	SLOP HOPPER (DN50)
TR	TROUGH (DN50)
WC	WATER CLOSET (DN100)
T	TAP

WATER SERVICES SCHEDULE	
-W-	COLD WATER MIN DN20 ID U.N.O.
-FS-	FIRE SERVICE DN100 GLAV ROLL GROOVE U.N.O.
-HW-	TEMPERED HOT WATER
-HWF-	HOT WATER FEED
-HWR-	HOT WATER RETURN
●	COLD WATER RISER
●	HOT WATER RISER
○	TEMPERING VALVE RMC Heat Guard MIX 15-20 (50deg) or approved eq.
○	HW BALANCING VALVE - Aquastrom V1 or approved eq.
■	STOP VALVE
■	THERMOSTATIC MIXING VALVE Caleffi S213 TM45deg) or approved eq.
■	WATER METER
BTH	BATH
SHR	SHOWER
S	SINK
TR	TROUGH
UR	URINAL
WC	WATER CLOSET
T	TAP

INSTALL INSPECTION OPENINGS AT ALL MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES

ALL PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS

ALL LOCATION OF EXISTING PIPES AND INVERTS TO BE DETERMINED BEFORE PERFORMING WORKS ON SITE

PAVED AND CONCRETE AREAS TO FALL TOWARDS PITS AT MIN 1%

DRAINAGE MUST COMPLY WITH:
 -PLUMBING CODE OF AUSTRALIA PART D1
 -AS/NZS 3500.3
 -BCA VOLUME 2 PARTS 3.1.2 AND 3.5.2 (DEEMED TO SATISFY PROVISIONS)

SWIVEL AND EXPANSION JOINTS TO BE USED WHEN INSTALLING DRAINS IN HIGH REACTIVE SOILS.

PLUMBING AND DRAINAGE UNDER SLAB SHALL BE AVOIDED WHERE PRACTICAL

INSULATION SCHEDULE

HEATED WATER PIPES
 TYPE SIZE RANGE INSULATION
 CIRCULATING LINE 25mm ROCKWOOL WITH FOL WRAP
 BRANCH LINE 20-25 19mm FR BRADFLEX
 OFFTAKE 18 13mm FR BRADFLEX

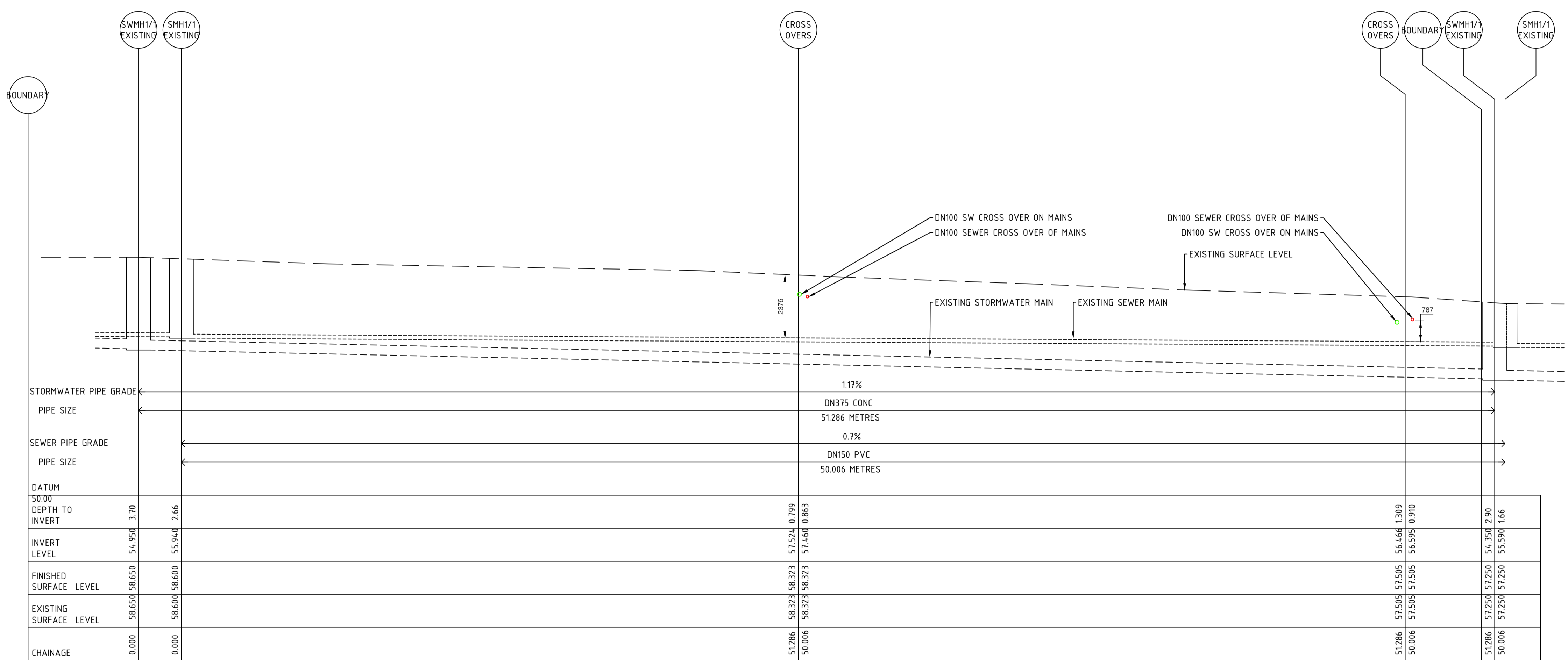
COLD WATER PIPES EXPOSED
 TYPE SIZE RANGE INSULATION
 ALL +20 19mm ZERO-4
 OTHER COLD WATER PIPES
 TYPE SIZE RANGE INSULATION
 ALL ALL NOT REQUIRED

NOTE: WATER PIPES ASSOCIATED DIRECTLY WITH PLANT EQUIPMENT SHALL BE INSULATED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR A TYPICAL INSTALLATION

HOT AND COLD WATER NOMINAL DIAMETERS

BRANCH OFF TAKES MIN. DN20
 MAX OFF TAKE LENGTH 6m DN18
 MAX OFF TAKE LENGTH 3m DN15
 MAX OFF TAKE LENGTH 1m DN10

COPPER PIPES TO AS1432 (HOT AND COLD)
 PE-X PIPES TO AS2492 (HOT AND COLD)
 HDPE PIPES TO AS/NZS4130 (COLD ONLY)



EXISTING SEWER AND STORMWATER LONG SECTION WITH CROSS OVERS

THESE DRAWINGS MUST BE APPROVED BY COUNCIL & TASWATER PRIOR TO CONSTRUCTION

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
A	DEVELOPMENT APPROVAL	29/03/2021			

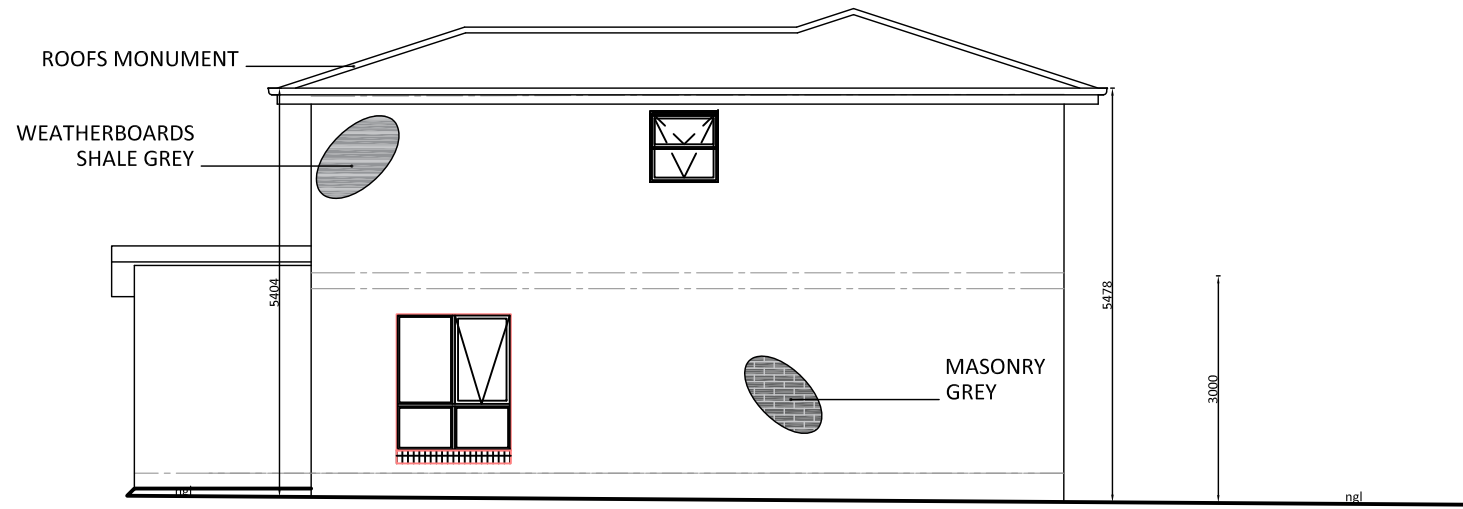


CLIENT: CASERN INVESTMENTS PTY LTD	SHEET: SERVICES CROSS OVER LONG SECTION	DRAWN: SL	DESIGNED: SL	VERIFIED: DM	DATE: 29/03/2021
ADDRESS: 18 HASKELL ROAD BRIGHTON TAS 7030	PROJECT: MULTI UNIT DEVELOPMENT	SCALE: 1:100	SIZE: A1	TOTAL SHEETS: -	
	ISSUE: DEVELOPMENT APPROVAL	PROJECT No. 21E99-14	SHEET No. H1.02	REV No. A	

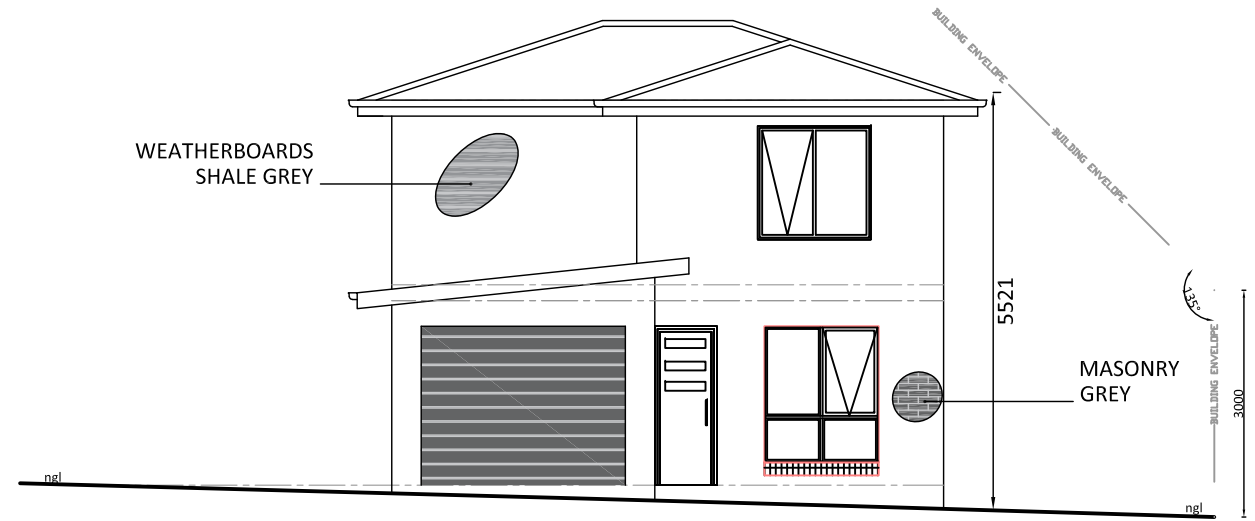
HALF SCALE PRINT

BEWARE OF UNDERGROUND SERVICES

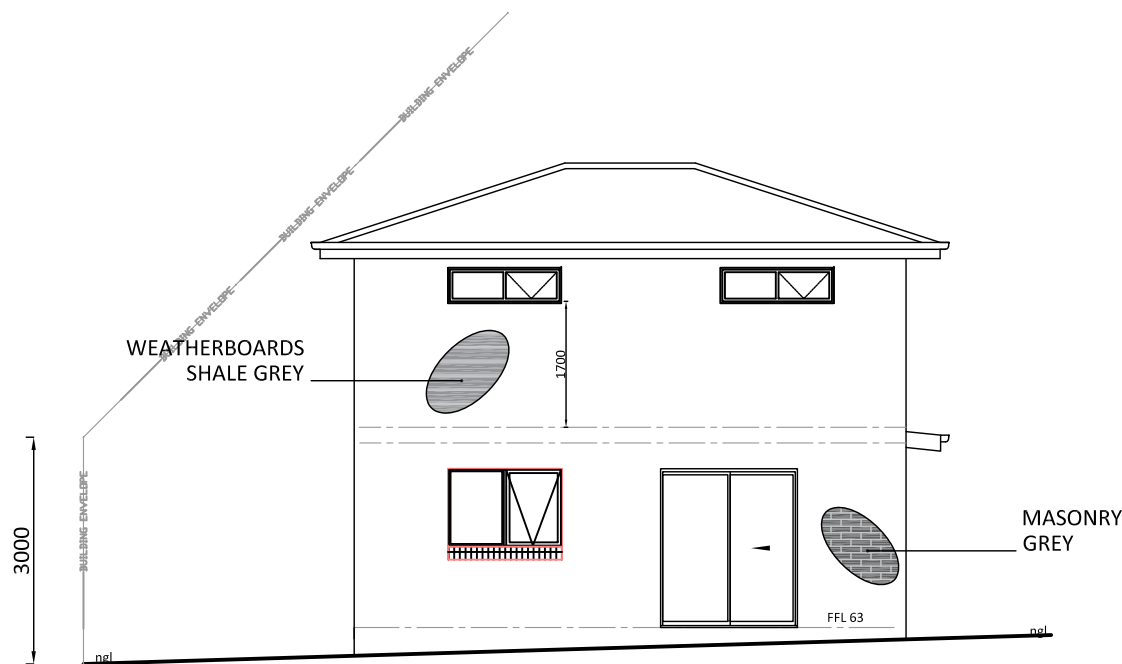
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.



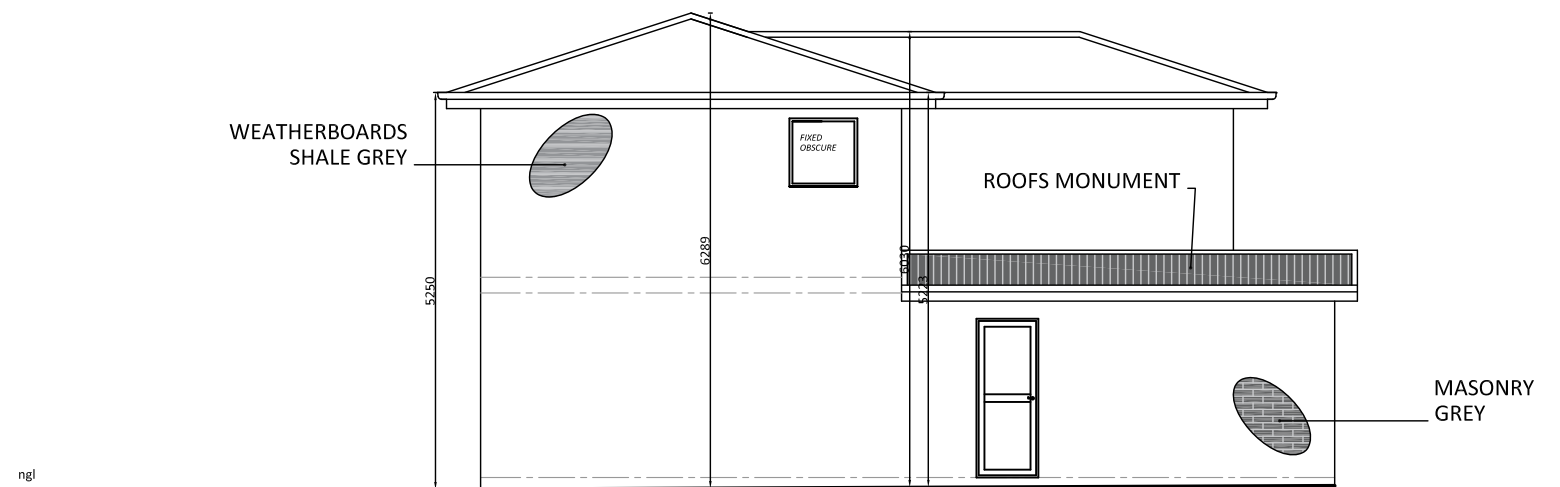
E EAST ELEVATION
Scale: 1:100



S SOUTH ELEVATION
Scale: 1:100



N NORTH ELEVATION
Scale: 1:100



W WEST ELEVATION
Scale: 1:100

DIMENSION NOTE:
Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed on site by the Builder/Surveyor or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder/sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes.

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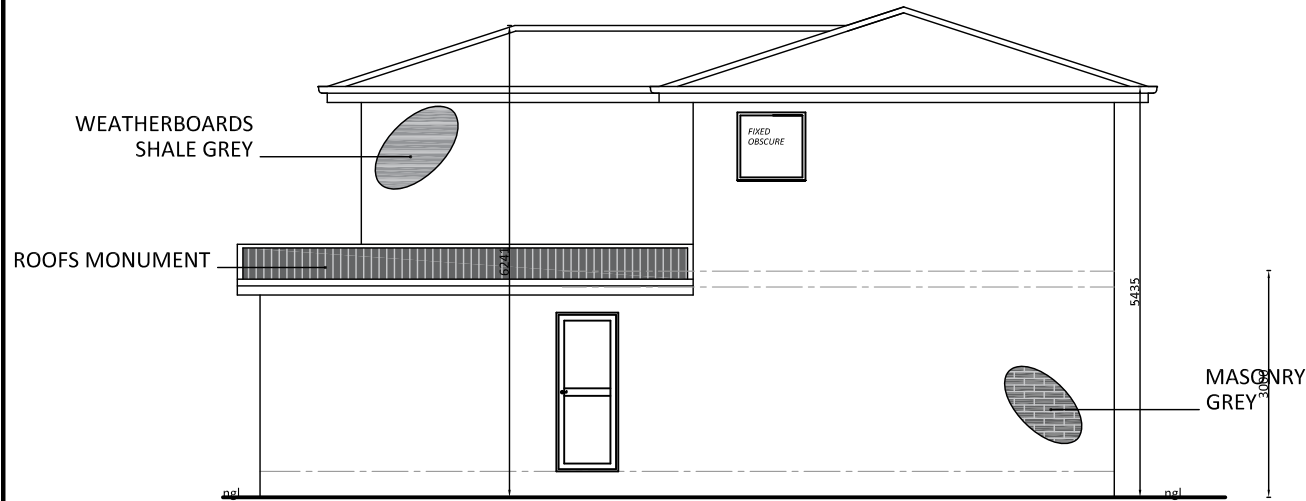


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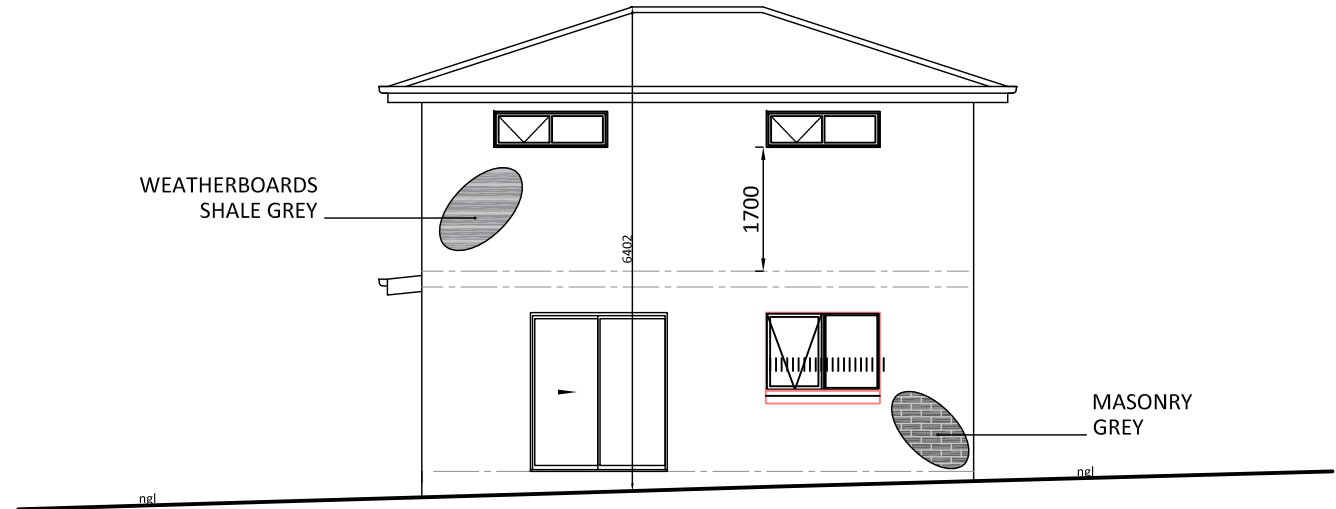
CLIENT NAME:
CASERN INVESTMENTS PTY LTD
PROJECT ADDRESS:
18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
UNIT 3 ELEVATIONS

DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:2 RFI	SHEET SIZE: A3 F020-116	JOB No: PO5.1



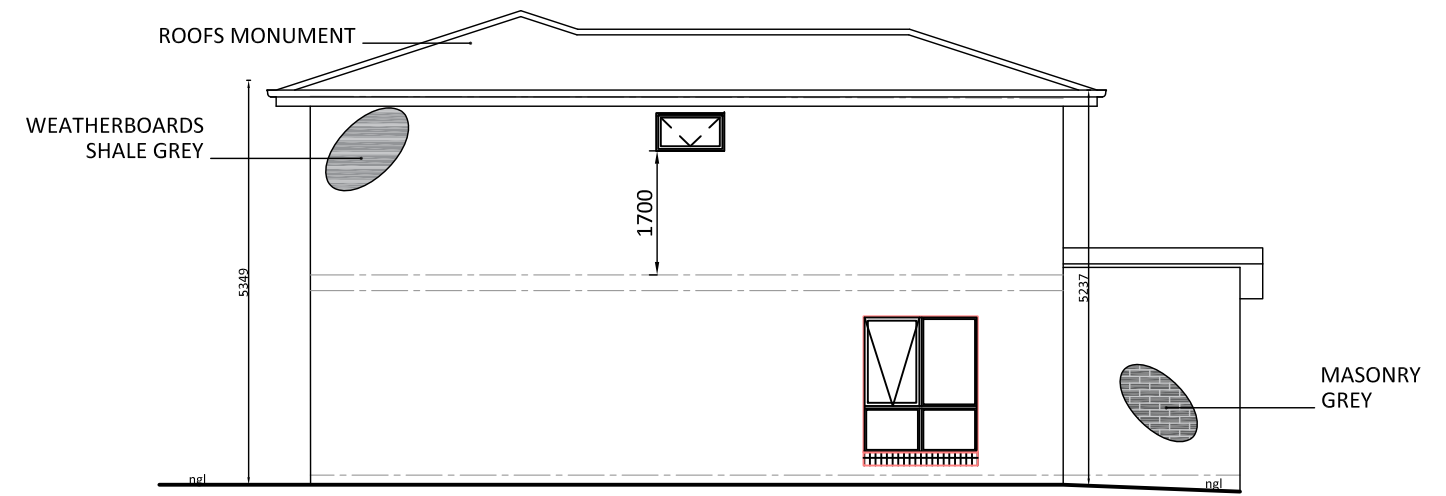
E EAST ELEVATION
Scale: 1:100



N NORTH ELEVATION
Scale: 1:100



S SOUTH ELEVATION
Scale: 1:100



W WEST ELEVATION
Scale: 1:100

DIMENSION NOTE:
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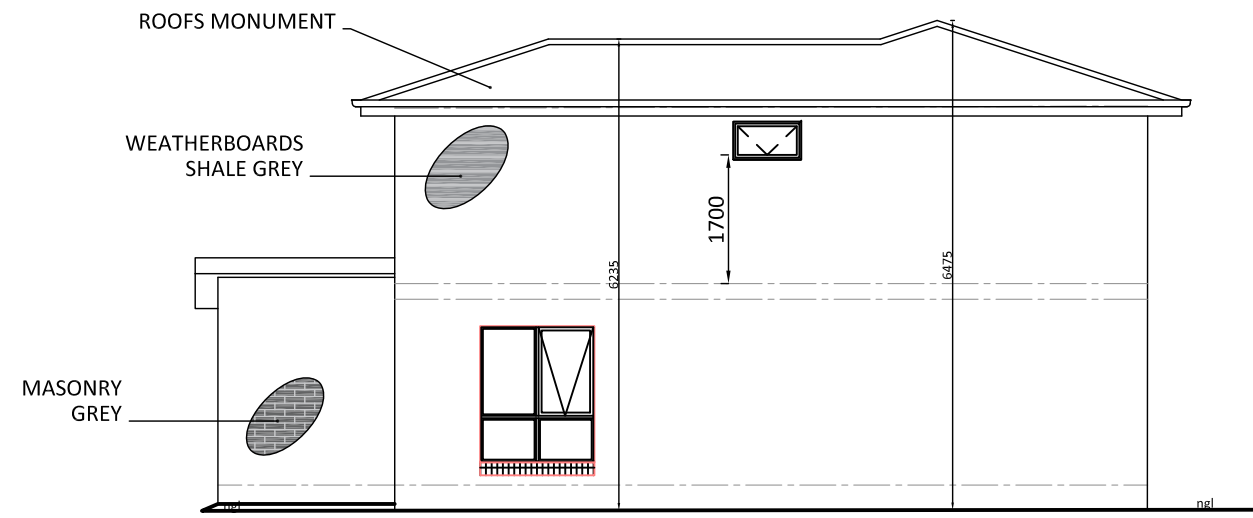
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CLIENT NAME:
CASERN INVESTMENTS PTY LTD
PROJECT ADDRESS:
18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030
PROJECT:
MULTIPLE DWELLINGS

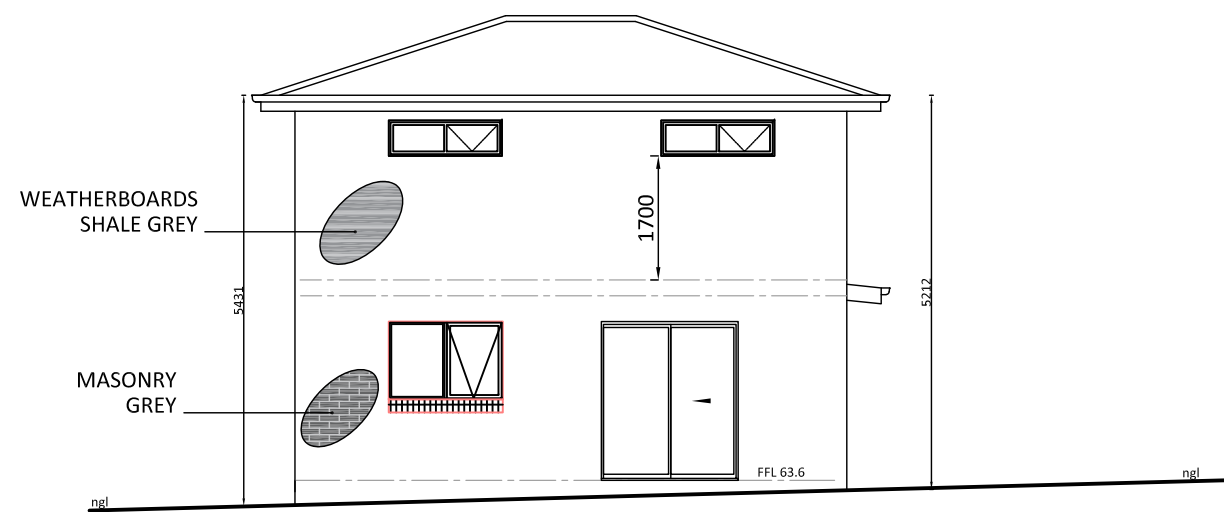
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REVISION No: R:2 REVISION	SHEET SIZE: A3	JOB No: 20-116	SHEET No: P06.1	



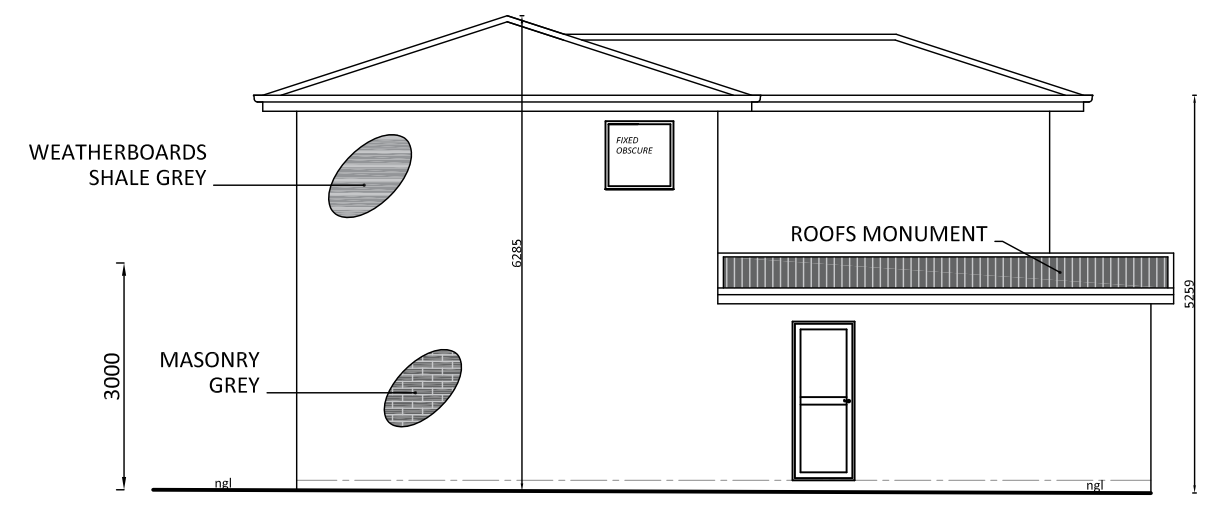
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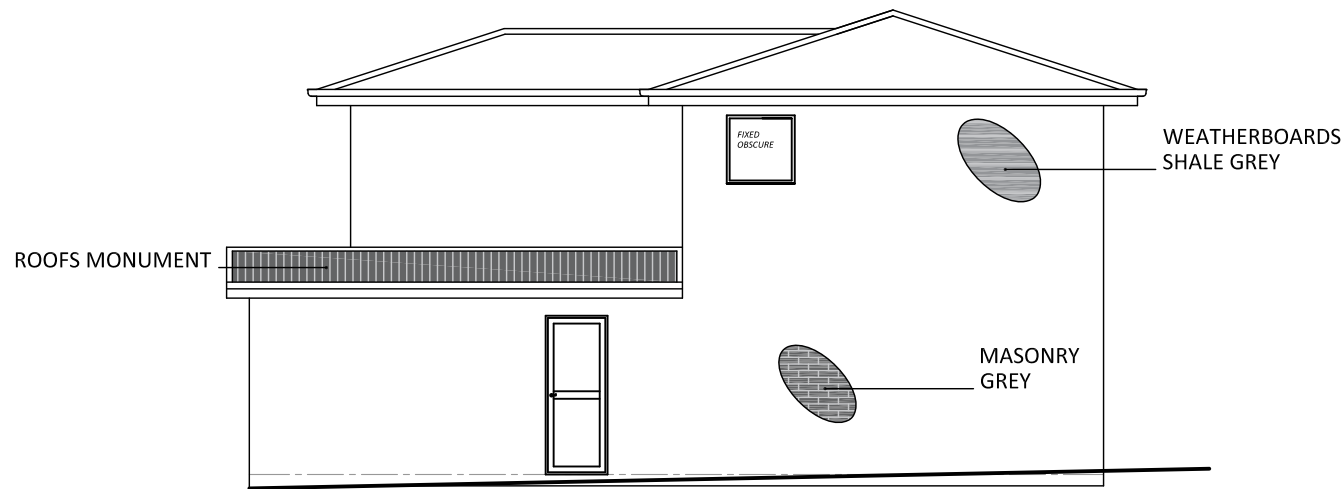
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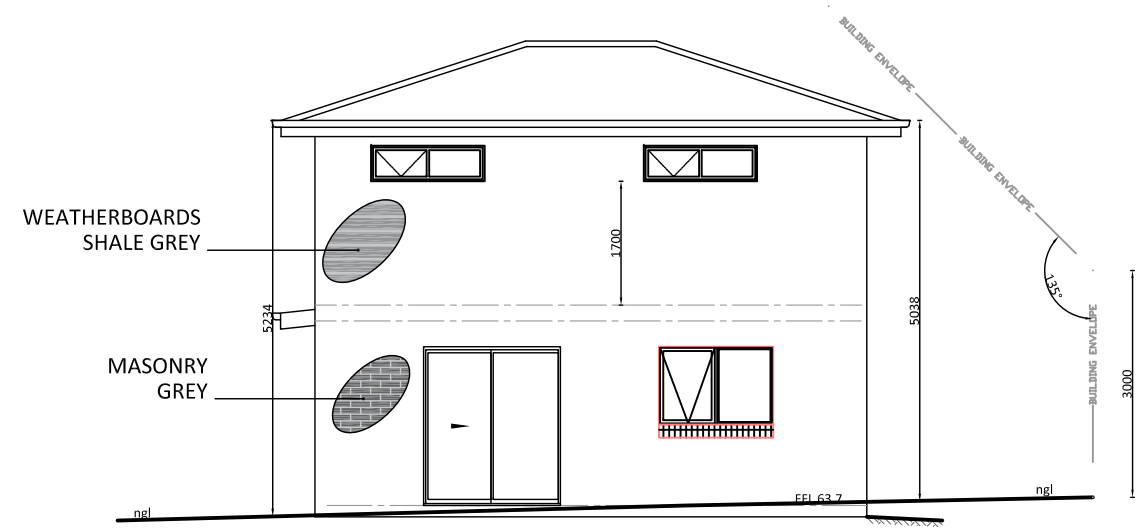


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CLIENT NAME: CASERN INVESTMENTS PTY LTD		DRAWING TITLE: UNIT 5 ELEVATIONS	
PROJECT ADDRESS: 18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030		DATE: 15/03/2021	SCALE: 1:100
PROJECT: MULTIPLE DWELLINGS		REVISION No: R:2 RFI	SHEET No: P07.1
		JOB No: ASFO20-116	SHEET No: PK



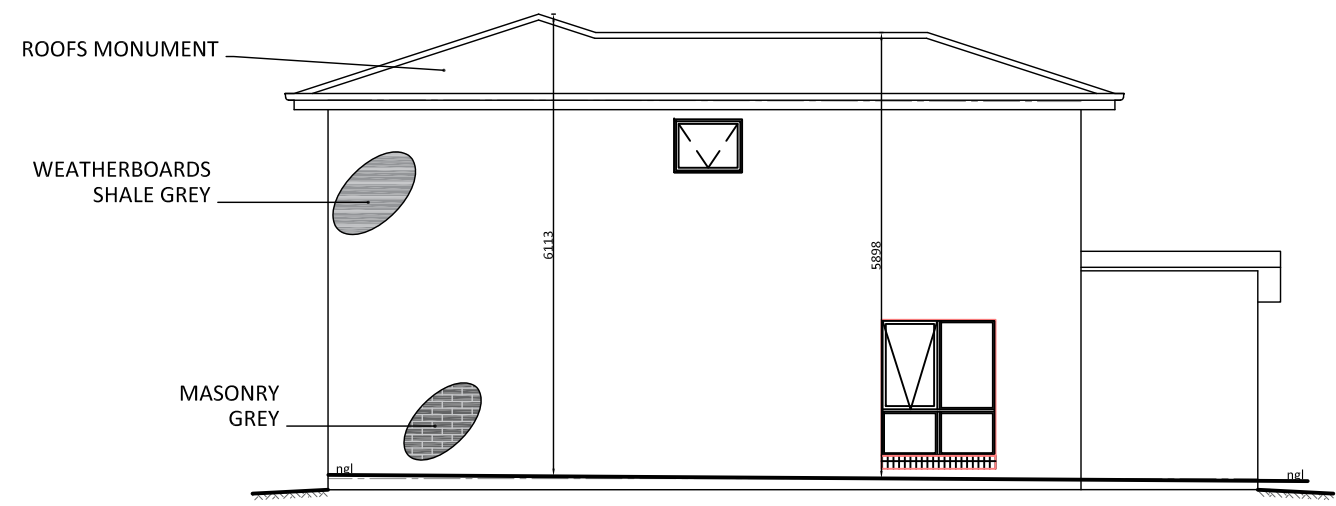
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N NORTH ELEVATION
Scale: 1:100



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W WEST ELEVATION
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CLIENT NAME:
CASERN INVESTMENTS PTY LTD
PROJECT ADDRESS:
18 HASKELL RD & 14 BESIER COURT, BRIGHTON TAS 7030
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE: UNIT 6 ELEVATIONS		DATE: 15/03/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:2	SHEET SIZE: A3	JOB No: 1370	SHEET No: P08.1	

ENGINEERING REPORT

DA#:	DA2020/311
Applicant:	Longview Design (Phil Krause)
Proposal:	Adhesion of two lots and development
Address:	18 Haskell Rd & 14 Besier Crt Brighton
Zone:	General Residential
Report completed:	Mark Simpson 30 April 2021

Brief Description	
Development Proposal	The application proposes to adhere the two adjoining lots and construct 8 two storey dwelling units. Dwellings are all similar in design and do not share any common walls. The existing lots are vacant, fully fenced, classified as flat with less than 1m of fall across and without trees or structures.
Parking and access (existing and proposed)	The site fronts Haskell Road and Besier Court Place which are Council suburban roads still under Developer maintenance. Both are constructed to a sealed suburban standard with semi mountable concrete kerb & channel, concrete footpaths at property boundary, concrete driveway aprons throughout and grassed reserves at kerb edge. Access to 18 Haskell is via a 7m wide access strip between 14 & 20 Haskell Rd and access to 14 Besier Crt is via a 7m wide access strip between 12 & 16 Besier Crt. The design proposes the Haskell Rd access to be the only vehicle entry and egress corridor. The Besier access will be constructed as a pedestrian only thoroughfare and landscaped accordingly. A detailed landscaping plan has been submitted to support this undertaking. Parking proposed will consist of 8 garages, 8 allocated external spaces and 3 visitor parking spaces. Access and parking will be via concrete sealed surfaces throughout. A traffic Impact Assessment has not been provided with the application or requested as additional information
Stormwater (existing and proposed)	Stormwater drainage is available for the estate. Proposed is to collect roof and hardstand stormwater, pipe this to two 5676 litre holding tanks for controlled release into the available gravity system.
Sewer and Water (existing and proposed)	Sewer and water reticulation is available for the estate. The application has been submitted to TasWater who have imposed conditions. The proposal is considered acceptable to TasWater.
Additional Comments	Power supply is underground. NBN (FTTN) is available to the area. Services will be extended to the lot proper, or provision (such as conduits) be made for their extension. These services will need to be contained within acceptable corridors.

Representations	
Two representations were received, both from direct neighbours to the development. These are as summarized as follows,	
<ol style="list-style-type: none"> 1. Representor 1 <ol style="list-style-type: none"> Representor 1 claiming insufficient information and objecting to the following, <ol style="list-style-type: none"> a. Northern shared boundary fencing objectives. b. Fencing materials, height, and consistency. c. Fencing by other neighbours impacting on the overall visual appearance. d. Security concerns during construction. e. Shared costs that the development may impose. 	

f. Impact of proposed landscaping on the fence structure and maintenance obligations.

2. Representor 2

Representor 2 objecting to the following,

- a. Traffic volumes from the single entry/exit and the corridor being located next to the representor's property.
- b. Location of rubbish/recycle bins neighboring the representators private open space, generation of odor, introduction of green waste bins and availability of street space for all bins on collection day.
- c. Character created from the introduction of two-story dwellings throughout and loss of privacy from raised level viewing.
- d. Property value decreases from infill development being next door.

Engineering assessment reviewed the following applicable from the above,

1. Fencing, security, and requirements in general.
2. Traffic volumes and impacts
3. Location of rubbish/recycling bins proposed, bin management on collection day and odor generation.

Fencing

The site is currently framed with a 1.8m high gap & lap timber paling fencing to the internal neighboring boundaries. To the rear is a 2.4m high commercial standard chainmesh fence topped with three strands of barbed wire.

This commercial diversion was most likely adopted pre-sub-division development as the neighboring properties are rural and the fence type satisfied the Developers need for construction site security and ongoing amenity.

Apart from internal unit fence partitioning, all fencing is complete. The proposal makes no application to alter or change fencing as it is presently on site.

The landscaping plan provided proposes the planting of "callistemon kings park special" at 4m centers along the chainmesh fence bordering 8 Linda Ave. This native flowering evergreen species will grow up to 4m high x 3m wide providing adequate privacy as well as attracting birds. This species is classified as noninvasive.

In response to the representors claims.

There is sufficient information within the application to assess the application.

Council has already endorsed the existing fences as they currently stand from neighboring approvals. All fencing considered in keeping with the estate standard created, all are compliant and within height requirements.

The Developer has made no application to alter the existing fence materials, openings, or heights. Landscape planting of along the chainmesh fence creates screening exceeding 75% on maturity.

Security

The site is presently partitioned by the development of neighbours providing fencing throughout.

In response to the representors claims.

Not for Council to consider within the application, however,

Construction activities would not require removal of fences or any fence section, maintaining separation and security.

Security objectives would place a high priority in maintaining the integrity of the existing chainmesh fence.

The fencing would satisfy the requirements of *Work Health & Safety Codes of practice*.

Fencing Cost Sharing

The matter of cost sharing of shared fences.

In response to the representors claims.

Not a matter for Council to consider as it is a private matter between neighbours.

Traffic Volumes Impacts

The design proposes a single point of entry and exit at Haskell Rd. The access width between existing fences is 7.0m and 24m long. The fences taper at street end for greater visibility by motorists and pedestrians.

The driveway access corridor has for its full length a 6.0m wide (approx.) apron.

In response to the representors claims.

The design is in accordance with the planning scheme.

Rubbish/Recycle/Greenwaste Bins

Concern has been raised as to the number of bins the site will accumulate with 8 dwelling units and the location of bins on collection day.

Currently this development would in total accumulate 16 mobile garbage bins (8 rubbish/8 recycling).

Concern for the number of bins accumulated if Brighton introduce a greenwaste bin.

Concern as to the available amount of street space for bins placed on the street on collection day.

Proposed is for the allocation of a designated storage area for bins on collection day only to allow for the safe speedy pick up of rubbish/recycling.

In response to the representors claims.

The developer has shown the storage of individual mobile rubbish/recycle bins for each unit within the rear curtilage of each unit. This disperses the bins evenly within the site and no bin is closer to 14 Haskell than that of any other neighbour.

The proposed bin day collection point is in the driveway as close to the street as possible. This meets industry best practice requirements for villas and townhouses, vehicle entry/exit dynamics and safety considerations.

Bins correctly stored and not overfilled will not present a litter, foraging animal or odor opportunity in either location as the opportunity is no greater in the proposal than elsewhere within the street.

Conditioning of the permit will ensure the collection day pick up area is not used for long term storage and good bin management practices are reinforced by the permit and strata rules.

Property Values

Loss of value to 18 Haskell Rd due to unit development behind.

In response to the representors claims.

Not an issue of Council or within its authority.

Mark discretionary clauses red

Mark clauses waiting on further info blue

Engineer to double check mark yellow

Parking & Sustainable Transport Code	Clause:	Proposed	Complies			PC Assessment/Comments
USE STANDARDS						
Number of Spaces	C2.5.1 A1	19	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	8x2=16+3=19
Bicycle parking	C2.5.2 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Motorcycle parking	C2.5.3 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

Loading bays	C2.5.4 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Parking spaces in GRZ & IRZ	C2.5.5 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
DEVELOPMENT STANDARDS						
Construction of parking areas	C2.6.1 A1		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Concrete fully drained throughout
Design & Layout (manoeuvring, etc.)	C2.6.2 A1.1		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Subject to a parking design plan
Design & Layout (Disabled)	C2.6.2 A1.2		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Available
Number of accesses	C2.6.3 A1	1	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Access 6m wide x 27m long with side clearance
Lighting in GBZ	C2.6.4 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Pedestrian access (10 or more spaces)	C2.6.5 A1.1		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Access off Besier St
Pedestrian (disability)	C2.6.5 A1.2		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Besier St access
Loading bays (dimensions)	C2.6.6 A1		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	
Loading bays (entry & exit)	C2.6.6 A2		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Subject to a parking design plan
Bike parking in GBZ (>5 bike spaces)	C2.6.7 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Bike parking in GBZ (dimensions)	C2.6.7 A2		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Siting of parking	C2.6.8 A1		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	
Precinct Parking plan	C2.7.1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

Road and Railway Assets	Clause:	Proposed	Complies	PC Assessment/Comments
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USE STANDARDS						
Traffic generation	C3.5.1 A1.1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
	C3.5.1 A1.2		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	
	C3.5.1 A1.3		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
	C3.5.1 A1.4	Increase in vehicle movement s	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	Meets Performance Criteria
	C3.5.1 A1.5		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	
DEVELOPMENT STANDARDS						
Habitable buildings	C3.6.1 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
SUBDIVISION STANDARDS						
Subdivision within attenuation area	C3.7.1 A1		Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

Stormwater comments

Hydraulic design provided by Aldanmark

Recommended Conditions

General

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

Services

2. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Parking and Access

3. At least **nineteen (19)** car parking spaces must be provided on the land at all times for the use of the development, including at least two (2) car parking spaces per dwelling and at least **three (3)** designated for visitor parking, in accordance with Australian Standard AS 2890.1- Parking Facilities Part 1: Off Street Car Parking.
4. Unless approved otherwise by Council's Municipal Engineer all parking, access ways, manoeuvring and circulation spaces must be provided in accordance the endorsed drawings, Australian Standard AS 2890 - Parking facilities, Parts 1-6 and include all of the following;
 - a) be constructed with a durable all weather pavement;
 - b) be drained to the public stormwater system, or contain stormwater on the site; and
 - c) be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
 - d) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;
 - e) provide for vehicles to enter and exit the site in a forward direction;
 - f) have an access width not less than **5.5m**;
 - g) have car parking space dimensions not less than 3.0m x 5.4m;
 - h) have car parking spaces delineated by line marking or other clear physical means.
5. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's Municipal Engineer must be submitted to Council prior to or in conjunction with lodgement of Building Application. The parking plan is to include:
 - pavement details,
 - pavement and concrete details in trafficable areas to accommodate a 22.5 tonne truck,
 - design surface levels and gradients,
 - drainage,
 - turning and travel paths (where required to demonstrate compliance with AS 2890.1) including medium rigid service vehicle requirements for waste removal,
 - dimensions,
 - line marking,
 - signage,
 - pedestrian access,

and shall form part of the permit once accepted.
6. The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.

7. All areas set-aside for parking and associated turning, and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's Municipal Engineer.

Access to Public Road

ADVICE: No works on or affecting any Council road reservation is to be commenced until the Brighton Council has issued a WORKS IN ROAD RESERVATION PERMIT. Application for the issue of the necessary works permit is to be made to the Brighton Council's Asset Services department prior to the proposed date of commencement of any works.

Stormwater

8. Stormwater from the proposed development must drain to the piped public stormwater system to the satisfaction of Council's Municipal Engineer and in accordance with the Building Act 2016.
9. The Developer is to incorporate Water Sensitive Urban Design Principles into the development for the treatment and disposal of stormwater. These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's Municipal Engineer.

Alternatively;

The developer may make a financial contribution to Brighton Council for the provision of stormwater treatment in accordance with Council Policy *Water Sensitive Urban Design Contributions Policy - Tasmanian Planning Scheme*.

Advice: A copy of Policy 6.1 Interim Water Sensitive Urban Design Contributions can be obtained from Council's Asset Services Department.

10. Where stormwater treatment is provided, the stormwater treatment system must continue to be maintained to ensure the quality targets in accordance with the State Stormwater Strategy 2010 are maintained and water is conveyed so as not to create any nuisance to adjacent properties.
11. The driveway must be drained to minimise surface runoff over adjoining land in accordance with the requirements of the Municipal Engineer and in accordance with the Building Act 2016.

Soil and Water Management

12. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences. The SWMP shall form part of this permit when approved.

13. Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction amenity

14. The road frontage of the development site including road, kerb and channel, footpath and nature strip, must be,
 - (a) Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation survey to be provided to Council's Asset Services Department prior to construction.
 - (b) Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.
 - (c) In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion will be deemed a result of construction activity requiring replacement prior to approval.
15. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
16. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
17. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

Possible Subdivision Conditions

Easements

1. Easements must be created over all drains, pipelines, wayleaves, and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

Final plan

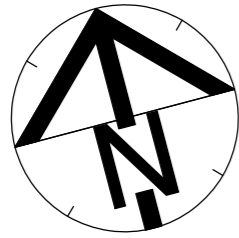
2. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing. **The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.**
3. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

Property Services

4. Any redundant property connections are to be capped and sealed or removed to the satisfaction of the Council's Municipal Engineer and the responsible authority.

Vehicular Access

5. Unless approved otherwise by Council's Municipal Engineer the redundant driveway apron off Besier Court is to be removed and the nature strip reinstated.

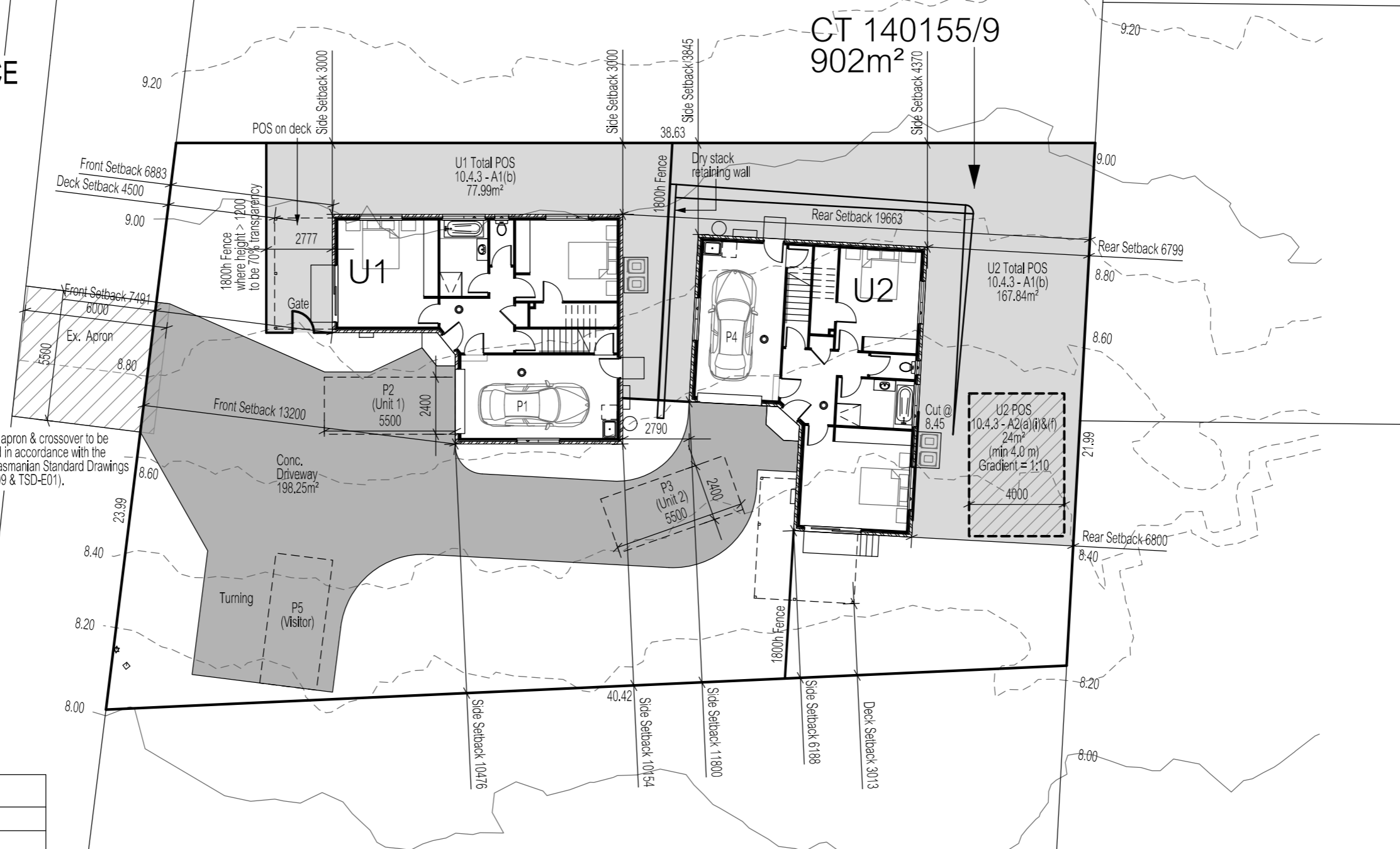


PROPOSED NEW RESIDENCE

UNIT 1 GARAGE FLOOR FFL: 8.80
 UNIT 1 GROUND FLOOR FFL: 9.15
 UNIT 1 FIRST FLOOR FFL: 11.91

UNIT 2 GARAGE GROUND FFL: 8.60
 UNIT 2 GROUND FLOOR FFL: 8.95
 UNIT 2 FIRST FLOOR FFL: 11.71

JETTY ROAD



Existing apron & crossover to be widened in accordance with the LGAT Tasmanian Standard Drawings (TSD-R09 & TSD-E01).

Waste Storage
 10.4.8 A1
 Min 1.5m² per unit (2 units)
 3.00m² provided

EXPLANATORY NOTES:		BRIGHTON COUNCIL INTERIM PLANNING SCHEME
10.4.1- Residential density for multiple dwellings		
A1	(a)	Site Density: Min. 325m ² per unit 902m ² / 2 (units) = 451m ² provided
10.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of Site = 451,00m ² Proposed site coverage: 182,74m ² (20,26%)

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC)
 Builder to ensure that all construction methods / materials comply with AS3959 - 2018 and sheets T.B.C.

- NOTES**
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Dimensions to take precedence over scale.
 - Do not scale from these drawings.

No.	Amendment	Date	Init.	No.	Amendment	Date	Init.
				G	Changes as per cover sheet	8 Jan. 21	ST
				F	Changes as per cover sheet	29 May 20	RJ
				D	Changes as per cover sheet	15 Jan. 20	SS
				C	Changes as per cover sheet	19 Dec. 19	SS
H	Changes as per cover sheet	23 Mar. 21	RJ				

Designer:
 ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 LIC. NO. CC2204H (A. Strugnell)
 Ph: (03) 6231 4122
 Fx: (03) 6231 4166
 Email:
 info@anotherperspective.com.au

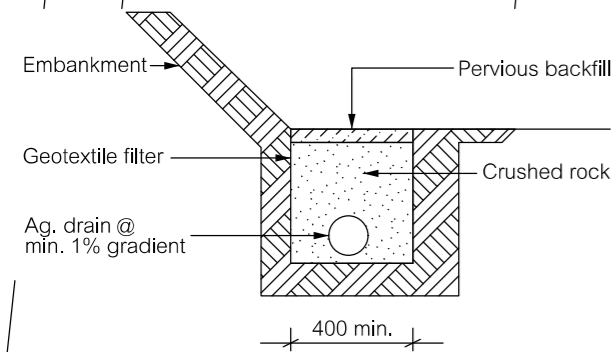
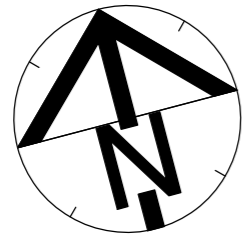
Client / Project info:
 PROPOSED FRENDO RESIDENCE
 62 Jetty Road,
 OLD BEACH



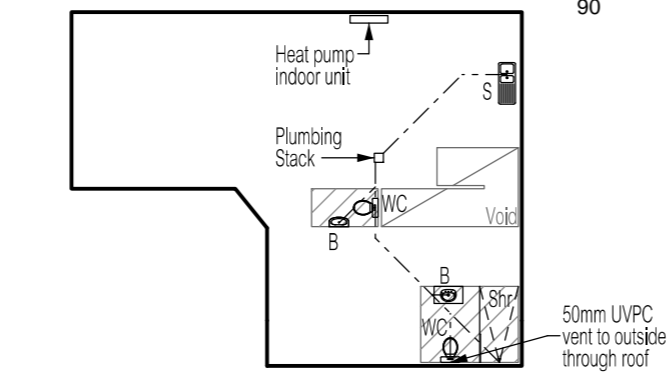
SITE PLAN

Drawn	JM	AP2018-1548
Date	20 March 2019	Sheet
Scale	1:200	

01/05



TYPICAL AG DRAIN DETAIL
Not to scale



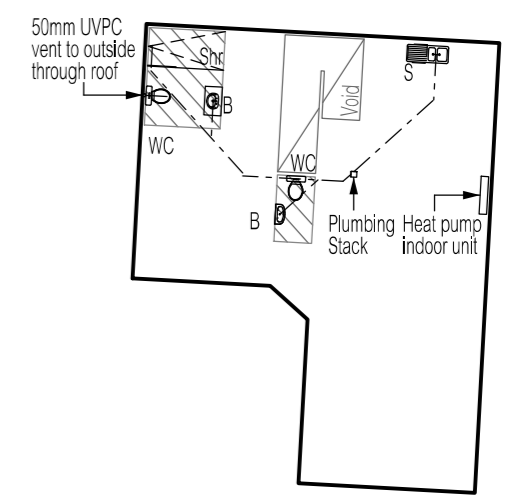
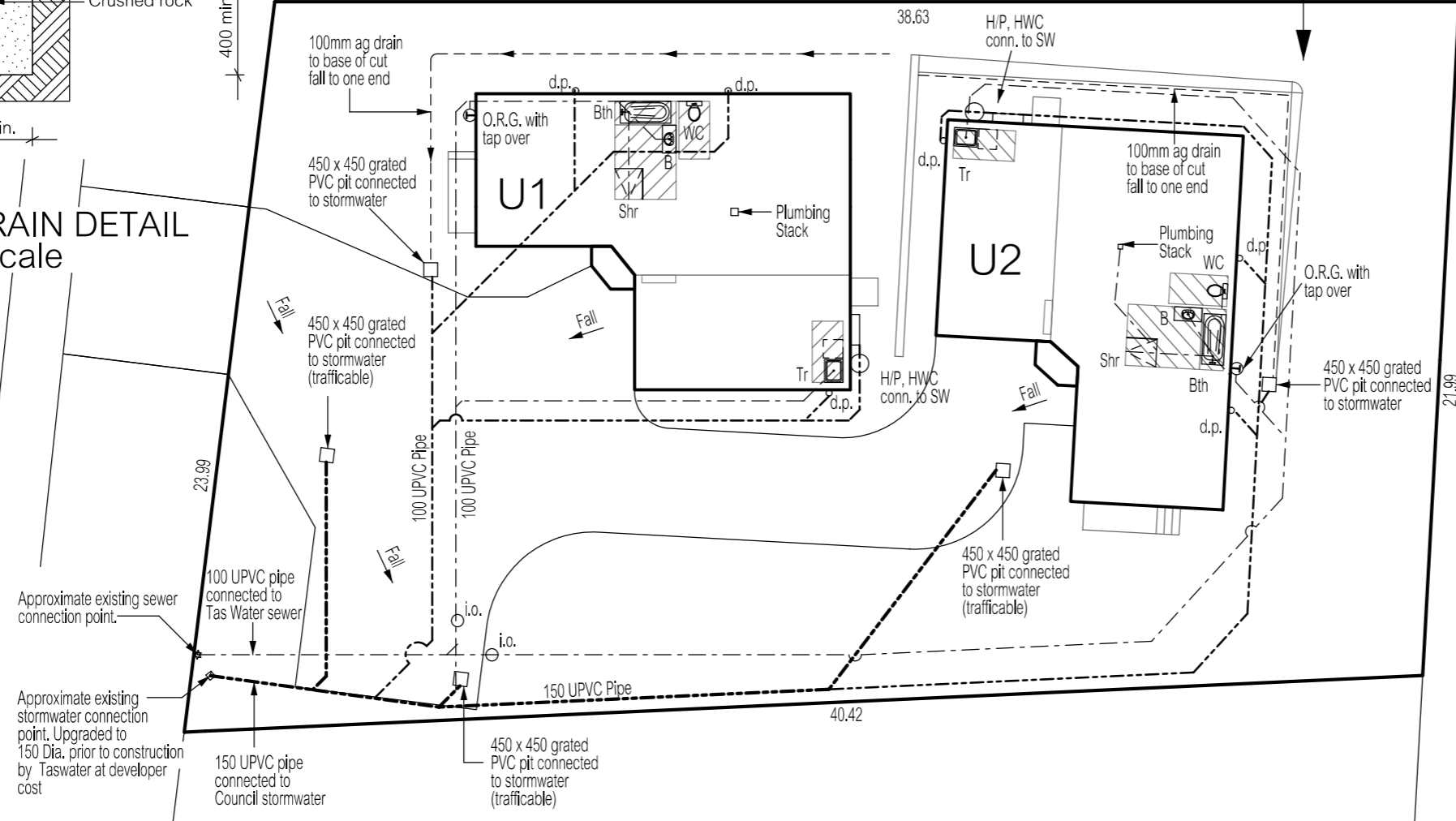
UNIT 1 FIRST FLOOR DRAINAGE PLAN

CT 140155/9
902m²

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	400
Bth	Bath	400
Shr	Shower	400
S	Sink	500
Tr	Trough	400
WC	Water Closet Pan	1000
d.p.	Downpipe	900
- - - - - Sewer Line (100Ø UPVC) (unless noted otherwise)		
- - - - - Stormwater Line (100Ø UPVC) (unless noted otherwise)		

- Where ag drain is < 1.5m from footing, the following engineering principles are required:
1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
 2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
 3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
 4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.

JETTY ROAD



UNIT 2 FIRST FLOOR DRAINAGE PLAN

NOTES:

- Any modification (including installation of a meter) to the existing property water service shall be undertaken by TasWater at the developer's cost
- Meters and check valves detailed are to be provided by Tas Water at the developer's cost.
- All works are to be in accordance with the Water Supply Code of Australia WSA 03 -2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02 -2002 Version 2.3 MRWA Edition 1.0 and TasWater's supplements to these codes.
- Proposed water service DN32 (ID25)mm. Refer to TasWater standard drawing TW-SD-W-20.
- Water connections separated by manifold provided by TasWater.
- Separate 20mm meters with integral dual check valve to be installed within 2m of property boundary at road frontage.

SKILLION ROOF DRAINAGE NOTE:
Min. medium rectangular gutter & min. 90Ø downpipe specified as per N.C.C. part 3.5.2. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

Refer to Roof Plan for downpipe calculations

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC)
Builder to ensure that all construction methods / materials comply with AS3959 - 2018 and sheets T.B.C.

NOTES

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Soil Classification : TBC
Refer to Soil Report for nominated founding depth and description of founding material.

All materials and construction to comply with AS/NZS3500 part 2 & 3

- Wet areas to comply with N.C.C. 3.8.1.2 and AS3740

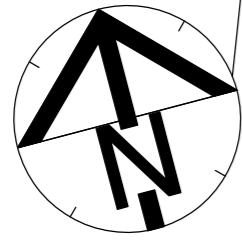
No.	Amendment	Date	Init.
G	Changes as per cover sheet	8 Jan. 21	ST
D	Changes as per cover sheet	15 Jan. 20	SS
C	Changes as per cover sheet	19 Dec. 19	SS
B	Changes as per cover sheet	31 Jul. 19	RJ

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
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Email:
info@anotherperspective.com.au

Client / Project info:
PROPOSED FRENDO RESIDENCE
62 Jetty Road,
OLD BEACH

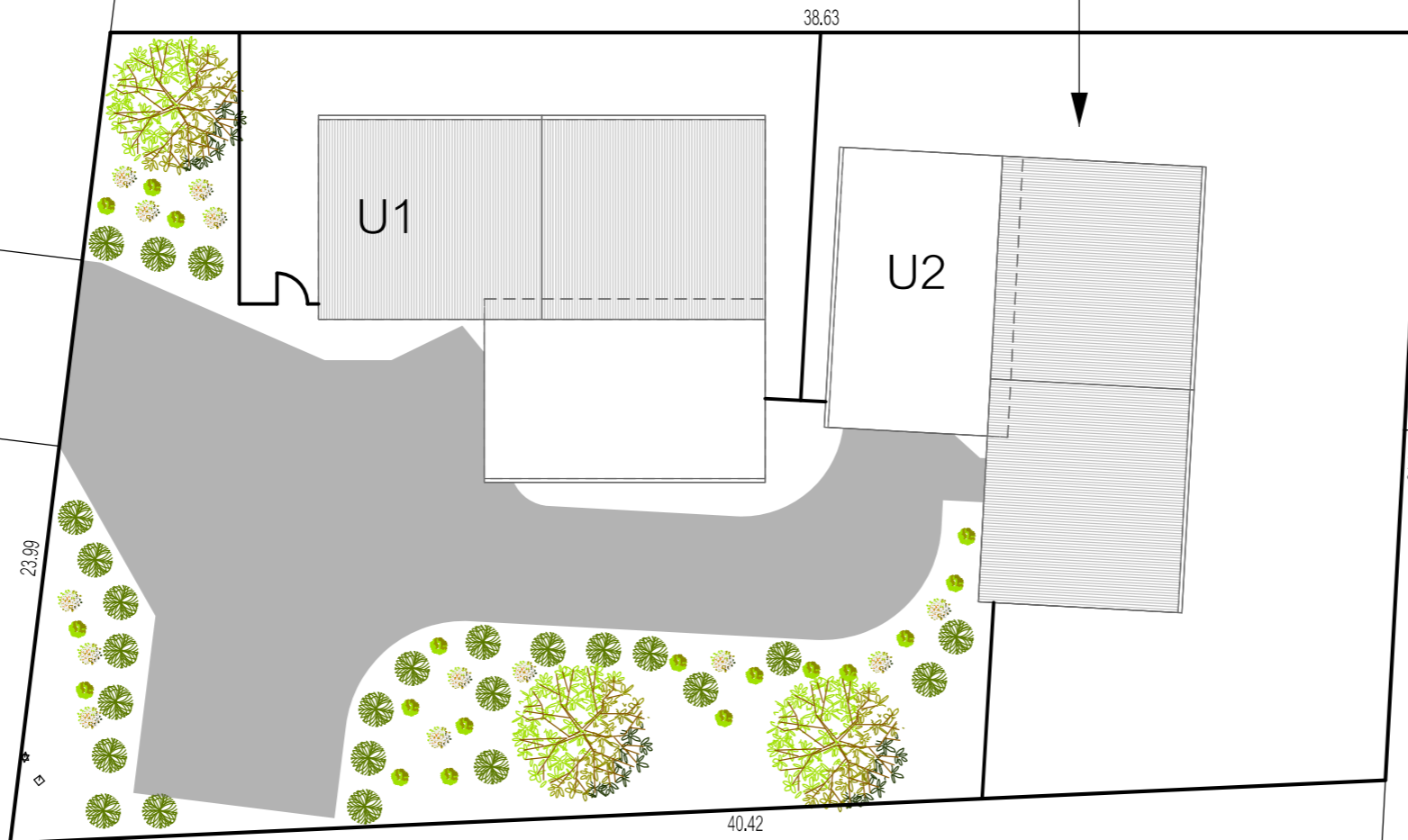


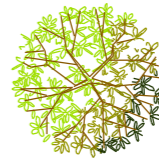



DRAINAGE PLAN		
Drawn	JM	AP2018-1548
Date	01 July 2019	Sheet
Scale	1:200	01a/05



JETTY ROAD

CT 140155/9
902m²



SPECIES	SIZE	No.
MEDIUM SIZED TREE/BUSH		
 Eucalyptus Leucoxylon (Euky Dwarf)	15.0m H x 8.0m W	3
SMALL - MEDIUM SIZED PLANT		
 Lomandra	0.6m H x 1.0m W	25
 Diplarrena Moraea	0.8m H x 0.6m W	13
 Dianella	0.5m H x 0.5m W	18
NOTE - Pine bark to planted garden beds		

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No.	Amendment	Date	Init.
G	Changes as per cover sheet	8 Jan. 21	ST
F	Changes as per cover sheet	29 May 20	RJ
D	Changes as per cover sheet	15 Jan. 20	SS
C	Changes as per cover sheet	19 Dec. 19	SS

Designer:	Client / Project info:
ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED FRENDO RESIDENCE 62 Jetty Road, OLD BEACH

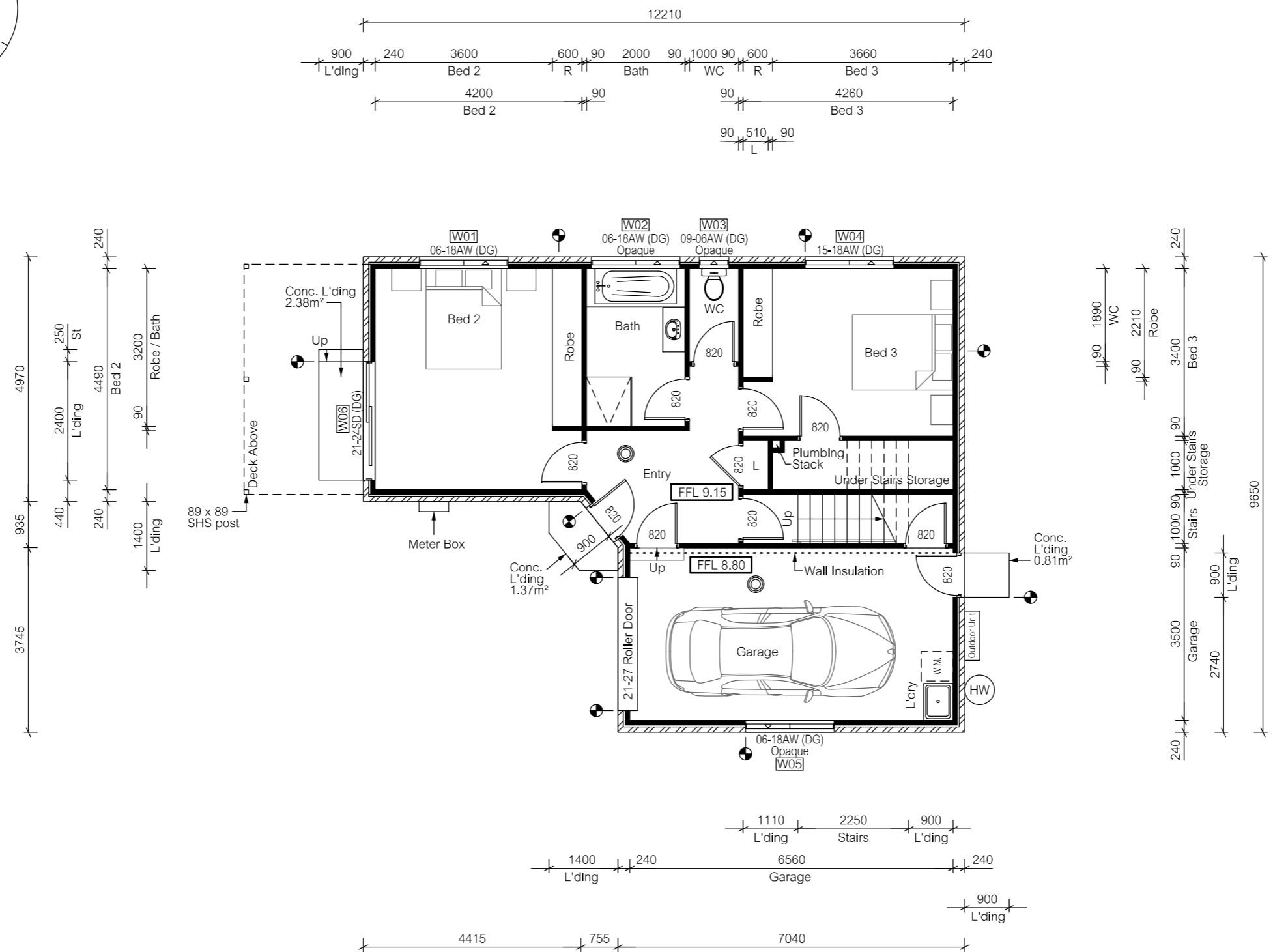
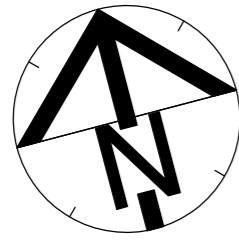


LANDSCAPE PLAN

Drawn	SS	AP2018-1548
Date	19 December 2019	Sheet
Scale	1:200	

01b/o5

NOTE: For lightweight cladding, dimensioning is to external edge of studwork NOT to cladding.



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FLOOR AREA = 93.98 sqm

Articulation joints

Smoke Alarm (interconnected where more than 1)

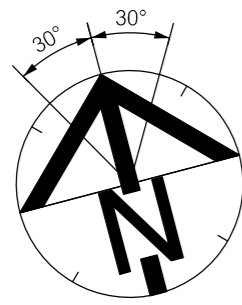
ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

No.	Amendment	Date	Init.	Designer:
G	Changes as per cover sheet	8 Jan. 21	ST	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au
F	Changes as per cover sheet	29 May 20	RJ	
D	Changes as per cover sheet	15 Jan. 20	SS	

Client / Project info:
 PROPOSED FRENDO RESIDENCE
 62 Jetty Road,
 OLD BEACH

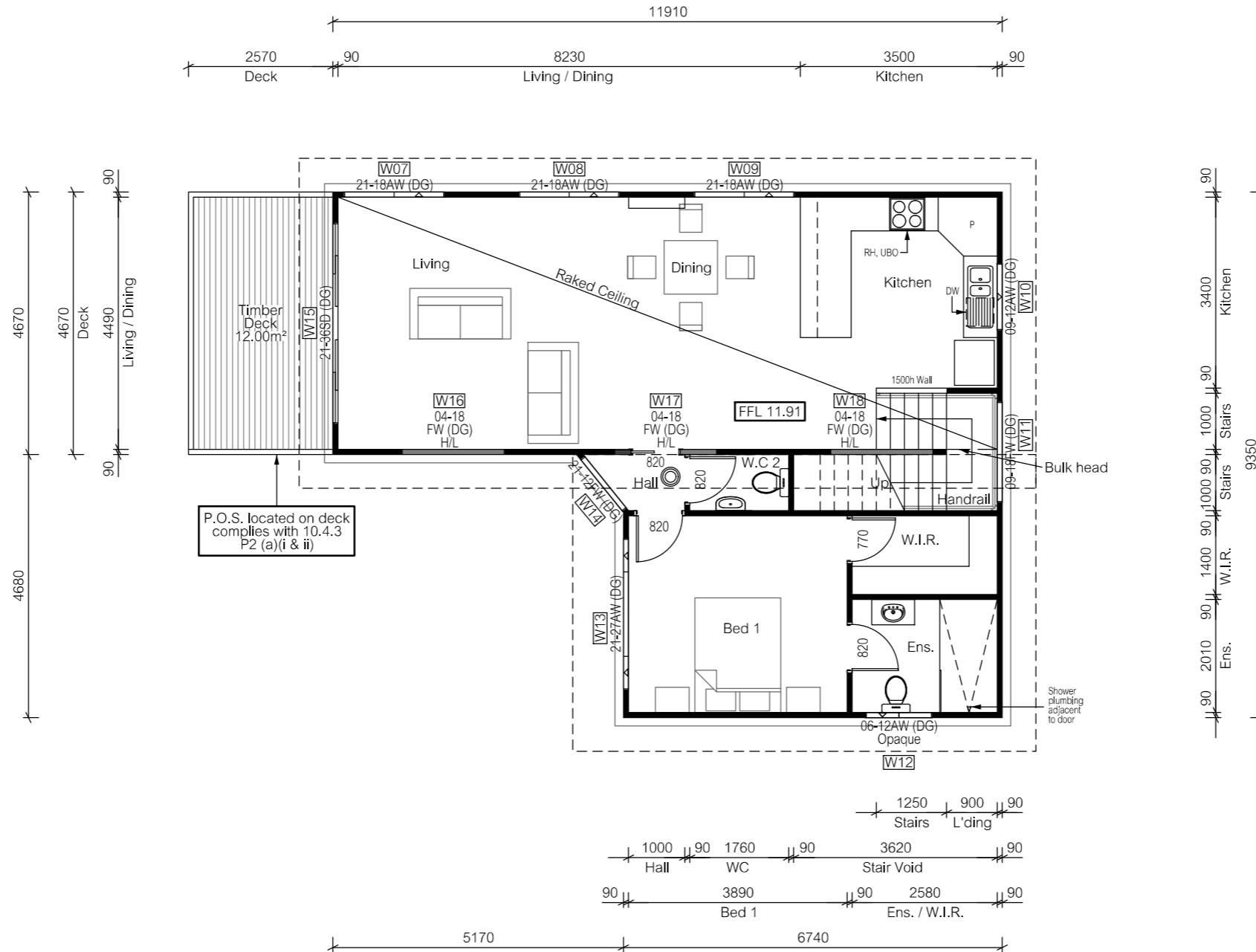


UNIT 1 GROUND FLOOR PLAN		
Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	1:100	02/05
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PD4.1 clause 10.4.4
W07 - W09 satisfy A1.

NOTE: For lightweight cladding, dimensioning is to external edge of studwork NOT to cladding.



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FLOOR AREA = 87.59 sqm

Articulation joints

Smoke Alarm (interconnected where more than 1)

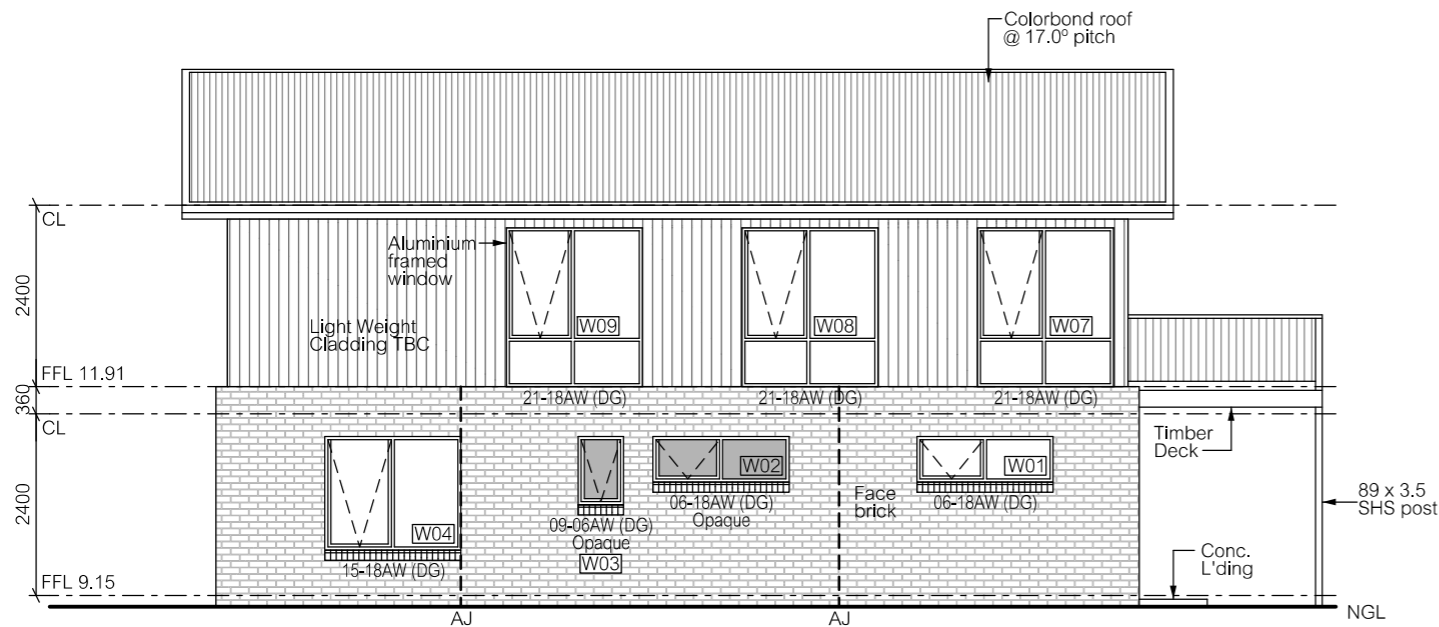
ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

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G	Changes as per cover sheet	8 Jan. 21	ST	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au
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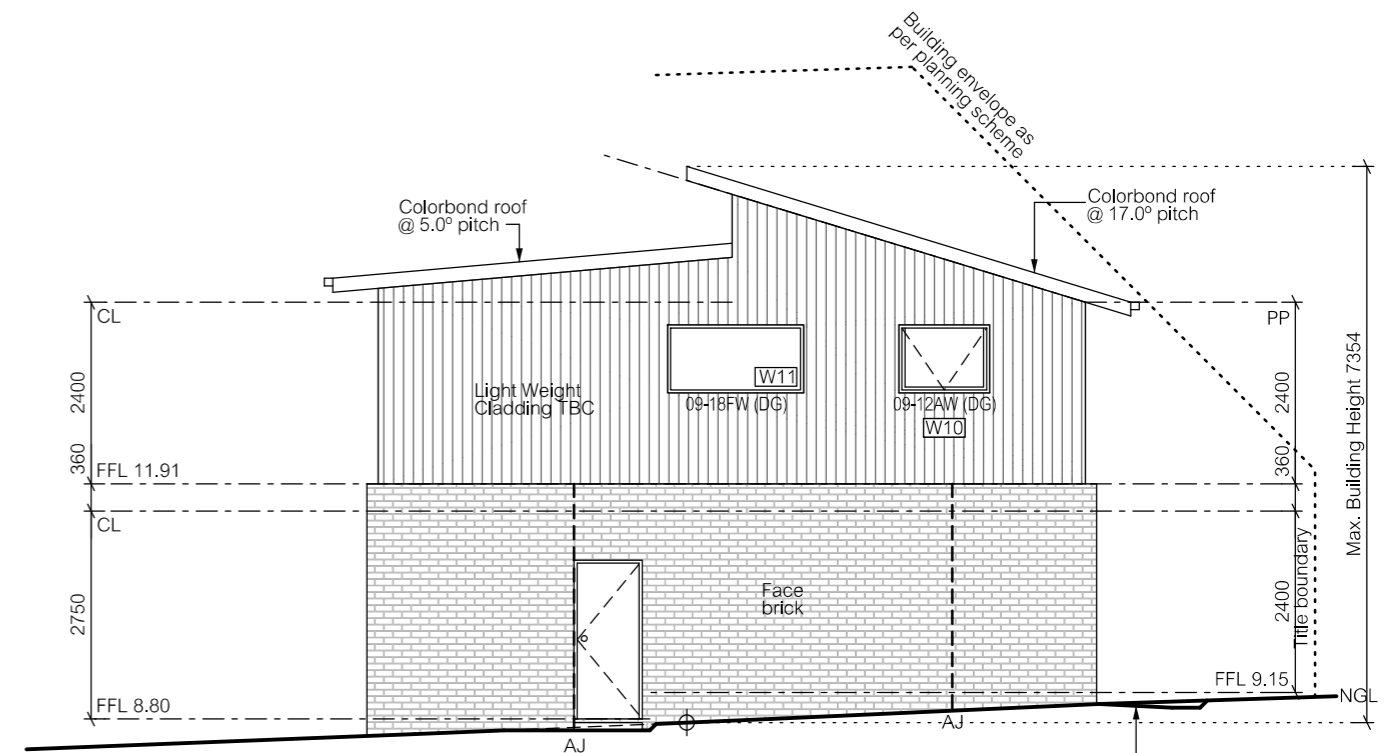
Client / Project info:
PROPOSED FRENDO RESIDENCE
62 Jetty Road,
OLD BEACH



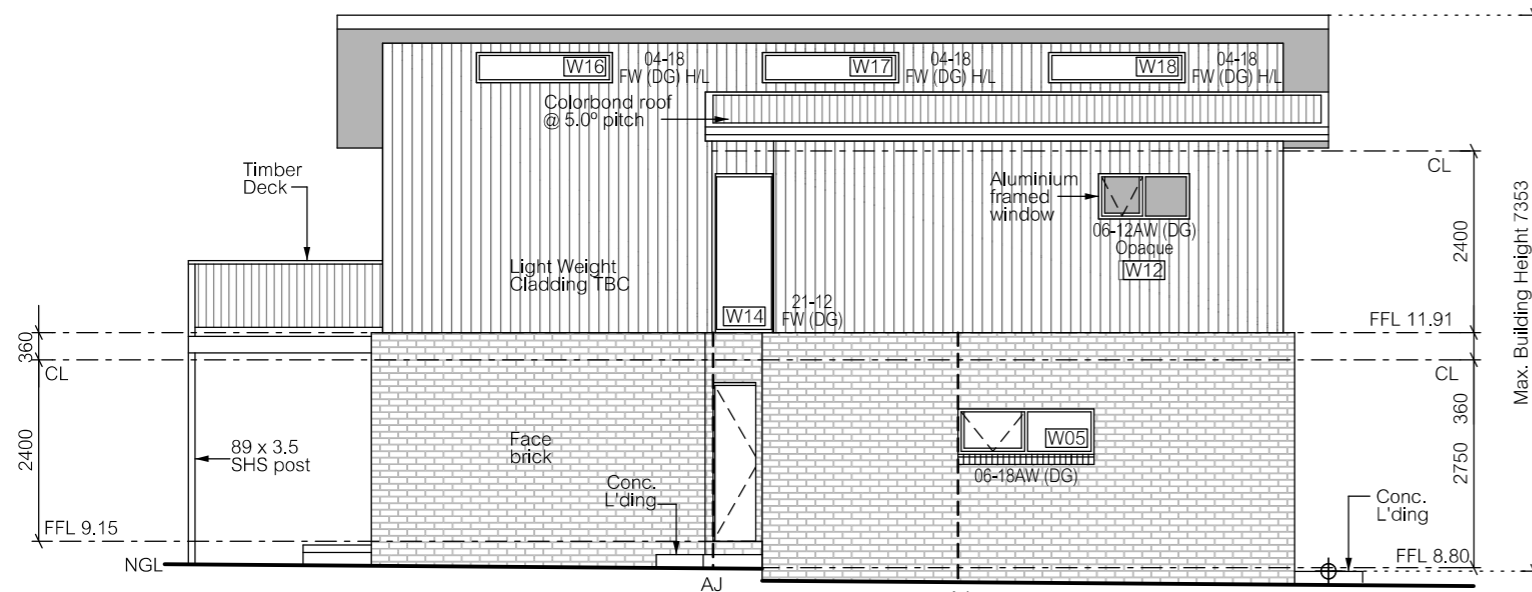
UNIT 1 FIRST FLOOR PLAN		
Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	1:100	o2a/o5
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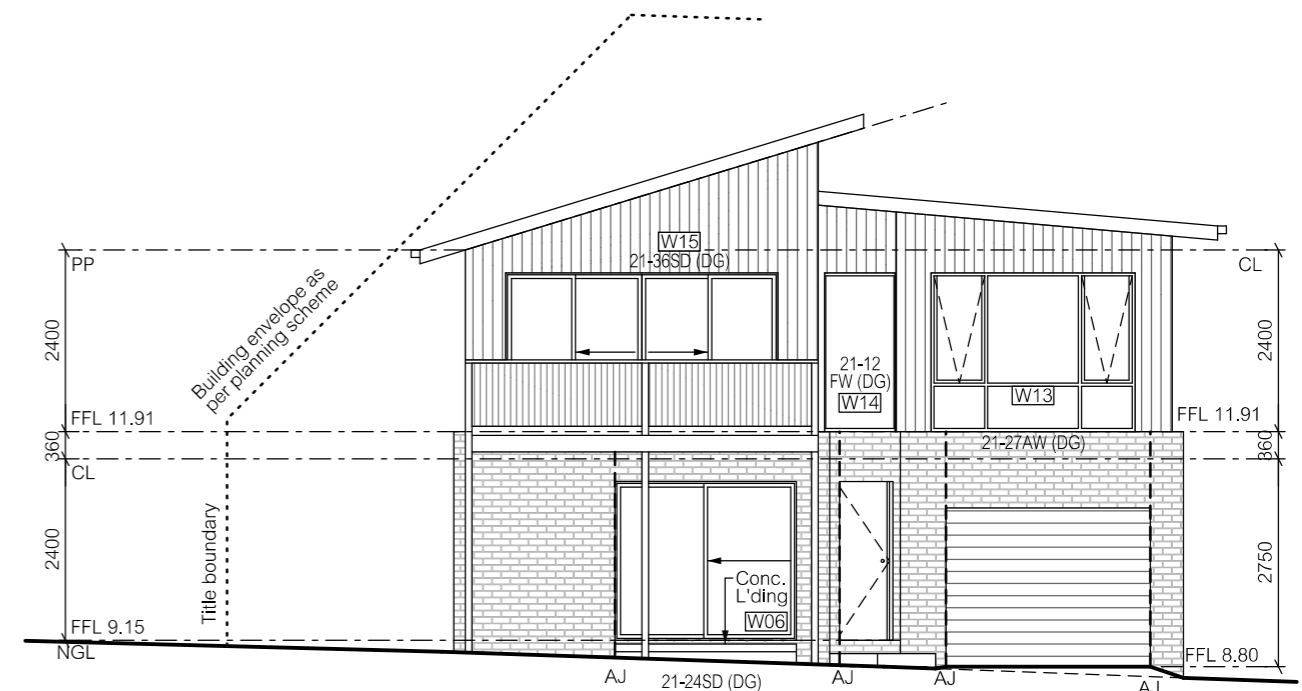
North Elevation



East Elevation



South Elevation



West Elevation

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G	Changes as per cover sheet	8 Jan. 21	ST
F	Changes as per cover sheet	29 May 20	RJ
D	Changes as per cover sheet	15 Jan. 20	SS
C	Changes as per cover sheet	19 Dec. 19	SS

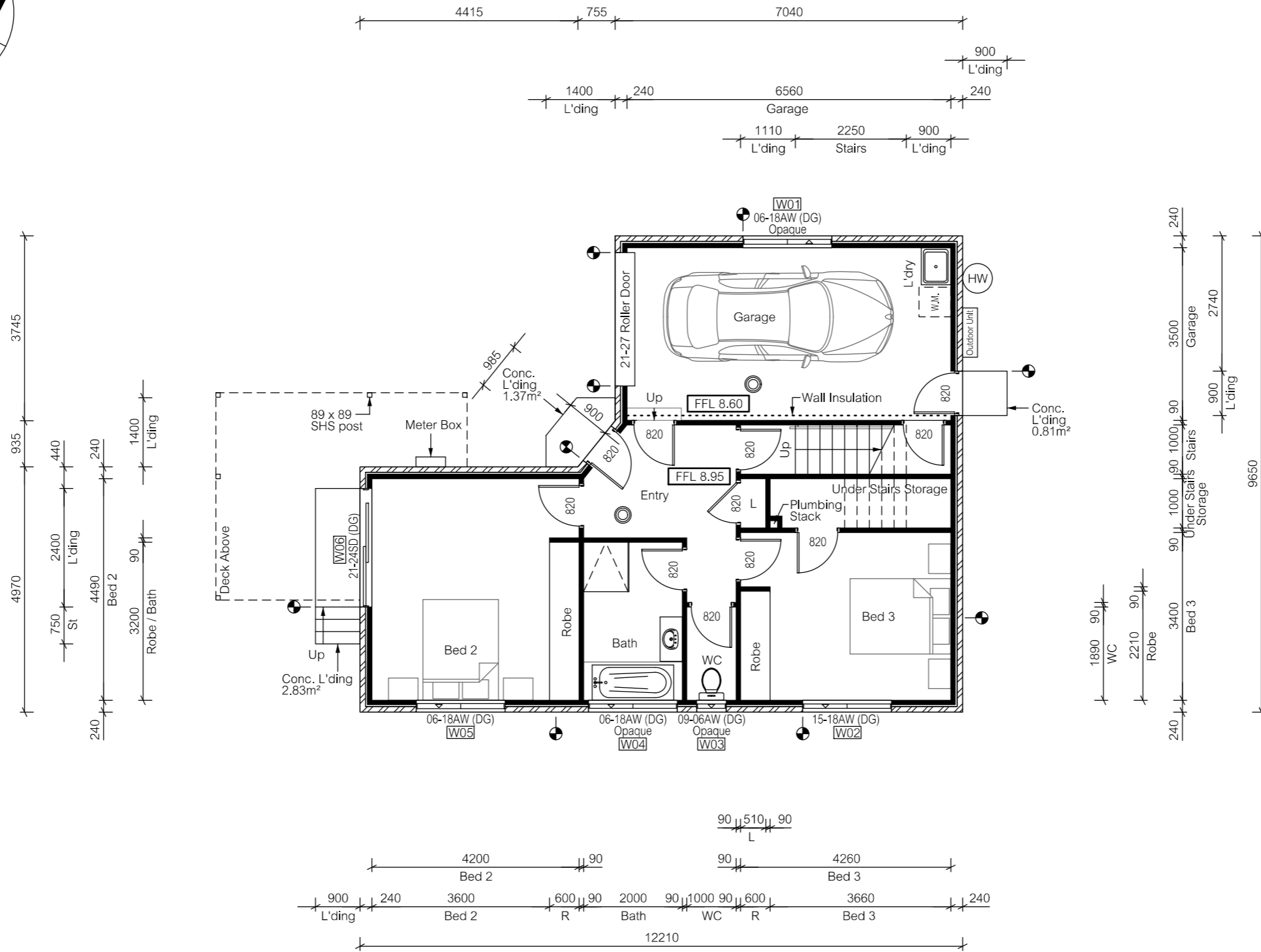
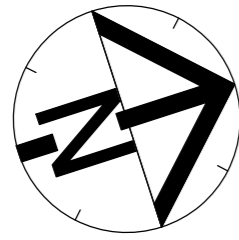
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UNIT 1 ELEVATIONS		
Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	1:100	
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03/05		

NOTE: For lightweight cladding, dimensioning is to external edge of studwork NOT to cladding.



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FLOOR AREA = 93.98 sqm

- Articulation joints
- Smoke Alarm (interconnected where more than 1)

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

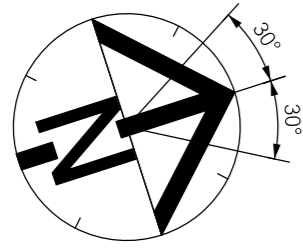
No.	Amendment	Date	Init.	Designer:
G	Changes as per cover sheet	8 Jan. 21	ST	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au
F	Changes as per cover sheet	29 May 20	RJ	

Client / Project info:
 PROPOSED FRENDO RESIDENCE
 62 Jetty Road,
 OLD BEACH

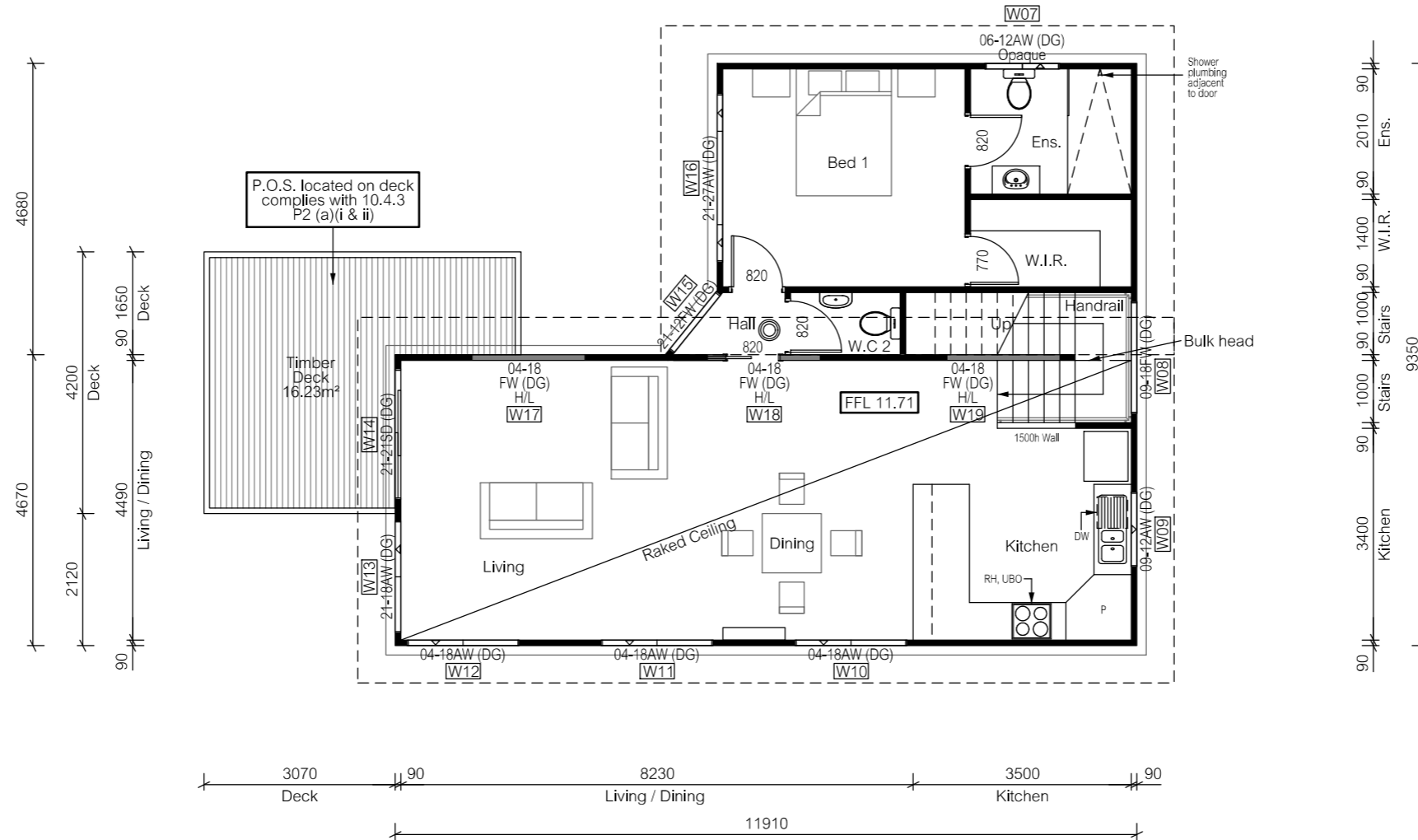
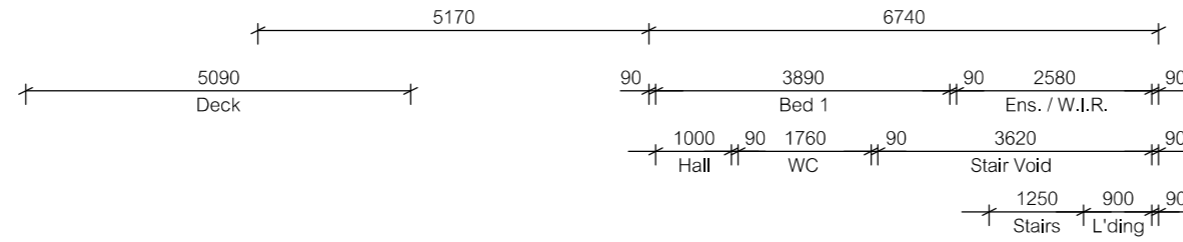


UNIT 2 GROUND FLOOR PLAN		
Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	1:100	04/05
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NOTE: For lightweight cladding, dimensioning is to external edge of studwork NOT to cladding.



PD4.1 clause 10.4.4
W08 - W09 satisfy A1.



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FLOOR AREA = 87.59 sqm

- Articulation joints
- Smoke Alarm (interconnected where more than 1)

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

No.	Amendment	Date	Init.	Designer:
G	Changes as per cover sheet	8 Jan. 21	ST	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au
F	Changes as per cover sheet	29 May 20	RJ	

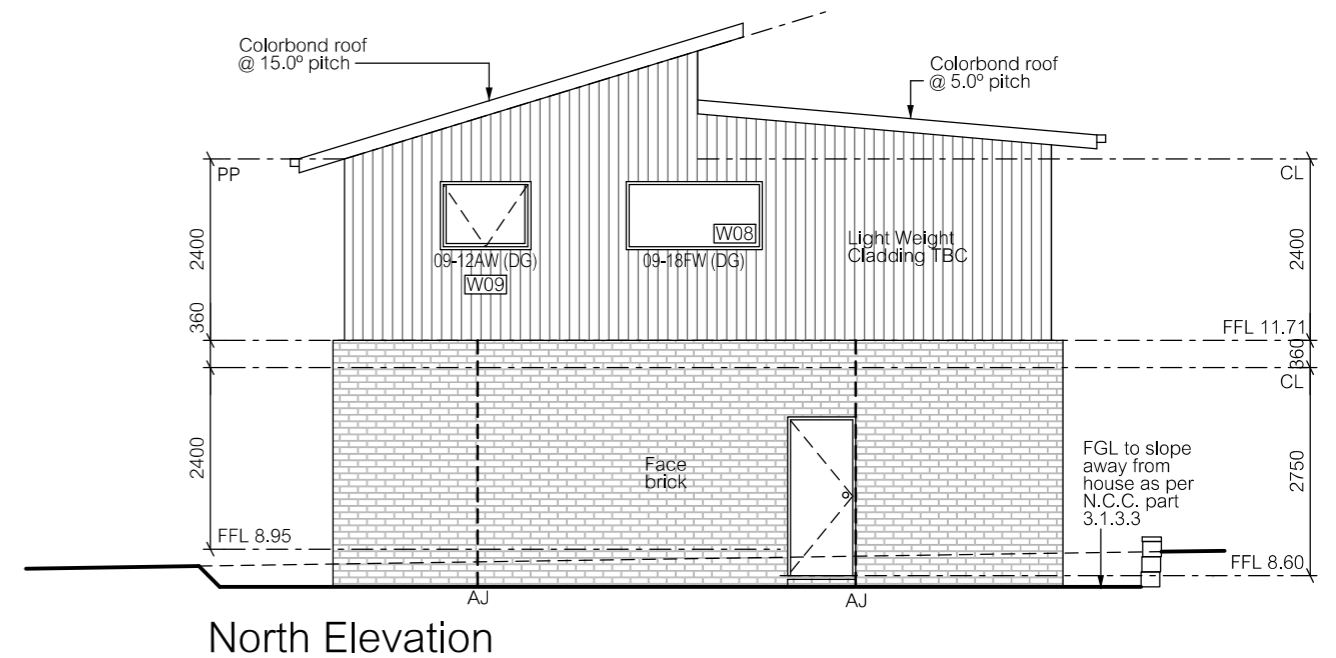
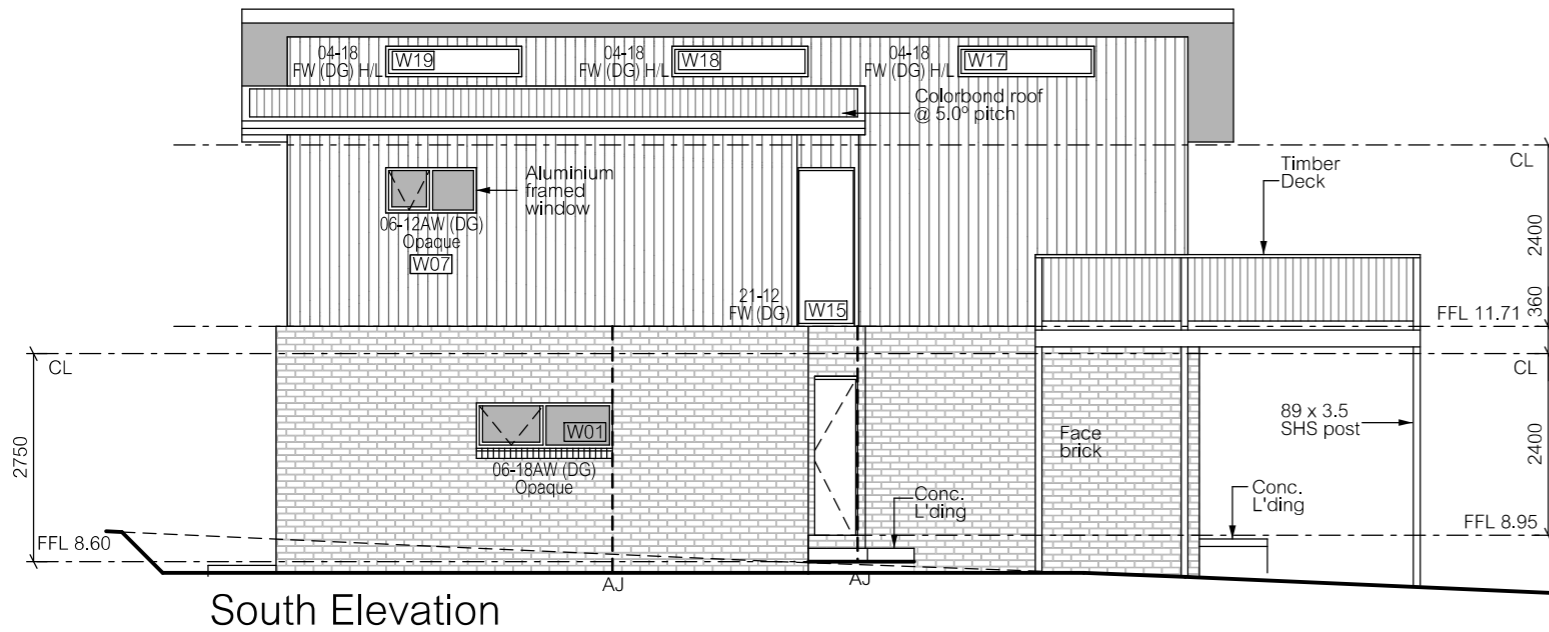
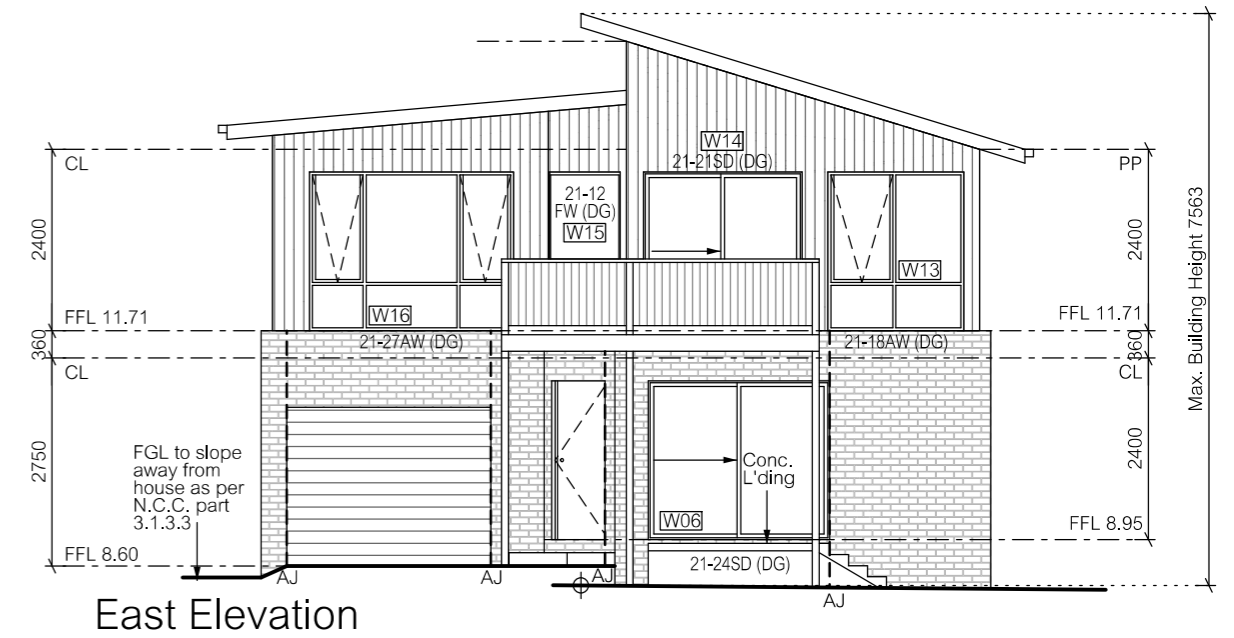
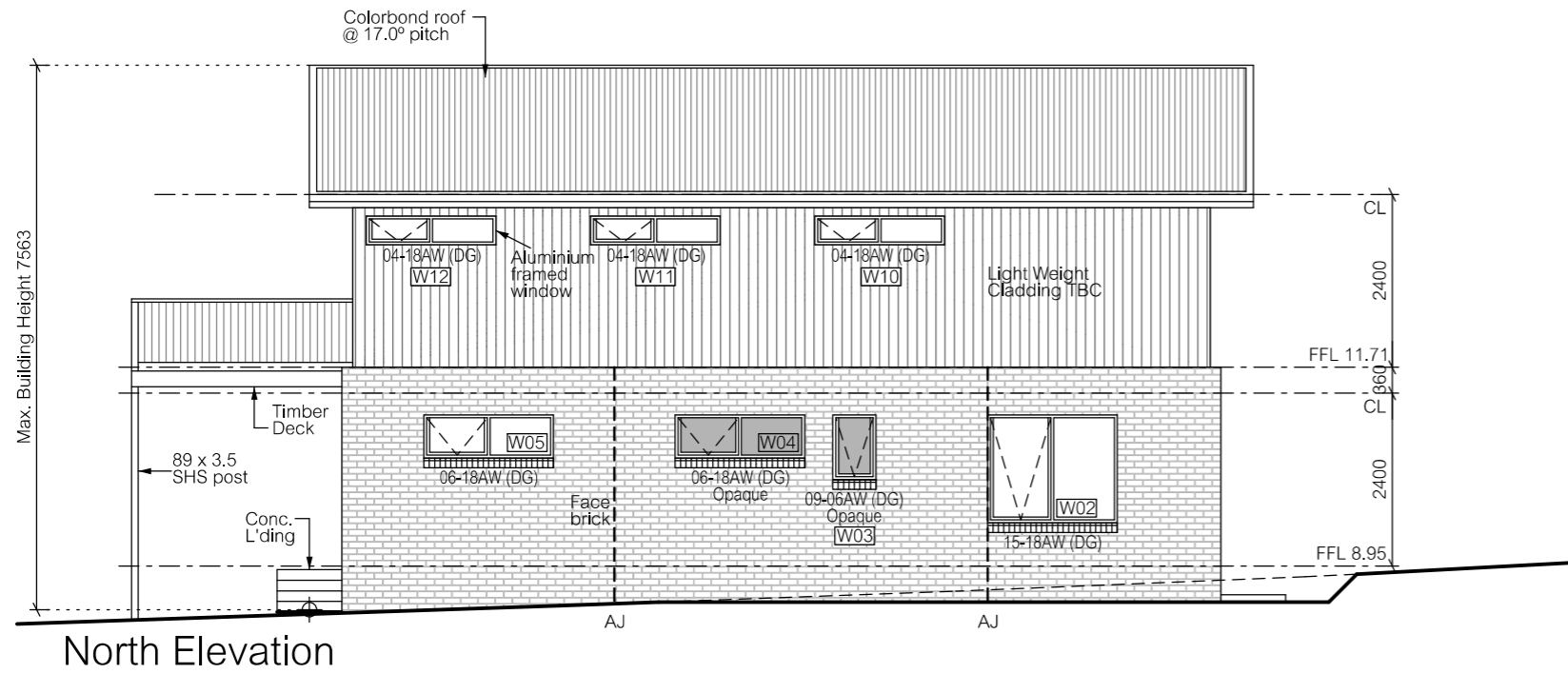
Client / Project info:
PROPOSED FRENDO RESIDENCE
62 Jetty Road,
OLD BEACH



UNIT 2 FIRST FLOOR PLAN

Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	1:100	04a/o5

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F	Changes as per cover sheet	29 May 20	RJ
E	Changes as per cover sheet	17 Mar. 20	MM
D	Changes as per cover sheet	15 Jan. 20	SS
C	Changes as per cover sheet	19 Dec. 19	SS
G	Changes as per cover sheet	8 Jan. 21	ST
No.	Amendment	Date	Init.

Designer:	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au
Client / Project info:	PROPOSED FRENDO RESIDENCE 62 Jetty Road, OLD BEACH

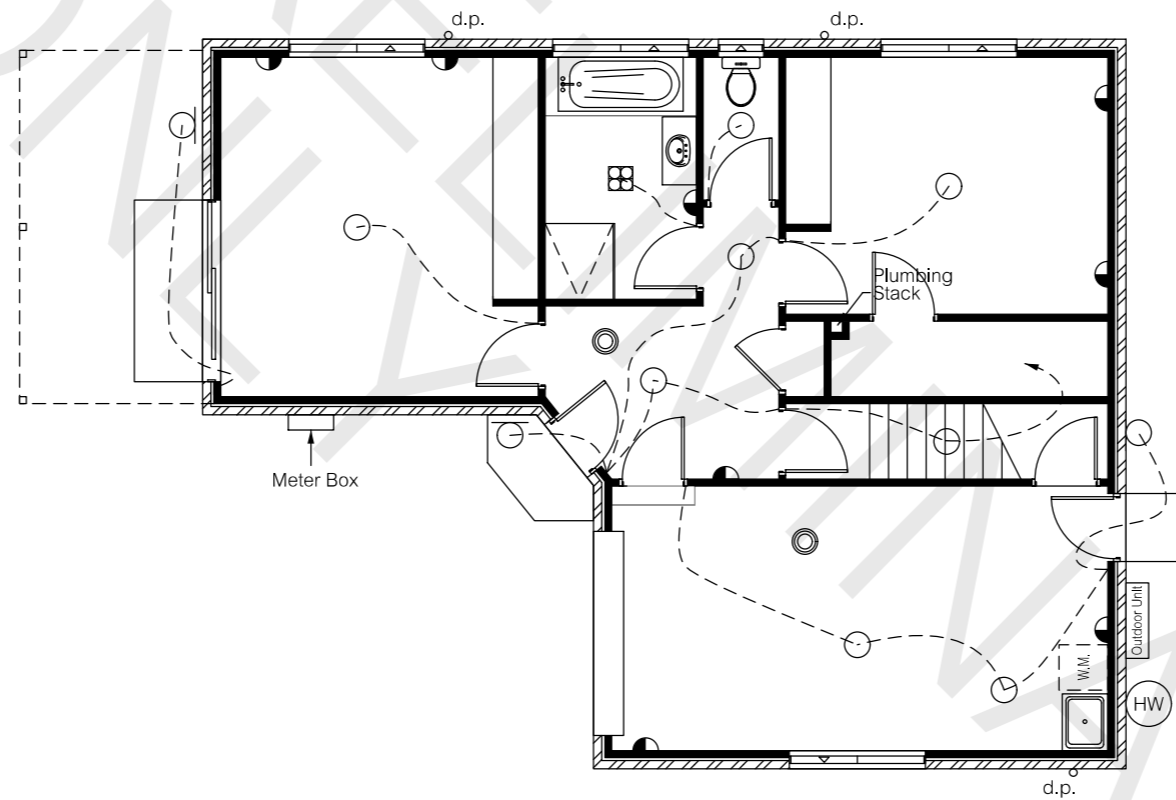


UNIT 2 ELEVATIONS

Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	1:100	

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05/05



- LEGEND (W = Wattage e.g. 35W = 35 Watts.)
- STANDARD CEILING LIGHT POINT (30W)
 - DOWNLIGHT POINT (UNVENTED) (35W)
 - ✱ LED DOWNLIGHT POINT (10W) (SUITABLE FOR & FITTED WITH INSULATION OVER)
 - WALL LIGHT POINT (30W)
 - 2 x 900 MM FLUORESCENT LIGHT POINT (36W)
 - 2 x SLIM T5 900 MM FLUORESCENT LIGHT POINT (28W)
 - ✕ LIGHT SWITCH
 - ◐ SINGLE POWER POINT
 - ◑ DOUBLE POWER POINT
 - ◒ WATER PROOF POWER POINT
 - ⊙ SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
 - ⊞ FAN / HEATER / LIGHT (50W)
 - ⊚ TV CONNECTION POINT
 - ▽ TELEPHONE CONNECTION POINT
 - ⊚ SENSOR LIGHT
 - ⊕ EXHAUST FAN (VENTED TO OUTSIDE)
 - ⊞ FLOOD LIGHT
 - ⊞ CAT 6 CONNECTION POINT
 - ▶ TREAD LIGHTS (2W)
 - ⊞ DUCTED VACUUM POINT
 - ⊞ SECURITY SYSTEM KEYPAD
 - ⊞ SECURITY SYSTEM SENSOR

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G	Changes as per cover sheet	8 Jan. 21	ST	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN
F	Changes as per cover sheet	29 May 20	RJ	LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122
D	Changes as per cover sheet	15 Jan. 20	SS	Fx: (03) 6231 4166 Email: info@anotherperspective.com.au

Client / Project info:
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 62 Jetty Road,
 OLD BEACH

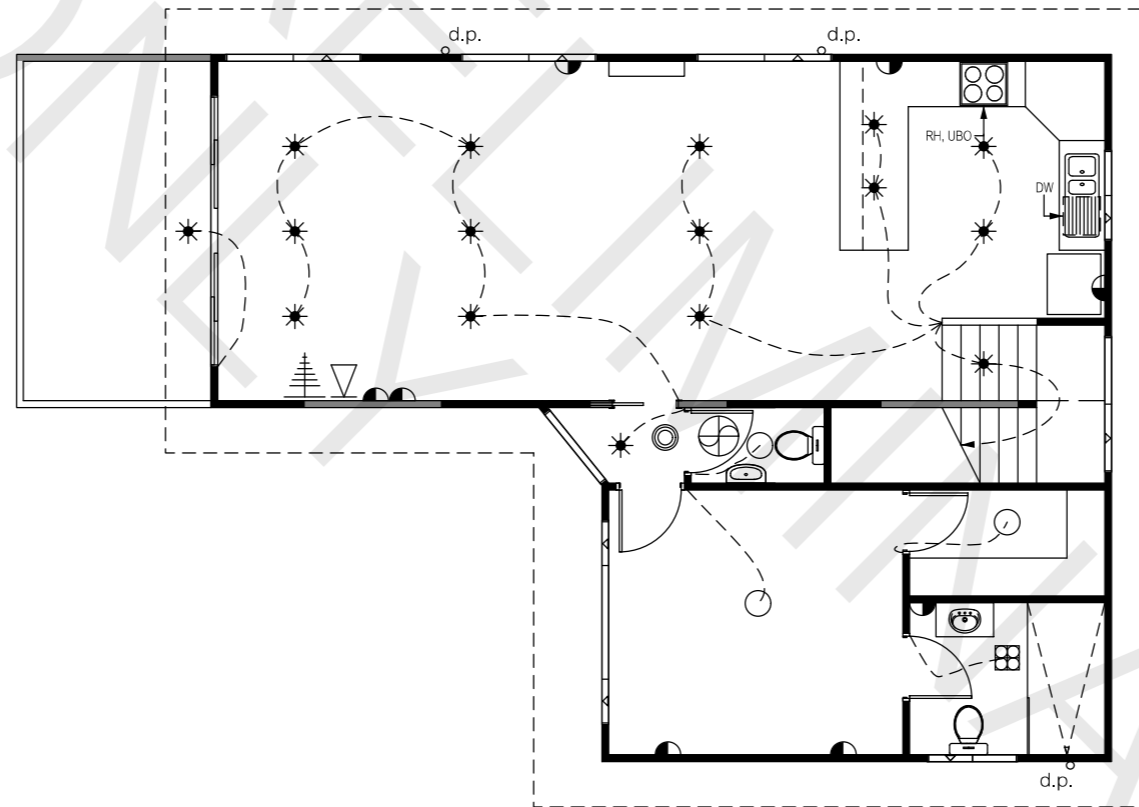


UNIT 1 GROUND FLOOR
 ELECTRICAL PLAN

Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	1:100	

--/--

- LEGEND (W = Wattage e.g. 35W = 35 Watts.)
- STANDARD CEILING LIGHT POINT (30W)
 - DOWNLIGHT POINT (UNVENTED) (35W)
 - ✱ LED DOWNLIGHT POINT (10W)
(SUITABLE FOR & FITTED WITH INSULATION OVER)
 - WALL LIGHT POINT (30W)
 - 2 x 900 MM FLUORESCENT LIGHT POINT (36W)
 - 2 x SLIM T5 900 MM FLUORESCENT LIGHT POINT (28W)
 - ✕ LIGHT SWITCH
 - ◐ SINGLE POWER POINT
 - ◑ DOUBLE POWER POINT
 - ◒ WATER PROOF POWER POINT
 - ⊙ SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
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 - 📺 TV CONNECTION POINT
 - ☎ TELEPHONE CONNECTION POINT
 - 📡 SENSOR LIGHT
 - ⊕ EXHAUST FAN (VENTED TO OUTSIDE)
 - ⊖ FLOOD LIGHT
 - ⊞ CAT 6 CONNECTION POINT
 - ▶ TREAD LIGHTS (2W)
 - ◻ DUCTED VACUUM POINT
 - ⊞ SECURITY SYSTEM KEYPAD
 - 👁 SECURITY SYSTEM SENSOR



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				Designer:	Client / Project info:
				ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED FRENDO RESIDENCE 62 Jetty Road, OLD BEACH
G	Changes as per cover sheet	8 Jan. 21	ST		
F	Changes as per cover sheet	29 May 20	RJ		
No.	Amendment	Date	Init.		



UNIT 1 FIRST FLOOR
ELECTRICAL PLAN

Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	1:100	

--/--

Main Menu LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014) **Help screen**

Building name/description: **Unit 1, 62 Jetty Road, OLD BEACH, Proposed Frendo Development** Classification: **Class 1**

Number of rows preferred in table below: **15** (as currently displayed) Advisory Note: **Separate aggregate allowances are calculated for Class 1, 2 or 4 cases; for a verandah or balcony; or for a Class 10 building. The % of Allowance Used' outcomes refer to these aggregate allowances.**

INSULATION SCHEDULE	
Area	Insulation Details
Roof	Sarking OR R1.3 Anticon sarking
Ceiling	R4.1 bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer sisalation. Sisalation only to GARAGE
Walls (internal)	N/A or R2.0 bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSpace
Floors	R2.0 bulk insulation (or equivalent) to all timber floors

NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly.
 210mm for R4.1 Bulk Insulation
 240mm for R5.0 Bulk Insulation
 260mm for R6.0 Bulk Insulation
 These dimensions are nominal and may vary depending on the type of insulation to be installed.
 Where solar tubes are located, diffusers are to be installed.
 Where skylights are located, ceiling insulation is to be installed to length of shaft.

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One			Adjustment Factor Two (n/a for Class 1)			OVERALL DESIGN PASSES		
						Adjustment Factor One	Dimming Percentages	Design Lumen Depreciation Factor	Adjustment Factor Two	Dimming Percentages	Design Lumen Depreciation Factor	Lamp or Illumination Power Density	System Share of % of Aggregate Allowance Used	
1	Bed 2	Bedroom	18.9 m ²	30 W	Class 1 building							5.0 W/m ²	1.6 W/m ²	2% of 78%
2	Bath	Bathroom	6.4 m ²	50 W	Class 1 building							5.0 W/m ²	7.8 W/m ²	8% of 78%
3	WC	Toilet	1.9 m ²	30 W	Class 1 building							5.0 W/m ²	15.8 W/m ²	17% of 78%
4	Bed 3	Bedroom	14.3 m ²	30 W	Class 1 building							5.0 W/m ²	2.1 W/m ²	2% of 78%
5	Entry	Corridor	7.9 m ²	60 W	Class 1 building							5.0 W/m ²	7.6 W/m ²	8% of 78%
6	Stairs	Corridor	6.5 m ²	40 W	Class 1 building							5.0 W/m ²	6.2 W/m ²	7% of 78%
7	Garage / L'dry	Other	23.0 m ²	60 W	Class 10a building							3.0 W/m ²	2.6 W/m ²	100% of 87%
8	Living	Living room	20.0 m ²	60 W	Class 1 building							5.0 W/m ²	3.0 W/m ²	3% of 78%
9	Dining	Living room	16.9 m ²	30 W	Class 1 building							5.0 W/m ²	1.8 W/m ²	2% of 78%
10	Kitchen	Kitchen	13.4 m ²	40 W	Class 1 building							5.0 W/m ²	3.0 W/m ²	3% of 78%
11	Hall	Corridor	1.4 m ²	10 W	Class 1 building							5.0 W/m ²	7.1 W/m ²	8% of 78%
12	Bed 1	Bedroom	13.6 m ²	30 W	Class 1 building							5.0 W/m ²	2.2 W/m ²	2% of 78%
13	W.I.R.	Other	3.6 m ²	30 W	Class 1 building							5.0 W/m ²	8.3 W/m ²	9% of 78%
14	Ens.	Bathroom	5.2 m ²	50 W	Class 1 building							5.0 W/m ²	9.6 W/m ²	10% of 78%
15	W.C 2	Toilet	1.8 m ²	30 W	Class 1 building							5.0 W/m ²	17.0 W/m ²	18% of 78%

154.8 m² 580 W

	Allowance	Design Average
Class 1 building	5.0 W/m ²	3.9 W/m ²
Class 10a building (associated with a Class 1 building)	3.0 W/m ²	2.6 W/m ²

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WINDOW SCHEDULE							
WINDOW NUMBER	TYPE	ID	SIZE	GLASS	Uw	SHGC	RESTRICTED
W01	???	???	???	???	???	???	YES / NO
W02	???	???	???	???	???	???	YES / NO
W03	???	???	???	???	???	???	YES / NO
W04	???	???	???	???	???	???	YES / NO
W05	???	???	???	???	???	???	YES / NO
W06	???	???	???	???	???	???	YES / NO
W07	???	???	???	???	???	???	YES / NO
W08	???	???	???	???	???	???	YES / NO
W09	???	???	???	???	???	???	YES / NO
W10	???	???	???	???	???	???	YES / NO
W11	???	???	???	???	???	???	YES / NO
W12	???	???	???	???	???	???	YES / NO

LEGEND:
 SW = Sliding window, AW = Awning window, SD = Sliding door, FW = Fixed window, GD = Glazed Door, FD = French door, BRPG = Bushfire Rated Privacy Glass

NOTE:
 Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures.
 Restricted windows (YES) to have their openability restricted as per N.C.C. 3.9.2.5.
 * - Glass specification changed to comply with Bushfire requirements (Refer to sheet ??)

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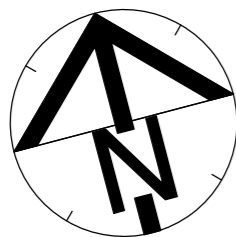
No.	Amendment	Date	Init.

Designer: ANOTHER PERSPECTIVE PTY LTD
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Client / Project info: PROPOSED FREND0 RESIDENCE
 62 Jetty Road,
 OLD BEACH



UNIT 1 CALCULATIONS & SCHEDULES		
Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	N/A	---/---

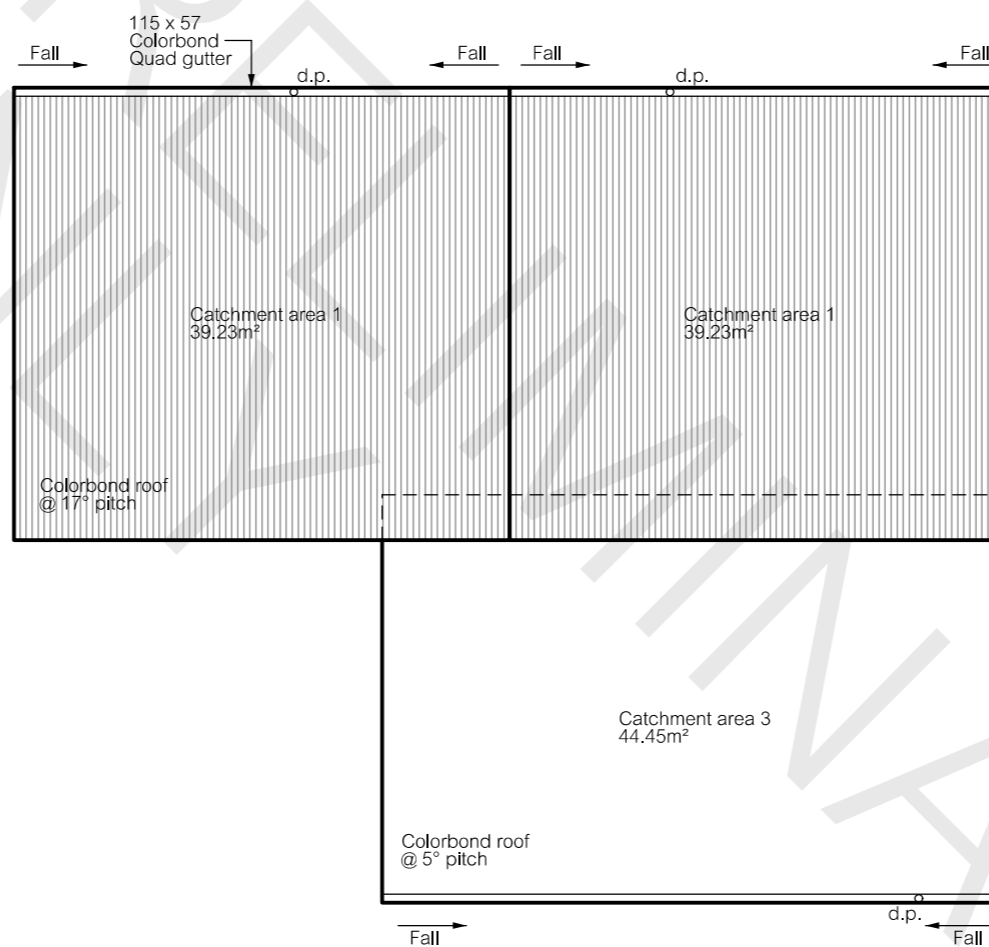


GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Table 3.5.2.4:
Controlled front bead height with the front bead of the gutter installed a minimum of 10 mm below the top of the fascia.

Batten fixings:
100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives

Batten spacing:
75 x 38 F8 @ 900¢ nom.

Colorbond fixings:
50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.



Position and quantity of downpipes are not to be altered without consultation with designer

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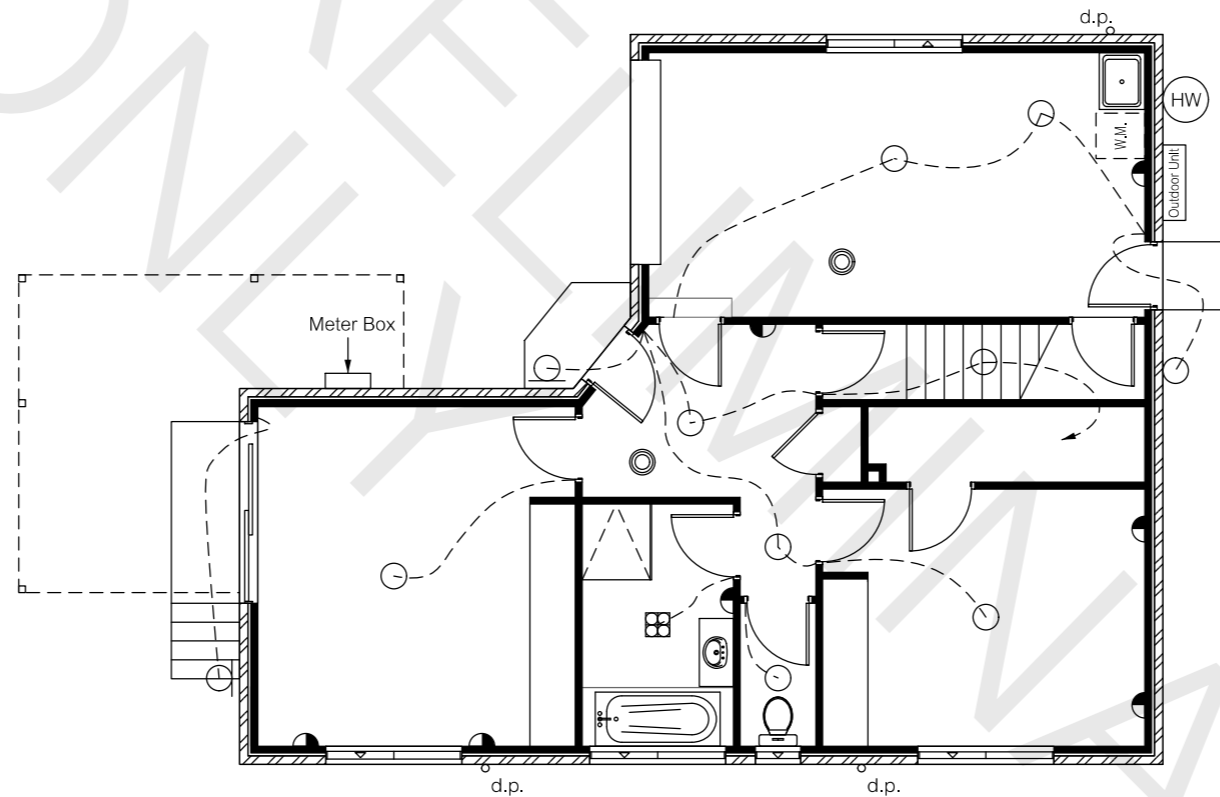
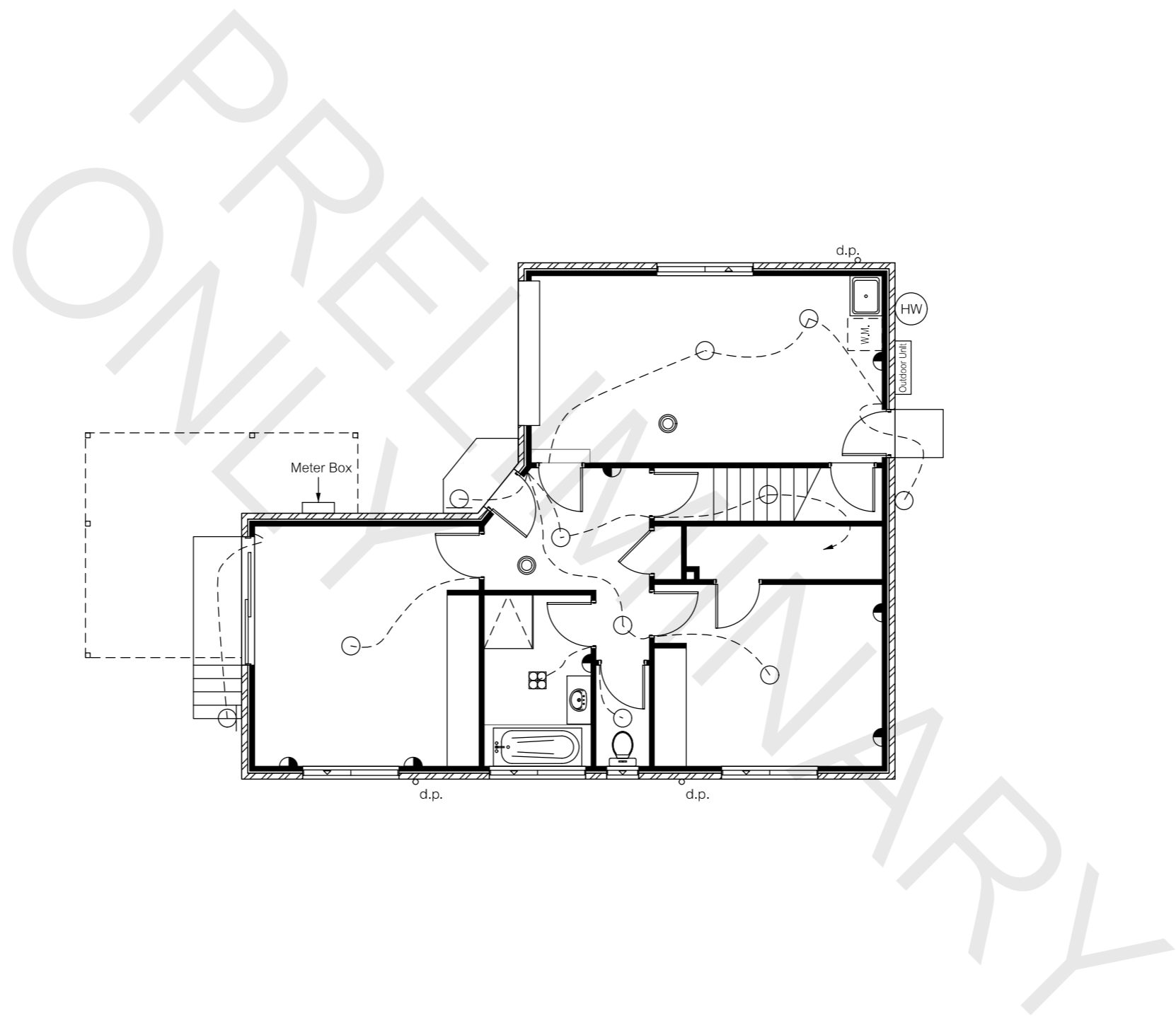
No.	Amendment	Date	Init.

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OLD BEACH



UNIT 1 ROOF PLAN		
Drawn	JM	AP2018-1548
Date	01 July 2019	Sheet
Scale	1:100	---/--



- LEGEND (W = Wattage e.g. 35W = 35 Watts.)
- STANDARD CEILING LIGHT POINT (30W)
 - DOWNLIGHT POINT (UNVENTED) (35W)
 - ✱ LED DOWNLIGHT POINT (10W) (SUITABLE FOR & FITTED WITH INSULATION OVER)
 - WALL LIGHT POINT (30W)
 - 2 x 900 MM FLUORESCENT LIGHT POINT (36W)
 - 2 x SLIM T5 900 MM FLUORESCENT LIGHT POINT (28W)
 - ✕ LIGHT SWITCH
 - ◐ SINGLE POWER POINT
 - ◑ DOUBLE POWER POINT
 - ◒ WATER PROOF POWER POINT
 - ⊙ SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
 - ⊞ FAN / HEATER / LIGHT (50W)
 - ⊡ TV CONNECTION POINT
 - ▽ TELEPHONE CONNECTION POINT
 - ⊠ SENSOR LIGHT
 - ⊕ EXHAUST FAN (VENTED TO OUTSIDE)
 - ⊞ FLOOD LIGHT
 - ⊞ CAT 6 CONNECTION POINT
 - ▶ TREAD LIGHTS (2W)
 - ⊞ DUCTED VACUUM POINT
 - ⊞ SECURITY SYSTEM KEYPAD
 - ⊞ SECURITY SYSTEM SENSOR

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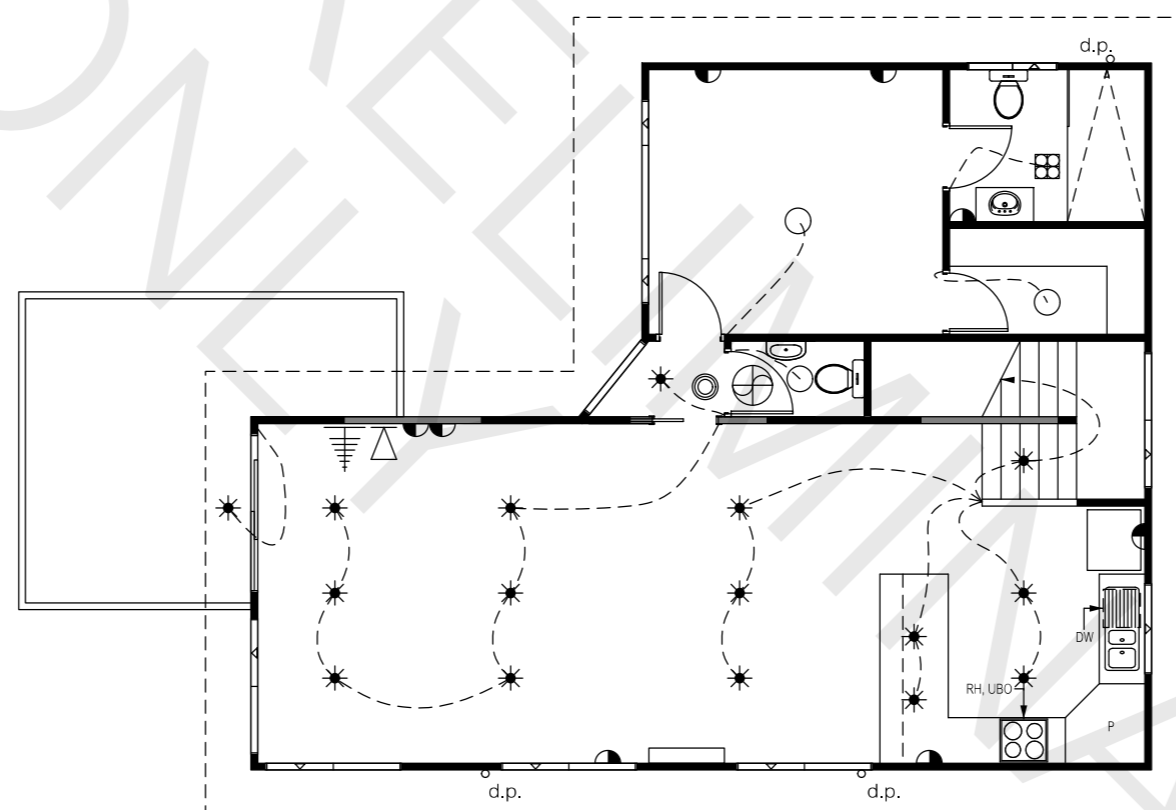
Designer:				Client / Project info:			
ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au				PROPOSED FRENDO RESIDENCE 62 Jetty Road, OLD BEACH			
G	Changes as per cover sheet	8 Jan. 21	ST				
F	Changes as per cover sheet	29 May 20	RJ				
No.	Amendment	Date	Init.				



UNIT 2 GROUND FLOOR
ELECTRICAL PLAN

Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	1:100	





- LEGEND (W = Wattage e.g. 35W = 35 Watts.)
- STANDARD CEILING LIGHT POINT (30W)
 - DOWNLIGHT POINT (UNVENTED) (35W)
 - ✱ LED DOWNLIGHT POINT (10W) (SUITABLE FOR & FITTED WITH INSULATION OVER)
 - WALL LIGHT POINT (30W)
 - 2 x 900 MM FLUORESCENT LIGHT POINT (36W)
 - 2 x SLIM T5 900 MM FLUORESCENT LIGHT POINT (28W)
 - ⊗ LIGHT SWITCH
 - ◡ SINGLE POWER POINT
 - ◑ DOUBLE POWER POINT
 - ◑ WATER PROOF POWER POINT
 - ⊙ SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
 - ⊞ FAN / HEATER / LIGHT (50W)
 - ⊞ TV CONNECTION POINT
 - ⊞ TELEPHONE CONNECTION POINT
 - ⊞ SENSOR LIGHT
 - ⊞ EXHAUST FAN (VENTED TO OUTSIDE)
 - ⊞ FLOOD LIGHT
 - ⊞ CAT 6 CONNECTION POINT
 - ▶ TREAD LIGHTS (2W)
 - ◑ DUCTED VACUUM POINT
 - ⊞ SECURITY SYSTEM KEYPAD
 - ⊞ SECURITY SYSTEM SENSOR

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No.	Amendment	Date	Init.
G	Changes as per cover sheet	8 Jan. 21	ST
F	Changes as per cover sheet	29 May 20	RJ

Designer:
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Client / Project info:
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 62 Jetty Road,
 OLD BEACH



UNIT 2 FIRST FLOOR ELECTRICAL PLAN		
Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	1:100	

--/--

Main Menu LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014) **Help screen**

Building name/description: **Unit 2, 62 Jetty Road, OLD BEACH, Proposed Frendo Development** Classification: **Class 1**

Number of rows preferred in table below: **15** (as currently displayed) Advisory Note: **Separate aggregate allowances are calculated for Class 1, 2 or 4 cases; for a verandah or balcony; or for a Class 10 building. The % of Allowance Used' outcomes refer to these aggregate allowances.**

INSULATION SCHEDULE	
Area	Insulation Details
Roof	Sarking OR R1.3 Anticon sarking
Ceiling	R4.1 bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer sisalation. Sisalation only to GARAGE
Walls (internal)	N/A or R2.0 bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSpace
Floors	R2.0 bulk insulation (or equivalent) to all timber floors

NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly.
 210mm for R4.1 Bulk Insulation
 240mm for R5.0 Bulk Insulation
 260mm for R6.0 Bulk Insulation
 These dimensions are nominal and may vary depending on the type of insulation to be installed.
 Where solar tubes are located, diffusers are to be installed.
 Where skylights are located, ceiling insulation is to be installed to length of shaft.

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One			Adjustment Factor Two (n/a for Class 1)			OVERALL DESIGN PASSES				
						Adjustment Factor One	Dimming Percentages		Design Lumen Depreciation Factor	Adjustment Factor Two	Dimming Percentages		Design Lumen Depreciation Factor	Lamp or Illumination Power Density		System Share of % of Aggregate Allowance Used
						Adjustment Factors	% Area	% of full power		Adjustment Factors	% Area	% of full power		System Allowance	System Design	
1	Bed 2	Bedroom	18.9 m ²	30 W	Class 1 building									5.0 W/m ²	1.6 W/m ²	2% of 78%
2	Bath	Bathroom	6.4 m ²	50 W	Class 1 building									5.0 W/m ²	7.8 W/m ²	8% of 78%
3	WC	Toilet	1.9 m ²	30 W	Class 1 building									5.0 W/m ²	15.8 W/m ²	17% of 78%
4	Bed 3	Bedroom	14.3 m ²	30 W	Class 1 building									5.0 W/m ²	2.1 W/m ²	2% of 78%
5	Entry	Corridor	7.9 m ²	60 W	Class 1 building									5.0 W/m ²	7.6 W/m ²	8% of 78%
6	Stairs	Corridor	6.5 m ²	40 W	Class 1 building									5.0 W/m ²	6.2 W/m ²	7% of 78%
7	Garage / L'dry	Other	23.0 m ²	60 W	Class 10a building									3.0 W/m ²	2.6 W/m ²	100% of 87%
8	Living	Living room	20.0 m ²	60 W	Class 1 building									5.0 W/m ²	3.0 W/m ²	3% of 78%
9	Dining	Living room	16.9 m ²	30 W	Class 1 building									5.0 W/m ²	1.8 W/m ²	2% of 78%
10	Kitchen	Kitchen	13.4 m ²	40 W	Class 1 building									5.0 W/m ²	3.0 W/m ²	3% of 78%
11	Hall	Corridor	1.4 m ²	10 W	Class 1 building									5.0 W/m ²	7.1 W/m ²	8% of 78%
12	Bed 1	Bedroom	13.6 m ²	30 W	Class 1 building									5.0 W/m ²	2.2 W/m ²	2% of 78%
13	W.I.R.	Other	3.6 m ²	30 W	Class 1 building									5.0 W/m ²	8.3 W/m ²	9% of 78%
14	Ens.	Bathroom	5.2 m ²	50 W	Class 1 building									5.0 W/m ²	9.6 W/m ²	10% of 78%
15	W.C 2	Toilet	1.8 m ²	30 W	Class 1 building									5.0 W/m ²	17.0 W/m ²	18% of 78%

154.8 m² 580 W

	Allowance	Design Average
Class 1 building	5.0 W/m ²	3.9 W/m ²
Class 10a building (associated with a Class 1 building)	3.0 W/m ²	2.6 W/m ²

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if inputs are valid 

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WINDOW SCHEDULE							
WINDOW NUMBER	TYPE	ID	SIZE	GLASS	Uw	SHGC	RESTRICTED
W01	???	???	???	???	???	???	YES / NO
W02	???	???	???	???	???	???	YES / NO
W03	???	???	???	???	???	???	YES / NO
W04	???	???	???	???	???	???	YES / NO
W05	???	???	???	???	???	???	YES / NO
W06	???	???	???	???	???	???	YES / NO
W07	???	???	???	???	???	???	YES / NO
W08	???	???	???	???	???	???	YES / NO
W09	???	???	???	???	???	???	YES / NO
W10	???	???	???	???	???	???	YES / NO
W11	???	???	???	???	???	???	YES / NO
W12	???	???	???	???	???	???	YES / NO

LEGEND:
 SW = Sliding window, AW = Awning window, SD = Sliding door, FW = Fixed window, GD = Glazed Door, FD = French door, BRPG = Bushfire Rated Privacy Glass

NOTE:
 Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures.
 Restricted windows (YES) to have their openability restricted as per N.C.C. 3.9.2.5.
 * - Glass specification changed to comply with Bushfire requirements (Refer to sheet ??)

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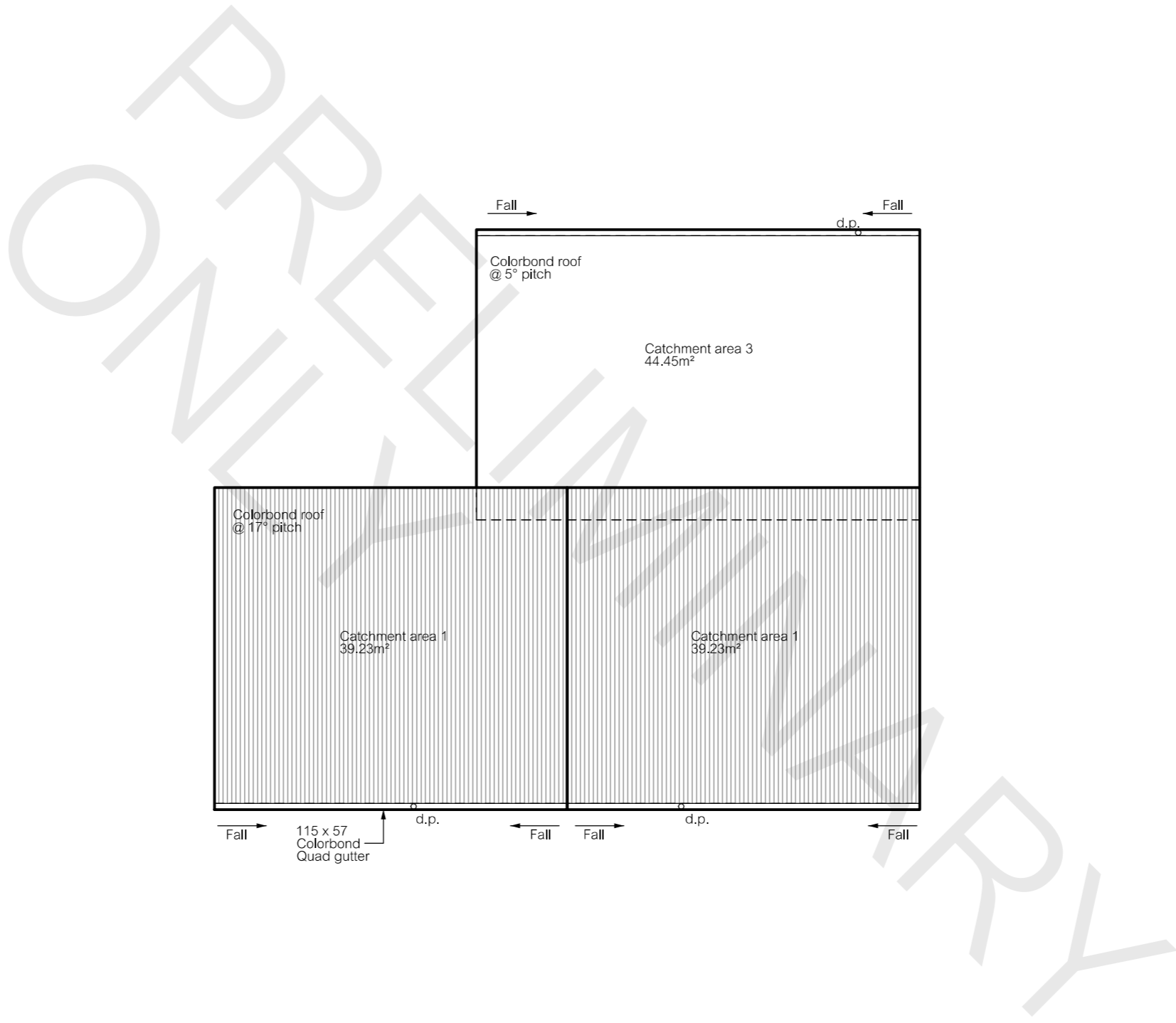
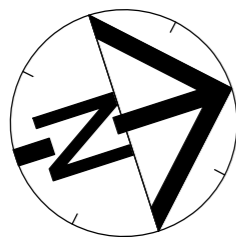
No.	Amendment	Date	Init.

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Client / Project info: PROPOSED FREND0 RESIDENCE
 62 Jetty Road,
 OLD BEACH



UNIT 2 CALCULATIONS & SCHEDULES		
Drawn	JM	AP2018-1548
Date	27 June 2019	Sheet
Scale	N/A	---/---

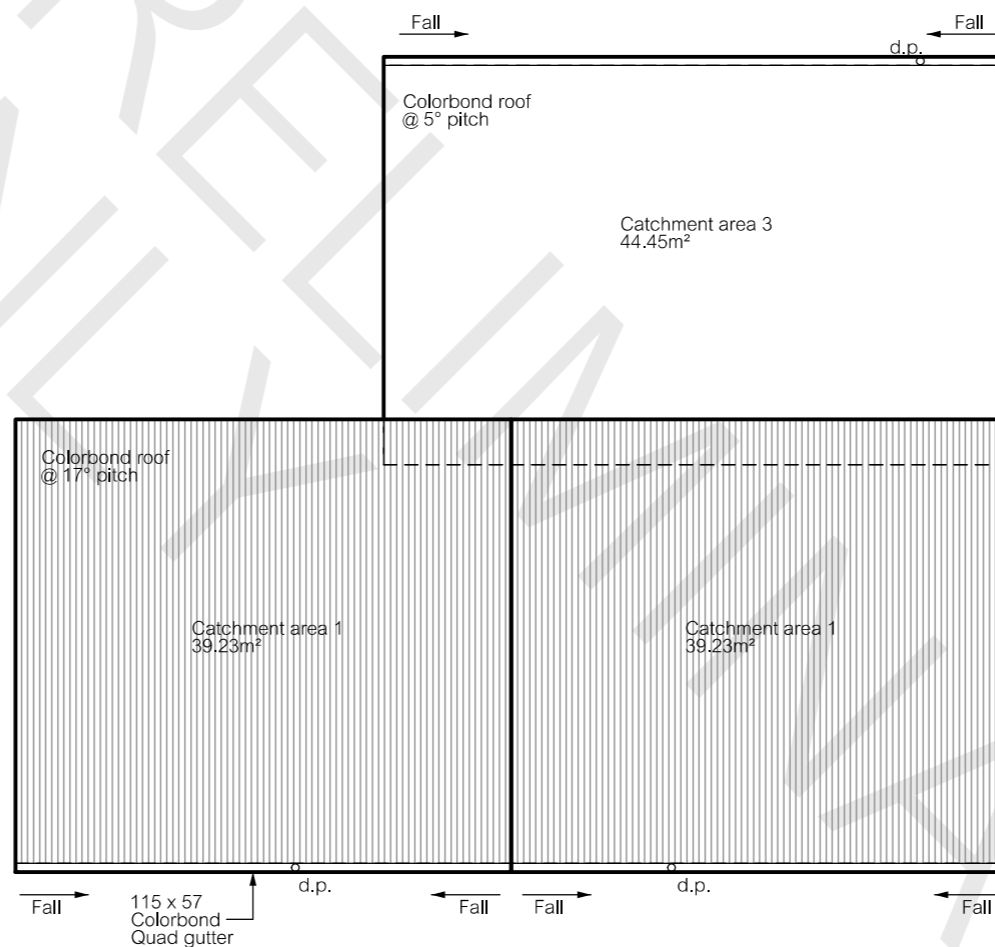


GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Table 3.5.2.4:
Controlled front bead height with the front bead of the gutter installed a minimum of 10 mm below the top of the fascia.

Batten fixings:
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Batten spacing:
75 x 38 F8 @ 900¢ nom.

Colorbond fixings:
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UNIT 2 ROOF PLAN		
Drawn	JM	AP2018-1548
Date	01 July 2019	Sheet
Scale	1:100	

